

FOR SALE

INDUSTRIAL BUILDINGS

16448 & 16456 MINNESOTA AVE, PARAMOUNT, CA 90723



CONFIDENTIAL INFORMATION MEMORANDUM
GBS LISTING #453

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1.

INTRODUCTION



INTRODUCTION

PURPOSE

This Property Memorandum ("PM") is furnished by Gateway Business Sales ("Gateway" or "GBS") to prospective parties ("Buyer") to request specific information regarding properties at 16448 & 16456 Minnesota Ave, Paramount, CA. 90723 with the intent of determining an interest in purchasing the property.

CONFIDENTIALITY AND DISCLAIMER

Pursuant to Gateway's exclusive agreement with Jones Scaffold Company (JSC), the Property Memorandum has been prepared from materials and information supplied by management. This PM contains selected information about the Property and does not purpose to be all inclusive. Further due diligence by Buyers will be required before making any definitive commitments.

Disclaimer: This serves to notify Buyer that the Seller's broker, attorneys, accountants and other advisors, and each of their directors, contractors, employees, officers, agents, affiliates or controlling persons ("Seller's Representatives") are furnishing Buyer with information about Seller and Property, the accuracy and completeness of which have not been reviewed or verified by Seller's Representatives.

While the information contained herein is believed to be materially accurate, Gateway has not conducted any audit or investigation with respect to such information. The recipient(s) acknowledges the sole responsibility to perform a due diligence review at its own cost prior to any acquisition of the said Property of JSC. Gateway disclaims any and all liability for representations, expressed or implied, contained in, or for omissions from, this PM.

INQUIRIES AND NEXT STEPS

Gateway Business Sales is acting as JSC's exclusive agent in the proposed transaction and its fees are paid entirely by the Seller. Accordingly, please note that all inquiries and follow up must be coordinated through Gateway and its representatives.

Those interested in pursuing this transaction should contact Gateway at the contact information listed below.

The Sellers expressly reserve the right, in their sole discretion, to evaluate the terms and conditions of any Proposal, to enter into negotiations of agreements with any potential purchaser at any time and to reject any or all Proposals for any reason whatsoever. The Sellers will have no liability to any potential purchaser as a result of rejection of any Proposal or the acceptance of another Proposal at any time. Each potential purchaser will bear all costs of its own investigation and evaluation of the Company, including the fees and disbursements of its own counsel, advisors, and agents.

2.

PROPERTY SUMMARY



SUMMARY

The properties at 16648 & 16456 Minnesota had been occupied by Jones Scaffold, a family owned and operated Scaffold Erection and Rental Company founded in 1964.

Jones Scaffold has closed the business and sold all the assets on the property. All equipment will be removed from the property by January 31, 2026.

There is a third property located at 16439 Illinois Ave which is adjoining to the two properties on Minnesota Ave that has been sold by the current owner and excluded from the transaction.

Property Ownership:

- The property at 16448 Minnesota is owned 100% by Suzanne Jones
- The property at 16456 Minnesota is owned by Jones Scaffold Company

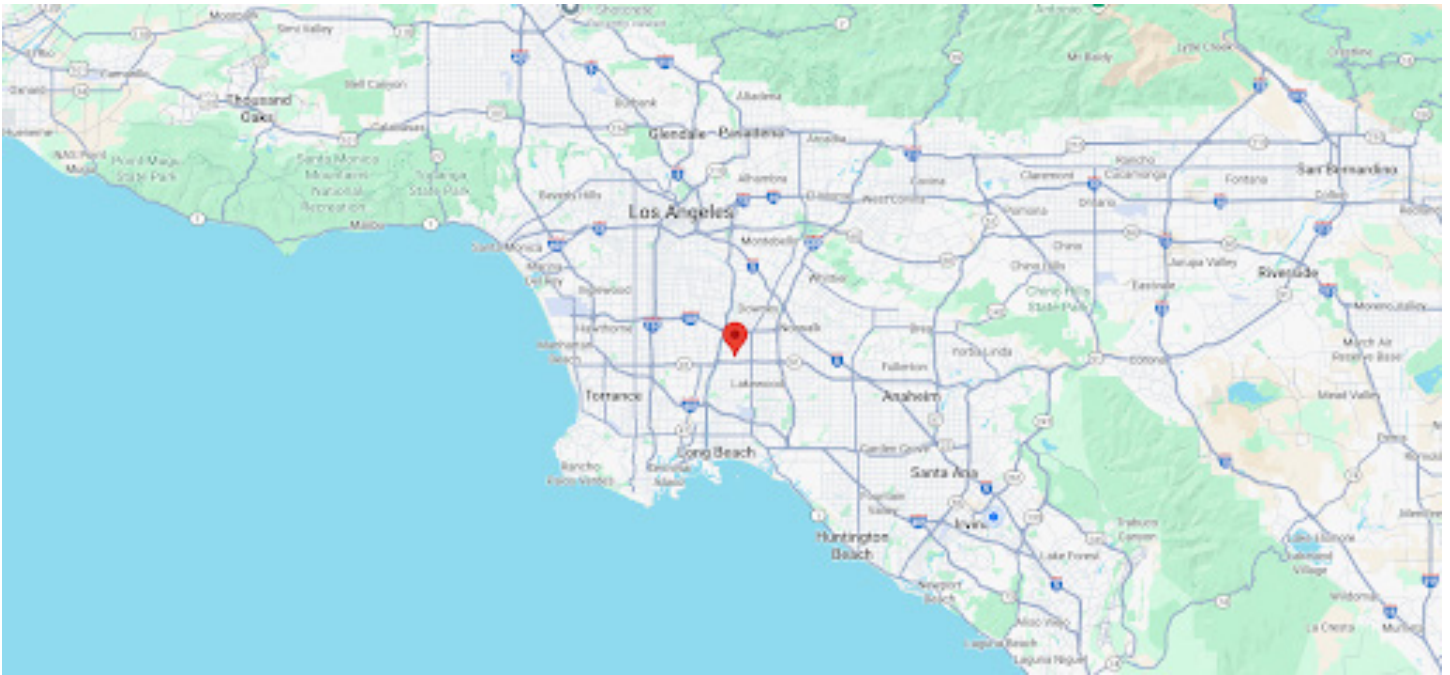
TRANSACTION DETAILS

The price for the properties is \$2,490,000. Parties interested in pursuing a transaction will be required to submit a non-binding proposal detailing their proposed valuation.

FACILITY

LOCATION

The properties are located at 16448 & 16456 Minnesota Ave. The following map highlights the Company's headquarters relative to the geographic region.



FACILITY DETAILS

Nestled in the heart of Paramount off the 91 and 710 freeways, the two parcels are situated on 31,946 square feet of total lot space stands as a cornerstone of efficiency and functionality within the local business landscape. The expansive space caters to a diverse range of professional needs, blending modularized functionality with organization to enhance accessibility and inventory control. The open layout allows for easy movement of forklifts, trucks, and other equipment, which is essential for loading and unloading heavy goods.

Paramount, CA, is a thriving business hub with a diverse economy. Its strategic location in the Greater Los Angeles area provides access to a large customer base and a skilled workforce. The property's proximity to key freeways and transportation hubs enhances its appeal to a broad range of industries.

NEIGHBORHOOD

As mentioned, the subject property is located in the City of Paramount. The City of Paramount encompasses approximately 15 square miles, situated in the southwest portion of Los Angeles County, approximately 22 miles south of downtown Los Angeles.

ACCESS & TRANSPORTATION

Access and transportation to the community is primarily centered around the automobile. There are four major freeways providing controlled-access automobile transportation to Paramount, Los Angeles and Orange County. These include Interstate Highway 405, 605, 710 and 91. Major roadways to the City of Paramount provide access within the community and to the major freeways linking Paramount to the other parts of the Los Angeles basin. Public transportation in the community includes bus, rail, and air service. Bus service, including service to the local community and surrounding areas is provided by Southern California Rapid Transit District (RTD). Passenger rail service is provided by Amtrak and MetroRail. Passenger air transportation services for residents of Paramount are provided by two international airports (Los Angeles International Airport and Ontario International Airport), three municipal airports (John Wayne Airport, Long Beach Airport, and Fullerton Airport).

Overall, the accessibility of the neighborhood is good, and with the close proximity of the above-mentioned freeways, is considered to be a positive influence for properties within the neighborhood. The central location of Paramount makes it attractive for manufacturing and distributing industrial and consumer products throughout Southern California.

The City of Paramount has experienced growth over the last several years. Between 2014 and 2024 the population of Paramount grew by 4.38%. The cities "official" population count was 55,073 on December 31, 2024.

As of June 30, 2025, the City of Paramount had a labor force of 23,500, of which 1,100 or 4.70% were unemployed. Based upon figures published by the California Employment Development Department, major employment categories were manufacturing (27.7%), hotel (22.2%), government/education (9.7%), construction (5.7%), agriculture (6.1%), distribution (7.3%), while other types of employment represented 21.3%.

The City of Paramount is governed by a full-time elected mayor and four council members, each elected by the district. Serving four year terms of office are the city council and city-wide elected prosecutor, attorney and auditor. The city manager and city clerk are appointed by the city council. The city operates its own police, fire, and paramedic services.

ZONING

The Subject is zoned M2, Industrial. According to a zoning official with the City of Paramount Planning Department, the district is considered flexible and allows for a variety of industrial, warehouse and distribution uses. Information contained herein, and the comments made by the planners office, the subject property appears to be a legal conforming use. As of the date of this appraisal, there were no anticipated changes in zoning, according to the zoning department.

SITE

The Subject property consists of two non-contiguous improved land parcels located at 16448 & 16456 Minnesota Avenue within the City of Paramount, CA. In total the Subject site totals 0.75 Acres, or 31,946 square feet, and is located on asphalt paved streets that each offer 2 lanes. Each parcel is basically rectangular in shape and fully level at street grade. The subject site is situated in flood zone X. Flood insurance is not required in this zone. The following table details the parcel size and building size:

INVESTMENT PROPERTY CONSIDERATION

Property Type: A Multi-Parcel Improved 0.92-Acre Property

Location: 16448 & 16456 Minnesota Ave, Paramount, CA 90723

Thomas Guide Page: Los Angeles County 735 G-6

Census Tract: 5538.02

Parcel Size Allocation				
Assessor's Parcel No.	Property Address	Building Size (SF)	Lot Size (SF)	Lot Size (Acres)
7102-022-031	16448 Minnesota Avenue	260	16,016	0.37
7102-022-032	16456 Minnesota Avenue	1,000	15,930	0.37
Total		1,260	31,946	0.75

Subject Property

Site Area (SF): 31,946 Square Feet

Site Area (Acres): 0.75 Acres

Individual Parcel Shape: Rectangular (See Plat Map)

Topography: Level at street grade

Improvements: 2 Buildings Offering 31,260 Square Feet

Zoning: M2, Industrial

Utility: Good

The asking price for the land and buildings is \$2,490,000,000 based on a professional opinion of value.



View of the 16448 Minnesota Avenue Property.



View of the 16448 Minnesota Avenue Property.



View of the 16448 Minnesota Avenue Property.



View of the 16456 Minnesota Avenue Property.

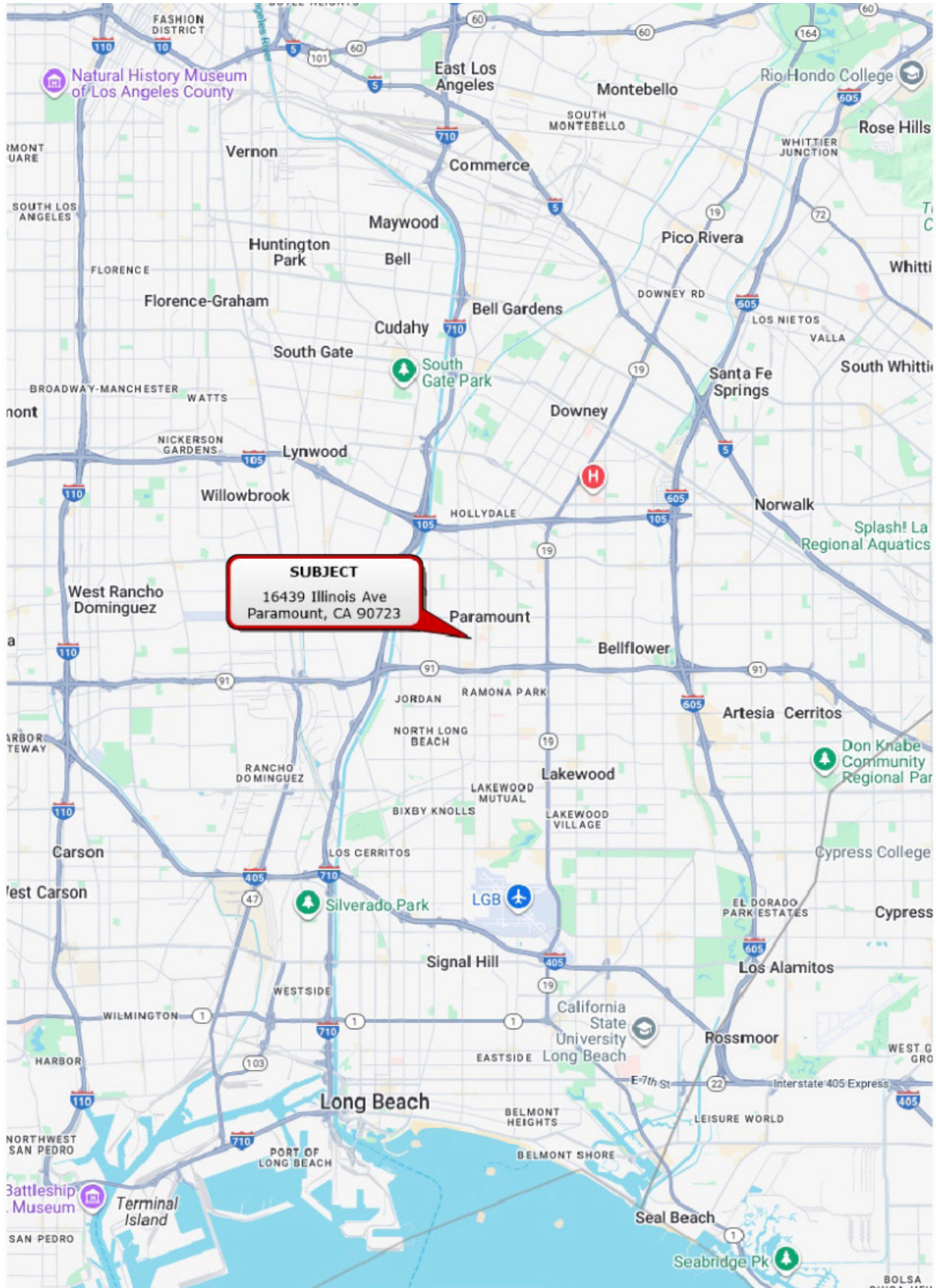


View of the 16456 Minnesota Avenue Property.



View of the 16456 Minnesota Avenue Property.

NEIGHBORHOOD MAP



FLOOR PLANS

16456 Minnesota - Class B

[1000 Sq ft]

50'



16448 Minnesota - Wood Frame/Metal Garage

[260 Sq ft]

13'



Area Calculations Summary

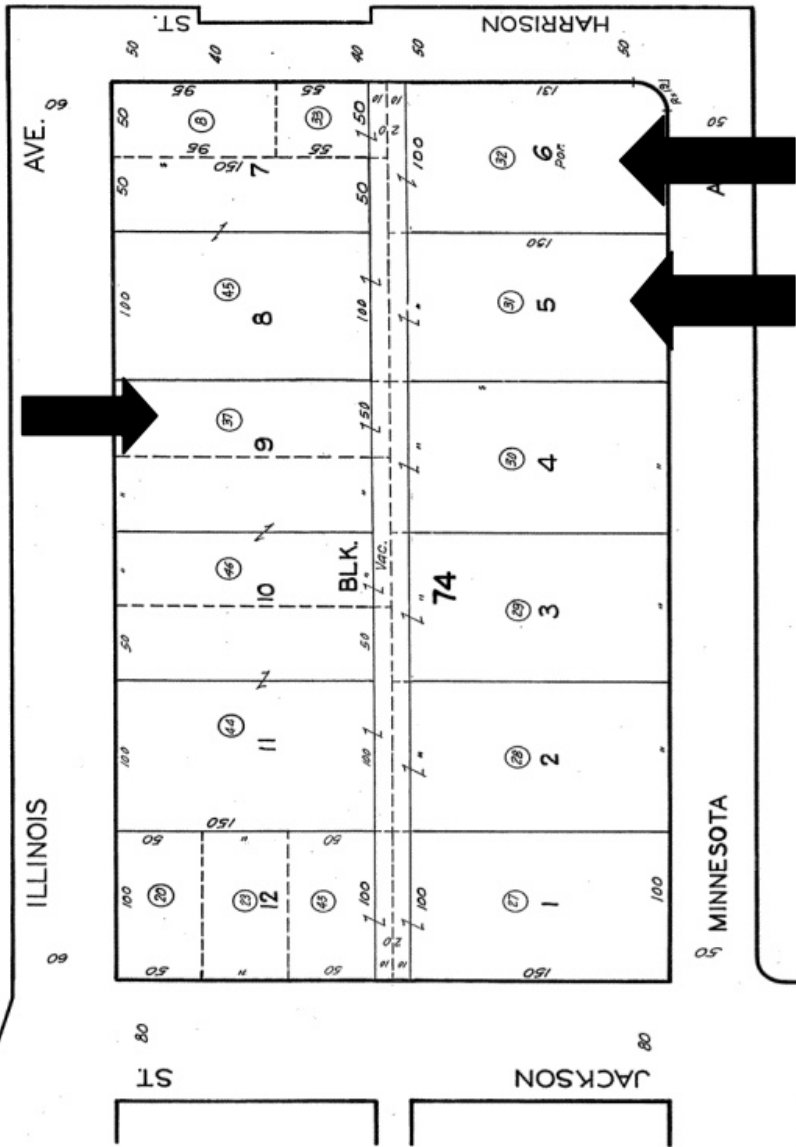
Living Area		Calculation Details
16448 Minnesota - Wood Frame/Metal Garage	260 Sq ft	13 x 20 = 260
16456 Minnesota - Class B	1,000 Sq ft	20 x 50 = 1000
Total Living Area (Rounded):	1,260 Sq ft	

PARCEL MAP

County of Los Angeles: Rick Auerbach, Assessor

7102 22 2003
SCALE 1" = 80'

REVISED
4-5-57
12-11-57
1-31-58
681107609
70051451
79558932
#SP#1-85
330307988607-57
3704952004001-57
33002886-8855201-55

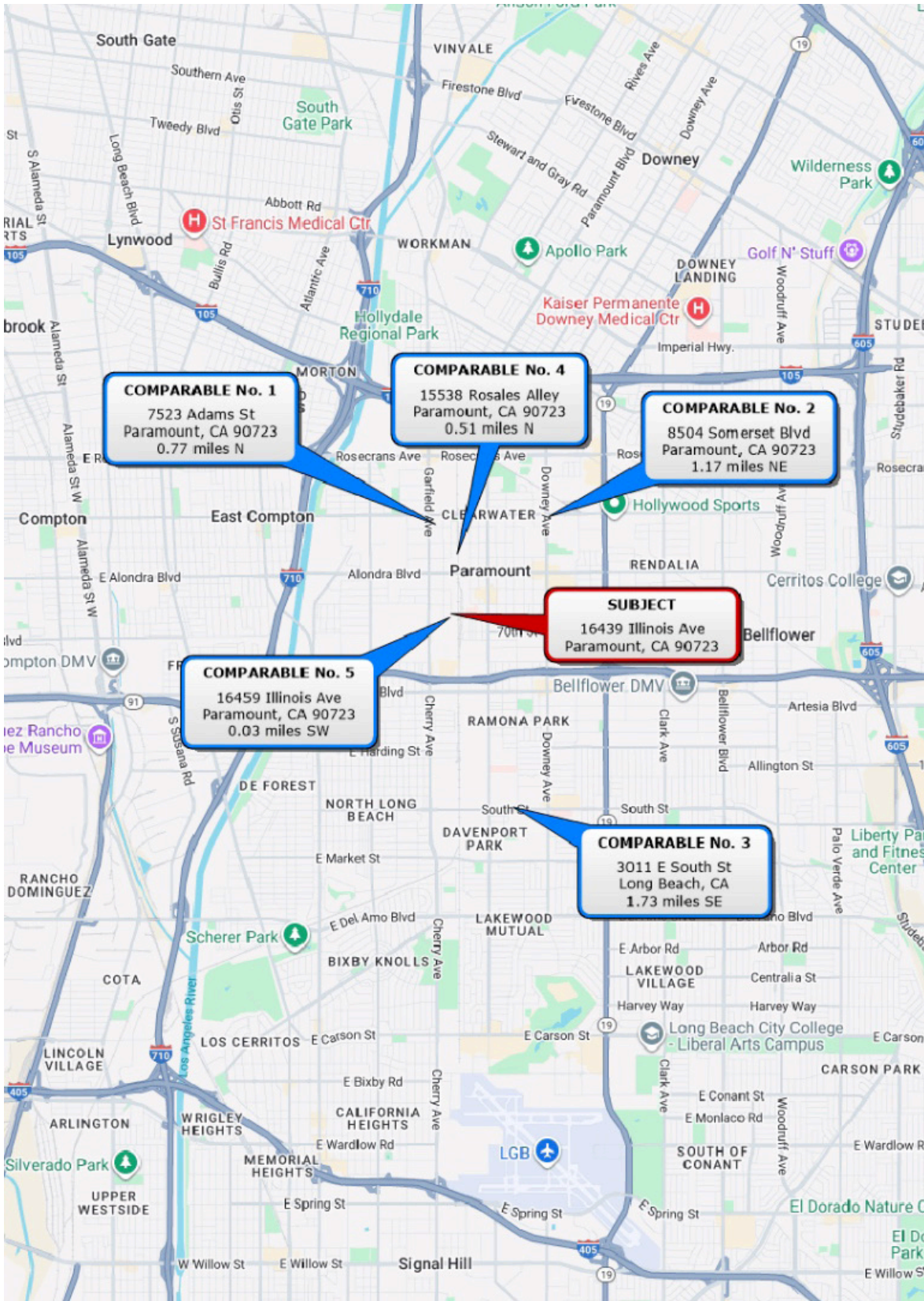


CLEARWATER IN THE
CALIFORNIA CO-OPERATIVE COLONY TRACT
M. R. 19-51-54

CODE
7349
FOR PREY. ASSMT. SEE: 18.5.3 - 22

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

SALES COMPARABLE MAP



SALES ADJUSTMENT GRID						
Datum No.	Subject	1	2	3	4	5
Location	16448 & 16456 Minnesota	7523 Adams St	8504 Somerset Blvd	3011 E South St	15538 Rosales Alley	16459 Illinois Ave
	Paramount	Paramount	Paramount	Long Beach	Paramount	Paramount
APN	Multiple	6240-011-024	6268-008-028	7121-010-032	Multiple	7102-022-008
Sale Price	N/A	\$877,903	\$1,200,000	\$2,550,000	\$425,000	\$899,999
Date of Sale	09/12/25	08/27/24	03/14/23	01/20/23	09/29/23	09/12/25
Site Area	39,947	15,000	17,152	19,683	5,001	7,841
Acres	0.92	0.34	0.39	0.45	0.11	0.18
Zoning	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial
Location	Good	Good	Good	Good	Good	Good
Topography	Level	Level	Level	Level	Level	Level
Utility	Good	Good	Good	Good	Good	Good
Permits/Entitlements	None	None	None	None	None	None
Sale Price/Acre	N/A	\$2,549,430	\$3,047,575	\$5,643,347	\$3,701,860	\$4,999,867
Sale Price/SF	N/A	\$58.53	\$69.96	\$129.55	\$84.98	\$114.78
Adjustments						
Property Rights Conveyed	Fee Simple	0.0%	0.0%	0.0%	0.0%	0.0%
Financing Terms	Cash Equiv.	0.0%	0.0%	0.0%	0.0%	0.0%
Conditions of Sale	Market	0.0%	0.0%	0.0%	0.0%	-10.0%
Market Condition	Market	0.0%	0.0%	0.0%	0.0%	0.0%
Adjusted Value		\$58.53	\$69.96	\$129.55	\$84.98	\$103.30
Adjustments						
Topography		0.0%	0.0%	0.0%	0.0%	0.0%
Improvements		-5.0%	5.0%	0.0%	0.0%	0.0%
Permits/Entitlements		0.0%	0.0%	0.0%	0.0%	0.0%
Location		0.0%	0.0%	-10.0%	0.0%	0.0%
Site Utility/Configuration		0.0%	0.0%	0.0%	0.0%	0.0%
Size		0.0%	0.0%	0.0%	0.0%	0.0%
Zoning		0.0%	0.0%	0.0%	0.0%	0.0%
Aggregate Adjustment	N/A	-5.0%	5.0%	-10.0%	0.0%	0.0%
Total Net Adjustment	N/A	-5.0%	5.0%	-10.0%	0.0%	0.0%
Indicated Value Per SF	N/A	\$55.60	\$73.46	\$116.60	\$84.98	\$103.30

RENT SURVEY

Several rent comparables have been found and analyzed for the purpose of estimating the market rent to be applied to the subject. The rent comparables are considered to be directly in competition with and comparable to the space at the subject property, and are considered to be the best available comparable data. Based on the rental survey, single-tenant leases in the subject area are predominately negotiated on a NNN basis. The following table details the rent comparables utilized to determine market rent:

Property Address	Property Type	Property Lot Size (SF)	Annual Rent / PSF
14521 South Avalon Boulevard Gardena, CA	Industrial Storage	82,328	\$2.77
9624 Artesia Bd Bellflower, CA	Auto Sales Lot	34,848	\$4.13
7535 Perry Road Bell Gardens, CA	Industrial Storage	25,700	\$3.25
5574 Atlantic Avenue Long Beach, CA	Industrial Storage	8,830	\$6.93
Conclusion			
16448 & 16456 Minnesota Ave Paramount, CA	Industrial Storage	39,947	\$153,796 \$3.85



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