



1140 COMMERCE CENTER DR

LANCASTER, CA 93534

100% LEASED OFFICE BUILDING FOR SALE-NEW 9 YEAR LEASE AAA GOVERNMENT TENANT



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MANAGEMENT, INC.
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SYSTEMS REAL ESTATE MANAGEMENT, INC. | 700 N. BRAND BLVD., SUITE 260, GLENDALE, CA 91203 | DRE# 01875861 | 818.500.4900 | SYSTEMSREALSTATE.COM



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OFFERING SUMMARY

Sale Price:	\$18,500,000-\$24,142,000* See Page 3* Tenant Improvements
Building Size:	51,292 SF Alta Survey
Lot Size:	4.84 Acres Per The County Assessor
Price / SF:	\$356.26 - \$470.68
Year Built:	1988/2025
Zoning:	CPD

PROPERTY OVERVIEW

Located in the Antelope Valley region of northern Los Angeles County, 1140 Commerce Center Drive in Lancaster is a fully leased investment property occupied by the Los Angeles County Department of Children and Family Services, an institutionally recognized tenant with an AAA credit rating. [For more information visit www.LaCountyInvestment.com](http://www.LaCountyInvestment.com).

51,292 Square Feet of building on 4.84 acres of land area providing for 195 Parking for both employees and visitors. The building has received significant improvements and upgrades to meet all Title 24 compliance including a new insulated roof system and under roof insulated applications for enhanced building efficiency. A new electrical system of 2000 amps will power the building's needs together with 22 separate HVAC units with a combined capacity of 180 tons. The building is further improved with the energy monitoring and controls with the IntelliGlas System linking all HVAC units via AI for maximum efficiency. New plumbing and ADA compliant restrooms have also been provided.

All information provided herein (including but not limited to square footage calculations and zoning) together with any projections or other data has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties (including but not limited to buyer or tenant) to conduct independent investigation of all information and to verify all information. The information provided herein is for reference only and is not deemed to be conclusive.

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Tenant/Lessee:	County of Los Angeles - Department of Children and Family Services
Premises:	<p>1140 Commerce Center Dr., Lancaster, CA 93534</p> <p>APN: 3125-021-039</p> <p>Building Size: Approximately 51,292 square feet of improvements</p> <p>Land Size: Approximately 4.84 AC (210,830 square feet) per LACo Assessor</p>
Base Rent:	<p>\$141,053.00 per month @ \$2.75 per square foot per month</p> <p>\$1,692,636.00 per year scheduled Gross Income</p> <p>3% Annual Rental Adjustments. In addition to base rent lessee pays an additional \$114,401.85/month as described below for lessors tenant improvements.</p>
Tenant Improvements:	<p>As a condition of the Lease Agreement, Lessor has contributed \$65.00/SqFt or \$3,333,980.00 in Tenant Improvement Cost.</p> <p>Lessee requires an additional \$110/SqFt or \$5,642,000 and lessor has financed this cost amortized over 5 years at 8% interest and payable monthly at \$114,401.85. Lessee has the right to prepay this amount at anytime. (*This can be omitted from the sale price and sellers will retain this asset with a revised sales price of \$18,500,000.)</p>
Lease Type:	Building Standard Lease Document provided by the County of Los Angeles and is a Full-Service Gross (FSG) lease.
Misc. Terms:	<p>Lessee may terminate the Lease Agreement after 8 Years by providing Lessor with a 240 Day prior Notice to Vacate.</p> <p>The Use of the Premises is for the Los Angeles County Regional Offices of the Department of Children and Family Services as they are consolidating multiple facilities into the Commerce Center Drive location.</p>

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Building Sqft: Approx. 51,292					
Rental Income					
Tenant Name	SQFT Occupied	Base Rent \$/SQFT (Mo)	Base Rent \$/SQFT (Yr)	Monthly GOI	Annual GOI
LA County DCFS	51,292	\$ 2.75	\$ 33.00	\$ 141,053.00	\$ 1,692,636.00
Operating Expenses (OPEX) (Monthly)					
Property Taxes	Property Insurance	Electrical Utility	Replacement Reserve	Property Management	Monthly OPEX
\$ 19,270.83	\$ 1,540.00	\$ 12,800.00	\$ 1,500.00	\$ 4,000.00	\$ 51,851.83
	Janitorial	Trash	Landscape Maintenance	HVAC Maintenance	
	\$ 9,150.00	\$ 1,026.00	\$ 1,539.00	\$ 1,026.00	
TOTALS	Monthly GOI		Monthly OPEX		Monthly NOI
	\$ 141,053.00		\$ 51,851.83		\$ 89,201.17
	Annual GOI		Annual OPEX		Annual NOI
	\$ 1,692,636.00		\$ 622,221.96		\$ 1,070,414.04
Valuation @ 5.75% CAP Rate			\$ 18,615,896.35		
Preliminary Sales Price (Not Including T.I. Loan)			\$ 18,500,000.00		
*Plus: Tenant Improvement Furniture Loan Balance (Paid over 60 Mo.) Payable at 8% Interest			\$ 5,642,000.00		
TOTAL PROJECT SALE VALUE			\$ 24,142,000.00		

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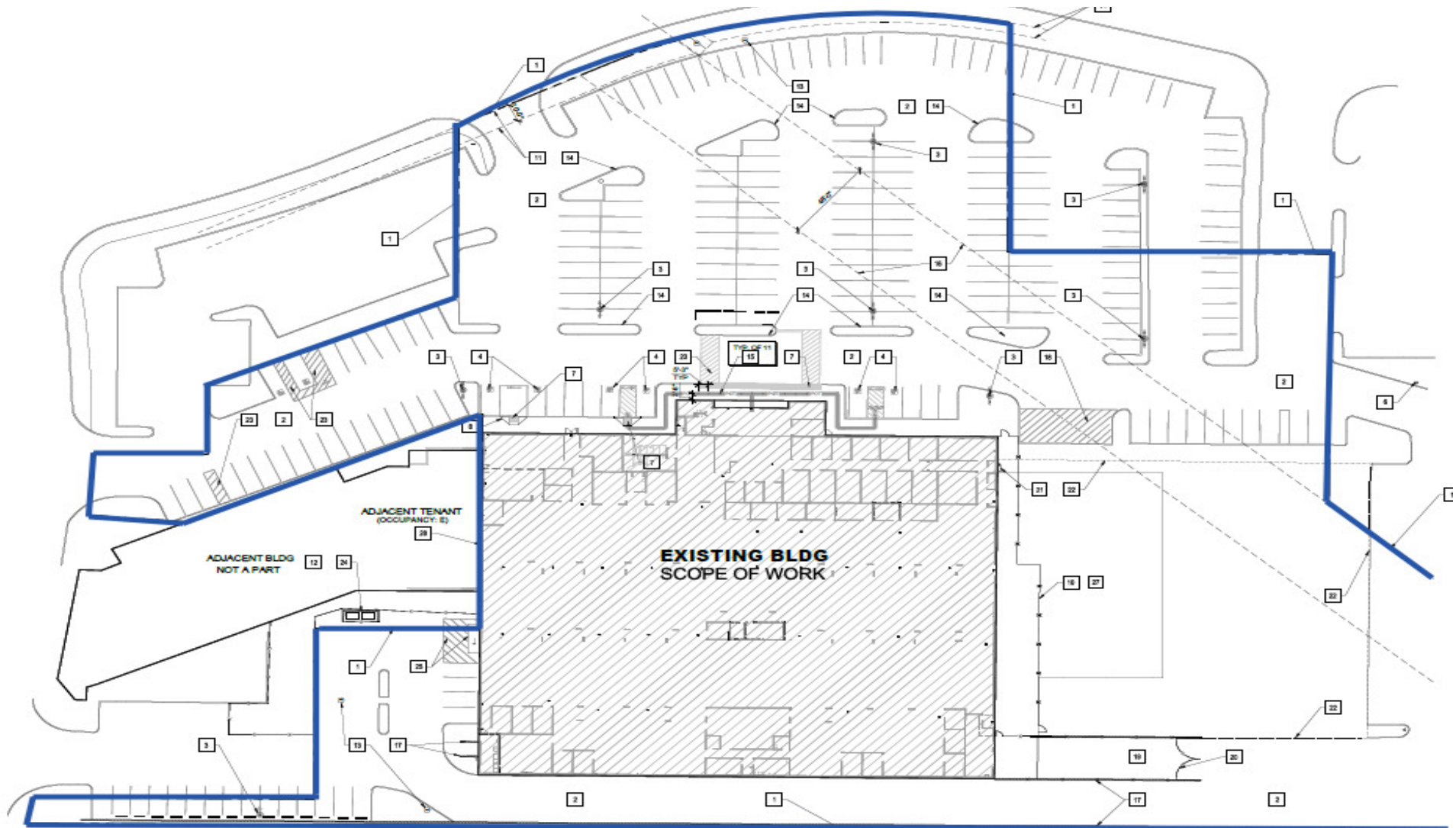
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PARKING | SITE PLAN



SITE PLAN

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Located in northern Los Angeles County, and in the High Desert Area of Antelope Valley the investment is approximately 70 miles from downtown Los Angeles and only 50 miles from the east S. F. Valley. The location is known best for its aerospace industry with history tied to Edwards Air Force Base in addition to attractions like the California poppy reserve. The city provides a blend of suburban life with a more affordable cost of living compared to other parts of California while still being within driving distance of the greater Los Angeles area. Today the high desert areas including its neighboring city of Palmdale has seen significant growth boosted by the development of the aerospace industry with many residents working at nearby Edwards Air Force Base as well as other aerospace and defense contractors like Boeing, Lockheed and Northrop Grumman.

The high desert metropolitan areas estimated population in 2024 was about 538,000 with an annual growth rate of approximately 1.5% in 2024 with good housing affordability and family oriented amenities including parks, recreation and libraries.

The area is served by public transportation via the Antelope Valley Transit Authority which provides local commuter and dial-a-ride services. For rail travel, the Lancaster Palmdale Metrolink station provides weekday and weekend commuter rail service to Los Angeles Union Station on the Antelope Valley line with several stops through the San Fernando Valley, Burbank and Glendale. Hollywood Burbank Airport or Los Angeles International Airport are easily accessed by freeways and Metrolink, or Flyaway bus service.

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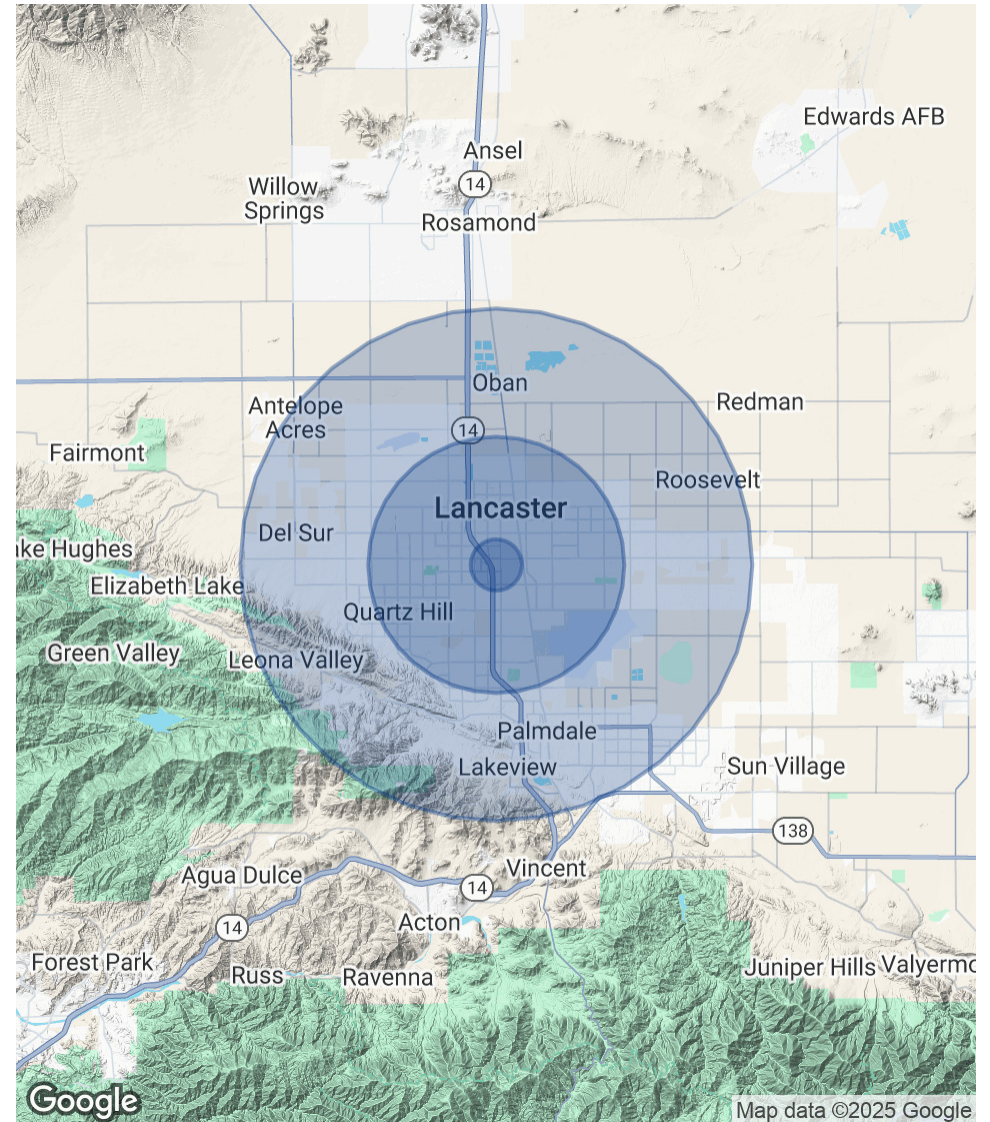
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	14,356	190,152	328,179
Average Age	38	37	37
Average Age (Male)	36	36	36
Average Age (Female)	39	38	38

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,839	59,772	100,246
# of Persons per HH	2.5	3.2	3.3
Average HH Income	\$73,486	\$95,833	\$94,340
Average House Value	\$352,423	\$426,987	\$428,024

Demographics data derived from AlphaMap



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