

**±65,014 SF**  
**INDUSTRIAL BUILDING**  
**AVAILABLE FOR SALE**

**8640**  
SLAUSON AVENUE

PICO RIVERA, CA 90660

**CBRE**

[PROPERTY VIDEO](#)

8640 SLAUSON AVENUE

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# 8640

SLAUSON AVENUE

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**8640**  
SLAUSON AVENUE



EXECUTIVE  
SUMMARY

01

## THE OFFERING

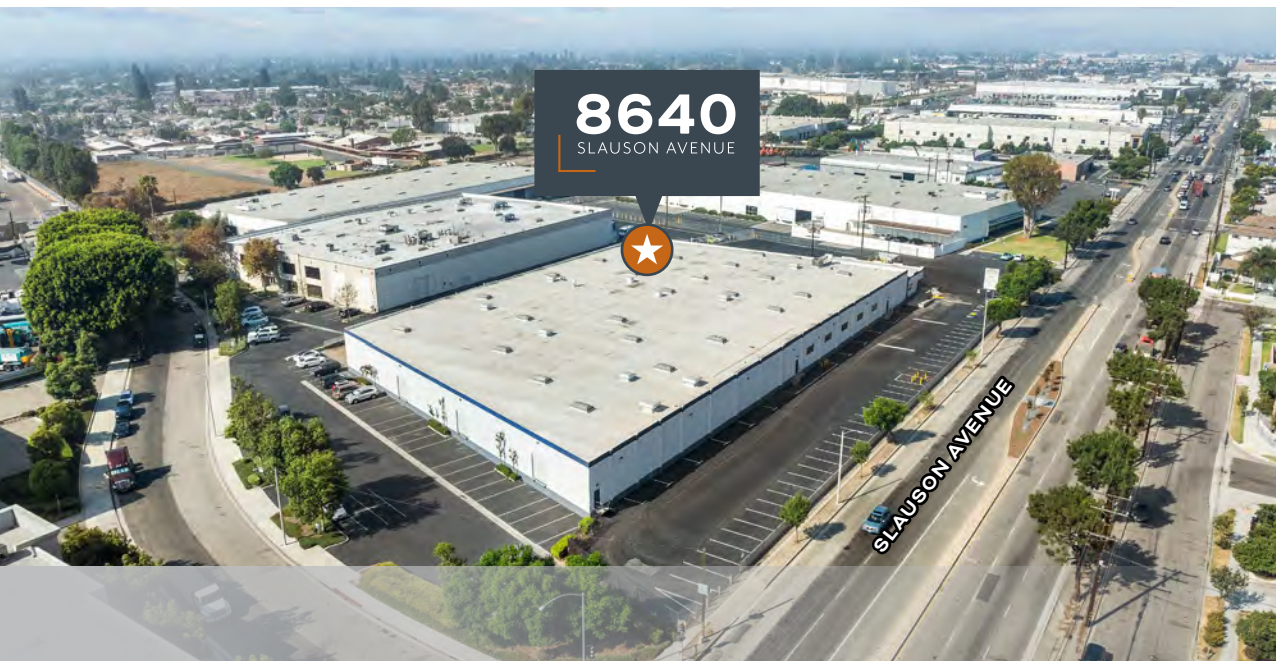
CBRE is pleased to present the unique opportunity to acquire a recently renovated, institutional-quality industrial facility located at 8640 Slauson Avenue in Pico Rivera.

This ±65,014 square foot facility has undergone extensive capital improvements, including:

- + Modernized office and restroom spaces
- + New HVAC systems
- + Upgraded interior and exterior LED lighting
- + New roof coating with warranty
- + Refinished exterior yard surfaces
- + New loading doors
- + Complete grind and seal of warehouse floor
- + New paint inside and out

Strategically positioned within Central Los Angeles' premier industrial basin, this exceptional facility is ideally suited for manufacturing and/or distribution users.

Currently vacant (0% leased), the property offers an outstanding opportunity for an owner/user to acquire and operate from the site while reaping the benefits of property ownership, such as long-term operational stability, tax advantages, and asset appreciation.



## INVESTMENT HIGHLIGHTS



EXCELLENT INDUSTRIAL FACILITY SUITABLE FOR DISTRIBUTION OR MANUFACTURING



10 DOCK HIGH DOORS/1 GROUND LEVEL



AMPLE POWER (1,200 AMPS)



COMPLETELY BRAND NEW OFFICES, BATHROOMS AND BREAKROOM



GATED AND SECURED TRUCK COURT; 120' TO 137' TRUCK COURT DEPTH



EXTRA YARD/VEHICLE PARKING



NEW ROOF COVER & HVAC



24.47 SEWAGE CAPACITY UNITS PER LA COUNTY SANITATION DISTRICT



EASY ACCESS TO 5 & 605 FREEWAYS



**8640**  
SLAUSON AVENUE



PROPERTY  
DESCRIPTION

02

## PROPERTY DESCRIPTION

ADDRESS	8640 Slauson Avenue Pico Rivera, CA 90660
MARKET/SUBMARKET	Central Los Angeles
SQUARE FOOTAGE	65,014 SF
LOT SIZE	3 Acres or 130,572 SF
OFFICE AREA	2,536 SF
YEAR BUILT	1960 (Fully Renovated in 2024)
OCCUPANCY	0%
CLEAR HEIGHT	18'
DOCK HIGH DOORS	10
GROUND-LEVEL DOORS	1
PARKING SPACES	89
POWER	1,200 Amps, 277/480v, 3ø, 4w
ZONING	M2

The property features ±65,014 square feet situated on ±130,572 square feet of land. Key highlights include 10 dock-high positions (loading on both ends allows for “cross dock”), 1 ramp, 130-foot private and fenced truck court, two private fenced yards, 89 auto parking spaces – separated from the loading area, and over 400 feet of frontage along prime Slauson Avenue. Recent renovations include new concrete truck-court aprons, both interior and exterior LED lighting, new HVAC, new and modern spec-office space totaling +2,536 square feet that includes a new break room, brand new office and warehouse restrooms, a grind and seal of interior warehouse floors, a new roof coating with warranty, and new paint throughout the interior and exterior.





## PROPERTY UPGRADES



NEW INTERIOR AND  
EXTERIOR LED LIGHTING

NEW ROOF COATING WITH WARRANTY

NEW AND MODERN SPEC-OFFICE SPACE TOTALING  
±2,536 SQUARE FEET THAT INCLUDES A NEW BREAK  
ROOM, BRAND NEW OFFICES, AND FOUR  
RESTROOMS (OFFICE & WAREHOUSE)

NEW PAINT THROUGHOUT  
THE INTERIOR AND EXTERIOR

NEW HVAC

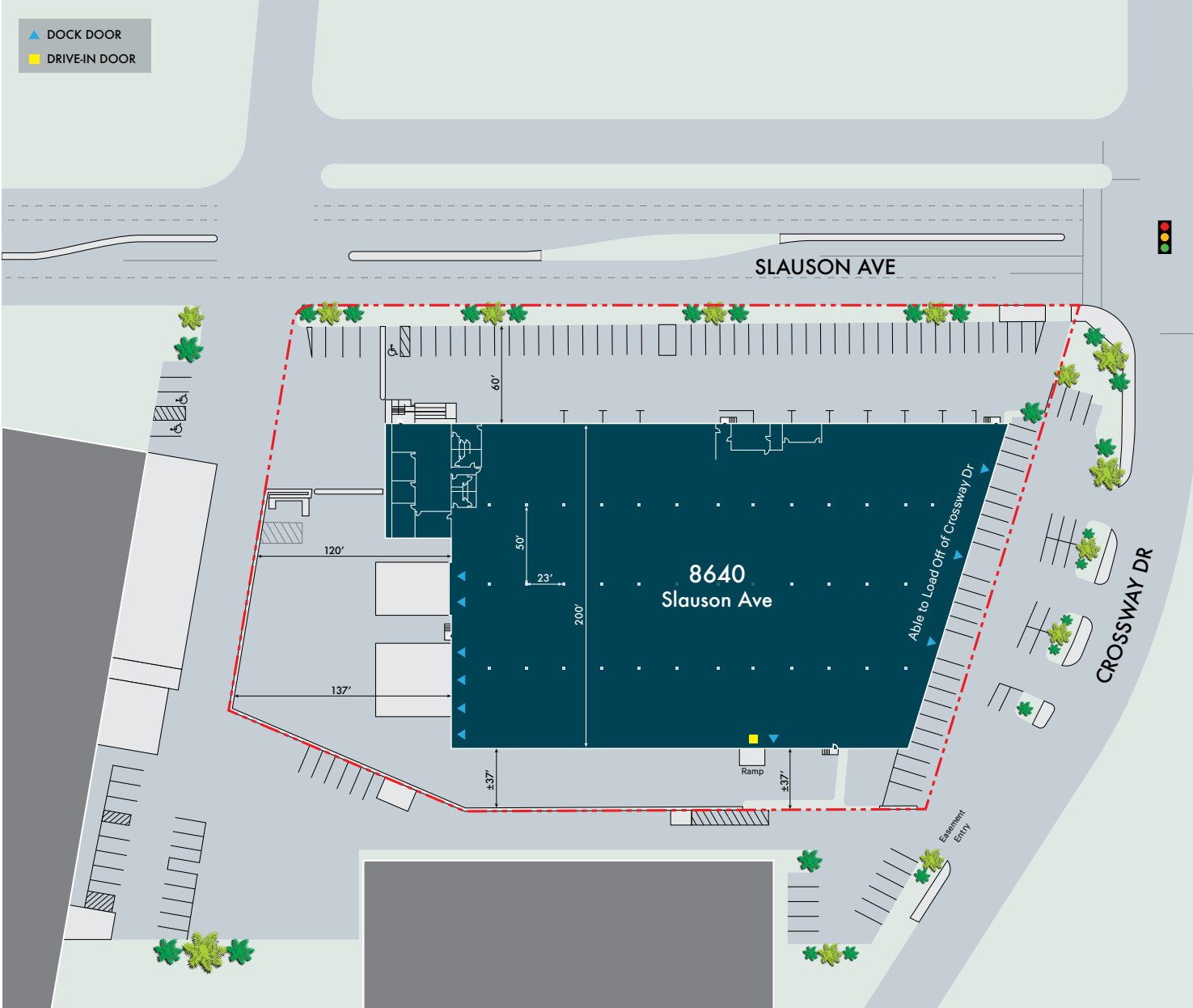
NEW DOCK  
DOORS AND  
PACKAGES

NEW CONCRETE  
TRUCK-COURT APRONS

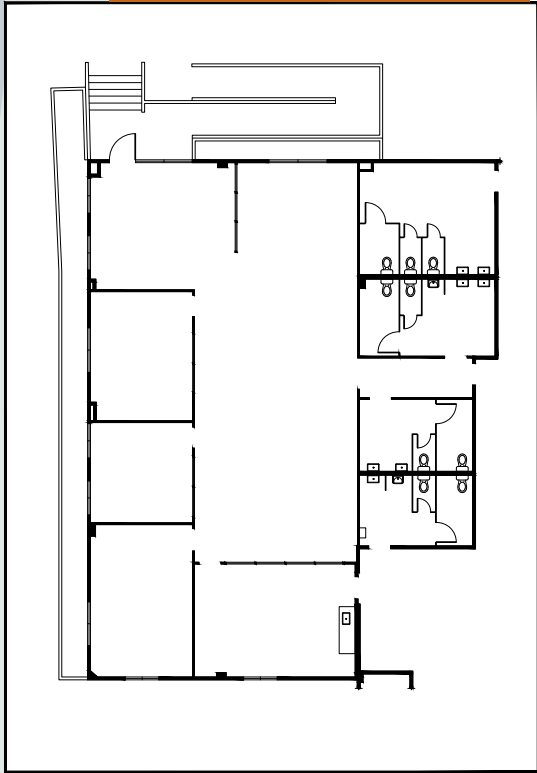
A GRIND AND SEAL OF  
INTERIOR WAREHOUSE FLOORS



SITE PLAN



OFFICE FLOOR PLAN







TWO PRIVATE, SECURED FENCED YARD AREAS



OFFICE ENTRY



NEW ADA RAMP AND GLASS STORE FRONT ENTRY

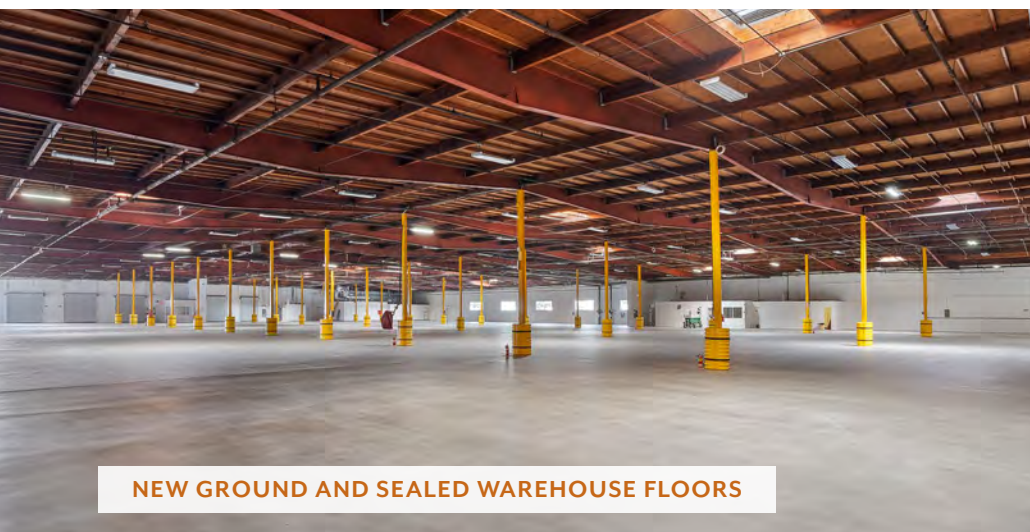


OVER 400 FEET OF FRONTAGE ALONG SLAUSON AVE





ABUNDANT NATURAL LIGHTING



NEW GROUND AND SEALED WAREHOUSE FLOORS



NEW LED LIGHTS THROUGHOUT BUILDING



BRAND-NEW AND MODERN SPEC-OFFICE SPACE



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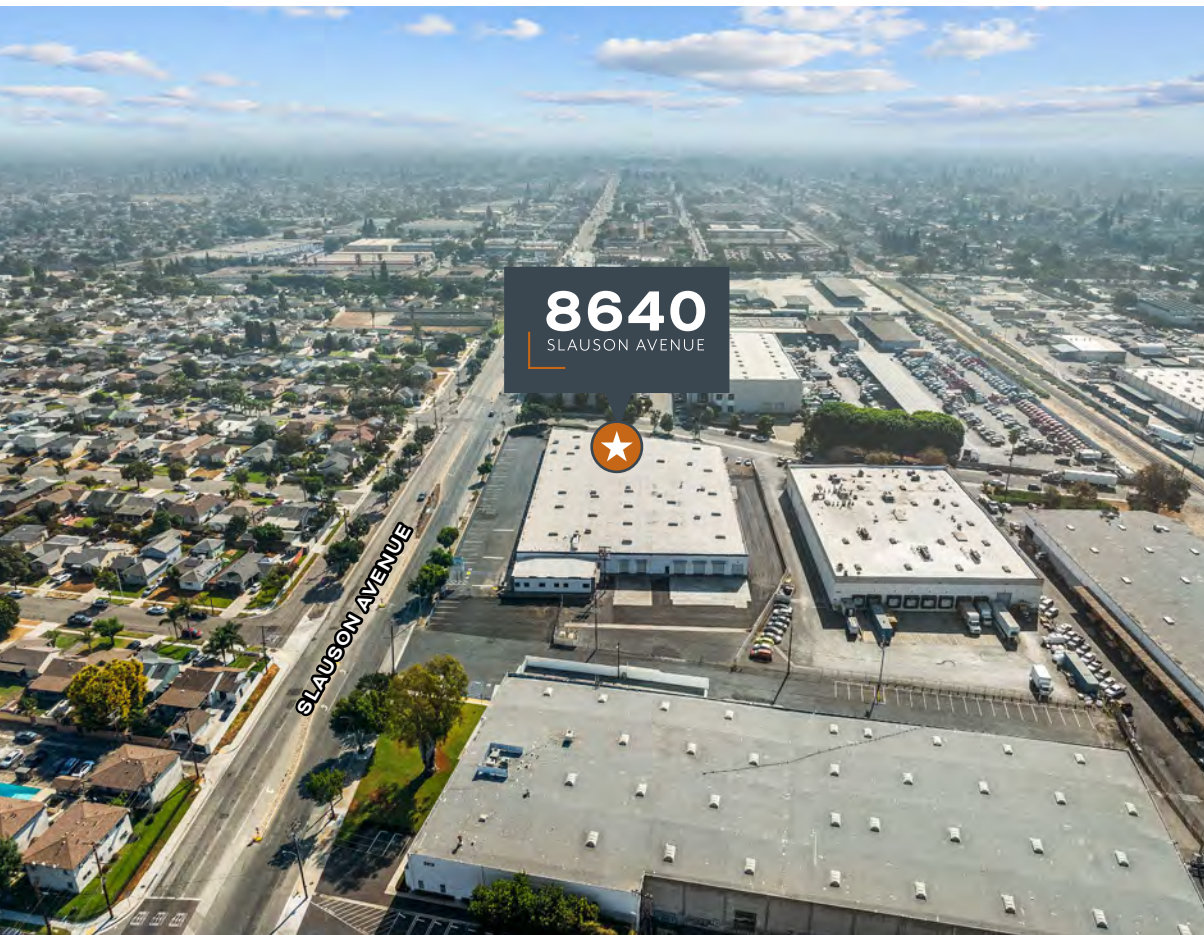
LOCATION  
OVERVIEW

03



## EXCELLENT FREEWAY ACCESS

Being on the eastern edge of the Central Los Angeles infill market, the strategic location offers unmatched access to the greater Southern California transportation network. With immediate access to the 5 and 605 Freeways (each less than 2 miles from the property), close proximity to the ports of Los Angeles and Long Beach (less than 20 miles from the property) and nearby 410-acre UPRR/BNSF Hobart railyard (less than 4.5 miles from the property), the location offers unparalleled connectivity. The property is also one block from two public transportation stops and two blocks from amenities such as retail shopping and restaurants, providing convenience for on-site employees.



## PICO RIVERA - HISTORICAL PERSPECTIVE

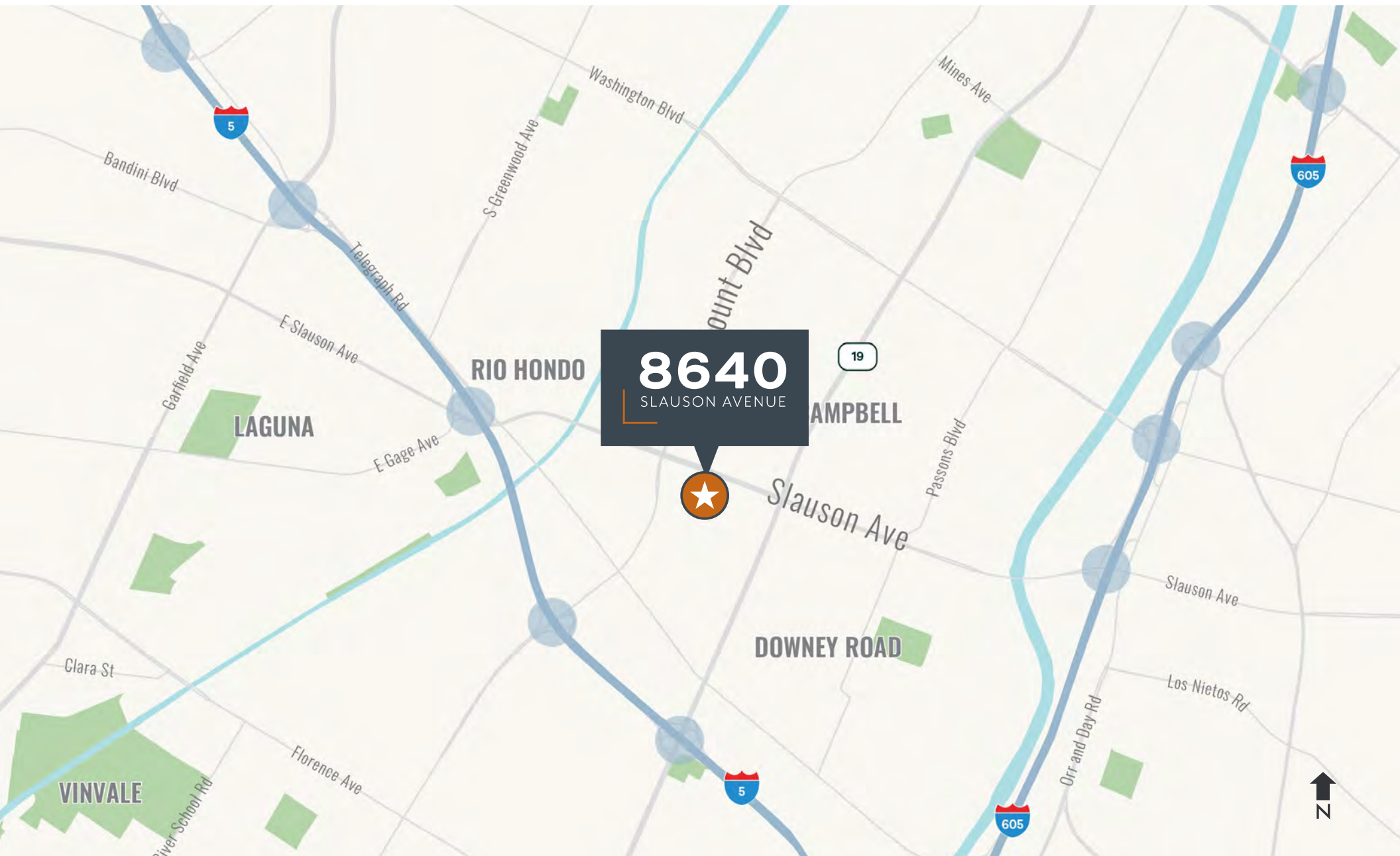
Roughly 20 years ago Pico Rivera was considered a secondary industrial location that struggled to compete with the closer-in Cities of Vernon and Commerce. Since then, the development of over 4m SF of modern “Class A” product (38%) of the base, has helped transition the area to a preferred destination for quality tenants looking for modern, functional product and nearby support amenities. This majority of this newer product is in three developments (1) 42 acres developed by Majestic/AMB, known as the Pico Rivera Business Center, (2) 100 acres developed by Sares/Regis in the Pico Rivera Commerce Center, and (3) 20 acres to the north developed by Robertson Properties, which included the subject property.

This new development has attracted quality tenants that previously had no choice but to head east or south for newer functional industrial product. A few of the larger users that have located in Pico Rivera include, Iron Mountain, AICO, Aurora, Lubricating Specialties, Beacon Roofing, UPS Ground Freight, Chep, Bimbo Bakeries, Bay Cities, and Omni Logistics. The majority of these users are located in Pico Rivera due to its central location and great access to the ports, LA Basin and greater Southern California area. Industrial development over the past 20 years has helped transform this once sleepy neighborhood into a premier industrial location for users looking for quality product in the Los Angeles Basin.



## LOCATION MAP

UNMATCHED FREEWAY ACCESS





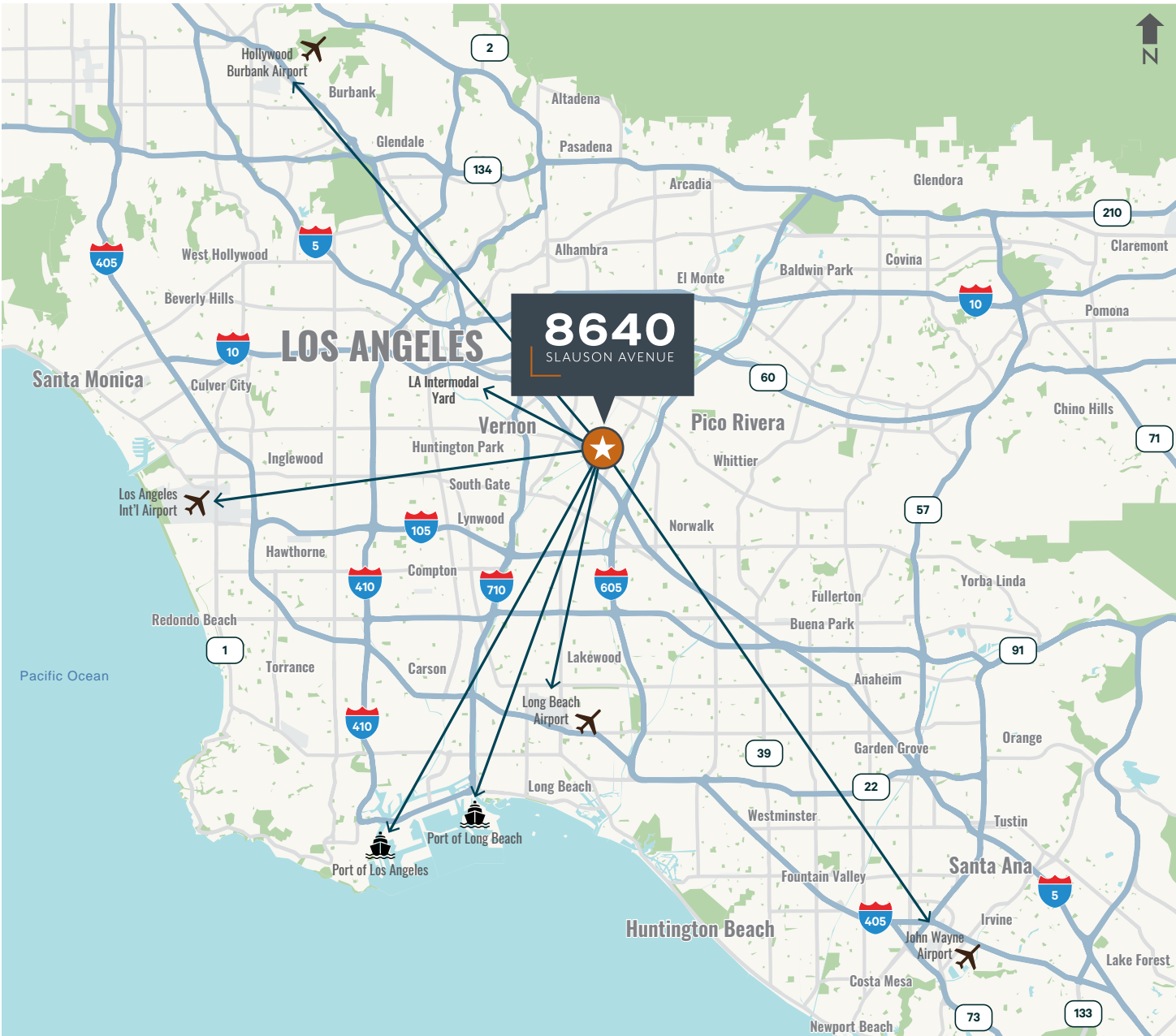
NEIGHBORHOOD MAP



TRAFFIC COUNT	VEHICLES PER DAY
Slauson Ave:	44,406 VPD
Paramount Blvd:	31,973 VPD
Rosemead Blvd:	29,725 VPD
5-Freeway:	233,000 VPD









# REGIONAL MAP



## DISTANCE TO AIRPORTS/PORTS

AIRPORTS/PORTS	MILES
Los Angeles Airport	20.7
Long Beach Airport	13.5
John Wayne Airport	28.6
Hollywood Burbank Airport	23.7
Port of Los Angeles	21.5
Port of Long Beach	20.3
LA Intermodal Yard	5.2

## PROXIMITY TO FREEWAYS

FREEWAYS	MILES
 I-5	2.6
 I-605	4.8
 I-710	5.2
 I-105	6.1
 I-10	9.3
 I-405	15.8



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MARKET  
OVERVIEW

04



## MARKET OVERVIEW

The City of Pico Rivera is part of the mature Commerce/Vernon submarket which features 152m SF of inventory in 2,749 buildings. While commonly associated with the larger City of Commerce market, the location of Pico Rivera also attracts users from the San Gabriel Valley/Inland Empire to the east and Mid-Counties to the south.



## CENTRAL LA OVERVIEW

### NEW LEASING ACTIVITY AND USER SALES DRIVE POSITIVE NET ABSORPTION

▼ **5.4%**  
OVERALL VACANCY RATE

▼ **\$1.02**  
NNN/MO LEASE RATE

▲ **513K**  
SF NET ABSORPTION

▶ **5.8%**  
PROJECTED UNEMPLOYMENT  
RATE THROUGH Q3 2025  
LA/VENTURA COUNTIES

▼ **798K**  
SF UNDER CONSTRUCTION

*Note: Arrows indicate change from previous quarter.*

## MARKET HIGHLIGHTS

- + The overall vacancy rate cooled in Q3 2025 to 5.4%, driven by 513,000 sq. ft. of positive net absorption. This was up from 4.4% in Q3 2024, but down 0.2% quarter-over-quarter. The availability rate ended the quarter at 8.0% for the second consecutive quarter.
- + The average direct asking rate fell further down to \$1.02 NNN, decreasing 4.7% in Q3 2025 and 27.1% year-over-year.
- + Gross absorption was 3.5 million sq. ft. This was primarily driven by manufacturing and logistics occupiers. One of the most notable deals of the quarter was Million Dollar Baby's 335,600-sq.-ft. lease at 8500 Rex Rd in Pico Rivera.



## CENTRAL LA OVERVIEW

MARKET AREA	BLDG COUNT	BLDG AREA SF	SF AVAIL 10K-100K	SF AVAIL 100K+	TOTAL SF AVAILABLE	AVAIL RATE	GROSS ACTIVITY 10K-100K	GROSS ACTIVITY 100K+	TOTAL GROSS ACTIVITY	TOTAL GROSS ABSORPTION	TOTAL VACANCY RATE	NNN LEASE RATE \$/SF/MO	NET ABSORPTION	UNDER CONST.
Bell	78	5,269,286	238,968	0	238,968	4.5%	0	0	0	0	1.5%	\$1.61	0	0
Bell Gardens	77	2,319,023	243,237	0	142,582	6.1%	11,290	0	17,988	17,988	4.9%	\$1.04	(24,800)	0
Commerce	785	48,866,287	3,025,534	2,046,647	5,189,166	10.6%	704,613	686,481	1,408,014	1,344,254	7.6%	\$1.06	714,787	283,621
Montebello	196	11,179,044	401,811	326,517	733,570	6.6%	54,000	0	59,894	59,894	4.9%	\$1.30	(42,000)	13,825
Monterey Park	94	2,128,877	319,898	0	332,192	15.6%	24,796	0	24,796	24,796	8.6%	\$0.80	(35,529)	0
Pico Rivera	181	10,236,748	736,791	186,500	933,801	9.1%	53,720	496,185	549,905	549,905	5.3%	\$1.16	301,486	0
COMMERCE	1,411	79,999,265	4,966,239	2,559,664	7,570,279	9.5%	848,419	1,182,666	2,060,597	1,996,837	6.4%	\$1.10	913,944	297,446
Cudahy	35	1,145,481	128,832	0	140,832	12.3%	0	0	0	0	10.5%	\$1.04	(20,725)	0
Huntington Park	142	4,454,817	419,632	103,033	533,785	12.0%	47,765	0	47,765	47,765	5.0%	\$0.78	17,639	0
Maywood	27	777,820	0	0	0	0.0%	0	0	0	0	0.0%		0	0
South Gate	226	10,451,785	562,241	269,452	786,362	7.5%	18,725	0	18,725	18,725	5.3%	\$1.08	(350)	0
Vernon	908	55,884,921	2,867,889	1,407,736	4,228,635	7.6%	673,192	548,065	1,225,757	955,858	4.5%	\$1.04	76,825	333,104
VERNON	1,338	72,714,824	3,978,594	1,780,221	5,689,614	7.8%	739,682	548,065	1,292,247	1,022,348	4.7%	\$1.03	73,389	333,104
COMMERCE/VERNON	2,749	152,714,089	8,944,833	4,339,885	13,259,893	8.7%	1,588,101	1,730,731	3,352,844	3,019,185	5.6%	\$1.07	987,333	630,550
Los Angeles	2,493	95,649,918	5,330,148	759,500	6,585,582	6.9%	436,263	0	494,962	473,395	5.1%	\$0.90	(474,277)	167,522
DOWNTOWN LOS ANGELES	2,493	95,649,918	5,330,148	759,500	6,585,582	6.9%	436,263	0	494,962	473,395	5.1%	\$0.90	(474,277)	167,522
CENTRAL LOS ANGELES	5,242	248,364,007	14,274,981	5,099,385	19,845,475	8.0%	2,024,364	1,730,731	3,847,806	3,492,580	5.4%	\$1.02	513,056	798,072



# 8640

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PICO RIVERA, CA 90660



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