

For Sale Retail Center

13316 San Antonio Dr. Norwalk, CA 90650

Highlights –

- Long Term National Tenant Established in 1949. One of Southern California's Largest Footwear and Apparel Chains with 38 Locations on the West Coast
- Property located on Busy San Antonio Dr. near Firestone Blvd. and 5-Freeway
- Parking in Rear of Property
- Roof Top Monument Signage
- Strong Demographics & High Traffic Location
- Surrounded by Other National and Regional Tenants

\$2,880,000.00 (\$400.00 per square foot)

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OFFERING SUMMARY

SALE PRICE: \$2,880,000 (\$400.00 per square foot)

CAP RATE: 5.25%

MARKET: City of Norwalk

PROPERTY LOCATION:

The subject property is located at 13316 San Antonio Dr., and is on the North East side of San Antonio Drive and Firestone Blvd in the County of Los Angeles. It is surrounded by other National, Regional Tenants, apartments and residential properties. The subject property was built in 1923 and contains approximately 7,200 square feet of building on a lot size of approximately 11,901 square feet according to the County Tax Assessor. The property currently consist of 1 Tenant. Shoeteria was purchased by Work World, a portfolio company of Gart Capital Partners, in August 2025.

ABOUT SHOETERIA: Shoeteria was founded in 1949 in Norwalk, California, as a specialty work boot and workwear retailer focused on serving workers and industrial customers in Southern California. It grew to operate 7 retail locations, a strong online business, and mobile "boot trucks" serving B2B accounts. Acquisition by Work World. On August 12, 2025, Work World acquired Shoeteria, bringing it under the Work World corporate umbrella as part of the company's strategy to expand its geographic presence and product reach. After the acquisition, Shoeteria continues to operate under its own brand name with its existing team and headquarters in Commerce, CA, while benefiting from the scale and support of Work World.

1949 – Shoeteria founded in Norwalk, CA.

1990 – Work World founded in California.

2020 – Gart Capital Partners acquires Work World.

2021 – Work World acquires Whistle Workwear & Willy's.

2025 – Work World acquires Shoeteria.

DESCRIPTION: Single-Tenant Retail Center

LEASE TERMS: 7 Years, Expires July 31, 2032. 3.5% Annual increases. 2(5)Year Options, First option 3.5% per year. Second 5-Year option Fair Market Rent.

APN: 8056-006-002

YEAR BUILT: 1923

BUILDING SIZE: 7,200 Square Feet

LOT SIZE: 11,901 Square feet

ZONING : City of Norwalk commercial zones (noc3*)

FINANCING: Cash or Cash to New Financing

TOPOGRAPHY: Flat

CONSTRUCTION: Wood Frame Stucco

PARKING: 12 parking spaces + 1 ADA parking space

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FINANCIAL SUMMARY

Property: 13316-24 San Antonio Drive, Norwalk, CA
GCP WW Holdco LLC, a Washington limited liability company
Single-Tenant Property
 7,200 SF Bldg 11,901 Lot

Account Name	Total Current Amount	Tenant's Prop Tax & Ins Cap Taxes 33% 08/01/2025-07/31/2026	Tenant's Prop Tax & Ins Cap Taxes 66% 08/01/2025-07/31/2026	Tenant's Prop Tax & Ins Cap Taxes 100% 08/01/2025-07/31/2026
Operating Income & Expense				
INCOME				
Rent	\$ 151,200.00	\$ 151,200.00	\$ 156,384.00	\$ 161,568.00
CAM Monthly Estimate				
Total INCOME	\$ 151,200.00	\$ 151,200.00	\$ 156,384.00	\$ 161,568.00
EXPENSES		lease caps	tax 33% with caps on other expenses	
Property Taxes	\$ 28,800.00	\$ 20,952.00	\$ 9,504.00	\$ 28,800.00
Insurance	10,000.00	8,208.00	8,208.00	10,000.00
Maintenance	1,080.00	1,080.00	1,080.00	1,080.00
Landscaping			-	-
Management Fees 3%	-	-	-	-
Total EXPENSES	\$ 39,880.00	\$ 30,240.00	\$ 18,792.00	\$ 30,088.00
PER MONTH		\$ 2,520.00	\$ 1,566.00	
* Lease Concessions			\$ 21,088.00	\$ 9,792.00
* Landlord shall Contribute to the Lease Concessions as a credit to the purchase price				

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FINANCIAL SUMMARY

Year 1	Gross Income	\$ 12,600.00		
		x 12	Months	
		\$ 151,200.00		
	Expenses	(21,088.00)	Balance paid by Owner for Property Taxes & Insurance Caps	
		\$ 130,112.00		
	CAP Rate	5.25%		
		\$ 2,880,000.00	Value with Lease concessions	
Year 2	Gross Income	\$ 13,032.00		
		x 12	Months	
		\$ 156,384.00		
	Expenses	(9,792.00)	Lease Concessions paid by Owner for Property Taxes & Insurance Caps	
		\$ 146,592.00		
	CAP Rate	5.43%		
Year 3	Gross Income	\$ 13,464.00		
		x 12	Months	
		\$ 161,568.00		
	CAP Rate	5.61%		

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SOLD COMPARABLES



30 Centerpointe Dr - Bldg L

La Palma, CA 90623 (Orange County) - Buena Park/La Palma Submarket



Retail

Sold	12/30/2025	Actual Cap Rate	5.31%
Sale Price	\$9,000,000 (\$43313/SF)	Sale Comp Status	In Progress
GLA	20,779 SF	Sale Comp ID	7470070
Price Status	Confirmed	Parcel Numbers	276-081-38
Built	1986	Sale Conditions	Investment Triple Net
Land Area	2.25 AC/98,010 SF		



Type	Name	Location	Phone
Recorded Seller	Hunus America Inc	Los Angeles, CA 90010	(213) 252-0073
Recorded Seller	Realtyland	Beverly Hills, CA 90211	(213) 252-0073
True Seller	Realtyland	Beverly Hills, CA 90211	(213) 252-0073



11037-11045 Downey Ave

Downey, CA 90241 (Los Angeles County) - Mid-Cities Submarket



Retail

Sold	10/23/2025	Land Area	0.27 AC/11,935 SF
Sale Price	\$2,300,000 (\$519.89/SF)	Sale Comp Status	Research Complete
GLA	4,424 SF	Sale Comp ID	7353005
Price Status	Confirmed	Parcel Numbers	6254-011-014
Built	1896	Sale Conditions	Deferred Maintenance



Type	Name	Location	Phone
Recorded Buyer	VPSS Investments LLC	Los Angeles, CA 90014	-
True Buyer	Patel Balubhai Trust	Los Angeles, CA 90057	(213) 386-2286
Recorded Seller	Granata Family Trust	Downey, CA 90240	-
True Seller	Granata Family Trust	Downey, CA 90240	-
True Seller	Paul Granata	Downey, CA 90241	(562) 335-4347



14430 Whittier Blvd

Whittier, CA 90605 (Los Angeles County) - Southeast Los Angeles Submarket



Retail

Sold	8/19/2025	Land Area	0.15 AC/6,534 SF
Sale Price	\$1,005,000 (\$456.82/SF)	Sale Comp Status	Research Complete
GLA	2,200 SF	Sale Comp ID	7313440
Price Status	Confirmed	Parcel Numbers	8160-002-008
Built	1950		



Type	Name	Location	Phone
Recorded Buyer	14430 Whittier Blvd Llc	-	-
True Buyer	Denise Cardoso	Whittier, CA 90605	(562) 698-6767
Recorded Seller	Ellie M Tabet	La Mirada, CA 90638	(562) 858-1167
True Seller	Ellie M Tabet	La Mirada, CA 90638	(562) 858-1167

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GLA	2,200 SF	Sale Comp ID	7313440
Price Status	Confirmed	Parcel Numbers	8160-002-008
Built	1950		



Type	Name	Location	Phone
Recorded Buyer	14430 Whittier Blvd Llc	-	-
True Buyer	Denise Cardoso	Whittier, CA 90605	(562) 698-6767
Recorded Seller	Ellie M Tabet	La Mirada, CA 90638	(562) 858-1167
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SOLD COMPARABLES

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14368-14370 Whittier Blvd

Whittier, CA 90605 (Los Angeles County) - Southeast Los Angeles Submarket



Retail

Sold	12/27/2024	Land Area	1.00 AC/43,560 SF
Sale Price	\$3,410,000 (\$1,136.67/SF)	Sale Comp Status	Research Complete
GLA	3,000 SF	Sale Comp ID	7008957
Price Status	Confirmed	Parcel Numbers	8160-001-002 +4
Built	1962		



Type	Name	Location	Phone
Recorded Buyer	Imperial Investment Holdings Llc	Whittier, CA 90605	-
True Buyer	Pedram Soltanzadeh	Whittier, CA 90605	-
Recorded Seller	David E Weiss Family Trust	Whittier, CA 90604	(562) 947-3343
True Seller	Beth Shalom	Whittier, CA 90604	(562) 941-8744

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12202 Paramount Blvd

Downey, CA 90242 (Los Angeles County) - Mid-Cities Submarket



Retail

Sold	10/11/2024	Land Area	0.43 AC/18,731 SF
Sale Price	\$2,650,000 (\$445.60/SF)	Sale Comp Status	Research Complete
GLA	5,947 SF	Sale Comp ID	6898774
Price Status	Confirmed	Parcel Numbers	6259-007-075
Built	2020		



Type	Name	Location	Phone
Recorded Buyer	Revocable Trust Of Ken Chung Chang	-	-
True Buyer	Ken M Chung	San Gabriel, CA 91776	(626) 456-4488
Recorded Seller	Downey Paramount Llc	-	-
True Seller	Reza Amin	Los Angeles, CA 90025	(310) 766-0588

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8001-8013 Greenleaf Ave

Whittier, CA 90602 (Los Angeles County) - Southeast Los Angeles Submarket



Retail

Sold	9/10/2024	Land Area	0.46 AC/20,160 SF
Sale Price	\$2,600,000 (\$486.89/SF)	Sale Comp Status	Research Complete
GLA	5,340 SF	Sale Comp ID	6850950
Price Status	Confirmed	Parcel Numbers	8141-036-019
Built	1975		



Type	Name	Location	Phone
Recorded Buyer	8001 Greenleaf LLC	Anaheim, CA 92808	-
True Buyer	Jatinder S & Babit Jhaj	Anaheim, CA 92808	(714) 281-1918
Recorded Seller	Hung Family Trust	-	-
True Seller	Alex Shuikeung Hung	Montebello, CA 90640	(323) 273-7480
True Seller	Lilly B Hung	Montebello, CA 90640	(323) 728-3668

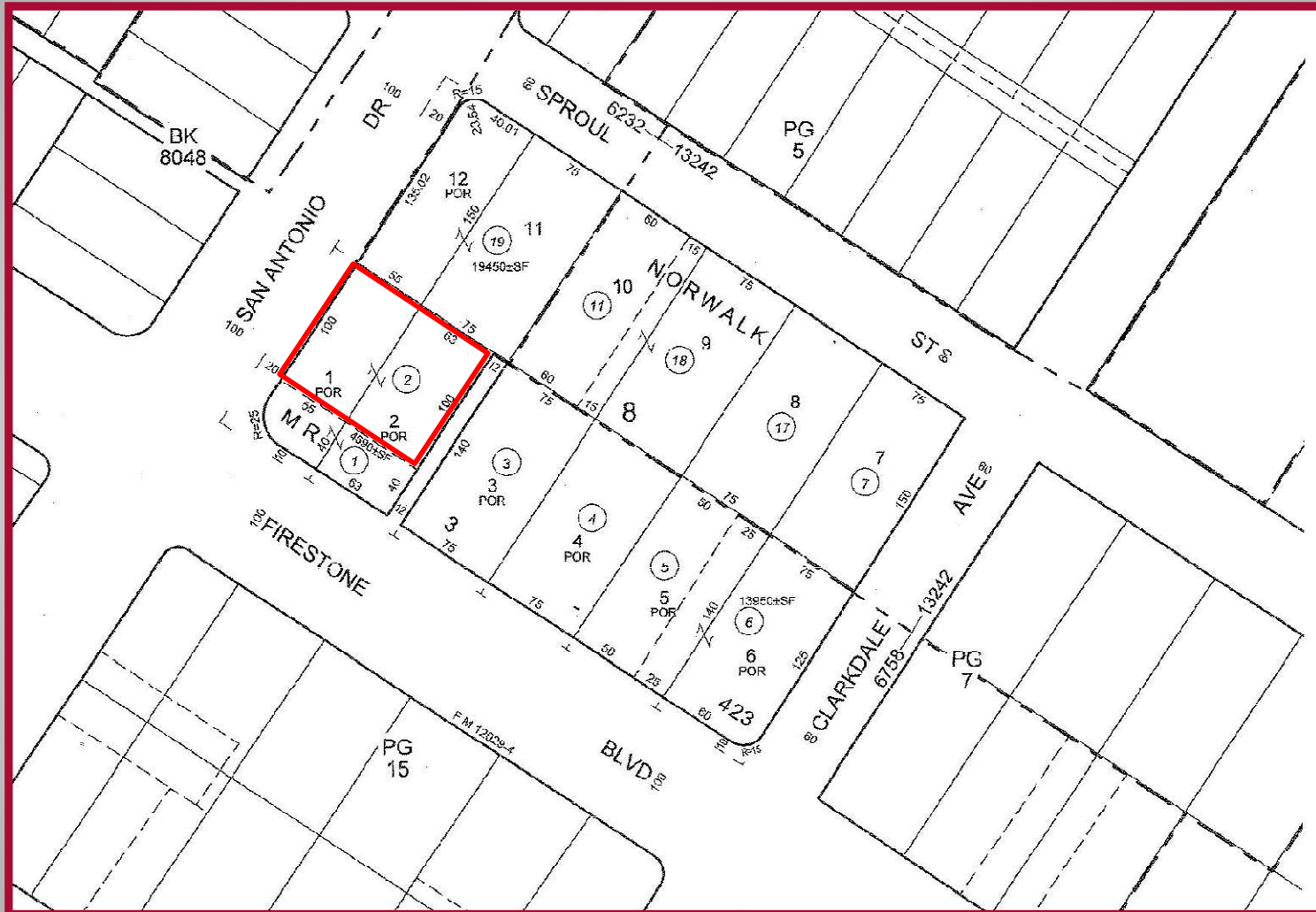
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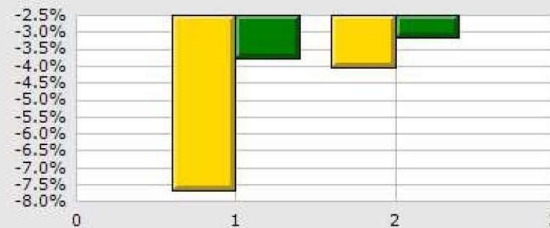
APN: 8056-006-002 – Subject Property outlined in red.



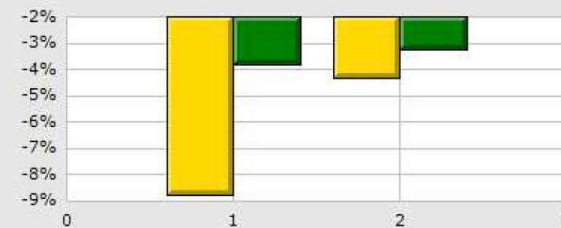
Type: Retail/Storefront
County: Los Angeles

1 Mile
County

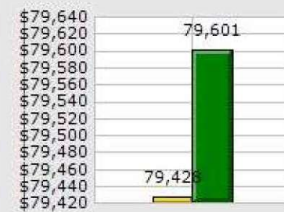
Population Growth



Household Growth



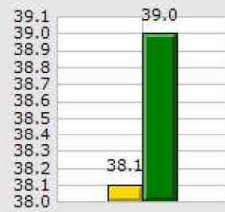
2024 Med Household Inc



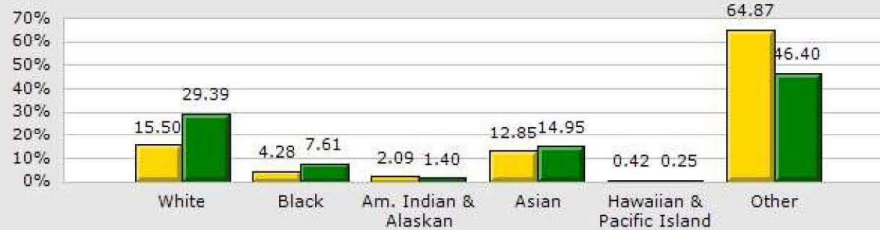
2024 Households by Household Income



2024 Median Age



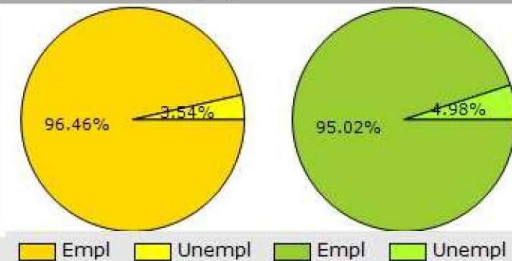
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



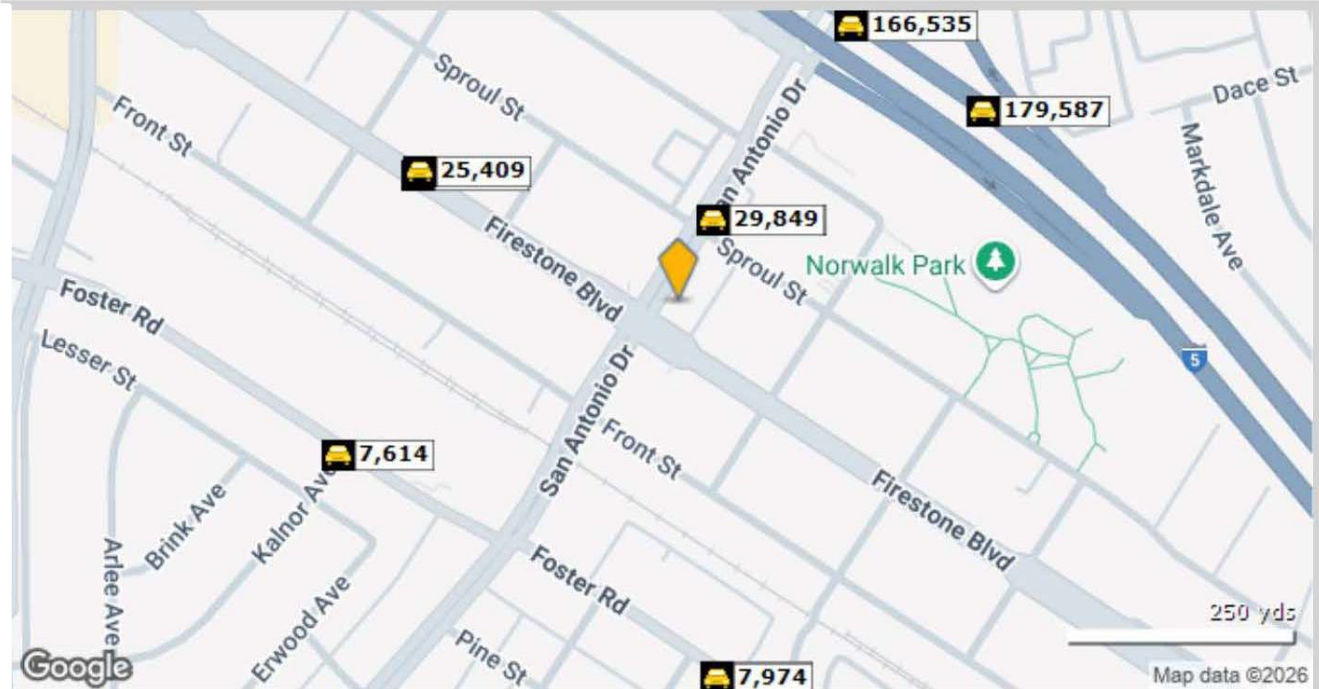
DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	30,129		190,875		600,235	
2024 Estimate	31,405		198,304		621,406	
2020 Census	34,022		211,665		654,978	
Growth 2024 - 2029	-4.06%		-3.75%		-3.41%	
Growth 2020 - 2024	-7.69%		-6.31%		-5.13%	
2024 Population by Hispanic Origin	23,163		133,551		397,574	
2024 Population	31,405		198,304		621,406	
White	4,868	15.50%	32,869	16.58%	123,615	19.89%
Black	1,343	4.28%	8,953	4.51%	29,838	4.80%
Am. Indian & Alaskan	657	2.09%	3,613	1.82%	10,310	1.66%
Asian	4,036	12.85%	32,592	16.44%	98,378	15.83%
Hawaiian & Pacific Island	131	0.42%	851	0.43%	2,585	0.42%
Other	20,371	64.87%	119,425	60.22%	356,680	57.40%
U.S. Armed Forces	35		190		388	
Households						
2029 Projection	8,501		53,086		176,247	
2024 Estimate	8,888		55,322		182,931	
2020 Census	9,747		59,750		194,647	
Growth 2024 - 2029	-4.35%		-4.04%		-3.65%	
Growth 2020 - 2024	-8.81%		-7.41%		-6.02%	
Owner Occupied	4,987	56.11%	33,917	61.31%	107,375	58.70%
Renter Occupied	3,901	43.89%	21,405	38.69%	75,556	41.30%
2024 Households by HH Income	8,887		55,324		182,930	
Income: <\$25,000	1,266	14.25%	6,311	11.41%	22,069	12.06%
Income: \$25,000 - \$50,000	1,531	17.23%	8,688	15.70%	29,060	15.89%
Income: \$50,000 - \$75,000	1,432	16.11%	8,959	16.19%	28,908	15.80%
Income: \$75,000 - \$100,000	1,211	13.63%	8,205	14.83%	26,938	14.73%
Income: \$100,000 - \$125,000	1,111	12.50%	6,280	11.35%	21,694	11.86%
Income: \$125,000 - \$150,000	796	8.96%	5,296	9.57%	15,232	8.33%
Income: \$150,000 - \$200,000	1,069	12.03%	6,801	12.29%	20,821	11.38%
Income: \$200,000+	471	5.30%	4,784	8.65%	18,208	9.95%
2024 Avg Household Income	\$93,907		\$104,836		\$105,961	
2024 Med Household Income	\$79,428		\$86,285		\$85,605	

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TRAFFIC COUNTS



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	San Antonio Dr	Sproul St	0.01 SW	2024	30,007	MPSI	.06
2	San Antonio Dr	Sproul St	0.01 SW	2025	29,849	MPSI	.06
3	Firestone Blvd	Paddison Ave	0.04 NW	2025	24,999	MPSI	.18
4	Firestone Blvd	Paddison Ave	0.04 NW	2024	25,409	MPSI	.18
5	I 5		0.00	2025	166,535	MPSI	.21
6	5	Dace St	0.07 E	2022	179,587	MPSI	.23
7	Foster Rd	Kalnor Ave	0.00 SE	2025	7,523	MPSI	.23
8	Foster Rd	Kalnor Ave	0.00 SE	2024	7,614	MPSI	.23
9	Foster Rd	Elaine Ave	0.02 NW	2025	7,861	MPSI	.24
10	Foster Rd	Elaine Ave	0.02 NW	2024	7,974	MPSI	.24