

Colliers

IMPERIAL HIGHWAY

CARMENITA ROAD



GOLDEN  
SPRINGS  
BUSINESS CENTER

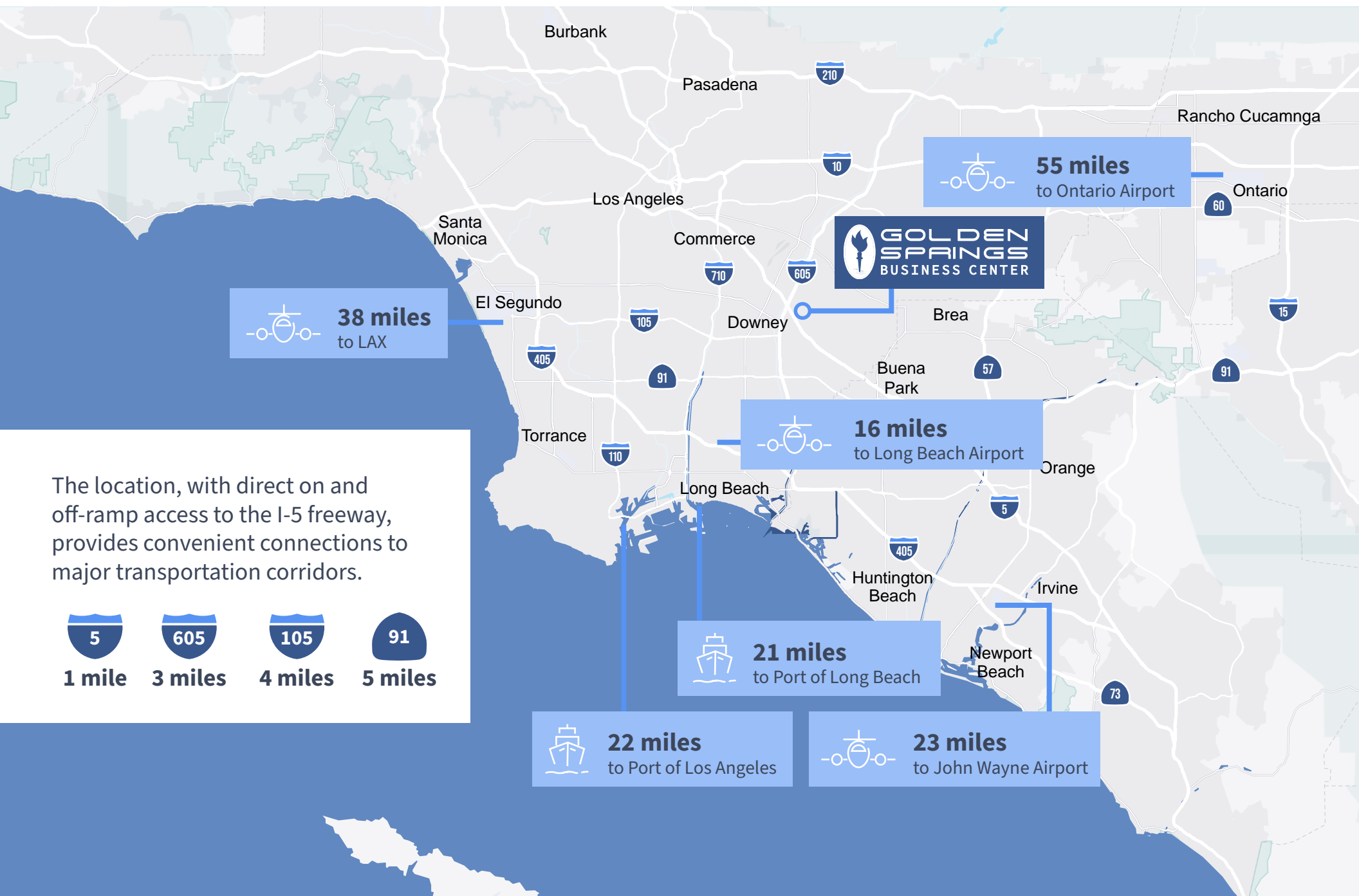
13116 IMPERIAL HWY  
SANTA FE SPRINGS, CALIFORNIA



THE  
ORDEN  
COMPANY



# LOCATION OVERVIEW



The location, with direct on and off-ramp access to the I-5 freeway, provides convenient connections to major transportation corridors.



**1 mile**



**3 miles**



**4 miles**



**5 miles**

# LOCATION OVERVIEW

◆ FOUR-WAY INTERCHANGE



Bellflower Blvd



Firestone Blvd

Telegraph Road

Florence Ave

Norwalk Blvd

Leffingwell road

Imperial Hwy

La Mirada Blvd

Valley View Ave

Rosecrans Ave



Studebaker Blvd

Pioneer Blvd

Alondra Blvd

Carmenita Road

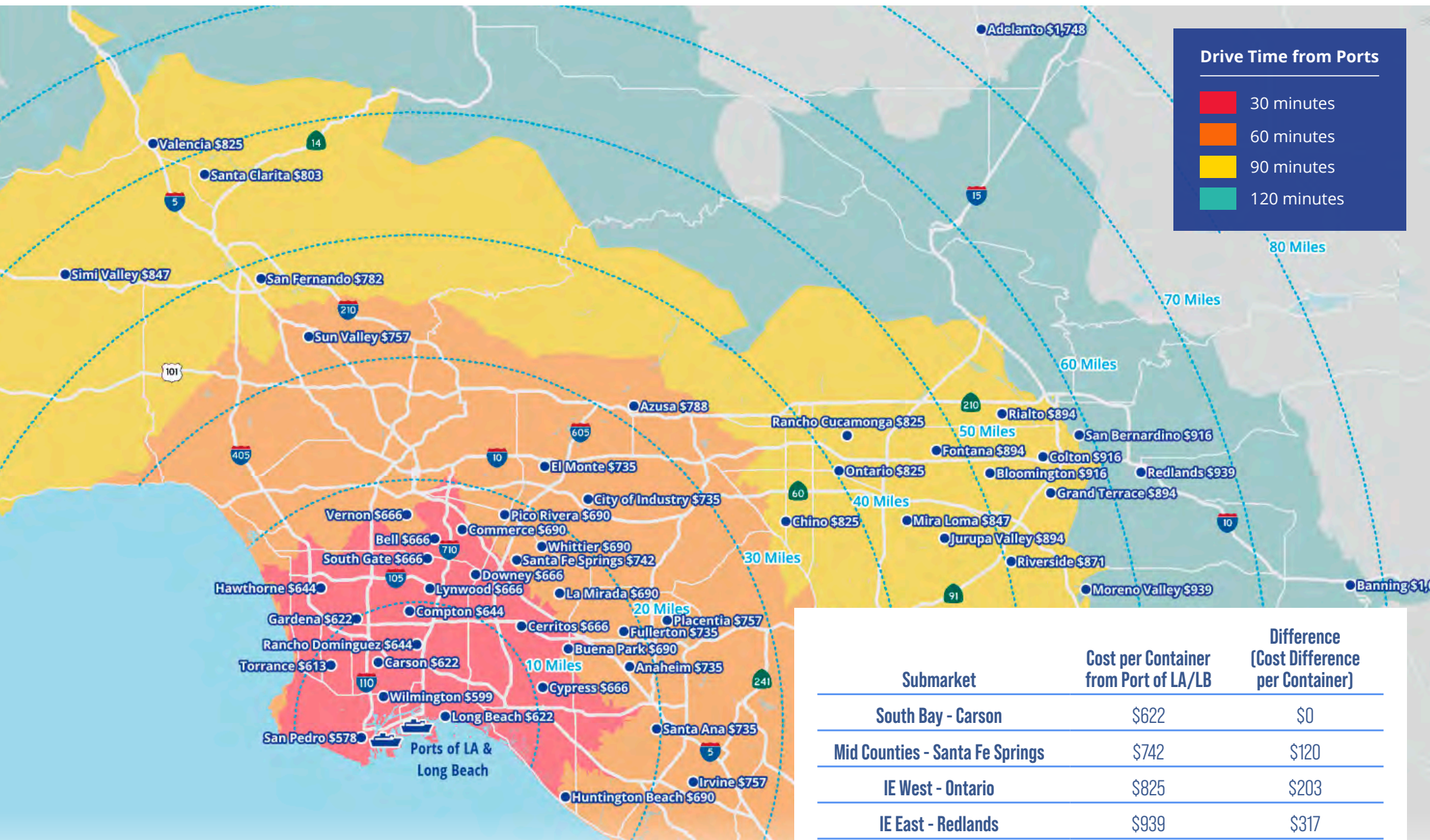
Artesia Blvd



South Street



# DRAYAGE RATE





# PROPERTY FEATURES



Class-A 284 acre master-planned business park



Strategically located to serve both Los Angeles and Orange County Markets



Immediate access to 5, 91, 605, and 105 freeways



32'-40' Minimum clear heights



Large private secured concrete yards



ESFR sprinkler systems with both diesel and electric pump stations.



Electrical power supply to suit tenant



Attractive landscaping, including extensive greenbelts, seating areas, and site artwork



Fiber Optic capability looped throughout the project



Operating costs significantly lower than average due to landlord on-site management and economies of scale from 6MSF business park



Long term stable ownership offers Prop 13 protection



Landlord services include:

- Tenant improvement and occupancy permit coordination
- Close relationship with City of Santa Fe Springs
- 24-Hour Security Patrol
- Premier Customer Service



Retail support services on-site: restaurants and 24 Hour Fitness



MetroRail Station adjacent to business park







# SITE PLAN

13116 IMPERIAL HWY

CARMENITA ROAD

IMPERIAL HWY

TRAILER STORAGE

SHOEMAKER AVENUE

LEFFINGWELL ROAD

ORDAN DRIVE

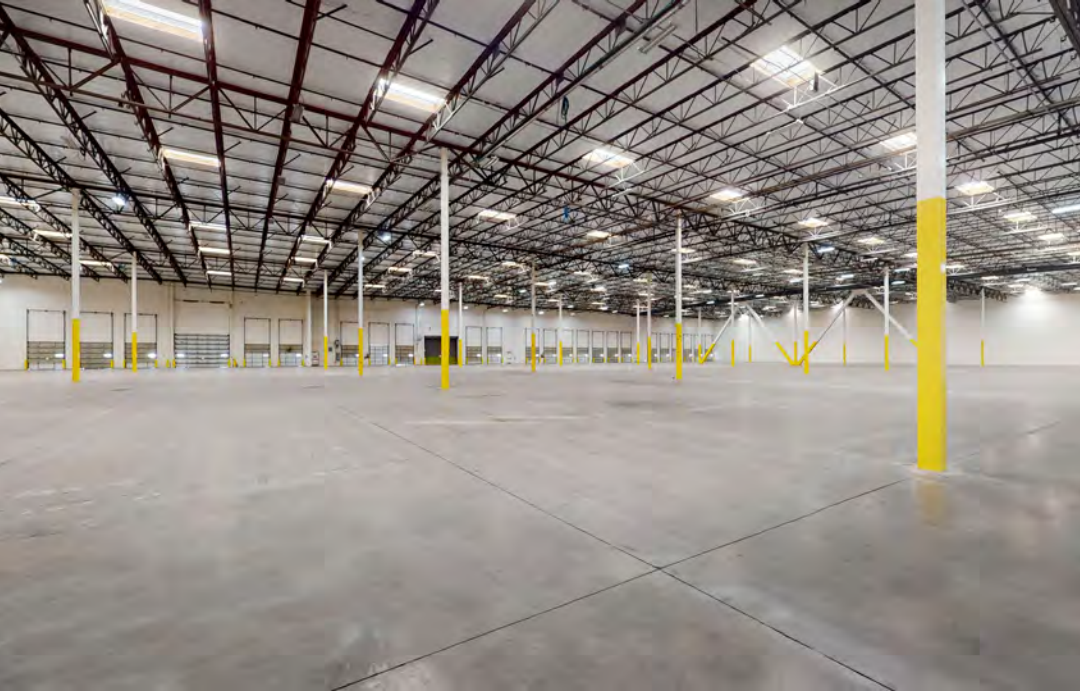
FOSTER ROAD

BNSF RAIL

MARQUARDT AVENUE

BUILDING	SF
A1	On-site Mgmt Office
A2	51,474
B1/B2	Food Court
C	235,575
C1	306,890
D	296,741
D1	211,236
D2	155,484
E	243,367
F	284,099
G	286,985
H	425,563
I	200,068
J	219,759
K	269,986
L	181,331
M	454,826
N	160,247
Q1	103,108
Q2	174,047
R	141,351
S	817,364
Trailer Storage	14,500 on 20.61 AC
Y	184,475
Z	24 Hour Fitness











# NEARBY AMENITIES



## PARTIAL NEARBY AMENITIES

### FOOD & DRINK

1. Applebee's
2. Burger King
3. Carl's Jr.
4. Chick-fil-A
5. Chipotle
6. Del Taco
7. Farmer Boys
8. IHOP
9. Jack in the Box
10. Jamba Juice
11. Jersey Mike's
12. Jimmy John's
13. KFC
14. L&L Hawaiian Barbecue
15. Lee's Sandwiches
16. McDonald's
17. Mountain Mike's Pizza
18. Movita Juice Bar
19. Outback Steakhouse
20. Panda Express
21. Panera Bread
22. Pieology
23. Popeyes
24. Starbucks
25. Subway
26. Taco Bell
27. The Buffalo Spot
28. The Flame Broiler
29. The Habit Burger
30. WaBe Grill
31. Wendys
32. Yum Yum Donuts

### SHOPPING

1. Lowe's
2. Stater Bros. Markets
3. Target
4. The Home Depot
5. The Market by Superior
6. Walmart Neighborhood Market

### FITNESS/CINEMA

1. 24 Hour Fitness
2. AMC Norwalk 20
3. Crunch Fitness
4. Esporta Fitness
5. Planet Fitness

### UTILITIES/TRANSIT

1. Imperial & Carmenita Bus Stop
2. Imperial & Shoemaker Bus Stop
3. Imperial & Valley View Bus Stop
4. Kindred Hospital La Mirada
5. Norwalk Community Hospital
6. Metrolink Train Station



# OWNERSHIP

The Orden Company, based in Santa Fe Springs, California, provides acquisition, development, construction, property management, and administrative services on behalf of its affiliated companies.

The Orden company takes a long-term approach to real estate, investing in high-quality, state-of-the-art projects that will withstand the test of time. The Company's in-house property management team is tenant relationship driven and located on-site within Golden Springs Business Center.

Orden Company's name pays homage to the late founders, Ted and Hedy Orden, and their values. Adopting the namesake of the late founders is intended to inspire continuity of their legacy as a family-owned business and reflects the Company's diverse business interests and forward-looking strategy.



13116 IMPERIAL HWY  
SANTA FE SPRINGS, CA



**VISIT WEBSITE**







# GOLDEN SPRINGS BUSINESS CENTER



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