1851-1855 FREEMAN AVE
SIGNAL HILL, CA

CONFIDENTIAL OFFERING MEMORANDUM

CUSHMAN & WAKEFIELD

CONFIDENTIAL INVESTMENT OPPORTUNITY

1851-1855 FREEMAN AVE
SIGNAL HILL, CA

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CUSHMAN & WAKEFIELD

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01 EXECUTIVE SUMMARY

THE OFFERING

Cushman & Wakefield is pleased to offer for sale **1851-1855 Freeman Ave, Signal Hill** ("the Property") This ±12,800 Sq. Ft. one of a kind Industrial property is located on .62 Acres, that is currently leased however can be potentially provided to a user. The property is currently occupied by the historic Long Beach Antique Mall as well as Planet Books which are staples within the community. The property currently is separated into 2 rentable spaces however can be easily used as a functional single tenant building or even looked at as a development opportunity

The property is strategically located off Pacific Coast Hwy thoroughfares of N Lakewood Blvd. Close proximity to the 405, 710, 605 freeways, allowing for quick and easy access to Los Angeles, Orange County, Inland Empire as well as Long Beach Port and Long Beach Airport. This opportunity is being offered on an "as-is" basis for the fee interest in the building and land thereunder.

This Investment offering is a terrific opportunity to acquire a spectacular one of a kind owner user or investment for single or multi-tenant use with diversified cash flow or as a development in a rapidly growing Signal Hill Industrial market.

PROPERTY HIGHLIGHTS

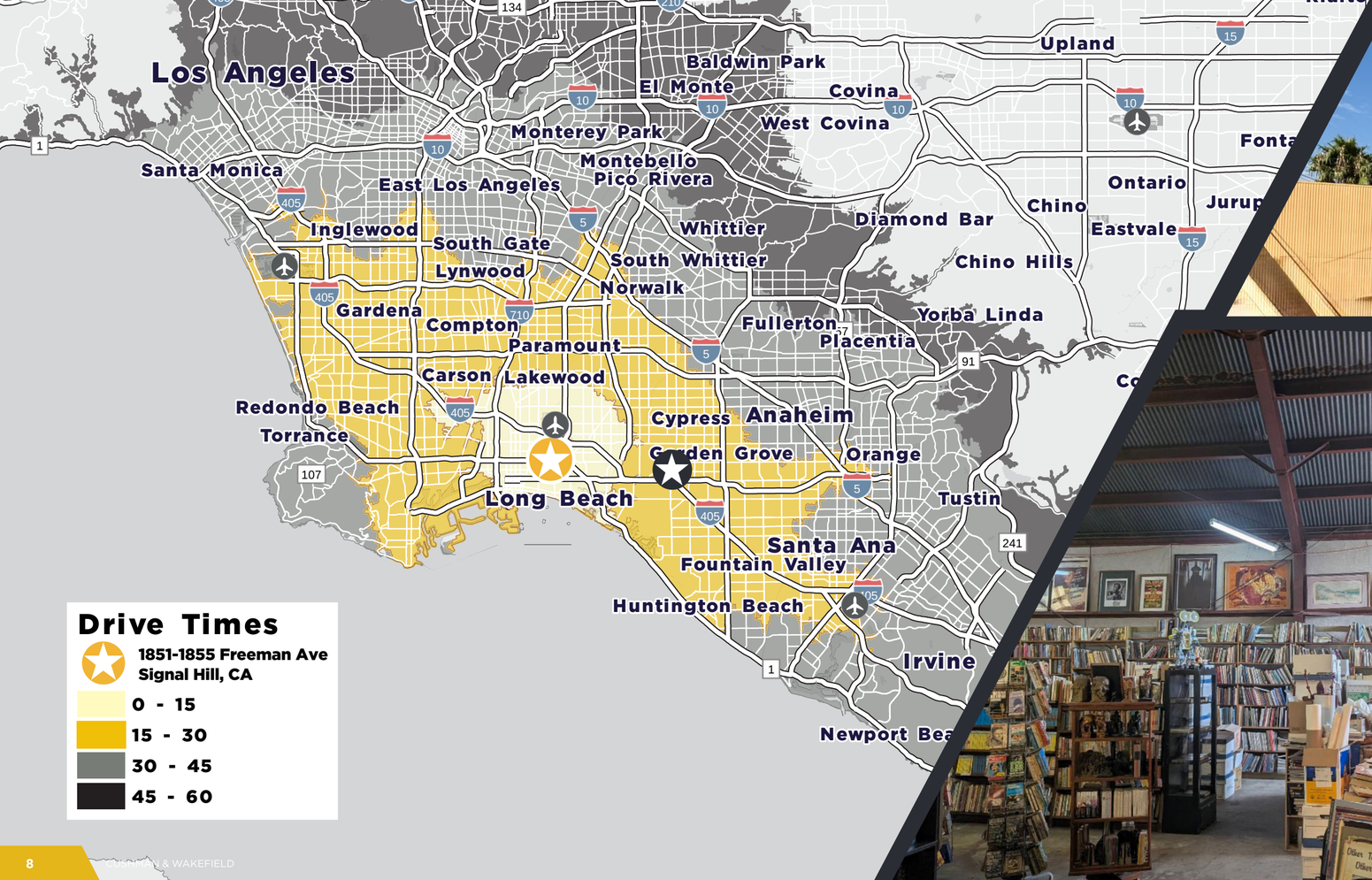
- TOTAL ±12,800 SF
- SINGLE OR MULTI-TENANT
- 1-2 UNITS
- CURRENTLY LEASED - CAN BE PROVIDED TO A USER / DEVELOPER
- LOT - .62 ACRES
- CLASS C - 1950 CONSTRUCTION
- OWNER USER / INVESTMENT OPPORTUNITY
- ZONING - SHM1*

INVESTMENT HIGHLIGHTS

- **Highly Desired Owner User / Investment:** Highly functional floor plans maximizing the opportunity for manufacturing, single or multi tenant building. All ±12,800 Sq. Ft. has been maximized to utilize full production and top profit capability.
- **Excellent Location & Accessibility:** Immediate access to the 405, 1, 710, 605 Freeway with close proximity to Los Angeles, Orange County & Long Beach Port.

PROPERTY SUMMARY

Address	1851-1855 Freeman Ave, Signal Hil CA
Square Footage	12,800 SF
Land Area	.62 Acres
Zoning	SHM1*
Occupancy	Leased - Can Be Provided Vacant
Year Built	1950
Clear Height	16'-17'


Los Angeles
Santa Monica
Inglewood
East Los Angeles
Baldwin Park
El Monte
Covina
West Covina
Monterey Park
Montebello
Pico Rivera
South Gate
Lynwood
Whittier
South Whittier
Norwalk
Diamond Bar
Chino
Chino Hills
Ontario
Upland
Eastvale
Gardena
Compton
Paramount
Fullerton
Placentia
Yorba Linda
Carson
Lakewood
Redondo Beach
Torrance
Cypress
Anaheim
Garden Grove
Orange
Long Beach
Tustin
Santa Ana
Fountain Valley
Huntington Beach
Irvine
Newport Bea
Drive Times
1851-1855 Freeman Ave
Signal Hill, CA
0 - 15
15 - 30
30 - 45
45 - 60

LONG BEACH
ANTIQUE MALL II
PLANET BOOKS

Zippo
MERCEDES
SHELL
REGULAR
SHELL

02 PROPERTY OVERVIEW

LOCATION

Address:	1851-1855 Freeman Ave, Signal Hill
Industrial Market:	Los Angeles
Assessor's Parcel No.:	7217-013-026 & 7217-013-008

BUILDING FEATURES

Year Built:	1950
Clear Height:	16'-17'
Loading:	None
Yard:	None
Auto Parking:	0.94:1
Zoning:	SHM1*
Drive-Ins:	4

BUILDING SIZE

Total Rentable Area:	12,800 SF
Land Size:	.62 Acres
Coverage:	48%
Office Size/%:	One Story Office
Number of Buildings:	2
Number of Tenants:	2
Occupancy:	Currently Leased - Can Be Provided Vacant

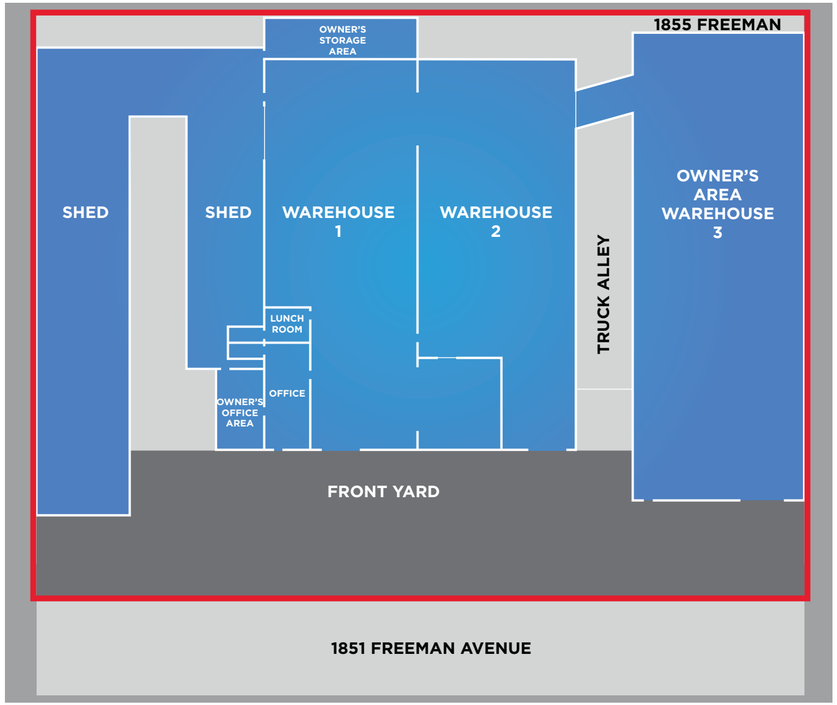
BUILDING CONSTRUCTION

Type:	Metal
Foundation:	Concrete
Roof:	Metal
HVAC:	None
Electrical:	TBD
Sprinklers:	None
Lighting:	Electric/Skylights

CURRENT TENNANT INFORMATION

Lessor:	D.P.V. Properties, LLC
Lessee:	Andrew & Biljana Jurkiewicz
Lease Term:	5 Years
Start Date:	April 1, 2021
End Date:	March 31, 2026
Square FT:	12,800 Leased SF
Current Contract Rent:	Monthly - $9,300 Annual - $111,600 $/SF/MO - $0.73 PSF
Tenant Responsibilities:	Common Area, Maintenance & UTL
Landlord Responsibilities:	Property Taxes and Property Insurance
Renewal Option:	None
Purchase Option:	None
Sublease:	The Master Tenant has sublet a portion of the improvements (1855 Building-4,000 SF) to a third-party subtenant (Planet Books - "Sub-Tenant") with a lease expiration coterminous with the master lease. The Sub-Tenant pays $2,000/mo gross to the Tenant, and the Tenant maintains responsibility for costs outlined in the lease.

CURRENT FLOOR PLAN



03 MARKET OVERVIEW

LOS ANGELES INDUSTRIAL OVERVIEW

MARKET FUNDAMENTALS Q2 2025

	YoY CHG	OUTLOOK
4.8% VACANCY RATE	▲	▼
-55.6K YTD NET ABSORPTION, SF	▲	▲
$1.34 ASKING RENT, PSF	▼	▲

Overall, Net Asking Rent

ECONOMIC INDICATORS Q2 2025

	YoY CHG	OUTLOOK
4.6M Los Angeles County Employment	▲	▲
5.8% Los Angeles County Unemployment Rate	▲	▲
4.2% U.S. Unemployment Rate	▲	▲

Source: BLS

ECONOMIC OVERVIEW

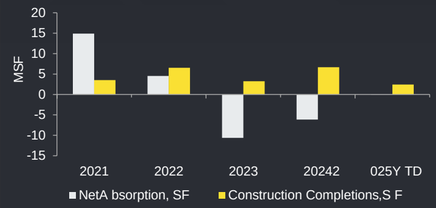
Los Angeles (LA) County's job market recorded mild improvements between May 2024 and May 2025, with total nonfarm employment increasing by 21,800 jobs, a 0.5% year-over-year (YOY) increase. The unemployment rate remained unchanged from April 2025 to May 2025, settling at 5.4% and is 40 basis points (bps) below the quarterly average of 5.8%.1 Employment growth in private education and health services continued to bolster the labor market. The sector added 49,200 jobs (+5.1%) YOY, with healthcare and social assistance accounting for most of the gains. The government sector also reported positive momentum, expanding by 10,500 jobs (+1.8%) YOY, largely due to hiring at the local and state levels. Industrial-using sectors, however, faced stronger headwinds. The manufacturing sector recorded employment losses of 14,600 jobs (-4.7%) YOY. The wholesale trade sector lost 4,400 jobs (-2.1%) YOY and retail lost 1,100 jobs (- 0.3%) YOY, yet the transportation and warehousing sector added 2,900 jobs (+1.3%) YOY. All employment sectors in LA County are projected to grow at a combined growth rate of 0.9% in 2025 and 0.7% in 2026 compared to the five-year historical average of 0.0%.2

Meanwhile, the Ports of Los Angeles (4.1 million) and Long Beach (4.0 million), often seen as bellwethers of economic momentum, handled a combined 8.1 million Twenty-Foot Equivalent Units (TEUs) through May 2025, a 10.2% YOY increase and a 19.5% jump from pre-pandemic 2019 levels.3 This surge was driven by a strong Q1 2025 as importers were front loading shipments to avoid potential U.S. tariffs. However, the lagging effects of the tariffs due to transit time started to be felt in May as TEU volumes dropped 20.7% from April 2025 and 6.4% from May 2024, the first YOY decrease in TEU volumes over the last 12 months.

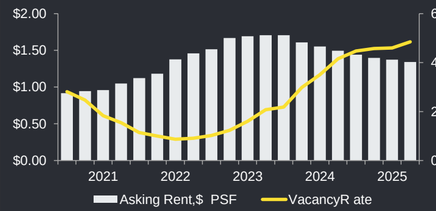
SUPPLY AND DEMAND

Vacancy has been on the rise in LA's industrial market. In Q2 2025, the overall vacancy rate climbed to 4.8%, up 20 bps quarter-over-quarter (QOQ) and 70 bps YOY, the highest level seen in the past decade. Negative net absorption was reported this quarter after being positive for the previous two quarters. Vacancy rates increased QOQ in four of the six major submarkets, with the exceptions being the San Gabriel Valley (SGV) and LA West. Mid-Counties, LA Central and LA South all reported vacancies over 5.0%, driving up the overall market.

SPACE DEMAND / DELIVERIES



OVERALL VACANCY & ASKING RENT



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