

PRICE REDUCTION!

~~**\$12,000,000**~~

\$10,800,000



10400 Pioneer Blvd, Santa Fe Springs

Brokers make no guarantees, representations, or warranties of any kind, expressed or implied. All information to be independently verified.

EXCLUSIVELY LISTED BY



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FOR SALE



TOTAL SF: 48,481

~~\$12,000,000 (\$247.52 PSF)~~

\$10,800,000 (\$222.76PSF)

LA Commercial, Inc. is pleased to present the opportunity to acquire 10400 Pioneer Blvd, a high-image multi-tenant industrial/flex building located in the heart of Santa Fe Springs.

The 48,481 SF building is situated within the Town Center Business Park, offering a premier campus environment with proximity to restaurants, retail, and services. The property provides a unique opportunity for both investors and owner/users, with ±29,456 SF available (divisible to ±15,147 SF and ±14,309 SF) and the balance of the building leased to two established tenants.

Constructed in 1981, this multi-tenant facility offers modern industrial features including ±22' clear height warehouse, sprinklers, heavy power (1,000 amps, 277/480V, 3-phase, 4-wire), and finished office mezzanine. With 119 parking spaces (2.5:1 ratio) and multiple existing suites, the property is flexible for a variety of uses and configurations.

Offered at \$10,800,000 (\$222.76/SF), the asset presents a compelling combination of stable income for investment and/or immediate owner-user occupancy potential.



PROPERTY ADDRESS

10400 Pioneer Blvd, Santa Fe Springs, CA

APN

8009-026-026

BUILDING SQUARE FEET

48,481 SF

LOT SIZE

35,336 SF

PARKING:

119 Spaces

YEAR BUILT

1981

ZONING

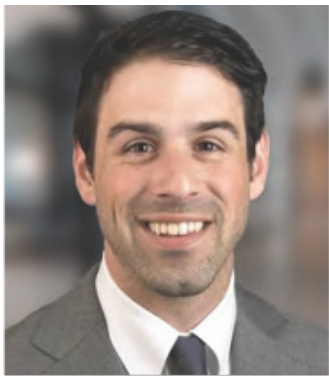
Limited Manufacturing, Planned Overlay
[Zoning Map](#)

SPRINKLERS:

0.45 GPM/3000 SF (First Floor)
0.19 GPM/3000 SF (Mezzanine)



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Property Name: Town Center Business Park
Address: 10400 Pioneer Blvd, Santa Fe Springs, CA 90670
Cross Streets: Pioneer Blvd/Telegraph Rd

PRICE REDUCTION- \$10,800,000
Multi-Tenant Industrial/Flex For Sale
Leased Investment & Owner User
29,456 SF (Divisible) Available For An Owner User
Adjacent to Restaurants, Retail, & Services Amenities

Sale Price:	\$10,800,000.00	Sprinklered:	Yes	Office SF / #:	18,518 SF / 40
Sale Price/SF:	\$222.77	Clear Height:	22'	Restrooms:	10
Available SF:	48,481 SF	GL Doors/Dim:	6	Office HVAC:	Heat & AC
Prop Lot Size:	0.81 Ac / 35,284 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	12,654 SF
Taxes:	\$81,550 / 2024	A: 1000 V: 277/480 O: 3 W: 4		Include In Available:	Yes
Yard:	No	Construction Type:	Concrete	Unfinished Mezz:	0 SF
Zoning:	ML-PD	Const Status/Year Blt:	Existing / 1981	Include In Available:	No
		Whse HVAC:	No	Possession:	60 Days
		Parking Spaces: 119 / Ratio: 2.5:1		Vacant:	No
		Rail Service:	No	To Show:	Call broker
		Specific Use:	Warehouse/Office	Market/Submarket:	MidCounties
				APN#:	8009-026-031

Listing Company: LA Commercial, Inc
Agents: [Jesse A. Laikin 310-953-8054](#), [Joshua Schwartz 818-912-1364](#)




Listing #: 43246546

FTCF: CB000N000S300/OAA

Notes: Total bldg is 48,481 SF, multi-tenant, with 29,456 SF available & is divisible to 15,147 SF & 14,309 SF, with the balance of space leased to two other tenants. Currently 4 units, can be divided into more. Premier campus environment. Office square footage components are approximate, based on demo. Needs to be verified. Multiple power panels, Buyer to verify all aspects & information provided herein.

RENT ROLL

10400 Pioneer Blvd, Santa Fe Springs, CA

Suite #	Tenant Name	Type of Business	SF	Lease Expiration Date	Total Current Monthly Rent	Rent Per Square Foot	NNN	Rent Increases	Options	Tenant Since
1 	Meyer Asset	General Office, Light Manufacturing, Warehousing	6,140	1/31/2027	\$ 5,990.00	\$ 0.98	Yes 12.6% \$2,727.75/mo.	February 2026 - \$6,230.00	No	2011
2-7 	Custom Building Products	General Office, Lab Spaces, Warehousing	29,456	12/31/2025	\$ 29,837.69	\$ 1.01	Yes 60.75% \$13,153.38/mo.	No	Vacating	2005
8-9 	Southeast Area Social Services Funding Authority (SASSFA)	General Office and Client Training	12,885	2/28/2028	\$ 24,845.00	\$ 1.93	Yes 26.57% \$5,753.48/mo.	March 2026- \$25,715.00 March 2027- \$26,615.00	No	2006

-  Myers Asset
-  SASSFA
-  Custom Building Products



*Lines and SF are approximate

- Myers Asset 6,140 SF (1,536 Mezzanine)
- SASSFA 12,885 SF (2,987 SF Mezzanine)
- Custom Building Products 29,456 SF (8,195 SF Mezzanine)

Proximity To:

Los Angeles/Long Beach Ports
Distance: ±18 miles
Estimated Drive Time: 25–30 minutes

Downtown Los Angeles
Distance: ±12 miles
Estimated Drive Time: 20–25 minutes

John Wayne Airport (SNA)
Distance: ±25 miles
Estimated Drive Time: 30–35 minutes

Los Angeles International Airport (LAX)
Distance: ±22 miles
Estimated Drive Time: 30 minutes

Long Beach Airport (LGB)
Distance: ±10 miles
Estimated Drive Time: 15–20 minutes

Citadel Outlets (Commerce)
Distance: ±6 miles
Estimated Drive Time: 10 minutes

Disneyland Resort
Distance: ±12 miles
Estimated Drive Time: 20 minutes

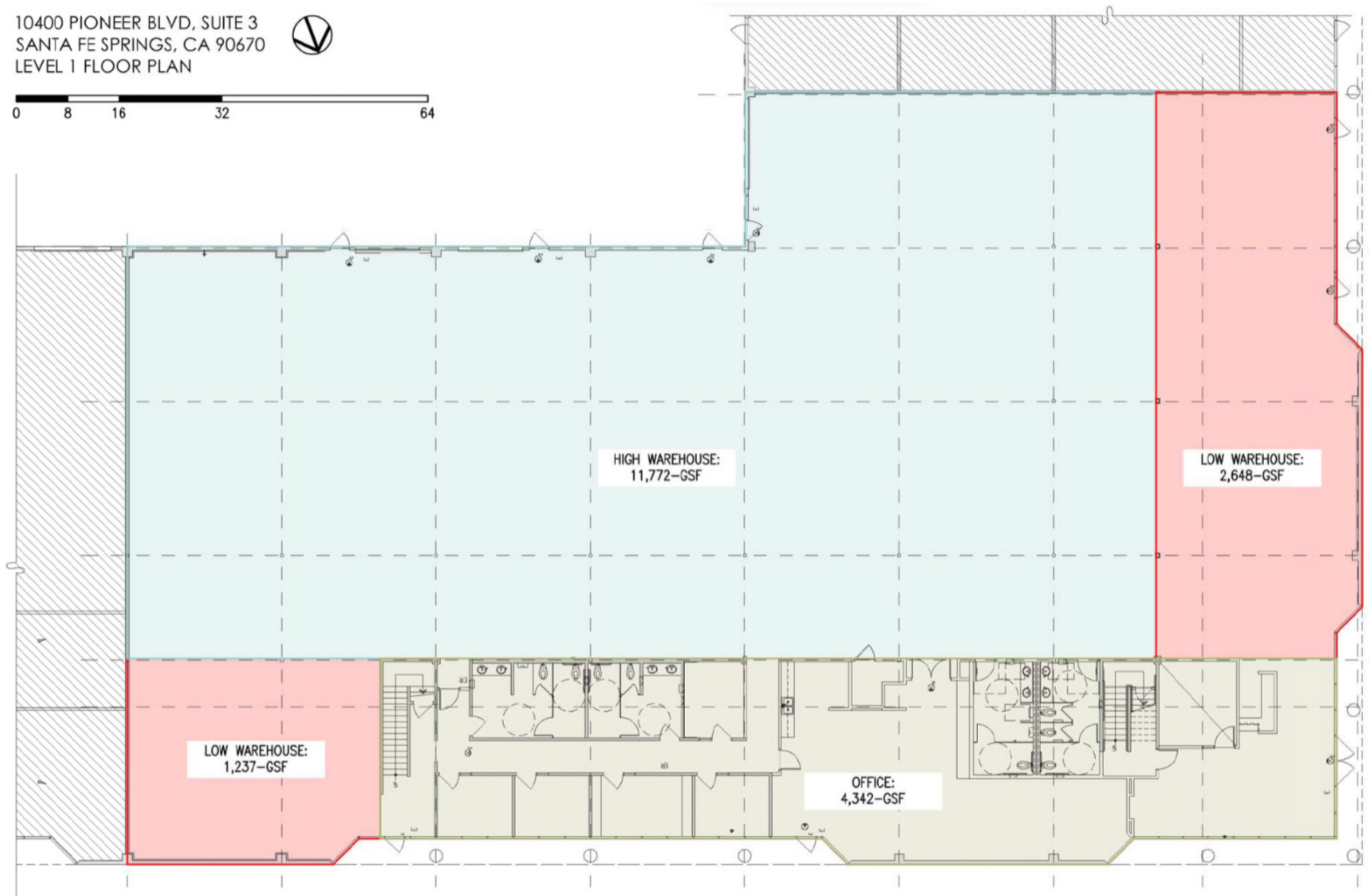
A POSSIBLE CONFIGURATION OF CBP SPACE (29,456 SF)

10400 Pioneer Blvd, Santa Fe Springs, CA

10400 PIONEER BLVD, SUITE 3
SANTA FE SPRINGS, CA 90670
LEVEL 1 FLOOR PLAN



0 8 16 32 64



Current Configuration (Not Shown)

Warehouse: +/- 5,910 SF

1st Floor Office/Lab: +/- 15,550 SF

2nd Floor Office: +/- 8,410 SF

Potential Configuration (Shown)

Link to: [Proposed Demolition](#)

Warehouse: +/- 15,657 SF *

1st Floor Office/Lab: +/- 4,342 SF

2nd Floor Office: +/- 8,410 SF

*High Clear (22ft): 11,772 SF
Low Clear (10 ft): 3,885 SF













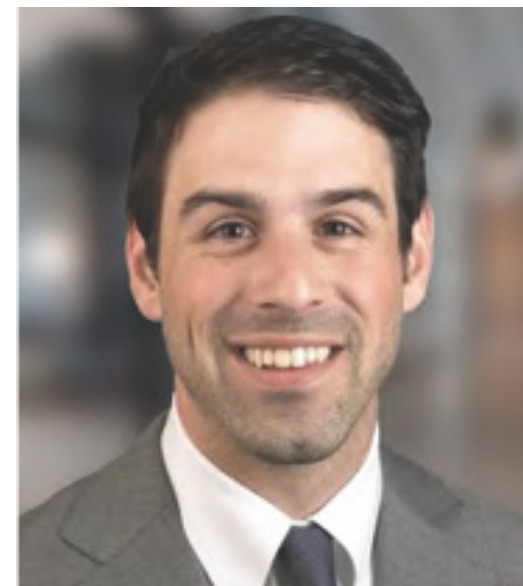
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