

**PRICE REDUCTION!**

~~\$12,000,000~~

**\$10,800,000**



**A** LA COMMERCIAL  
REAL ESTATE SERVICES

**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



**JESSE LAIKIN**

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**JOSHUA SCHWARTZ**

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**FOR SALE**



**TOTAL SF: 48,481**

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

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

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

**Sale Price/SF:** \$222.77

**Available SF:** 48,481 SF

**Prop Lot Size:** 0.81 Ac / 35,284 SF

**Taxes:** \$81,550 / 2024

**Yard:** No

**Zoning:** ML-PD

**Sprinklered:** Yes

**Clear Height:** 22'

**GL Doors/Dim:** 6

**DH Doors/Dim:** 0

**A: 1000 V: 277/480 O: 3 W: 4**

**Construction Type:** Concrete

**Const Status/Year Blt:** Existing / 1981

**Whse HVAC:** No

**Parking Spaces:** 119 / **Ratio:** 2.5:1

**Rail Service:** No

**Specific Use:** Warehouse/Office

**Office SF / #:** 18,518 SF / 40

**Restrooms:** 10

**Office HVAC:** Heat & AC

**Finished Ofc Mezz:** 12,654 SF

**Include In Available:** Yes

**Unfinished Mezz:** 0 SF

**Include In Available:** No

**Possession:** 60 Days

**Vacant:** No

**To Show:** Call broker

**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

# AERIEL VIEW & AMENITIES

10400 Pioneer Blvd, Santa Fe Springs, CA



\*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

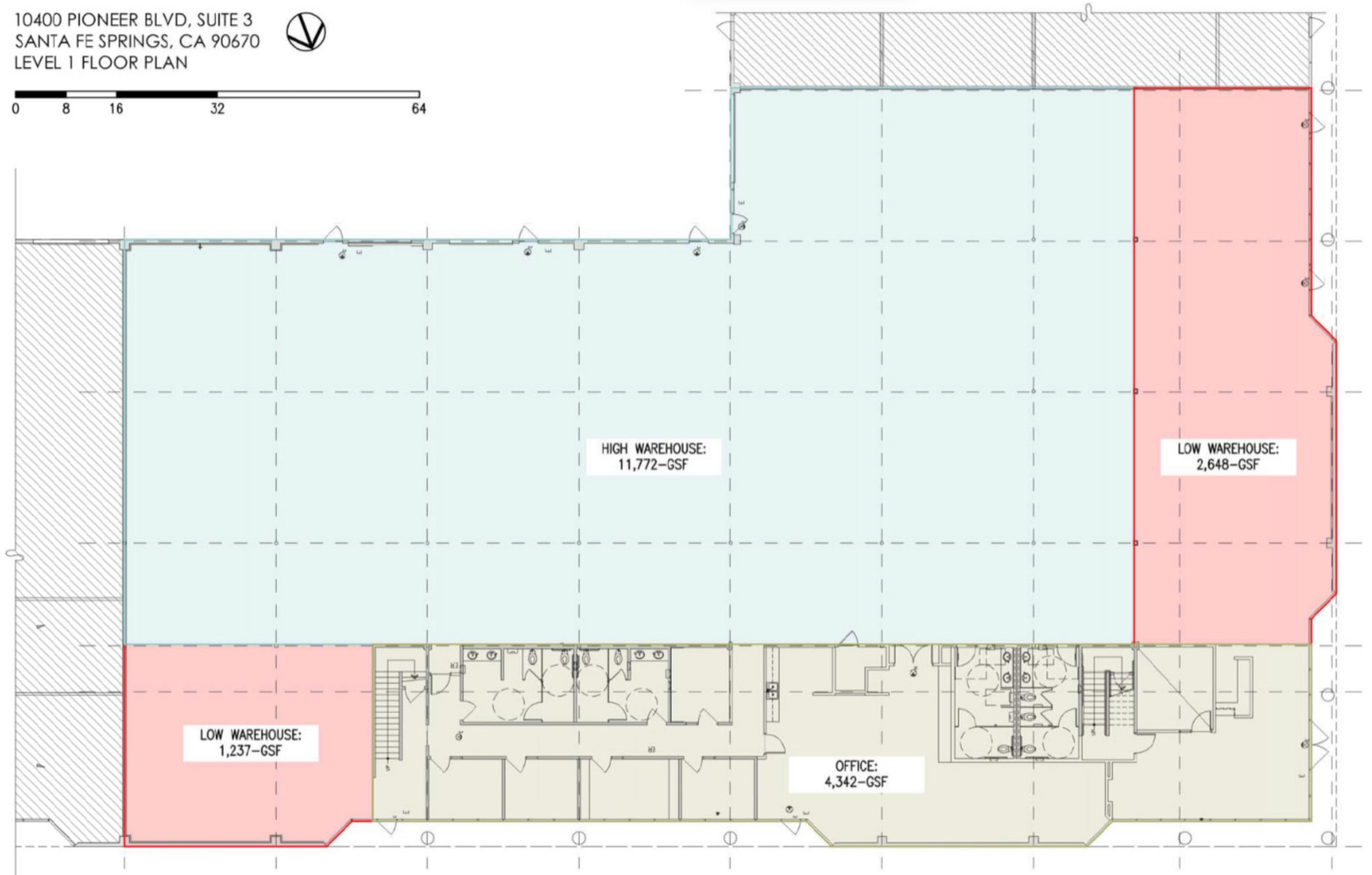
# A POSSIBLE CONFIGURATION OF CBP SPACE (29,456 SF)

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









# A EXTERIOR PHOTOS

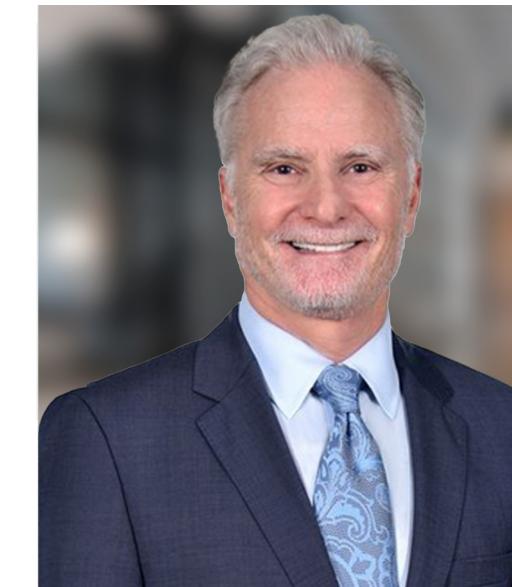
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