

Comp Industrial Summary

Description: Industrial building sales in Central Los Angeles.



Prepared By: Matthew 323-767-2033 Prepared For:

Date: 04/16/2021

Sold



1.

3317 N Mission Rd Los Angeles, CA 90031

Seller:
5714 West Pico, LLC
Buyer:
Mission Road QOZB, LLC

Comp Comments

Highlights

Currently Rented to 5 Tenants (All Month-to-Month); \$10,390 Gross Monthly Income

Comp SF: 15,858 SF **Sale Price:** \$3,625,000
Building SF: 15,858 SF **Sale \$/SF:** \$228.59
Land SF: 23,740 SF **Cap Rate:** -
Office SF: - **Ask Sale \$:** \$3,950,000
Office Mezz: 0 **Ask Sale \$/SF:** \$249.09
Sold Date: 2020-10-13 **Ask Cap Rate:** -

Clear Height: 12
DH Doors: -
GL Doors: 3

Sprinklers: No
Const Type: CON
Year Built: 1933
Zoning: LA CM
Bldg Class C
Power: A:300 V:/240 O:3 W:4

Parking: 24
Yard: No
Special Feat: FREE, YARD
Space Status: Occupied
Mos/Mkt: 31
APN : 5211-004-021
 Source: Internal .

Sold



2.

1625 Naud St Los Angeles, CA 90012

Seller:
1625 Naud Street, LLC
Buyer:
Broadway Spring, LLC

Comp Comments

Highlights

Ideal Building for Creative Campus or Brewery; Excellent Natural Light;

Comp SF: 20,187 SF **Sale Price:** \$6,000,000
Building SF: 20,187 SF **Sale \$/SF:** \$297.22
Land SF: 20,909 SF **Cap Rate:** -
Office SF: 1,566 SF **Ask Sale \$:** \$7,000,000
Office Mezz: 1,083 **Ask Sale \$/SF:** \$346.76
Sold Date: 2020-12-23 **Ask Cap Rate:** -

Clear Height: 26
DH Doors: -
GL Doors: 1

Sprinklers: No
Const Type: MTL
Year Built: 1942
Zoning: LAMR2
Bldg Class C
Power: A:1000 V:240/48 O O:3 W:4

Parking: 4
Yard: No
Special Feat: FREE, YARD
Space Status: Occupied
Mos/Mkt: 33
APN : 5409-002-017
 Source: Doug Cline

Sold-Investment



3.

1600 Naud St Los Angeles, CA 90012

Seller:
1836 Naud Partners, LLC
Buyer:
Redcar Cornfields Owner, LLC

Comp Comments

Highlights

Cold Storage Warehouse; Close to the Los Angeles State Historic Park; Zoned Urban Innovation Under the CASP

Comp SF: 25,993 SF **Sale Price:** \$9,725,000
Building SF: 25,993 SF **Sale \$/SF:** \$374.14
Land SF: 44,766 SF **Cap Rate:** -
Office SF: 2,000 SF **Ask Sale \$:** -
Office Mezz: 0 **Ask Sale \$/SF:** -
Sold Date: 2020-12-15 **Ask Cap Rate:** -

Clear Height: 16
DH Doors: 7
GL Doors: -

Sprinklers: No
Const Type: BRK
Year Built: 1965
Zoning: LAUI(CA)
Bldg Class C
Power: A:600 V:270/480 O:3 W:4

Parking: 18
Yard: No
Special Feat: COOL, FOOD, FRZR
Space Status: Occupied
Mos/Mkt: 30
APN : 5409-003-035
 Source: Doug Cline



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1864 E 22nd St
Los Angeles, CA 90058

Seller:
Robert Atallah Family Trust
Buyer:
1864 E 22nd, LLC

Comp Comments

Highlights

Refrigerated USDA Food Facility; 600 Amps, 240 Volts, 3 Phase

Comp SF: 17,400 SF **Sale Price:** \$4,700,000
Building SF: 17,400 SF **Sale \$/SF:** \$270.11
Land SF: 23,958 SF **Cap Rate:** -
Office SF: 2,800 SF **Ask Sale \$:** \$4,900,000
Office Mezz: 0 **Ask Sale \$/SF:** \$281.61
Sold Date: 2020-10-01 **Ask Cap Rate:** -

Clear Height: 11 **Sprinklers:** Yes
DH Doors: 2 **Const Type:** CTU
GL Doors: - **Year Built:** 1959
Zoning: M3
Bldg Class: C
Power: A:600 V:277/480
O:3 W:4

Parking: 10
Yard: No
Special Feat: YARD, FOOD, DRNS
Space Status: Occupied
Mos/Mkt: 11
APN: 5167-006-015
Source: Internal .

Sold



2640 E 26th St
Vernon, CA 90058

Seller:
2640 Vernon LLC
Buyer:
Vernon By The River LLC

Comp Comments

Highlights

Fenced Yard; Ample Parking; High Image Office

Comp SF: 40,105 SF **Sale Price:** \$8,500,000
Building SF: 40,105 SF **Sale \$/SF:** \$211.94
Land SF: 82,512 SF **Cap Rate:** -
Office SF: 9,000 SF **Ask Sale \$:** \$8,900,000
Office Mezz: 0 **Ask Sale \$/SF:** \$221.92
Sold Date: 2020-10-13 **Ask Cap Rate:** -

Clear Height: 16 **Sprinklers:** Yes
DH Doors: 13 **Const Type:** CTU
GL Doors: - **Year Built:** 1964
Zoning: VEM
Bldg Class: B
Power: A:600 V:277/480
O:3 W:4

Parking: 40
Yard: No
Special Feat: FREE, YARD
Space Status: Occupied
Mos/Mkt: 16
APN: 6302-001-028
Source: Jim Halferty

Sold



6405 Randolph St
Commerce, CA 90040

Seller:
Felix Wilson
Buyer:
Bhavnani Real Estate Llc

Comp Comments

Highlights

Modern High-Cube Warehouse With Efficient Layout; Outstanding Loading With Ample Turning Radius;

Comp SF: 22,137 SF **Sale Price:** \$5,825,000
Building SF: 22,137 SF **Sale \$/SF:** \$263.13
Land SF: 40,756 SF **Cap Rate:** -
Office SF: 5,659 SF **Ask Sale \$:** \$6,100,000
Office Mezz: 2,657 **Ask Sale \$/SF:** \$275.56
Sold Date: 2020-12-14 **Ask Cap Rate:** -

Clear Height: 24 **Sprinklers:** Yes
DH Doors: 3 **Const Type:** CTU
GL Doors: 1 **Year Built:** 1994
Zoning: -
Bldg Class: B
Power: A:400 V:480 O:3
W:4

Parking: 26
Yard: No
Special Feat: FREE, YARD
Space Status: Occupied
Mos/Mkt: 14
APN: 6332-019-009
Source: Internal .



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PORTFOLIO SALE



1407-1411 Esperanza St
Los Angeles, CA 90023

Seller:
Rafael Ordonez
Buyer:
Angel Guillen & Laura Patricia Vega Cleves

Comp Comments

Highlights

Comp SF: 10,680 SF **Sale Price:** \$1,670,000
Building SF: 10,680 SF **Sale \$/SF:** \$156.37
Land SF: 14,810 SF **Cap Rate:** -
Office SF: - **Ask Sale \$:** \$1,900,000
Office Mezz: 0 **Ask Sale \$/SF:** \$177.90
Sold Date: 2020-12-30 **Ask Cap Rate:** -

Clear Height: 18 **Sprinklers:**
DH Doors: - **Const Type:** MTL
GL Doors: 2 **Year Built:** 1930
Zoning: -
Bldg Class: C
Power: A: V;/ O: W:

Parking: 4
Yard: No
Special Feat: FREE
Space Status: Occupied
Mos/Mkt: 11
APN: 5191-022-012
Source: Internal .

Sold



1538 Esperanza St
Los Angeles, CA 90023

Seller:
Dial Industries Inc
Buyer:
Head West, Inc

Comp Comments

Highlights

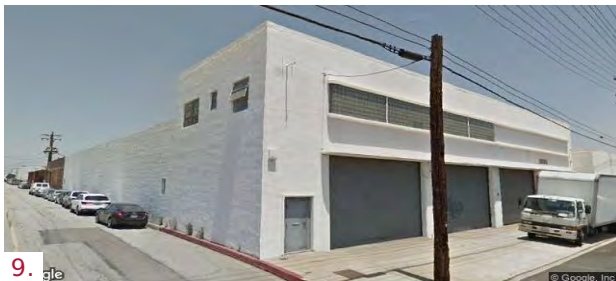
Cannabis Acceptable; Heavy Power;

Comp SF: 27,268 SF **Sale Price:** \$4,697,000
Building SF: 27,268 SF **Sale \$/SF:** \$172.25
Land SF: 38,768 SF **Cap Rate:** -
Office SF: 1,500 SF **Ask Sale \$:** \$4,362,880
Office Mezz: 0 **Ask Sale \$/SF:** \$160.00
Sold Date: 2020-11-02 **Ask Cap Rate:** -

Clear Height: 16 **Sprinklers:** No
DH Doors: 1 **Const Type:** CTU
GL Doors: 2 **Year Built:** 1948
Zoning: -
Bldg Class: C
Power: A:4000 V;/480 O: 3 W:4

Parking: 12
Yard: No
Special Feat: FREE, YARD
Space Status: Occupied
Mos/Mkt: 7
APN: 5192-005-004
Source: Internal .

Sold-Investment



2525 Fruitland Av
Vernon, CA 90058

Seller:
Azria Family Trust
Buyer:
Fred & David Pourbaba

Comp Comments

Amortization: 30 Yrs; Proforma: OPEX
\$25,000.00/Mo; Cap Rate: 5.4%;

Highlights

Comp SF: 43,758 SF **Sale Price:** \$5,000,000
Building SF: 43,758 SF **Sale \$/SF:** \$114.26
Land SF: 41,139 SF **Cap Rate:** 5.4
Office SF: 2,808 SF **Ask Sale \$:** \$5,899,000
Office Mezz: 2,808 **Ask Sale \$/SF:** \$134.81
Sold Date: 2020-12-10 **Ask Cap Rate:** -

Clear Height: 14 **Sprinklers:** Yes
DH Doors: 4 **Const Type:** BRK
GL Doors: 1 **Year Built:** 1940
Zoning: VEM
Bldg Class: C
Power: A:400 V:277/480 O:3 W:4

Parking: 12
Yard: No
Special Feat: FREE
Space Status: Occupied
Mos/Mkt: 7
APN: 6308-010-030
Source: Peter Bacci

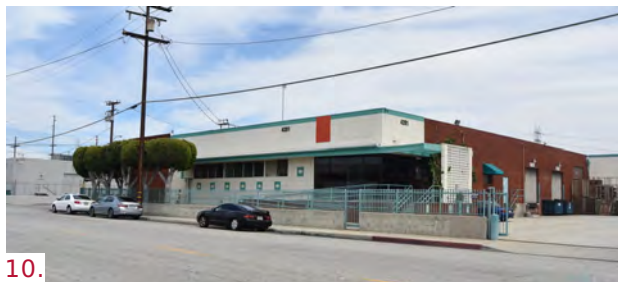
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10.

4201 Charter St
Vernon, CA 90058

Seller:
Michael Jon Gittelson

Buyer:
MJH 4201, LLC

Comp Comments

Highlights

Qualified Tenant That Executes 5 Yr Lease On or Before 7/31/20;

Comp SF: 28,000 SF **Sale Price:** \$6,325,000
Building SF: 28,000 SF **Sale \$/SF:** \$225.89
Land SF: 43,560 SF **Cap Rate:** -
Office SF: 2,800 SF **Ask Sale \$:** \$6,580,000
Office Mezz: 0 **Ask Sale \$/SF:** \$235.00
Sold Date: 2020-12-22 **Ask Cap Rate:** -

Clear Height: 14
DH Doors: 2
GL Doors: 1

Sprinklers: Yes
Const Type: BLK
Year Built: 1961
Zoning: VEM
Bldg Class: C
Power: A:200 V:240 O:1 W:3

Parking: 25
Yard: No
Special Feat: FREE, YARD
Space Status: Occupied
Mos/Mkt: 5
APN: 6304-021-015
Source: Internal .

Sold



11.

1930 E 65th St
Los Angeles, CA 90001

Seller:
Mark Penhasian

Buyer:
Judy Choi

Comp Comments

Highlights

2 Ground Level Loading; 5 Dock High Loading;

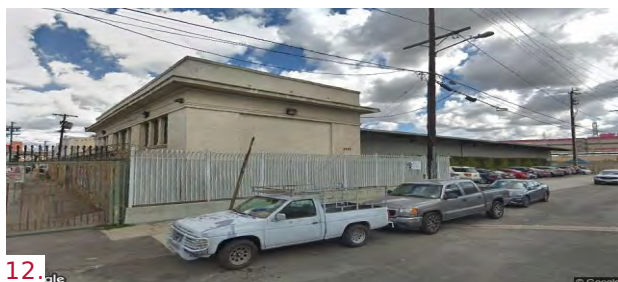
Comp SF: 60,137 SF **Sale Price:** \$13,600,000
Building SF: 60,137 SF **Sale \$/SF:** \$226.15
Land SF: 100,652 SF **Cap Rate:** -
Office SF: 10,000 SF **Ask Sale \$:** -
Office Mezz: 0 **Ask Sale \$/SF:** -
Sold Date: 2020-12-31 **Ask Cap Rate:** -

Clear Height: 20
DH Doors: 5
GL Doors: 2

Sprinklers: Yes
Const Type: CTU
Year Built: 1987
Zoning: M3
Bldg Class: C
Power: A:800 V:277/480 O:3 W:4

Parking: 110
Yard: No
Special Feat: FREE
Space Status: Occupied
Mos/Mkt: 4
APN: 6009-037-053
Source: Doug Cline

Sold-Investment



12.

2425 Porter St
Los Angeles, CA 90021

Seller:
Buyer:
Terreno Realty Corporation

Comp Comments

Highlights

Comp SF: 12,618 SF **Sale Price:** \$4,400,000
Building SF: 12,618 SF **Sale \$/SF:** \$348.71
Land SF: 33,106 SF **Cap Rate:** -
Office SF: 4,303 SF **Ask Sale \$:** \$4,540,000
Office Mezz: 0 **Ask Sale \$/SF:** \$359.80
Sold Date: 2020-11-09 **Ask Cap Rate:** -

Clear Height: 12
DH Doors: 6
GL Doors: -

Sprinklers: Yes
Const Type: CON
Year Built: 1911
Zoning: M3,2
Bldg Class: C
Power: A:400 V:120/208 O:3 W:4

Parking: 64
Yard: No
Special Feat: -
Space Status: Occupied
Mos/Mkt: 2
APN: 5168-030-012
Source: Internal .

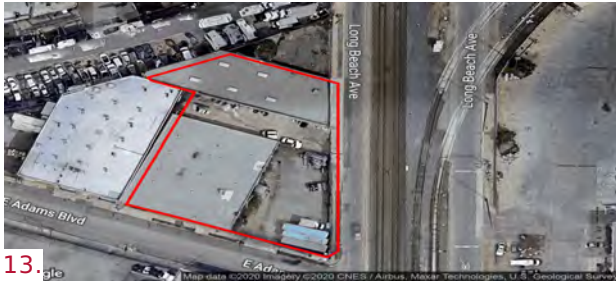
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13.

2521-2525 Long Beach Av
Los Angeles, CA 90058

Seller:
Baily Family Trust
Buyer:
Volunteers of America of Los Angeles

Comp Comments

Highlights

100% Occupied By Month-to-Month Tenant;

Comp SF: 19,451 SF **Sale Price:** \$4,900,000
Building SF: 19,451 SF **Sale \$/SF:** \$251.92
Land SF: 31,798 SF **Cap Rate:** -
Office SF: - **Ask Sale \$:** \$5,000,000
Office Mezz: 0 **Ask Sale \$/SF:** \$257.06
Sold Date: 2020-12-30 **Ask Cap Rate:** -

Clear Height: 14 **Sprinklers:** No
DH Doors: - **Const Type:** CON
GL Doors: 2 **Year Built:** 1997
Zoning: M1 **Bldg Class:** C
Power: A: V:/ O: W:

Parking: -
Yard: No
Special Feat: FREE, YARD
Space Status: Occupied
Mos/Mkt: 3
APN: 5117-002-010
Source:

Sold



14.

5525 McKinley Av
Los Angeles, CA 90011

Seller:
Shahram Peikar
Buyer:

Comp Comments

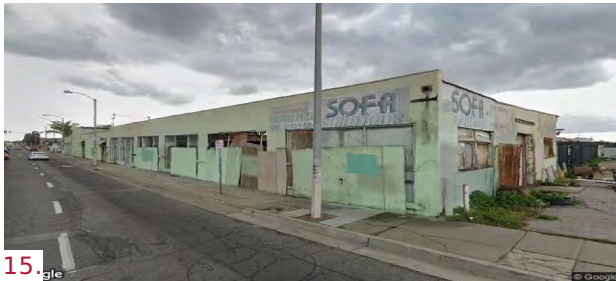
Highlights

Comp SF: 14,994 SF **Sale Price:** \$2,852,000
Building SF: 14,994 SF **Sale \$/SF:** \$190.21
Land SF: 16,988 SF **Cap Rate:** -
Office SF: 3,000 SF **Ask Sale \$:** \$2,995,000
Office Mezz: 1,000 **Ask Sale \$/SF:** \$199.75
Sold Date: 2020-11-10 **Ask Cap Rate:** -

Clear Height: 12 **Sprinklers:** Yes
DH Doors: - **Const Type:** BRK
GL Doors: 2 **Year Built:** 1946
Zoning: M1 **Bldg Class:** B
Power: A:600 V:/120 O:3 W:3

Parking: 8
Yard: No
Special Feat: FREE, YARD
Space Status: Occupied
Mos/Mkt: 2
APN: 5103-011-001
Source: Internal .

Sold



15.

7911 Beach St
Los Angeles, CA 90001

Seller:
Teitowkani Immobilien & Verwaltung
Buyer:
Nadeau Creative Studios LLC

Comp Comments

Highlights

Comp SF: 38,528 SF **Sale Price:** \$800,000
Building SF: 38,528 SF **Sale \$/SF:** \$20.76
Land SF: 48,221 SF **Cap Rate:** -
Office SF: 1,864 SF **Ask Sale \$:** -
Office Mezz: 0 **Ask Sale \$/SF:** -
Sold Date: 2020-10-07 **Ask Cap Rate:** -

Clear Height: 12 **Sprinklers:** Yes
DH Doors: 2 **Const Type:** CON
GL Doors: 6 **Year Built:** 1946
Zoning: M **Bldg Class:** C
Power: A:400 V:/220/440 O:3 W:3

Parking: 35
Yard: No
Special Feat: FREE, YARD
Space Status: Occupied
Mos/Mkt: 0
APN: 6027-016-008
Source: Internal .

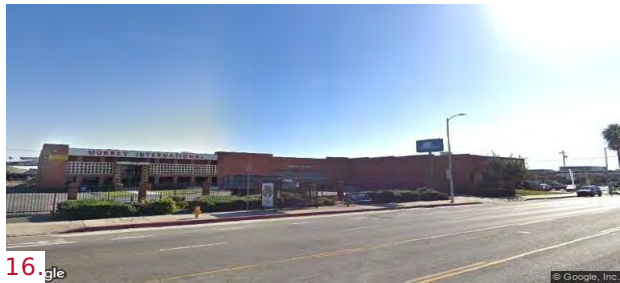
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14150 S Figueroa St
Los Angeles, CA 90061

Seller:
JN & JN Properties, Inc
Buyer:
Dovetail Furniture & Design

Comp Comments

Highlights

Comp SF: 41,723 SF **Sale Price:** \$7,200,000
Building SF: 41,723 SF **Sale \$/SF:** \$172.57
Land SF: 60,002 SF **Cap Rate:** -
Office SF: - **Ask Sale \$:** -
Office Mezz: 0 **Ask Sale \$/SF:** -
Sold Date: 2020-10-12 **Ask Cap Rate:** -

Clear Height: 19
DH Doors: -
GL Doors: -

Sprinklers: -
Const Type: CON
Year Built: 1967
Zoning: -
Bldg Class: C
Power: A:1200 V:208/220 O: W:

Parking: -
Yard: No
Special Feat: FREE
Space Status: Occupied
Mos/Mkt: 0
APN: 6132-044-009
Source: Internal .

Sold



1806-1808 Marengo St
Los Angeles, CA 90033

Seller:
MS Holdings, Inc
Buyer:
DGC West, LLC

Comp Comments

Highlights

Comp SF: 10,557 SF **Sale Price:** \$2,300,000
Building SF: 10,557 SF **Sale \$/SF:** \$217.86
Land SF: 11,800 SF **Cap Rate:** -
Office SF: 1 SF **Ask Sale \$:** \$2,400,000
Office Mezz: 0 **Ask Sale \$/SF:** \$227.34
Sold Date: 2020-10-16 **Ask Cap Rate:** -

Clear Height: 9
DH Doors: 1
GL Doors: 1

Sprinklers: No
Const Type: BLK
Year Built: 1925
Zoning: M1
Bldg Class: C
Power: A:200 V:110/240 O:3 W:4

Parking: 6
Yard: No
Special Feat: YARD, FREE
Space Status: Occupied
Mos/Mkt: 0
APN: 5201-017-018
Source: Mike Smith

Sold

PORTFOLIO SALE



2200 S Hill St
Los Angeles, CA 90007

Seller:
Buyer:
Mak Tong Ahn

Comp Comments

Highlights

Almost an Entire City Block w/ 250 Ft Frontage on Hill St & Broadway;

Comp SF: 35,592 SF **Sale Price:** \$9,400,000
Building SF: 35,592 SF **Sale \$/SF:** \$264.10
Land SF: 51,565 SF **Cap Rate:** -
Office SF: 25,000 SF **Ask Sale \$:** -
Office Mezz: 0 **Ask Sale \$/SF:** -
Sold Date: 2020-11-09 **Ask Cap Rate:** -

Clear Height: 12
DH Doors: -
GL Doors: -

Sprinklers: No
Const Type: BRK
Year Built: 1953
Zoning: C2-2D-O-CPIO
Bldg Class: C
Power: A:800 V:480 O:3 W:

Parking: 38
Yard: No
Special Feat: FREE
Space Status: Occupied
Mos/Mkt: 0
APN: 5126-033-013
Source: Internal .

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19.

2160 E 7th St
Los Angeles, CA 90023

Seller:
Davalan Sales Inc.
Buyer:
RREF III 7th Street LLC

Comp Comments

Highlights

Comp SF: 75,163 SF **Sale Price:** \$35,000,000
Building SF: 75,163 SF **Sale \$/SF:** \$465.65
Land SF: 101,930 SF **Cap Rate:** -
Office SF: 1,120 SF **Ask Sale \$:** -
Office Mezz: 0 **Ask Sale \$/SF:** -
Sold Date: 2020-10-23 **Ask Cap Rate:** -

Clear Height: 32
DH Doors: 23
GL Doors: 1

Sprinklers: Yes
Const Type: CTU
Year Built: 1986
Zoning: M3LA
Bldg Class: C
Power: A:1000 V:277/48
0 O:3 W:4

Parking: 24
Yard: No
Special Feat: FREE
Space Status: Occupied
Mos/Mkt: 0
APN: 5171-024-007
Source: Internal .

Sold



20.

6363 Corsair St
Commerce, CA 90040

Seller:
Michael J Mitchell & Patricia A
Mitchell Family Trust
Buyer:
Power 4 Season Inc

Comp Comments

Highlights

Comp SF: 30,000 SF **Sale Price:** \$6,675,000
Building SF: 30,000 SF **Sale \$/SF:** \$222.50
Land SF: 65,340 SF **Cap Rate:** -
Office SF: 4,000 SF **Ask Sale \$:** -
Office Mezz: 0 **Ask Sale \$/SF:** -
Sold Date: 2020-10-21 **Ask Cap Rate:** -

Clear Height: 16
DH Doors: 2
GL Doors: 1

Sprinklers: Yes
Const Type: CON
Year Built: 1955
Zoning: M2* CM
Bldg Class: C
Power: A:400 V:480 O:3
W:

Parking: 60
Yard: No
Special Feat: FREE
Space Status: Occupied
Mos/Mkt: 1
APN: 6336-010-018
Source: Internal .

Sold-Investment



21.

3520 E Vernon Av
Vernon, CA 90058

Seller:
Dedeaux Properties LLC
Buyer:
GF Properties

Comp Comments

Highlights

Comp SF: 46,422 SF **Sale Price:** \$14,800,000
Building SF: 46,422 SF **Sale \$/SF:** \$318.81
Land SF: 89,690 SF **Cap Rate:** -
Office SF: 5,800 SF **Ask Sale \$:** -
Office Mezz: 2,900 **Ask Sale \$/SF:** -
Sold Date: 2020-10-06 **Ask Cap Rate:** -

Clear Height: 32
DH Doors: 7
GL Doors: 1

Sprinklers: Yes
Const Type: CTU
Year Built: 2019
Zoning: VEM&MS1*
Bldg Class: B
Power: A: V:/ O: W:

Parking: 47
Yard: No
Special Feat: FREE, YARD
Space Status: Occupied
Mos/Mkt: 0
APN: 6303-010-038
Source: Internal .

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PORTFOLIO SALE



**1921-2099 E 27th St &
2750-2800 S Alameda St**
Vernon, CA 90058

Seller:
Buyer:
Rexford Industrial Realty, Inc

Comp Comments

Highlights

22.

Comp SF: 464,415 SF **Sale Price:** \$93,811,830
Building SF: 464,415 SF **Sale \$/SF:** \$202.00
Land SF: 911,710 SF **Cap Rate:** -
Office SF: - **Ask Sale \$:** -
Office Mezz: 0 **Ask Sale \$/SF:** -
Sold Date: 2020-12-22 **Ask Cap Rate:** -

Clear Height: 16 **Sprinklers:**
DH Doors: - **Const Type:** CTU
GL Doors: - **Year Built:** 1980
Zoning: -
Bldg Class: B
Power: A: V:/ O: W:

Parking: -
Yard: No
Special Feat: FREE
Space Status: Occupied
Mos/Mkt: 0
APN: 6302-009-029
 Source: Mike Smith

Sold

PORTFOLIO SALE



**3425-3501 E Vernon Av &
4000 Noakes St**
Vernon, CA 90058

Seller:
Dedeaux Properties, LLC
Buyer:
Brookfield Properties

Comp Comments

Highlights

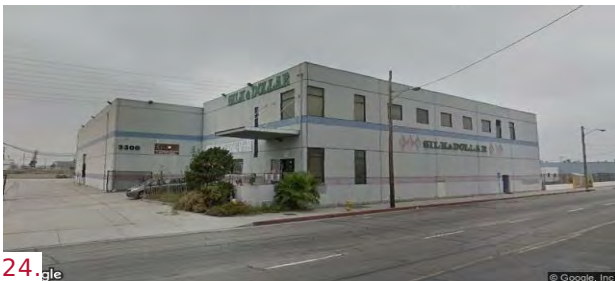
23.

Comp SF: 290,368 SF **Sale Price:** \$87,001,000
Building SF: 290,368 SF **Sale \$/SF:** \$299.62
Land SF: 641,639 SF **Cap Rate:** -
Office SF: - **Ask Sale \$:** -
Office Mezz: 0 **Ask Sale \$/SF:** -
Sold Date: 2020-12-08 **Ask Cap Rate:** -

Clear Height: 10 **Sprinklers:**
DH Doors: - **Const Type:** -
GL Doors: - **Year Built:** 1974
Zoning: -
Bldg Class: C
Power: A: V:/ O: W:

Parking: -
Yard: No
Special Feat: -
Space Status: Occupied
Mos/Mkt: 0
APN: 6303-009-019
 Source: Internal .

Sold



3300 Bandini Bl
Vernon, CA 90058

Seller:
Q H Silk Flower Inc
Buyer:
Edvin Malekan

Comp Comments

Highlights

24.

Comp SF: 37,359 SF **Sale Price:** \$8,865,000
Building SF: 37,359 SF **Sale \$/SF:** \$237.29
Land SF: 60,984 SF **Cap Rate:** -
Office SF: 5,332 SF **Ask Sale \$:** -
Office Mezz: 0 **Ask Sale \$/SF:** -
Sold Date: 2020-11-25 **Ask Cap Rate:** -

Clear Height: 22 **Sprinklers:** No
DH Doors: - **Const Type:** CTU
GL Doors: 8 **Year Built:** 1999
Zoning: M
Bldg Class: C
Power: A: V:/ O: W:

Parking: 44
Yard: No
Special Feat: FREE
Space Status: Occupied
Mos/Mkt: 0
APN: 6303-007-044
 Source: Internal .

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PORTFOLIO SALE



25.

2750-2800 S Alameda St
Vernon, CA 90058

Seller:

Gautier Land Co

Buyer:

Rexford Industrial Realty, Inc

Comp Comments

Highlights

Comp SF: 162,804 SF **Sale Price:** \$30,369,000
Building SF: 162,804 SF **Sale \$/SF:** \$186.54
Land SF: 328,042 SF **Cap Rate:** -
Office SF: - **Ask Sale \$:** -
Office Mezz: 0 **Ask Sale \$/SF:** -
Sold Date: 2020-12-16 **Ask Cap Rate:** -

Clear Height: 21
DH Doors: -
GL Doors: -

Sprinklers: -
Const Type: CTU
Year Built: 1975
Zoning: -
Bldg Class: C
Power: A: V:/ O: W:

Parking: -
Yard: No
Special Feat: FREE
Space Status: Occupied
Mos/Mkt: 1
APN: 6302-009-035
Source: Internal .

Sold-Investment

Commerce Industrial Center



26.

4000 Noakes St
Commerce, CA 90023

Seller:

PPF Dedeaux Industrial 4000 Noakes Street, LLC

Buyer:

BPPREP 4000 Noakes, LLC

Comp Comments

Highlights

Comp SF: 99,288 SF **Sale Price:** \$33,336,000
Building SF: 99,288 SF **Sale \$/SF:** \$335.75
Land SF: 208,957 SF **Cap Rate:** -
Office SF: 15,436 SF **Ask Sale \$:** -
Office Mezz: 11,479 **Ask Sale \$/SF:** -
Sold Date: 2020-12-08 **Ask Cap Rate:** -

Clear Height: 30
DH Doors: 7
GL Doors: 1

Sprinklers: No
Const Type: CTU
Year Built: 2007
Zoning: M2
Bldg Class: C
Power: A:6400 V:277/48
0 O:3 W:4

Parking: 121
Yard: No
Special Feat: COOL, FOOD, FREE
Space Status: Occupied
Mos/Mkt: 0
APN: 5242-024-027
Source: Internal .

Sold



27.

4255 District Bl
Vernon, CA 90058

Seller:

Mahdokht & Ramin Hakim

Buyer:

CJ Connex LLC

Comp Comments

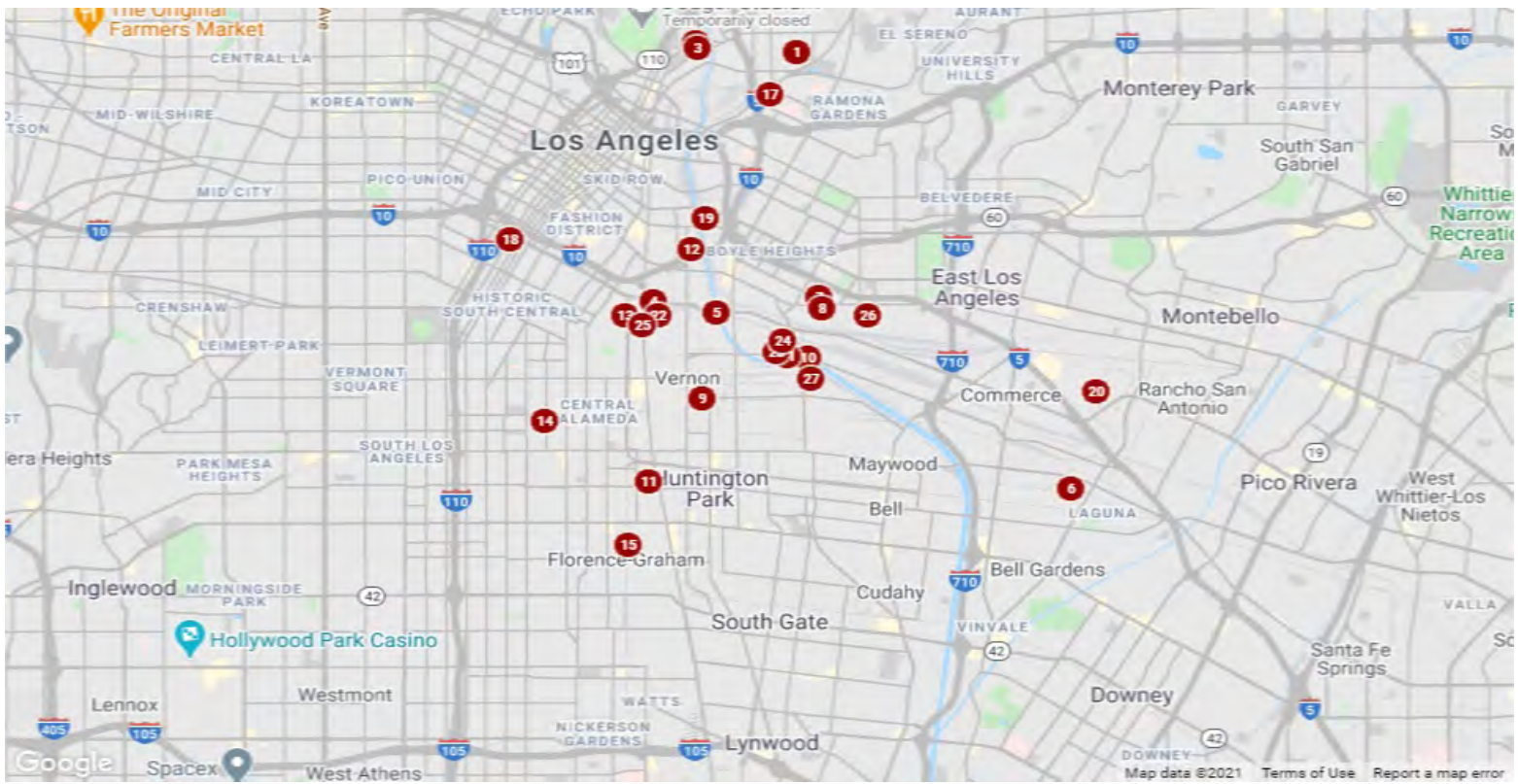
Highlights

Comp SF: 15,493 SF **Sale Price:** \$3,250,000
Building SF: 15,493 SF **Sale \$/SF:** \$209.77
Land SF: 34,577 SF **Cap Rate:** -
Office SF: 2,300 SF **Ask Sale \$:** -
Office Mezz: 0 **Ask Sale \$/SF:** -
Sold Date: 2020-12-30 **Ask Cap Rate:** -

Clear Height: 15
DH Doors: 4
GL Doors: -

Sprinklers: Yes
Const Type: BRK
Year Built: 1957
Zoning: VEM
Bldg Class: C
Power: A:400 V:/380 O:3
W:4

Parking: 24
Yard: No
Special Feat: FREE, YARD
Space Status: Occupied
Mos/Mkt: 0
APN: 6304-028-034
Source:



Report Num	Map Id	Address	Unit	City	Zip	Sq Ft	Mth Rate	Rate/SF	Type	Price	Price/SF	Comp Date
1	1	3317 N Mission Rd		Los Angeles	90031	15,858				3,625,000....	228.59	10/13/2020
2	2	1625 Naud St		Los Angeles	90012	20,187				6,000,000....	297.22	12/23/2020
3	3	1600 Naud St		Los Angeles	90012	25,993				9,725,000....	374.14	12/15/2020
4	4	1864 E 22nd St		Los Angeles	90058	17,400				4,700,000....	270.11	10/01/2020
5	5	2640 E 26th St		Vernon	90058	40,105				8,500,000....	211.94	10/13/2020
6	6	6405 Randolph St		Commerce	90040	22,137				5,825,000....	263.13	12/14/2020
7	7	1407-1411 Esperanza St		Los Angeles	90023	10,680				1,670,000....	156.37	12/30/2020
8	8	1538 Esperanza St		Los Angeles	90023	27,268				4,697,000....	172.25	11/02/2020
9	9	2525 Fruitland Av		Vernon	90058	43,758				5,000,000....	114.26	12/10/2020
10	10	4201 Charter St		Vernon	90058	28,000				6,325,000....	225.89	12/22/2020
11	11	1930 E 65th St		Los Angeles	90001	60,137				13,600,000...	226.15	12/31/2020
12	12	2425 Porter St		Los Angeles	90021	12,618				4,400,000....	348.71	11/09/2020
13	13	2521-2525 Long Beach Av		Los Angeles	90058	19,451				4,900,000....	251.92	12/30/2020
14	14	5525 McKinley Av		Los Angeles	90011	14,994				2,852,000....	190.21	11/10/2020
15	15	7911 Beach St		Los Angeles	90001	38,528				800,000.00	20.76	10/07/2020
16	16	14150 S Figueroa St		Los Angeles	90061	41,723				7,200,000....	172.57	10/12/2020
17	17	1806-1808 Marengo St		Los Angeles	90033	10,557				2,300,000....	217.86	10/16/2020
18	18	2200 S Hill St		Los Angeles	90007	35,592				9,400,000....	264.10	11/09/2020
19	19	2160 E 7th St		Los Angeles	90023	75,163				35,000,000...	465.65	10/23/2020
20	20	6363 Corsair St		Commerce	90040	30,000				6,675,000....	222.50	10/21/2020

21	21	3520 E Vernon Av		Vernon	90058	46,422				14,800,000...	318.81	10/06/2020
22	22	1921-2099 E 27th St & 275...		Vernon	90058	464,415				93,811,830...	202.00	12/22/2020
23	23	3425-3501 E Vernon Av & 4...		Vernon	90058	290,368				87,001,000...	299.62	12/08/2020
24	24	3300 Bandini Bl		Vernon	90058	37,359				8,865,000....	237.29	11/25/2020
25	25	2750-2800 S Alameda St		Vernon	90058	162,804				30,369,000...	186.54	12/16/2020