



18737

S. REYES AVENUE

OFFERING MEMORANDUM

18737 S. Reyes Avenue, Rancho Dominguez, CA

CREM
COMMERCIAL



Executive Summary

18737 S. Reyes Avenue presents a rare opportunity to acquire a freestanding ±57,000 square foot industrial facility in the highly desirable Rancho Dominguez submarket of Los Angeles County.

The property offers a functional warehouse layout designed to accommodate a wide range of industrial uses, including regional distribution, light manufacturing, contractor operations, and logistics support. The building's scale, loading configuration, and power capacity provide operational flexibility for mid-sized businesses seeking long-term control of their facility.

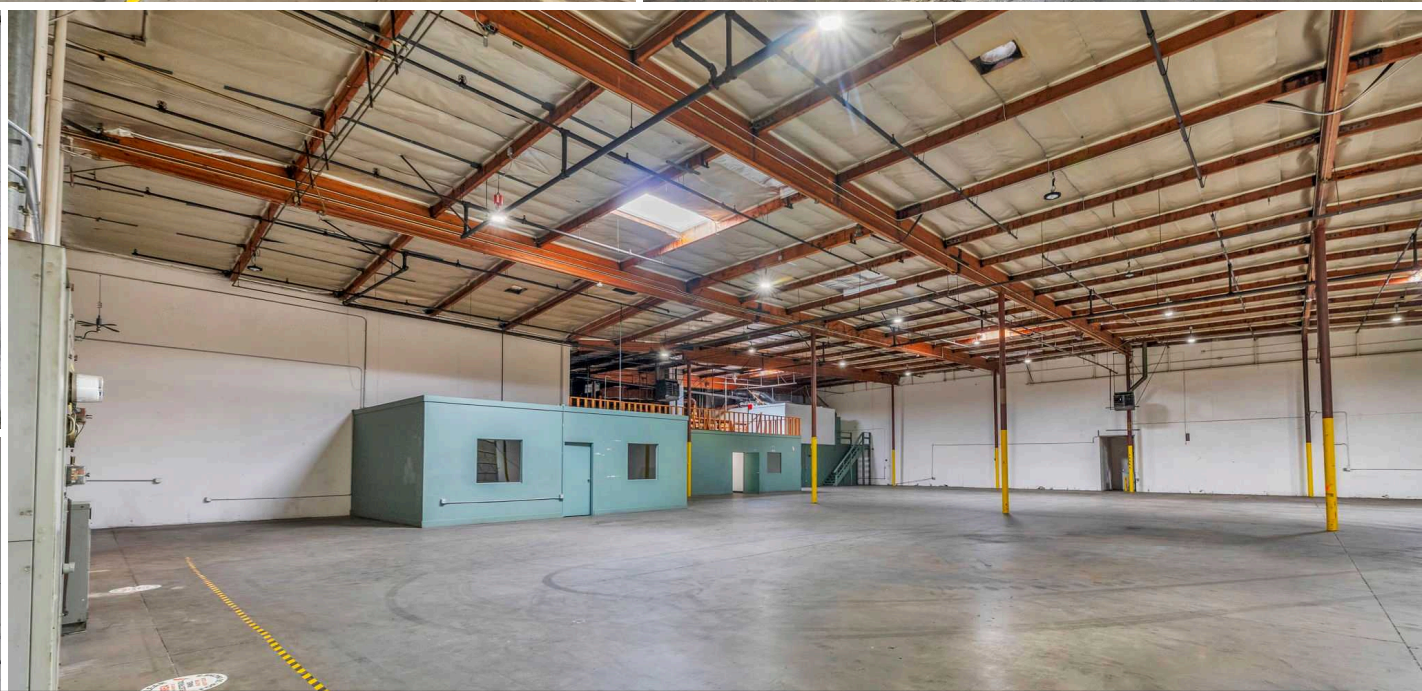
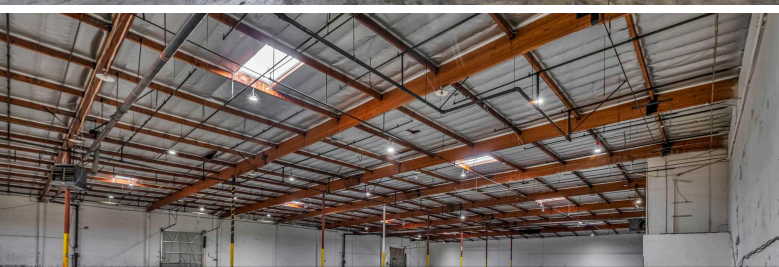
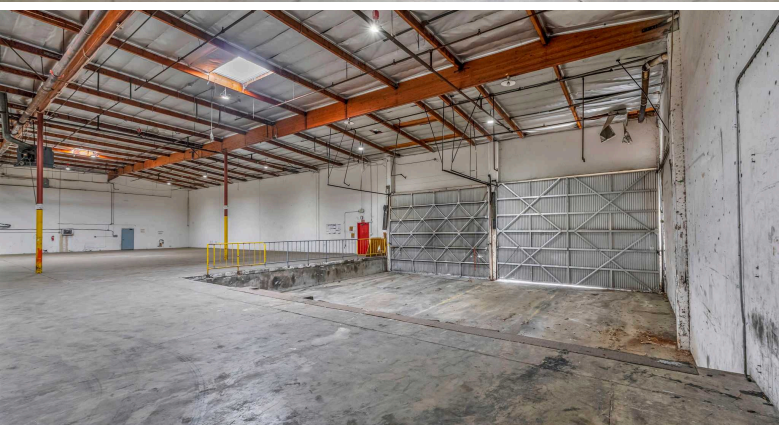
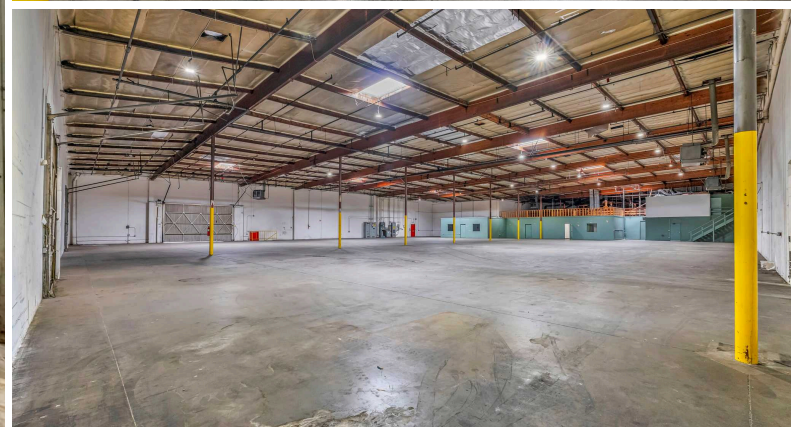
Located within the South Bay industrial corridor, the property benefits from direct access to major transportation infrastructure and proximity to one of the largest port complexes in the United States. This central positioning allows efficient servicing of Los Angeles, Orange County, and Inland Empire markets.

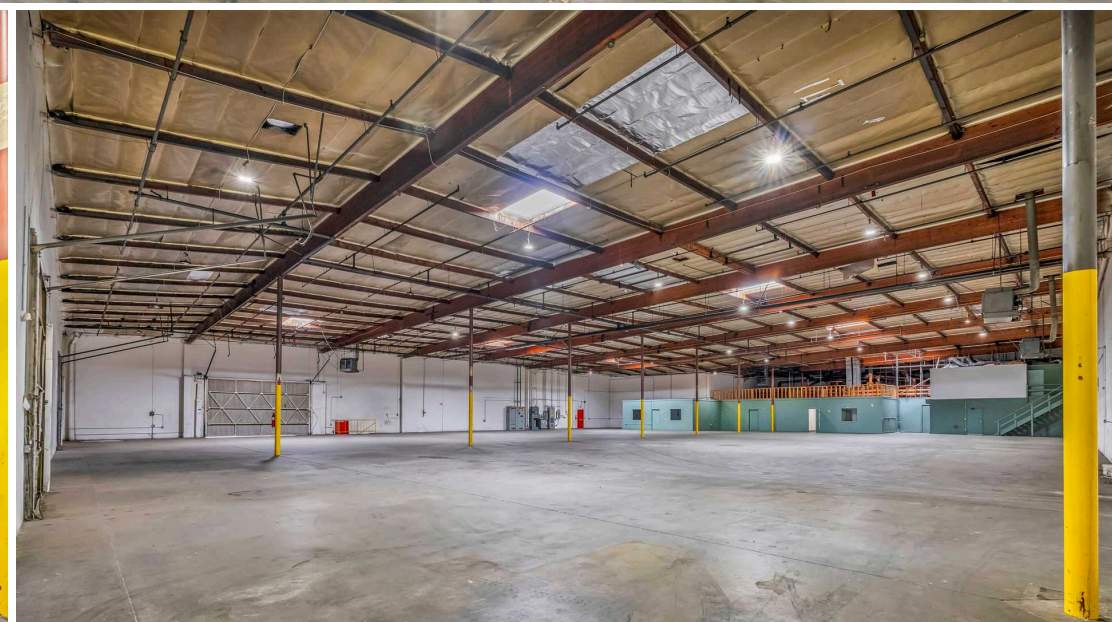
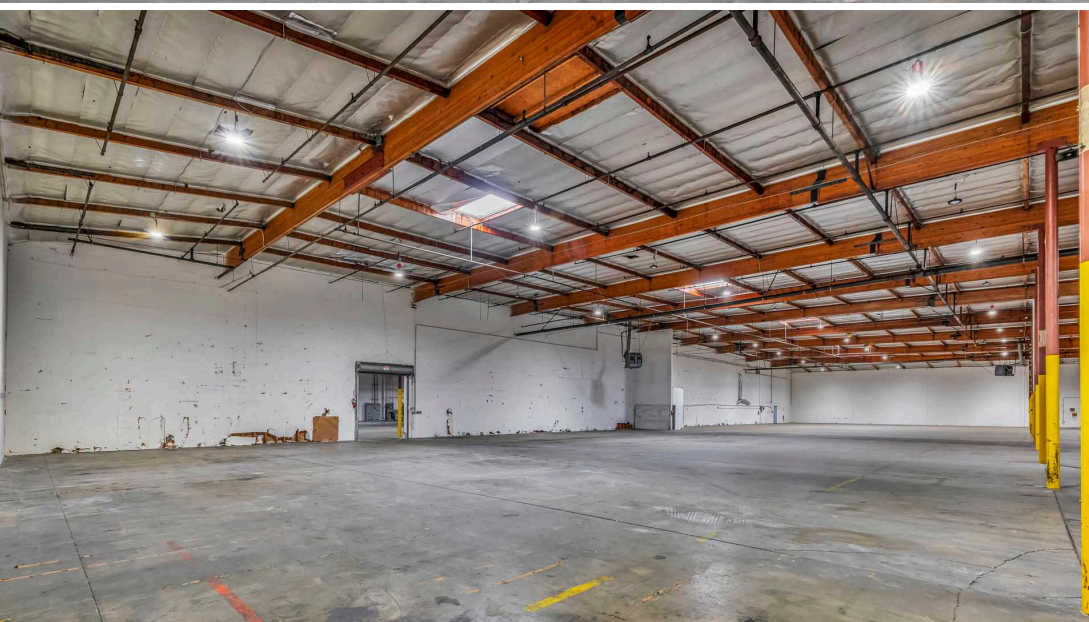
With limited availability of comparable freestanding industrial assets of this size in the immediate area, 18737 S. Reyes Avenue offers a compelling opportunity for owner-users seeking stability, functionality, and long-term strategic positioning within the Southern California industrial market.



18737 S. Reyes Avenue | Rancho Dominguez, CA

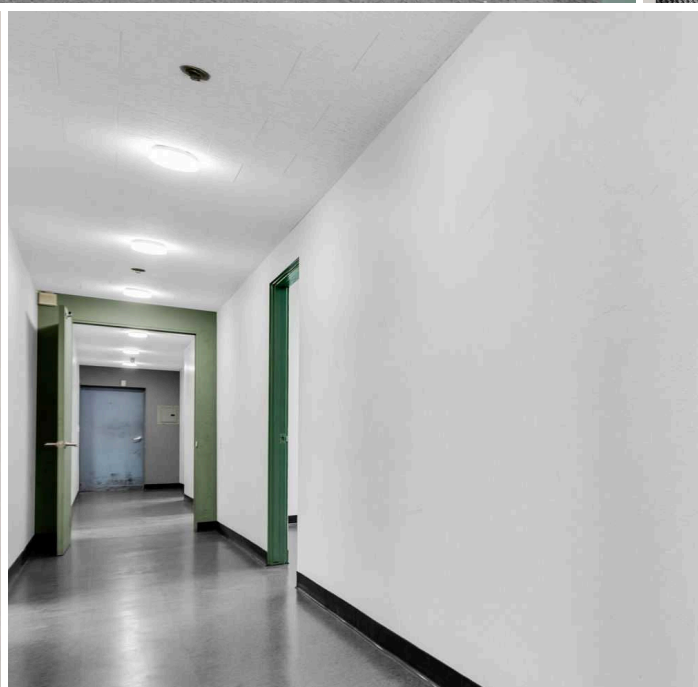
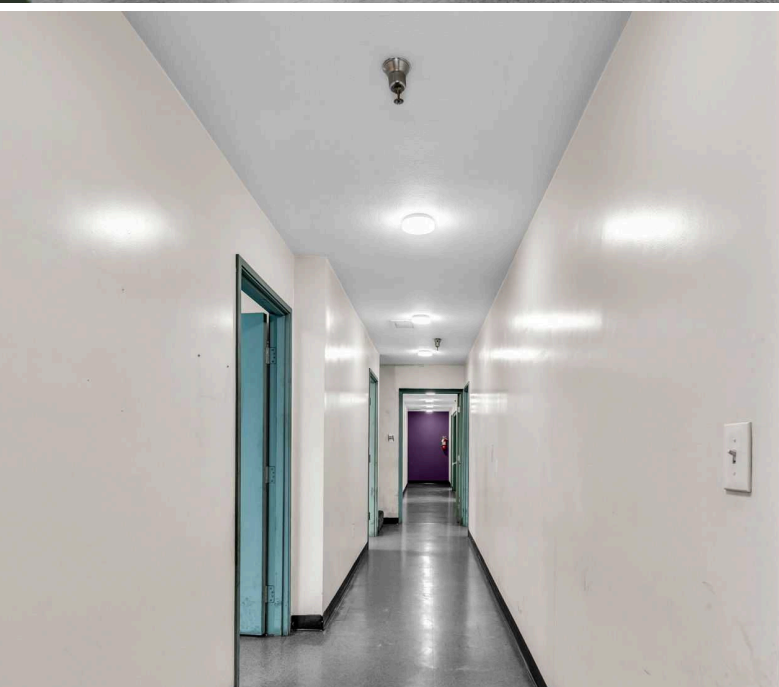
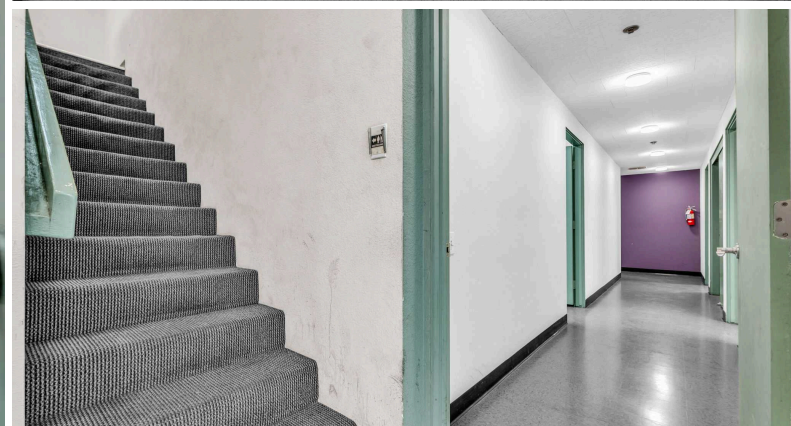
CREM Commercial

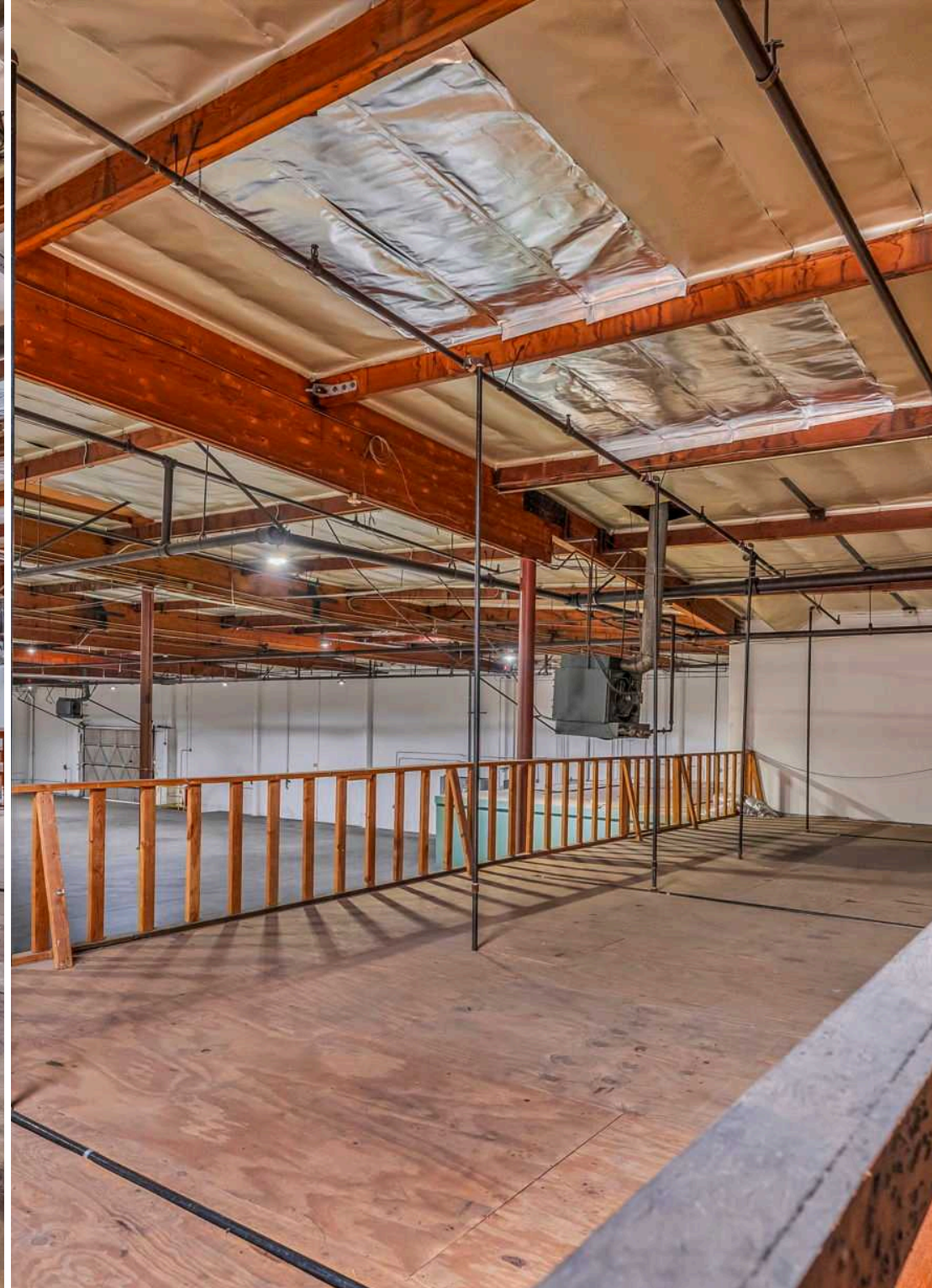
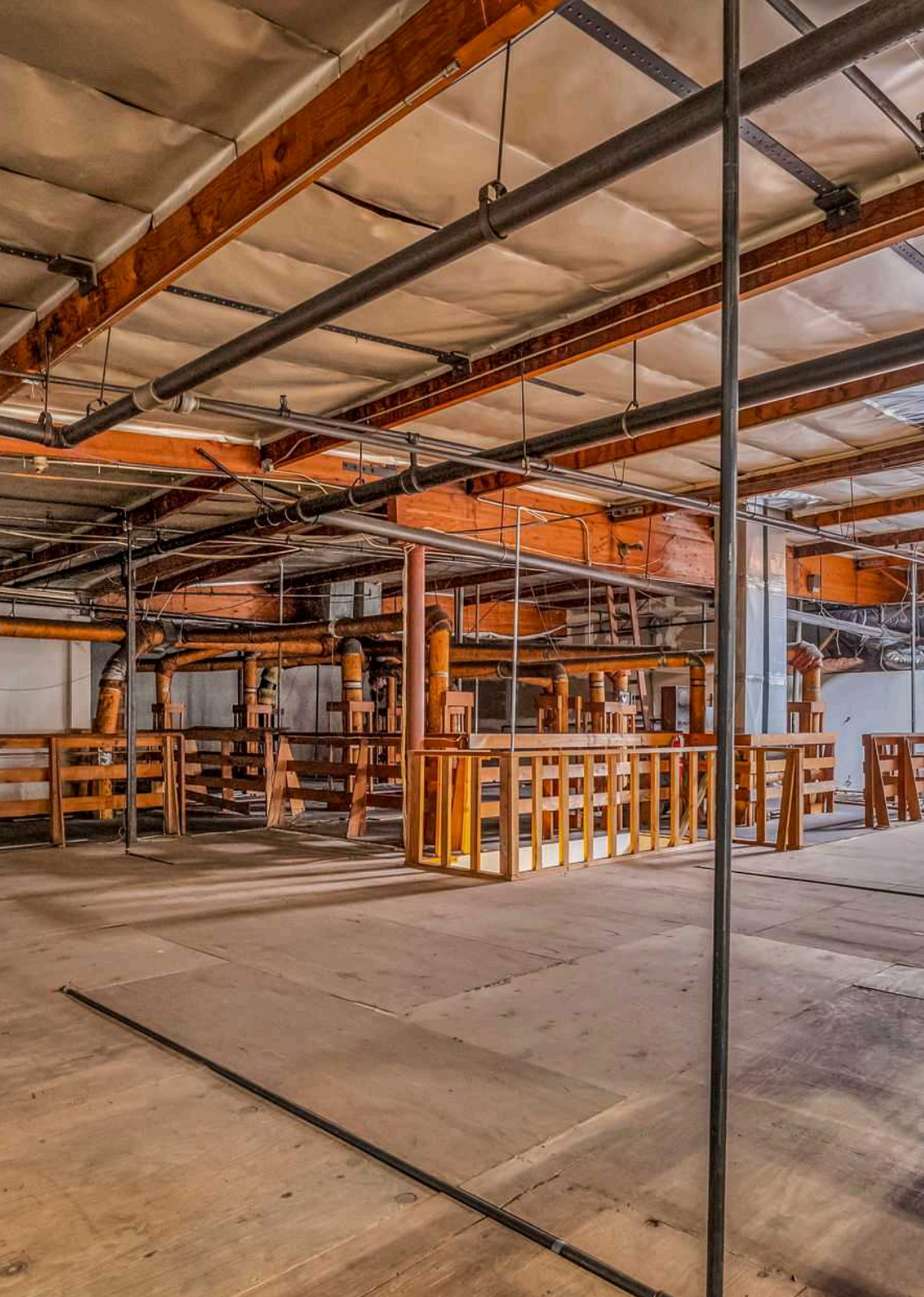




18737 S. Reyes Avenue | Rancho Dominguez, CA

CREM Commercial





18737 S. Reyes Avenue | Rancho Dominguez, CA

CREM Commercial

Property Details

ADDRESS: 18737 S. REYES AVENUE
RANCHO DOMINGUEZ, CA

PRICE: \$13,500,000

BUILDING SIZE: 57,416 SF (\$235/SF)

LAND SIZE: ±100,580 SF / ±2.31 AC

TYPE: Industrial; Distribution/
Restricted Heavy
Manufacturing

USE: Light and restricted heavy industrial, repair, wholesale, and packaging, including manufacture, assembly, distribution, and storage of goods with low to medium nuisance impacts, but excluding raw-materials production, processing, or bulk handling.

YEAR BUILT: 1971

ZONING: M-1.5-IP

APN: 7306-020-039

18737 S. Reyes Avenue | Rancho Dominguez, CA

CREM Commercial

Property Description



± 57,416 SF DISTRIBUTION/
MANUFACTURING FACILITY



± 5,000 OFFICE SPACE



6 LOADING POSITIONS (4 GL/2 DH)



74 PARKING SPACES/GATED LOT



HEAVY POWER - 1,400 AMPS



20' MINIMUM CLEAR HEIGHT



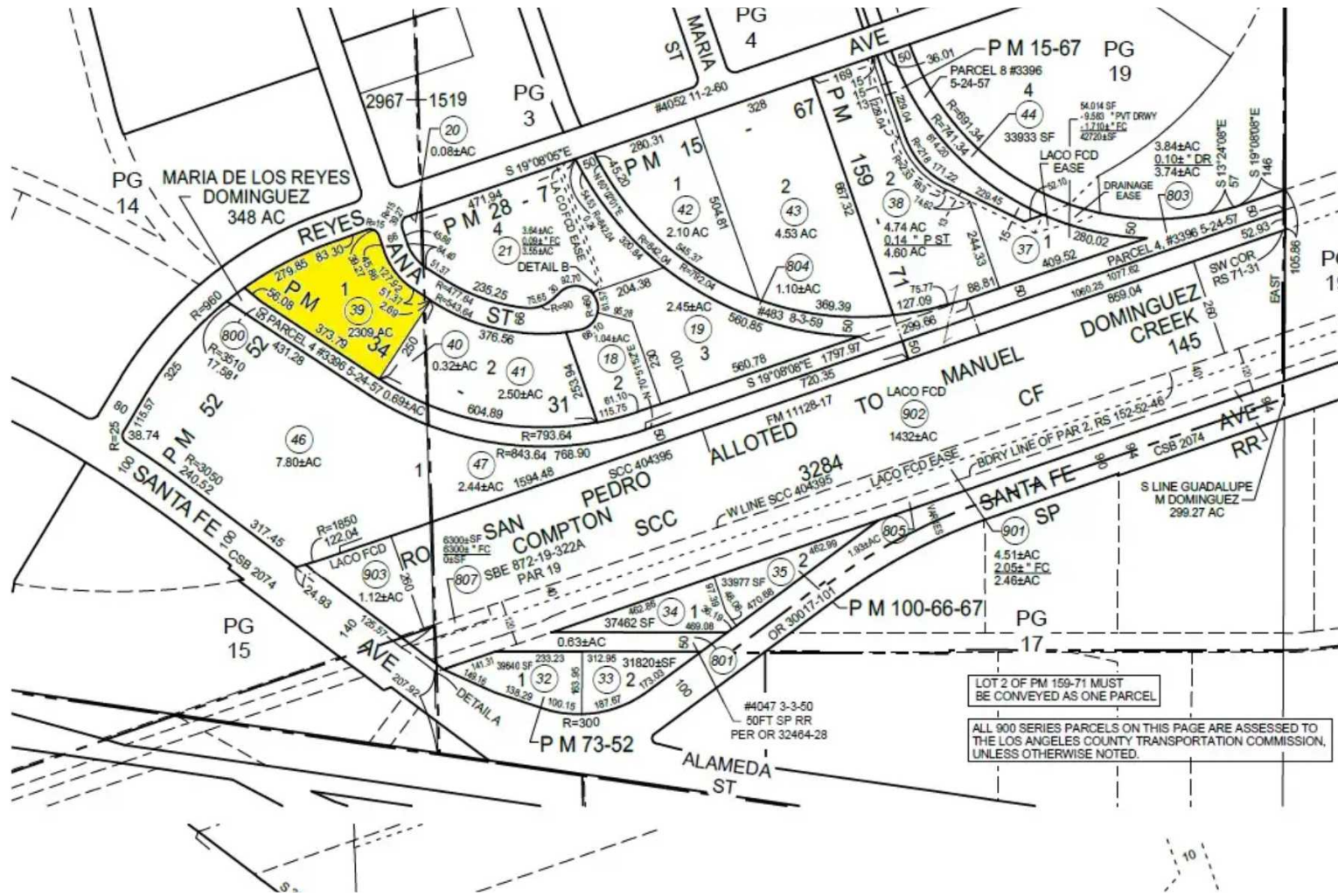
HIGHLY ACCESSIBLE - 91, 405, 710, 110
FWYS



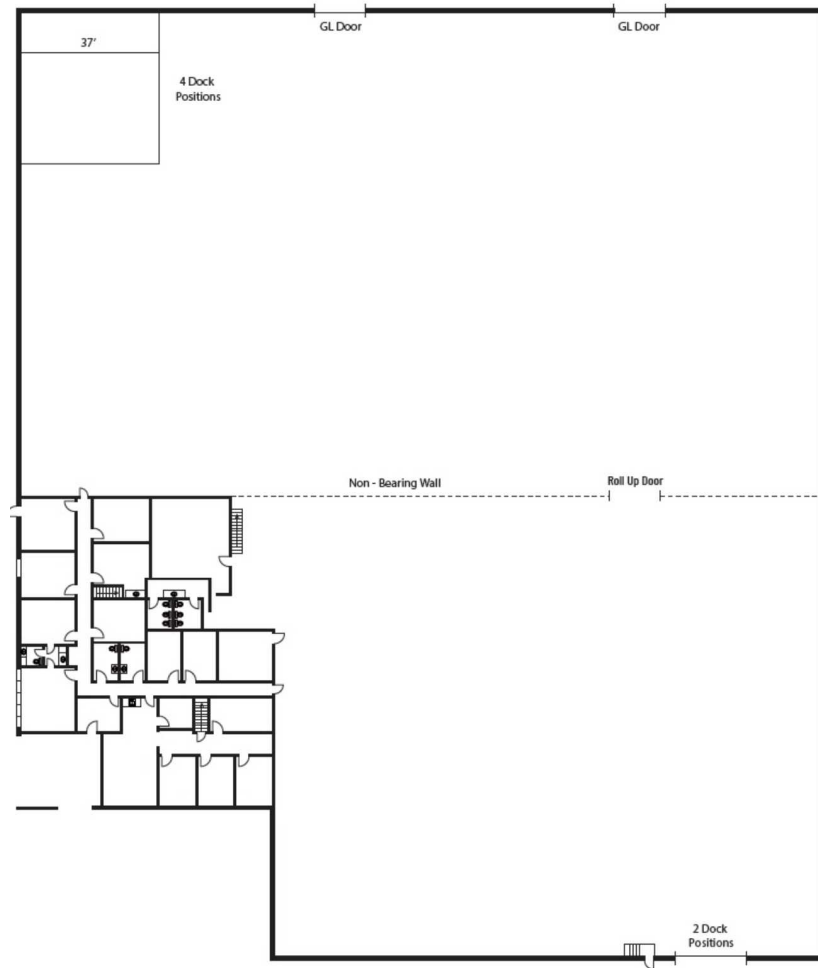
UNINCORPORATED L.A. COUNTY (NO CITY
BUSINESS TAX)



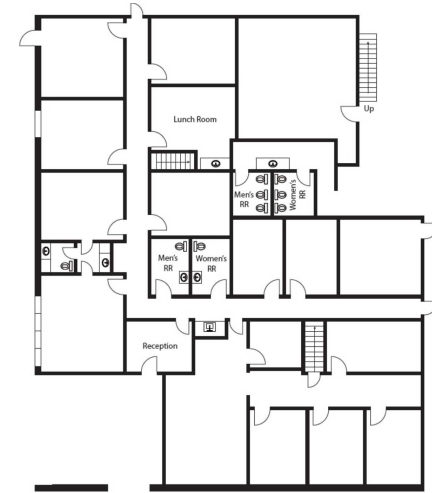
Parcel Map



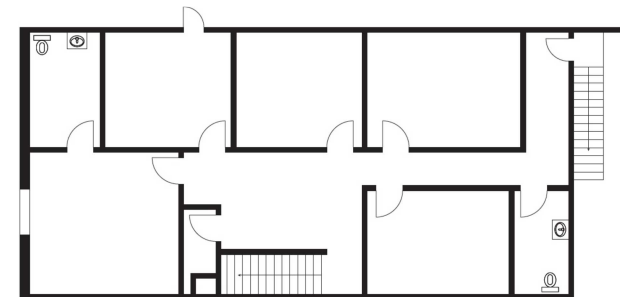
Floor Plans



MAIN FLOOR PLAN



1ST FLOOR OFFICE



2ST FLOOR OFFICE



18737 S. Reyes Avenue | Rancho Dominguez, CA

CREM Commercial



Investment Highlights

- ✔ **Freestanding ≈57,000 SF Industrial Facility**
Rare opportunity to acquire a mid-size, single-tenant industrial building in one of Los Angeles County's most established logistics corridors. Buildings of this scale and configuration are limited within the South Bay submarket.
- ✔ **Functional Warehouse Configuration**
Efficient warehouse layout with dock-high and grade-level loading, clear height suitable for racking, and heavy power capacity. The building supports a wide range of distribution, light manufacturing, contractor, and service-based industrial uses.
- ✔ **Balanced Office Component**
Approximately 5,000 SF of integrated office space, providing administrative, dispatch, or operational support functions without compromising warehouse efficiency.
- ✔ **Secure Lot with On-Site Parking**
Fenced lot with additional dedicated parking and controlled access, supporting daily operational flow and security.
- ✔ **Unincorporated Los Angeles County – No City Business Tax**
Located in unincorporated Los Angeles County, the property is not subject to municipal gross receipts or city business license taxes often imposed by surrounding cities. This provides meaningful long-term operating savings for owner-users.
- ✔ **Established Industrial Corridor**
Situated within Rancho Dominguez, a mature industrial submarket characterized by long-standing distribution, logistics, and light manufacturing users. The area benefits from industrial infrastructure, workforce depth, and sustained demand.
- ✔ **Strategic South Bay Location**
Immediate access to the 710, 91, 405, and 110 Freeways with convenient proximity to the Ports of Los Angeles and Long Beach. The location supports efficient regional distribution throughout Los Angeles, Orange County, and the Inland Empire.



Rancho Dominguez

South Bay Industrial Corridor

Rancho Dominguez is a core industrial submarket in the South Bay region of Los Angeles County and has long functioned as a major logistics and distribution hub serving the LA Basin.

The submarket's strategic position between the Ports of Los Angeles and Long Beach, Downtown Los Angeles, and dense Southern California population centers supports sustained long-term demand.

Rancho Dominguez benefits from direct connectivity to several of Southern California's primary freeway routes, including the 710, 91, 405, and 110, enabling efficient north-south and east-west movement throughout the region.

The 710 Freeway is a primary port-to-distribution corridor, linking the San Pedro Bay port complex to inland warehouse markets and intermodal facilities and reinforcing the area's importance in local and national supply chains.



The location allows industrial users to efficiently serve Los Angeles, Orange County, and Inland Empire markets while remaining close to one of the largest port complexes in the United States.

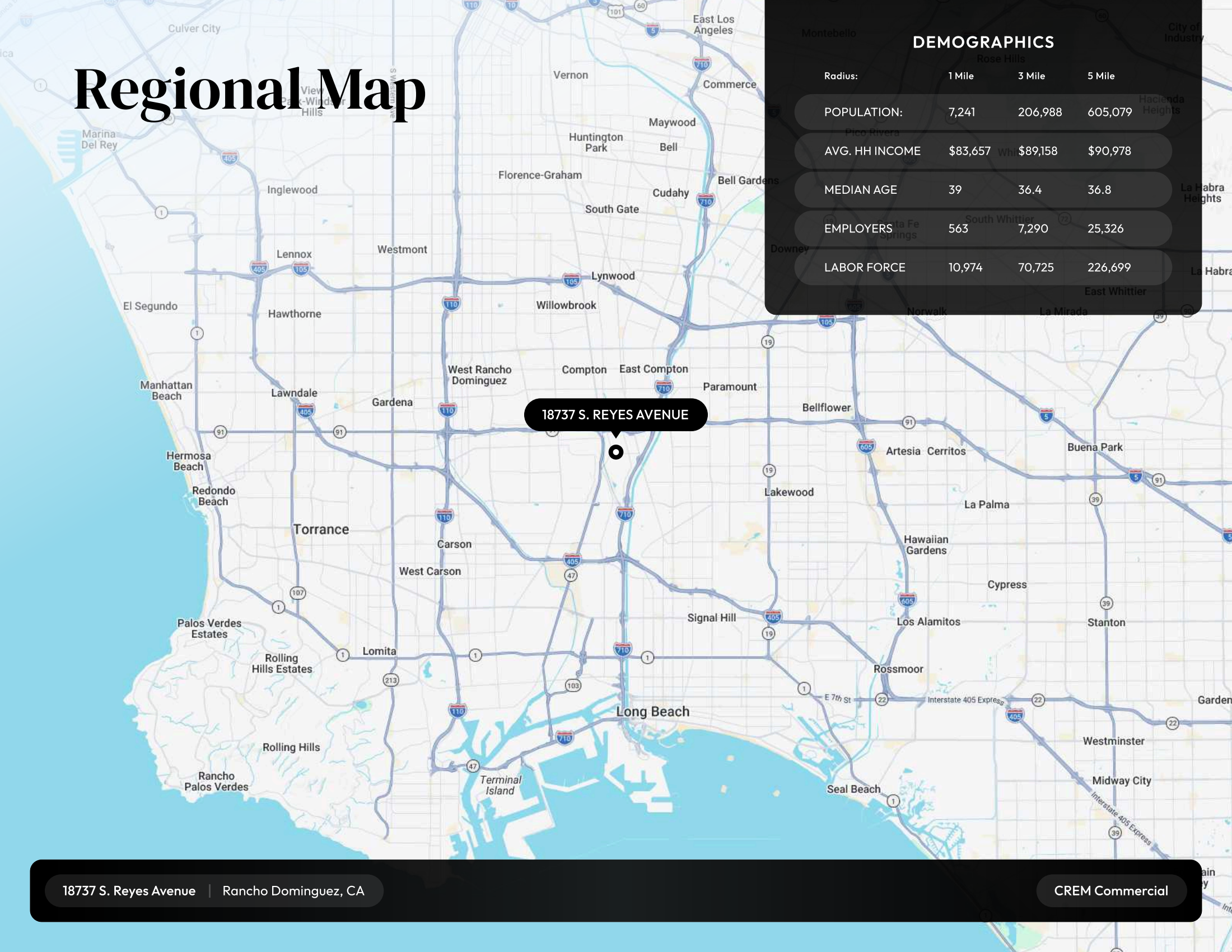
Long Beach Airport and Los Angeles International Airport are also within convenient reach, further supporting regional and national logistics operations.

Rancho Dominguez is a mature, established industrial ecosystem that is largely built out, with a concentration of distribution centers, logistics operators, light manufacturers, import-export businesses, and contractor-oriented users.

This clustering of industrial activity supports operational efficiency, access to labor, and long-term stability for businesses operating in the submarket.



Regional Map



18737 S. REYES AVENUE

DEMOGRAPHICS

Radius:	1 Mile	3 Mile	5 Mile
POPULATION:	7,241	206,988	605,079
AVG. HH INCOME	\$83,657	\$89,158	\$90,978
MEDIAN AGE	39	36.4	36.8
EMPLOYERS	563	7,290	25,326
LABOR FORCE	10,974	70,725	226,699

18737 S. Reyes Avenue | Rancho Dominguez, CA

CREM Commercial



18737 S. Reyes Avenue | Rancho Dominguez, CA

CREM Commercial

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of 18737 S. Reyes Avenue, Rancho Dominguez, CA (“Property”) and is not to be used for any other purpose.

The only party authorized to represent the property owner (“Owner”) in connection with the sale of the Property is The CREM Group Brokerage Company and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure.

Neither The CREM Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The CREM Group with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The CREM Group and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and recipient of these materials shall not look to Owner or The CREM Group, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner from any liability with respect hereto.

Get In Touch With Us!

FOR MORE INFORMATION.



Mark Cianciulli, Esq.

mark@cremgroupe.com Ca/DRE #01990266

(323) 208-9512



Andrew Leff

andrew@cremgroupe.com Ca/DRE #01865688

(818) 939-4058

CREM
COMMERCIAL

LOS ANGELES | SANTA MONICA | NEWPORT BEACH | VENTURA | SAN DIEGO

[CREMGROUPE.COM/COMMERCIAL](https://cremgroupe.com/commercial)