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SPRING AVE

SANTA FE SPRINGS, CA 90670

EXCELLENT HIGH  
VELOCITY / DISTRIBUTION CENTER

**PRICE REDUCED!**  
**LEASE RATE: \$1.07 PSF/MO NNN**



*For Sublease*

±52,272 SQ. FT. INDUSTRIAL BUILDING

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**IA** BACCI • TSAPARIAN • GORMLY  
**IG** INDUSTRIAL GROUP



# Property HIGHLIGHTS



Sublease Through  
06/30/2028



Excellent High Velocity/  
Distribution Center



24' Clearance



15 Dock High Positions



Fenced and Secured  
Yard



Abundant Parking



One Block From  
Interstate 5 Freeway



Direct Deal Possible

## PRICING SUMMARY

LEASE RATE: \$1.07 PSF/Mo NNN  
\$0.23 PSF/Mo NNN

15304

SPRING  
AVENUE

AVAILABLE SF

±52,272 SF

PARCEL NO

8069-015-056

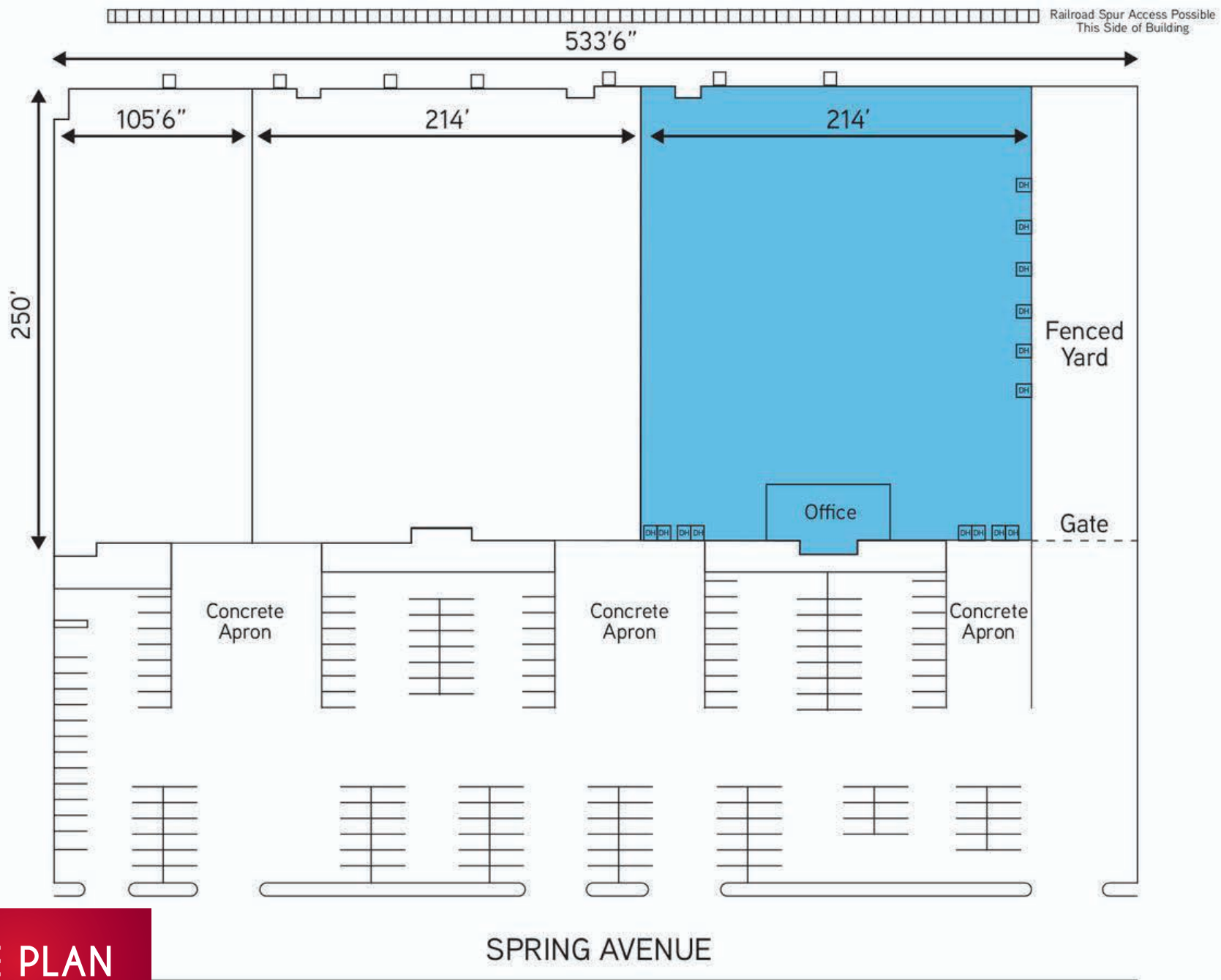
USE

Distribution Center

ZONING

M2





**SITE PLAN**

SPRING AVENUE

NOTE: Drawing not to scale. All measurements and sizes are approximate.

# LOCATION



**San Gabriel Valley**  
 Base: 179,108,546 SF  
 Vacancy Rate: 6.3%  
 Availability Rate: 7.2%  
 Direct Asking Rate: \$1.45 PSF  
 Overall Asking Rate: \$1.40 PSF  
 Median Price/Bldg SF: \$207.14  
 Median Price/Land SF: \$92.17

**Central Los Angeles**  
 Base: 246,721,841 SF  
 Vacancy Rate: 7.2%  
 Availability Rate: 9%  
 Direct Asking Rate: \$1.27 PSF  
 Overall Asking Rate: \$1.27 PSF  
 Median Price/Bldg SF: \$297.25  
 Median Price/Land SF: \$174.57

**Inland Empire East**  
 Base: 314,522,159 SF  
 Vacancy Rate: 8.5%  
 Availability Rate: 13.0%  
 Direct Asking Rate: \$1.14 PSF  
 Overall Asking Rate: \$1.05 PSF  
 Median Price/Bldg SF: \$252.05  
 Median Price/Land SF: \$103.51

**Inland Empire West**  
 Base: 370,500,976 SF  
 Vacancy Rate: 6.8%  
 Availability Rate: 10.3%  
 Direct Asking Rate: \$1.11 PSF  
 Overall Asking Rate: \$1.10 PSF  
 Median Price/Bldg SF: \$258.31  
 Median Price/Land SF: \$89.28

**Mid Counties**  
 Base: 114,921,369 SF  
 Vacancy Rate: 6.8%  
 Availability Rate: 10.2%  
 Direct Asking Rate: \$1.51 PSF  
 Overall Asking Rate: \$1.51 PSF  
 Median Price/Bldg SF: \$318.95  
 Median Price/Land SF: \$131.33

**South Bay**  
 Base: 196,051,475 SF  
 Vacancy Rate: 5.5%  
 Availability Rate: 8.2%  
 Direct Asking Rate: \$1.66 PSF  
 Overall Asking Rate: \$1.61 PSF  
 Median Price/Bldg SF: \$305.10  
 Median Price/Land SF: \$138.92

**Orange County**  
 Base: 232,777,870 SF  
 Vacancy Rate: 5.4%  
 Availability Rate: 8.3%  
 Direct Asking Rate: \$1.59 PSF  
 Overall Asking Rate: \$1.56 PSF  
 Median Price/Bldg SF: \$398.87  
 Median Price/Land SF: \$157.90

**PROPERTY LOCATION**

Santa Fe Springs



10 Miles

20 Miles

30 Miles

40 Miles

50 Miles

60 Miles

70 Miles

**Q4 2024 LA BASIN MARKET SUMMARY & DRAYAGE MAP**

PREPARED BY:  
 LAC-I Research  
 Lejo Mammen - Director of Research  
 lmammen@lee-associates.com

Sources: LAC-I Research, CoStar  
 This survey includes data on industrial properties exceeding 5,000 square feet in size.

# DEMOGRAPHICS



## POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
578,904	2,214,612	4,976,340	8,097,955



## AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$132,138	\$125,367	\$119,976	\$124,790

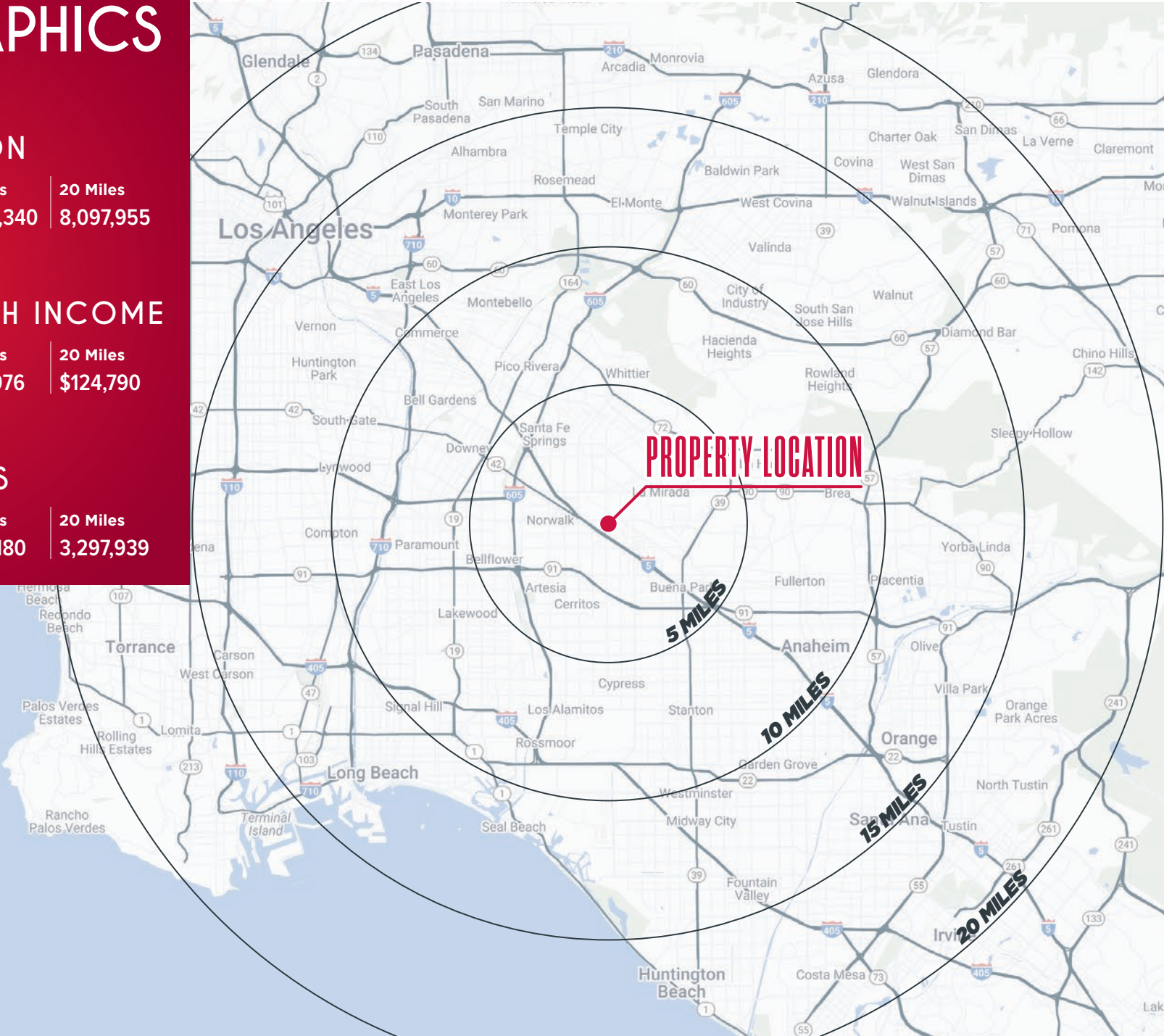


## EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
227,498	821,357	1,877,180	3,297,939

## DRIVING DISTANCE FROM PROPERTY

DTLA: 18 MILES
PASADENA: 22 MILES
LA & LB PORTS: 23 MILES
LAX: 24 MILES
WEST HOLLYWOOD: 25 MILES
CULVER CITY: 25 MILES
BEVERLY HILLS: 27 MILES
SANTA MONICA: 31 MILES
KOREATOWN: 31 MILES



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