



**5**  
Tenants



**14,102**  
SF



**2006**  
Year Built



**1.18 AC**  
Lot Size



## MULTI-TENANT RETAIL IN VERNON

**±14,102 SF**

2501-2599 S Santa Fe Ave, Vernon, CA

Offering Memorandum





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The  
Property



# Property Overview

|              |                     |               |           |            |                |
|--------------|---------------------|---------------|-----------|------------|----------------|
| 14,102       | GROSS LEASABLE AREA | 1.18 AC       | LOT SIZE  | 98         | PARKING SPACES |
| 5            | TENANTS             | C2 Commercial | ZONING    | Owner/User | SALE TYPE      |
| 6302-008-010 | APN                 | ~57% Leased   | OCCUPANCY | 2006       | YEAR BUILT     |

## Current

|            |             |                     |           |
|------------|-------------|---------------------|-----------|
| List Price | \$6,500,000 | \$ Per SF           | \$460.92  |
| NOI        | \$475,019   | Gross Leasable Area | 14,102 SF |
| Cap Rate   | 7.3%        | Year Built          | 2006      |

## Executive Summary

Santa Fe Plaza is a rare value-add retail investment located at the signalized southwest corner of South Santa Fe Avenue and East 25th Street in Vernon, one of Southern California’s most supply-constrained industrial markets. The property consists of a modern five-tenant neighborhood shopping center totaling approximately 14,102 square feet on 1.18 acres with 98 surface parking spaces.

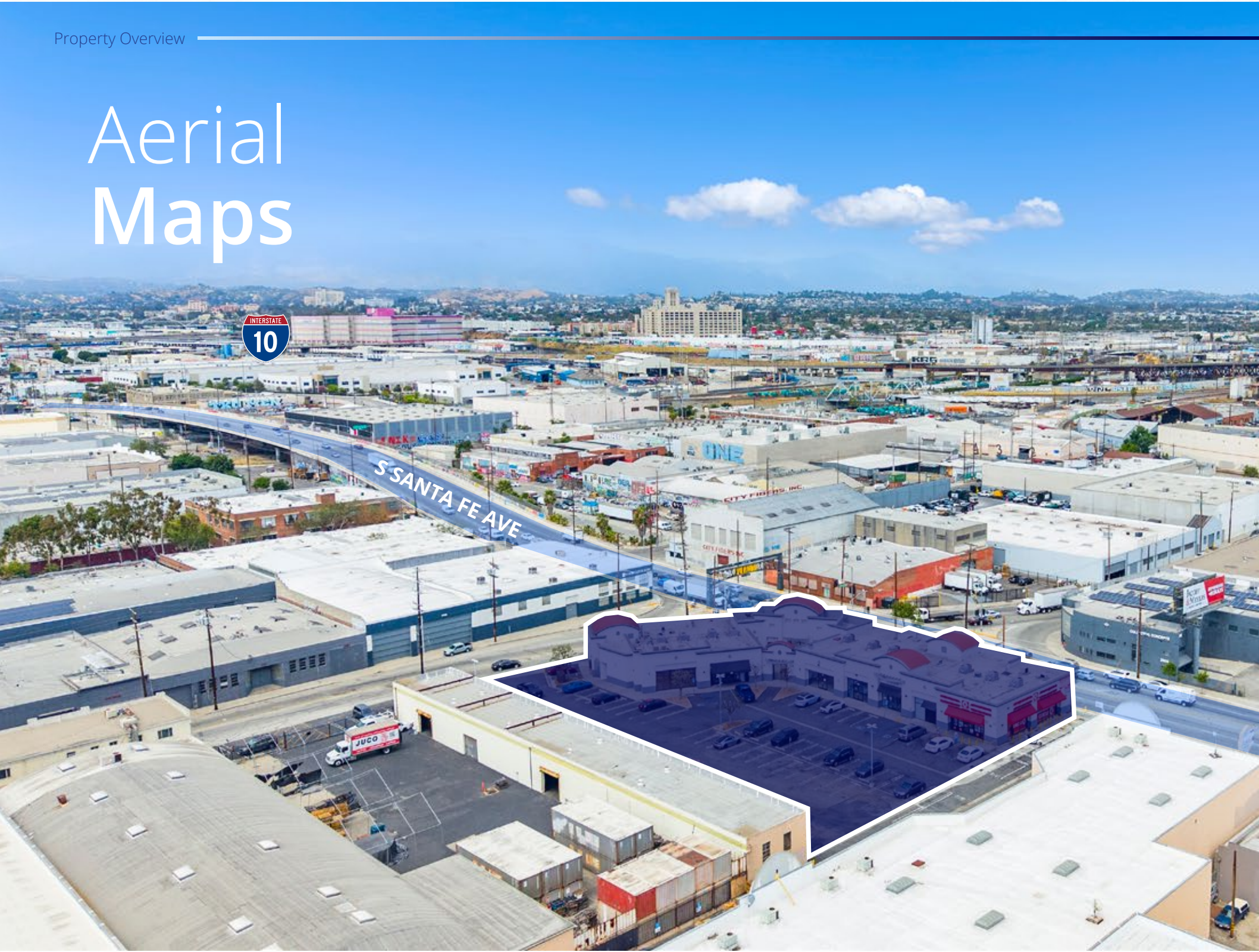
Built in 2006, the center offers high-quality construction with minimal deferred maintenance and strong visibility along one of Vernon’s primary commercial corridors. The property is anchored by Circle K and the long-standing Trattoria No. 25, providing stable in-place income while offering significant upside through lease-up of vacant suites and rental rate optimization.

Unlike most retail investments, Santa Fe Plaza benefits from a dense industrial employment base that generates substantial daytime demand from nearby warehouse, logistics, and manufacturing workers. The center is strategically positioned minutes from Downtown Los Angeles with immediate access to Interstates 5, 10, and 710.

## Investment Highlights

- Rare Retail Offering in Vernon – Institutional-quality retail asset in a highly supply-constrained, industrial-dominated submarket with minimal competing inventory.
- Compelling Value-Add Opportunity – Current 56.9% occupancy provides immediate upside through lease-up of 6,079 SF, enabling meaningful NOI growth and value creation
- Durable In-Place Income – Anchored by Circle K and Trattoria No. 25, providing stable cash flow and consistent customer draw.
- Strategic Location in Dense Employment Hub – Surrounded by thousands of industrial and logistics employees, supporting strong demand for food, service, and convenience retail.
- Modern Construction / Reduced CapEx – Built in 2006 with contemporary improvements, minimizing near-term capital requirements.
- High-Visibility Corner Positioning – Signalized intersection with strong frontage along S. Santa Fe Avenue, enhancing tenant exposure and leasing appeal.
- Exceptional Parking Ratio – With a total of 98 spaces, approximately 6.9 spaces per 1,000 SF, well above typical urban retail standards.
- Attractive 1031 Exchange Opportunity – Combination of in-place income and lease-up potential offers a balanced return profile with both yield and appreciation.

# Aerial Maps





022

The  
Financials

Pricing Summary

| Metric                   | Annual        |
|--------------------------|---------------|
| Pricing                  |               |
| List Price               | \$6,500,000   |
| Price / SF               | \$460.92 / SF |
| NOI                      | \$475,019     |
| Cap Rate                 | 7.3%          |
| Operating Data           |               |
| Scheduled Base Rent      | \$510,632     |
| Other Tenant Revenue     | \$201,614     |
| Potential Gross Revenue  | \$712,246     |
| Expenses                 |               |
| RE Tax                   | \$93,851      |
| Insurance                | \$13,500      |
| Trash Service            | \$13,632      |
| Care Taker               | \$13,200      |
| Utilities                | \$15,600      |
| R&M                      | \$18,000      |
| Management Fee           | \$33,832      |
| Total Operating Expenses | \$201,614     |



Rent Roll

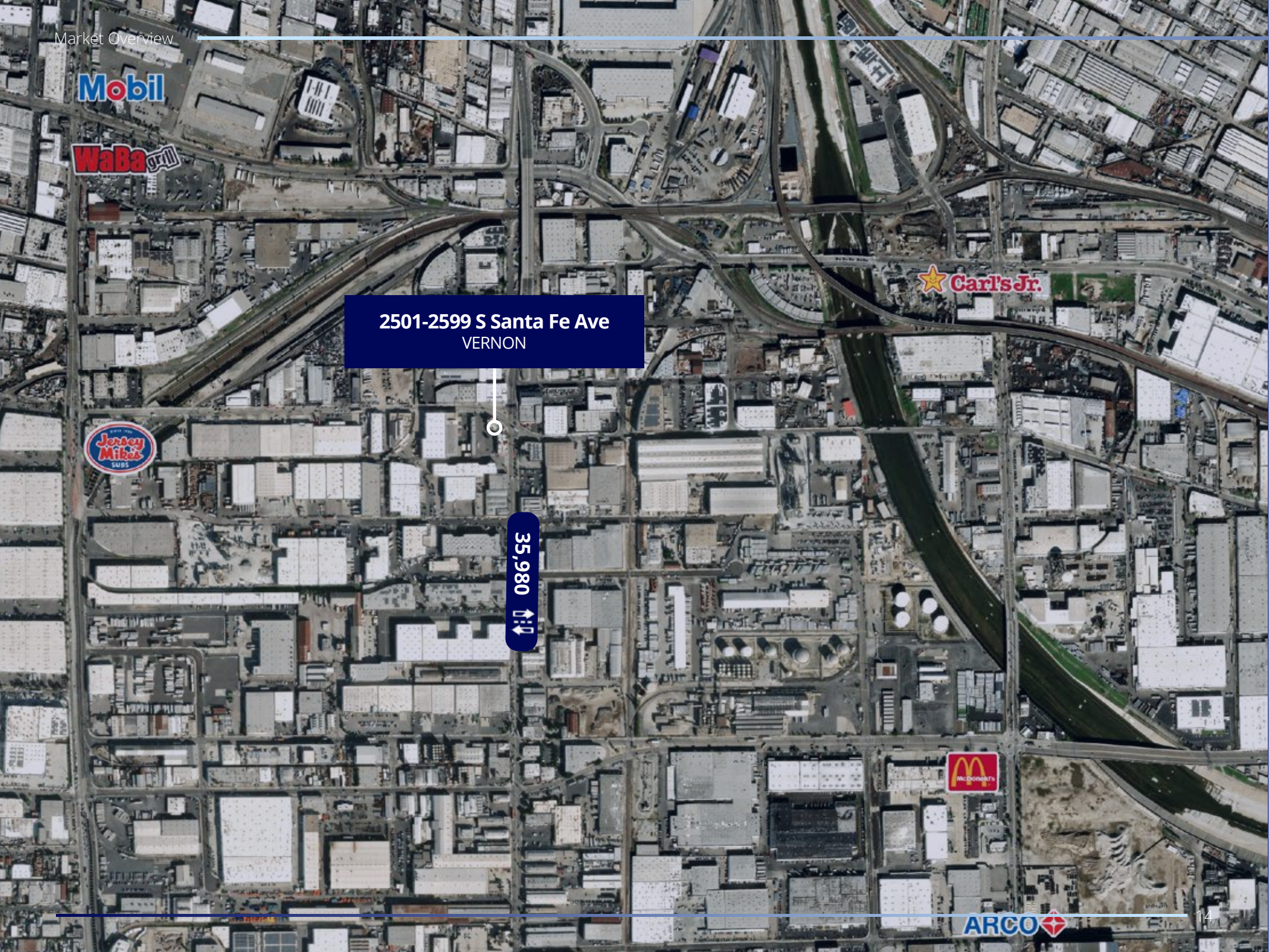
| Unit   | Tenant         | Use    | Size SF   | Lease Term           | Annual Rent             | Status                               |
|--------|----------------|--------|-----------|----------------------|-------------------------|--------------------------------------|
| 2501   | Tartoria       | Retail | 5,680     | 10/12/2007-7/31/2027 | \$241,232               | Month-to-Month                       |
| 2575   | Circle K       | Retail | 2,000     | 8/28/2013-5/31/2046  | \$65,340                | 2 (5) Year Options with 3% Increases |
|        |                |        |           |                      | <u>Lease Period</u>     | <u>Monthly Base Rent</u>             |
|        |                |        |           |                      | 6/1/2026-5/31/2028      | \$5,445                              |
|        |                |        |           |                      | 6/1/2028-5/31/2031      | \$5,989.50                           |
|        |                |        |           |                      | 6/1/2031-5/31-2036      | \$6,588.45                           |
|        |                |        |           |                      | 6/1/2036-5/31/2041      | \$7,247.30                           |
|        |                |        |           |                      | 6/1/2041-5/31/2046      | \$7,972.03                           |
| 2565   | Rent Guarantee | Retail | 1,783     | 7/31/2031            | \$53,490 + \$24,822 CAM | Rent Guarantee (12 Months)           |
| 2555A  | Rent Guarantee | Retail | 3,299     | 7/31/2031            | \$98,970 + \$45,928 CAM | Rent Guarantee (12 Months)           |
| 2555B  | Rent Guarantee | Retail | 1,720     | 7/31/2031            | \$51,600 + \$23,945 CAM | Rent Guarantee (12 Months)           |
| Totals |                |        | 14,482 SF | \$510,632            |                         |                                      |





03

The  
Market



# Demographics

|  | METRIC                            | 1 MILE    | 3 MILES   | 5 MILES   |
|--|-----------------------------------|-----------|-----------|-----------|
|  | 2025 Total Population             | 4,368     | 363,040   | 1,167,511 |
|  | 2030 Population                   | 4,460     | 361,823   | 1,163,949 |
|  | Population Growth (2025-2030)     | 0.42%     | (0.07%)   | (0.06%)   |
|  | Average Age                       | 33        | 34        | 34        |
|  | 2025 Total Households             | 1,070     | 114,314   | 368,159   |
|  | Household Growth (2025-2030)      | 1.04%     | 0.66%     | 0.61%     |
|  | Median Household Income           | \$59,577  | \$60,152  | \$61,440  |
|  | Average Household Size            | 3.87      | 2.99      | 3.05      |
|  | Labor Force                       | 1,995     | 158,616   | 525,500   |
|  | Median Home Value                 | \$629,085 | \$686,574 | \$696,258 |
|  | Average Household Retail Expenses | \$23,133  | \$22,230  | \$21,847  |



# Location Overview

Santa Fe Plaza is positioned within the City of Vernon, one of Southern California's most established and tightly held industrial markets, located just south of Downtown Los Angeles. The property benefits from its placement within a dense network of food processing, manufacturing, distribution, and logistics facilities that collectively power the local economy. This concentration of users generates a substantial and consistent daytime workforce, creating strong demand for food, convenience, and service-oriented retail uses that cater to nearby employees.

The property further benefits from excellent regional accessibility, with proximity to major freeway systems that provide efficient connectivity throughout Greater Los Angeles and surrounding trade areas. This infill location, combined with Vernon's limited retail inventory and high barriers to new development, positions the asset to capture long-term tenant demand. As a result, Santa Fe Plaza offers a unique opportunity to operate within a supply-constrained urban submarket supported by durable employment drivers and consistent consumer activity



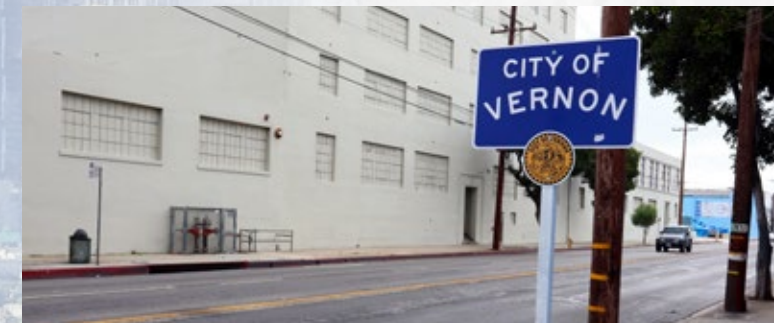
## PREMIER INDUSTRIAL SUBMARKET

Vernon is one of the most active industrial hubs in Southern California, home to a dense concentration of manufacturing, food production, and logistics operators that create sustained daily demand for nearby retail services.



## DENSE DAYTIME POPULATION

Surrounded by a large base of industrial employers, warehouses, and distribution facilities, the area is supported by thousands of employees who drive consistent demand for dining, convenience, and service-oriented retail.



## INFILL LOS ANGELES LOCATION

Located within a highly built-out urban trade area, the submarket is characterized by limited development sites and high barriers to entry, reinforcing long-term tenant demand and supporting strong occupancy fundamentals for existing retail assets.



## IMMEDIATE FREEWAY CONNECTIVITY

The property offers convenient access to major regional thoroughfares, including Interstate 5 (±1.5 miles), Interstate 10 (±2.0 miles), and Interstate 710 (±3.0 miles), providing efficient connectivity throughout the greater Los Angeles area and beyond.

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## MULTI-TENANT RETAIL IN VERNON

# ±14,102 SF

2501-2599 S Santa Fe Ave, Vernon, CA

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