

**13013-13017 E 166TH STREET
CERRITOS, CALIFORNIA**



CLICK FOR 3D VIRTUAL TOURS

- ▶ 13013 166th St, Cerritos, CA (Owner: Office/Warehouse)
- ▶ 13013 166th St, Cerritos, CA (Owner: Supplemental Warehouse)
- ▶ 13017 166th St, Cerritos, CA (Tenant 1 - Warehouse-Vacant @ COE)
- ▶ 13013 166th St, Cerritos, CA (Tenant 2 : Downstairs Office)
- ▶ 13013 166th St, Cerritos, CA (Tenant 3: Upstairs Office)

EXCELLENT OWNER / USER OPPORTUNITY

FOR SALE: ±49,344 SF
Freestanding Industrial Building

Voit

REAL ESTATE SERVICES



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EXECUTIVE SUMMARY

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Voit Real Estate Services is pleased to offer for sale the opportunity to acquire 13013-13017 E 166th Street located in Cerritos, CA, an approximately 49,344 SF freestanding industrial building situated on approximately 98,010 SF of land. Conveniently located near the 5, 605, and 91 freeways, the subject property provides an excellent central location for an owner/user who can benefit from the close proximity to the Port of Los Angeles, Port of Long Beach, LAX International Airport, John Wayne Airport, and Ontario International Airport. The next owner of this property will be able to take advantage of the tasteful office upgrades the current ownership has completed, including wood flooring throughout, multiple private offices, executive offices, conference rooms and a showroom for displaying product.

Situated in the desirable City of Cerritos, the property features 4 dock high positions, 2 ground level doors, approximately 11,136 SF of two story office, and 22'-24' clear height. With the existing property features, 13013-13017 E 166th Street makes an excellent facility for a corporate headquarters, distribution facility, or warehouse operation with a showroom component.



PROPERTY OVERVIEW

Shoemaker Ave
13,216 CPD

166th St
12,155 CPD



PROPERTY FEATURES

- +/- 49,344 SF Freestanding Industrial Building
- +/- 11,136 SF of Two Story Office
- +/- 46,000 SF Available at COE
- Single Tenant and Multi-Tenant Possible
- Rare Distribution Facility in the City of Cerritos
- 4 DH Doors / 2 GL Doors
- 22'-24' Clearance
- Calculated Fire Sprinklered
- Ample Parking
- Easy Access to 5, 91 & 605 Freeways

PROPERTY DESCRIPTION

Address:	13013 E 166th Street, Cerritos, CA
APN#:	7005-006-049
Total Building Area:	±49,344 SF
Total Lot Size:	±98,010 SF
Year Built:	1979
Grade Level Doors:	2
Dock Level Doors	4
Zoning	ADP (Please verify)
Permitted Uses:	http://www.cerritos.us/GOVERNMENT/_pdfs/Chapter02.LandUse.pdf Please refer to page LU-15:LU-19 for permitted Uses



RENT ROLL

TENANT	SQ. FT	RENT/MO.	LEASE EXPIRATION	ADDITIONAL INFORMATION
Traveler's Club Tenant 1	15,847	\$14,122.15	2/28/2021	This space will be delivered vacant at COE
Kang Min Yi (Nuskin) Tenant 2	850	\$1,900	2/28/2022	2 year option
Seamax Freight International Tenant 3	2,500 - 3,000 (please verify)	\$3,500	12/31/2021	3% increase for final year of lease. Tenant is occupying partial 2nd floor office

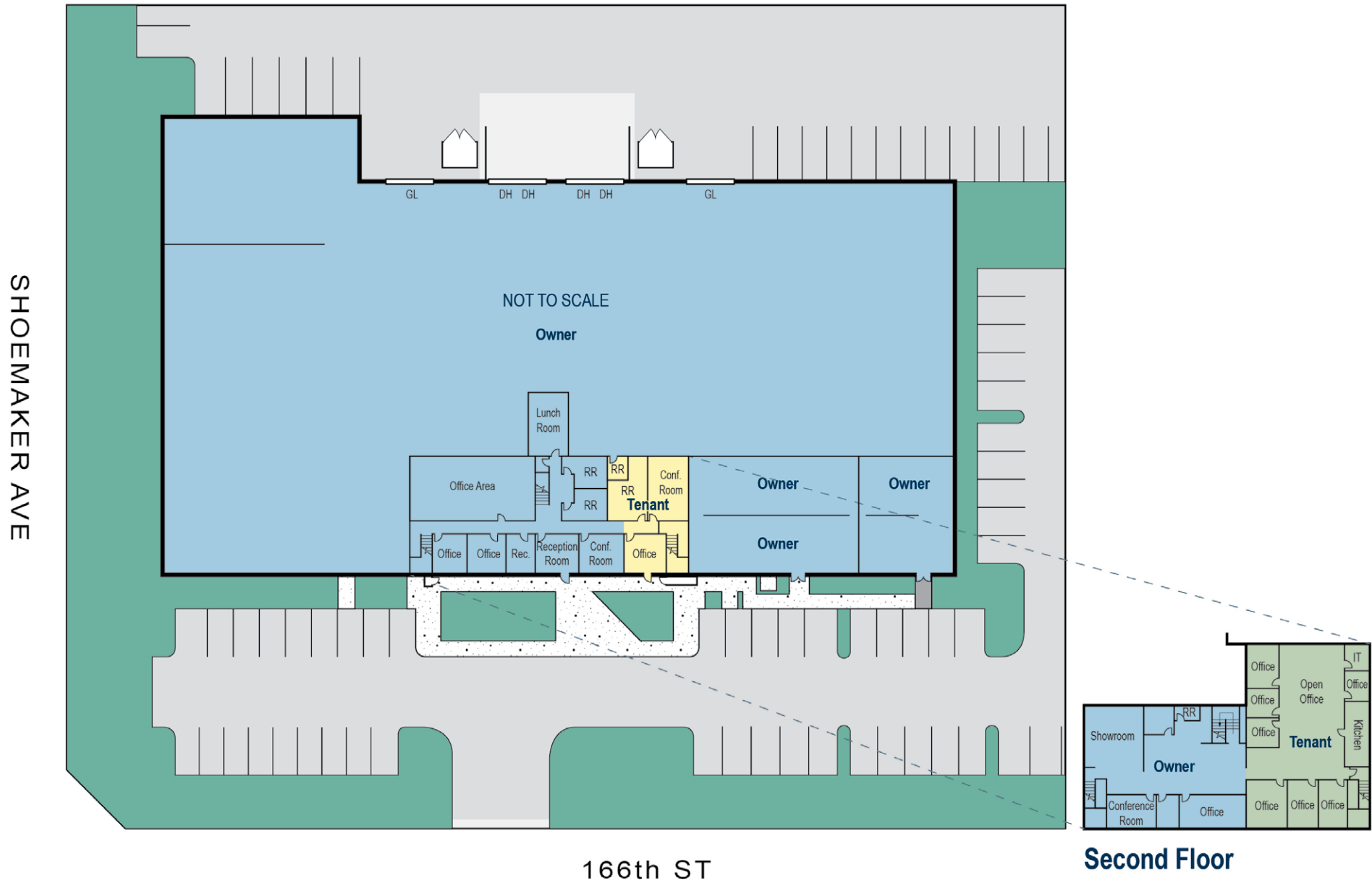




SITE PLAN



SITE PLAN - POSSIBLE



MARKET OVERVIEW

SITE





INDUSTRIAL MARKET SUMMARY

At first glance, the Greater Los Angeles industrial market metrics for the second quarter point to the possibility that the economic fallout from the pandemic is as virulent as the virus itself. Being in Los Angeles County, hardest hit by COVID-19 of all the 58 counties in the state, did indeed present a monumental challenge to businesses of all sizes. The second quarter started under the governor's full lockdown order and ended in the midst of both an economic reopening and another spike in COVID-19 cases. Vacancy moved sharply higher, lease and sale activity fell nearly 25% and net absorption was well in the red for the second straight quarter.

However, a closer look at the numbers reveals that things may not be as bad as they initially appear. Average asking lease rates managed to remain unchanged and more than 75% of the negative absorption was attributed to two major move-outs, one in LA Downtown and the other in Long Beach. There were also several other moves-outs of spaces that were already pre-leased to new tenants who will be taking occupancy in the third quarter.



AREA OVERVIEW

AREA OVERVIEW



CERRITOS, CALIFORNIA

Cerritos is located in the Southern part of Los Angeles County. Considered one of the gateway cities, Cerritos is located between two of the top three most populated counties in California, Orange County and Los Angeles County. Cerritos' central location to the 5, 605, and 91 freeways offers business owners great access to the Port of LA, Port of Long Beach, Lax, John Wayne, and Ontario International Airport. Home to roughly 49,859 residents, the average household income in Cerritos is approximately \$99,528. Cerritos takes great pride in its arts and education, and features the well-known Cerritos Center of Performing Arts and the Cerritos Millennium Library.

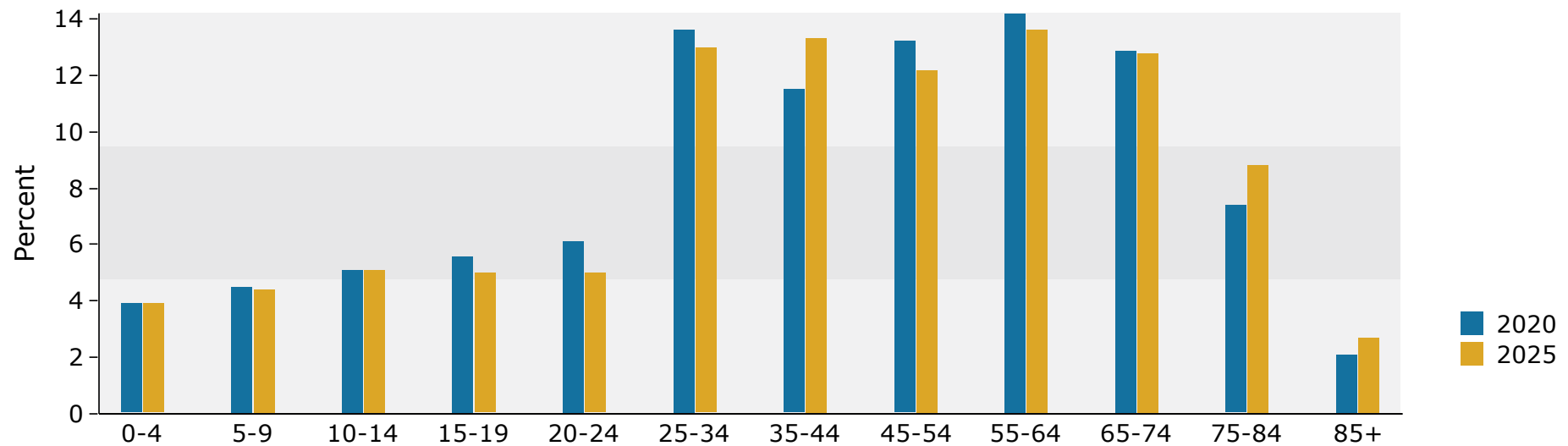
LOS ANGELES, CALIFORNIA

Los Angeles County is the most populated county in California estimated at 10.04 million (2019). It is the third most densely populated county in California, behind only San Francisco and Orange County. With its beautiful weather and premier location, Los Angeles County is the place to be. As one of the Entertainment Capitals of the World and the second most populated city in America, the city of Los Angeles has an abundance of amusement and tourism attractions. Between beautiful beaches, high end shopping, and affluent neighborhoods, Los Angeles County continues to be one of the most sought counties in the nation.

DEMOGRAPHICS | 1 MILE RADIUS

Summary	Census 2010	2020	2025
Population	17,134	18,119	18,396
Households	5,289	5,573	5,630
Families	4,585	4,845	4,904
Average Household Size	3.24	3.25	3.26
Owner Occupied Housing Units	4,334	4,224	4,314
Renter Occupied Housing Units	955	1,349	1,316
Median Age	42.5	44.7	45.2
Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.30%	0.55%	0.72%
Households	0.20%	0.50%	0.72%
Families	0.24%	0.50%	0.64%
Owner HHs	0.42%	0.65%	0.72%
Median Household Income	2.00%	1.81%	1.60%

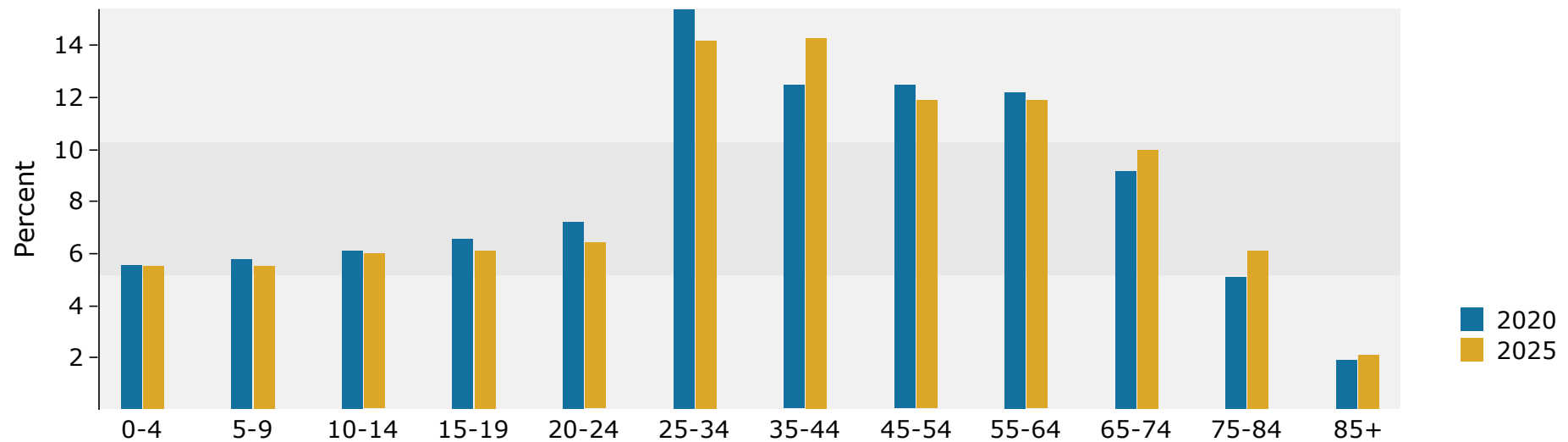
Population by Age



DEMOGRAPHICS | 3 MILE RADIUS

Summary	Census 2010	2020	2025
Population	197,167	202,111	203,191
Households	55,352	56,147	56,144
Families	46,243	47,034	47,134
Average Household Size	3.50	3.53	3.55
Owner Occupied Housing Units	37,690	36,646	37,008
Renter Occupied Housing Units	17,662	19,501	19,136
Median Age	36.2	37.5	39.1
Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.11%	0.55%	0.72%
Households	0.00%	0.50%	0.72%
Families	0.04%	0.50%	0.64%
Owner HHs	0.20%	0.65%	0.72%
Median Household Income	2.04%	1.81%	1.60%

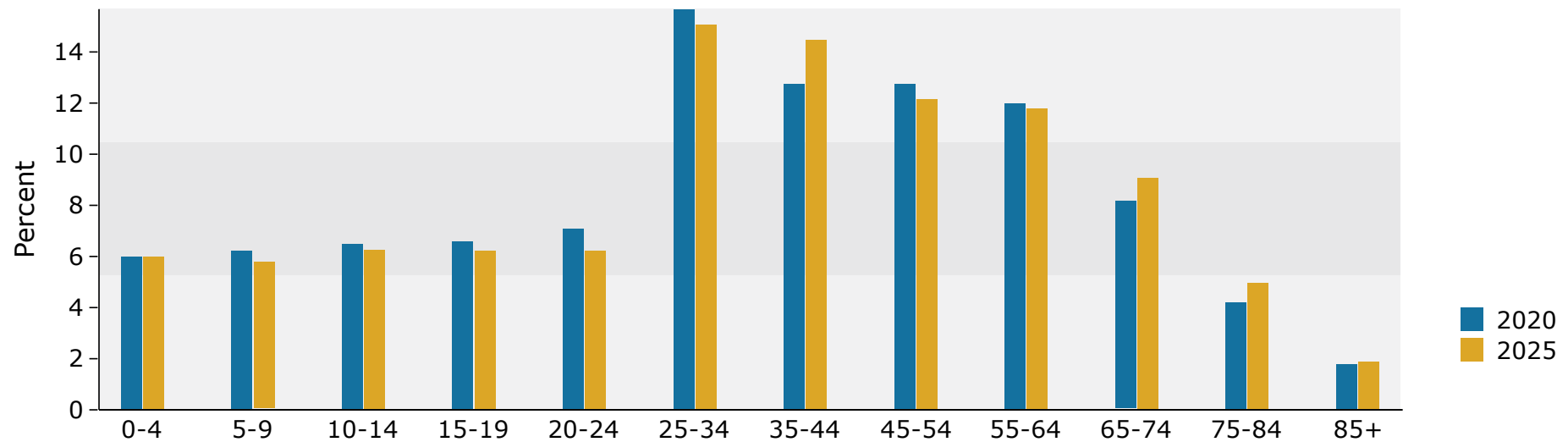
Population by Age



DEMOGRAPHICS | 6 MILE RADIUS

Summary	Census 2010	2020	2025
Population	893,200	919,413	926,435
Households	267,938	272,134	272,666
Families	211,387	215,104	215,985
Average Household Size	3.29	3.34	3.35
Owner Occupied Housing Units	164,490	160,005	162,037
Renter Occupied Housing Units	103,448	112,128	110,630
Median Age	35.2	36.4	37.9
Trends: 2020-2025 Annual Rate	Area	State	National
Population	0.15%	0.55%	0.72%
Households	0.04%	0.50%	0.72%
Families	0.08%	0.50%	0.64%
Owner HHs	0.25%	0.65%	0.72%
Median Household Income	1.92%	1.81%	1.60%

Population by Age



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Property Touring Guidelines >

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