

MATTHEWS™



10531 Painter Ave
Santa Fe Springs, CA 90670

**Industrial
Leasing Opportunity**
Leasing Brochure

Exclusively Listed By



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PROPERTY HIGHLIGHTS



\$1.50
SF/Month

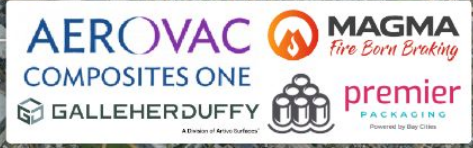
±1,000 SF
GLA

±200 SF
Office Space

- ±1,000 SF industrial building on a ±0.24-acre lot
- Efficient 47% coverage ratio with functional warehouse layout
- 14' clear height suitable for light industrial and distribution uses
- Three (3) drive-in doors providing convenient loading access
- Twelve (12) on-site parking stalls
- M2 zoning allowing a variety of industrial uses
- Built in 1966 and well-positioned within the Santa Fe Springs industrial market
- Excellent access to major transportation corridors and regional logistics hubs



Los Angeles
±15 Miles Away



±247,000 VPD

Telegraph Rd ±34,704 VPD



±228,000 VPD



Los Angeles International Airport
±50,000 Employees
±23 Miles Away
This Location Supports Logistics, Distribution, and Import/Export Operations while Offering Connectivity to Major Southern California Transportation Corridors.



Google Earth

10531 Painter Ave
Santa Fe Springs, CA 90670

±0.24 AC

Lot Size

47%

CVG Ratio

14'

Clear Height

3

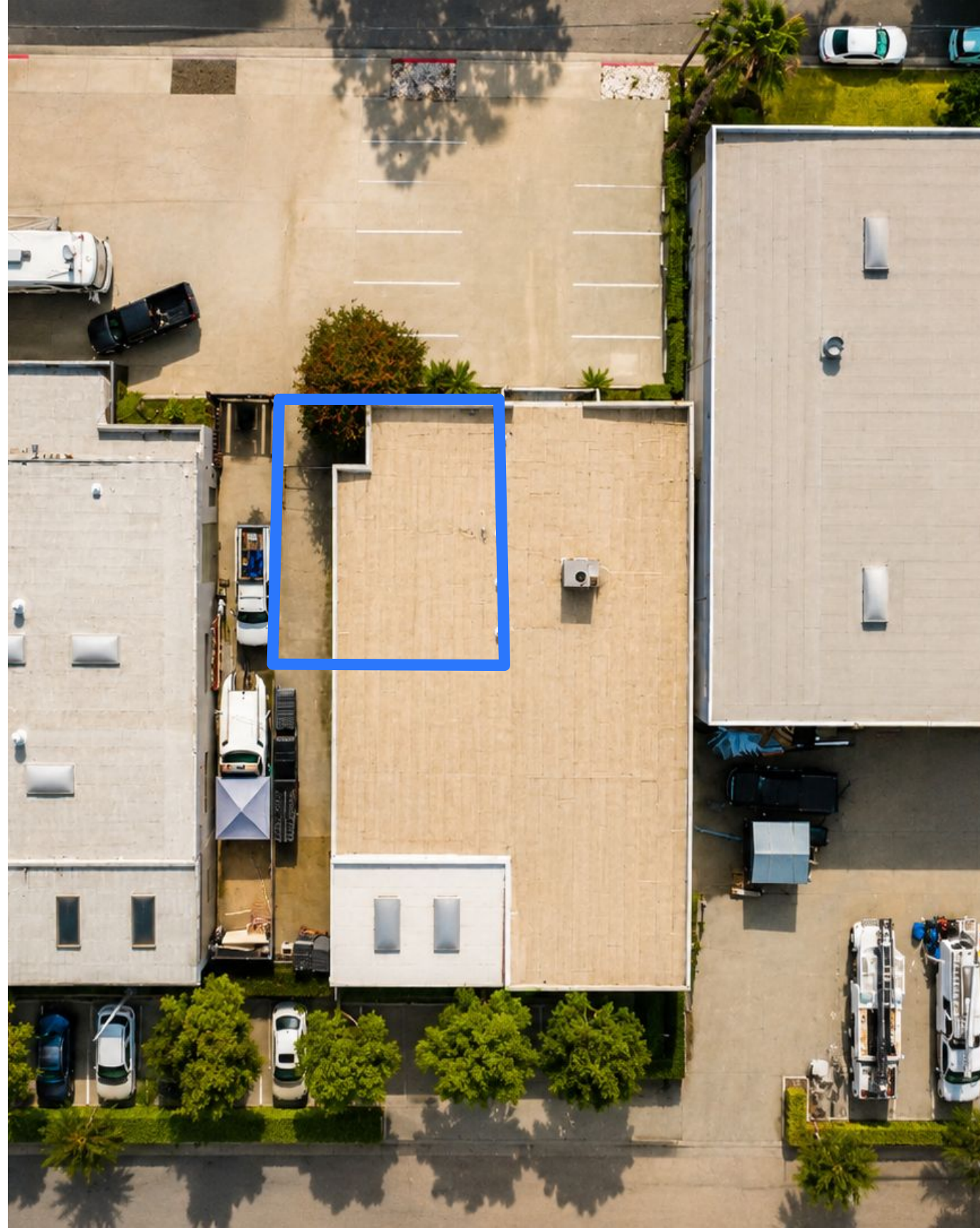
Drive Ins

12

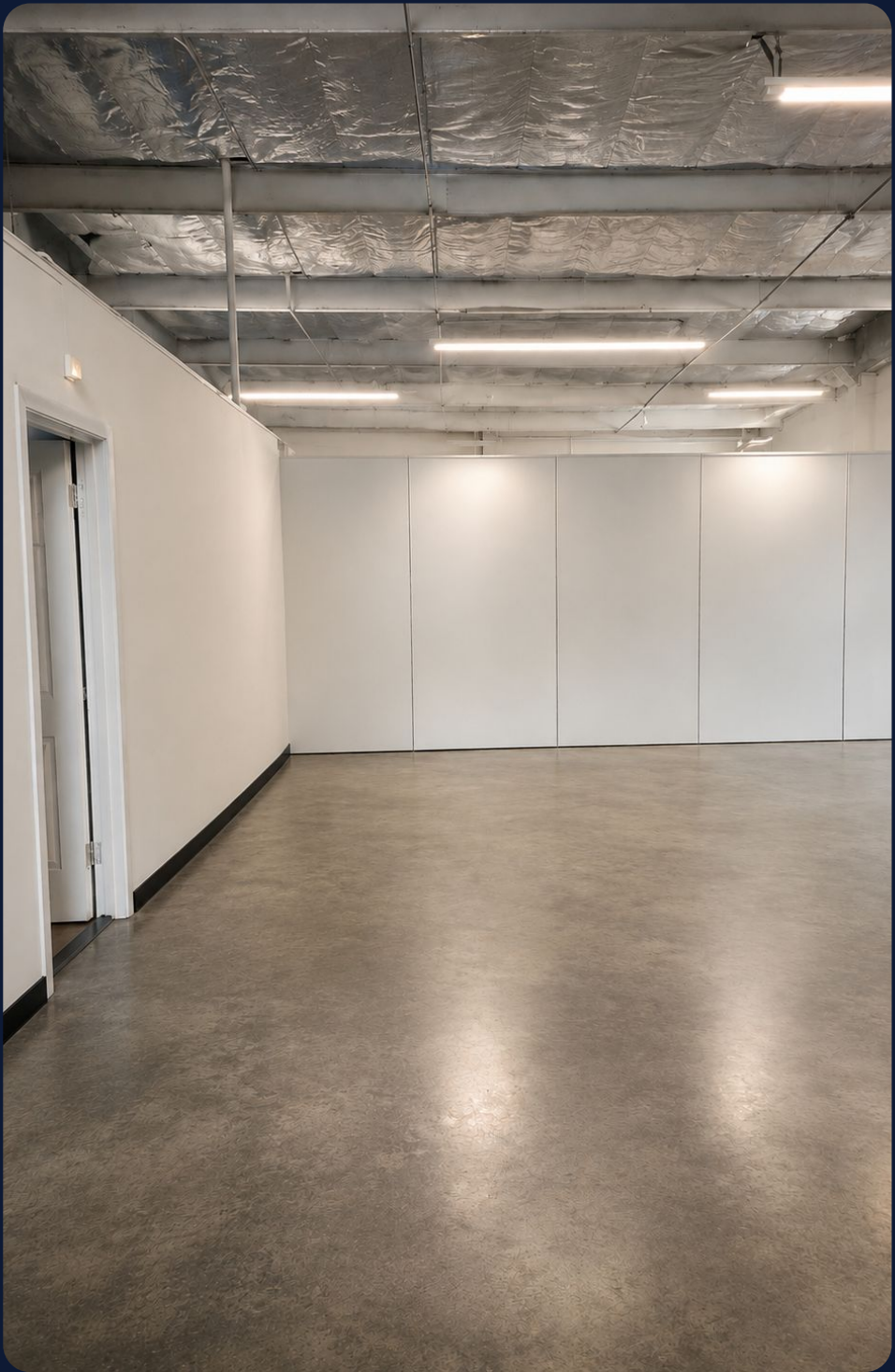
Parking Stalls

M2

Zoning

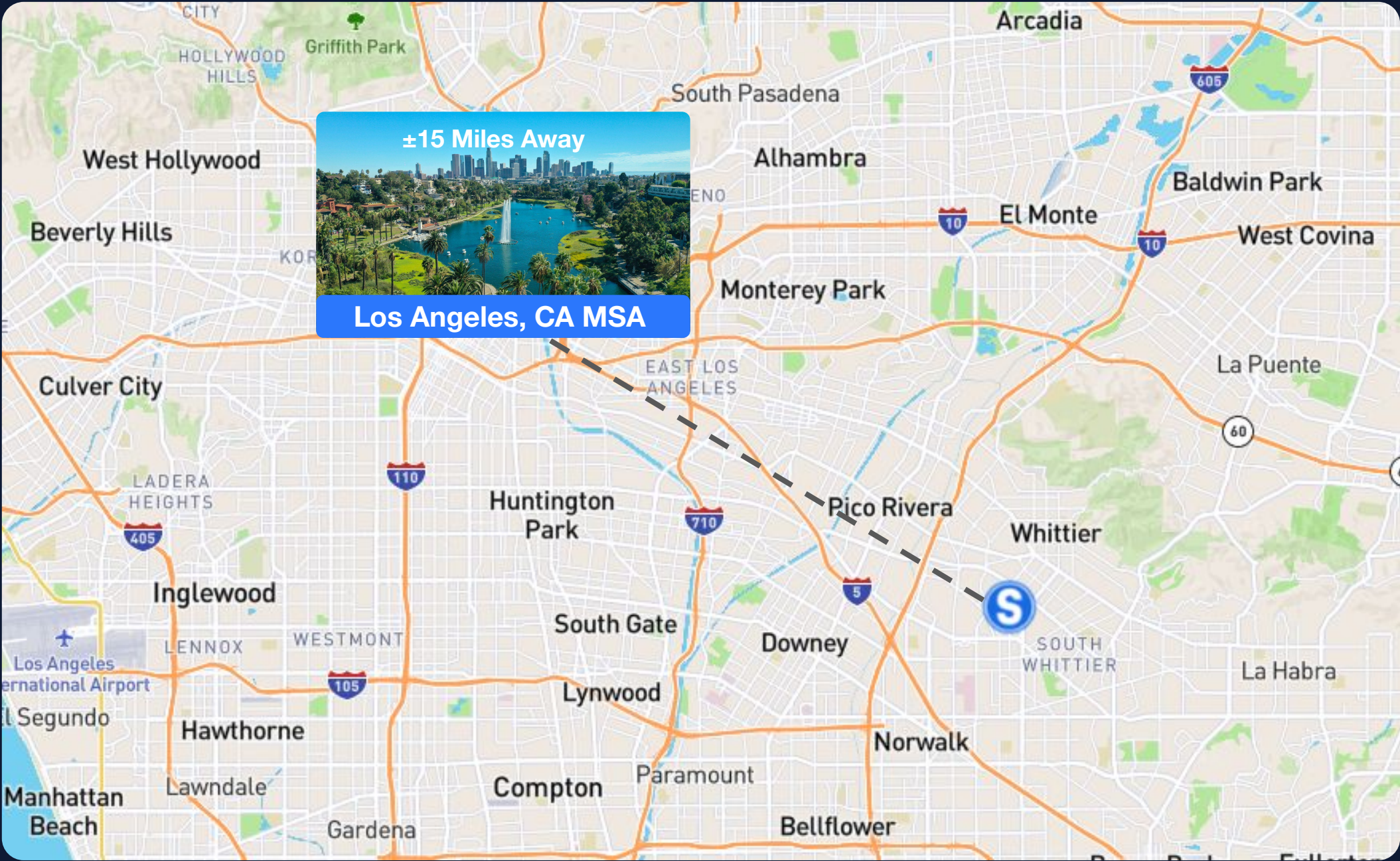


INTERIOR PHOTOS



MARKET OVERVIEW

10531 Painter Ave
Santa Fe Springs, CA 90670



Santa Fe Springs , CA

Market Demographics

18,793	9,022	\$88,238	5,716	\$659,900
Total Population	Employed Population	Median HH Income	# of Households	Median Property Value



Local Market Overview

Santa Fe Springs is recognized as one of Southern California's premier industrial markets, benefiting from its strategic location within the greater Los Angeles logistics and distribution network. The city serves as a key hub for warehousing, manufacturing, transportation, and e-commerce operations, supported by exceptional access to major freeways, rail infrastructure, and the Ports of Los Angeles and Long Beach. This connectivity continues to attract a diverse mix of national, regional, and local industrial users.

Industrial real estate fundamentals remain supported by strong tenant demand and limited availability of well-located industrial space. High barriers to new development, a mature land-constrained environment, and the scarcity of developable industrial sites have helped maintain long-term occupancy stability throughout the market. Businesses continue to value Santa Fe Springs for its central location, skilled labor pool, and ability to efficiently serve consumers and businesses across Southern California.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	16,235	203,488	508,541
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,480	62,084	157,355
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$125,672	\$127,307	\$137,787

LOS ANGELES, CA MSA

Total Population
3,820,914+

Annual Visitors
50 Million

Tourism Economic Impact
\$45 Billion

GDP
\$960+ Billion

Local Market Overview

Los Angeles, California, is one of the world's most dynamic and influential metropolitan centers, recognized for its diverse economy, global connectivity, and cultural significance. Situated along the Southern California coastline, the city encompasses a wide range of neighborhoods, business districts, and employment hubs that contribute to its unique character and economic strength. Los Angeles serves as a major center for entertainment, international trade, technology, healthcare, education, and professional services, attracting businesses, residents, and visitors from around the globe. The city's economy is supported by a highly diverse employment base and extensive transportation infrastructure, including one of the nation's busiest port complexes, a major international airport, and a comprehensive network of highways and transit systems. Renowned institutions, cultural landmarks, and world-class attractions further enhance the city's prominence as a destination for tourism, innovation, and investment.

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FOR LEASE

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Santa Fe Springs, CA 90670

This Leasing Package contains select information pertaining to the business and affairs of 10531 Painter Ave, Santa Fe Springs, CA 90670 ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.