

# 18020 S Broadway

Carson, CA 90248

Industrial Property for  
Sale or Lease

Offering Memorandum



**MATTHEWS**™

## Exclusively Listed By



**Duncan Burns**

Associate

**(310) 209-8348**

duncan.burns@matthews.com

License No. 02251748 (CA)



**Sam Sukut**

FVP & Senior Director

**(949) 939-1219**

sam.sukut@matthews.com

License No. 02030355 (CA)



**Chris Nelson**

FVP & Senior Director

**(949) 280-6217**

chris.nelson@matthews.com

License No. 02055962 (CA)



**Jackson Pollock**

Senior Associate

**(858) 348-8127**

jackson.pollock@matthews.com

License No. 02217437 (CA)

**David Harrington**

Broker of Record

Broker License No.01320460 (CA)

Broker Firm No. 02168060 (CA)

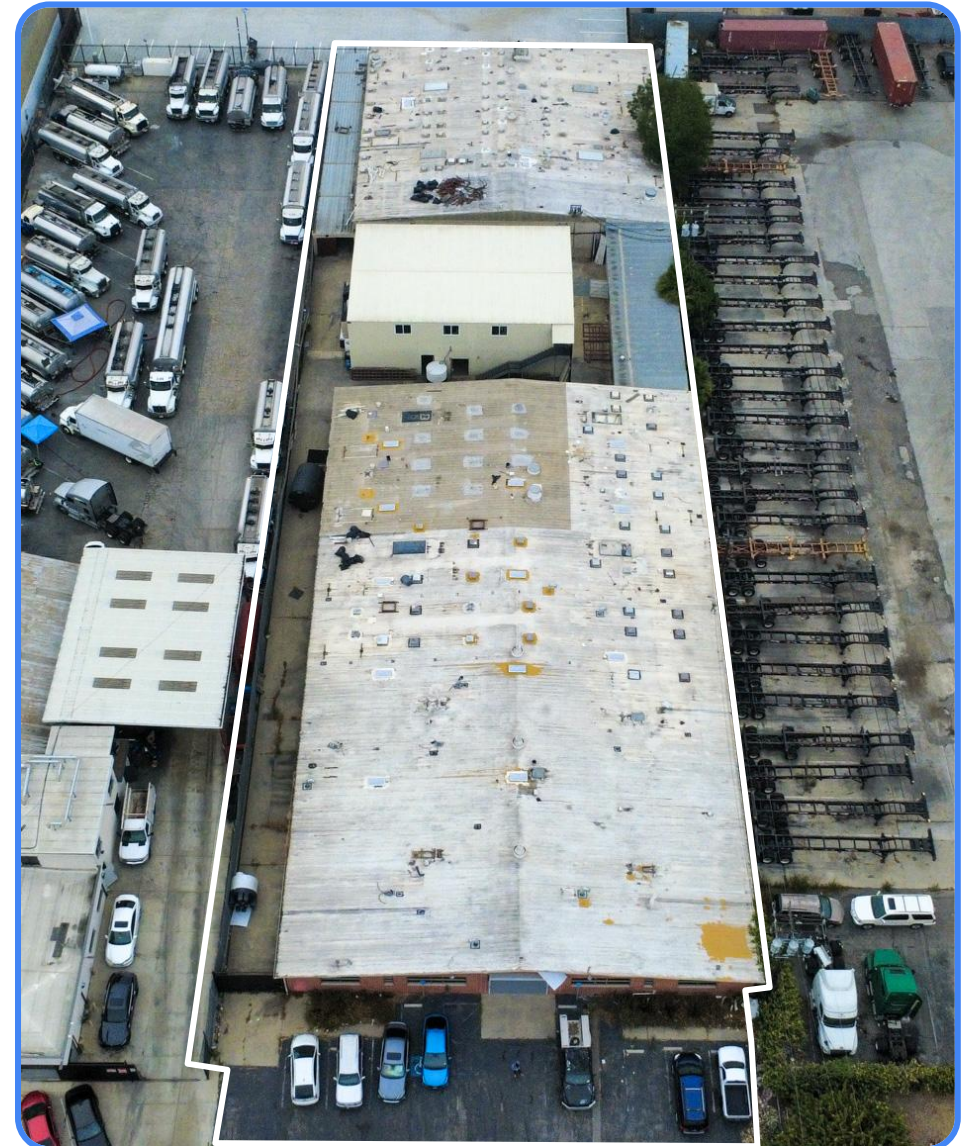
# MATTHEWS™



# PROPERTY HIGHLIGHTS

## Property Highlights

- **Power Infrastructure-** Over 800 Amps, 3-phase electrical service supporting a range of heavy industrial and manufacturing uses with a consistent and reliable power supply.
- **Loading Capabilities-** Equipped with four (4) ground-level overhead doors providing practical and direct access for shipping, receiving, and general manufacturing logistics.
- **Clear Height-** 14-foot clear height at the eave, facilitating vertical storage, equipment maneuverability, and efficient operational flow.
- **Parking Availability-** Features ample on-site parking for both staff and visitors.
- **Occupancy & Due Diligence-** Available for immediate lease or sale. A Phase 1 Environmental report has already been conducted and is ready for review.



# CAMPUS & BUILDING BREAKDOWN

**36,000 SF**  
Total Available

**4**  
Buildings

**\$1.00**  
Gross Leasable Rate

**Lease Separately**  
Or Together

## Building Summary

Building / Use	Size (SF)
<b>1</b> Building 1 Warehouse	17,500 SF
<b>2</b> Building 2 2-Story Warehouse/Office	5,000 SF
<b>3</b> Building 3 Storage	1,500 SF
<b>4</b> Building 4 Warehouse	12,000 SF

All buildings are offered for lease at \$1.00 per SF Gross.  
Buildings may be leased separately or together.



**18020 S Broadway**  
Carson, CA 90248

Sale Price

**6,600,000 (\$183.33 PSF)**

Lease Rate

**\$1.25/SF Gross** (Front Unit)

**\$1.00/SF Gross** (Other Units)

Lot Size

**±1.08 AC Site**

3 Phase

**800 AMPS**

Building Size

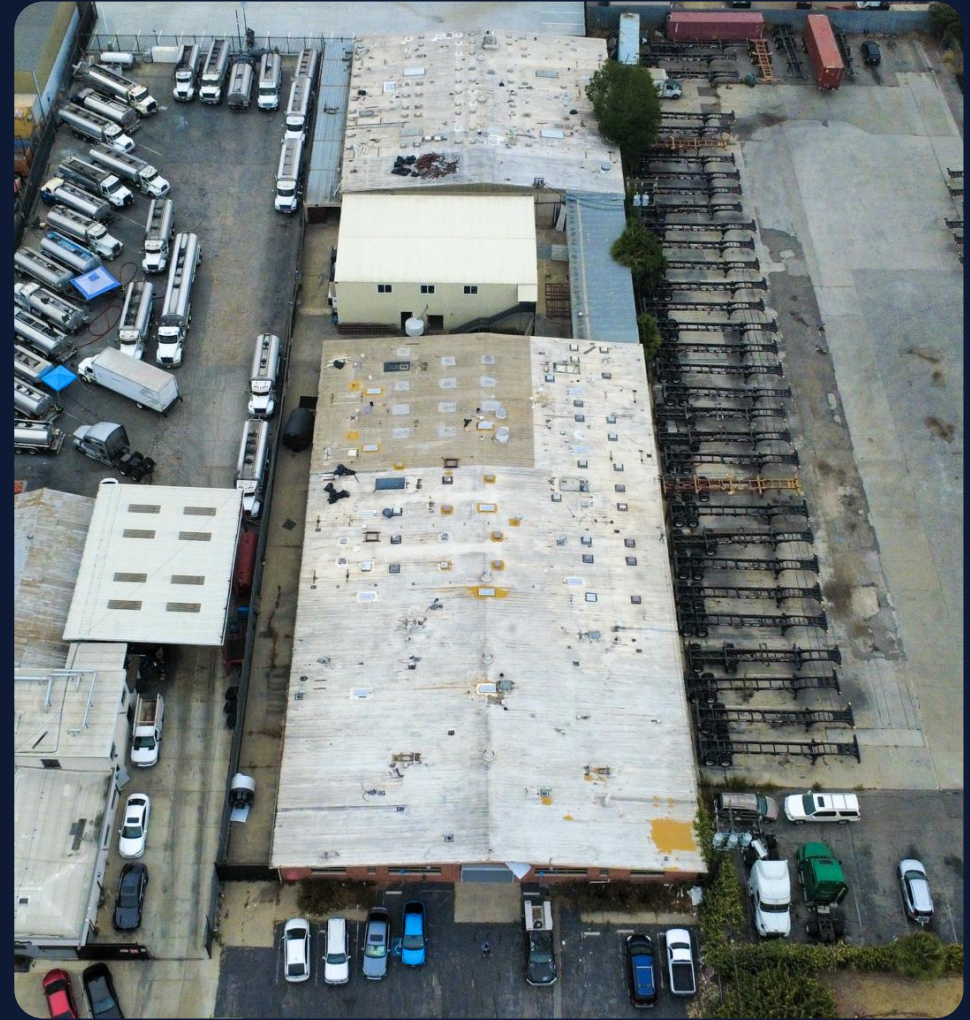
**±36,000 SF**



# INTERIOR PHOTOS

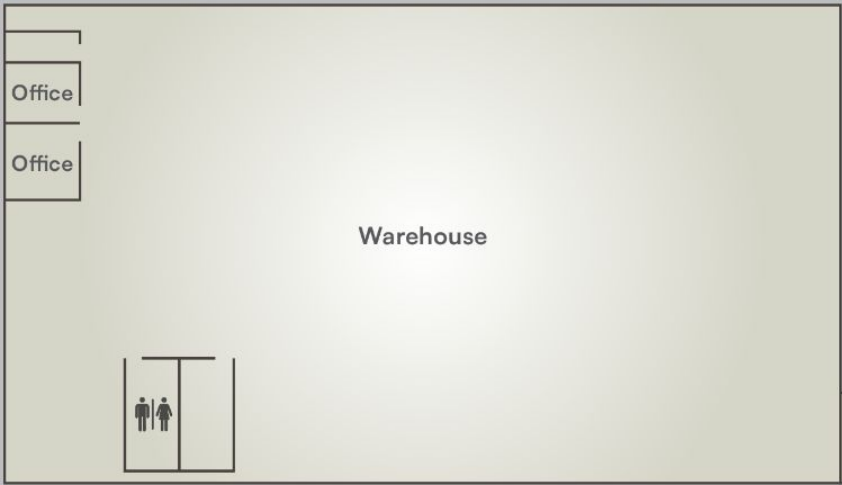


# AERIAL PHOTOS



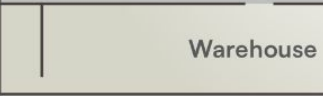


S Broadway

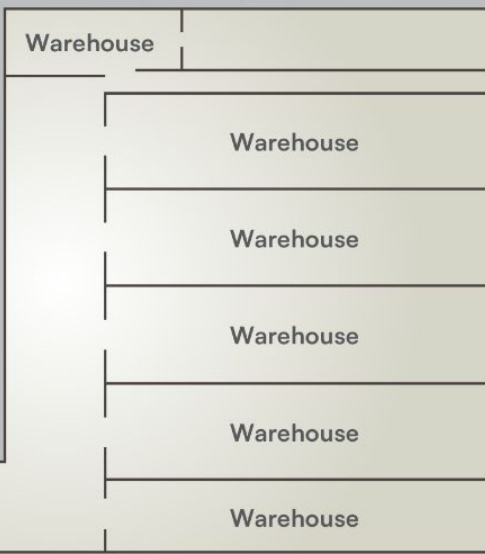
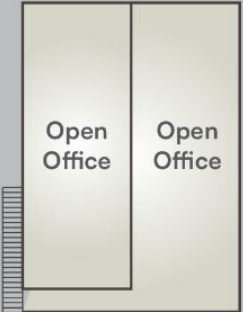


**Building 1**  
17,500 SF

**Building 2**  
2,500 SF  
Ground Floor



**Building 2**  
2,500 SF  
Second Floor



**Building 3**  
1,500 SF

**Building 4**  
12,000 SF



Los Angeles International Airport



Hawthorne Municipal Airport

Tesla Design Center

TESLA

± 311,000 VPD

amazon

Dense Industrial Corridor



± 242,000 VPD

SPACEX

amazon

SENTINEL TRANSPORTATION

Distribution/Warehouse

Alameda Corridor  
20-mile freight rail expressway linking the ports to the UP/BNSF network

± 230,000 VPD



Compton/Woodley Airport

STG Logistics

± 201,000 VPD

Subject Property

Dense Industrial Corridor

Dense Industrial Corridor

Dense Industrial Corridor

± 50,000 VPD

± 257,000 VPD

Port of Los Angeles  
± 14 Miles South

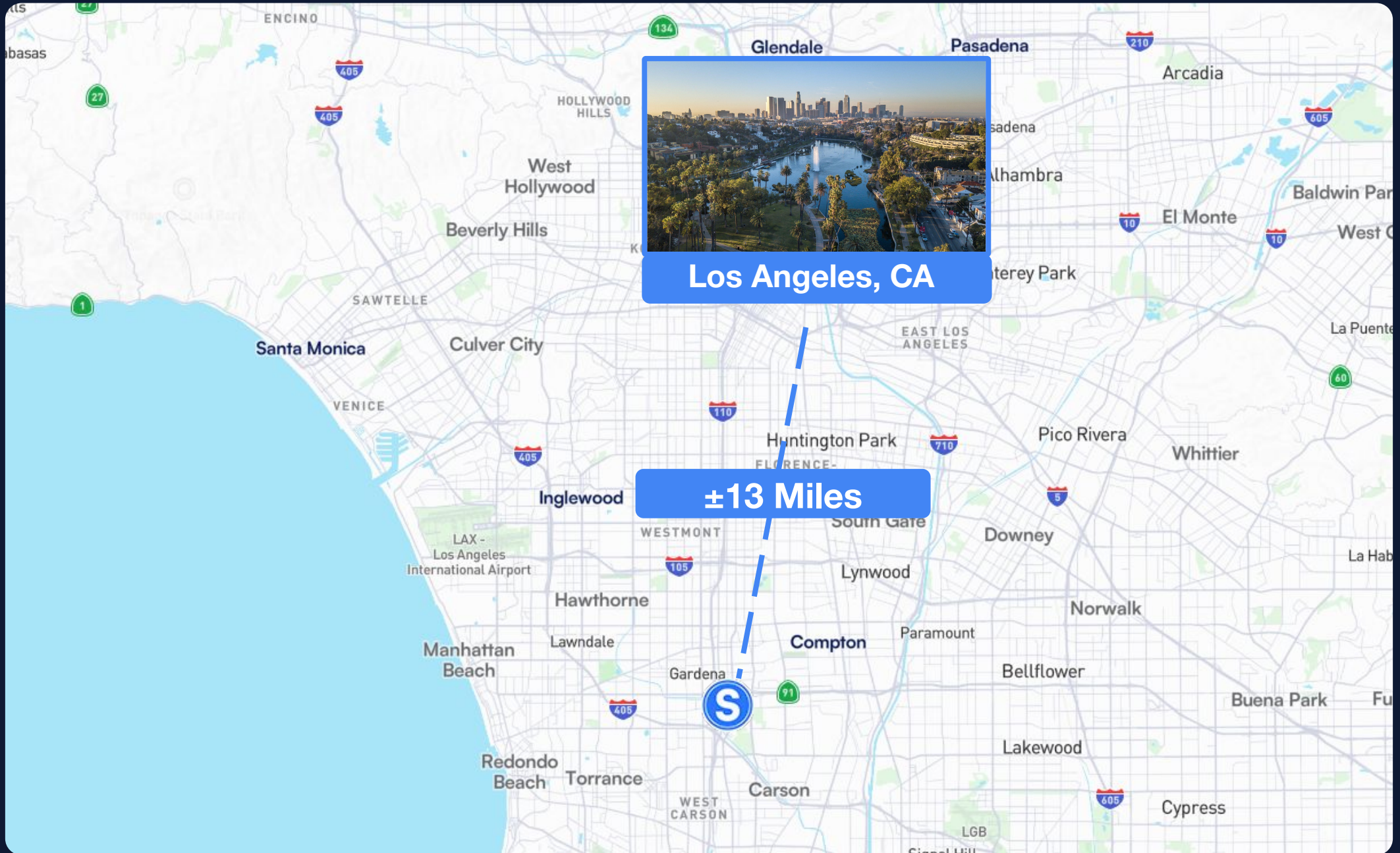
Google Earth



Alameda Corridor

# MARKET OVERVIEW

18020 S Broadway  
Carson, CA 90248



# CARSON, CA

Los Angeles MSA



## Local Market Overview

Carson, California is a strategically located South Bay city within the Los Angeles metropolitan area, offering excellent access to Interstates 405, 110, 710, and State Route 91. Its proximity to the Ports of Los Angeles and Long Beach has made Carson a desirable location for warehouse, distribution, manufacturing, and logistics users. The city benefits from a strong labor pool, established industrial base, and access to one of the nation's largest consumer markets. Limited industrial land availability throughout the South Bay continues to support demand for well-located industrial properties.

Carson's economy is anchored by international trade, logistics, transportation, and industrial operations tied to the nearby port complex. The area benefits from Southern California's extensive transportation infrastructure, large population base, and growing e-commerce activity. Combined with the diverse economic drivers of Los Angeles County, these factors continue to support long-term demand for industrial and distribution space in the market.

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	173,098	613,502	2,587,701
Current Year Estimate	174,638	620,410	2,619,777
2020 Census	180,568	647,677	2,747,488
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	54,004	187,636	812,157
Current Year Estimate	54,603	190,031	822,929
2020 Census	56,958	199,565	865,739
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$114,459	\$108,716	\$109,180

# LOS ANGELES, CA

Los Angeles is the nation's #1 industrial market because it combines unmatched global trade access, irreplaceable infill location, and massive economic scale into one integrated logistics system. As the primary entry point for goods into the U.S. and a gateway to both regional and national distribution, LA benefits from continuous demand that cannot be replicated elsewhere, reinforcing its position as the most strategic and defensible industrial market in the country.

# #1

## Industrial Market in the U.S.

#3 Nationally in Total  
Industrial Inventory

Total Population

**3,770,958**

Annual Visitors

**50 Million**

Tourism Economic Impact

**\$157.3 Billion**

GDP

**\$1.29+ Trillion**



# Demand Drivers & Major Tenants

The Los Angeles industrial market is driven by its role as the nation's primary import gateway and a dense consumer base that fuels last-mile distribution demand. Limited new supply and strong leasing velocity continue to tighten fundamentals, positioning the market as one of the most competitive and supply-constrained logistics hubs in the U.S.

Global Trade Hub

**35%**

of U.S. Inbound Handled by Ports  
of Los Angeles & Long Beach

Port Volume

**±8.1M TEUs**

Handled in 2025, Supporting  
Consistent Import Driven Demand

Last Mile Demand

**High**

for "Last-Touch" Logistics Facilities  
Near Dense Population Centers

Supply Constraints

**±1-2%**

of Inventory Under Construction  
Limited New Supply

Leasing Momentum

**±33.3M SF**

Leased in 2025  
(+11.8% YoY)

Warehouse Jobs

**+1.3%**

Transportation & Warehouse  
Employment YoY

LA Industrial  
Major Tenants

amazon

FedEx



DHL  
WORLDWIDE EXPRESS®



# LA INDUSTRIAL PERFORMANCE

**\$961M+**

Total Inventory



**\$321**

Sale Price Per SF

**\$17.55**

Asking Rent Per SF

**3.2M+**

SF Under Construction

The Los Angeles industrial market is a premier, supply-constrained logistics hub anchored by the Ports of Los Angeles and Long Beach, which drive consistent global trade demand. A dense population base supports strong last-mile distribution needs, while limited land availability sustains low vacancy and long-term rent growth, attracting top logistics and industrial tenants.

Source: CoStar



# Key Industrial Submarkets

Los Angeles industrial demand is concentrated in a series of highly strategic, infill submarkets that support port-driven logistics, regional distribution, and last-mile delivery. These submarkets benefit from proximity to the nation's largest port complex, creating some of the tightest vacancy and highest rent growth environments in the U.S.

## Port-Centric Hub

### South Bay

Carson | Torrance | El Segundo



**2-4%**

Vacancy

**Vacancy**

Among Lowest in U.S

Closest Submarket to Ports of LA and Long Beach  
Some of the **Highest Industrial Rents** in LA County

## Core Logistics Hub

### San Gabriel Valley

City of Industry | Pomona | Walnut



**3-5%**

Vacancy

**250M+**

SF Industrial Inventory

Hub For Import/Export, Wholesale, and Logistics Users

## Commerce Hub

### Central Los Angeles

Vernon | Commerce | Downtown LA



**2-4%**

Vacancy

**150M+**

SF Industrial Inventory

Critical for Last-Mile Distribution, Food Production, and Cold Storage

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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