Owner/User Industrial Opportunity For Sale/Lease | Offering Memorandum

MATTHEWS™

South Gate Portfolio

10932, 10940, & 10950 Vulcan St | South Gate, CA 90280

Exclusively Listed By

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Offering Summary

Property Highlights

An exceptional opportunity to acquire three functional, newly renovated industrial assets in South Gate, California. Available individually or as a multi-parcel assemblage, these properties feature newly updated offices, functional manufacturing/warehouse infrastructure, and rare low coverage ratios providing expansive secure yard space.

- **Flexibility for Users & Investors:** Purchase individually or acquire all three contiguous/neighboring parcels.
- **Turnkey Interior Improvements:** Brand-new office renovations across all sites—move-in ready with zero immediate capital expenditure needed for office areas.
- **Versatile Power Capacity:** Equipped with up to 3-phase high-voltage power capabilities (including 480V options) to support a wide range of industrial, manufacturing, and trade uses.
- **Strategic South Gate Location:** Prime infill Los Angeles location with immediate proximity to the I-105, I-710, and I-605 freeways for seamless access to the Ports of Los Angeles and Long Beach.

Portfolio Overview

10932 Vulcan St, South Gate, CA 90280
Address

$1,599,000
List Price

200 Amp (400 Amp capability), 240 Volts, 3-Phase
Power

±6,478 SF on ±17,097 SF of Land
Land SF

10950 Vulcan St, South Gate, CA 90280
Address

$1,685,000
List Price

200 Amp, 480 Volts, 3-Phase capability, 100 Amp, 120/240 Volts, Single-Phase
Power

±6,480 SF on ±19,650 SF of Land
Land SF

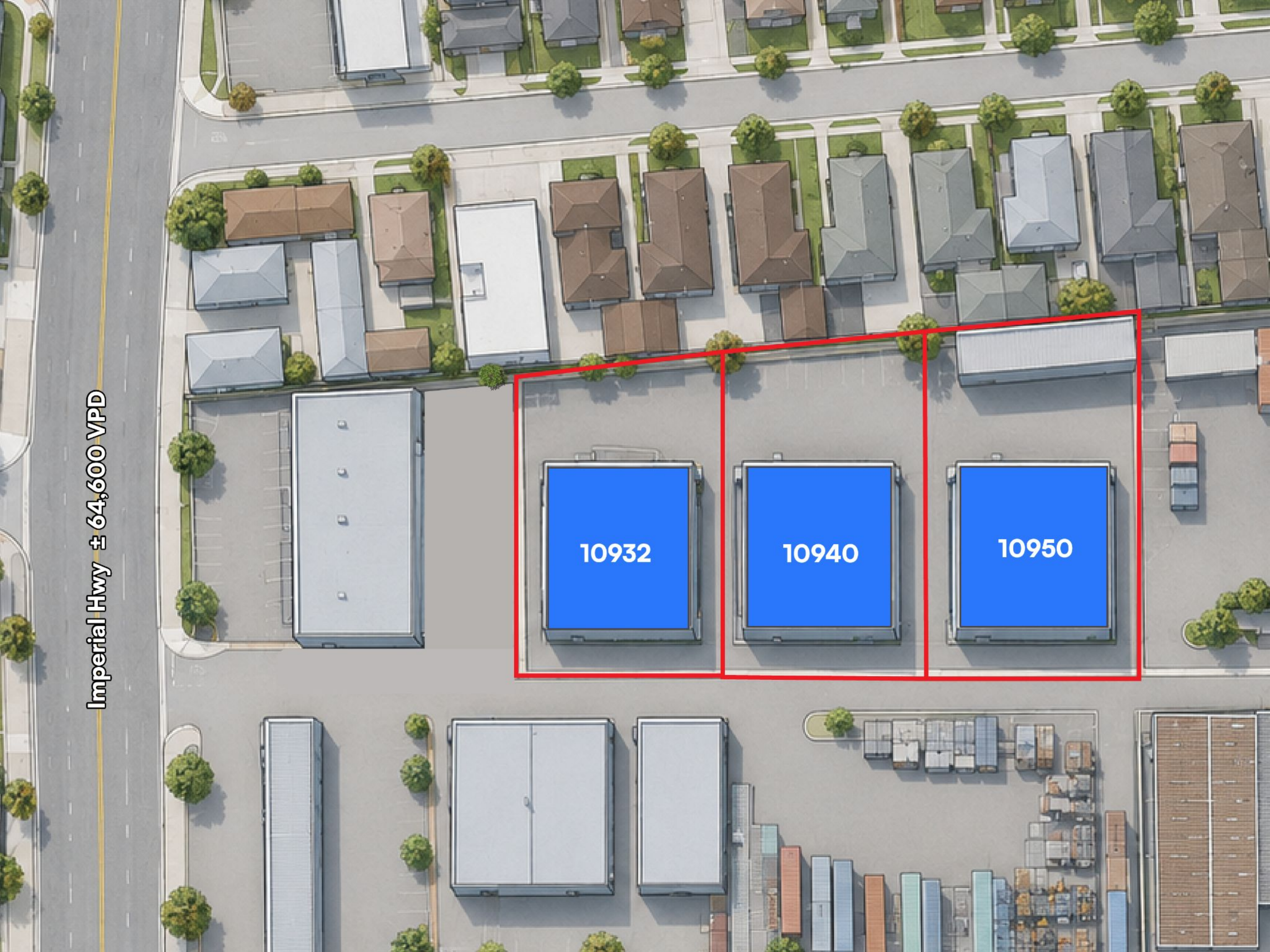
10940 Vulcan St, South Gate, CA 90280
Address

$1,625,000
List Price

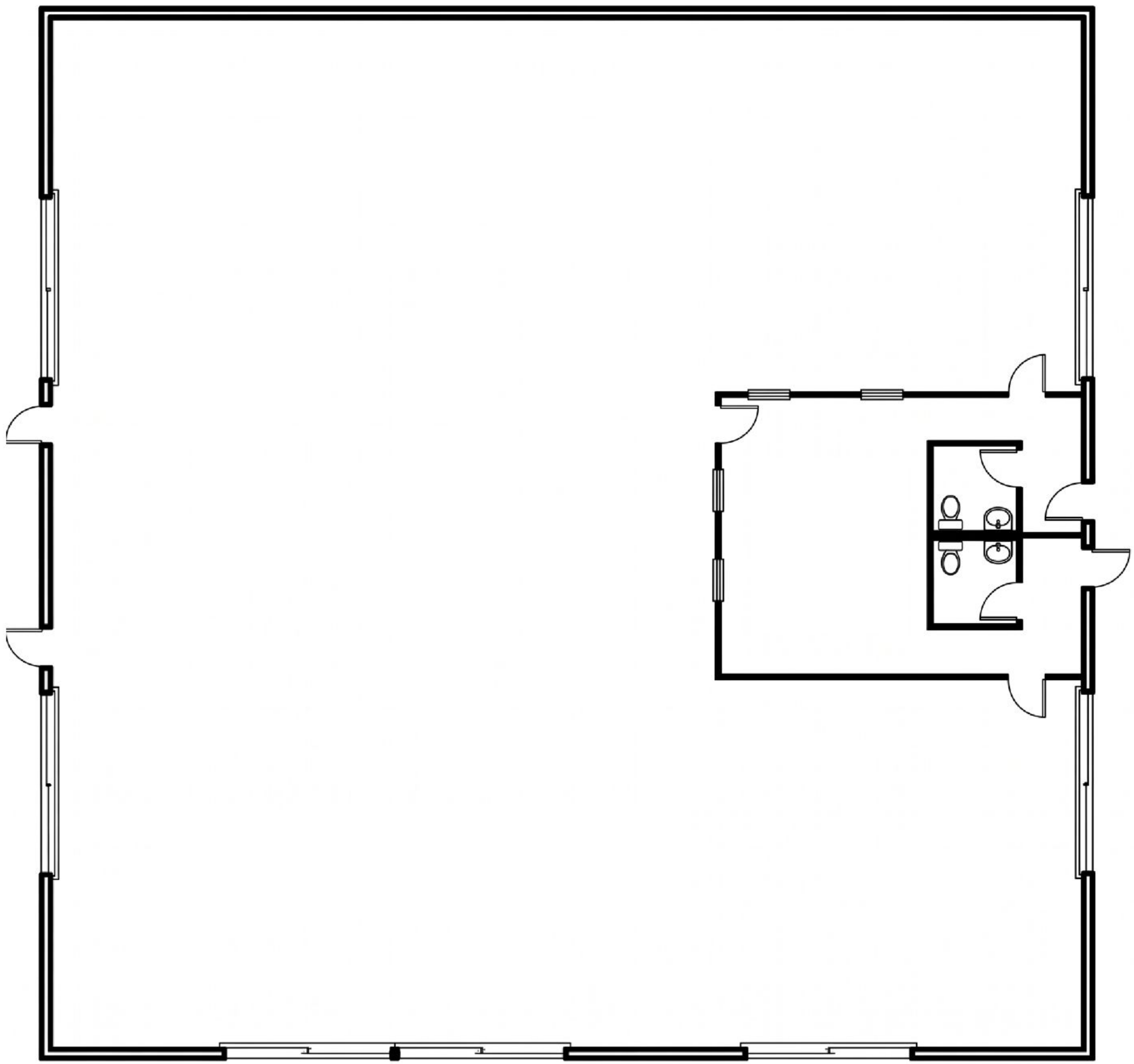
200 Amp, 120 Volts, Single Phase and 200 Amp, 240 Volts, 3-Phase
Power

±6,490 SF on ±18,923 SF of Land
Land SF

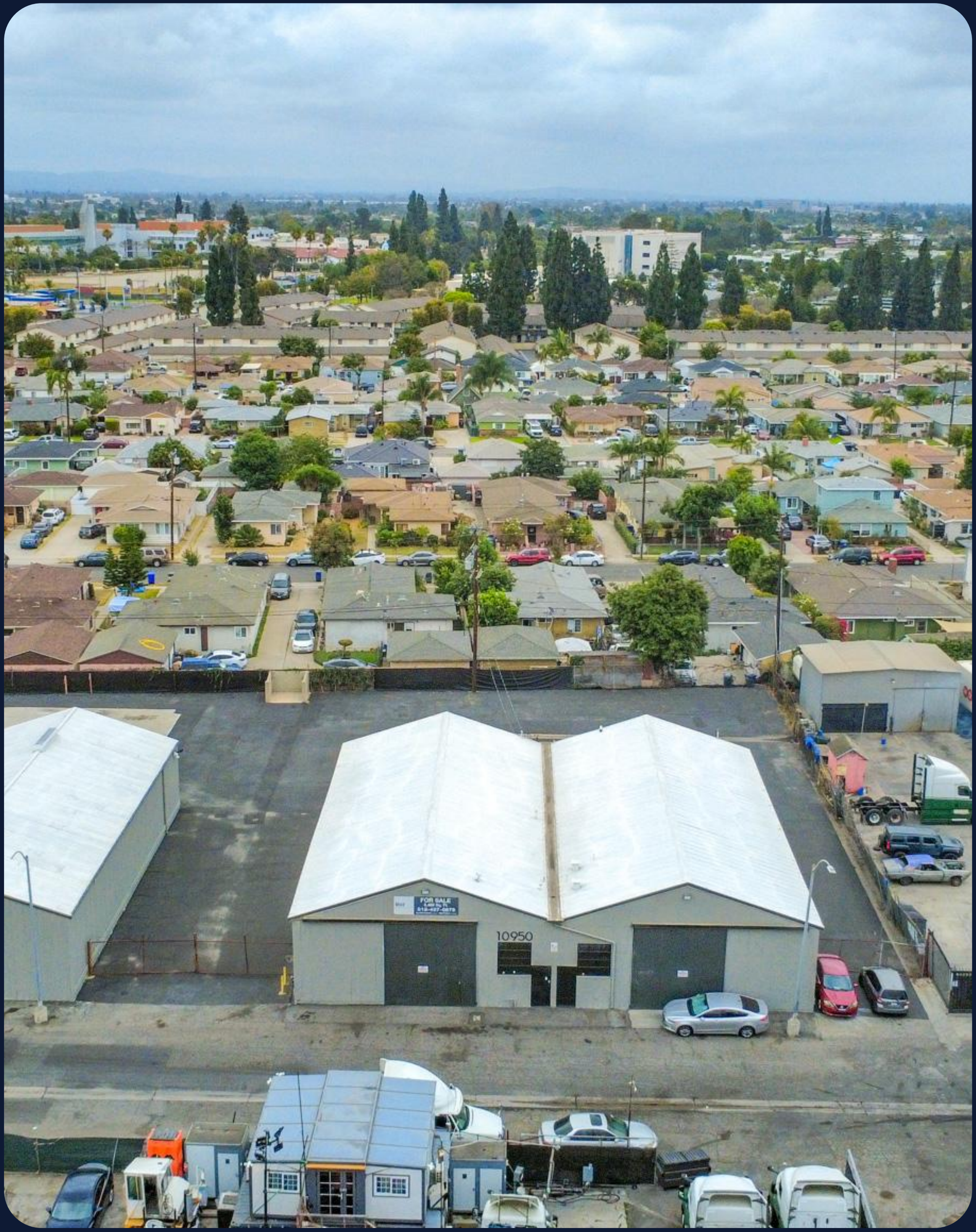
$1.30 Gross
Lease Rate


Imperial Hwy ± 64,600 VPD
10932
10940
10950

Floor plan



Property Photos

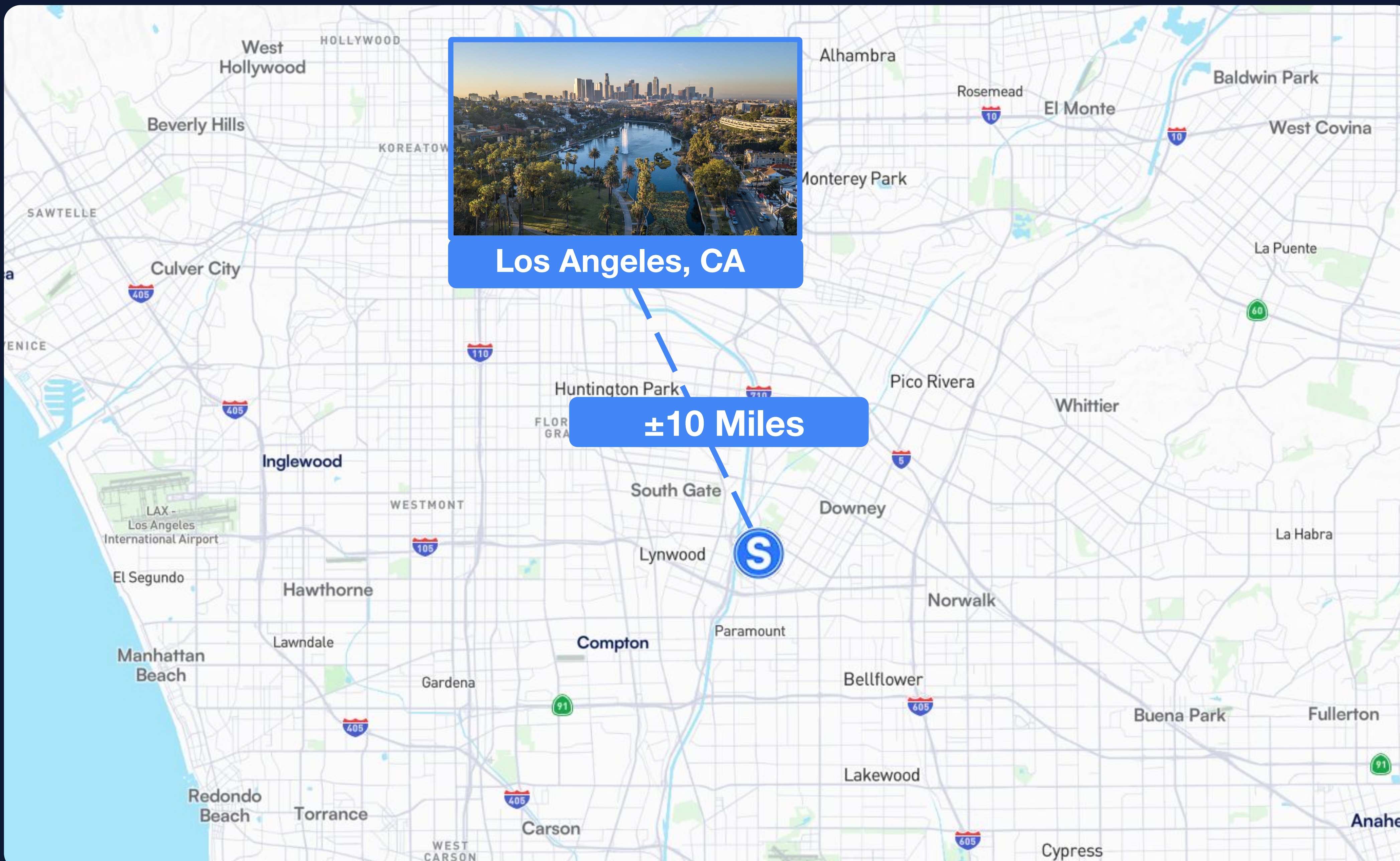


Property Photos

N
verdeco
A WORLD RENEWED
Warehouses
amazon
msi
METAL SURFACES
SignResource
An LSI Company
Parkhouse TIRE, INC.
A-1 Self Storage
710
THE HOME DEPOT
Florence Ave ± 37,800 VPD
± 241,000 VPD
sam's club
Firestone Blvd ± 35,600 VPD
RabbitAir
XYZ GLOBAL EXPRESS
FARWEST CORROSION CONTROL COMPANY
Est. 1956
St.Francis MEDICAL CENTER
BE WELL
St. Francis Medical Center
±354 Beds | ±1,800 Employees
Atlantic Ave ± 19,000 VPD
Subject Property
10932 Vulcan St,
10940 Vulcan St, & 10950 Vulcan St
KAISER PERMANENTE
Kaiser Permanente Downey Medical Center
±424 Beds | ±5,500 Employees
wieland techni-cast
DICKSON TESTING COMPANY, INC
ARTSONS
United Rentals
Sure-Grip SKATE CO
ASTRO ALUMINUM TREATING COMPANY INC.
Warehouses
Veritiv
FABFITFUN
ULTIMAR
105
605
Imperial Hwy ± 64,600 VPD
± 220,000 VPD
Castle Metals
± 288,500 VPD
Drive Times
±17 Miles to Port of Los Angeles
±16 Miles to Port of Long Beach

MARKET OVERVIEW

Industrial Portfolio
South Gate, CA 90280



SOUTH GATE, CA

Located in Southeast Los Angeles County, South Gate benefits from one of the nation's most established industrial and logistics corridors. The city is positioned between Downtown Los Angeles, the Ports of Los Angeles and Long Beach, and Los Angeles International Airport, providing businesses with exceptional access to regional, national, and international supply chains. This connectivity, coupled with immediate access to Interstate 710, Interstate 105, Interstate 5, and State Route 91, has made South Gate a preferred location for manufacturing, warehousing, wholesale trade, and last-mile distribution operations. A large and diverse labor force, extensive transportation infrastructure, and proximity to Southern California's consumer base continue to support strong demand for industrial real estate throughout the area.

South Gate is part of the Los Angeles metropolitan area, one of the world's largest economic regions with a highly diversified economy spanning logistics, advanced manufacturing, aerospace, entertainment, healthcare, technology, and international trade. Industrial fundamentals across Southeast Los Angeles County remain among the strongest in the United States due to limited developable land, high barriers to entry, and sustained demand from e-commerce and global trade. These market characteristics have contributed to historically low industrial vacancy rates, steady rental growth, and continued investor interest in well-located warehouse and distribution assets. As businesses continue to prioritize supply chain efficiency and access to Southern California's extensive transportation network, South Gate remains a highly desirable location for industrial users seeking long-term operational advantages.

Population	1-Mile	3-Mile	5-Mile
2020 Population	8,292	55,324	148,055
2025 Population	8,449	58,238	160,900
2030 Population Projection	9,140	63,373	176,053
Households	**1-Mile**	**3-Mile**	**5-Mile**
2020 Households	3,332	23,264	61,270
2025 Households	3,334	24,150	65,459
2030 Household Projection	3,586	26,142	71,226
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$79,512	$79,389	$82,697

LOS ANGELES, CA

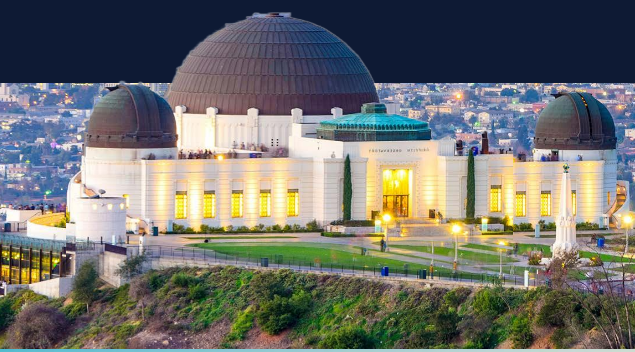
Los Angeles is the nation's #1 industrial market because it combines unmatched global trade access, irreplaceable infill location, and massive economic scale into one integrated logistics system. As the primary entry point for goods into the U.S. and a gateway to both regional and national distribution,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

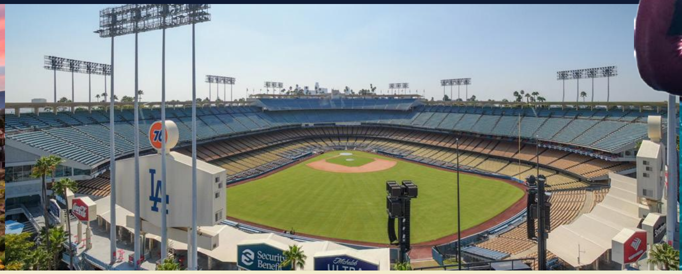
#1

Industrial Market in the U.S.

#3 Nationally in Total Industrial Inventory

Total Population	Annual Visitors	Tourism Economic Impact	GDP
3,770,958	**50 Million**	**$157.3 Billion**	**$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 ups DHL WORLDWIDE EXPRESS

LA Industrial Performance

$961M+
Total Inventory

6.6%
Vacancy Rate

5.2%
Market Cap Rate

$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.

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

3-5%
Vacancy

250M+
SF Industrial Inventory

Hub For Import/Export, Wholesale, and Logistics Users

2-4%
Vacancy

150M+
SF Industrial Inventory

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

Source: CoStar

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