



1400 ARROW HIGHWAY

1400-1430 ARROW HIGHWAY, IRWINDALE, CALIFORNIA

LEASED INVESTMENT OFFERING

±51,415 SQUARE-FOOT MULTI-TENANT INDUSTRIAL & DISTRIBUTION PARK

Voit
REAL ESTATE SERVICES

HV HEFNER
VERNICK
TEAM

THE OFFERING

Voit Real Estate Services has been retained as the exclusive advisor to offer for sale 1400-1430 Arrow Highway in Irwindale, California. A 51,415 Sq. Ft. multi-tenant business park which consists of three (3) freestanding buildings. Divisible into units ranging from 2,710 Sq. Ft. to 4,275 Sq. Ft. The project features major street frontage, grade level loading and 14' of warehouse clearance. The project also features multiple entrances from Arrow Highway, excellent vehicle circulation and abundant on-site parking.

The project is centrally located in the city of Irwindale within the San Gabriel Valley submarket, one of the most desirable business locations in the United States in terms of population growth, job creation, affordability and logistics advantages. These factors continue to drive industrial demand in the submarket and in spite of the recent slow down in leasing activity, vacancy rates on industrial buildings of 10,000 sq. ft. and smaller remain low in the San Gabriel Valley submarket at 2.86%.

Located immediately east of the San Gabriel (605) Freeway, the property features 555 linear feet of frontage on Arrow Highway and offers immediate access to the San Gabriel (605), Pasadena (210), Santa Monica (I 10), and Pomona (SR 60) Freeways, as well as convenient access to the Ontario Airport (27 miles), John Wayne Airport (44 miles), Los Angeles International Airport (37 miles) and the Ports of Los Angeles and Long Beach (27 miles).

Given its premier San Gabriel Valley location, it offers the investor opportunity to enhance value through an aggressive leasing program and rapid rental growth as the project is stabilized.

FINANCIAL HIGHLIGHTS

\$11,003,000 (\$214.00 PSF)
PURCHASE PRICE

\$626,493*
NET OPERATING INCOME YEAR 1

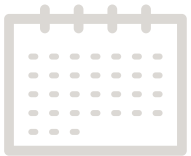
\$698,291
NET OPERATING INCOME YEAR 2

* Based on Stabilized Year of Occupancy



INVESTMENT HIGHLIGHTS

- Located in the highly desirable San Gabriel industrial submarket, this strategically located property historically enjoyed high occupancy rates.
- The building at 1400-1410 Arrow Highway suffered fire damage in 2024. Restoration work has been recently completed in three newly renovated units and the roof partially replaced on a portion of the building.
- In addition to fire restoration, the project has recently undergone extensive renovations, some of which include new exterior paint.
- Investors have the ability to immediately enhance value by stabilizing the vacancy resulting from the fire damage and renewing existing short term tenants at market rent.
- An abundance of desirable features including a high identity location, ample on site parking, grade level loading doors and excellent vehicle circulation.
- Desirable unit sizes that can easily accommodate tenant expansion and contraction within the project resulting in excellent tenant retention.
- The project will trade at a fraction of the replacement cost in an infill mature market with limited development opportunities.
- Low finish industrial units with minimal improvement costs on re-tenanting.
- Features 555 linear feet of frontage on Arrow Highway, a major thoroughfare with a daily traffic count of 19,498 cars per day which provides excellent street signage and identity.



1.1

**WEIGHTED AVERAGE
LEASE TERM**



5.86%

SGV INDUSTRIAL VACANCY RATE



19,498

CARS PER DAY



1400 ARROW HIGHWAY, IRWINDALE 3

PROPERTY DESCRIPTION



1978
Year Built



Industrial
Zoning



47%
Site Coverage



± 51,415 Sq. Ft.
Total Rentable Area



Three (3)
Number of Buildings



15% (Est.)
Office Build-Out



Building Type
Constructed of reinforced concrete tilt-wall panels on reinforced concrete slab on grade foundations.



Sixteen (16)
Number of Units



Loading
Grade Level Doors



2,680 Sq. Ft. to 4,275 Sq. Ft.
Unit Size Ranges



±14' (verify)
Clear Height



8532-002-009
Assessor's Parcel Number



Varies Per Unit
Electrical



None
Fire Sprinklers

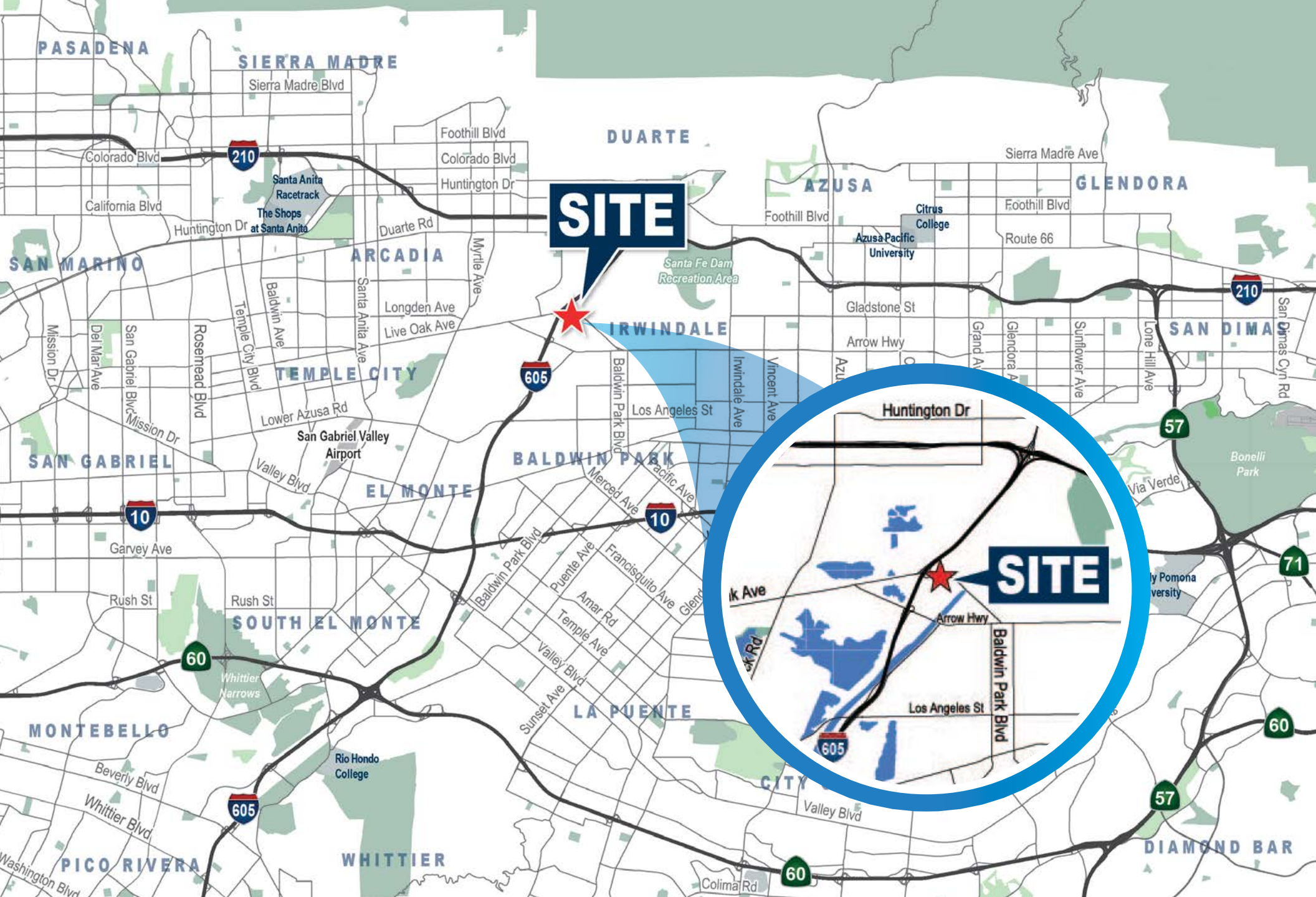


2.51 Acres (109,298 Sq. Ft.)
Land Area



1.5 per 1,000 Sq. Ft.
Parking Stalls





LOCATION MAP

1400 ARROW HIGHWAY

1400-1430 ARROW HIGHWAY, IRVINDALE, CALIFORNIA



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