

For Sale

**±2.50 Acres**

**Infill Industrial Zoned  
Lot with Potential  
for Residential  
Redevelopment**



Marcus & Millichap

Offering Memorandum







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## Marcus & Millichap

**West Los Angeles Office**

12100 West Olympic Boulevard  
Suite 350  
Los Angeles, CA 90064





# Property Features

± 108,662 SF Gross Land Area

Located on Arkansas Street in Artesia

Easily Accessible to I-605, Highway 91, and Pioneer Boulevard

Unique Opportunity to Acquire an Exceptional, Highly Visible Location

Current Use: RV Storage/Vacant Land

Site is Level

Zoning: Light Manufacturing & Industrial (ATM1)

APNs: 7014-003-028, 7014-003-020, 7014-003-021, 7014-003-022, 7014-003-023, 7014-003-024, and 7014-003-025

List Price: \$6,500,000 (\$60 per SF)

## Highlights

Central Location  
Serving Los Angeles,  
Orange County and  
Inland Empire  
Job Centers

Located in the  
Sought-After  
ABC Unified  
School District  
Attendance Zone

Significantly Sized  
Infill Industrial  
or Residential  
Development  
Opportunity

Exit Off 91 Freeway  
and Pioneer Boulevard  
Sees 277,160 VPD

Within 30 Minutes  
Of Downtown Los  
Angeles

Nearby Retail,  
Schools, and Parks

**2019  
DEMOGRAPHICS**  
*Estimated Population*

1 Mile: 33,455  
3 Mile: 254,807  
5 Mile: 640,708





# Zoning Code

Presently, the site is zoned Light Manufacturing and Industrial. However, the City is interested in residential/mixed-use at the subject site.

Surrounding zoning is Residential SFR and General Commercial.

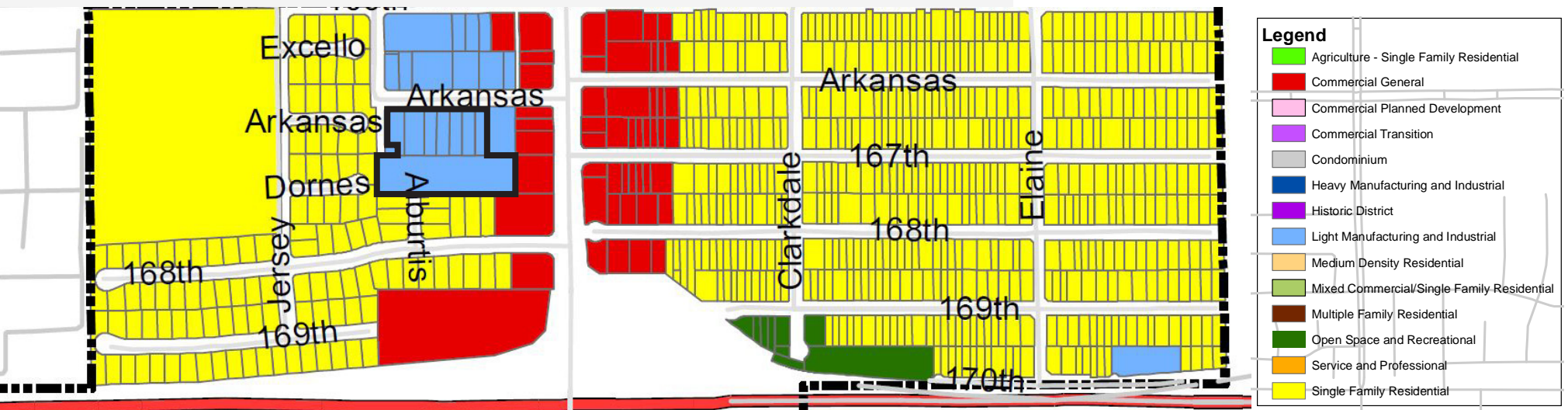
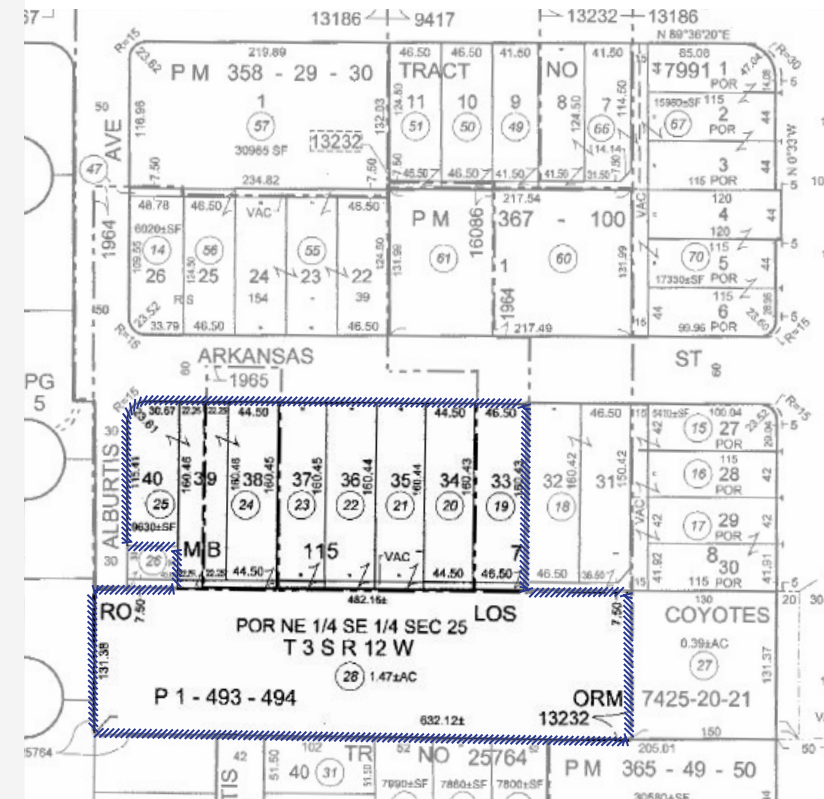
The Light Manufacturing and Industrial Zone (M-1) is intended to be developed with small to moderate sized industry which poses limited environmental impacts in terms of noise, chemical wastes and health and safety hazards. The M-1 Zone provides for uses where small to medium scale equipment is used and which produce low volumes of truck traffic. This zone is also intended for certain limited commercial and service uses which are compatible with the other uses in the zone and which are necessary to serve the businesses in that zone.

A majority of residential product off of Pioneer Boulevard is zoned Multiple Family Residential.

The General Commercial (C-G) Zone is established to provide for regional retail commercial needs. The C-G Zone provides for intensive commercial activities and specialized service establishments which require a central location within a large urban population.

The C-G Zone also permits the development of wholesale businesses and major financial administrative centers which may serve an entire region. (Ord. 159, § 43.01; Ord. 291, § 1)

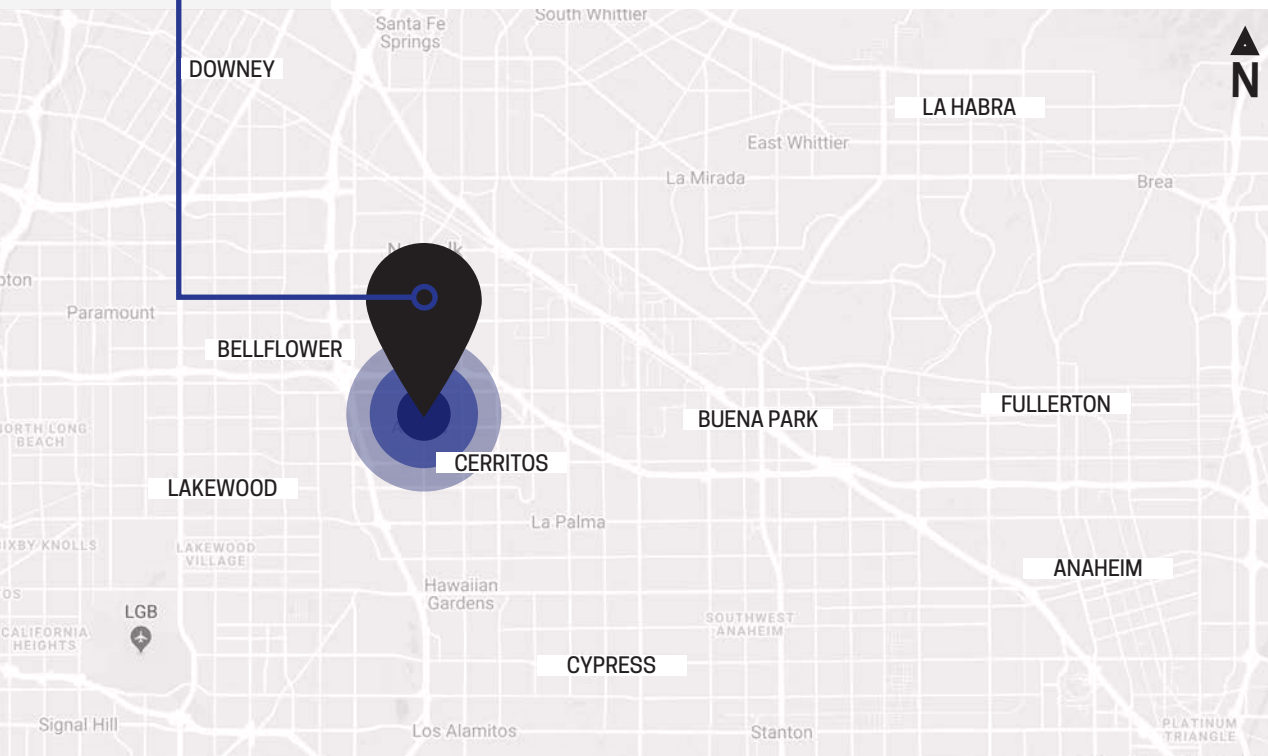
The Zone M-R (Multiple Residential) is established to create limited height, multiple residential areas with provisions to support the community services appurtenant thereto.



**THE CITY OF ARTESIA** is a small but prosperous suburb spanning 1.62 square miles in the mid-counties submarket of Los Angeles. With Orange County just to the east, Long Beach to the south, and Los Angeles less than 20 miles west, Artesia is an ideal location for residents commuting to most major Southern California destinations by way of the 605 and 91 Freeways. The city is bounded by Norwalk to the north and Cerritos to the south, east, and west.

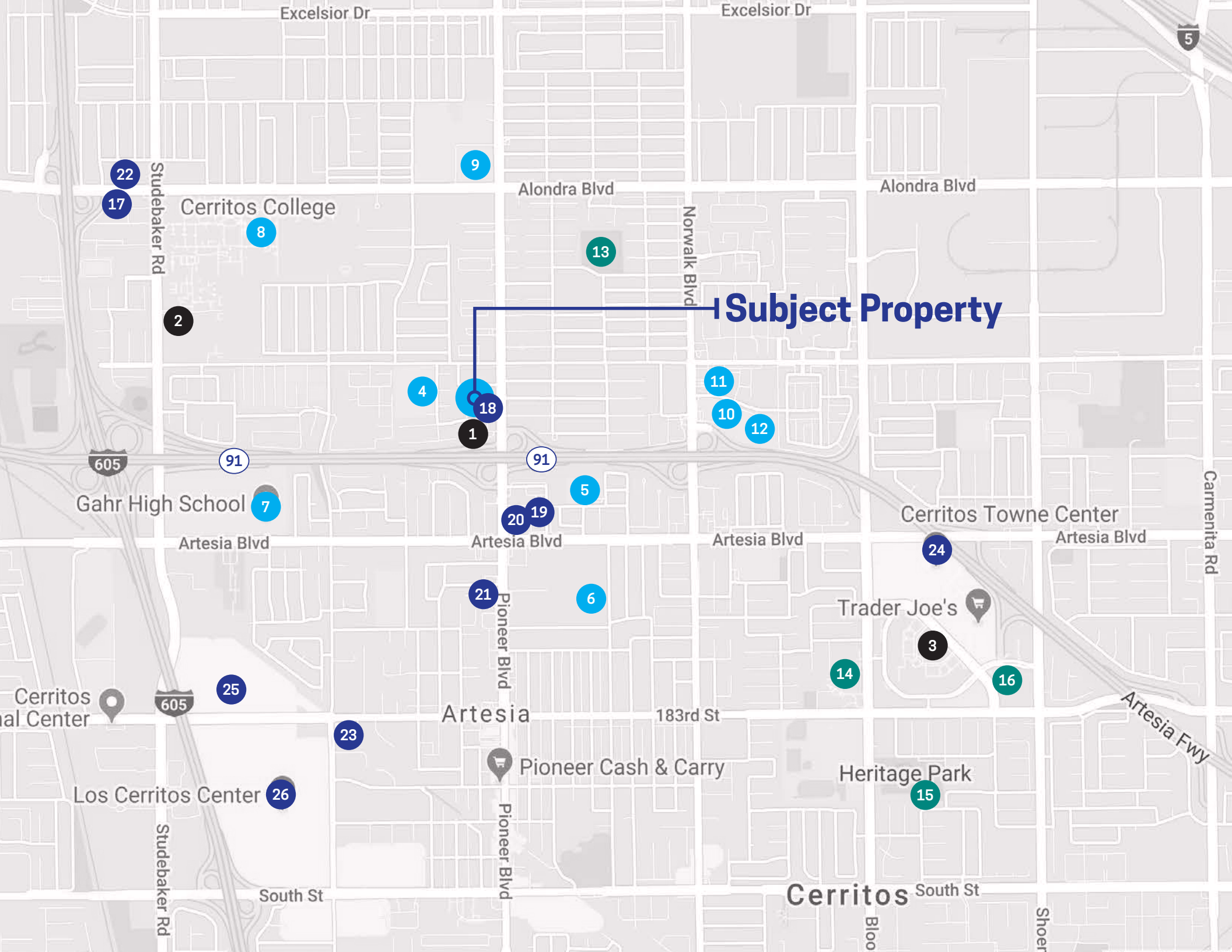
The subject property falls within the highly sought-after ABC Unified School District that stands for Artesia, Bloomfield, and Carmenita which has an excess of 20 elementary schools, middle, and high schools as well as continuation and adult education opportunities. Just 0.8 miles down 166th Street is Cerritos College with an annual enrollment of over 21,000 students.

# CITY OF ARTESIA



Employment options in the city come most notably from the healthcare and retail sectors as well as an abundance of industrial and manufacturing jobs within a few miles. As a result, the rental market continues to rise in this submarket as home values increase to over \$490,000 on average.

As of 2019, within the three-mile radius of the subject property there is a population density of 255,000 and median household income of \$69,000 annually.



**Subject Property**

Cerritos College

Gahr High School

Cerritos Towne Center

Cerritos  
al Center

Los Cerritos Center

Artesia

Pioneer Cash & Carry

Heritage Park

Cerritos

Studebaker Rd

Alondra Blvd

Alondra Blvd

Norwalk Blvd

Artesia Blvd

Artesia Blvd

Artesia Blvd

Artesia Blvd

Pioneer Blvd

183rd St

South St

South St

Carmentia Rd

Artesia Fwy

Bloo

Shoer



# Points of Interest

(mapped on the previous page)

## Hospitality

- 1 Quality Inn & Suites Artesia – Cerritos
- 2 The Grove at Cerritos-Retirement Community
- 3 Sheraton Cerritos Hotel

## Schools

- 4 John H. Niemes Elementary School
- 5 Juarez Academy of Engineering & Technology
- 6 Ross Middle School
- 7 Gahr High School
- 8 Cerritos College
- 9 Excelsior High School
- 10 Tracy High School
- 11 ABC Unified School District
- 12 ABC Adult School

## Culture

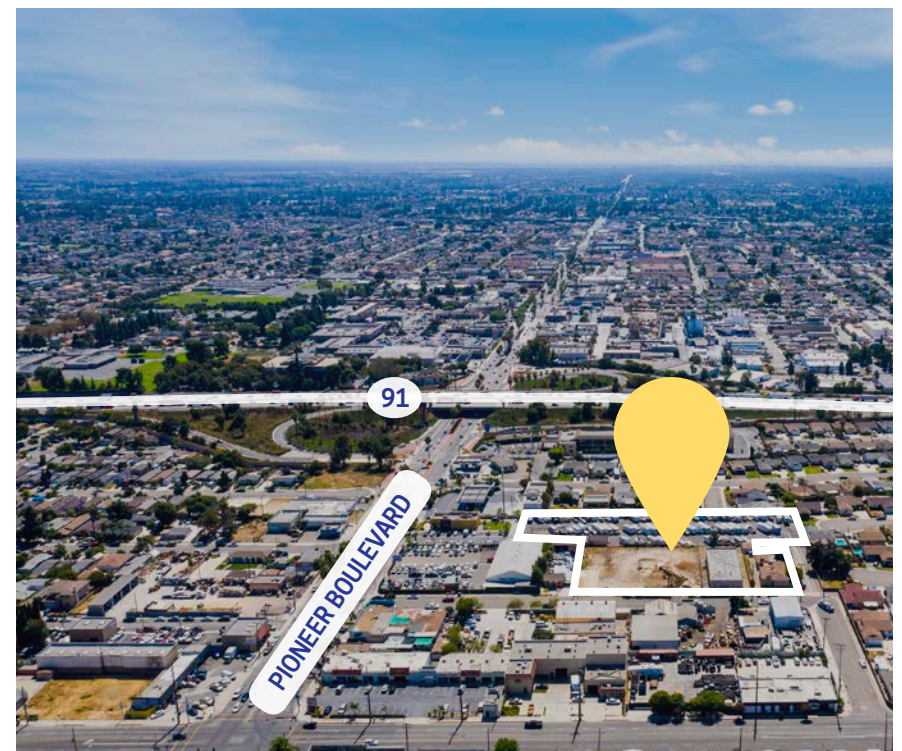
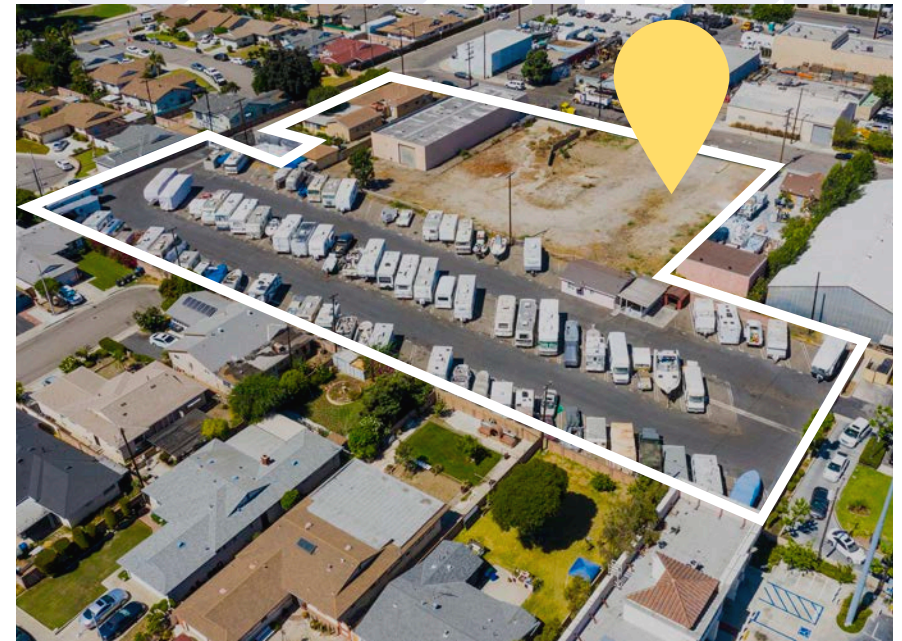
- 13 Hermosillo Park
- 14 Cerritos Library
- 15 Heritage Park
- 16 Care More Medical Group

## Shop + Dine

- 17 In-N-Out
- 18 El Pollo Loco
- 19 CVS Pharmacy
- 20 Pioneer Artesia Center
- 21 El Patio Shopping Center
- 22 Alondra Plaza
- 23 Gridley Plaza

## Shop + Dine (cont.)

- 24 Cerritos Towne Center
  - Walmart Supercenter
  - Ross
  - Best Buy
  - Verizon
  - HomeGoods
  - Kohl's
  - Trader Joes
- 25 Plaza 183
  - 24-Hour Fitness
  - Burlington
  - Chuck E. Cheese's
  - Nordstrom Rack
  - Old Navy
  - Saks Off 5th
  - T.J. Maxx
- 26 Los Cerritos Center
  - Abercrombie & Fitch
  - Adidas
  - Aldo
  - American Eagle Outfitters
  - Apple
  - Banana Republic
  - Chase Bank
  - Macy's
  - Microsoft Store
  - Nordstrom





**LAX Airport**  
25 miles

**Subject Site**

**Los Angeles**  
18 miles

**Downey**  
5 miles

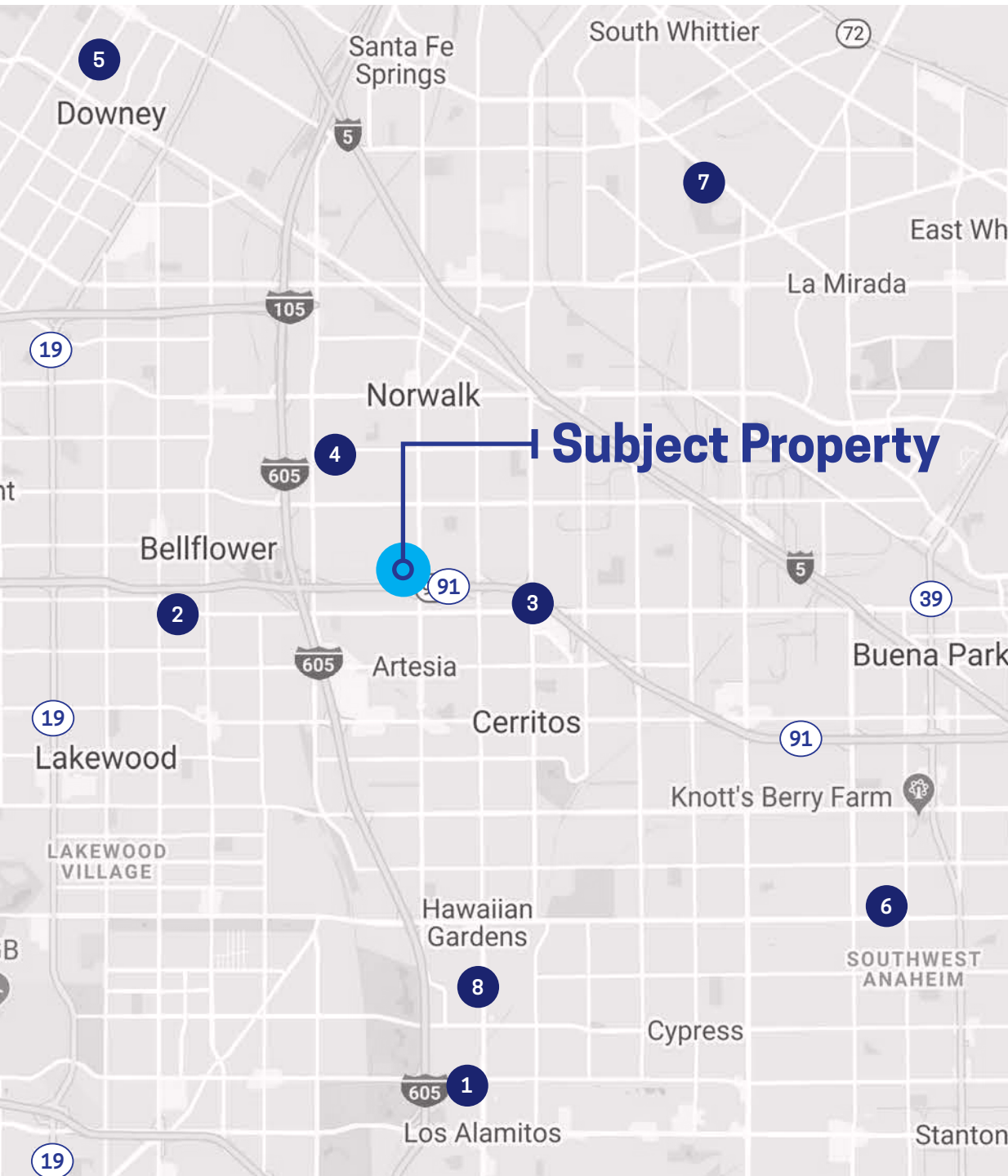


**PIONEER BOULEVARD**

91



# Nearby Developments



- 1 Oak Walk Townhomes, The Olson Company**  
50 Three-Story Attached Townhomes  
10501 Acorn Place, Los Alamitos
- 2 The Boulevard Townhomes, City Ventures**  
36 Three-Story Attached Townhomes  
9912 Artesia Boulevard, Bellflower
- 3 Aria Apartment Living, Picerne Residential**  
198-Unit Apartment Community  
12611 Artesia Boulevard, Cerritos
- 4 Castella Townhomes, Brandywine Homes**  
21 Two-Story Attached Townhomes  
11042 Excelsior Drive, Norwalk
- 5 Centerpointe, KB Home**  
117 Three-Story Attached Townhomes  
10716 Paramount Boulevard, Downey
- 6 Treviso Townhomes, Brandywine Homes**  
22 Three-Story Attached Townhomes  
3319 West Lincoln Avenue, Anaheim
- 7 Candlewood Villas, Brandywine Homes**  
53-Unit Three-Story Attached Townhome Community  
14000 Telegraph Road, Whittier
- 8 Dorado Homes, Pulte Homes**  
35 Two-Story Detached Homes  
8055 Dorado Circle, Long Beach





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