



5
Tenants



14,102
SF



2006
Year Built



1.18 AC
Lot Size



MULTI-TENANT RETAIL IN VERNON

±14,102 SF

2501-2599 S Santa Fe Ave, Vernon, CA

Offering Memorandum





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The
Property



Property Overview

14,102	GROSS LEASABLE AREA	1.18 AC	LOT SIZE	98	PARKING SPACES
5	TENANTS	C2 Commercial	ZONING	Owner/User	SALE TYPE
6302-008-010	APN	~57% Leased	OCCUPANCY	2006	YEAR BUILT

Current

List Price	\$6,995,000	\$ Per SF	\$496.02
NOI	\$475,019	Gross Leasable Area	14,102 SF
Cap Rate	6.79%	Year Built	2006

Executive Summary

Santa Fe Plaza is a rare value-add retail investment located at the signalized southwest corner of South Santa Fe Avenue and East 25th Street in Vernon, one of Southern California’s most supply-constrained industrial markets. The property consists of a modern five-tenant neighborhood shopping center totaling approximately 14,102 square feet on 1.18 acres with 98 surface parking spaces.

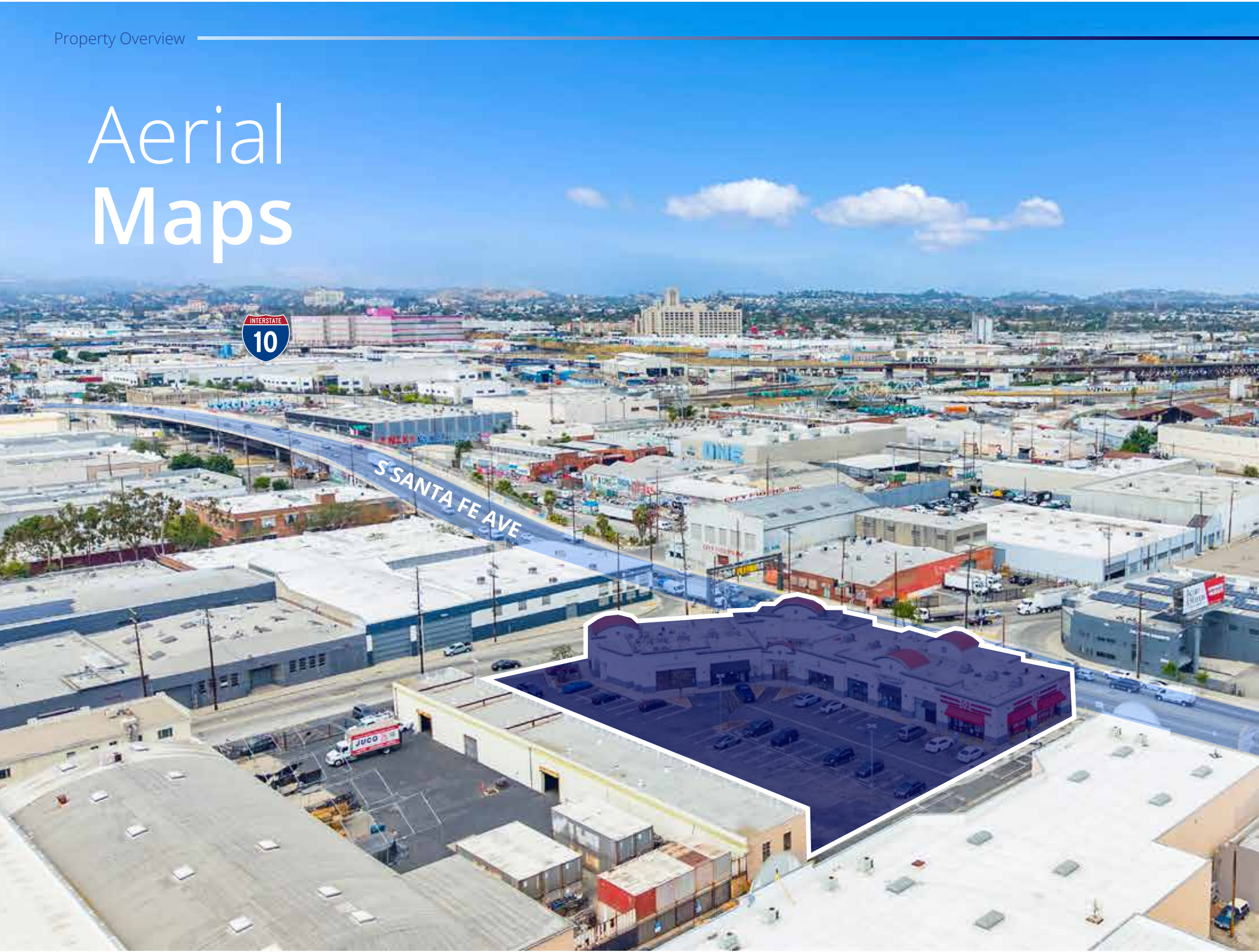
Built in 2006, the center offers high-quality construction with minimal deferred maintenance and strong visibility along one of Vernon’s primary commercial corridors. The property is anchored by Circle K and the long-standing Trattoria No. 25, providing stable in-place income while offering significant upside through lease-up of vacant suites and rental rate optimization.

Unlike most retail investments, Santa Fe Plaza benefits from a dense industrial employment base that generates substantial daytime demand from nearby warehouse, logistics, and manufacturing workers. The center is strategically positioned minutes from Downtown Los Angeles with immediate access to Interstates 5, 10, and 710.

Investment Highlights

- Rare Retail Offering in Vernon – Institutional-quality retail asset in a highly supply-constrained, industrial-dominated submarket with minimal competing inventory.
- Compelling Value-Add Opportunity – Current 56.9% occupancy provides immediate upside through lease-up of 6,079 SF, enabling meaningful NOI growth and value creation
- Durable In-Place Income – Anchored by Circle K and Trattoria No. 25, providing stable cash flow and consistent customer draw.
- Strategic Location in Dense Employment Hub – Surrounded by thousands of industrial and logistics employees, supporting strong demand for food, service, and convenience retail.
- Modern Construction / Reduced CapEx – Built in 2006 with contemporary improvements, minimizing near-term capital requirements.
- High-Visibility Corner Positioning – Signalized intersection with strong frontage along S. Santa Fe Avenue, enhancing tenant exposure and leasing appeal.
- Exceptional Parking Ratio – With a total of 98 spaces, approximately 6.9 spaces per 1,000 SF, well above typical urban retail standards.
- Attractive 1031 Exchange Opportunity – Combination of in-place income and lease-up potential offers a balanced return profile with both yield and appreciation.

Aerial Maps





022

The
Financials

Pricing Summary

METRIC	ANNUAL
PRICING	
List Price	\$6,995,000
Price / SF	\$496.02 / SF
NOI	\$475,019
Cap Rate	6.79%
OPERATING DATA	
Scheduled Base Rent	\$510,632
Other Tenant Revenue	\$201,614
Potential Gross Revenue	\$712,246
EXPENSES	
RE Tax	\$93,851
Insurance	\$13,500
Trash Service	\$13,632
Care Taker	\$13,200
Utilities	\$15,600
R&M	\$18,000
Management Fee	\$33,832
Total Operating Expenses	\$201,614



Rent Roll

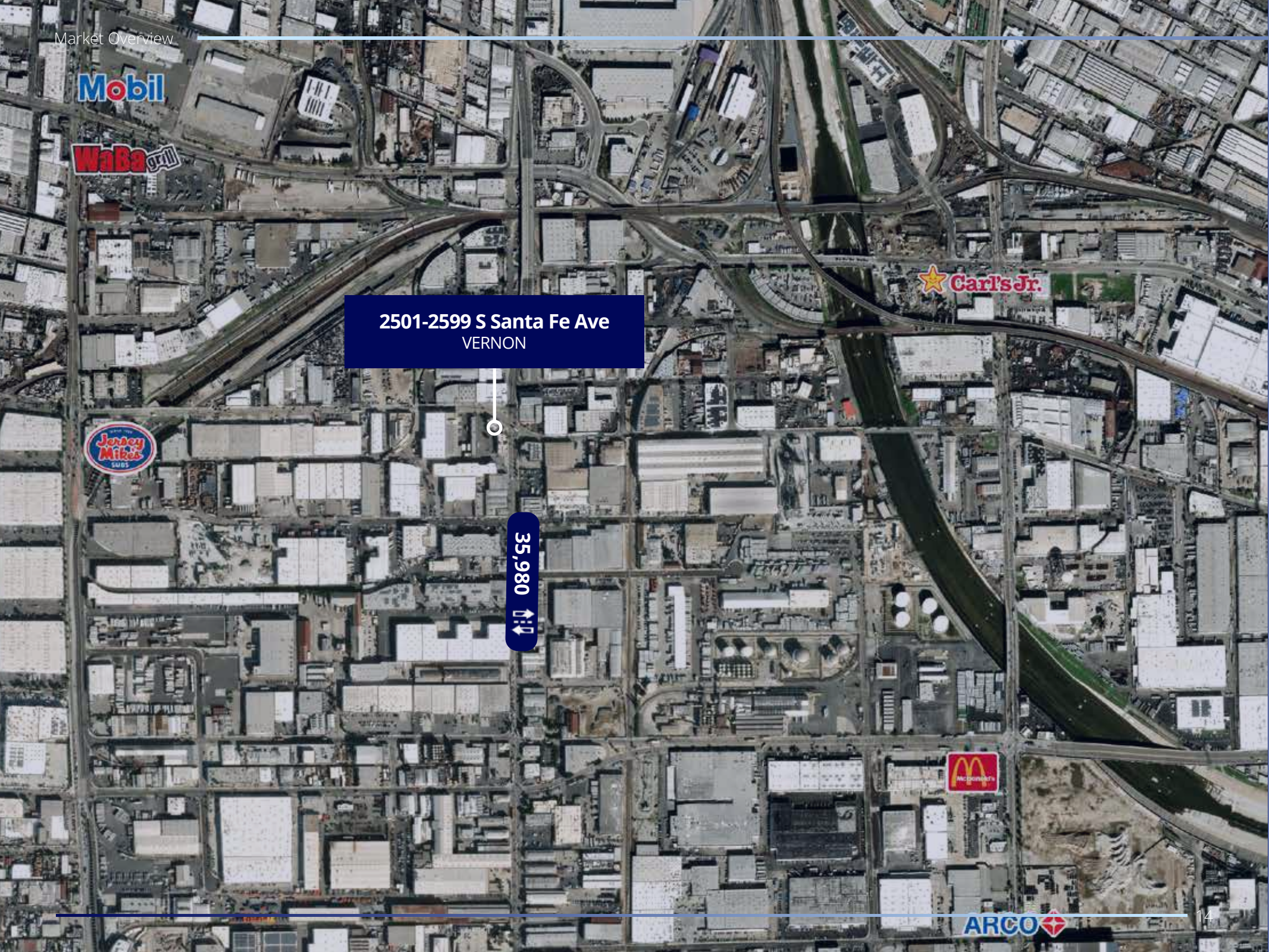
Unit	Tenant	Use	Size SF	Lease Term	Annual Rent	Status
2501	Tartoria	Retail	5,680	10/12/2007-7/31/2027	\$241,232	Month-to-Month
2575	Circle K	Retail	2,000	8/28/2013-5/31/2046	\$65,340	2 (5) Year Options with 3% Increases
					<u>Lease Period</u>	<u>Monthly Base Rent</u>
					6/1/2026-5/31/2028	\$5,445
					6/1/2028-5/31/2031	\$5,989.50
					6/1/2031-5/31-2036	\$6,588.45
					6/1/2036-5/31/2041	\$7,247.30
					6/1/2041-5/31/2046	\$7,972.03
2565	Rent Guarantee	Retail	1,783	7/31/2031	\$53,490 + \$24,822 CAM	Rent Guarantee (12 Months)
2555A	Rent Guarantee	Retail	3,299	7/31/2031	\$98,970 + \$45,928 CAM	Rent Guarantee (12 Months)
2555B	Rent Guarantee	Retail	1,720	7/31/2031	\$51,600 + \$23,945 CAM	Rent Guarantee (12 Months)
Totals			14,482 SF	\$510,632		





03

The
Market



Demographics



METRIC	1 MILE	3 MILES	5 MILES
2025 Total Population	4,368	363,040	1,167,511
2030 Population	4,460	361,823	1,163,949
Population Growth (2025-2030)	0.42%	(0.07%)	(0.06%)



Average Age	33	34	34
2025 Total Households	1,070	114,314	368,159
Household Growth (2025-2030)	1.04%	0.66%	0.61%
Median Household Income	\$59,577	\$60,152	\$61,440
Average Household Size	3.87	2.99	3.05



Labor Force	1,995	158,616	525,500
Median Home Value	\$629,085	\$686,574	\$696,258
Average Household Retail Expenses	\$23,133	\$22,230	\$21,847



Location Overview

Santa Fe Plaza is positioned within the City of Vernon, one of Southern California's most established and tightly held industrial markets, located just south of Downtown Los Angeles. The property benefits from its placement within a dense network of food processing, manufacturing, distribution, and logistics facilities that collectively power the local economy. This concentration of users generates a substantial and consistent daytime workforce, creating strong demand for food, convenience, and service-oriented retail uses that cater to nearby employees.

The property further benefits from excellent regional accessibility, with proximity to major freeway systems that provide efficient connectivity throughout Greater Los Angeles and surrounding trade areas. This infill location, combined with Vernon's limited retail inventory and high barriers to new development, positions the asset to capture long-term tenant demand. As a result, Santa Fe Plaza offers a unique opportunity to operate within a supply-constrained urban submarket supported by durable employment drivers and consistent consumer activity



PREMIER INDUSTRIAL SUBMARKET

Vernon is one of the most active industrial hubs in Southern California, home to a dense concentration of manufacturing, food production, and logistics operators that create sustained daily demand for nearby retail services.



DENSE DAYTIME POPULATION

Surrounded by a large base of industrial employers, warehouses, and distribution facilities, the area is supported by thousands of employees who drive consistent demand for dining, convenience, and service-oriented retail.



INFILL LOS ANGELES LOCATION

Located within a highly built-out urban trade area, the submarket is characterized by limited development sites and high barriers to entry, reinforcing long-term tenant demand and supporting strong occupancy fundamentals for existing retail assets.



IMMEDIATE FREEWAY CONNECTIVITY

The property offers convenient access to major regional thoroughfares, including Interstate 5 (± 1.5 miles), Interstate 10 (± 2.0 miles), and Interstate 710 (± 3.0 miles), providing efficient connectivity throughout the greater Los Angeles area and beyond.

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