

601 POTRERO
GRANDE DR
2100 SATURN ST



2100 Saturn St

601 Potrero Grande Dr



**120,000 RSF INVESTOR OPPORTUNITY WITH ATTRACTIVE BASIS
AND DEVELOPMENT OPTIONALITY**

Monterey Park, CA



Jones Lang LaSalle Americas, Inc. ("JLL"),
Real Estate License #01223413

Executive Summary

JLL, as exclusive advisor is pleased to offer to qualified investors an opportunity to acquire the 100% fee simple interest in 601 Potrero Grande Dr. & 2100 Saturn St. (the “Property”); a well located, highly accessible opportunity in Monterey Park that totals 120,191 square feet with ample surface parking.

The Property consists of two, high-quality office buildings, which were previously owned and occupied by Blue Shield. The Property is located within close proximity of the 60, 91, 710 and 605 Freeways, providing excellent access. This unique opportunity will allow an investor to take advantage of the significant power infrastructure located on the site and in close proximity to the Southern California Edison substation.

Zoning:

Office Professional (O-P) with the McClaslin Business Park overlay.

Height Restrictions: The maximum allowable height in this zone is 40 feet (or three stories) (MPMC 21.14.090). Buildings or structures exceeding the height limits may be permitted upon approval of a conditional use permit. (Ord. 2190 § 7, 2020)

FAR: 0.8 (The FAR may be increased to a maximum of 1.0 for all lots, upon approval of a conditional use permit (Ord. 2190 § 7, 2020).

Buildings/Stories:

Two separate buildings,
Three stories

Occupancy:

0%

Parcel #	Address	APN	AC	Building SF	Year Built	Parking Stalls	Parking Ratio
1	2100 Saturn St.	5265-026-055	1.4	28,828	2004	117	4.06 Stalls / 1,000 RSF
2	601 Potrero Grande Dr.	5265-025-058	5.6	91,363	1980	391	4.28 Stalls / 1,000 RSF
3		5265-025-056	1.0				
Total			7.9	120,191		508	4.23 Stalls / 1,000 RSF



Property Overview

601 Potrero

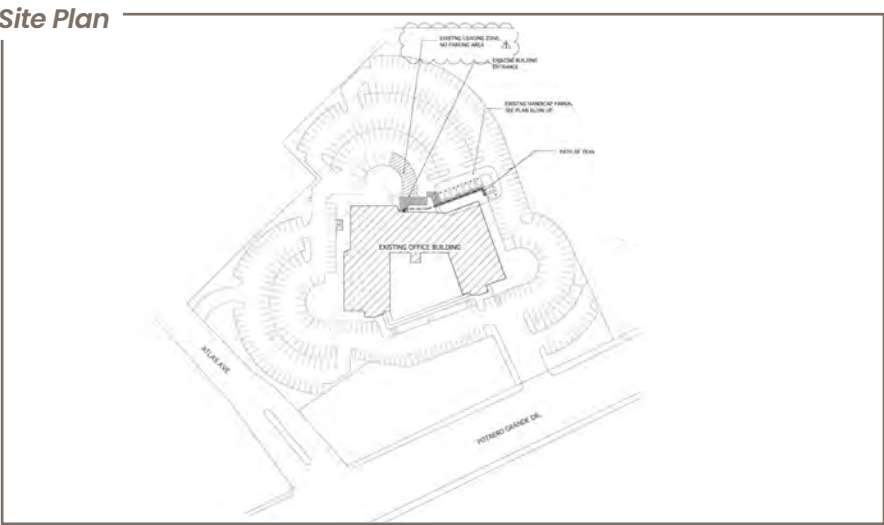
Property Overview	
Construction System:	Steel frame with steel columns and beams
Construction Type:	V-A
Flood Zone:	Zone X (unshaded); Area of minimal flood harzard
Year Built:	1980

EQUIPMENT AND SYSTEMS

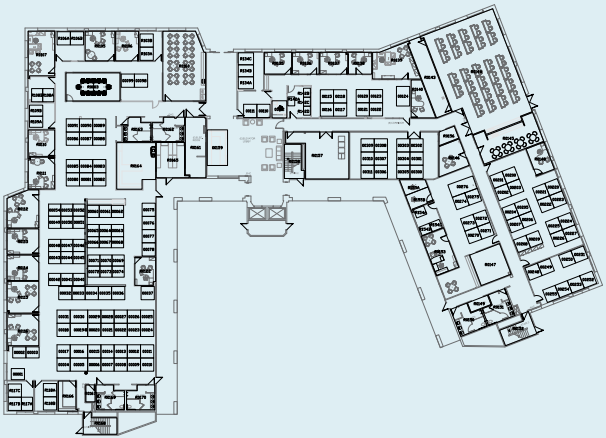
Primary cooling is provided by a built-up air handling unit, with a large centrifugal supply fan and two watercooled air conditioning compressors. Smaller roofmounted packaged unit and split system air conditioners provide spot cooling. Primary heating is provided by a rooftop natural gas fired boiler.

Control System

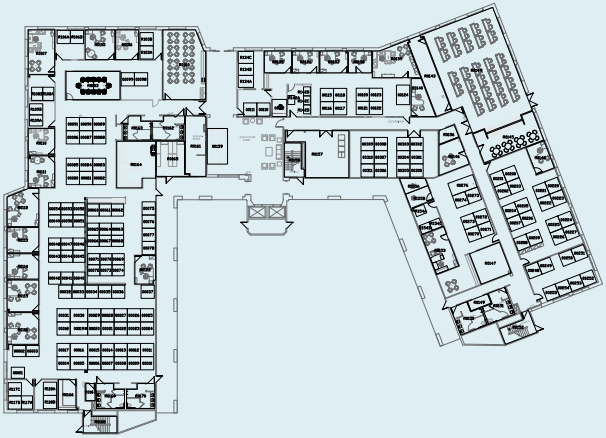
Central plant equipment control is provided by a pneumatic control system and scheduling is by time clocks.



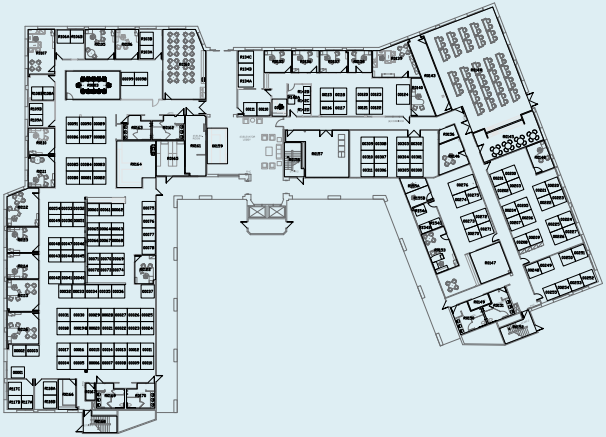
Floor Plans



First Floor



Second Floor



Third Floor

2100 Saturn

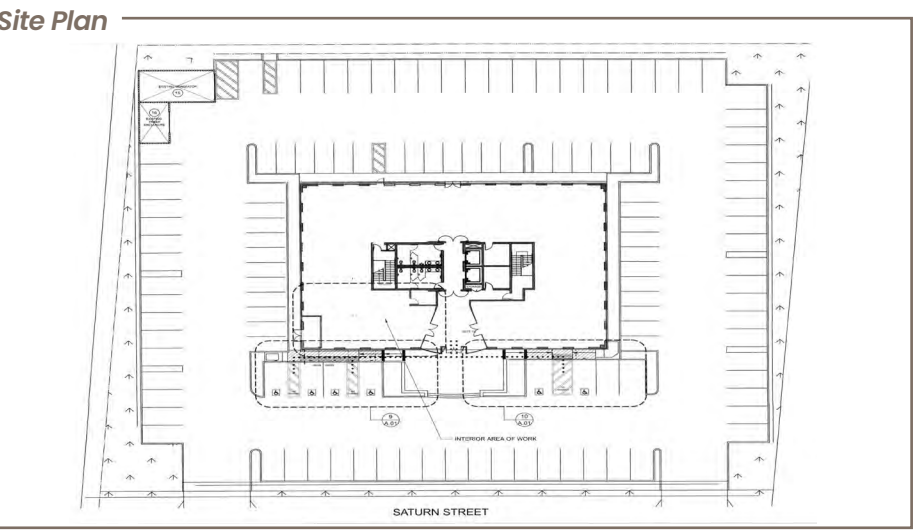
Property Overview	
Construction System:	CMU bearing walls supporting steel beams at roof and floors. The roof is a steel deck. Floors are concrete filled steel decks.
Construction Type:	II-B
Flood Zone:	Zone X (unshaded); area of minimal flood hazard.
Year Built:	2004

EQUIPMENT AND SYSTEMS

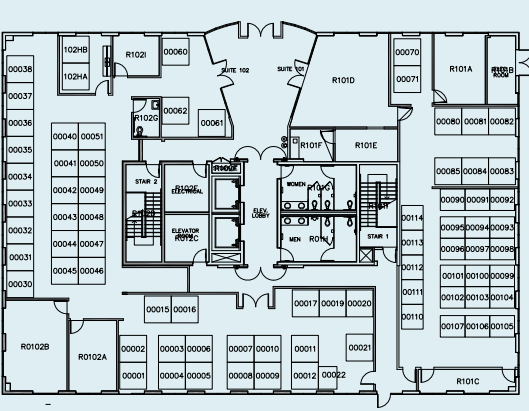
Primary cooling is typically provided by split system heat pumps with between one and three units per suite. Smaller roof-mounted split system air conditioners provide spot cooling. Heat pumps reverse the refrigeration cycle for heating.

Control System

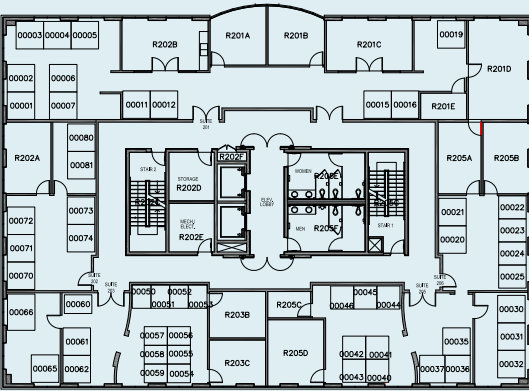
Stand-alone thermostats provide heat pump control and scheduling.



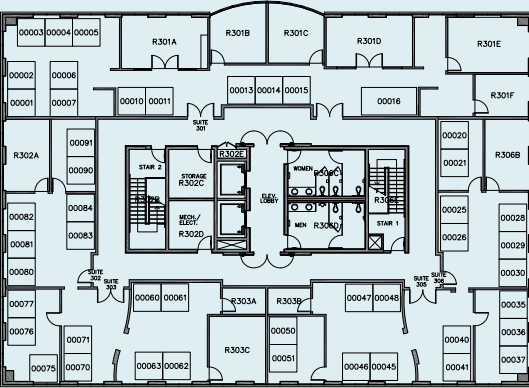
Floor Plans



First Floor



Second Floor



Third Floor

Above Standard Parking with
Convenient Freeway Access

PROXIMATE FREEWAYS



\$941.5K
Monterey Park Median
Home Price, **4%** Higher than
California's Median Home Price

Former Bank
Cash Vault

Former Union
Bank Data Center

SCE Mesa
Substation





2100 Saturn St
Year Built: 2004
Parking Ratio: 4.06 Stalls / 1,000 RSF

601 Potrero Grande Dr
Year Built: 1980
Parking Ratio: 4.28 Stalls / 1,000 RSF



Prime Prospect for Multiple Conversion Opportunities: Unraveling the Strategic Advantage

With an advantageous geographic location, ample power capacity, and high-market demand, this offering presents a robust investment opportunity in the rapidly growing technology infrastructure sector.



Diverse Power Feeds

The Property has diverse power feeds, ensuring an uninterrupted energy supply for data center operations. This characteristic guarantees optimal uptime and encourages system resilience, a vital requisite for any data-driven business.



Significant Power Capacity

The premises currently have a capacity of 15 MW which can effortlessly cover essential data center operations. This power capacity can be expanded up to a generous 49 MW and potentially more to accommodate future needs. This upgradability promises scalability, a critical aspect for tech sector businesses expecting future growth.



Multiple Fiber Providers

The Property’s robust connectivity is another feature. Its network infrastructure, serviced by multiple fiber providers, guarantees high-speed data transmission and ubiquitous connectivity, thereby enabling seamless operation and data flow.



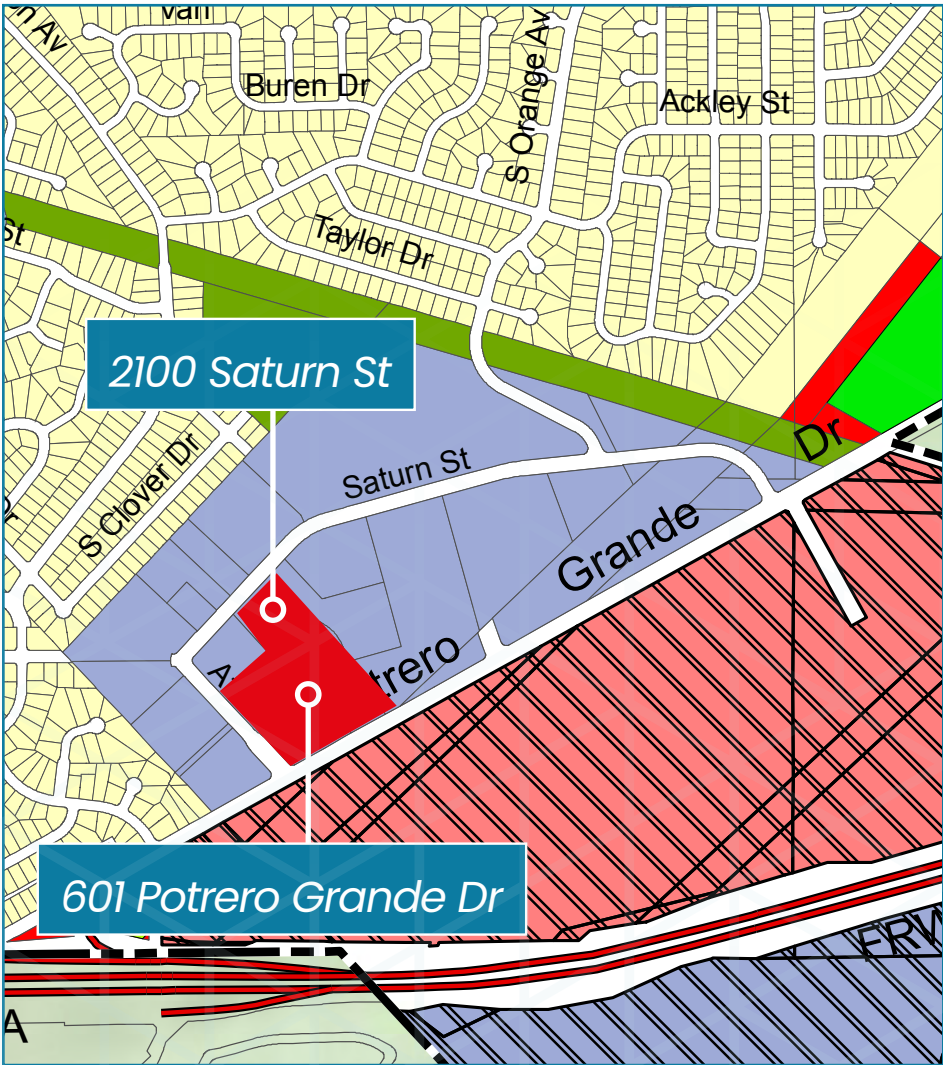
Close Proximity to SCE Substations

The Property’s proximity to the SCE substation provides an additional layer of availability and operational efficiency for power sustenance. This geographic advantage ensures a consistent power supply, thereby bolstering operational reliability for your data center’s uninterrupted workflow.

Zoning Summary

The Properties each zoned “O-P” (Office Professional) per Monterey Park’s Zoning Code. The O-P zone allows for a range of office and commercial uses including data processing facilities, general research facilities, administrative and professional offices, and employment agencies. Development intensity is regulated by height, and other standards that limit the buildable square footage. Accordingly, the additional development contemplated in this offering would require discretionary review.

ZONING SUMMARY	
Zone	O-P (Office Professional) McCaslin Business Park overlay
Height	40 Feet (3 Stories)
FAR	0.8 (The FAR may be increased to a maximum of 1.0 for all lots, upon approval of a conditional use permit (Ord. 2190 § 7, 2020).
Allowed Uses	Data processing facilities, general research facilities, administrative and professional offices, restaurants, and employment agencies



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