



4916 CECILIA STREET · CUDAHY, CA 90201



# For Sale

OWNER / USER /  
INVESTOR OPPORTUNITY

PURCHASE PRICE

**\$14,000,000**

(\$200 PSF)

TOTAL BUILDING AREA

**± 69,801 SF**

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4916 Cecilia Street  
Cudahy, CA 90201

Jones Lang LaSalle Brokerage, Inc.  
California Real Estate License #01856260

# Property Overview



|                    |                                                                                                                                     |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Address            | 4916 Cecilia Street<br>(APN: 6224-033-024)                                                                                          |
| City               | Cudahy, CA 90201                                                                                                                    |
| Total Building SF  | ± 69,801 SF total<br>Vacant (Front Building) ± 46,760 SF — 67% of building<br>Leased (Rear Building*) ± 23,508 SF — 33% of building |
| Occupancy          | 33%                                                                                                                                 |
| In-Place Rent      | \$2.12 PSF/Mo NNN (33% of the building)                                                                                             |
| Monthly Gross Rent | \$50,000 per month                                                                                                                  |
| Lease Expiration   | 12/31/2028                                                                                                                          |
| Land SF            | ± 101,719 SF (2.33 acres)                                                                                                           |
| Clear Height       | 16' – 24'                                                                                                                           |
| Fire Sprinklered   | Yes                                                                                                                                 |
| Power*             | 8,000 amps of power<br>2 - 4,000 amp panels / 480 volts / 3 Phase 480/277V                                                          |
| Security           | Fully fenced & secured with motorized gate                                                                                          |
| Construction       | Tilt-up                                                                                                                             |
| Year Built         | 1961 & 1964 / CTU                                                                                                                   |
| Zoning             | CUM2                                                                                                                                |

\*Contact broker regarding in-place lease information.

\*Second 4,000 amp panel requires a transformer, distribution panel, and wiring into the remaining warehouse area based on specific power needs.

# Property Images

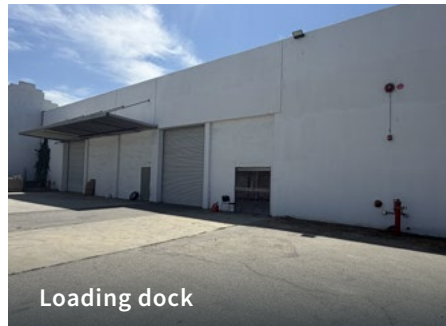
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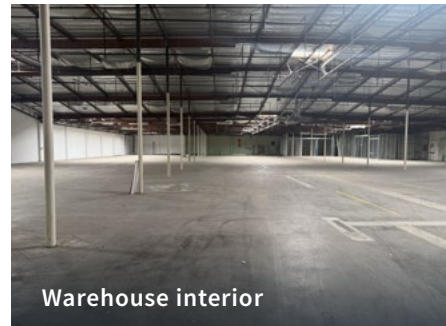
Aerial view



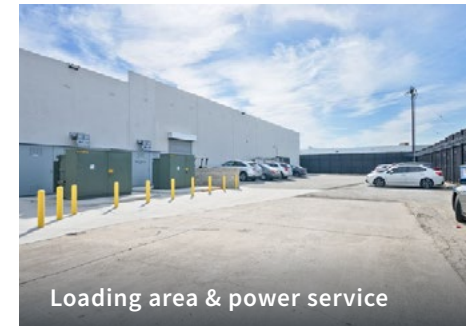
Street view



Loading dock

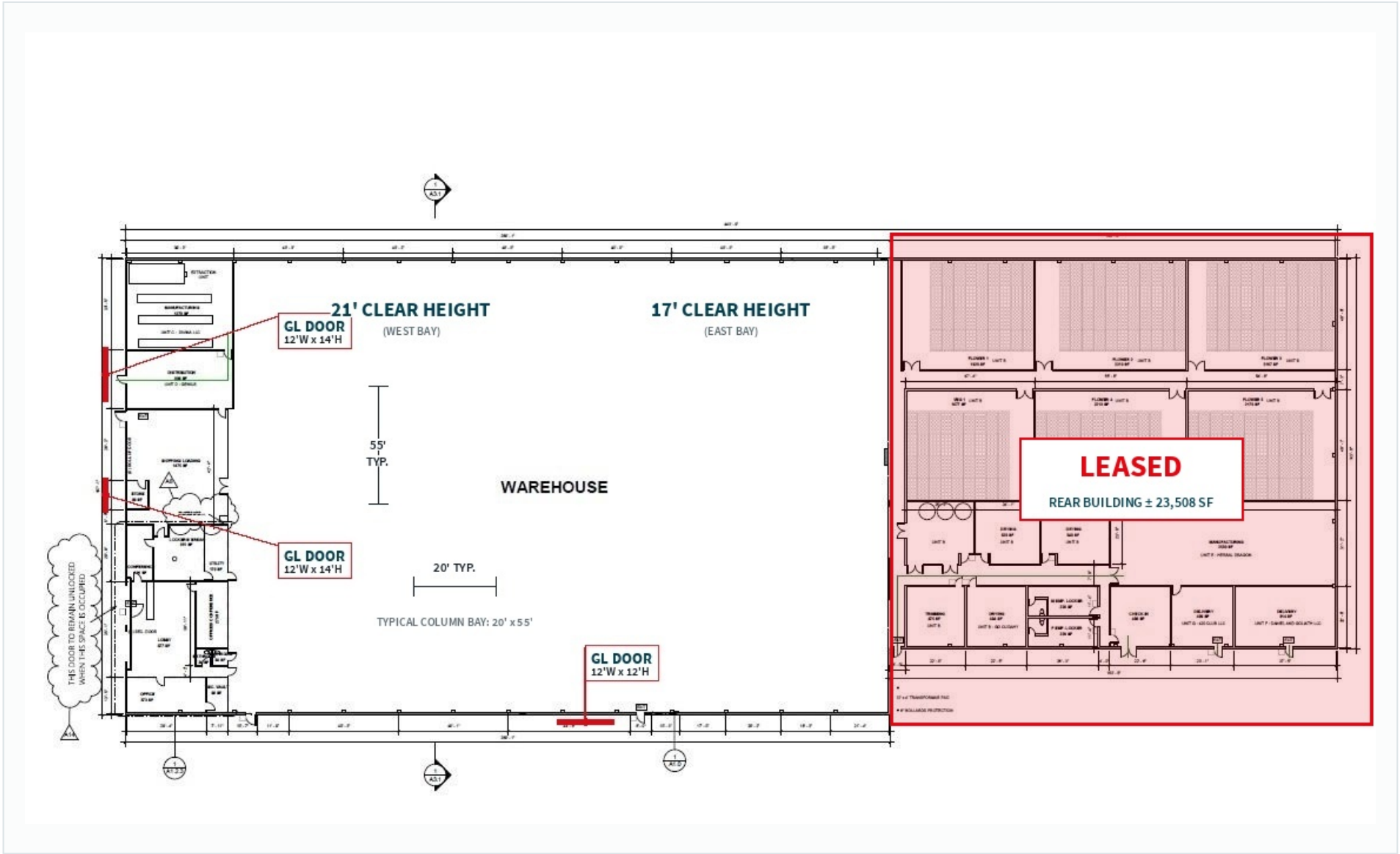


Warehouse interior

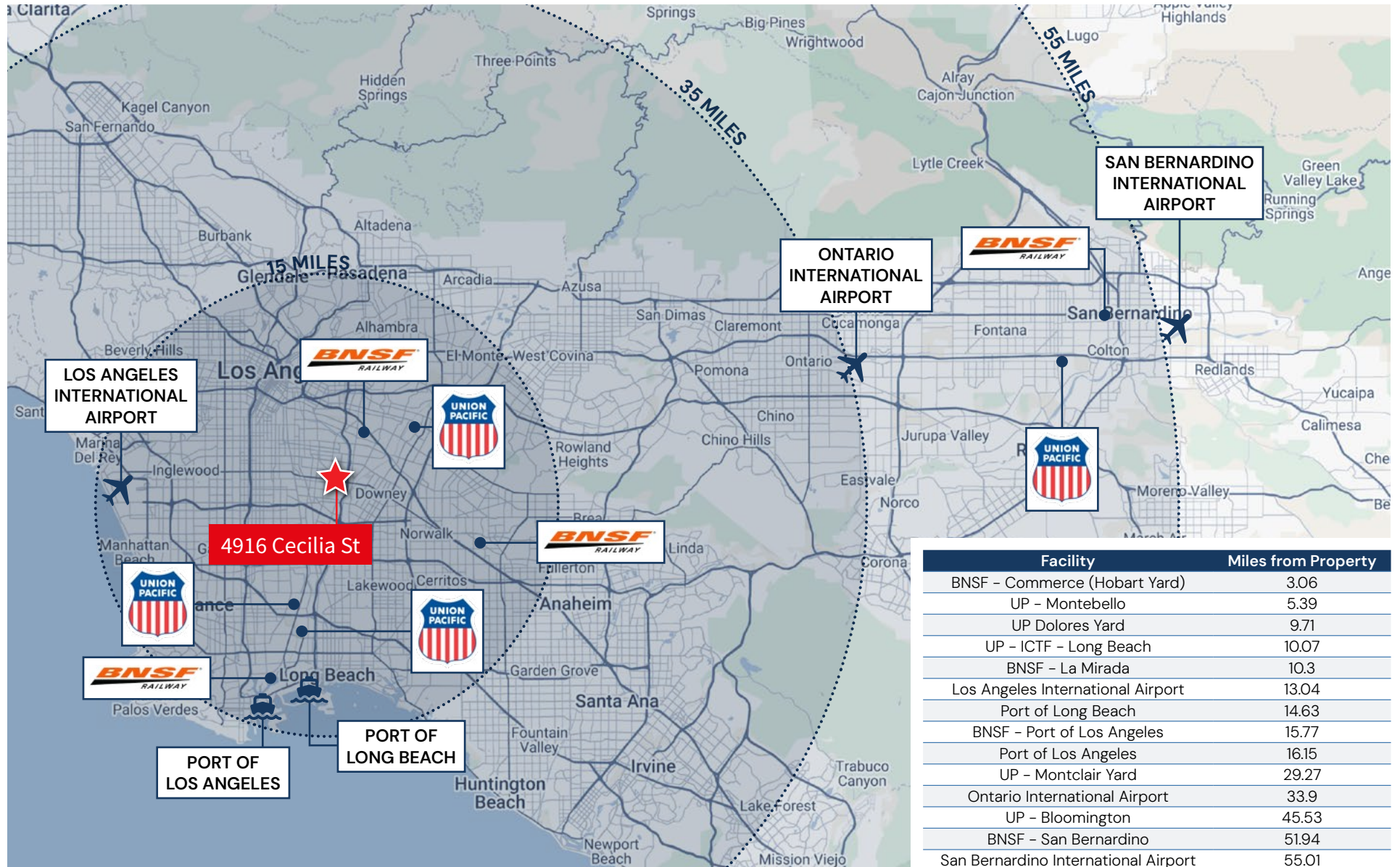


Loading area & power service

# Site Plan



# Strategic Multi-Modal Logistics Hub



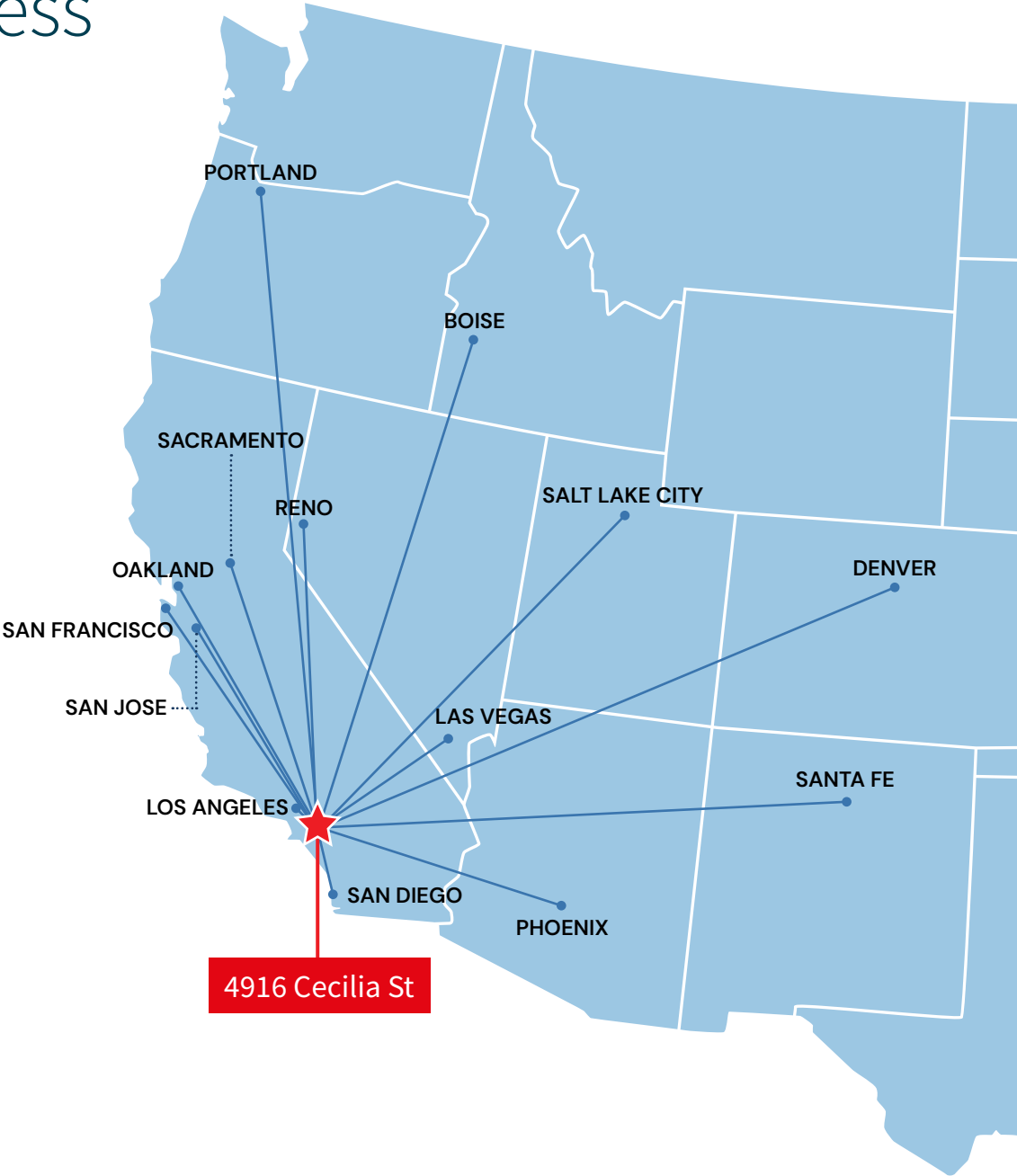
Distances are approximate straight-line miles calculated from public facility locations, not live driving directions.

# Freeways & Regional Access

Strategically located in Cudahy, the Property offers efficient access to major Southern California freeways — with Interstate 5 approximately 5.3 miles away, Interstate 105 approximately 12.9 miles away, and Interstate 110 approximately 13.4 miles away. This freeway network connects the Property to the broader Los Angeles basin, east into the Inland Empire and Arizona, and the wider Western United States within a one- to two-day drive.



| City           | State | Distance (Miles) | Time         |
|----------------|-------|------------------|--------------|
| Los Angeles    | CA    | 12.3             | 32 min       |
| San Diego      | CA    | 117              | 2 hr 30 min  |
| Las Vegas      | NV    | 283              | 5 hr 28 min  |
| San Jose       | CA    | 353              | 6 hr 9 min   |
| Phoenix        | AZ    | 378              | 7 hr 4 min   |
| Oakland        | CA    | 383              | 6 hr 30 min  |
| San Francisco  | CA    | 395              | 6 hr 44 min  |
| Sacramento     | CA    | 397              | 6 hr 43 min  |
| Reno           | NV    | 485              | 8 hr 35 min  |
| Salt Lake City | UT    | 698              | 11 hr 34 min |
| Boise          | ID    | 854              | 14 hr 14 min |
| Santa Fe       | NM    | 857              | 14 hr 13 min |
| Portland       | OR    | 975              | 15 hr 47 min |
| Denver         | CO    | 1,033            | 16 hr 51 min |





# We're Ready to Work With You

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