



COMPLETED FOOD DEALS

CENTRAL LOS ANGELES

NICK ARNST
213.421.1400
nick.arnst@kidder.com
LIC N° 01927768

km Kidder
Mathews

Completed Food Deals

MJ Global, Inc



3305 E VERNON AVE., VERNON, CA 90058

| | |
|---------------|--|
| Building Size | 103,633 SF |
| Price | \$105,000 per month/\$0.97 Gross |
| Use | Mediterranean food items, processing and packaging |

NICK ARNST
213.421.1400
nick.arnst@kidder.com
LIC N° 01927768

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Coman Foods, Inc



3305 E VERNON AVE., VERNON, CA 90058

| | |
|---------------|--|
| Building Size | 103,633 SF |
| Price | \$93,760 per month/\$0.90 Gross |
| Use | Meat packaging processing, transportation and cold storage |

Completed Food Deals

Sonterra Captial, LP



3305 E VERNON AVE., VERNON, CA 90058

| | |
|---------------|---------------------------------|
| Building Size | 103,603 SF |
| Price | \$18,550,000/\$179 PSF/6.2% CAP |
| Use | Investor |

NICK ARNST
213.421.1400
nick.arnst@kidder.com
LIC N° 01927768

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Oceanitan, LLC



4740 E 26TH STREET, VERNON, CA 90058

| | |
|---------------|----------------------------------|
| Building Size | 20,835 SF |
| Price | \$17,700 per month/\$0.85 Gross |
| Use | Co-packing & distribution center |

Completed Food Deals

Everytable



3305 E VERNON AVE., VERNON, CA 90058

| | |
|---------------|------------------------------------|
| Building Size | 19,370 SF |
| Price | \$35,910 per month/\$1.86 Gross |
| Use | Ready to eat salads, wraps & bowls |

NICK ARNST
213.421.1400
nick.arnst@kidder.com
LIC N° 01927768

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Vasquez Foods, Inc



6800 E ACCO ST., COMMERCE, CA 90040

| | |
|---------------|--|
| Building Size | 19,656 SF |
| Price | \$15,800 per month/\$0.80 Gross |
| Use | Meat storage processing and distribution |

Completed Food Deals

Everytable, PBC



3305 E VERNON AVE., VERNON, CA 90058

| | |
|---------------|---|
| Building Size | 19,370 SF |
| Price | \$30,000 per month/\$1.55 Gross |
| Use | Freezer, cooler, processing rooms and refrigerated dock |

NICK ARNST
213.421.1400
nick.arnst@kidder.com
LIC N° 01927768

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Pocas International, Inc



4473 SHEILA ST., COMMERCE, CA 90040

| | |
|---------------|--|
| Building Size | 14,873 SF |
| Price | \$13,832 per month/\$0.93 Gross |
| Use | Warehousing and distributors of healthy beverages and snacks |

km Kidder Mathews

Completed Food Deals

Lost Spirits, LLC



6131 MALBURG WAY, VERNON, CA 90058

| | |
|---------------|---|
| Building Size | 14,420 SF |
| Price | \$14,420 per month/\$1.00 Gross |
| Use | First liquor distillery in the City of Vernon |

NICK ARNST
213.421.1400
nick.arnst@kidder.com
LIC N° 01927768

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Horn Foods, Inc



3305 E VERNON AVE., VERNON, CA 90058

| | |
|---------------|---|
| Building Size | 13,789 SF |
| Price | \$16,000 per month/\$1.16 NET |
| Use | Meat packaging, processing, transportation and cold storage |

km Kidder Mathews

Completed Food Deals

Ariola Imports, LLC



4934-4936 ZAMBRANO ST., COMMERCE, CA 90040

| | |
|---------------|-------------------------------|
| Building Size | 12,480 SF |
| Price | \$11,032 per month/\$0.88 NET |
| Use | Imported Italian products |

NICK ARNST
213.421.1400
nick.arnst@kidder.com
LIC N° 01927768

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Oceanitan, LLC



2939 E PICO BLVD., LOS ANGELES, CA 90023

| | |
|---------------|--|
| Building Size | 11,200 SF |
| Price | \$9,520 per month/\$0.85 Gross |
| Use | Mexican torillas, sauces and processing of healthy foods |

km Kidder Mathews

Completed Food Deals

The Hummus Guy



8635 KITTYHAWK AVE., LOS ANGELES, CA 90045

| | |
|---------------|---|
| Building Size | 9,780 SF |
| Price | \$18,000 per month/\$1.84 NET |
| Use | Organic hummus manufacturing and distribution |

NICK ARNST
213.421.1400
nick.arnst@kidder.com
LIC N° 01927768

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

South Mill Mushrooms, Inc



2031 BAY ST., LOS ANGELES, CA 90021

| | |
|---------------|---|
| Building Size | 9,040 SF |
| Price | \$13,300 per month/\$1.47 Gross |
| Use | Distribution and processing of mushrooms and related vegetables |

Completed Food Deals

One Stop Halal, Inc



1020 E 7TH ST., LOS ANGELES, CA 90021

| | |
|---------------|---|
| Building Size | 7,886 SF |
| Price | \$8,000 per month/\$1.01 Gross |
| Use | Processing and distribution of Mediterranean halal products |

NICK ARNST
213.421.1400
nick.arnst@kidder.com
LIC N° 01927768

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

T & T Foods, Inc



3626 E 26TH ST., VERNON, CA 90058

| | |
|---------------|------------------------------------|
| Building Size | 7,765 SF |
| Price | \$1.58 million/\$203 PSF |
| Use | Meat processing and imported foods |

km Kidder Mathews

Completed Food Deals

United Growers, Inc



2634 E 26TH ST., VERNON, CA 90058

| | |
|---------------|--|
| Building Size | 6,160 SF |
| Price | \$9,240 per month/\$1.50 Gross |
| Use | Cutting and processing of fresh vegetables |

NICK ARNST
213.421.1400
nick.arnst@kidder.com
LIC N° 01927768

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Green Blender, Inc



3305 E VERNON AVE., VERNON, CA 90058

| | |
|---------------|--------------------------------|
| Building Size | 4,382 SF |
| Price | \$7,500 per month/\$1.75 Gross |
| Use | Organic fresh pressed juices |

km Kidder Mathews

NICK ARNST

Vice President

Nick Arnst proudly serves as vice president with Kidder Mathews and is an industrial real estate specialist, focusing his extensive market knowledge on the Central Los Angeles area (primarily, Vernon, Commerce, Pico Rivera, Montebello, and surrounding cities).

He is a longstanding member of the Business Network International (BNI) Chapter in Southern California, where he was nominated to the position of educational coordinator in 2014. BNI is the world's largest networking organization with membership over 200,000 in 65 countries. In addition, he has served on the executive board of the Pico Rivera Chamber of Commerce for the past three terms.

Nick has developed his highly successfully real estate practice through an impeccable work ethic, respect for client goals, integrity and long-term relationships. He spends his time relentlessly focusing on the needs of existing and new clients. The resulting philosophy has led to the completion of some of the largest transactions in his sub-market on behalf of his valued clients.

Prior to joining Kidder Mathews, Nick worked with

Heger Industrial, concentrating on tenant, buyer and seller representation of industrial property in Los Angeles. He began his career there as an associate working directly for the EVP and COO of Heger Industrial. Nick was heavily trained to consult business and property owners to navigate the details of acquisition, relocation, competitive properties, value added opportunities and rental rate negotiation.

In his free time, Nick enjoys traveling the world, snowboarding, kite boarding, and spending time with family.

EDUCATION

California State University Long Beach, Bachelor of Science, Business Administration

AFFILIATIONS

BNI CHAPTER IN LOS ANGELES - Educational Coordinator since 2014

PICO RIVERA CHAMBER OF COMMERCE - Executive Board Member since 2015

MEMBER OF NAIOP the Commercial Real Estate Development Association

SELECT CLIENT LIST

Eternity Flooring

Good Guys Fabrics

H.P. Communications

Italian Fabrics

Jobbers Meat

Kroger Logistics

L.A. Distribution Co.

Malibu Swimwear

MJ Global

New Crown Wholesale

P Kay Metal

S & S Transportation

The Hummus Guy

United Growers

Vazquez Foods



T 213.225.7226

C 989.245.2226

LIC N° 01927768

nick.arnst@kidder.com

601 S Figueroa St.

Suite 2700

Los Angeles, CA 90071

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

