



OFFERING MEMORANDUM

CONTRACTOR'S YARD - SIGNAL HILL

1849 RESERVOIR DRIVE W, SIGNAL HILL, CA 90755

Marcus & Millichap
THE MOBIN GROUP

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EXECUTIVE SUMMARY

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OFFERING SUMMARY

CONTRACTOR'S YARD - SIGNAL HILL



LIST PRICE
\$2,000,000



RENTABLE BUILDING AREA
6,021 SF



PRICE/SF
\$332.17

SITE DESCRIPTION

Price	\$2,000,000
Down Payment	\$2,000,000
Down Payment %	100%
Price/SF	\$332.17
Rentable Building Area (RBA)	6,021 SF
Lot Size	0.51 Acres

CONSTRUCTION

Year Built	1963
Number of Suites	2



OFFERING SUMMARY

CONTRACTOR'S YARD - SIGNAL HILL

The Mobin Group of Marcus & Millichap is pleased to present the exclusive opportunity to acquire 1849 Reservoir Drive West, Signal Hill, California, a rare industrial contractor's yard strategically located in one of Southern California's most desirable and supply-constrained infill industrial markets. Situated on a 0.51-acre parcel, the property is improved with a 960-square-foot office building and approximately 5,061 square feet of covered yard space, providing an ideal combination of office functionality, covered workspace, and secured outdoor storage. The property's versatile layout is well suited for contractors, construction companies, utility providers, transportation operators, equipment rental businesses, landscaping companies, and service-related industries requiring secure parking and storage for trucks, trailers, heavy equipment, RVs, buses, boats, and fleet vehicles.

Positioned in the heart of Signal Hill, the property benefits from exceptional regional connectivity with immediate access to the I-405, I-710, and SR-91 Freeways, providing efficient transportation throughout Los Angeles, Orange County, and the Inland Empire. Its central location also offers convenient access to the Ports of Long Beach and Los Angeles, Long Beach Airport, and the surrounding industrial and commercial hubs that continue to drive demand for functional industrial real estate. Signal Hill has long been recognized as a strategic industrial location due to its proximity to major transportation infrastructure, nearby ports, and its position between the Los Angeles and Orange County business markets.

Industrial properties with secured outdoor storage remain among the most difficult assets to acquire throughout Southern California. Increasing land constraints, restrictive zoning, and limited new development opportunities have created significant barriers to entry, making functional contractor's yards highly sought-after by both investors and owner-users. The property's efficient improvements, secure yard area, and exceptional accessibility provide a unique opportunity to acquire a flexible industrial asset capable of accommodating a broad range of industrial and commercial uses. Whether purchased as an income-producing investment, an owner-user acquisition, or a long-term land holding, 1849 Reservoir Drive West offers investors the opportunity to acquire an irreplaceable industrial asset within one of the strongest industrial corridors in Los Angeles County.

MARCUS & MILLICHAP

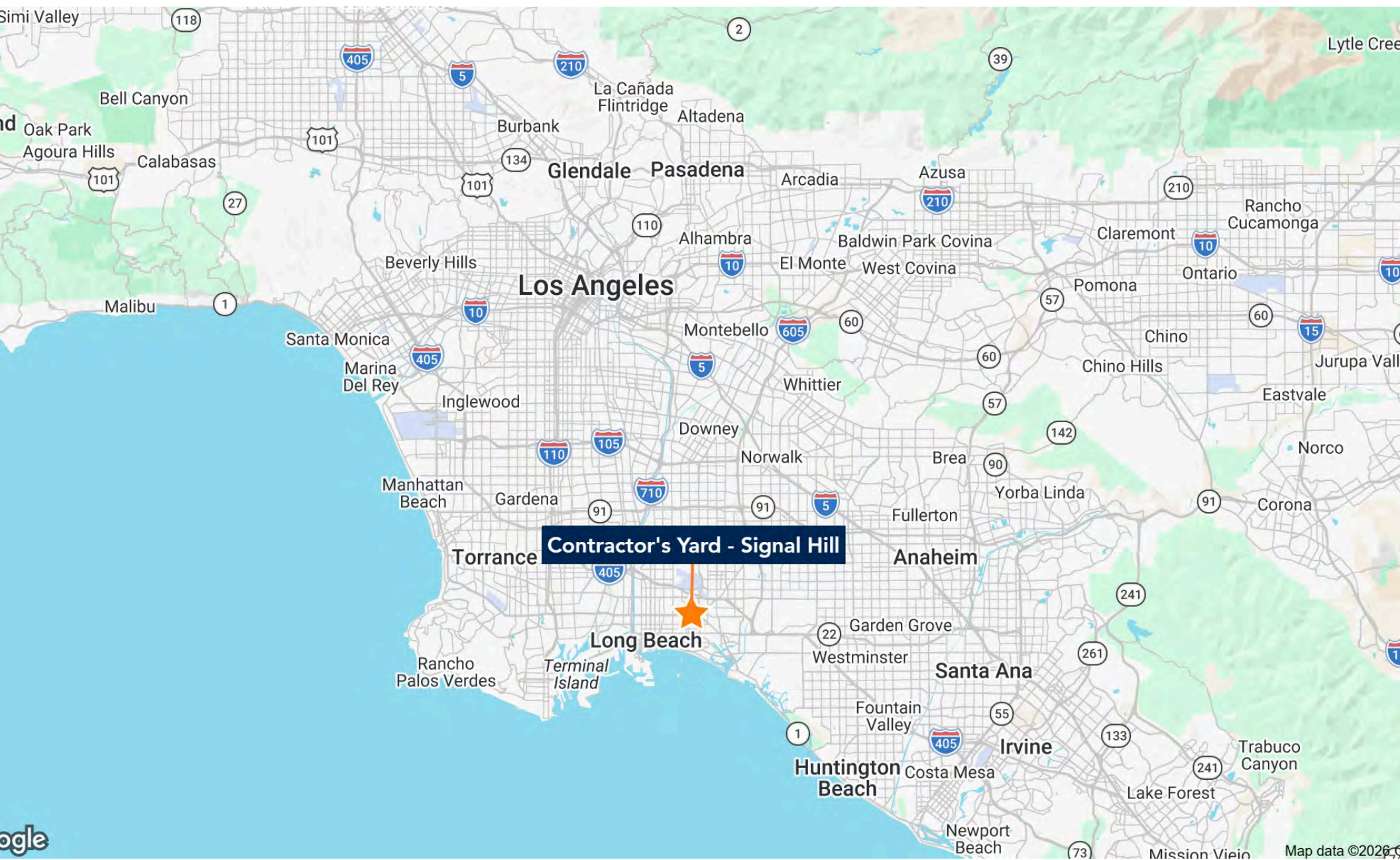


PROPERTY HIGHLIGHTS

- Rare 0.51-Acre Industrial Contractor's Yard in Signal Hill
- Approximately 960-Square-Foot Office with Approximately 5,061 Square Feet of Covered Storage
- Ideal For Contractors, Construction Companies, Fleet Operators, Equipment Rental, Logistics, and Service Businesses
- Functional Yard Suitable for Trucks, Trailers, Buses, RVs, Boats, Heavy Equipment, And Outdoor Storage
- Excellent Access to the I-405, I-710, And SR-91 Freeways
- Minutes From the Ports of Long Beach and Los Angeles and Long Beach Airport
- Located Within One of Southern California's Most Supply-constrained Industrial Markets

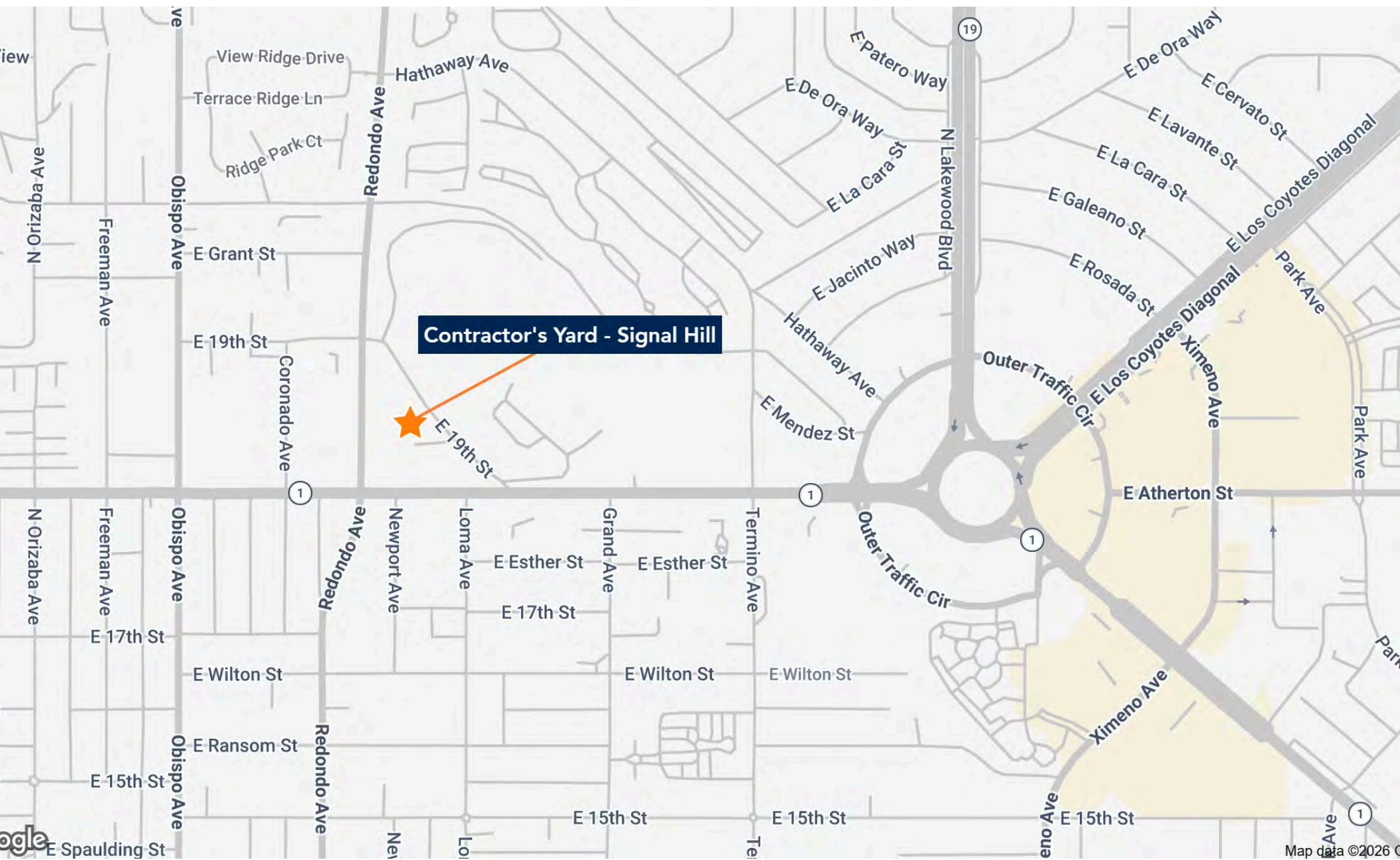
REGIONAL MAP

 SIGNAL HILL, CA



LOCAL MAP

SIGNAL HILL, CA



RETAILER MAP

SIGNAL HILL, CA



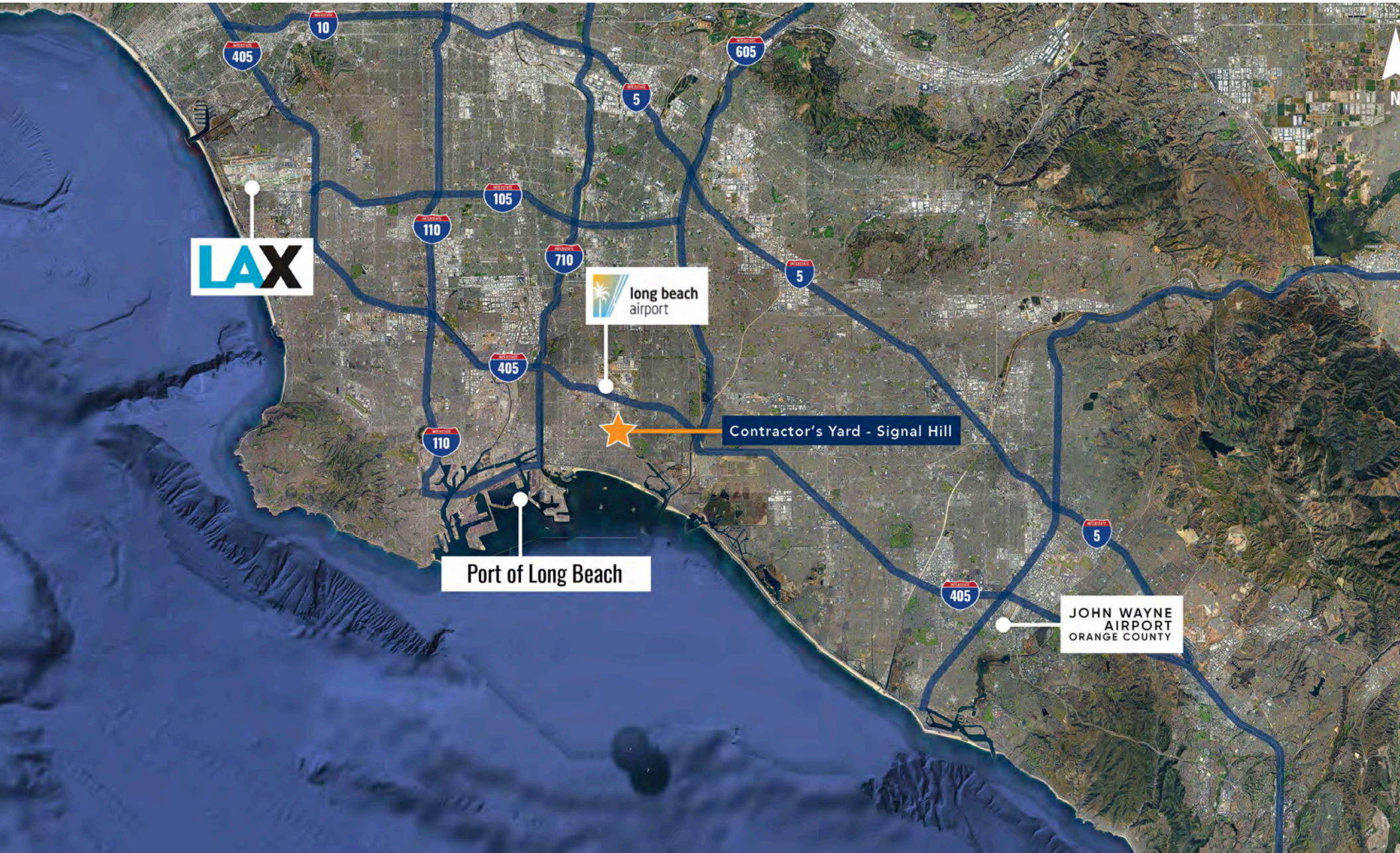
PARCEL MAP

SIGNAL HILL, CA



AERIAL MAP

SIGNAL HILL, CA



PROPERTY PHOTOS

CONTRACTOR'S YARD - SIGNAL HILL



PROPERTY PHOTOS

CONTRACTOR'S YARD - SIGNAL HILL



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FINANCIAL SUMMARY

Owner-User Overview

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OWNER-USER OVERVIEW

CONTRACTOR'S YARD - SIGNAL HILL

\$2,000,000

PRICE

6,021 SF

RENTABLE BUILDING
AREA (RBA)

0.51 AC

LOT SIZE (AC)

2

SUITES

1963

YEAR BUILT

PURCHASE PRICE		PRICE PER SF	
\$ 2,000,000		\$ 332.17	
DOWN PAYMENT		DOWN PAYMENT %	
\$ 2,000,000		100%	

03

MARKET OVERVIEW

Market Overview
Demographics

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MARKET OVERVIEW

CONTRACTOR'S YARD - SIGNAL HILL

SIGNAL HILL

The investment property is in Signal Hill, California, a highly attractive industrial submarket within Los Angeles County that benefits from proximity to one of the most active logistics corridors in the United States. The market is adjacent to Long Beach, approximately 20 miles from Downtown Los Angeles. As a result, Signal Hill offers immediate access to Interstate 405 and Interstate 710, providing direct connectivity to the Ports of Long Beach and Los Angeles, the largest seaport complex in the nation, and a critical hub for global trade and distribution. Furthermore, Signal Hill's industrial appeal is reinforced by its proximity to major employers in manufacturing, logistics, and healthcare employers, including Boeing, Airgas, and regional medical centers.

From a logistics perspective, the property is ideally positioned within five miles of Long Beach Airport and in proximity to major intermodal rail yards, enhancing last-mile distribution capabilities. In terms of economic demographics, the population within a five-mile radius of the property is projected to experience solid household and income growth over the next five years. Overall, Signal Hill represents a strategically located industrial market with strong regional connectivity, access to global trade infrastructure, and stable demographic fundamentals that continue to support demand for warehouse, distribution, and light manufacturing space.

HIGHLIGHTS

- Strategic Access to Major Logistics Infrastructure Including Interstate 405 and the Ports of Long Beach
- Proximity to Key Employers Like Boeing, Airgas, and Regional Healthcare Centers
- Within Five Miles of Long Beach Airport and Near Major Rail Yards
- Solid Economic Fundamentals Projected Through 2030 Within a Five-Mile Radius



DEMOGRAPHICS

CONTRACTOR'S YARD - SIGNAL HILL

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	45,696	282,989	511,936
2025 Estimate			
Total Population	45,393	280,278	507,070
2020 Census			
Total Population	46,659	284,779	516,520
2010 Census			
Total Population	45,976	284,785	508,413
Daytime Population			
2025 Estimate	32,485	286,570	499,303
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	18,443	119,361	204,141
2025 Estimate			
Total Households	18,273	117,457	201,271
Average (Mean) Household Size	2.5	2.5	2.6
2020 Census			
Total Households	17,964	113,897	195,939
2010 Census			
Total Households	17,250	109,366	188,541

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	9.7%	12.8%	15.2%
\$150,000-\$199,999	7.8%	9.1%	10.4%
\$100,000-\$149,999	20.3%	18.6%	19.1%
\$75,000-\$99,999	14.4%	13.3%	12.6%
\$50,000-\$74,999	16.0%	15.8%	14.4%
\$35,000-\$49,999	8.6%	9.2%	8.6%
\$25,000-\$34,999	6.3%	6.3%	6.0%
\$15,000-\$24,999	6.8%	6.1%	5.8%
Under \$15,000	10.1%	8.8%	8.1%
Average Household Income	\$99,173	\$107,189	\$117,469
Median Household Income	\$81,035	\$85,850	\$95,938
Per Capita Income	\$40,602	\$46,245	\$47,228
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	45,393	280,278	507,070
Under 20	21.9%	21.6%	22.0%
20 to 34 Years	29.1%	24.9%	21.9%
35 to 39 Years	8.5%	8.3%	7.5%
40 to 49 Years	12.9%	13.2%	12.9%
50 to 64 Years	16.9%	18.6%	19.4%
Age 65+	10.7%	13.4%	16.3%
Median Age	34.0	37.0	39.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	31,250	201,278	364,375
Elementary (0-8)	14.0%	11.3%	9.2%
Some High School (9-11)	4.7%	6.1%	5.8%
High School Graduate (12)	17.4%	15.3%	17.3%
Some College (13-15)	21.6%	22.0%	22.3%
Associate Degree Only	6.9%	6.3%	7.5%
Bachelor's Degree Only	24.6%	24.7%	24.0%
Graduate Degree	10.8%	14.4%	13.8%
Travel Time to Work			
Average Travel Time to Work in Minutes	32.0	34.0	33.0

DEMOGRAPHICS

CONTRACTOR'S YARD - SIGNAL HILL



POPULATION

In 2025, the population in your selected geography is 507,070. The population has changed by -0.26 percent since 2010. It is estimated that the population in your area will be 511,936 five years from now, which represents a change of 1.0 percent from the current year. The current population is 49.1 percent male and 50.9 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 40.0. The population density in your area is 6,456 people per square mile.



HOUSEHOLDS

There are currently 201,271 households in your selected geography. The number of households has changed by 6.75 percent since 2010. It is estimated that the number of households in your area will be 204,141 five years from now, which represents a change of 1.4 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2025, the median household income for your selected geography is \$95,938, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 75.38 percent since 2010. It is estimated that the median household income in your area will be \$111,969 five years from now, which represents a change of 16.7 percent from the current year.

The current year per capita income in your area is \$47,228, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$117,469, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 260,499 people in your selected area were employed. The 2010 Census revealed that 62.9 percent of employees are in white-collar occupations in this geography, and 17.4 percent are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



HOUSING

The median housing value in your area was \$816,177 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 89,510.00 owner-occupied housing units and 99,032.00 renter-occupied housing units in your area.



EDUCATION

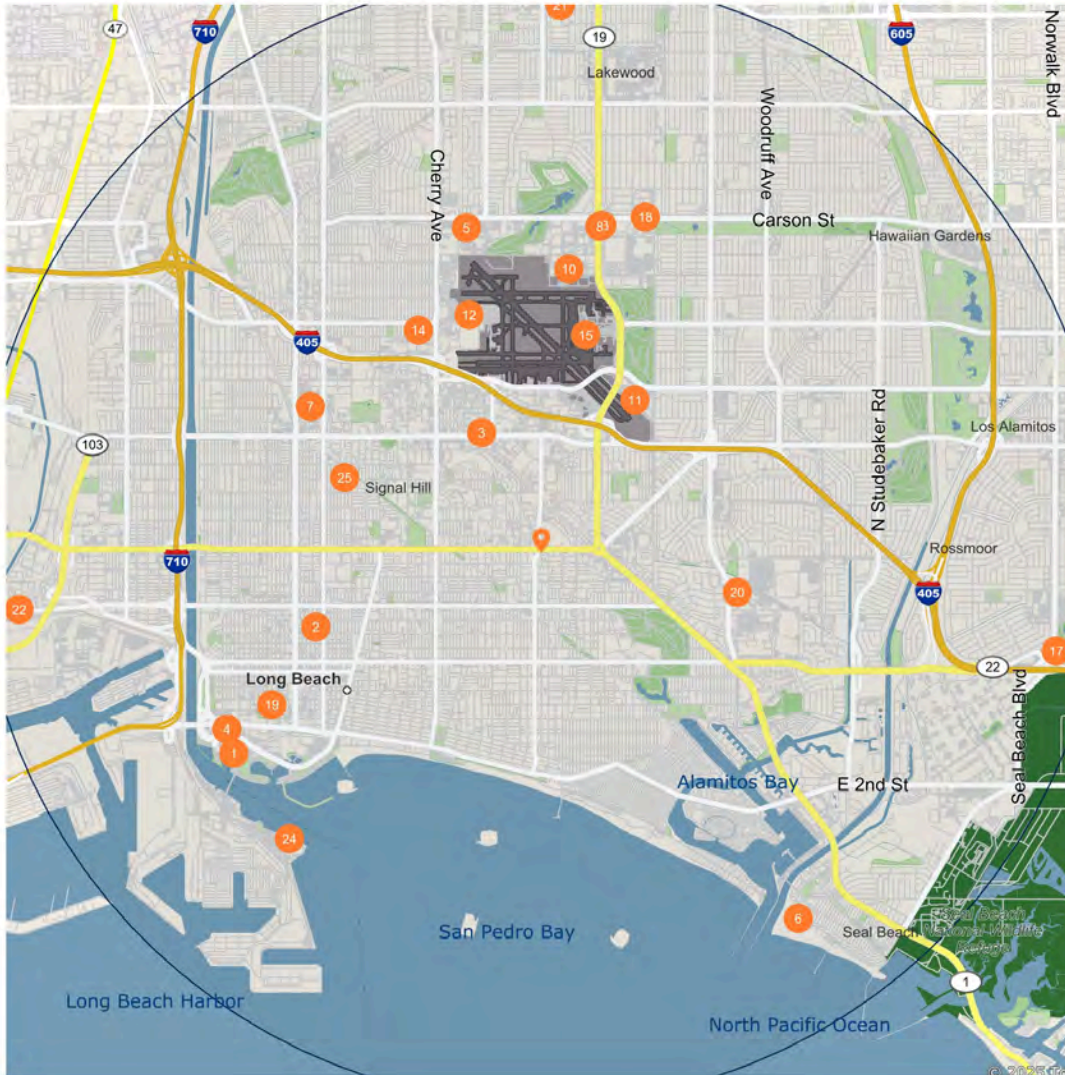
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 36.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.5 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 16.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.4 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 22.9 percent in the selected area compared with the 19.6 percent in the U.S.

DEMOGRAPHICS

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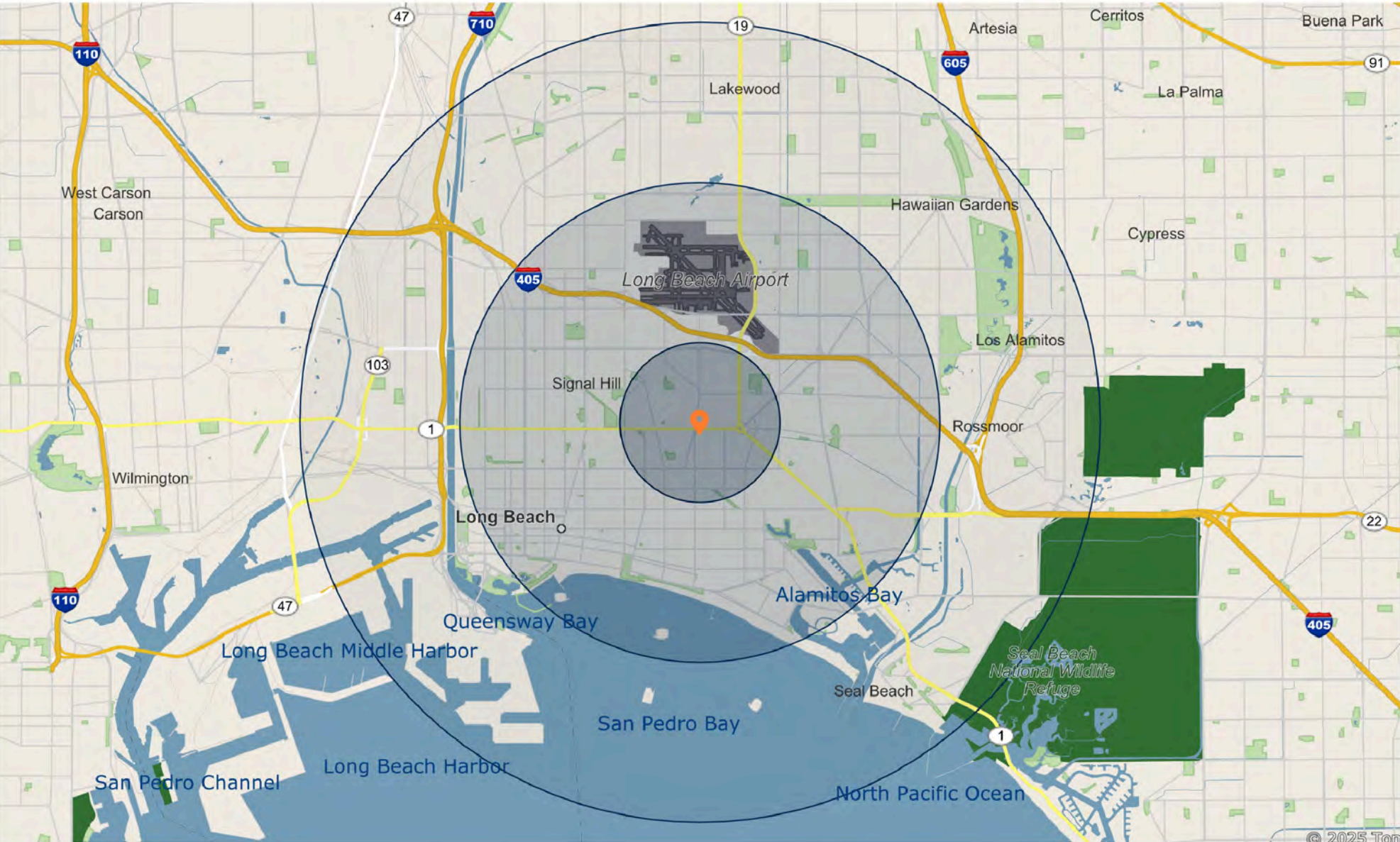
Major Employers

Employees

1	Memorial Hlth Svcs - Univ Cal-	4,418
2	St Marys Medical Center-	4,274
3	Hofs Hut Restaurant Inc-Hofs Hut Lclles Smokehouse Bbq	2,986
4	Molina Healthcare Inc-MOLINA HEALTHCARE	2,800
5	Nationwide Theatres Corp-Cal Coffee Shop	2,720
6	Sisters of St Joseph Orange-	2,542
7	Long Beach Medical Center-Miller Childrens Hospital	2,000
8	Boeing Company-Boeing	2,000
9	St Mary Medical Center-	1,929
10	Airgas Usa LLC-	1,726
11	Traffic Management Pdts Inc-Fivesixtwo Inc	1,650
12	Aramark MGT Svcs Ltd Partnr-ServiceMaster	1,606
13	Boeing Company-Boeing	1,400
14	City of Long Beach-	1,200
15	Gulfstream Aerospace Corp GA-	1,196
16	Los Alamitos Medical Ctr Inc-	1,100
17	Boeing Company-Boeing	1,005
18	Long Beach Cmnty College Dst-	1,003
19	Charming Trim & Packaging-	1,000
20	California State Univ Long Bch-	1,000
21	Tenet Healthsystem Medical Inc-Lakewood Regional Medical Ctr	958
22	Valero Ref Company-California-Valero	948
23	Lakewood Regional Med Ctr Inc-Lakewood Regional Medical Ctr	900
24	Urban Commons Queensway LLC-Queen Mary The	900
25	Leiner Health Products LLC-	867

DEMOGRAPHICS

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