



CASE STUDY

13545 LARWIN CIRCLE
SANTA FE SPRINGS, CA

Voit
REAL ESTATE SERVICES

13545 LARWIN CIRCLE, SANTA FE SPRINGS, CA - ± 28,594 SF

HELPED A CLIENT LEASE A UNIQUE BUILDING WITH VERY LITTLE DOWNTIME

CHALLENGE:

A long-time client of Loren Cargile contacted Loren to help sublease an approximate 28,594 sq. ft. portion of their 120,000 sq. ft. headquarters. The client had recently sold a portion of their business and no longer needed this area of their warehouse. There were two main challenges Loren had to address: 1) sublease the space as quickly as possible and 2) the space would not be separated by a demising wall, but a chain link fence. The second challenge was unique because many companies shy away of “co-sharing” situations.

SOLUTION:

The client hired Loren because of his successes with the client in previous transactions and his knowledge and experience in the Mid Counties Los Angeles submarket. Loren quickly created high quality marketing materials and immediately disseminated the sublease opportunity to local businesses and real estate brokers. The marketing efforts resulted in multiple offers for the space within three weeks of launching the marketing campaign. Loren effectively outlined the pros and cons of each offer/prospective tenant by evaluating their use, timing and financial strength.

RESULTS:

Through Loren’s aggressive marketing efforts and offer analysis, the client selected a tenant and was able to secure a long-term sublease with minimal downtime at sublease terms favorable for the client. This sublease transaction allows the client to collect consistent revenue on the base they no longer needed from a financially stable subtenant.

TRANSACTION TYPE:

Sublease

CLIENT:

Great American Relocation & Logistics, Inc.

LOCATION:

Santa Fe Springs, CA

TOTAL CONSIDERATION:

\$1,332,738

FOR MORE INFORMATION, CONTACT:



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