

Steps to Choosing the Right Location for Your Business

Opening or relocating a new or existing business can be challenging and stressful. It is important to consider many factors that affect your business. The geographic area is typically the first consideration but there can be many aspects to consider in relation to this. The first for most businesses is your customer and/or client base. Depending on the type of industry and reliance on the ease of your clients getting to you- you want to make sure to choose a location that is accessible, easy to find and not significantly far for your customers and clients to travel to.

Another factor to consider is you and your employees commute time to the business. Most business owners spend a significant amount of time running their business and incorporating a long commute time can be challenging and detrimental to your personal life and health. Also, if you have skilled labor you would like to attract or currently employ- it is important to consider your location in relation to the availability of that skilled talent. This is especially common when a business is considering relocating and the business owner wants to stay within a certain radius of their current location to accommodate their workforce.

The new location has to accommodate the needs of your business to function well which is a given. Depending on the type of operation, you want to ensure the property has the right amount of space to accommodate your business needs by using space planning as well as ensuring the location has sufficient power, internet and other utility needs. I always recommend getting estimates for any improvements you need to make beforehand and evaluating the systems in the property to ensure you know your costs going in.

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It is also important to check that the applicable zoning guidelines are agreeable for your business use. This is done by contacting your local city planning office and providing a detailed description of your business along with the associated site. There may be other governmental agencies your business is required to seek approvals from which are also important to verify before committing to a location.

Other factors depending on your business to consider are demographics and demand to support your type of business, relocation and moving costs, marketing expenses to promote your new location and having a sufficient amount of reserves to account for any downtime during the transition or start-up process.

Please feel free to contact me if I can help you find a location for your new or growing business!

Current SBA 504 Effective Rate for
September 2019 3.46%

Federal Reserve Cuts Interest Rates for Second Time in 2019

On September 18, 2019 the Federal Reserve cut the federal funds rate by a quarter percentage point marking a reduction of 50 basis points since July. •The target range for the federal funds rate now stands at 1.75% to 2.0%. Experts suggest that additional rate cuts will occur in the coming quarters based on the direction of the administration. They also cut interest rates on excess reserves by 30 basis

Points to 1.8%. The US economy continues on a strong path with the job market remaining strong, low unemployment and increased household spending. Global economic concerns such as Brexit and heightened Middle-East tensions have affected cross-border transaction volumes. The lower interest rates provides lower borrowing costs which should help liquidity issues in short term

markets. The way this will affect commercial real estate is likely to provide stability in property markets. Additional cuts would strengthen market fundamentals and investment activity.

Source: Connect Commercial Newsletter September 19, 2019

New Industrial Sale Listing in Covina



760 Arrow Grand Circle Covina

Approx 19,861 SF Industrial/Flex building situated on over an acre of land.

100% HVAC- Ideal for R&D, lab, technology, light manufacturing, etc.

Approx 8,291 SF of two-story offices with 15 private offices, bull-pen areas and conference room. Fios internet.

Two fenced yard areas, 52 parking spaces, 1600 Amp power & 19' CH.

Please contact me for more information.



Linda Vidov-Elkaim (CA Broker Lic. #1715788)

Linda specializes in commercial and industrial sales and leasing throughout the San Gabriel Valley. She has extensive knowledge in 1031 exchange transactions, investment opportunities, and market analysis. Feel free to contact Linda with any questions or requests for information.

Top Commercial Realty

100 W. Lemon Ave Suite 101 Monrovia, CA 91016
O: 626.358.8287 C: 626.399.3715 F: 626.605.5003
E-Mail: Linda@TopComRealty.com • www.TopComRealty.com