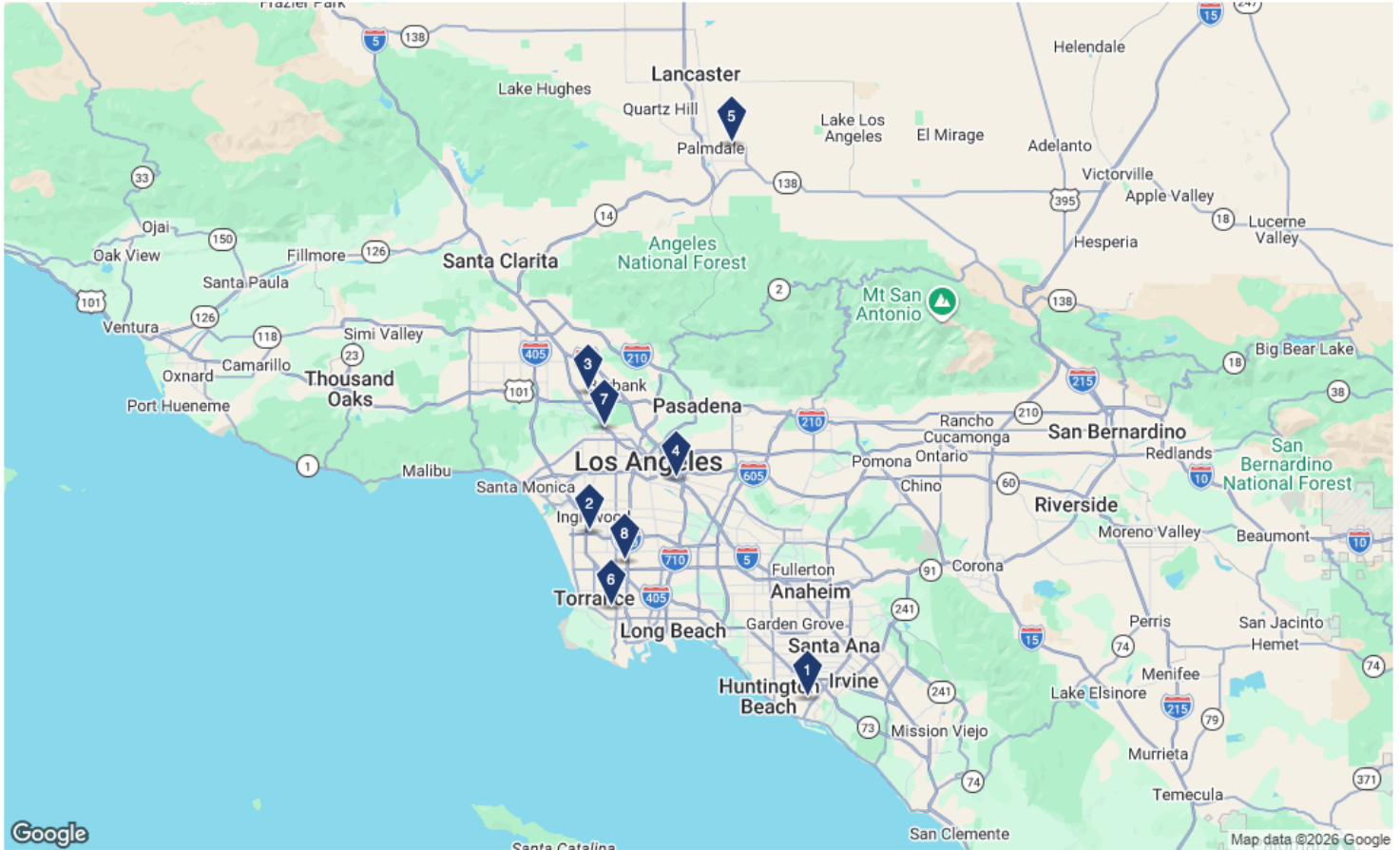


Property Map & List Report



Property Summary Statistics

Property Attributes	Low	Average	Median	High
Building SF	2,468 SF	6,111 SF	5,350 SF	11,954 SF
Year Built	1923	1958	1952	1993
Available SF	1,000 SF	4,506 SF	2,484 SF	11,954 SF
Asking Rent Per SF/YR	\$19.68	\$22.66	\$24.03	\$84.00
Availability %	29.7%	73.7%	83.1%	100%
Vacancy %	0.0%	67.0%	100%	100%
Asking Price Per SF	-	-	-	-
Cap Rate	-	-	-	-
Star Rating	★ ★ ☆ ☆ ☆ 2	★ ★ ☆ ☆ ☆ 2.4	★ ★ ☆ ☆ ☆ 2	★ ★ ★ ☆ ☆ 3

Property List

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
1	443 W Bay St Costa Mesa, California 9...	Retail ★ ★ ☆ ☆ ☆	1945	2,900 SF (100%)	1,000	\$84.00 SF/Year/+UTIL	Not For Sale

Property List (Continued)

	Property Name/ Address	Type	Built/ Renovated	Size (% Leased)	SF Available	Asking Rent	Asking Price (Cap Rate)
2	11606 Inglewood Ave Hawthorne, California 90...	Retail ★★★★☆	1959	2,468 SF	2,468	\$24.31 SF/Year/NNN	Not For Sale
3	10702 Magnolia Blvd North Hollywood, Califor...	Retail ★★★★☆	1986	3,700 SF (70.3%)	1,100	\$41.45 SF/Year/NNN	Not For Sale
4	4151 E Olympic Blvd Los Angeles, California 9...	Retail ★★★★☆	1940	2,500 SF	2,500	\$23.76 SF/Year/TBD	Not For Sale
5	3084 E Palmdale Blvd Palmdale, California 935...	Retail ★★★★☆	1993	10,634 SF (100%)	2,292	\$19.68 SF/Year/MG	Not For Sale
6	2075 Lomita Blvd Lomita, California 90717	Retail ★★★★☆	1923	7,733 SF	7,733	Withheld	Not For Sale
7	Caliber Collision Center 1925 Wilcox Ave Los Angeles, California 9...	Retail ★★★★☆	1928	11,954 SF	11,954	\$21.00 SF/Year/NNN	Not For Sale
8	16804 S Vermont Ave Gardena, California 90247	Retail ★★★★☆	1989	6,999 SF	1,560 - 6,999	Withheld	Not For Sale



443 W Bay St

Costa Mesa, California 92627 (Orange County) - Costa Mesa Submarket



Retail

Property Summary

GLA (% Leased)	2,900 SF (100%)
Built	1945
Tenancy	Multiple
Available	1,000 SF
Max Contiguous	1,000 SF
Asking Rent	\$84.00 SF/Year/+UTIL
Frontage	39' on Bay St
Frontage	131' on Parsons St
Parking Spaces	3.10/1,000 SF; 9 Surface Spaces



Property Details

Land Area	0.27 AC (11,640 SF)	Parcel	419-191-04
Building FAR	0.25		

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	-	Industrial	Direct	1,000	1,000	1,000	\$84.00 +UTIL	09/2026	Negotiable

Mechanic / Auto Repair / Contractor Yard / Warehouse/ Auto Sales. Lift space available in warehouse. Tenant will have access to two yards (one enclosed behind a fence and the other on the corner of W Bay St and Parsons St for Auto Sales or additional parking. Tenant also has access to a separate enclosed/secured outdoor storage area.

Transportation

Parking Details	3.10/1,000 SF; 9 Surface Spaces	
Traffic Volume	4,120 on Parsons St (2026); 25,779 on West Bay Street (2026); 40,427 on Ford Rd (2026); 32,343 on Hamilton St (2026); 7,916 on Charle St (2026); 9,788 on Ford Rd (2026); 28,877 on Parsons St (2026); 30,768 on Victoria Street (2026); 101,668 on Bristol St N (2026); 6,615 on West Bay Street (2026)	
Frontage	39' on Bay St; 131' on Parsonsq St	
Commuter Rail	Tustin Metrolink Station	14 min drive
Airport	John Wayne/Orange County	7 min drive
	Long Beach (Daugherty Field)	28 min drive
Pedestrian Friendly	70 - Moderately friendly	
Cycling Friendly	60 - Moderately friendly	
Car Friendly	90 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	



11606 Inglewood Ave

Hawthorne, California 90250 (Los Angeles County) - Hawthorne/Gardena Submarket



Retail

Property Summary

GLA (% Leased)	2,468 SF (0.0%)
Built	1959
Tenancy	Single
Available	2,468 SF
Max Contiguous	2,468 SF
Asking Rent	\$24.31 SF/Year/NNN
Frontage	45' on Inglewood Ave
Parking Spaces	0.81/1,000 SF; 2 Surface Spaces



Property Details

Land Area	0.13 AC (5,663 SF)	Zoning	HACMY
Building FAR	0.44	Parcel	4044-002-002

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	2,468	2,468	2,468	\$24.31 NNN	Vacant	Negotiable

For Lease | 11606 Inglewood Ave, Hawthorne, CA

Exceptional opportunity to lease a highly visible Industrial Auto Repair property in the heart of Hawthorne, CA. Strategically located on busy Inglewood Avenue, this commercial space offers outstanding exposure, strong daily traffic counts, and convenient access to the South Bay and Greater Los Angeles markets.

The property is just minutes from Los Angeles International Airport (LAX) and provides quick connectivity to the I-405, I-105, and I-110 Freeways, making it an ideal location for automotive repair, fleet services, light industrial operations, contractors, and other automotive-related businesses.

Surrounded by established retail centers, restaurants, commercial businesses, and public transportation, the location offers excellent accessibility for customers and employees alike. This central Hawthorne location places businesses near El Segundo, Inglewood, Gardena, Torrance, and the broader South Bay region.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Transportation

Parking Details	0.81/1,000 SF; 2 Surface Spaces								
Traffic Volume	19,125 on W Imperial Hwy (2024); 28,140 on West Imperial Highway (2026); 26,743 on Inglewood Ave (2026); 20,014 on I-105 (2026); 19,425 on W 119th Pl (2026); 15,839 on South Inglewood Avenue (2026); 15,093 on Gale Ave (2026); 285 on W 111th St (2026); 2,973 on Inglewood Ave (2026); 5,740 on Dalerose Ave (2026)								
Frontage	45' on Inglewood Ave								
Transit/Subway	Hawthorne Station  								16 min walk
	Los Angeles International								8 min drive
Airport	Long Beach (Daugherty Field)								23 min drive
	Bob Hope								37 min drive



11606 Inglewood Ave

Hawthorne, California 90250 (Los Angeles County) - Hawthorne/Gardena Submarket



Retail

Transportation (Continued)

Pedestrian Friendly	60 - Moderately friendly
Cycling Friendly	40 - Fairly friendly
Car Friendly	90 - Exceptionally friendly
Transit Friendly	50 - Fairly friendly



10702 Magnolia Blvd

North Hollywood, California 91601 (Los Angeles County) - North Hollywood Submarket



Retail

Property Summary

GLA (% Leased)	3,700 SF (70.3%)
Built	1986
Tenancy	Multiple
Available	1,100 SF
Max Contiguous	1,100 SF
Asking Rent	\$41.45 SF/Year/NNN
Frontage	153' on Magnolia Blvd
Parking Spaces	2.73/1,000 SF; 3 Surface Spaces



Property Details

Land Area	0.17 AC (7,405 SF)	Zoning	LAC4
Building FAR	0.50	Parcel	2419-012-031

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	C	Industrial	Direct	1,100/250 Office	1,100	1,100	\$41.45 NNN	08/2026	3 Years

Great corner location.
First space from driveway, unit C.
Asking \$3800+\$660NNN
3 year + 3 year option
3% increases annually
No Body Shop

Transportation

Parking Details	2.73/1,000 SF; 3 Surface Spaces
Traffic Volume	23,079 on Willowcrest Ave (2026); 29,679 on Riverton Ave (2026); 24,090 on Otsego St (2026); 23,658 on Sunnyslope Ave (2026); 21,412 on Magnolia Blvd (2026); 27,221 on Satsuma Ave (2026); 675 on Magnolia Blvd (2026); 26,399 on Cleon Ave (2026); 22,096 on Addison St (2026); 997 on Willowcrest Ave (2026)
Frontage	153' on Magnolia Blvd
Transit/Subway	North Hollywood Station 19 min walk
Commuter Rail	Burbank Amtrak 6 min drive Burbank Airport - South (Vc Line) Metrolink Station 6 min drive
Airport	Bob Hope 7 min drive Los Angeles International 35 min drive Long Beach (Daugherty Field) 48 min drive
Pedestrian Friendly	70 - Moderately friendly
Cycling Friendly	50 - Fairly friendly
Car Friendly	80 - Very friendly



10702 Magnolia Blvd

North Hollywood, California 91601 (Los Angeles County) - North Hollywood Submarket



Retail

Transportation (Continued)

Transit Friendly 50 - Fairly friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Gabe's Auto Repair	1	1,100	-	Apr 2025	Apr 2028
Magnolia Automotive	1	-	1	Aug 2017	-

Showing 2 of 2 Tenants



4151 E Olympic Blvd

Los Angeles, California 90023 (Los Angeles County) - Southeast Los Angeles Submarket



Retail

Property Summary

GLA (% Leased)	2,500 SF (0.0%)
Built	1940
Tenancy	Single
Available	2,500 SF
Max Contiguous	2,500 SF
Asking Rent	\$23.76 SF/Year/TBD
Parking Spaces	2.40/1,000 SF; 6 Surface Spaces



Property Details

Land Area	0.18 AC (7,841 SF)	Zoning	C-M
Building FAR	0.32	Parcel	5242-001-008

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	2,500	2,500	2,500	\$23.76 TBD	Vacant	Negotiable

Positioned directly on the high-traffic corridor of historic Olympic Blvd. Located in the unincorporated area of Los Angeles County. Parking and yard area in the rear of the property. May be used for Auto Sales (car dealership) and Auto Repair & Service (mechanic shop). Asking Rent: \$4,950 per month.

Transportation

Parking Details	2.40/1,000 SF; 6 Surface Spaces	
Traffic Volume	32,937 on East Olympic Boulevard (2026); 1,116 on E Olympic Blvd (2026); 3,691 on E Olympic Blvd (2026); 1,016 on E Olympic Blvd (2026); 2,970 on S Herbert Ave (2026); 1,429 on E Olympic Blvd (2026); 82,140 on Santa Ana Freeway (2026); 1,326 on Dennison St (2026); 6,280 on S Herbert Ave (2026)	
Commuter Rail	Commerce Metrolink Station	8 min drive
	Cal State La Metrolink Station	11 min drive
Airport	Long Beach (Daugherty Field)	25 min drive
	Los Angeles International	30 min drive
	Bob Hope	27 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	40 - Fairly friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	60 - Moderately friendly	



3084 E Palmdale Blvd

Palmdale, California 93550 (Los Angeles County) - Antelope Valley Submarket



Retail

Property Summary

GLA (% Leased)	10,634 SF (100%)
Built	1993
Tenancy	Multiple
Available	2,292 SF
Max Contiguous	2,292 SF
Asking Rent	\$19.68 SF/Year/MG
Frontage	115' on Palmdale
Parking Spaces	5.60/1,000 SF; 48 Surface Spaces



Property Details

Land Area	0.95 AC (41,382 SF)	Zoning	C3
Building FAR	0.26	Parcel	3020-004-092

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
P 1	B-1	Retail	Direct	2,292	2,292	2,292	\$19.68 MG	10/2026	Negotiable

Ideally located automotive shop. Featuring two bays with an office/showroom and bathroom.

Transportation

Parking Details	5.60/1,000 SF; 48 Surface Spaces	
Traffic Volume	21,308 on Pond Ave (2024); 20,630 on East Palmdale Boulevard (2026); 19,260 on 37th St E (2026); 18,915 on East Palmdale Boulevard (2026); 8,721 on Dominio Ct (2026); 6,836 on E Ave Q 3 (2026); 943 on E Palmdale Blvd (2026); 19,117 on 35th St E (2026); 7,602 on E Ave Q-2 (2026)	
Frontage	115' on Palmdale	
Commuter Rail	Palmdale Metrolink Station	5 min drive
	Vincent Grade/Acton Metrolink Station	12 min drive
Pedestrian Friendly	30 - Somewhat friendly	
Cycling Friendly	30 - Somewhat friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Av Tire Center	1	-	2	Jul 2016	-
Hi Tech Auto	1	-	5	Aug 2010	-
Mr T's Auto Xpress	1	-	-	Apr 2025	-

Showing 3 of 3 Tenants



3084 E Palmdale Blvd

Palmdale, California 93550 (Los Angeles County) - Antelope Valley Submarket



Retail

Property Notes

This property is close to shopping, dining, and entertainment. Close access to Burger King, Subway, and McAdams Park, which are within less than one mile of the subject property. This property is conveniently located just east of the 14 Freeway.



2075 Lomita Blvd

Lomita, California 90717 (Los Angeles County) - Torrance Submarket



Retail

Property Summary

GLA (% Leased)	7,733 SF (0.0%)
Built	1923
Tenancy	Multiple
Available	7,733 SF
Max Contiguous	7,733 SF
Asking Rent	Withheld



Property Details

Land Area	0.43 AC (18,588 SF)	Zoning	CVTCC
Building FAR	0.42	Parcel	7374-004-016

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	7,733	7,733	7,733	Withheld	09/2026	3 - 5 Years

•Auto Building Masonry Block – 3,493 Sq. Ft.

•Residential / Office Frame Stucco – 3,340 Sq. Ft.

•Garage / Repair – 900 Sq. Ft.

• 2AQMD Spray Paint Booths

•Major Street Frontage

• 2AQMD Spray Paint Booths

•Major Street Frontage

•Covered Work Area

•Signage Available

•Immediately Available

Transportation

Traffic Volume	28,153 on Lomita Boulevard (2026); 5,258 on Allbrook St (2026); 27,089 on Lomita Boulevard (2026); 1,745 on 245th St (2026); 3,751 on 250th St (2026); 27,089 on Lomita Boulevard (2026); 7,619 on W 248th St (2026); 42,659 on Narbonne Ave (2026); 2,097 on Doria Ave (2026); 546 on 250th St (2026)
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2075 Lomita Blvd

Lomita, California 90717 (Los Angeles County) - Torrance Submarket



Retail

Transportation (Continued)

Airport	Long Beach (Daugherty Field)	19 min drive
	Los Angeles International	23 min drive
	John Wayne/Orange County	41 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	60 - Moderately friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	30 - Somewhat friendly	

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
J & M Auto	1	-	1	Aug 2017	-
Sterling Of Lomita Auto Body	1	-	5	Jul 2016	-
USA Mre	1	-	-	Jul 2016	-

Showing 3 of 3 Tenants

Property Notes

Property Description: AUTO REPAIR BUILDINGS



1925 Wilcox Ave - Caliber Collision Center

Los Angeles, California 90068 (Los Angeles County) - Hollywood Submarket



Retail

Property Summary

GLA (% Leased)	11,954 SF (0.0%)
Built	1928
Tenancy	Single
Available	11,954 SF
Max Contiguous	11,954 SF
Asking Rent	\$21.00 SF/Year/NNN
Frontage	69' on Wilcox Ave
Parking Spaces	Covered Spaces Available



Property Details

Land Area	0.27 AC (11,954 SF)	Zoning	LA[Q]R4-1VL
Building FAR	1.00	Parcel	5575-002-020

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Flex	Direct	11,954/200 Office	11,954	11,954	\$21.00 NNN	Vacant	Negotiable

Located at the intersection of Cahuenga Boulevard and Wilcox Avenue in the heart of Hollywood, this 11,954-square-foot commercial warehouse offers excellent access just a half-block south of the Hollywood (101) Freeway on and off ramps. Built in 1928, the property features classic red brick construction and bow truss ceilings that give the building character while maintaining a highly functional layout.

The building includes a rear storage mezzanine, a small office area, and open warehouse space suitable for a variety of uses. Most recently occupied by Caliber Collision, the property is well suited for automotive repair, service, storage, sales, fleet operations, and related businesses. Its central location, easy freeway access, and existing automotive infrastructure make it a rare turnkey opportunity in one of Los Angeles' most desirable commercial districts.

Transportation

Parking Details	Covered Spaces Available
Traffic Volume	30,941 on Wilcox Ave (2026); 26,604 on N Wilcox Ave (2026); 30,772 on Franklin Ave (2026); 31,491 on Cerritos Pl (2026); 15,565 on Grace Ave (2026); 32,096 on N Highland Ave (2026); 7,673 on Yucca St (2026); 218,438 on Holly Dr (2026); 1,476 on Franklin Ave (2026)
Frontage	69' on Wilcox Ave
Transit/Subway	Hollywood/Vine Station 11 min walk
	Hollywood/Highland Station 14 min walk
Commuter Rail	Glendale Amtrak 10 min drive
	Glendale Metrolink Station 10 min drive
	Bob Hope 15 min drive
Airport	Los Angeles International 29 min drive
	Long Beach (Daugherty Field) 39 min drive
Pedestrian Friendly	70 - Moderately friendly



1925 Wilcox Ave - Caliber Collision Center

Los Angeles, California 90068 (Los Angeles County) - Hollywood Submarket



Retail

Transportation (Continued)

Cycling Friendly	40 - Fairly friendly
Car Friendly	80 - Very friendly
Transit Friendly	60 - Moderately friendly

Tenants

Tenant Name	Floor	SF Occupied	Employees	Move Date	Expiration
Caliber Collision Ctr	1	11,954	20	Jun 2014	-

Showing 1 of 1 Tenants



16804 S Vermont Ave

Gardena, California 90247 (Los Angeles County) - Hawthorne/Gardena Submarket



Retail

Property Summary

GLA (% Leased)	6,999 SF (0.0%)
Built	1989
Tenancy	Single
Available	1,560 - 6,999 SF
Max Contiguous	5,439 SF
Asking Rent	Withheld
Frontage	131' on S Vermont Ave
Parking Spaces	1.08/1,000 SF; 5 Surface Spaces



Property Details

Land Area	0.26 AC (11,326 SF)	Zoning	LAC2
Building FAR	0.62	Parcel	6121-009-055

Available Spaces

Floor	Suite	Use	Type	SF Available	Floor Contiguous	Building Contiguous	Rent/SF/Year	Occupancy	Term
E 1	-	Retail	Direct	5,439	5,439	5,439	Withheld	Vacant	Negotiable
The first-floor space includes multiple roll-up doors, a professional paint booth, vehicle lift, and large open work areas configured for collision repair, body work, painting, refinishing, and related automotive operations.									
E 2	-	Retail	Direct	1,560	1,560	1,560	Withheld	Vacant	Negotiable
The second-floor space offers additional occupancy capacity for administrative functions, support operations, storage, training, or other business needs requiring separation from the primary operational area below.									

Transportation

Parking Details	1.08/1,000 SF; 5 Surface Spaces	
Traffic Volume	3,594 on S Hoover St (2026); 7,193 on West Gardena Boulevard (2026); 3,350 on Estrella Ave (2026); 25,023 on W Artesia Blvd (2025); 2,819 on Budlong Ave (2026); 15,978 on South Vermont Avenue (2026); 244,901 on Harbor Freeway (2026); 19,096 on W Alondra Blvd (2024); 244,901 on Harbor Freeway (2026); 64,939 on S Vermont Ave (2026)	
Frontage	131' on S Vermont Ave	
Airport	Long Beach (Daugherty Field)	16 min drive
	Los Angeles International	18 min drive
	Bob Hope	39 min drive
Pedestrian Friendly	60 - Moderately friendly	
Cycling Friendly	60 - Moderately friendly	
Car Friendly	100 - Exceptionally friendly	
Transit Friendly	60 - Moderately friendly	