

OFFERING MEMORANDUM

OFFERING PRICE: \$1,450,000

1162 S. GAGE AVE. | 4141-4151 E. OLYMPIC BLVD.
LOS ANGELES, CA 90023

AUTOBODY & OFFICE OPPORTUNITY

- Two Contiguous Parcels
- One Unit Delivered Vacant | 5,014 SF GBA | 14,057 SF Lot
- Ideal for Owner/Operator or Investor
- Highly-Desirable Mixed-Use with Automotive Component
- Strong Location & High Demand for Auto-Related Businesses
- \$289 Per Sq. Ft. | 6.72% Cap Rate

PRESENTED BY

DAVID WEINBERGER
PRESIDENT
818.970.0915
David@SWGRP.com

MEGAN HUSRI
EXECUTIVE VICE PRESIDENT
310.775.7529
Megan@SWGRP.com

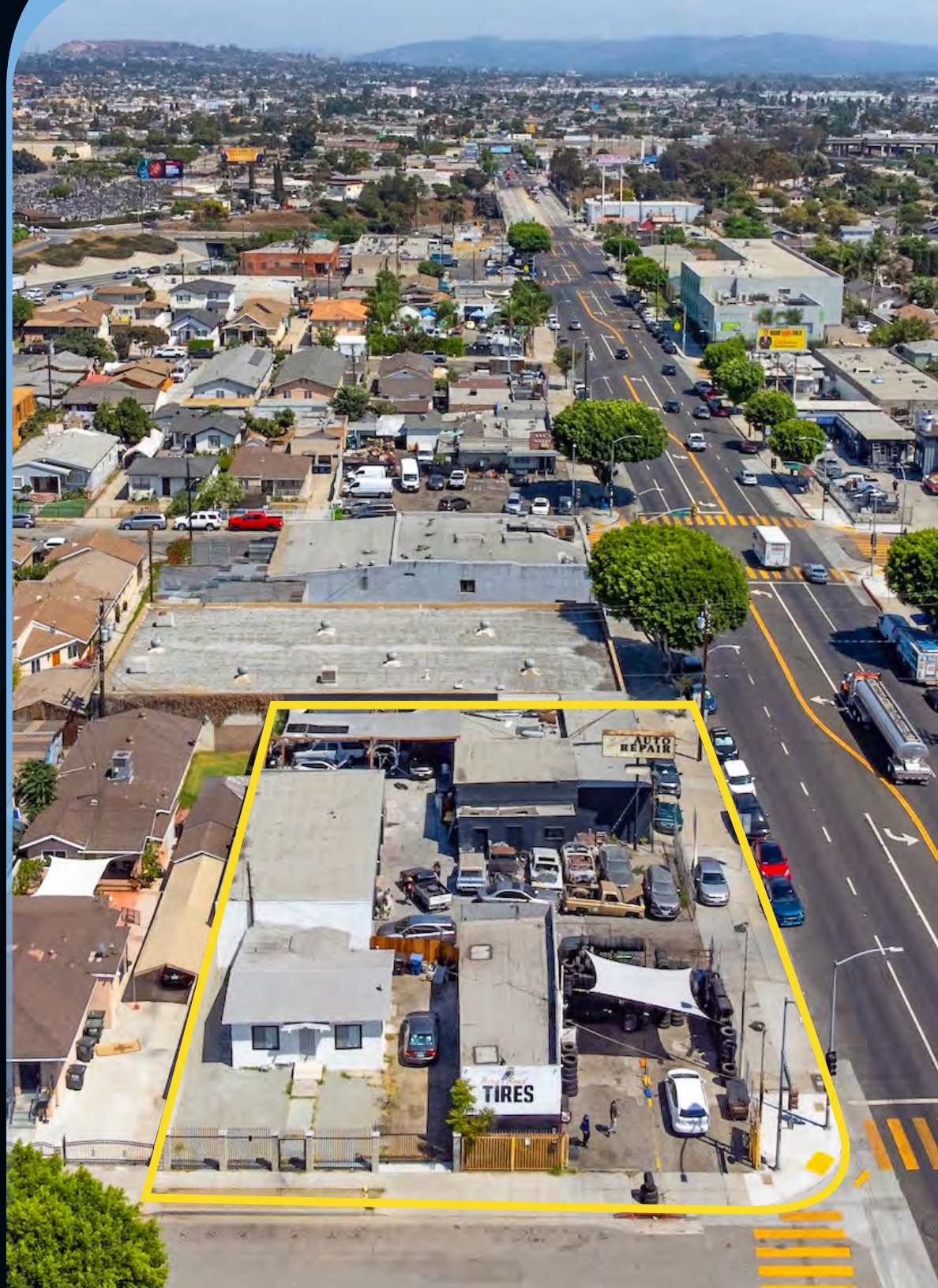
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SUBJECT
PROPERTY

SWH

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EXECUTIVE SUMMARY - 1162 S. GAGE AVE. | 4141-4151 E. OLYMPIC BLVD.

1162 S. Gage Ave. and 4141-4151 E. Olympic Blvd. comprise two contiguous parcels improved with 4 one-story mixed-use buildings, including a 2 Bedroom + 1 Bathroom residence and commercial structures occupied by automotive-related businesses. Together, the properties total approximately 5,014 SF of building area (title) on a 14,057 SF lot.

Positioned along Olympic Blvd., a major thoroughfare situated between signalized intersections, the property offers excellent visibility, prominent street frontage, and convenient ingress/egress. The high-traffic location supports strong customer access and enhances the long-term value of the site.

Zoned LCM1 (Light Industrial), the properties are located in unincorporated Los Angeles County, providing flexibility for a range of industrial & commercial uses. This offering represents an excellent opportunity for investors to reposition the property with a new tenant base and capture higher market rents on an NNN basis, or for an owner/user to expand an existing automotive business.



PARCELS COMBINED

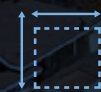


5242-001-007
5242-001-008

ASSESSOR PARCEL NUMBERS



5,014 SF (*public records*) TOTAL
PROPERTY SIZE



14,057 SF
TOTAL LOT SIZE



4
TOTAL BUILDINGS



LA County (*unincorporated*)
JURISDICTION



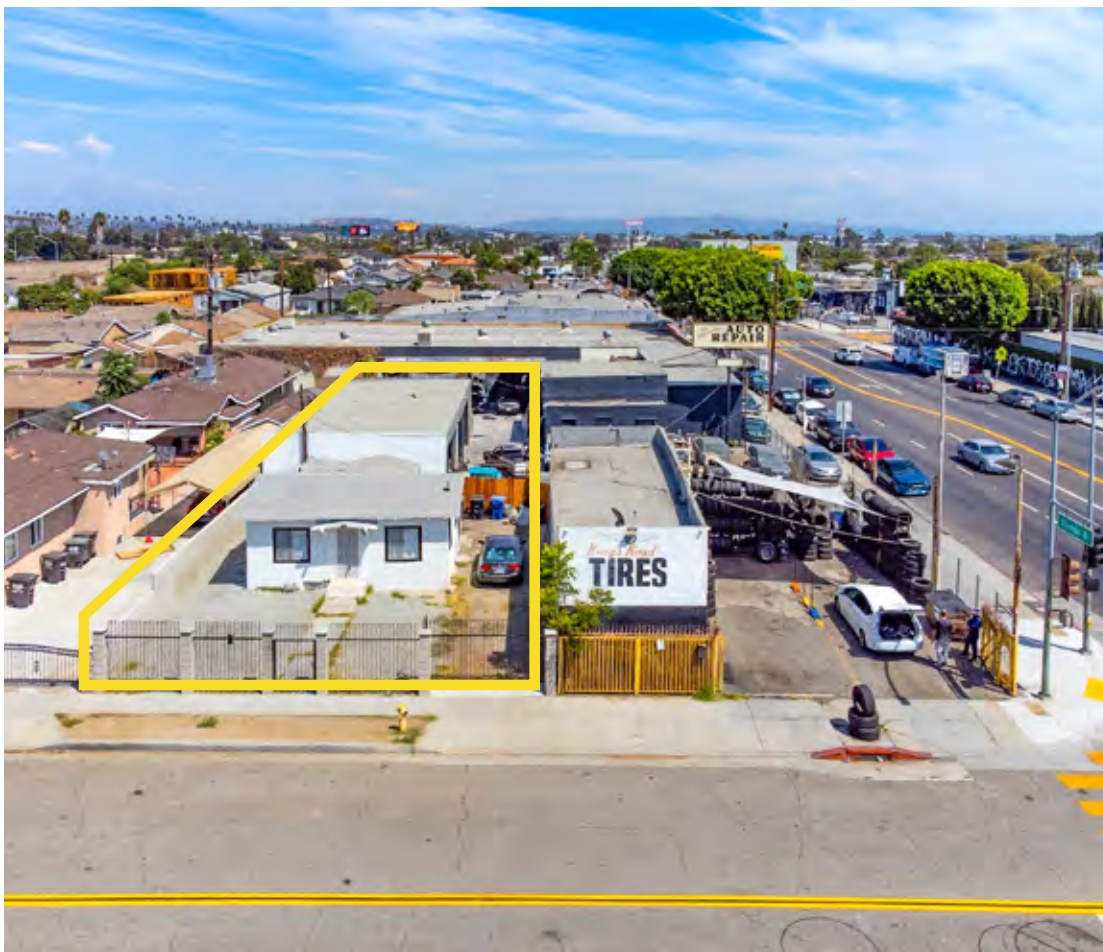
Commercial
PROPERTY TYPES



LCM1 (*light industrial*)
ZONING

EXECUTIVE SUMMARY - PARCEL #1 | 1162 S. GAGE AVE.

1162 S. Gage Avenue is a mixed-use property currently functioning as a 2-bedroom, 1-bathroom residence, along with 3 commercial units offering automobile-related services. The building, constructed in 1922, encompasses 2,328 SF and sits on a 6,720 SF lot, zoned LCM1.



PARCEL #1 - 1162 S. GAGE AVE.

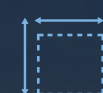


5242-001-007

ASSESSOR PARCEL NUMBER



2,328 SF (public records) PROPERTY
SIZE



6,720 SF
LOT SIZE



1
BATHROOMS



2
BEDROOMS



1922 (public record)
YEAR BUILT



LA County (unincorporated)
JURISDICTION



Commercial
PROPERTY TYPE



Mixed Use (Commercial/Office/Residential)
LAND USE



LCM1 (light industrial)
ZONING

EXECUTIVE SUMMARY | PARCEL #2 | 4141-4151 E. OLYMPIC BLVD.

4141-4151 E. Olympic Blvd. is a commercial property with 2 units totaling 2,686 SF on a 7,333 SF lot. This section of the property has approximately 67 feet of frontage along E. Olympic Blvd., making it ideal for business signage and increased exposure. With a daily traffic count of over 24,000 cars, there is significant visibility that can attract customers to these businesses.



PARCEL #2 - 4141-4151 E. OLYMPIC BLVD.



5242-001-008

ASSESSOR PARCEL NUMBER



2,686 SF (public records)

PROPERTY SIZE



7,333 SF

LOT SIZE



2

BUILDINGS



1955 (estimated)

YEAR BUILT



LA County (unincorporated)

JURISDICTION



Commercial

PROPERTY TYPE



Auto Repair/Garage (& related)

LAND USE



LCM1 (light industrial)

ZONING

PROPERTY HIGHLIGHTS

- One unit will be delivered vacant, which will allow a new owner to utilize the bay for their business or set the market rent.
- A young, car-dependent community supports businesses like auto repair, service retail, and commuter retail.
- High population density + modest incomes suggest demand for affordable, community-oriented products and services.
- Auto-centric infrastructure and traffic exposure enhance visibility and access for commercial/industrial tenants.
- Multi-tenant industrial property with a mix of automotive and residential uses
- Features roll-up doors, automotive bays, and flexible warehouse/service space
- Currently leased to three automotive operators and one residential tenant
- Located along high-traffic Olympic Blvd. in a key East Los Angeles industrial corridor
- Strong visibility and access to major freeways, minutes from Downtown LA
- LCM1 Zoning (Light Industrial) allows for auto-related and industrial uses



OWNER/USER OR INVESTMENT OPPORTUNITY

Whether you're looking to expand your auto business or lease it out for income in a stable location, 1162 S. Gage Ave. & 4141 E. Olympic Blvd. is ideal for various opportunities.

- **Strong Owner-User Appeal** due to built-out automotive infrastructure paired with income-producing office/residential space.
- **Stabilized Cash Flow** through diversified tenant profiles across automotive, commercial, and residential segments.
- **Attractive to Value-Add Investors**, thanks to zoning and functional flexibility.
- **High Liquidity Potential** in a defined and active niche market.
- **Retail & Industrial=Stability:** The combination of stable retail & industrial fundamentals supports demand for mixed-use properties in 90023.
- **Built-In Automotive Value:** Properties with automotive capabilities (e.g., bays, roll-ups, spray booths) benefit from growing sector tailwinds.
- **Strong Auto-Repair Demand** for properties equipped with bays, spray booths, or related infrastructure.
- **Continued Growth for the Automotive Industry** helps support long-term investment appeal in 90023.
- **Tenant and Buyer Interest** is centered on locations with visibility, existing infrastructure, and access to local residential and commuting populations.



FINANCIALS



SVH

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FINANCIAL

ANNUAL INCOME

RENTAL INCOME	\$134,232
REAL ESTATE TAXES (1.186379%)	\$17,202.50
INSURANCE	\$11,309
CLEANING & MAINTENANCE	\$2,039
REPAIRS	\$653
SUPPLIES	\$224
UTILITIES	\$3,382
MANAGEMENT	\$2,000
TOTAL EXPENSE	\$36,809.50
NET INCOME	\$97,422.50
OFFERING PRICE	\$1,450,000

1. Property Taxes Based on 1.186379% Tax Rate
2. Operating Expenses Based Upon P&Ls Provided.



RENT ROLL

PROPERTY ADDRESS	TENANT	MONTHLY RENT	ANNUAL RENT	LEASE START	LEASE END
1162 E. Gage Ave.	Residential	\$900	\$10,800	9/1/99	Month-to-Month
Unit A	Delivered Vacant	\$1,568	\$18,816	---	---
Unit B	Auto Related	\$1,500	\$18,000	9/1/24	9/1/25
Unit C	Auto Related	\$1,568	\$18,816	Month-to-Month	Month-to-Month
4141-4141 1/2 E. Olympic Blvd.	Auto Related	\$2,650	\$31,800	11/7/22	Month-to-Month
4151 E. Olympic Blvd.	Auto Specialty Shop	\$3,000	\$36,000	3/1/25	3/1/27
TOTAL	6 TENANTS	\$11,186	\$134,232		

4141 E. OLYMPIC BLVD. | IMAGE GALLERY



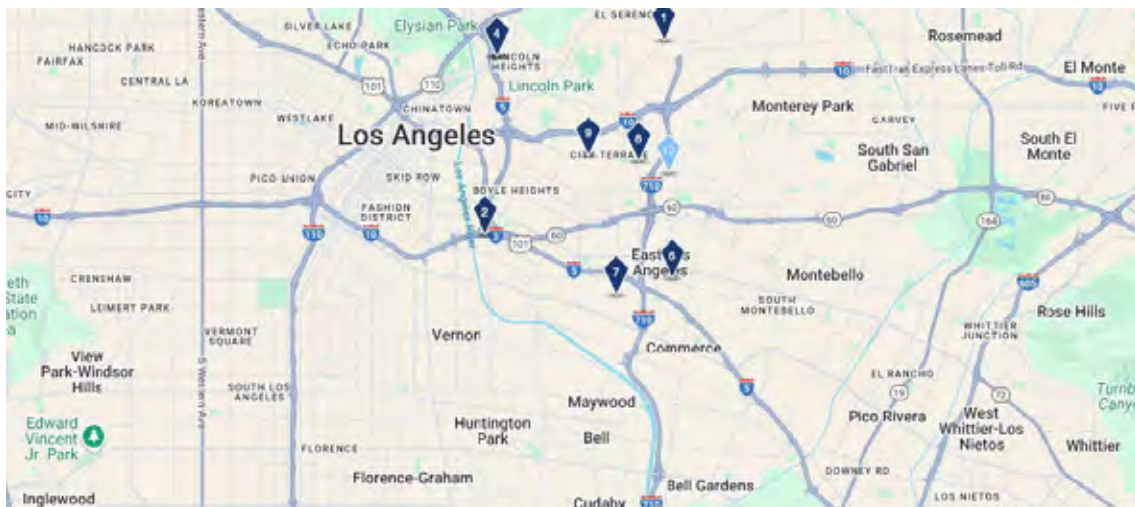
4151 E. OLYMPIC BLVD. | IMAGE GALLERY



1162 S. GAGE AVE. | IMAGE GALLERY



SOLD COMPARABLES



PROPERTY	TYPE	BUILT/RENOV.	SF	LEASED	SALE DATE	SALE PRICE	PRICE/SF
5474 Alhambra Ave. Los Angeles, CA 90032	Warehouse	1939	5,412	100%	6/2/2025	\$1,100,000	\$203
1201 S. Boyle Ave. Los Angeles, CA 90023	Manufacturing	1953	3,184	0%	5/15/2025	\$900,000	\$283
12415 S. Alameda St. Compton, CA 90222	Retail	1924	2,008	0%	5/1/2025	\$460,000	\$229
151 Avenue 24 Los Angeles, CA 90031	Retail	1960	5,477	0%	2/24/2025	\$450,000	\$82
151 Avenue 24 Los Angeles, CA 90031	Retail	1960	5,477	0%	2/6/2025	\$261,000	\$48
4953 E. Olympic Blvd. Los Angeles, CA 90022	Warehouse	1930	2,983	100%	1/17/2025	\$1,050,000	\$352
1456 S. Bonnie Beach Pl. Los Angeles, CA 90023	Warehouse	1964	3,553	100%	1/10/2025	\$775,000	\$218
908 N. Eastern Ave. Los Angeles, CA 90063	Warehouse	1954	3,909	100%	7/30/2024	\$1,200,000	\$307
3306 City Terrace Dr. Los Angeles, CA 90063	Retail	1992/1994	1,100	100%	7/29/2024	\$850,000	\$773
4726 Floral Dr. Los Angeles, CA 90022	Retail	1954	1,000	0%	under contract	\$700,000	\$700

SALE COMPS	AVERAGE PRICE PER SF	AVERAGE LEASED AT SALE
10	\$319	83.3%

SALE ATTRIBUTES	LOW	AVERAGE	MEDIAN	HIGH
Sale Price	\$261,000	\$782,889	\$850,000	\$1,200,000
Sale Price Per SF	\$48	\$319	\$229	\$773
Sale Price Per AC	\$1,132,813	\$4,043,151	\$5,180,481	\$9,433,962

PROP. ATTRIBUTES	LOW	AVERAGE	MEDIAN	HIGH
Building SF	1,100	3,678	3,553	5,477
Year Built	1924	1952	1954	1992
% Leased At Sale	0.0%	83.3%	100%	100%

LOCATION HIGHLIGHTS | EAST LA 90023

Situated in East Los Angeles, 1162 S. Gage Ave. & 4141 E. Olympic Blvd. benefit from high traffic counts, excellent visibility, and proximity to major thoroughfares and freeways - ideal for capturing both local and commuter clientele.



DEMOGRAPHICS & COMMUNITY

- ▶ The 90023 zip code is situated within Los Angeles City, spanning approximately 4.3 square miles.
- ▶ The population is around 45,655 with a median age of 31 years old, significantly younger than the city average.
- ▶ The area is predominantly Hispanic/Latino (up to 96.1%), with English-speaking households at ~15% and a majority Spanish-speaking households at ~84%.



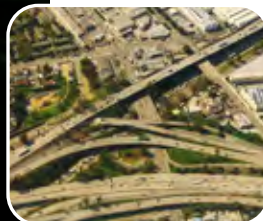
DENSE, CAR-DEPENDENT AREA

- ▶ Households have large sizes (average ~4.4 persons), with a high reliance on automobile commuting (~73% drive to work).
- ▶ The area functions as part of Boyle Heights, an established mixed-use neighborhood with strong historic & cultural relevance.



ECONOMIC SNAPSHOT

- ▶ Median household income stands at approximately \$56,600, with poverty rates around 18.7%.
- ▶ Low English proficiency & larger households can indicate a strong opportunity for community-focused services & retail.



TRANSPORTATION & EXPOSURE

- ▶ Olympic Blvd. and other local corridors offer strong vehicle traffic exposure, supported by municipal traffic surveys.
- ▶ Excellent access to primary arterials makes the area suitable for industrial, automotive, retail, and residential use.

AUTOMOTIVE TRENDS | EAST LA 90023

CONCENTRATION OF AUTO REPAIR BUSINESSES

- ▶ The East Los Angeles districts have several auto body shops operating among other auto-related businesses, suggesting localized activity.

ESTABLISHED AUTO-REPAIR PRESENCE

- ▶ Examples like Christy's Auto Body Repair on Whittier Blvd. show customer-serving, walk-in service providers in the area, which underscores entrenched demand for collision and repair facilities.

HIGH DEMAND & CONSISTENT GROWTH

- ▶ Industry-wide, California's auto body shop sector has expanded at a 6.7% compound annual growth rate, reaching approximately \$53.7 billion in total revenue by 2024. This broad statewide growth helps support local opportunity in 90023.

NOTABLE OPERATORS IN EAST LA

- ▶ The East Los Angeles region hosts well-known auto repair businesses such as Iron Hawk, Arias Transmissions, and Bless Auto Collision, indicating a competitive yet stable market for quality operators.



MIXED-USE RETAIL / OFFICE / AUTOMOTIVE TRENDS | EAST LA 90023

MIXED-USE PRESENCE IN THE AREA

- ▶ There is ongoing market activity and investor interest in mixed-use assets.

AUTOMOTIVE RESILIENCE

- ▶ Automotive-related properties in Los Angeles maintain strong investor appeal, reflecting ongoing confidence in properties with automotive-adjacent uses.

AUTOMOTIVE MARKET GROWTH

- ▶ Statewide, the California auto body shop industry is projected to reach \$9.9 billion by 2025, reflecting solid growth drivers for properties featuring automotive infrastructure.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN DRIVE
POPULATION	31,884	241,781	781,330	3,314,217	521,536
5-YEAR GROWTH	-4.8%	-4.9%	-4.5%	-3.6%	-6.3%
MEDIAN AGE	34	35	36	37	36
5-YEAR FORECAST	35	37	38	39	38
WHITE/BLACK/HISPANIC	11% / 1% / 97%	11% / 1% / 92%	13% / 3% / 78%	16% / 10% / 63%	12% / 3% / 85%
5-YEAR FORECAST	11% / 1% / 97%	11% / 1% / 92%	13% / 4% / 78%	16% / 10% / 63%	12% / 3% / 85%
EMPLOYMENT	8,478	132,432	499,775	1,401,957	247,690
BUYING POWER	\$406.7M	\$3.7B	\$13.6B	\$67.3B	\$8.2B
5-YEAR GROWTH	-6.6%	-6.5%	-5.0%	-4.2%	-6.9%
COLLEGE GRADUATES	7.1%	10.6%	17.7%	23.5%	19.4%
HOUSEHOLD	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN DRIVE
HOUSEHOLDS	7,955	65,445	234,831	1,070,144	147,903
5-YEAR GROWTH	-5.2%	-5.2%	-4.3%	-3.6%	-6.6%
MEDIAN HOUSEHOLD INCOME	\$51,131	\$56,563	\$57,785	\$62,863	\$55,470
5-YEAR FORECAST	\$50,369	\$55,737	\$57,347	\$62,458	\$55,242
AVERAGE HOUSEHOLD INCOME	\$63,939	\$72,047	\$78,729	\$85,882	\$74,087
5-YEAR FORECAST	\$64,066	\$72,263	\$79,197	\$86,044	\$74,601
% HIGH INCOME (>\$75K)	33%	37%	39%	43%	37%
HOUSING	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN DRIVE
MEDIAN HOME VALUE	\$606,512	\$625,827	\$668,637	\$724,483	\$648,179
MEDIAN YEAR BUILT	1948	1950	1957	1957	1954
OWNER / RENTER OCCUPIED	30% / 70%	32% / 68%	30% / 70%	34% / 66%	31% / 69%

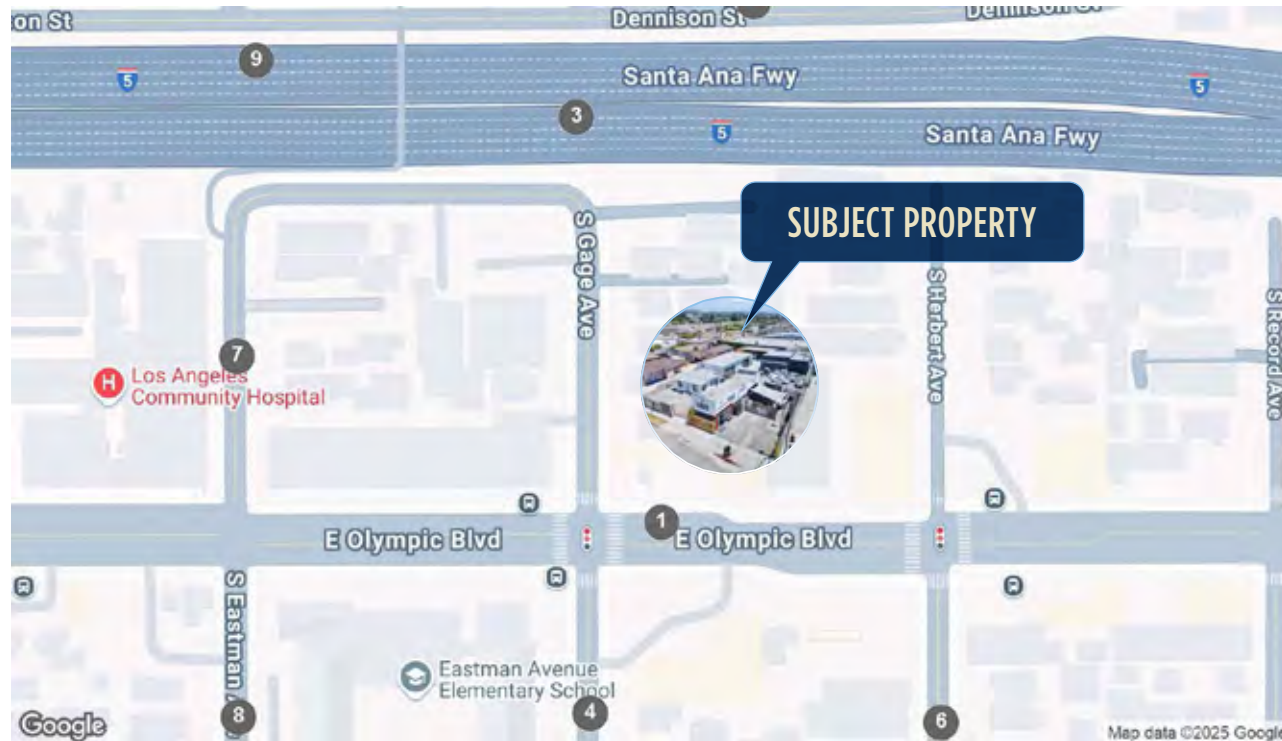
INCOME & SPENDING DEMOGRAPHICS

	1 MILE		3 MILES		5 MILES		10 MIN DRIVE	
2024 HOUSEHOLD BY HH INCOME	7,954		65,445		234,834		147,903	
<\$25,000	1,813	22.79%	14,681	22.43%	55,931	23.82%	34,955	23.63%
\$25,000 - \$50,000	2,082	26.18%	14,925	22.81%	48,293	20.56%	32,999	22.31%
\$50,000 - \$75,000	1,444	18.15%	11,764	17.98%	38,243	16.29%	25,429	17.19%
\$75,000 - \$100,000	1,211	15.23%	9,248	14.13%	29,697	12.65%	19,234	13.00%
\$100,000 - \$125,000	561	7.05%	5,641	8.62%	20,556	8.75%	12,133	8.20%
\$125,000 - \$150,000	444	5.58%	3,523	5.38%	12,713	5.41%	7,967	5.39%
\$150,000 - \$200,000	265	3.33%	3,381	5.17%	16,087	6.85%	8,578	5.80%
\$200,000+	134	1.68%	2,282	3.49%	13,314	5.67%	6,607	4.47%
2024 AVG HOUSEHOLD INCOME	\$63,939		\$72,047		\$78,729		\$74,087	
2024 MED HOUSEHOLD INCOME	\$51,131		\$56,563		\$57,785		\$55,470	
TOTAL SPECIFIED CONSUMER SPENDING	\$234.3M		\$2B		\$7B		\$4.4B	
TOTAL APPAREL	\$15.8M	6.76%	\$126M	6.38%	\$428M	6.08%	\$275.3M	6.27%
WOMEN'S APPAREL	\$5.5M	2.36%	\$45.5M	2.30%	\$157.8M	2.24%	\$100.3M	2.28%
MEN'S APPAREL	\$3.1M	1.32%	\$25.1M	1.27%	\$87.7M	1.25%	\$55.8M	1.27%
GIRL'S APPAREL	\$1.3M	0.56%	\$9.8M	0.50%	\$31.3M	0.45%	\$20.5M	0.47%
BOY'S APPAREL	\$1.1M	0.45%	\$7.7M	0.39%	\$24.1M	0.34%	\$15.9M	0.36%
INFANT APPAREL	\$839.1K	0.36%	\$6.5M	0.33%	\$21.5M	0.30%	\$14M	0.32%
FOOTWEAR	\$4M	1.72%	\$31.5M	1.60%	\$105.6M	1.50%	\$68.8M	1.57%

INCOME & SPENDING DEMOGRAPHICS

	1 MILE		3 MILES		5 MILES		10 MIN DRIVE	
TOTAL ENTERTAINMENT & HOBBIES	\$29.9M	12.78%	\$253.3M	12.84%	\$914M	12.98%	\$565.8M	12.88%
ENTERTAINMENT	\$6.1M	2.59%	\$50.5M	2.56%	\$169.6M	2.41%	\$110.2M	2.51%
AUDIO & VISUAL EQUIPMENT/SERVICE	\$6.7M	2.84%	\$55.8M	2.83%	\$199.2M	2.83%	\$125.3M	2.85%
READING MATERIALS	\$326.5K	0.14%	\$3M	0.15%	\$12.6M	0.18%	\$7.5M	0.17%
PETS, TOYS, & HOBBIES	\$4.3M	1.85%	\$36.9M	1.87%	\$134.9M	1.92%	\$80.4M	1.83%
PERSONAL ITEMS	\$12.6M	5.36%	\$107.1M	5.43%	\$397.7M	5.65%	\$242.5M	5.52%
TOTAL FOOD AND ALCOHOL	\$73.3M	31.29%	\$600M	30.41%	\$2.1B	29.90%	\$1.3B	30.15%
FOOD AT HOME	\$43.5M	18.56%	\$346.8M	17.58%	\$1.2B	16.77%	\$764.2M	17.40%
FOOD AWAY FROM HOME	\$25.8M	11.03%	\$219M	11.10%	\$798.8M	11.34%	\$487M	11.09%
ALCOHOLIC BEVERAGES	\$4M	1.70%	\$34.3M	1.74%	\$125.9M	1.79%	\$73.2M	1.67%
TOTAL HOUSEHOLD	\$30.4M	12.98%	\$270.2M	13.69%	\$1B	14.33%	\$613.7M	13.97%
HOUSE MAINTENANCE & REPAIR	\$4.7M	2.00%	\$42.5M	2.15%	\$147M	2.09%	\$93.5M	2.13%
HOUSEHOLD EQUIP & FURNISHINGS	\$12.3M	5.23%	\$107.4M	5.44%	\$402.6M	5.72%	\$243.7M	5.55%
HOUSEHOLD OPERATIONS	\$10.2M	4.34%	\$89.3M	4.53%	\$334.2M	4.75%	\$203.5M	4.63%
HOUSING COSTS	\$3.3M	1.40%	\$30.9M	1.57%	\$125.4M	1.78%	\$73.1M	1.66%

TRAFFIC COUNT



COLLECTION STREET	CROSS STREET - DIRECTION	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM SUBJECT
E. Olympic Blvd.	S. Gage Ave. - W	24,923	2025	0.02 mi
I- 5	S. Downey Rd. - E	268,069	2025	0.06 mi
I- 5	S. Downey Rd. - E	265,748	2023	0.06 mi
S. Gage Ave.	E. Olympic Blvd. - N	1,103	2025	0.07 mi
Dennison St.	S. Gage Ave. - W	3,822	2025	0.08 mi
S. Herbert Ave.	E. Olympic Blvd. - N	1,563	2025	0.08 mi
S. Eastman Ave.	E. Olympic Blvd. - S	3,643	2025	0.09 mi
S. Eastman Ave.	E. Olympic Blvd. - N	1,003	2025	0.11 mi
I- 5	E. Olympic Blvd. - N	256,841	2025	0.11 mi
Dennison St.	S. Herbert Ave. - W	2,917	2025	0.11 mi

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CALL LISTING AGENTS FOR ALL THE DETAILS

OFFERING PRICE: \$1,450,000

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LOS ANGELES, CA 90023

AUTOBODY & OFFICE OPPORTUNITY

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PRESIDENT

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David@SWGRP.com

MEGAN HUSRI

EXECUTIVE VICE PRESIDENT

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12711 Ventura Boulevard, Suite 110 | Studio City, CA 91604

www.SWGRP.com

