1858 W ROSECRANS AVE

GARDENA • CA 90249

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

LEASED INVESTMENT FOR SALE

±10,810 SF INDUSTRIAL BUILDING

ON ±20,038 SF OF LAND

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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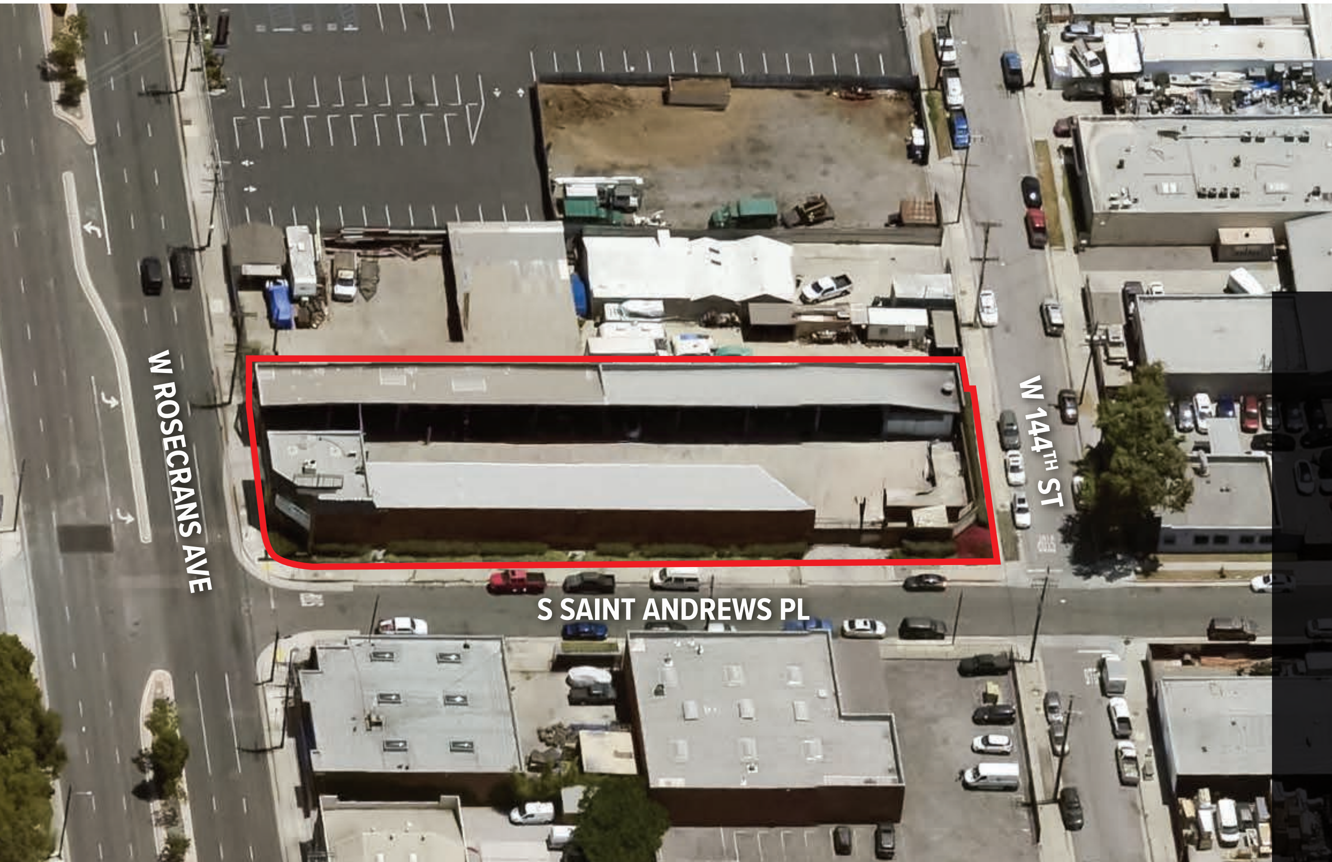


1858 W Rosecrans Avenue offers ±10,810 SF of industrial space on ±20,038 SF of land in Gardena. This leased investment features an established auto body/repair facility with 17 repair bays, a certified spray booth, and a private fenced yard with two-street access, plus convenient access to the 110, 105, and 405 Freeways.

PROPERTY HIGHLIGHTS

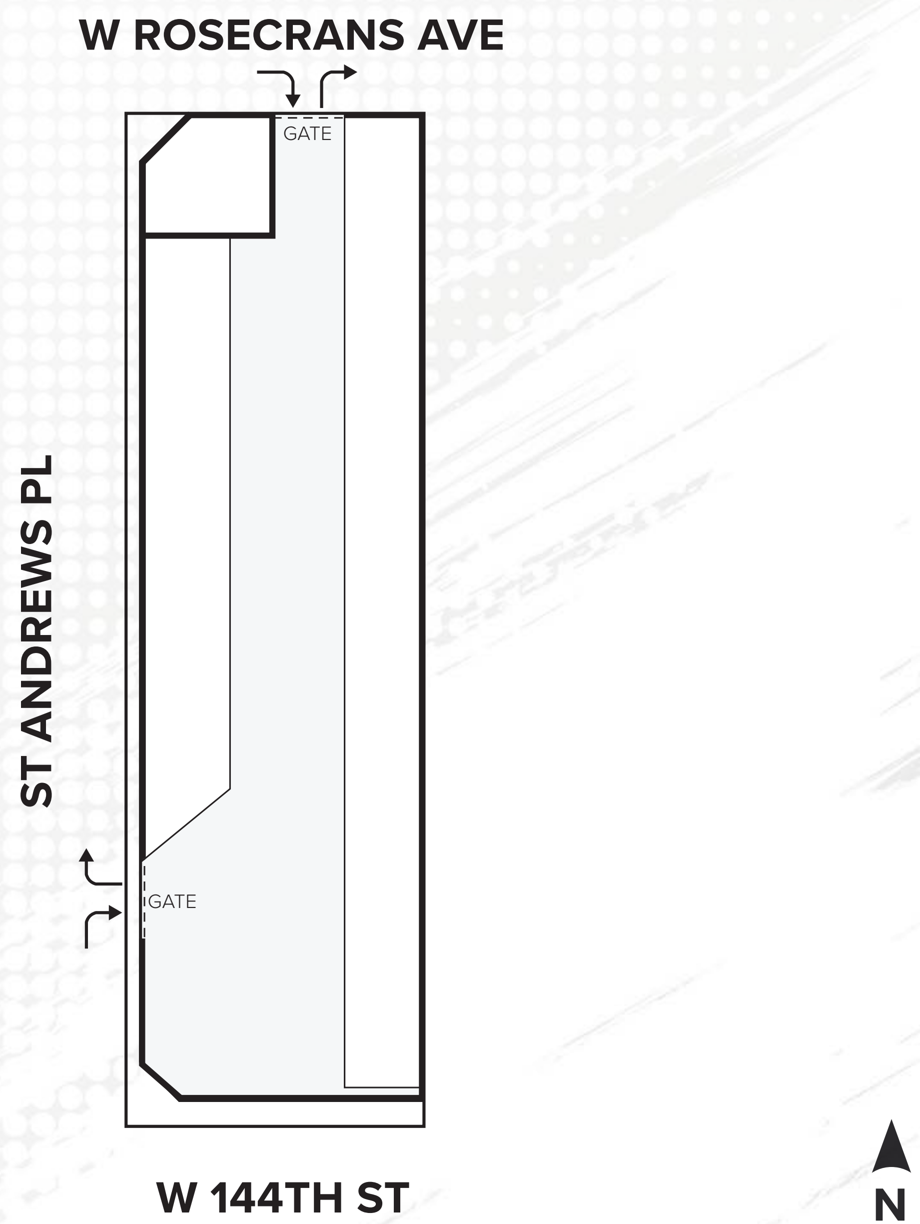
- Auto Body / Auto Repair Facility
- Certified Spray Booth
- 17 Repair Bays
- Private Fenced Yard with 2 Street Access
- Leased Investment!

SALE PRICE	$3,750,000 ($347 PSF)

PROPERTY INFORMATION

Available Size	±10,810 SF
Prop Lot Size	±20,038 SF
Office Size	2,100 SF
Restrooms	4
Clear Height	15'
GL Doors	1 GL
APN	4062-004-082
Zoning	GASP
Specific Use	Mixed-Use
Year Built	1951
Construction Type	Masonry
Yard	Fenced / Paved
Sprinklered	No
Power	A: 200 V: 240 Ø: 3
Possession Date	Close of Escrow
Vacant	No
Market/Submarket	Gardena/North Compton

PROPERTY SITE PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate. Buyer to verify.

LEASED INVESTMENT SUMMARY

Auto Body Repair / Related Uses | Lease Dated December 17, 2025

$18,000 Initial monthly base rent	**$22,000** Monthly rent beginning 1/15/2027	**$216,000** Initial annualized base rent	**$3,750,000** Asking price

KEY LEASE ECONOMICS

Premises Approx. 10,810 SF Building on Approx. 20,038 SF Land	**Term** 5 Years: 1/15/2026 - 1/14/2031	**Rent Schedule** $18,000/Mo Through 1/14/2027; $22,000/Mo Thereafter
Annual Base Rent Year 1: $216,000 Years 2-5: $264,000/Year	**Scheduled Base Rent** Approx. $1,272,000 Over Original Term, Before Additional Rent	**Security Deposit** $22,000; May Increase Proportionately with Rent

KEY LEASE ECONOMICS

RENT PERIOD	MONTHLY RENT	ANNUALIZED RENT	GROSS CAP RATE*
Year 1: 1/15/26-1/14/27	$18,000	$216,000	5.76%
Years 2-5: 1/15/27-1/14/31	$22,000	$264,000	7.04%

*Gross cap rates calculated as annualized contractual base rent divided by the $3,750,000 asking price. They are not NOI cap rates and exclude landlord-paid expenses, reserves, vacancy, financing, and transaction costs.

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110 Freeway
1.41 MILES

105 Freeway
1.88 MILES

405 Freeway
3.40 MILES

Downtown Los Angeles
11.25 MILES

BNSF Railway Hobart Yard
9.98 MILES

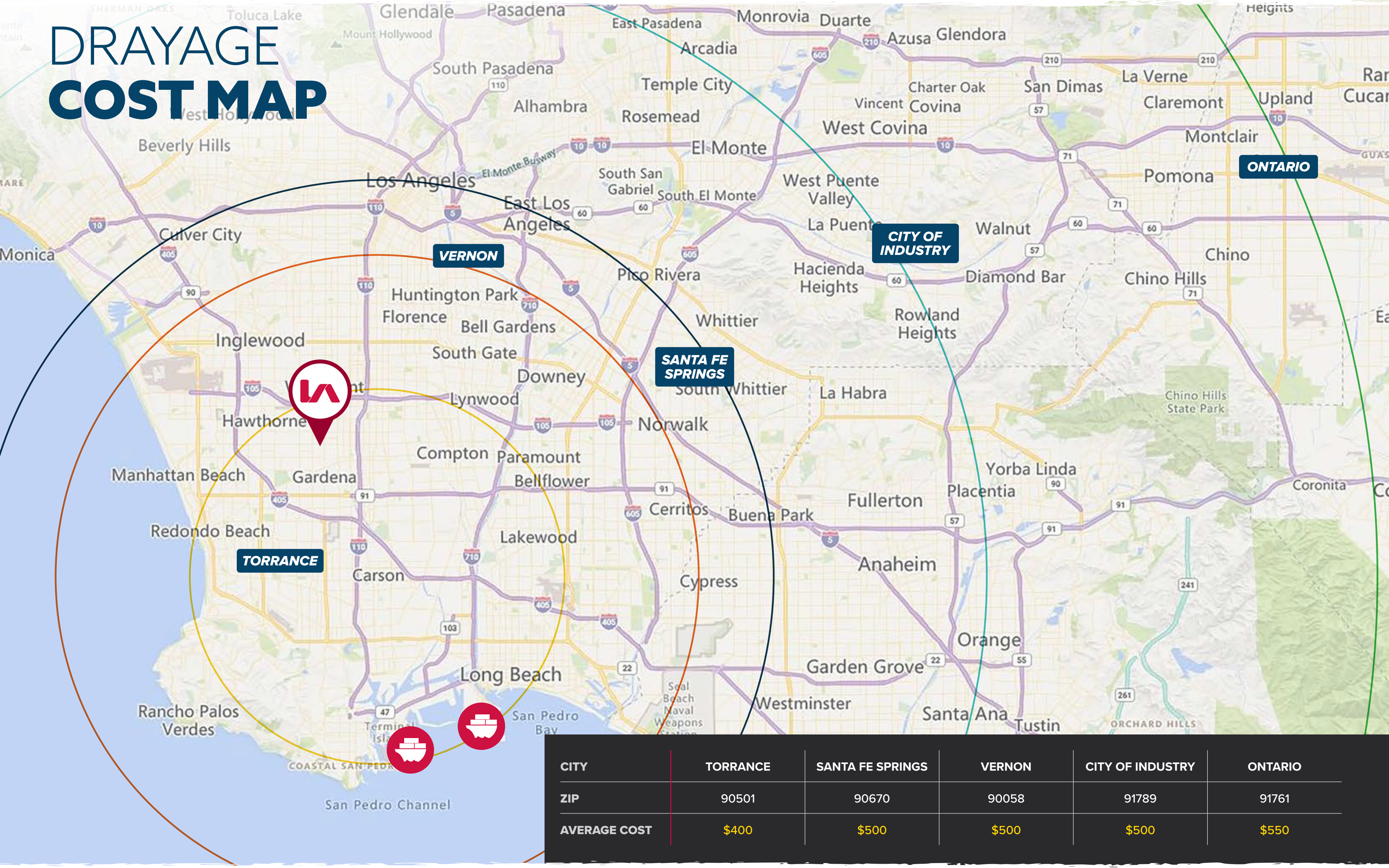
Los Angeles Int'l Airport
5.97 MILES

Port of Long Beach
12.72 MILES

Port of Los Angeles
12.41 MILES

DISTANCES FROM **SUBJECT PROPERTY**

DRAYAGE **COST MAP**



CITY	TORRANCE	SANTA FE SPRINGS	VERNON	CITY OF INDUSTRY	ONTARIO
ZIP	90501	90670	90058	91789	91761
AVERAGE COST	$400	$500	$500	$500	$550

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For More Information, Please Contact ▸

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