

# 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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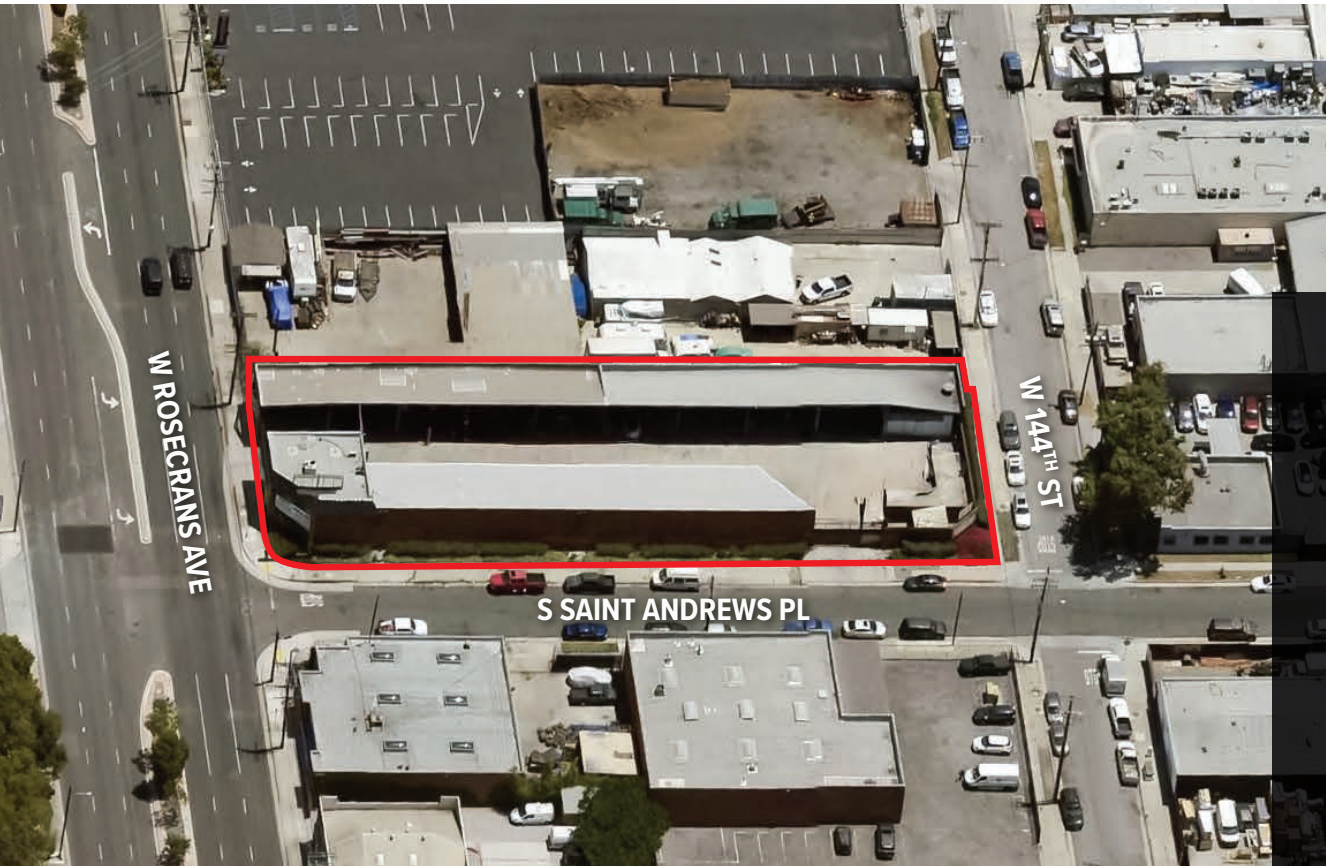
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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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## PROPERTY HIGHLIGHTS



Auto Body / Auto  
Repair Facility



Certified Spray Booth



17 Repair Bays



Private Fenced Yard  
with 2 Street Access



Leased Investment!

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.

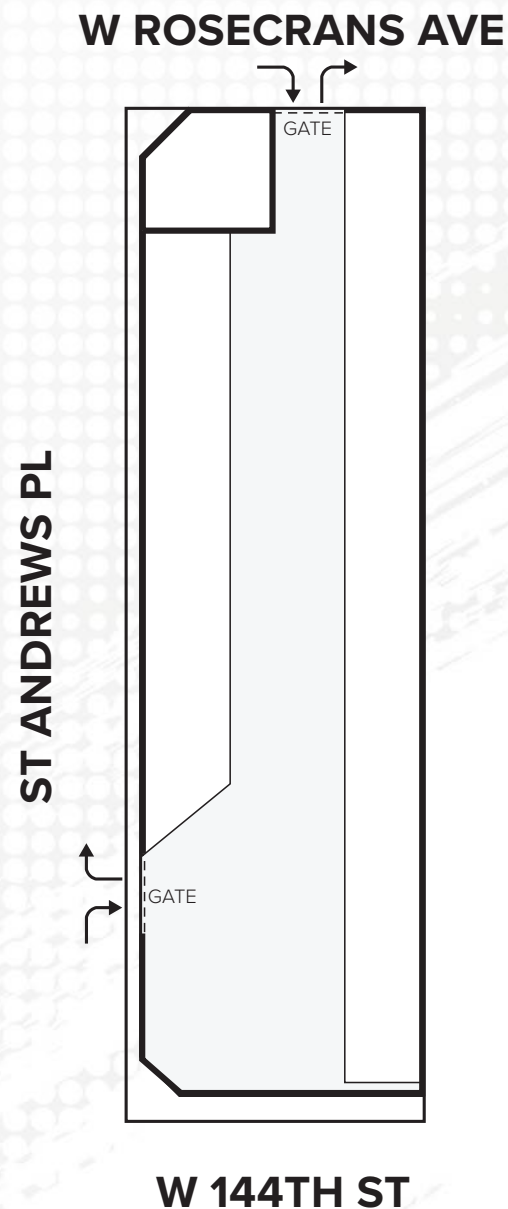
**SALE PRICE**

**\$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



## 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

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

### KEY LEASE ECONOMICS

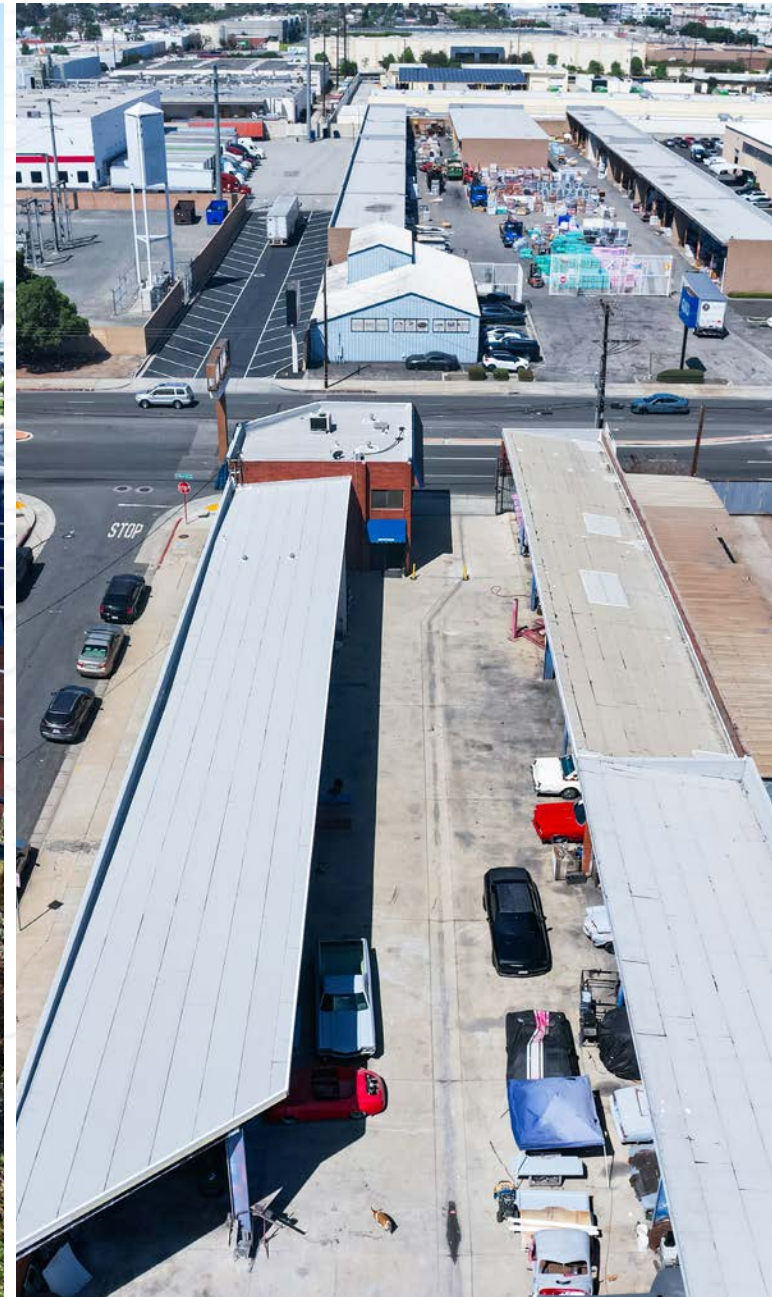
| RENT PERIOD                | MONTHLY RENT | ANNUALIZED RENT | GROSS CAP RATE* |
|----------------------------|--------------|-----------------|-----------------|
| Year 1: 1/15/26-1/14/27    | \$18,000     | \$216,000       | 5.76%           |
| Years 2-5: 1/15/27-1/14/31 | \$22,000     | \$264,000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

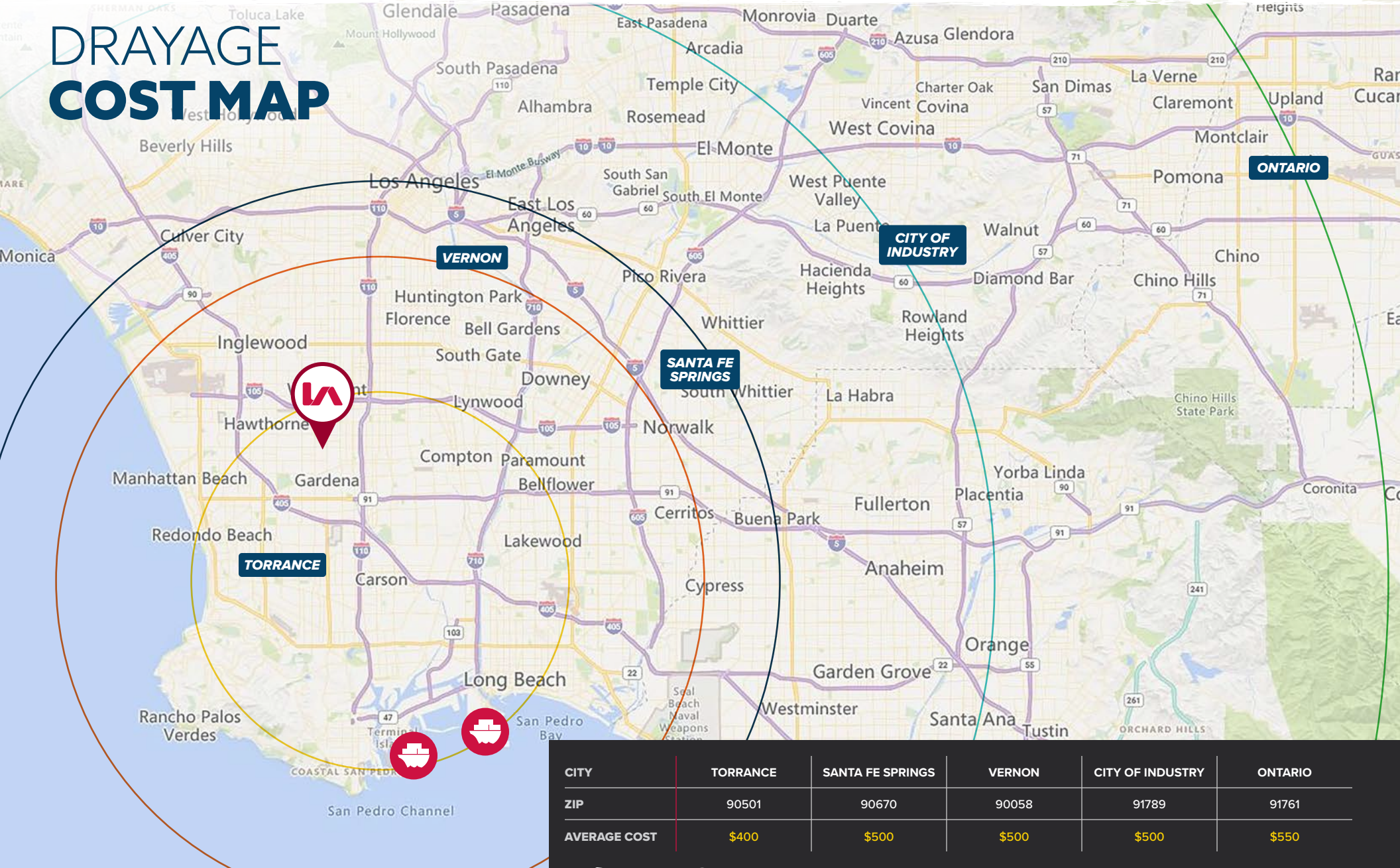
**Port of Los Angeles**  
**12.41 MILES**

# DISTANCES FROM SUBJECT PROPERTY

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## DRAYAGE COST MAP



For More Information,  
Please Contact ►

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CORP ID 02174865 Los Angeles, CA 90012

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[LEE-ASSOCIATES.COM/DOWNTOWNLA](http://LEE-ASSOCIATES.COM/DOWNTOWNLA)

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.