

# FOR SALE

## SINGLE TENANT AUTO REPAIR BUILDING

ASKING PRICE  
**\$595,000**



## RARE SMALL SINGLE TENANT AUTO REPAIR

**3801 W. ROSECRANS AVE.  
HAWTHORNE, CA 90250**

- GREAT FOR OWNER USER.
  - THREE GARAGE DOORS.
  - CURRENT TENANT IS MO-MO.
  - ON SITE PARKING.
  - BUSY CORNER LOCATION.
  - OVER 37,000 CARS PER DAY.
  - DENSELY POPULATED AREA WITH OVER 64,000 PPL WITHIN 1 MILE.
- **Lot:** 4,214 sf
  - **Building:** 1,145 sf
  - **Zoning:** C3 w/ Mixed Use Overlay
  - **Income:** \$3,000 gross per mo.
  - **Lease Exp:** Month to Month.
  - **APN:** 4051-026-008



**Chris Comfort**  
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## PROPERTY SUMMARY:

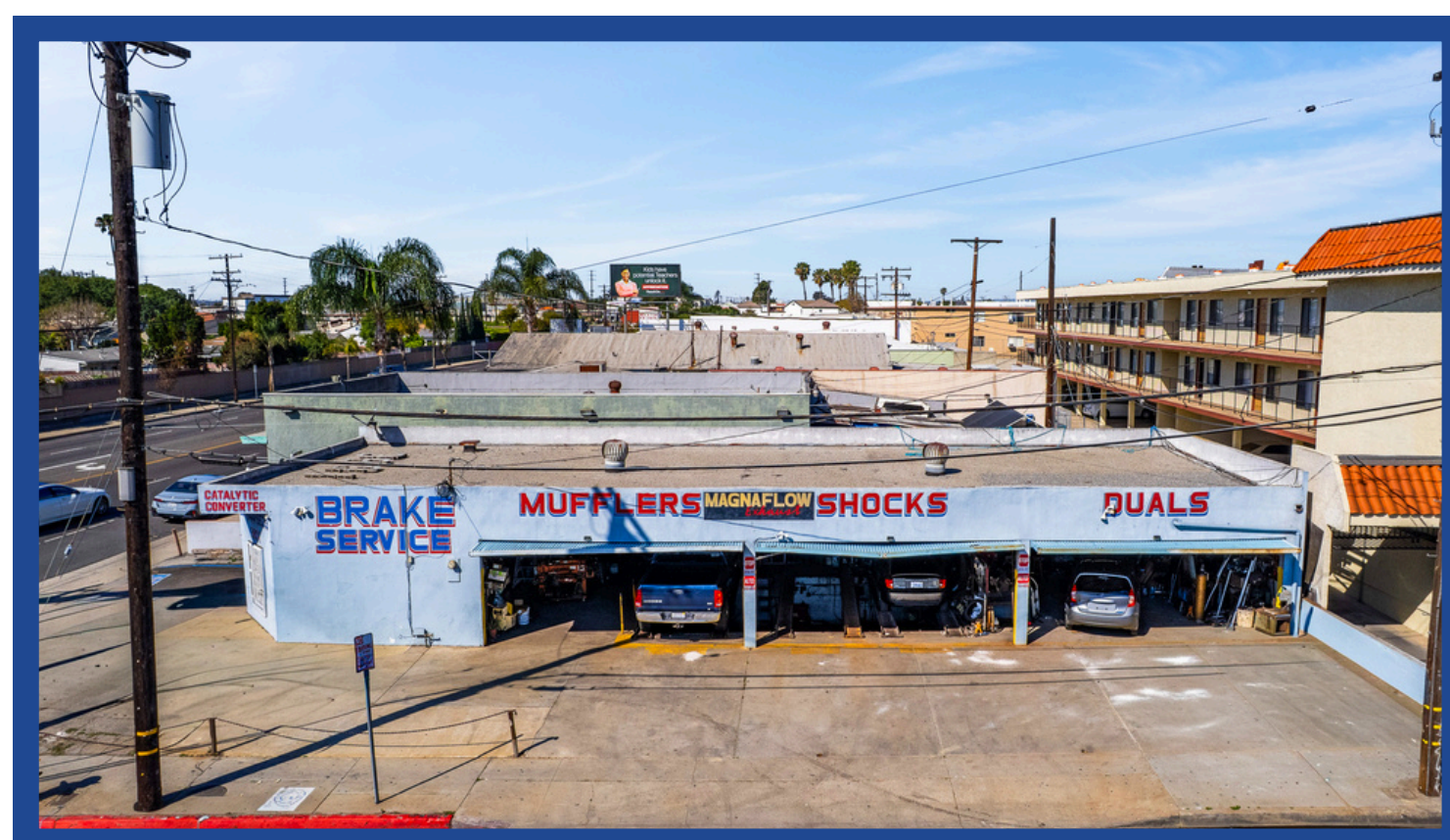
This is a rare opportunity to acquire a single-tenant automotive repair property in the City of Hawthorne, California—an infill Los Angeles County location with strong underlying fundamentals and long-term demand for automotive services. The offering consists of one parcel totaling approximately 4,214 square feet of land, improved with a freestanding, approximately 1,145 square foot building configured as a three-bay auto repair facility.

The property is currently occupied by an established muffler repair operator on a month-to-month lease, providing immediate flexibility for an investor or owner-user. A buyer has the option to continue collecting income from the existing tenant or reposition the asset for their own business use at close of escrow.

This asset presents an ideal opportunity for an owner-user seeking to control occupancy costs and build long-term equity, rather than continuing to lease space in a tightening industrial and automotive service market. The functional layout, multiple service bays, and existing automotive infrastructure allow for a seamless transition for a wide range of automotive-related uses.

Strategically located in Hawthorne, a centrally positioned city within Los Angeles County, the property benefits from excellent regional connectivity and a dense surrounding population. Hawthorne is known for its proximity to major employment hubs including Los Angeles International Airport (LAX) and the Port of Long Beach, as well as convenient access to the Interstate 405. The area is characterized by strong demographics, a significant residential base, and consistent vehicular traffic—key drivers for automotive service businesses.

With limited supply of small-bay automotive properties in infill South Bay locations, this offering represents a compelling opportunity to acquire a functional, well-located asset with both immediate usability and long-term upside.



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# RENT ROLL

#	TENANT	SIZE (SF)	MONTHLY GROSS RENT	LEASE EXPIRATION DATE	PRO FORMA MONTHLY GROSS RENT
3801	Automotive Repair	1,145	\$3,000	MONTH TO MONTH	\$5,000

	CURRENT	PRO FORMA
ANNUAL GROSS RENT:	\$ 36,000	\$60,000
LESS EXPENSES:	\$(12,640)	\$(12,640)
<b>NET OPERATING INCOME:</b>	<b>\$ 23,360</b>	<b>\$47,360</b>

## EXPENSES

New Property Tax:	\$ 7,440
Insurance:	\$ 4,000
Maintenance:	<u>\$ 1,200</u>
<b>TOTAL:</b>	<b>\$12,640</b>

