

OFFERING MEMORANDUM

CBRE



8122
Maie Avenue

FOR SALE

LOS ANGELES, CA 90001





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CMPM 8122 Maie Ave_OM_Robinson_v05_RB 02/23/26

8122 MAIE AVENUE
LOS ANGELES, CA 90001

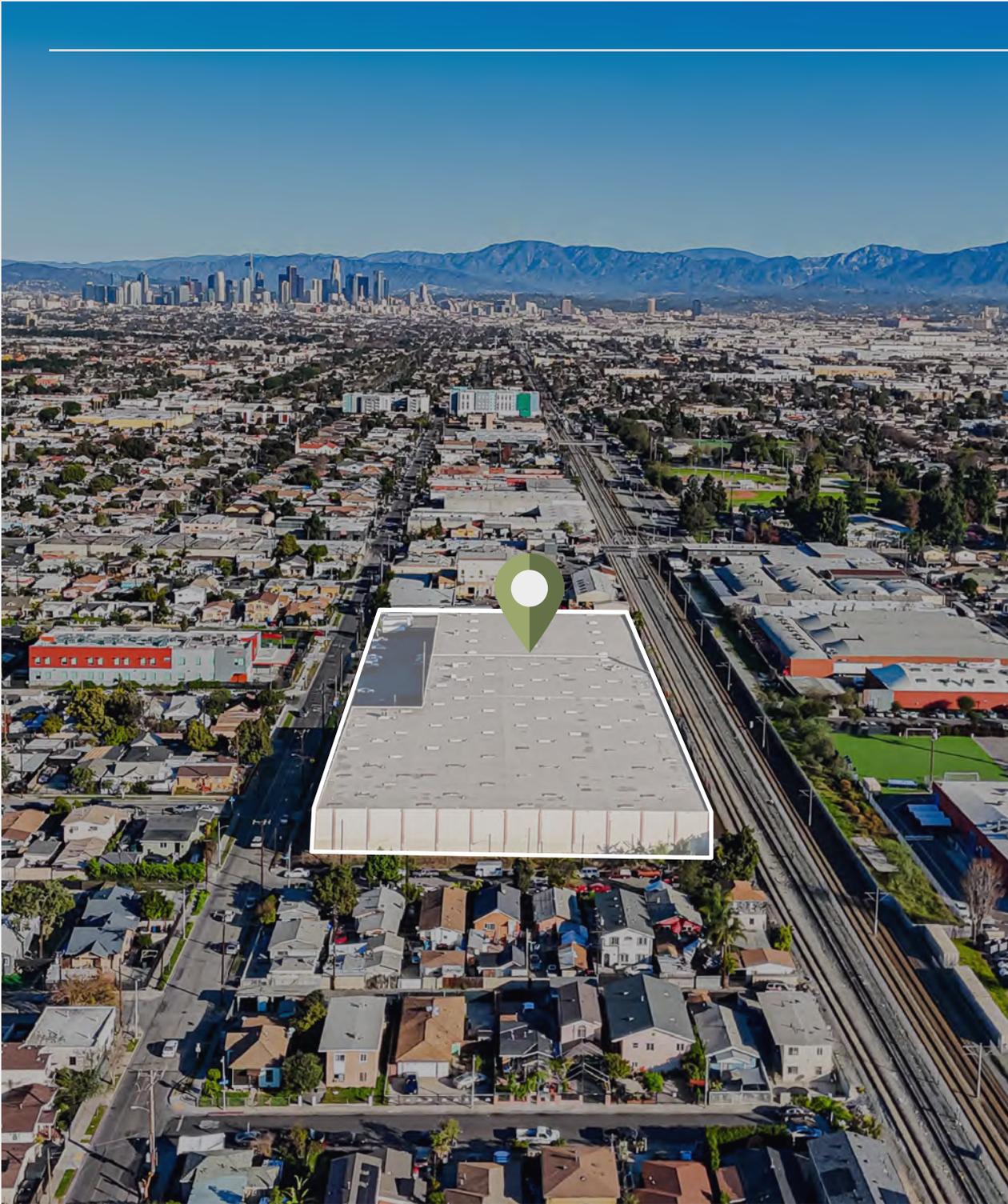


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8122 MAIE AVENUE, LOS ANGELES, CA 90001



01 Executive Summary

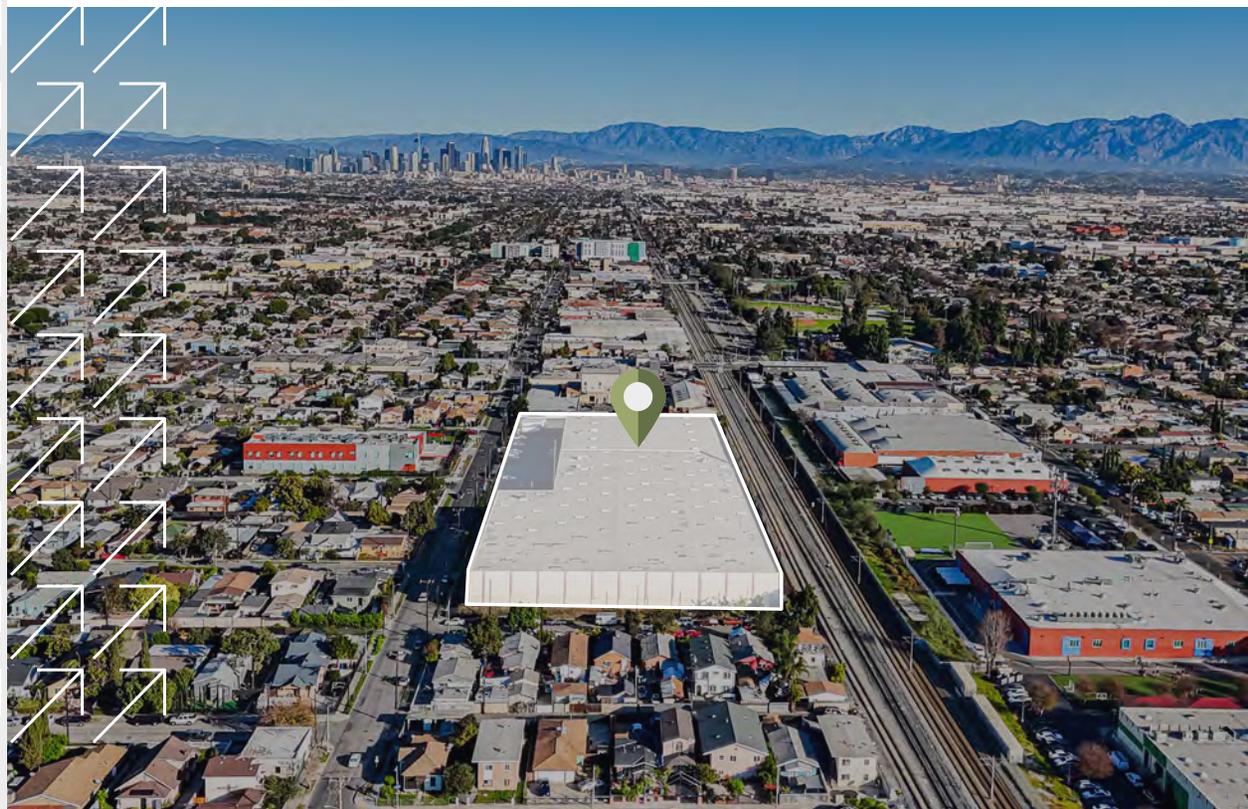


The Offering

CBRE is pleased to announce a sale opportunity at 8122 Maie Avenue in Unincorporated Los Angeles. The ±145,130 SF freestanding industrial building, situated on ± 226,921 SF of land, features a large fenced yard, abundant parking and freeway access to the I-110 & 105 freeways.

Investment Highlights

- » Investment or Owner/User Opportunity
- » Large Private Fenced Yard
- » Excellent Freeway Access
- » 24' Minimum Clearance
- » Unit 1 (18,131 SF) leased through June 14, 2030
- » Court Confirmation – The sale shall be subject to court confirmation



8122 MAIE AVENUE, LOS ANGELES, CA 90001



02 Property Description

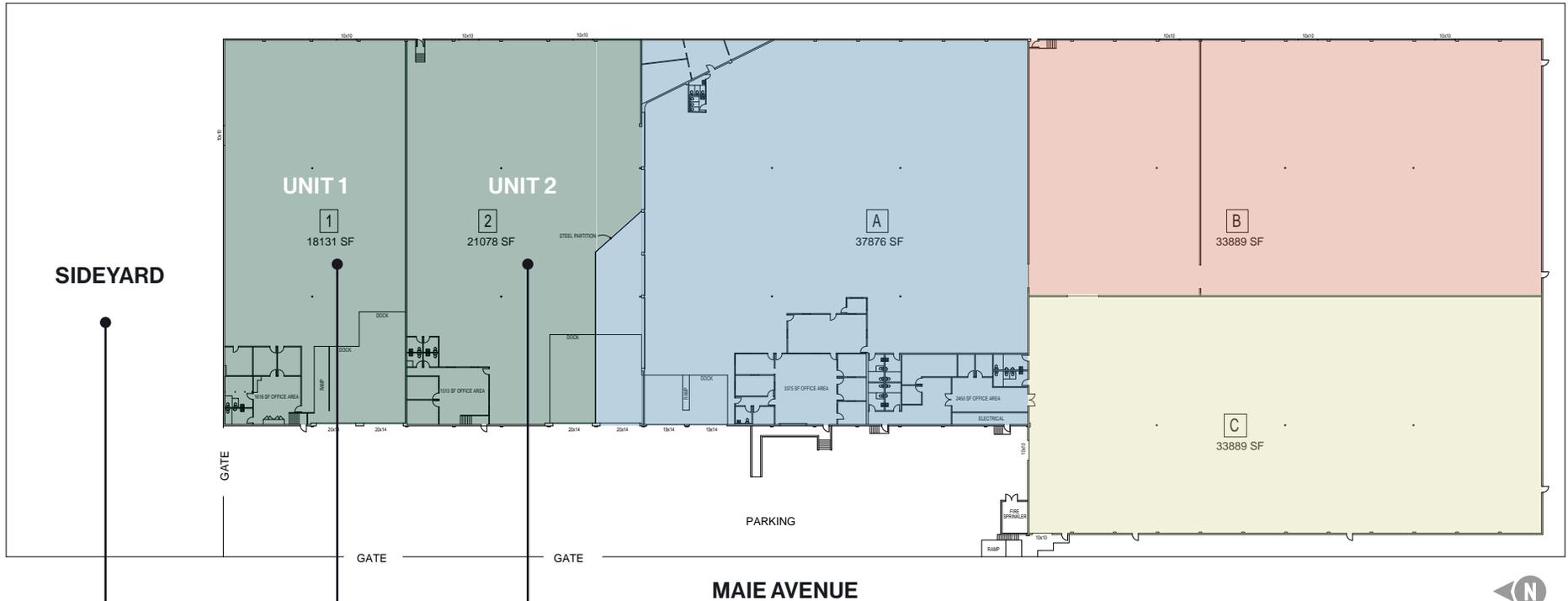


Property Overview

Address	8122 Maie Ave, Los Angeles
Market/Submarket	Los Angeles
Square Footage	145,130 SF
Lot Size	226,921 SF (5.21 Acres)
Year Built	1970 (Refurbished 2016)
Occupancy	13% (27% with current MTM Tenancy)
Loading	12 Dock High Loading Positions
Clearance	24'
Construction	CTU
Fire Sprinklers	Yes
Zoning	MU-3
APN	6027-013-013
Power	1600 A, 240-480 V, 3 Phase, 4 Wire



Site Plan



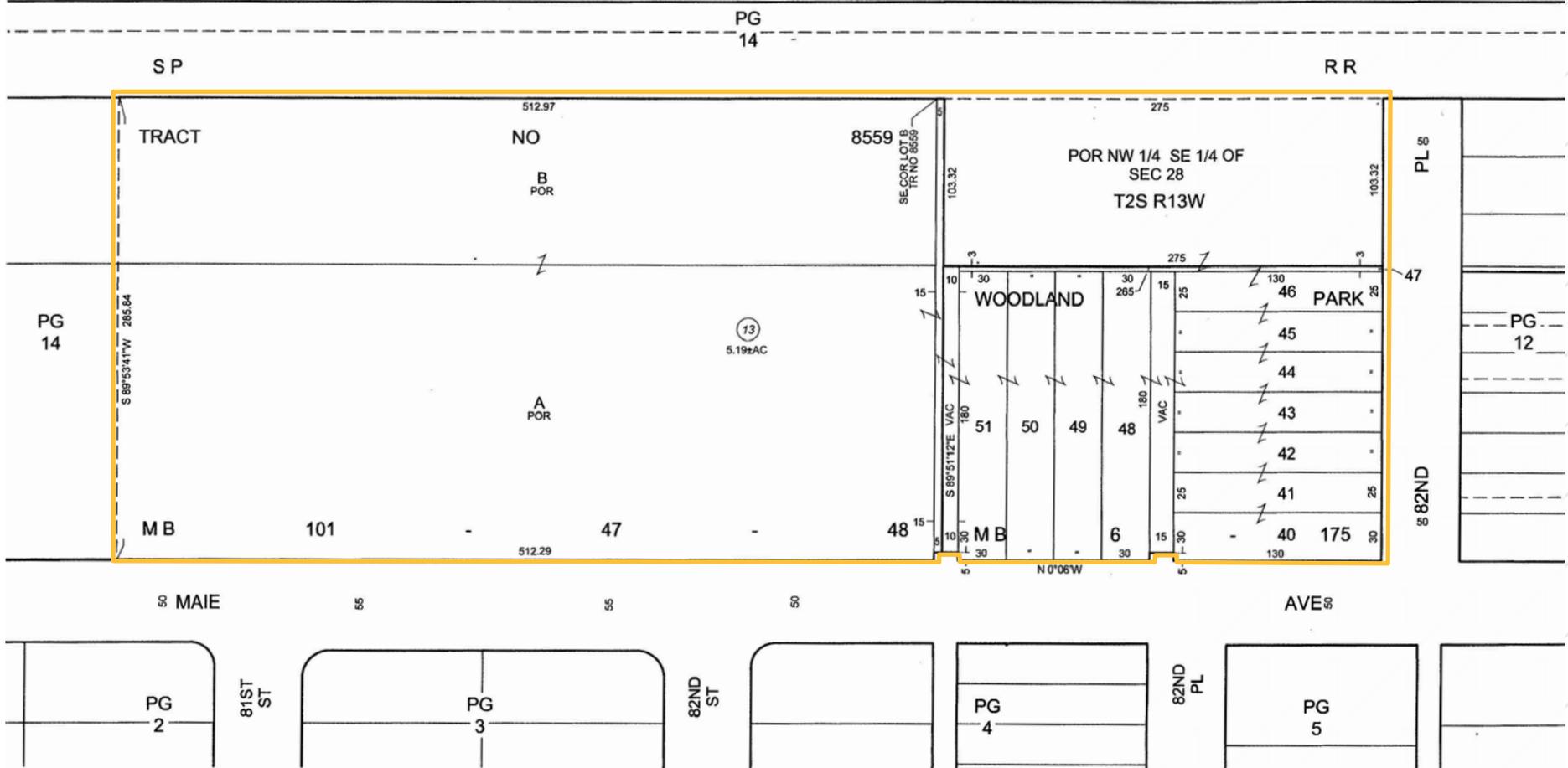
SIDEYARD
Currently leased month-to-month to MSD Transport at \$9,500/month.

UNIT 1
Currently leased through 6/14/2030 to Elite Home Staging at \$15,963/month.

UNIT 2
Currently leased month-to-month to Marriott Capital at \$12,000/month.

AREA CALCULATIONS			
SUITE	OFFICE	WAREHOUSE	TOTAL
Unit 1	1,616	16,515	18,131
Unit 2	1,513	19,565	21,078
Suite A	3,375	34,501	37,876
Suite B	0	33,889	33,889
Suite C	2,450	31,706	34,156
Total	8,954	136,176	145,130

Plat Map



Zoning Overview

8122 MAIE AVENUE, LOS ANGELES, CA

Zoning Designation **MU-3 (Mixed Use 3)**

Jurisdiction **Unincorporated
Los Angeles County**

Current Use & Amortization Period

The property is currently improved with an existing warehouse structure built in 1970. Under the County of Los Angeles' zoning regulations, pre-existing legal nonconforming uses within newly rezoned districts are subject to an amortization period.



Amortization Timeline

The amortization period is determined by the longer of the following two timelines:

- » 20 years from the date of the MU-3 zone change
 - Zone change date: March 2023
 - First amortization threshold: March 2043
- » 25–50 years from the building's original construction date, depending on construction type (Type I–V)
 - Building year: 1970
 - This timeline has already surpassed its 25–50 year window due to age.

Result

The applicable amortization date for the existing warehouse is March 2043.

At that time, ownership may file for an extension under LAMC 22.172.060 – Review of Amortization Schedule or Substitution of Use. Until then, the current use may continue uninterrupted.

Future Redevelopment Potential

The property may be redeveloped at any time, without waiting for the amortization period to expire.

Permitted Uses in MU-3

Under the Mixed Use 3 zone, the following development categories are allowed:

- » Residential development
- » Commercial uses
- » Mixed-use projects

The MU-3 designation supports dense, transit-oriented, pedestrian-friendly development consistent with broader City planning goals.

Zoning Overview

School Proximity Considerations

A nearby school does not limit future development rights on this site. Per LAMC 22.418.050 – TOD Mixed Use Zones, MU-series zones remain eligible for residential, commercial, and mixed-use development regardless of adjacency to educational facilities.

Summary

- » Zoning: MU-3 (Mixed Use 3)
- » Existing Use: Legal nonconforming warehouse
- » Amortization End Date: March 2043
- » Redevelopment: Allowed anytime for residential, commercial, or mixed use
- » School Impact: No effect on redevelopment rights
- » Hours Restrictions: None known

*The zoning information provided is not to be relied on as facts. Please confirm with the city.



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03 Financials



Rent Roll

SUITE	TENANT NAME	TENANT SF	PRO-RATA SHARE%	LEASE TERM		CURRENT RENT			RENT CHANGES				RECOVERY TYPE	
				BUILDING	BEGIN	END	\$/MO	PSF/MO	PSF/YR	DATE	MONTHLY	PSF/MO		PSF/YR
#1	Elite Home Staging, LLC	18,131	13%		5/15/2025	6/14/2030	\$15,963.00	\$0.88	\$10.57	5/15/2026	\$16,601.52	\$0.92	\$10.99	Gross
										5/15/2027	\$17,265.58	\$0.95	\$11.43	
										5/15/2028	\$17,956.20	\$0.99	\$11.88	
										5/15/2029	\$18,674.45	\$1.03	\$12.36	

Options: One 5yr option at FMV with 4% annual increases.

Notes: Tenant is responsible for payment of increases over the base year for property taxes and insurance. Current CAM charge is \$2,605/month (\$0.14 psf/mo).

#2	Marriott Capital	21,078	15%		6/1/2025	MTM	\$12,000.00	\$0.57	\$6.83	-	-	-	-	Gross
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Notes: Month-to-Month tenancy, with no option to extend.

Parking	MSD Transport	Yard	0%		11/1/2025	MTM	\$9,500.00	-	-	-	-	-	-	Gross
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Notes: Month-to-Month tenancy of the yard area, with no option to extend (verbally agreed to).

Unit A	Vacant	37,876	26.1%											
Unit B	Vacant	33,889	23.4%											
Unit C	Vacant	34,156	23.5%											
PROPERTY TOTAL/AVG		145,130	100%				\$37,463							
Occupancy														
	Vacant	105,921	73%											
	Occupied	39,209	27% [1]											
	TOTAL	145,130	100%											

Notes: [1] 27% of the Building Area is currently leased, with 13% of the building area leased long-term to Elite Home Staging.

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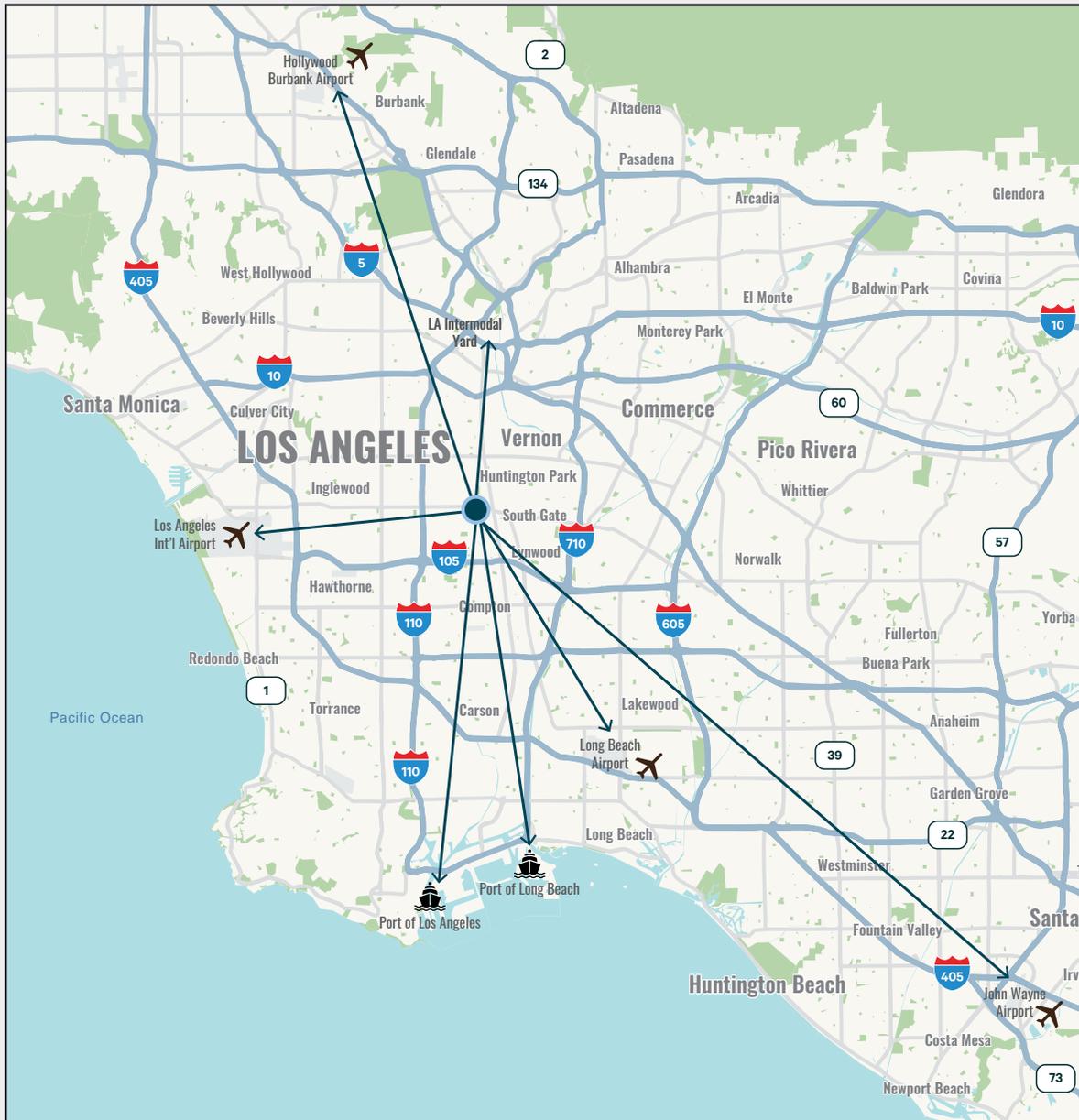
04 Location Overview



Aerial Map



Regional Map



AIRPORTS/PORTS MILES

LA Intermodal Yard	7.6
Los Angeles Airport	12.8
Long Beach Airport	18.7
Hollywood Burbank Airport	21.0
Port of Los Angeles	21.1
Port of Long Beach	22.5
John Wayne Airport	38.5

FREEWAYS MILES

I-110	2.5
I-105	3.5
I-710	4.9
I-5	5.6
I-10	6.0

8122 MAIE AVENUE, LOS ANGELES, CA 90001



05 Market Overview



Submarket Statistics

SUB MARKET	BLDG. COUNT	NRA	DIRECT VACANCY RATE	OVERALL VACANCY RATE	OVERALL AVAILABILITY RATE	NET ABSORPTION	TOTAL GROSS ACTIVITY	GROSS ABSORPTION	UNDER CONST.	DELIVERIES
Commerce/ Vernon	2,734	151,879,160	4.60%	5.20%	7.90%	587,753	2,876,612	2,359,768	630,550	0
Downtown Los Angeles	2,459	91,497,242	5.20%	5.40%	6.90%	3,485	692,597	692,597	167,522	0
Mid Counties	2,111	102,732,073	5.10%	5.60%	8.20%	-344,639	1,480,272	1,387,438	822,837	493,874
Greater San Fernando Valley	4,708	171,311,055	4.10%	4.50%	6.50%	-128,768	1,332,948	855,237	1,869,211	1,077,734
San Gabriel Valley	2,989	157,646,006	3.70%	4.40%	6.70%	-210,193	1,587,055	1,418,349	1,292,751	58,500
South Bay	4,048	199,052,132	5.80%	6.60%	9.80%	-25,629	2,952,862	2,490,339	710,331	0
Los Angeles County	19,049	874,117,668	4.70%	5.30%	7.80%	-117,991	10,922,346	9,203,728	5,493,202	1,696,658
Ventura County	1,779	66,026,544	4.10%	4.20%	5.80%	1,933	738,876	615,363	737,730	0
Greater L.A.	20,828	940,144,212	4.70%	5.20%	7.70%	-116,058	11,661,222	9,819,091	6,230,932	1,696,658



LOS ANGELES, CA 90001



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