

LOS ANGELES, CALIFORNIA

# Caliber Collision

NEW 15-YEAR ABSOLUTE NNN LEASE

AMONG THE TOP 1% OF CALIBER COLLISION LOCATIONS IN THE U.S. IN TERMS OF VISITS



**CP PARTNERS**  
COMMERCIAL REAL ESTATE



 **THE RITZ-CARLTON**  
LOS ANGELES  
54-STORY, 123-ROOM 5-STAR HOTEL

 **CRYPTO.COM ARENA**  
2.4 MILLION ANNUAL VISITORS  
RANKED IN THE 98TH PERCENTILE OF STADIUMS AND ARENAS NATIONWIDE (BY VISITS)

 7.2 MILLION ANNUAL VISITORS  
\$3 BILLION SPORTS & ENTERTAINMENT DISTRICT

338,152 VPD

SUBJECT PROPERTY  
**CALIBER COLLISION**

 **Los Angeles CONVENTION CENTER**  
1.9 MILLION ANNUAL VISITORS  
RANKED IN THE 98TH PERCENTILE OF HALLS & AUDITORIUMS NATIONWIDE (BY VISITS)

110

24,682 VPD

PICO BOULEVARD

ALBANY STREET



## Listing Team

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# Caliber Collision

1403-1411 W PICO BLVD & 1410-1418 W 12TH PL

LOS ANGELES, CA 90015 

**\$11,380,691**

PRICE

**5.50%**

CAP RATE

**6.08%**

AVG CAP RATE

NOI	\$625,938
LEASE STRUCTURE	Absolute NNN
LEASE TERM	15 Years
OPTIONS	Three, 5-Year
BUILDING SIZE	41,420 SF
LOT SIZE	1.10 AC
PRICE/SF	\$275
RENT/SF	\$15



**Rare opportunity to acquire a mission-critical industrial asset in the nation's premier logistics hub - Top ranked facility for the #1 collision repair operator in the U.S.**

**Recently renewed, 15-year absolute NNN corporate lease** to the nation's largest collision repair provider. A rare opportunity to acquire a **fully stabilized industrial asset** in the dense infill Pico-Union submarket in Los Angeles.

The subject property is situated at the strategic I-10 / I-110 interchange – a **critical logistics corridor** connecting the Port of Los Angeles with the greater Los Angeles trade area. With daily traffic volumes **exceeding 590,000 vehicles per day**, this irreplaceable urban industrial asset benefits from strong tenant credit, exceptional connectivity, and significant barriers to entry, supporting long-term income and appreciation.

## The Offering

- Brand-new, **15-year corporate lease** to Caliber Collision, the nation's leading collision repair provider with over 1,800+ locations nationwide
- Absolute NNN lease: **zero landlord maintenance** or expense responsibilities
- Top 12 Caliber location in the U.S. (per Placer.ai) – ranked among the **company's highest-performing sites** in the U.S.
- Caliber recently renewed for 15 years, demonstrating **long-term commitment**
- Opportunity to acquire a **mission-critical infill industrial asset** with **irreplaceable zoning** in one of the densest trade areas in the U.S.

## Urban Infill Industrial Asset Situated at a Critical Transportation Hub | I-10 & I-110 Gateway

- Located at the strategic intersection of I-10 and I-110, Southern California's **primary east-west and north-south logistics corridors**
- Combined daily traffic counts of **~ 590,000 vehicles per day**
- Immediate access to **critical freeway infrastructure** linking the Port of Los Angeles/Long Beach, Downtown L.A., and the regional consumer base
- The property is located two blocks from the **80+ acre L.A. Sports & Entertainment District** (Crypto.com Arena, L.A. Live, L.A. Convention Center – 6M+ SF mixed-use)

## High Density, Los Angeles Location | Nation's Largest Industrial Market

- L.A. is the **nation's largest industrial market** and the **gateway for Pacific trade**; infill assets near the dense consumer base are highly constrained and difficult to replicate
- High barriers to entry: zoning restrictions, high land costs, and community resistance **limit new industrial development within core L.A.**, keeping supply constrained and supporting near and long term rent growth
- Last mile distribution demand: with ~ 18 million people in greater Los Angeles, e-commerce and delivery-oriented tenants rely heavily on **infill facilities** for same-day/next-day fulfillment
- Los Angeles industrial rent growth has **increased over 70%** over the past 10 years



		<b>CURRENT</b>
<b>Price</b>		<b>\$11,380,691</b>
<b>Capitalization Rate</b>		<b>5.50%</b>
Building Size (SF)		41,420
Lot Size (Acres)		1.10
<b>Stabilized Income</b>	<b>\$/SF</b>	
Scheduled Rent	\$15.11	\$625,938
<b>Less</b>	<b>\$/SF</b>	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
<b>Net Operating Income</b>		<b>\$625,938</b>

## Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

<b>LEASE ABSTRACT</b>	
<b>Premise &amp; Term</b>	
Tenant	Caliber Collision
Lease Guarantor	Wand Newco 3 Inc.
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Commencement	9/1/2025
Options	Three, 5-Year
<b>Expenses</b>	
CAM	NNN
Property Taxes	NNN
Insurance	NNN
Utilities	NNN
HVAC	NNN
Repairs & Maintenance	NNN
Roof & Structure	NNN

Tenant Info		Lease Terms		Rent Summary					
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT	
Caliber Collision	41,420	9/1/2025	8/31/2030	<b>\$625,938</b>	\$52,162	\$625,938	\$1.26	\$15.11	
		9/1/2030	8/31/2035		\$57,378	\$688,532	\$1.39	\$16.62	
		9/1/2035	8/31/2040		\$63,115	\$757,385	\$1.52	\$18.29	
		Option 1	9/1/2040	8/31/2045		\$69,427	\$833,123	\$1.68	\$20.11
		Option 2	9/1/2045	8/31/2050		\$76,370	\$916,436	\$1.84	\$22.13
		Option 3	9/1/2050	8/31/2055		\$84,007	\$1,008,079	\$2.03	\$24.34
<b>TOTALS:</b>	<b>41,420</b>			<b>\$625,938</b>	<b>\$52,162</b>	<b>\$625,938</b>	<b>\$1.26</b>	<b>\$15.11</b>	

LEGEND

Property Boundary

41,420  
Rentable SF

1.10  
Acres

Egress



W PICO BOULEVARD

W 12TH PLACE

NOT A PART

NOT A PART

COVERED PARKING

COVERED PARKING

COVERED PARKING

CALIBER COLLISION

GATE

CHAIN LINK FENCING

BAY DOOR

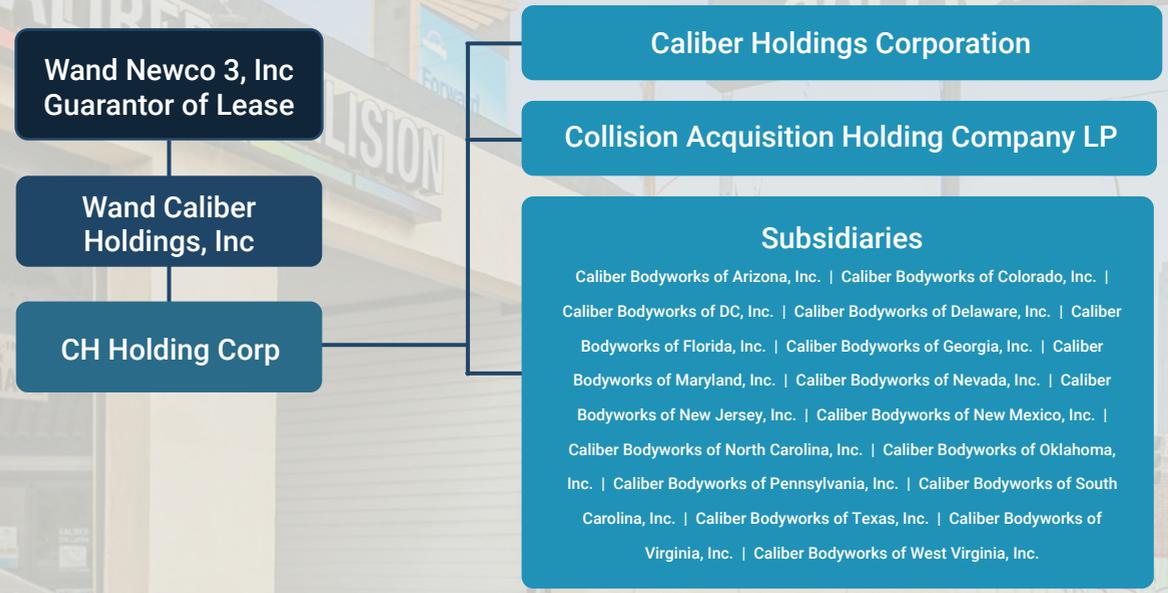
BAY DOORS

BAY DOOR



ALBANY STREET

# The Nation's Largest Auto Collision Repair Provider



**1,800+**  
STORES  
WORLDWIDE

**\$6.9 Billion**  
ANNUALIZED REVENUE  
(2023)

**27,000+**  
TOTAL  
EMPLOYEES

## About Caliber Collision



- Founded in 1997, the Caliber portfolio of brands has grown to 1,800+ centers nationwide and features a full range of complementary automotive services
- Services include Caliber Collision, the nation's largest auto collision repair provider across 41 states; Caliber Auto Care (for mechanical repair and quick oil change services); and Caliber Auto Glass (for repair and replacement)
- The company has over 27,000 teammates committed to getting customers back on the road safely
- Caliber is consistently ranked among the highest customer satisfaction scores in the industry and backs all repair work with a written, lifetime warranty available at any of its repair centers
- Honored with the 2024 NABC President's Award for leadership in the collision repair industry, having refurbished over 600 vehicles for NABC Recycled Rides and hosted 25+ first responder training events

[Tenant Website](#)

## Recent IPO Filing

- Caliber Holdings Inc., the nation's largest collision repair company, has confidentially filed for an IPO to raise capital for debt repayment and expansion.
- The move highlights industry consolidation, giving Caliber greater scale and resources while increasing competition for smaller independent shops.

[News Article](#)

**California Hospital Medical Center**  
A Dignity Health Member

318 BEDS, LEVEL II TRAUMA CENTER  
SERVES A ~1.4 MILLION POPULATION

**Los Angeles CONVENTION CENTER**

1.9 MILLION ANNUAL VISITORS

RANKED IN THE 98TH PERCENTILE  
OF HALLS & AUDITORIUMS  
NATIONWIDE (BY VISITS)

**VARIOUS CAR DEALERSHIPS**

Mercedes-Benz INFINITI TOYOTA DODGE  
NISSAN KIA VW Jeep RAM

**USC University of Southern California**

~47,000 STUDENTS ENROLLED  
~20,000 STAFF MEMBERS

**EXPOSITION PARK**

EXPO CENTER 100 L.A. MEMORIAL COLISEUM BMO STADIUM

~8 MILLION ANNUAL VISITORS  
100+ YEAR OLD STATE LANDMARK

338,152 VPD

293,913 VPD

SUBJECT PROPERTY

**CALIBER COLLISION**

**O'Reilly AUTO PARTS**

RANKED IN THE 96TH PERCENTILE  
OF CAR SHOPS & SERVICES  
NATIONWIDE (BY VISITS)

24,682 VPD



**EXPOSITION PARK**

~8 MILLION ANNUAL VISITORS  
100+ YEAR OLD STATE LANDMARK

**SoFi Stadium**

3.4 MILLION ANNUAL VISITORS  
RANKED IN THE 99TH PERCENTILE OF STADIUMS AND ARENAS NATIONWIDE (BY VISITS)

**LAX** LOS ANGELES INTERNATIONAL AIRPORT

76.5 MILLION PASSENGERS (2024)

**USC** University of Southern California

~47,000 STUDENTS ENROLLED  
~20,000 STAFF MEMBERS

**MAGIC BOX THE REEF**  
events | trade shows | production

220,000 SF COMPREHENSIVE EVENT CENTER

**VARIOUS CAR DEALERSHIPS**

293,913 VPD

**California Hospital Medical Center**  
A Dignity Health Member

318 BEDS, LEVEL II TRAUMA CENTER  
SERVES A ~1.4 MILLION POPULATION

**LOS ANGELES METROPOLITAN COURTHOUSE**

338,152 VPD

**SUBJECT PROPERTY**

**CALIBER COLLISION**

24,682 VPD

**LOS ANGELES LAKERS**

**CRYPTO.COM ARENA**  
2.4 MILLION ANNUAL VISITORS  
RANKED IN THE 98TH PERCENTILE OF STADIUMS AND ARENAS NATIONWIDE (BY VISITS)

**Los Angeles CONVENTION CENTER**

1.9 MILLION ANNUAL VISITORS  
RANKED IN THE 98TH PERCENTILE OF HALLS & AUDITORIUMS NATIONWIDE (BY VISITS)

**THE RITZ-CARLTON LOS ANGELES**  
54-STORY, 123-ROOM 5-STAR HOTEL

**peacock theater**

7,100 SEAT THEATER  
HOSTS OVER 120 EVENTS AND 500,000 GUESTS ANNUALLY

**LA LIVE**

7.2 MILLION ANNUAL VISITORS  
\$3 BILLION SPORTS & ENTERTAINMENT DISTRICT

PICO BOULEVARD

ALBANY STREET

110

10





**peacock theater**  
 7,100 SEAT THEATER  
 HOSTS OVER 120 EVENTS AND  
 500,000 GUESTS ANNUALLY

**LOS ANGELES LAKERS**  
 CRYPTO.COM ARENA  
 2.4 MILLION ANNUAL VISITORS  
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**California Hospital Medical Center**  
 A Dignity Health Member  
 318 BEDS, LEVEL II TRAUMA CENTER  
 SERVES A ~1.4 MILLION POPULATION

**LA LIVE**  
 7.2 MILLION ANNUAL VISITORS  
 \$3 BILLION SPORTS &  
 ENTERTAINMENT DISTRICT

293,913 VPD

Located in the 2nd largest city in the U.S.

338,152 VEHICLES PER DAY ALONG CA 110

SUBJECT PROPERTY  
**CALIBER COLLISION**

110  
**PICO BOULEVARD**  
**ALBANY STREET**  
 338,152 VPD

**Los Angeles CONVENTION CENTER**  
 1.9 MILLION ANNUAL VISITORS  
 RANKED IN THE 98TH PERCENTILE  
 OF HALLS & AUDITORIUMS  
 NATIONWIDE (BY VISITS)

293,913 VEHICLES PER DAY ALONG I-10

24,682 VPD

24,682 VEHICLES PER DAY ALONG PICO BLVD



**UCLA** 46,000+ Students

**WEST HOLLYWOOD**

233,349 VPD

192,646 VPD

**CAL STATE LA**  
CALIFORNIA STATE UNIVERSITY, LOS ANGELES  
24,000+ Students

**BEVERLY HILLS**

**CEDARS-SINAI MEDICAL CENTER**

**TELEVISION CITY**

**LACMA**  
LOS ANGELES COUNTY MUSEUM OF ART

**HOLLYWOOD PRESBYTERIAN MEDICAL CENTER**

**DODGERS DODGER STADIUM**

**USC University of Southern California HEALTH SCIENCES CAMPUS**

**LOS ANGELES CITY COLLEGE**

**ROSEMEAD**

**AIRPORT**

288,307 VPD

**CENTURY CITY**

**FOX TELEVISION STUDIOS**

**WEST LOS ANGELES MEDICAL CENTER**

**DOWNTOWN LOS ANGELES**

**EAST LOS ANGELES COLLEGE**

**MONTEREY PARK HOSPITAL**

**EL MONTE COMMUNITY HOSPITAL**

**BALDWIN PARK MEDICAL CENTER**

**USC University of Southern California**  
47,000+ Students

**crypto.com ARENA**

130,513 VPD

252,792 VPD

**SANTA MONICA**

**WEST LOS ANGELES COLLEGE**

**BALDWIN HILLS**

**Lucas Museum of Narrative Art**  
**NATURAL HISTORY MUSEUM**  
**California Science Center**

**BMO STADIUM**

**CALIFORNIA HOSPITAL MEDICAL CENTER**

**EAST LOS ANGELES DOCTOR'S HOSPITAL**

**EAST LOS ANGELES DOCTOR'S HOSPITAL**

**MONTEBELLO HOSPITAL**

**CITY OF INDUSTRY**

**RIO HONDO COLLEGE**

**KINDRED HOSPITAL LOS ANGELES**

**LOS ANGELES COMMUNITY HOSPITAL**

221,817 VPD

**HUNTINGTON PARK**

**WHITTIER**

**WHITTIER COLLEGE**

**KINDRED HOSPITAL**

**INGLEWOOD**

**KM FORUM**

**SoFi Stadium**

**intuit DOME**

**LOS ANGELES SOUTHWEST COLLEGE**

250,017 VPD

**ST. FRANCIS MEDICAL CENTER**

**DOWNEY HOSPITAL**

**WHITTIER HOSPITAL**

**LAX LOS ANGELES INTERNATIONAL AIRPORT**  
76.5 Million Passengers in 2024

**CINETNELA HOSPITAL MEDICAL CENTER**

260,030 VPD

**LOS ANGELES SOUTHWEST COLLEGE**

250,017 VPD

**MLK JR. COMMUNITY HOSPITAL**

**AIRPORT**

**COMPTON**

**RANCHO LOS AMIGOS INT'L REHAB CENTER**

**DOWNEY MEDICAL CENTER**

**COAST PLAZA HOSPITAL**

**NORWALK COMMUNITY HOSPITAL**

**KINDRED HOSPITAL**

**BIOLA UNIVERSITY**

**PACIFIC OCEAN**

**MANHATTAN BEACH**

**CSUDH**  
CALIFORNIA STATE UNIVERSITY  
14,000+ Students

**EL CAMINO COLLEGE**

272,900 VPD

227,687 VPD

227,687 VPD

143,684 VPD

**Knott's BERRY FARM**



### Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	91,540	619,405	1.3M

### Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$86,057	\$83,929	\$96,804
Median	\$57,352	\$57,973	\$65,327

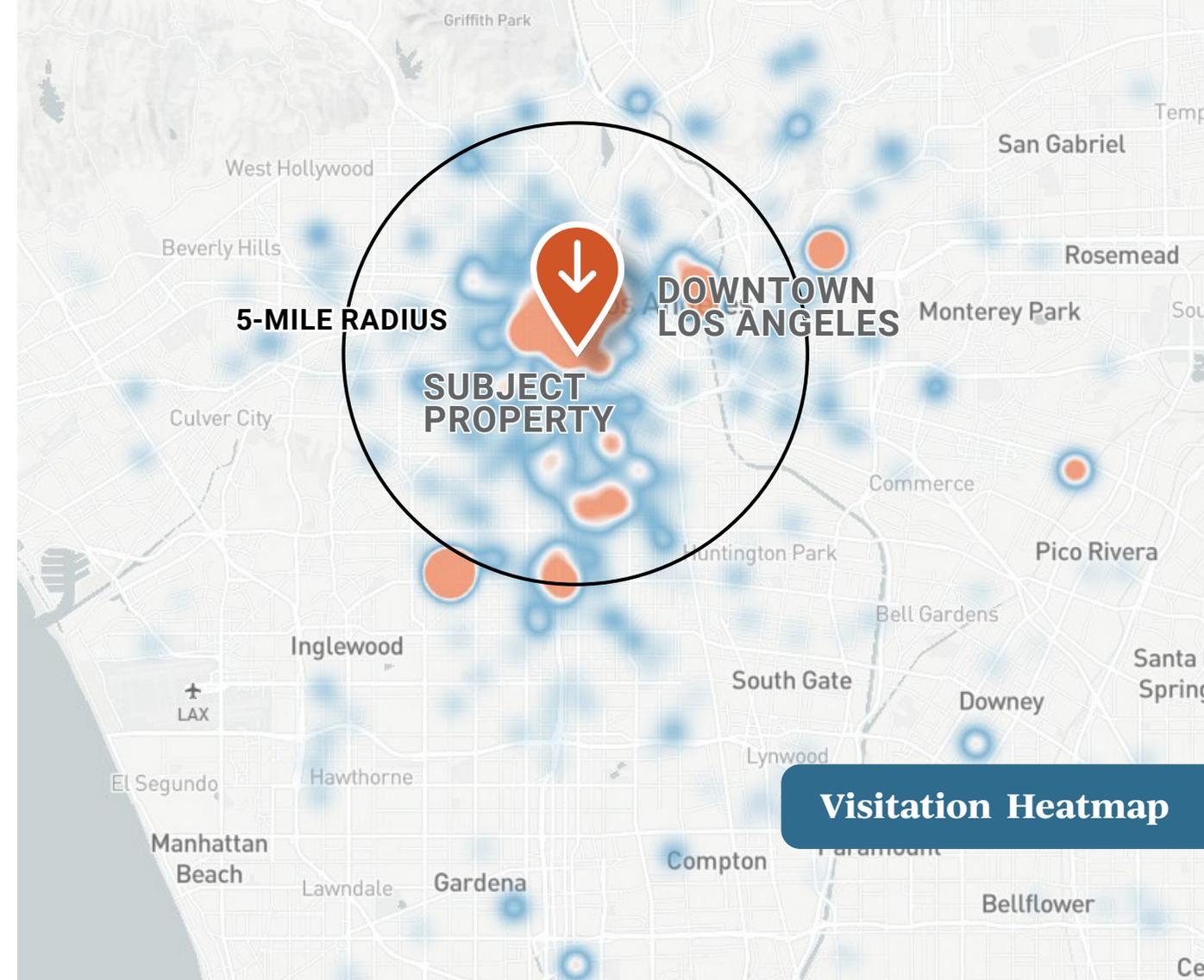
The subject property is the **5th most visited Caliber Collision** in the state of California

**39.9K Visits**

OVER PAST 12 MONTHS AT THE SUBJECT PROPERTY

**25 Minutes**

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY



**Visitation Heatmap**

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

# Los Angeles, CA

THE ENTERTAINMENT CAPITAL OF THE WORLD



## About the City of Angels

- Los Angeles boasts a population of roughly 3.8 million in the city, making it the largest city in the U.S.
- Diverse economy of entertainment, international trade, aerospace, technology, tourism, & manufacturing
- Los Angeles is highly interconnected, with a major freeway system including I-5, I-10, US-101, I-405, and I-110
- LAX ranks among the world's busiest airports, with over 76.5 million passengers and 2.3 million tons of freight

## Tourism & Entertainment

- Los Angeles consistently ranks among the most visited U.S. cities, drawing over 50 million visitors annually
- Iconic attractions include Hollywood Walk of Fame, TCL Chinese Theatre, Dolby Theatre (home of the Oscars), Griffith Observatory, Getty Center, LACMA, Venice Beach, Santa Monica Pier, Universal Studios, and more
- Los Angeles is home to three major sporting arenas: Crypto.com Arena (Lakers, Clippers, Kings), SoFi Stadium (Rams, Chargers, 2028 Olympics), Dodger Stadium

## The L.A. Metro

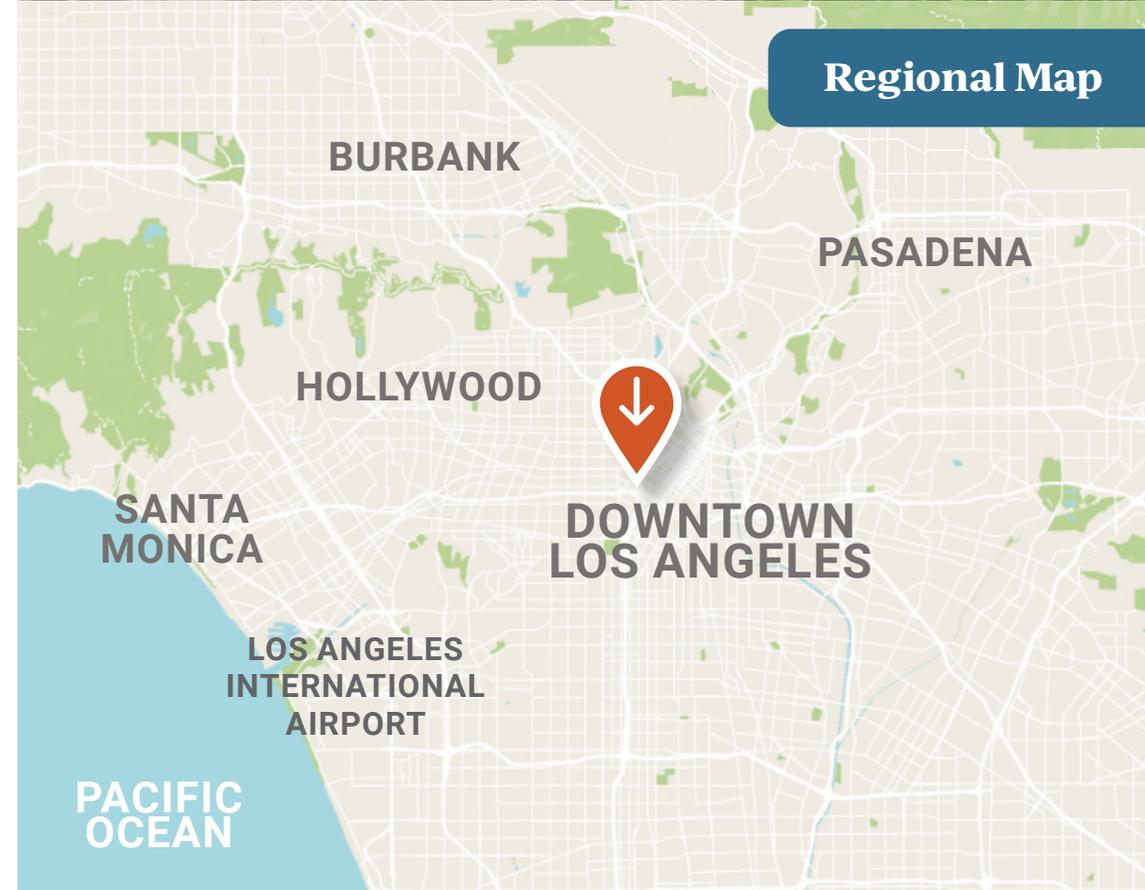
- The Los Angeles metro area is the second largest in the U.S. with a population of over 12.9 million
- The Los Angeles region is home to world-class institutes of higher education, including UCLA, USC, the California State University system and more than 22 community colleges, and dozens more colleges and universities
- Port of Los Angeles and Port of Long Beach together form the largest container port complex in the U.S., combined handling 31% of all containerized international waterborne trade in the U.S.
- L.A. County is the entertainment, manufacturing, and international trade capital of the U.S.

**12.9 Million**

LOS ANGELES MSA ESTIMATED  
POPULATION (2024)

**\$1.002 Trillion**

LOS ANGELES COUNTY ESTIMATED  
GDP (2024)



Regional Map

BURBANK

PASADENA

HOLLYWOOD

SANTA  
MONICA

DOWNTOWN  
LOS ANGELES

LOS ANGELES  
INTERNATIONAL  
AIRPORT

PACIFIC  
OCEAN

# The Second Largest U.S. City

- Los Angeles County is one of the largest counties in the U.S., with over 10.2 million residents and a workforce of nearly 5 million
- The San Pedro Bay Port Complex and LAX connect Los Angeles to global supply chains, with the ports moving approximately 31% of U.S. containerized imports
- Greater Los Angeles produces a regional GDP of \$1.6 trillion, placing it among the largest urban economies globally
- The region’s diversity is unmatched, with more than 185 nationalities represented, a factor that strengthens Los Angeles’ position as both a cultural capital and global gateway
- More than one-third of Los Angeles residents are foreign-born, with most new arrivals coming from Latin America, Asia, and the Pacific Rim
- Los Angeles County attracts over 40% of California’s immigrants, reinforcing its role as a top U.S. destination for international migration
- Student population from world-renowned universities: USC, UCLA, Caltech, attract top talent who often remain to join the regional workforce



## Why Los Angeles

RANKED AMONG THE WORLD'S **TOP 20 GLOBAL CITIES** BY A.T. KEARNEY'S GLOBAL CITIES INDEX FOR ITS CULTURAL AND ECONOMIC INFLUENCE

A GLOBAL CULTURAL HUB, **PRODUCING 25% OF THE WORLD'S FILMS AND TELEVISION SHOWS**, HOME TO THE ACADEMY AWARDS AND GRAMMY AWARDS

NAMED ONE OF THE **TOP U.S. METROS FOR FOREIGN DIRECT INVESTMENT** AND STARTUP ACTIVITY

RESIDENTS ENJOY **84 MILES OF COASTLINE**, THE SAN GABRIEL AND SANTA MONICA MOUNTAINS, AND NATIONAL FORESTS JUST A SHORT DRIVE AWAY

## Los Angeles Convention Center

- Located in the heart of Downtown Los Angeles, the Los Angeles Convention Center (LACC) is a premier venue for conventions, trade shows, and exhibitions
- The facility features 720,000 square feet of exhibit halls, 147,000 square feet of meeting rooms, and a 299-seat theater
- In fiscal year 2023–24, the LACC hosted 165 events, drew nearly 1.9 million attendees, and achieved record-setting revenue
- The convention center is set to undergo a \$2.6 Billion expansion and modernization project starting in 2025 with completion anticipated by the 2028 Olympics



## The Lakers (NBA) & Kings (NHL)

The Los Angeles Lakers (NBA) and the Los Angeles Kings (NHL) are two of the city's most celebrated professional sports franchises, both calling Crypto.com Arena in Downtown Los Angeles their home. The Lakers, with 17 NBA championships, are one of the most storied basketball teams in history, while the Kings, two-time Stanley Cup champions (2012, 2014), have a passionate hockey following that extends across Southern California.

Together, these teams anchor Crypto.com Arena as one of the world's premier multi-sport and entertainment venues.



## The Dodgers (MLB)

Valued at \$7.73 billion, the Los Angeles Dodgers are MLB's second most valuable franchise, with 8 World Series championships and 25 National League pennants.

Their 56,000-seat Dodger Stadium is the largest in the league and doubles as a venue for major concerts, community gatherings, and the 2028 Summer Olympics.



## The Rams & Chargers (NFL)

L.A. is home to two NFL teams. The Rams boast 4 league titles and a loyal fan base highlighted by their 2022 Super Bowl victory. The Chargers have secured 15 division crowns and an AFL championship.

Both teams call SoFi Stadium home—a \$5 billion, 70,000-seat venue in Inglewood that doubles as a world-class destination for sports, concerts, and global events, including the 2028 Olympics.



# A Carnegie R1 Research University

According to *U.S. News & World Report*, USC is Ranked #28 in National Universities

- Founded in 1880, the University of Southern California (USC) is a private research university located in Los Angeles with approximately 48,000 students across undergraduate and graduate programs
- USC is consistently ranked among the top 25 national universities in the U.S. (U.S. News & World Report)
- Home to over 20 research centers and institutes, leading in fields such as neuroscience, robotics, sustainable energy, and urban planning
- The USC Trojans compete in NCAA Division I athletics, with a storied history in football, basketball, and track and field



 **USC** University of Southern California  
1.8 MILES FROM SUBJECT PROPERTY

SUBJECT PROPERTY  
**CALIBER COLLISION**

**23**

SCHOOLS AND DIVISIONS

**47,000**

NUMBER OF STUDENTS ENROLLED 2024

**\$8B**

ECONOMIC IMPACT ON THE LOS ANGELES REGION



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

## Listing Team

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