

2415 E WASHINGTON BLVD

LOS ANGELES • CA 90021

BONUS ALLEY

LEASED INVESTMENT FOR SALE
±23,686 SF (±0.54 AC) OF INDUSTRIAL LAND

NOTE: Outlined area is fenced area and includes a bonus ±8,500 SF of abandoned alley not owned fee simple.

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

TEAMCLINE

LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM

INVESTMENT SUMMARY

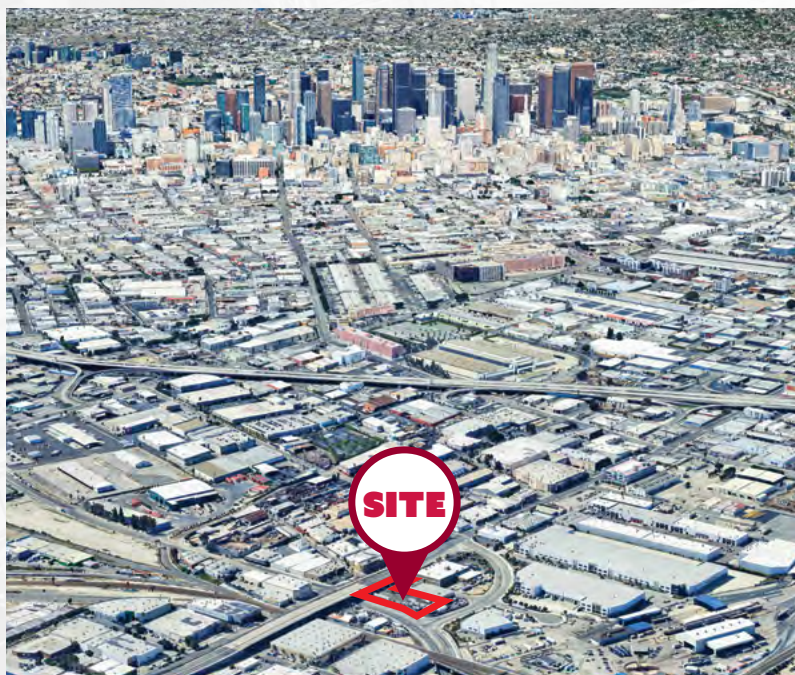
Tenant	A&A Ready Mixed Concrete, Inc.
Address	2415 E Washington Blvd, Los Angeles, CA 90021
Price	\$4,900,000
Cap Rate	5.6%
NOI (Year 1)	\$276,000 NNN
Term	5 Year
Rent Commencement	February 14, 2025
Lease Expiration	February 13th, 2030 (Original Term Expiration)
Renewal Options	Three 1-Year Options at 2.5% Annual Increase Each
Rental Increases	2.5% Annual Increases
Lease Type	Absolute NNN Lease, with Tenant Responsible for all Taxes, Insurance, and Maintenance

Lee & Associates - Downtown Los Angeles is pleased to present the exclusive opportunity to acquire a single tenant net-leased investment occupied by A&A Ready Mixed Concrete, Inc. located at the intersection of Washington and Santa Fe.

This critically located site, with the heaviest LA City zoning available, represents a rare chance to own a stable, completely net leased investment in the heart of Los Angeles.

Located at a high-visibility corner in the Central LA industrial market, 2415 E Washington Blvd offers $\pm 23,686$ SF (± 0.54 acres) of fenced and paved land, currently under a net lease with over 4.5 years remaining. The tenant is a well-established company with over 75+ years of operating history. The offering is a stable investment opportunity in a prime location with close proximity to the Arts District, Downtown LA, and major transit corridors.

The property is subject to a long-term absolute NNN lease at \$23,000 per month, with 2.5% annual increases. With no landlord maintenance obligations and built-in rental escalations, the lease structure provides predictable cash flow and protection against inflation.



Net Leased Investment with
over 4.5 Years Lease Remaining



Credit Tenant on New
NNN Lease



Rare M3 Zoning on Extremely
Popular Corner



Perfect Industrial
Location



Tenant is Extremely
Established in the Area

PROPERTY INFORMATION

Prop Lot Size ±23,686 SF / ±0.54 Ac

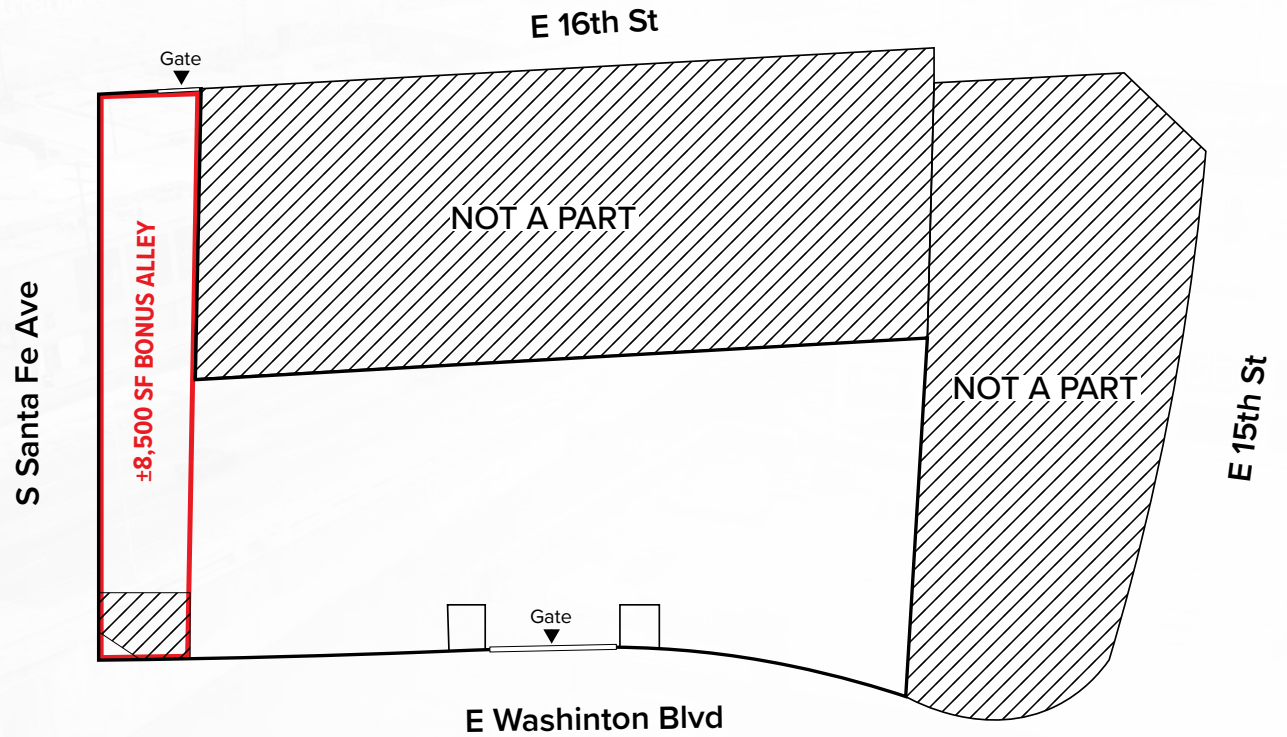
APN 5168-009-011

Zoning LAM3

Yard Fenced & Paved

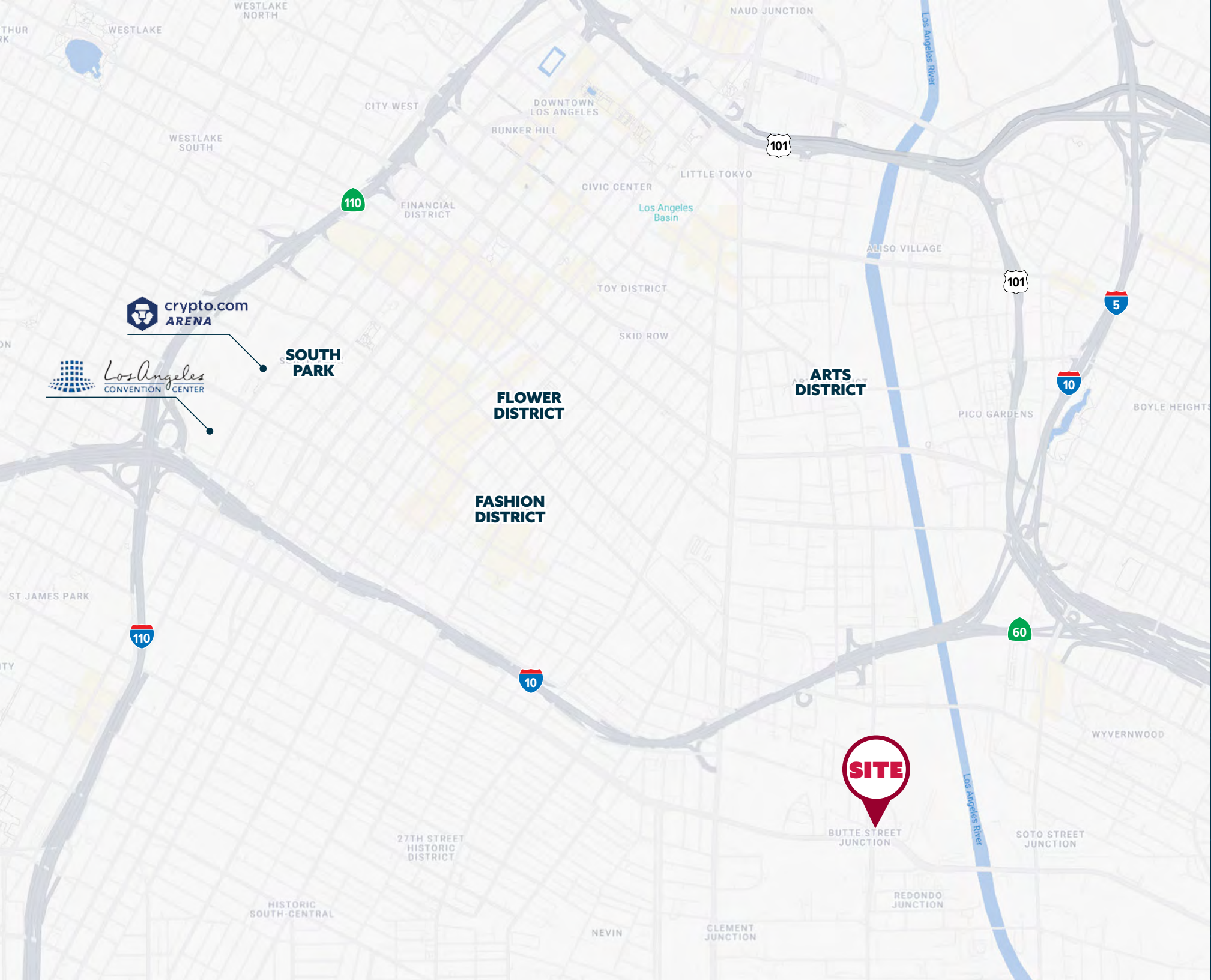
Vacant No

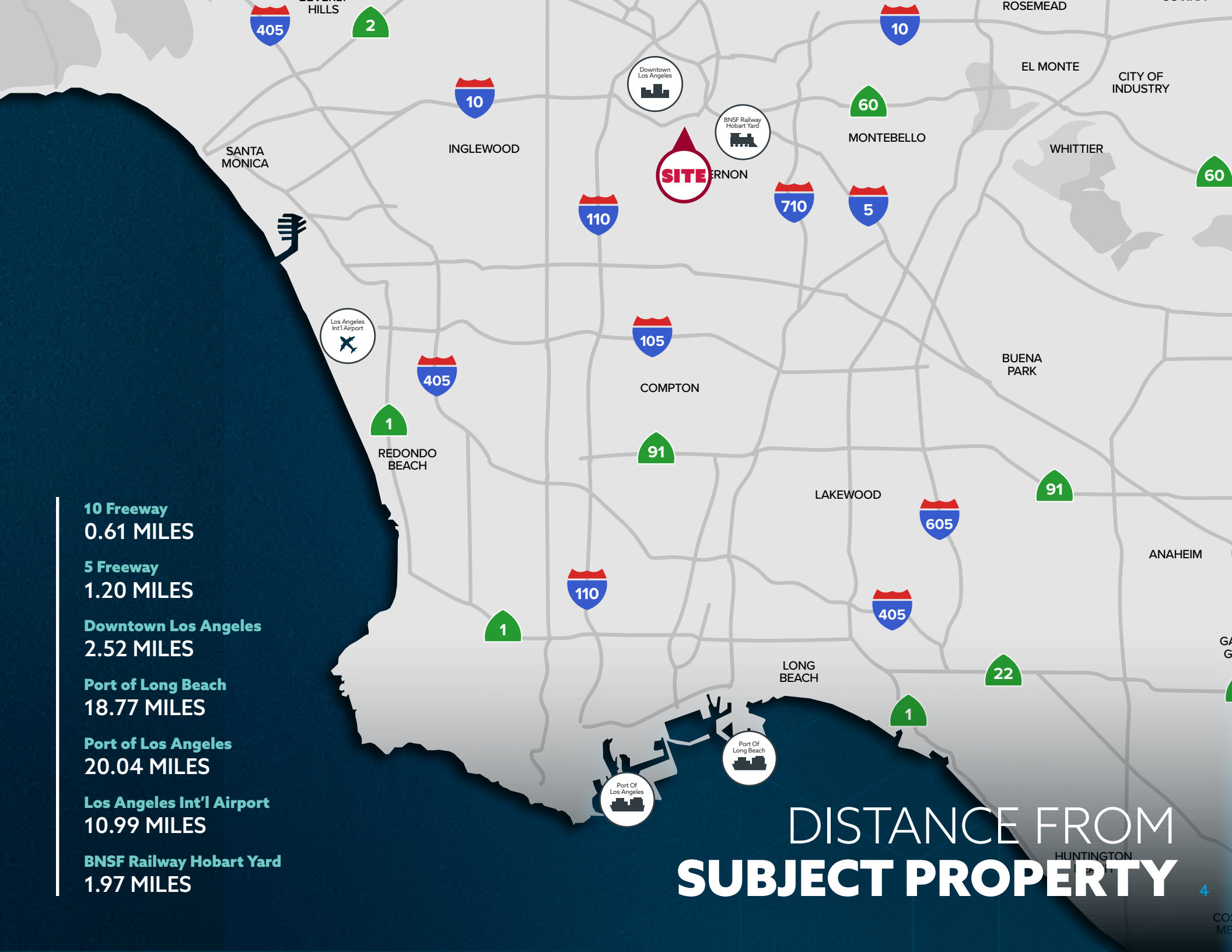
Market/Submarket LA Central



NOTE: Drawing not to scale. All measurements and sizes are approximate. Lessee to Verify.
Outlined area is fenced area and includes a bonus ±8,500 SF of abandoned alley not owned fee simple.







10 Freeway
0.61 MILES

5 Freeway
1.20 MILES

Downtown Los Angeles
2.52 MILES

Port of Long Beach
18.77 MILES

Port of Los Angeles
20.04 MILES

Los Angeles Int'l Airport
10.99 MILES

BNSF Railway Hobart Yard
1.97 MILES

DISTANCE FROM
SUBJECT PROPERTY



TENANT PROFILE

A&A Ready Mixed Concrete, Inc.

Company Profile

- Over 75+ years in business, the company has been around since 1949.
- Headquarters located in Southern California.

Core Business & Service Lines

- Provides ready-mixed concrete products for a wide variety of uses: residential, commercial, infrastructure, patios, driveways, walkways, foundations, etc. [Concrete Company](#)
- Offers specialized concrete products and enhancements: colored concrete, fiber-reinforced mixes, uses of various color or fiber systems (e.g., Davis Color, Increte Systems, Scofield) for aesthetic or functional customization. [Concrete Company](#)
- Also deals in related materials like rock, sand, aggregate supplies. [Concrete Company](#)

Competitive Advantages & Strengths

- **Longevity & Reputation:** Over 70 years in business. That experience translates into established relationships with contractors, builders, municipalities, and repeat clients. [Concrete Company+2National Site Materials+2](#)
- **Family Ownership & Management Stability:** The Caillier family continues leadership roles, enhancing continuity. [National Site Materials+1](#)
- **Quality & Service:** Emphasis on reliability ("you pour it, we'll deliver/pour it"), quality control, "doing jobs others can't," competitive pricing, experienced staff. These help maintain customer loyalty and brand value. [Concrete Company+1](#)
- **Regulatory / Barrier Considerations:** Ready mix / concrete suppliers often require permits, zoning, environmental compliance, access to raw materials. These act as entry barriers for competitors. A&A's long presence gives them advantage. While not explicitly in their site text, this is typical in the industry.

Risk-Mitigating Factors

- **Essential Product:** Concrete is foundational for virtually every type of construction—residential foundations, commercial slabs, infrastructure, etc. Demand tends to track construction cycles, which can offset cyclical risk.
- **Diversified Project Types:** Not dependent on a single project type: they serve residential, commercial, infrastructure, landscaping, decorative concrete. That diversification helps buffer downturns in any one sector.
- **Operational Footprint:** Having multiple locations, a dispatch system, and a fleet allows for flexibility and resilience. [Concrete Company+1](#)

Management & Financial / Organizational Notes

- The company is well known locally; has good brand recognition.

Why A&A Makes a Strong Tenant for Investors

- Long-term stability via decades in business, with established customer base and proven operations.
- Low likelihood of tenant default due to essential nature of the product and diversified clientele.
- Existing invested infrastructure (plants, facilities, fleet) makes relocation or exit expensive—this locks in the tenant for longer leases.
- Family ownership tends to correlate with conservative financial management and willingness to maintain location and operations.
- The property serves an important need with fewer tenant turnover issues, and high barriers for competing properties.

LEASE ABSTRACT

Tenant	A&A Ready Mixed Concrete, Inc.
Address	2415 E Washington Blvd, Los Angeles, CA 90021
Term	5 Year
Rent Commencement	February 14, 2025
Lease Expiration	February 13th, 2030 (Original Term Expiration)
Renewal Options	Three 1-Year Options at 2.5% Annual Increase Each
Rental Increases	2.5% Annual Increases
Lease Type	Absolute NNN Lease, with Tenant Responsible for all Taxes, Insurance, and Maintenance

Tenant & Landlord Responsibilities	REAL ESTATE TAXES	Tenant is Responsible for All Taxes
	INSURANCE	Tenant is Responsible for All Insurance Costs
	REPAIR & MAINTENANCE	Tenant is Responsible for All Repairs & Maintenance
	LANDLORD RESPONSIBILITIES	None
	RIGHT OF FIRST REFUSAL	None



For More Information,
Please Contact

Miles Solomon

Senior Vice President & Land Specialist
msolomon@lee-associates.com
949.532.8609
LIC NO 02099423



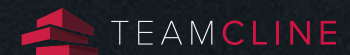
2415 E WASHINGTON BLVD

LOS ANGELES • CA 90021

Lee & Associates | Downtown Los Angeles
CORP ID 02174865

1201 N Main St
Los Angeles, CA 90012

323.922.3832



LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM

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.