

HOLLYWOOD AUTOMOTIVE WAREHOUSE



Major Price Reduction!

11,954± SF Building on 11,954± SF of Land
1925 Wilcox Ave, Los Angeles, CA 90068

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
OFFERING MEMORANDRUM

1925 WILCOX AVENUE
LOS ANGELES, CA 90068

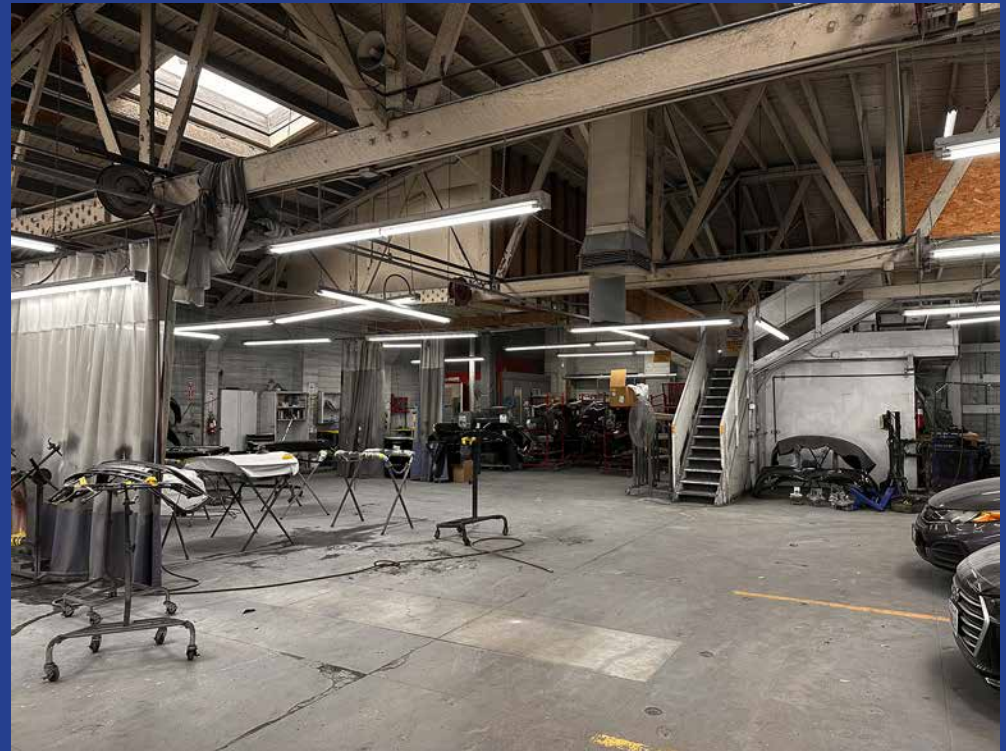
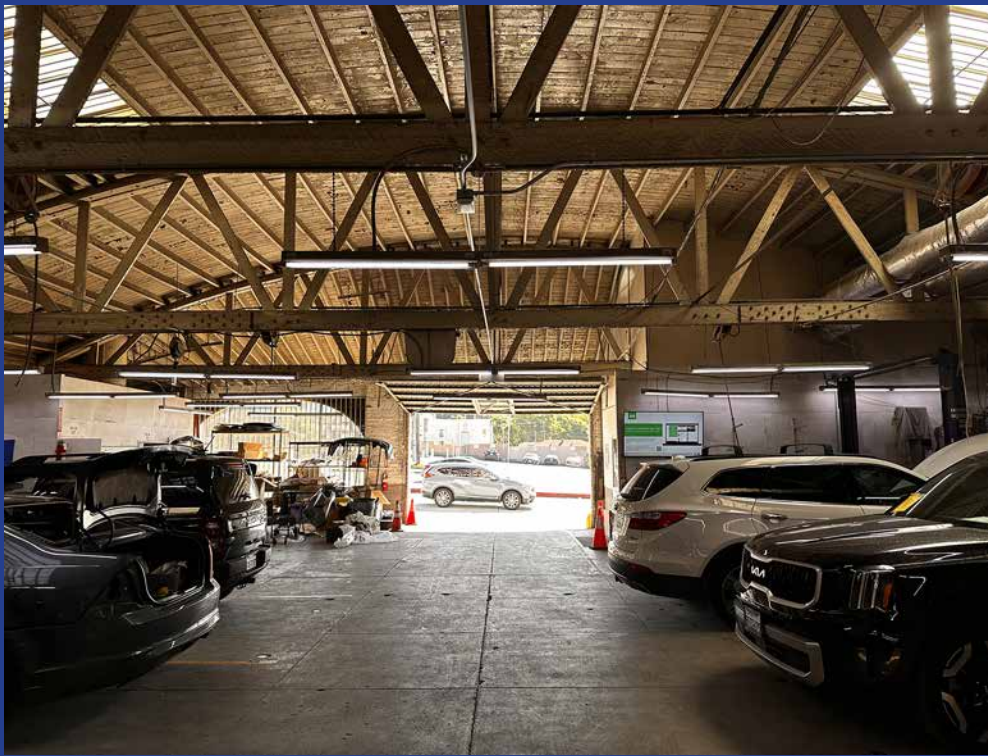
Property Details

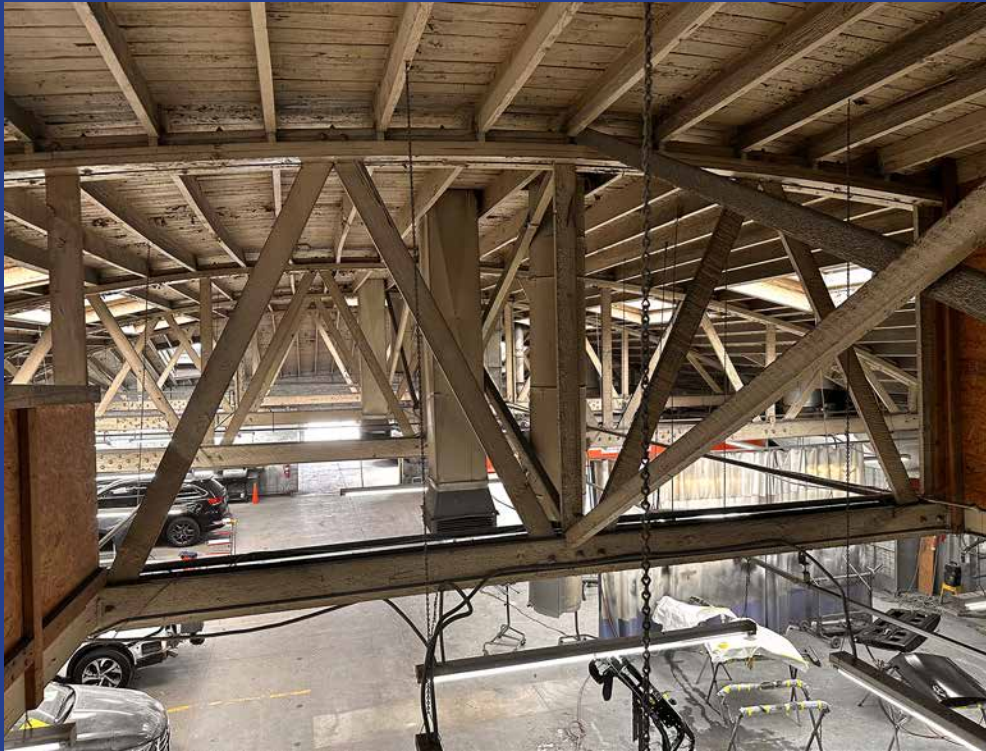
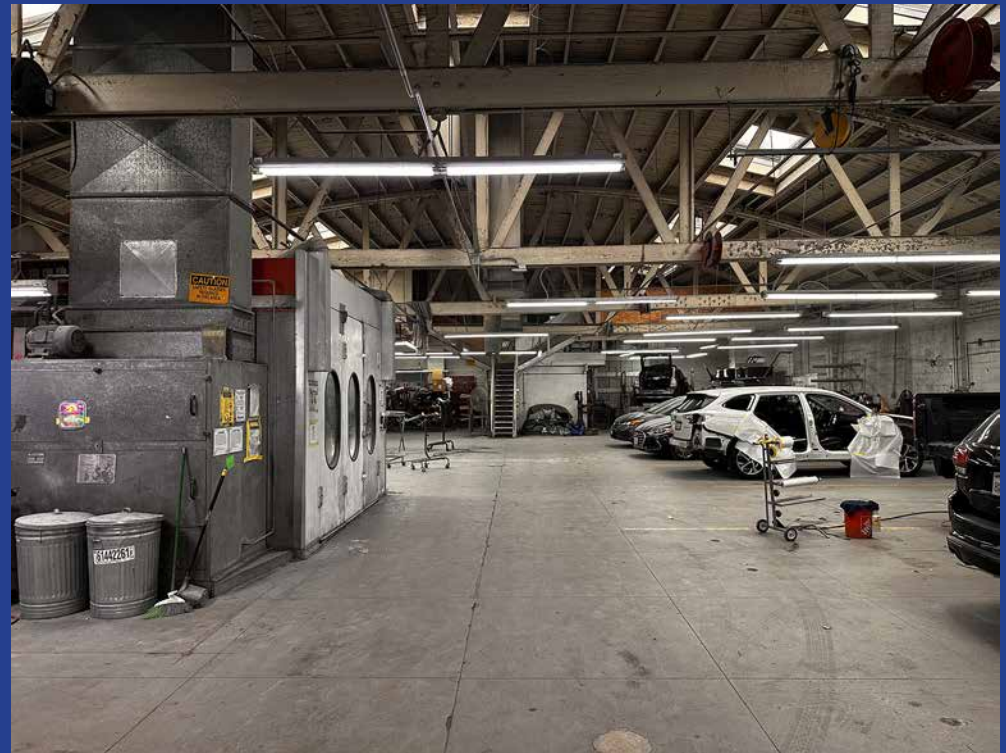
Building Area	11,954± SF
Stories	One
Office Area	200± SF
Land Area	11,954± SF
Construction	Masonry
Year Built	1928
Warehouse Clear Height	12'±
Power	100 Amps
Paint Booth	Yes
Storage Mezzanine	Yes
Traffic Count	29,785 Vehicles Per Day (2022)
Zoning	LA [Q]R4-1VL
APN	5575-002-020
TOC	Tier 3
Opportunity Zone	No

Property Highlights

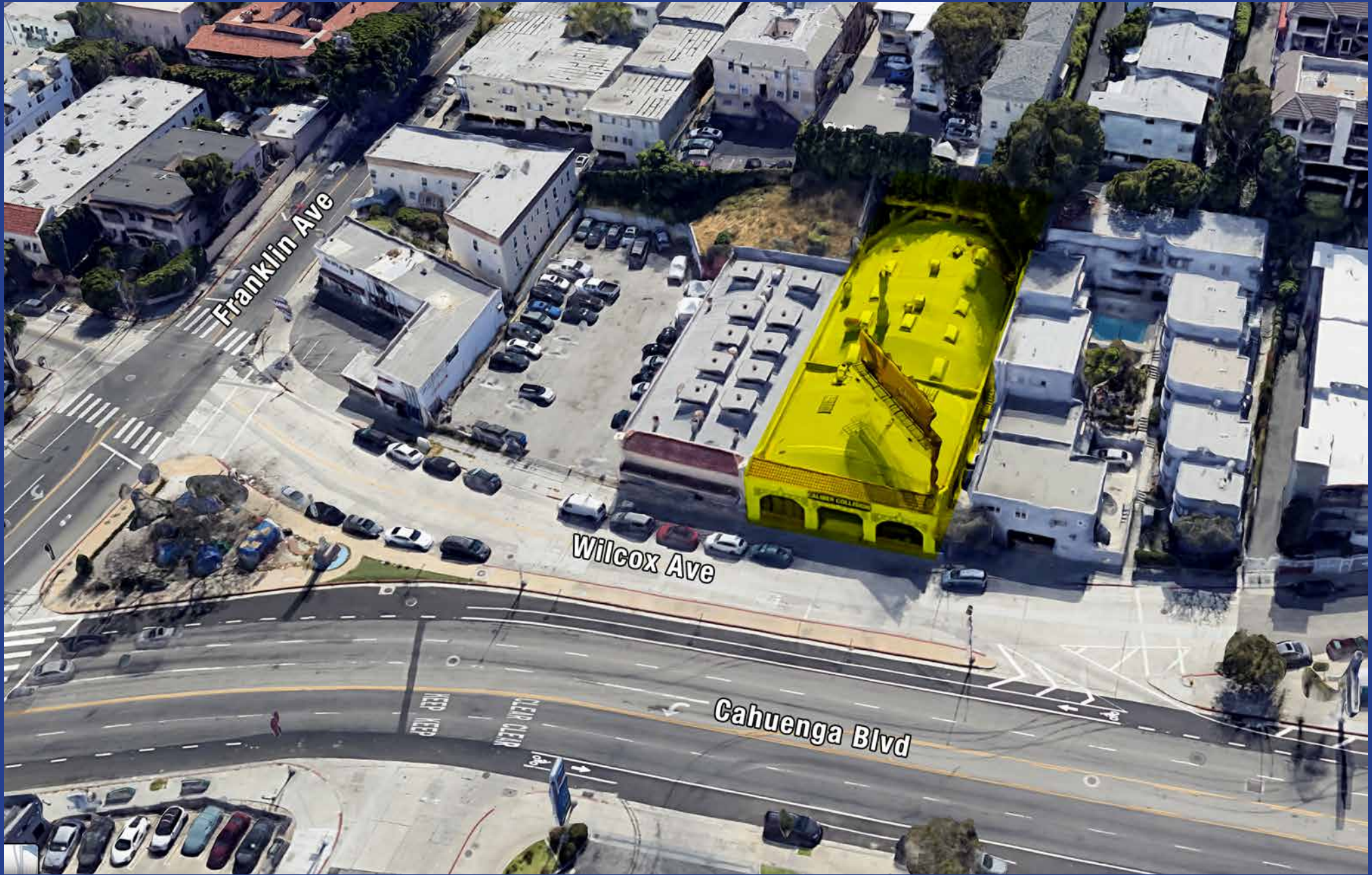
- Red brick, bow truss warehouse facility
- Currently used for auto repair
- Possible value-add purchase opportunity
- Great location where Wilcox and Cahuenga intersect
- ½-block south of the Hollywood (101) Freeway
- ½-block north of Franklin Avenue
- Just minutes from numerous Hollywood amenities!
- Current tenant is Caliber Collision (no lease)
- Includes spray paint booth
- Current billboard income = \$1,500 per month
- Possible gated parking for 20 vehicles one building to the south (call broker for details)

Sale Price Reduced! ~~\$4,950,000~~ \$4,450,000
(\$372.26 Per SF)

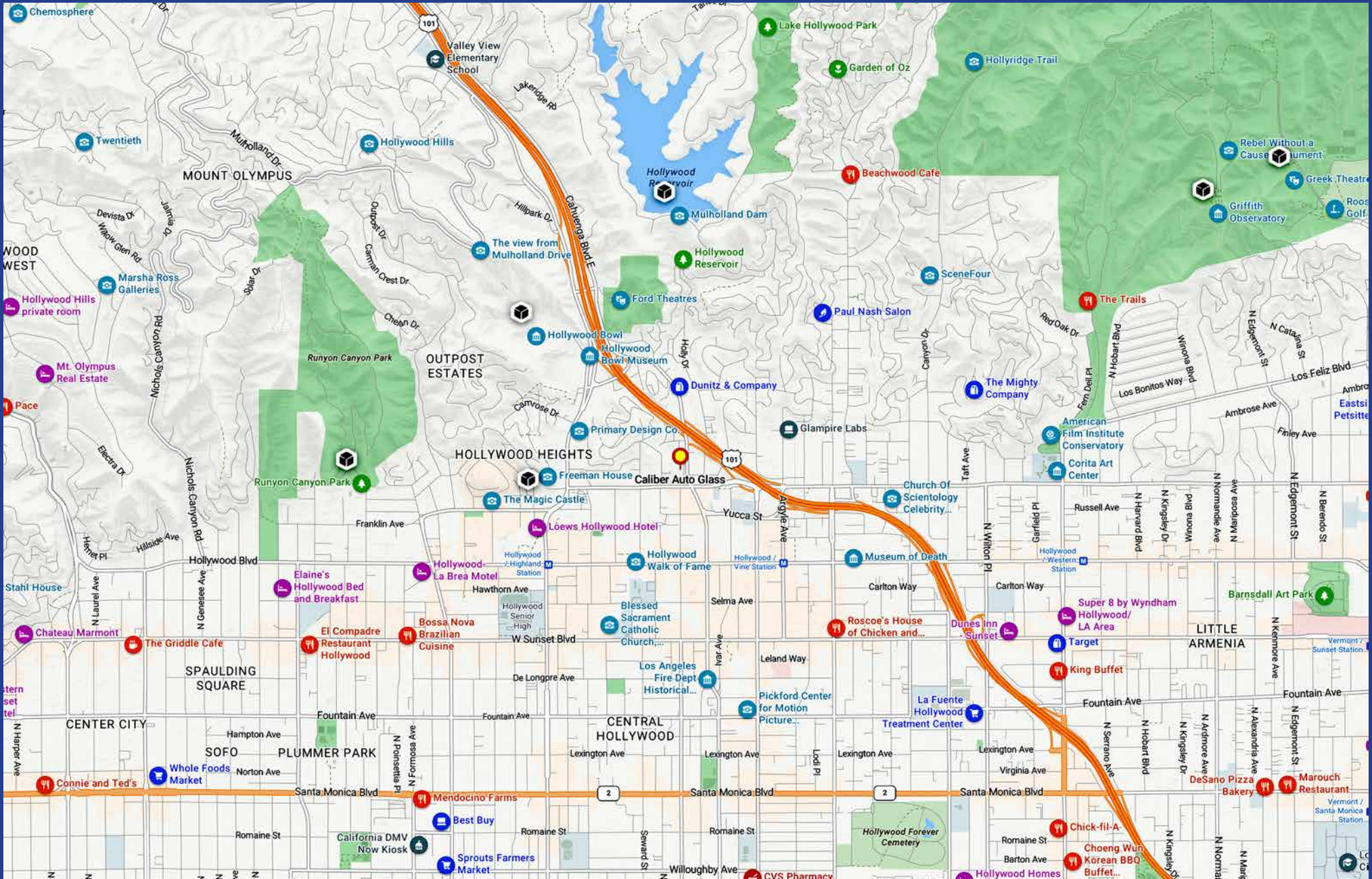




Aerial Photo



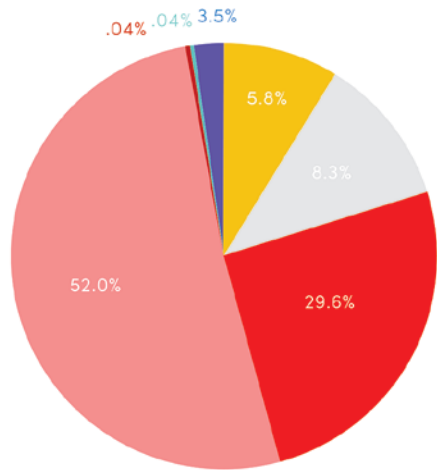
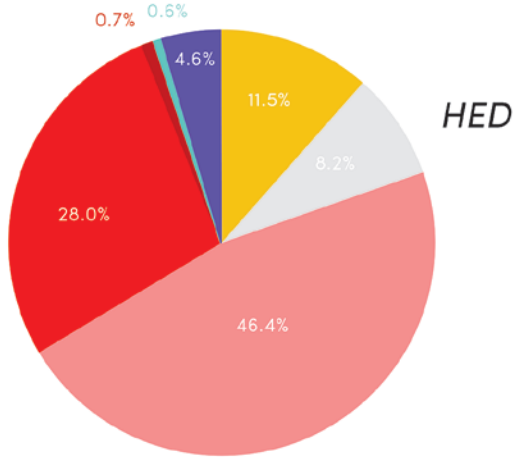
Area Map



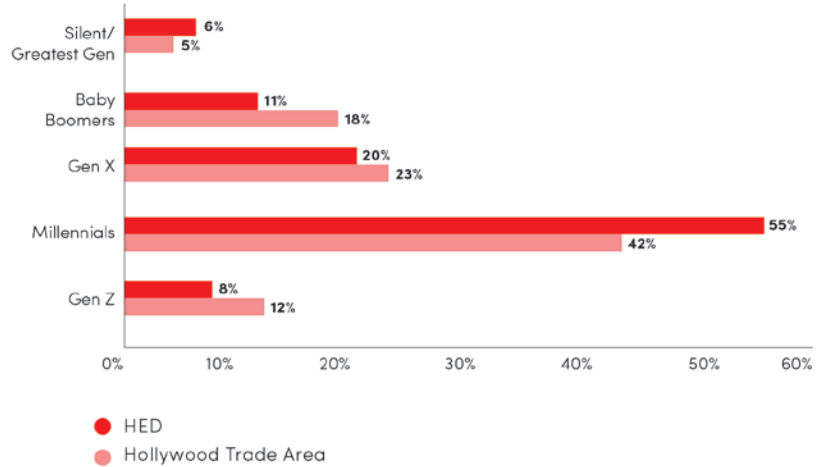
Hollywood Demographics

Race & Ethnicity

- Black
- Asian
- Hawaiian
- White
- Hispanic or Latino
- American Indian
- Single Race Other
- Two or More Races Other



Generations



55% Millennials make up 55% of the population in the HED compared to 36% in Los Angeles as a whole.

Educational Attainment

50%

People over age 25 with a Bachelor's degree or higher in the HED and Hollywood Trade Area residents

Hollywood Trade Area Enrollment Numbers

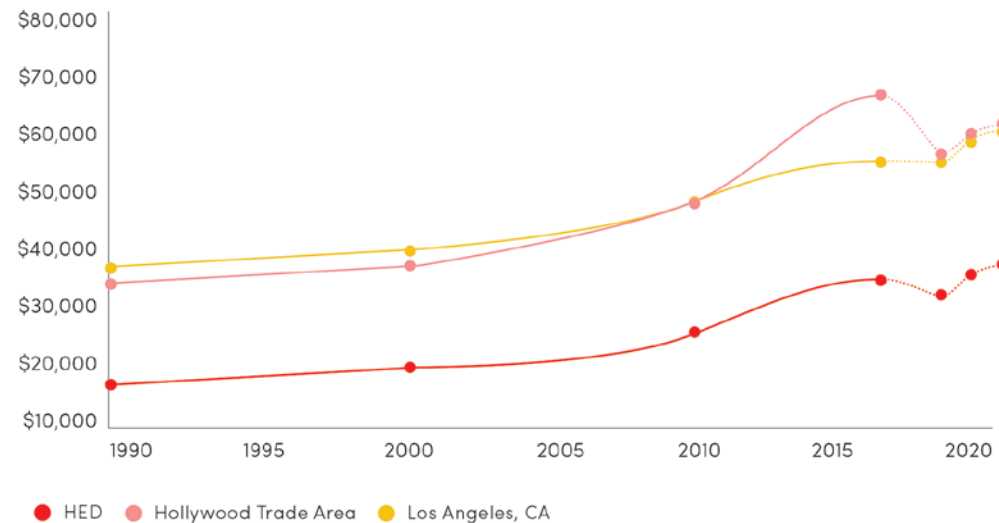
K-12: Public/Private

10,500

Post-Secondary

7,500

Household Incomes

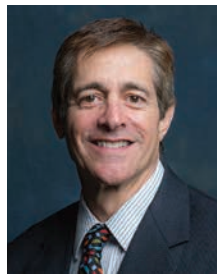


1925 Wilcox Avenue
Los Angeles, CA 90068

11,954± Sq.Ft. Building
11,954± Sq.Ft. of Land

Automotive Warehouse
Purchase Opportunity

Sale Price Slashed!
Seller Very Motivated!



Exclusively offered by

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