

# FOR SALE OR LEASE

## Hollywood Automotive Warehouse

*Only \$1.25/SF!*



*Now Vacant!*

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

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists  
OFFERING MEMORANDRUM

1925 WILCOX AVENUE  
LOS ANGELES, CA 90068

## Property Details

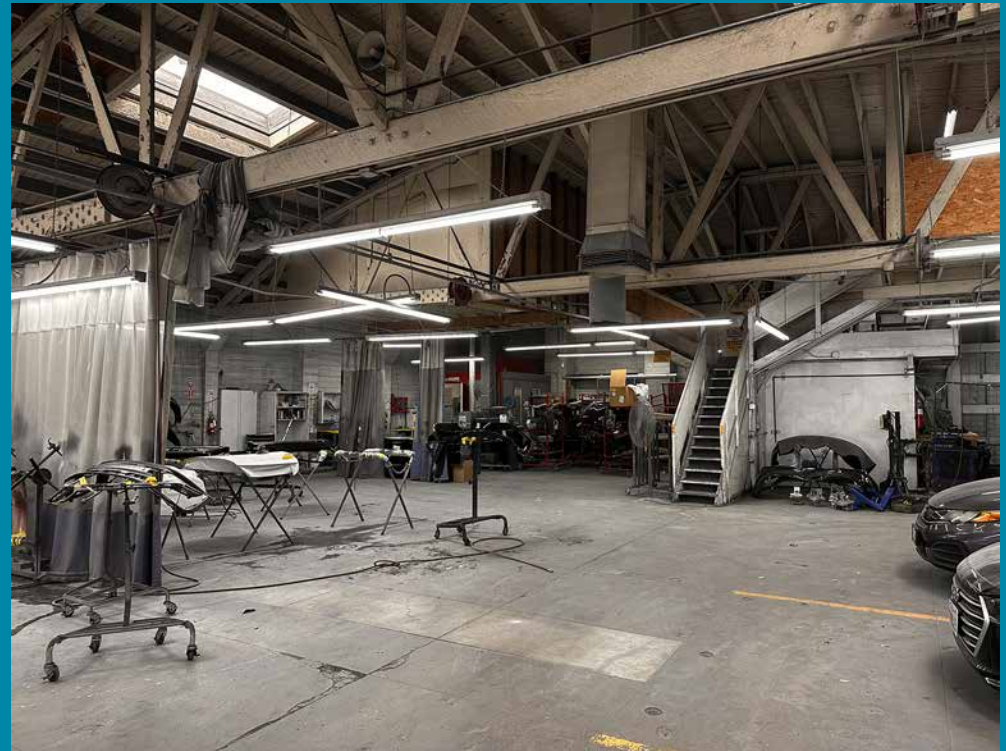
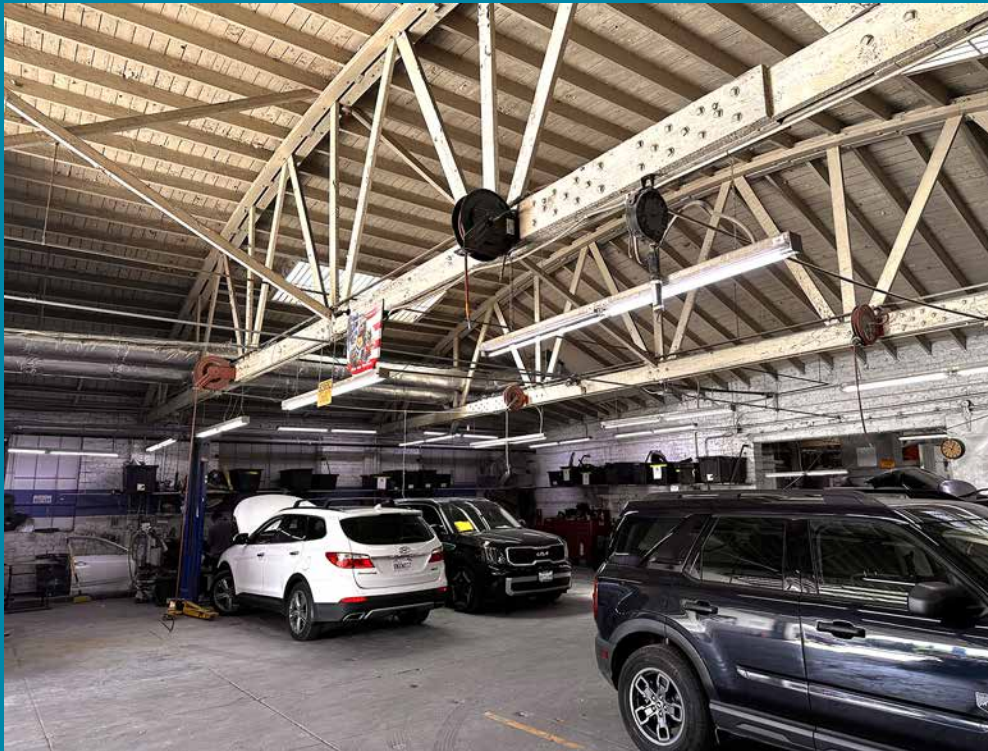
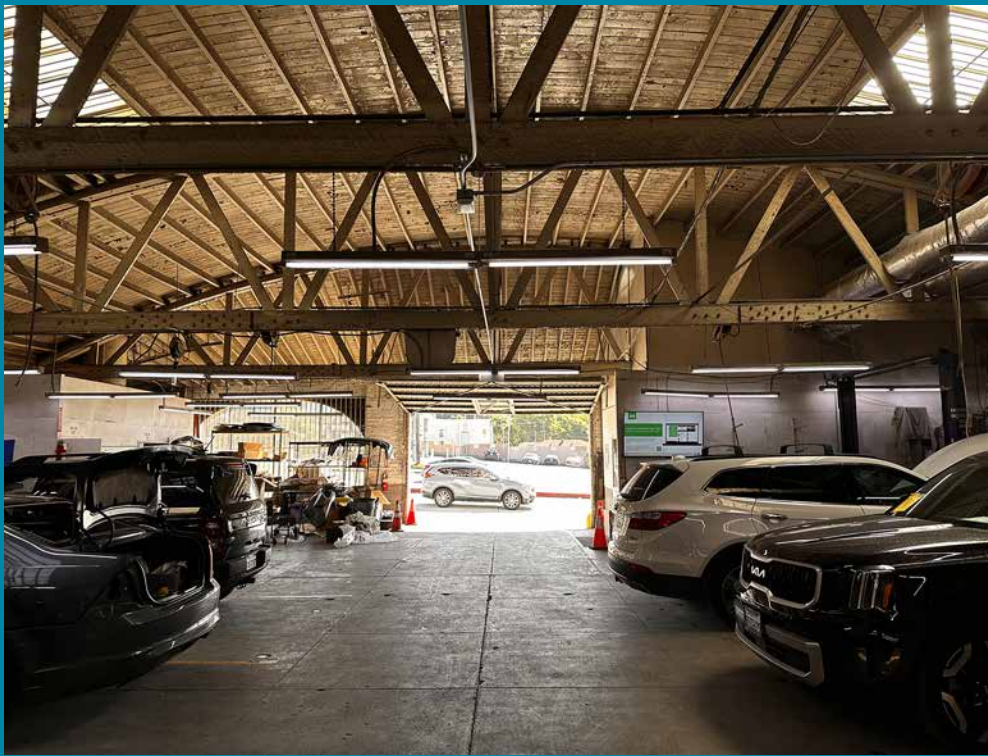
Building Area	±11,954 SF
Stories	One
Office Area	±200 SF
Land Area	±11,954 SF
Construction	Masonry
Year Built	1928
Warehouse Clear Height	±12'
Power	100 Amps
Paint Booth	Yes
Storage Mezzanine	Yes
Traffic Count	29,785 Vehicles Per Day (2022)
Zoning	LA [Q]R4-1VL
APN	5575-002-020
TOC	Tier 3
Opportunity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

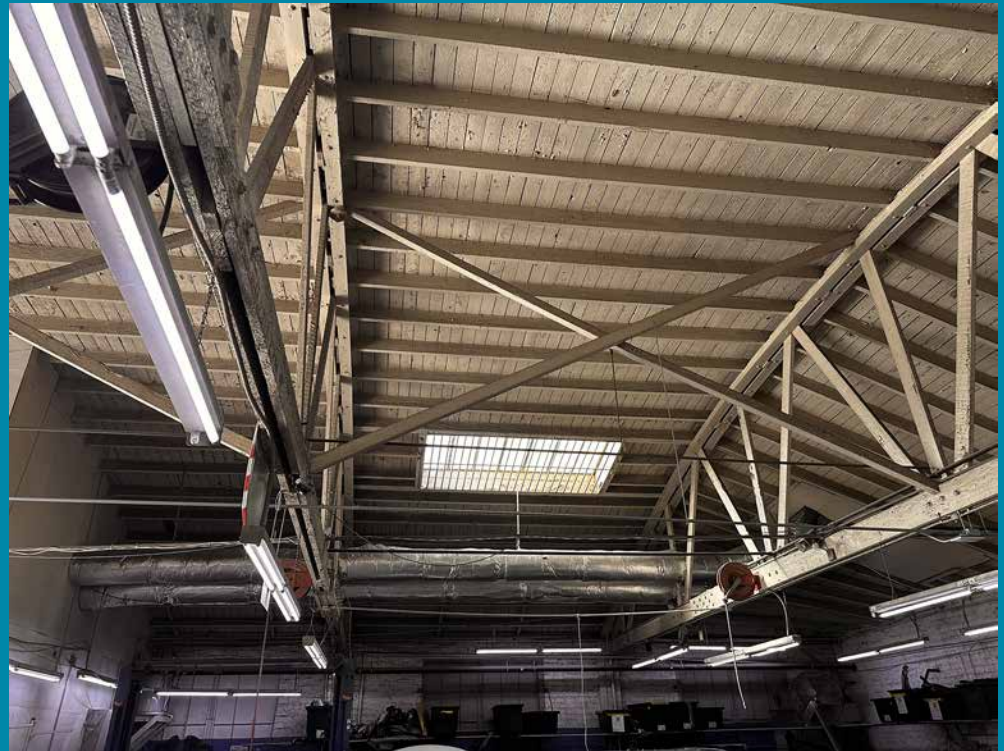
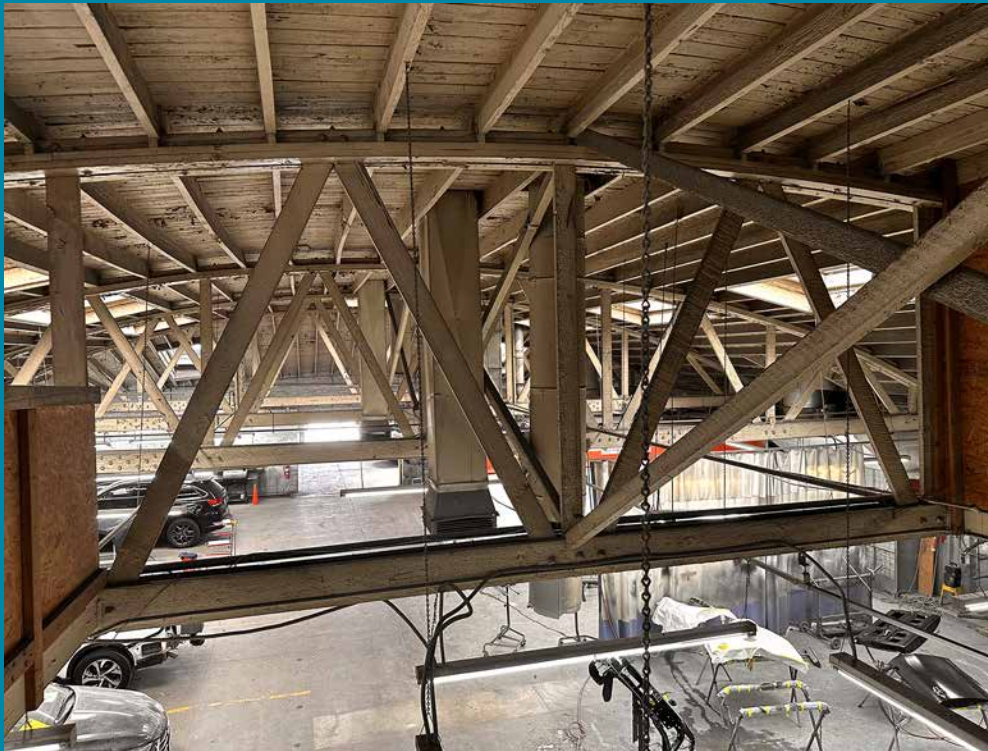
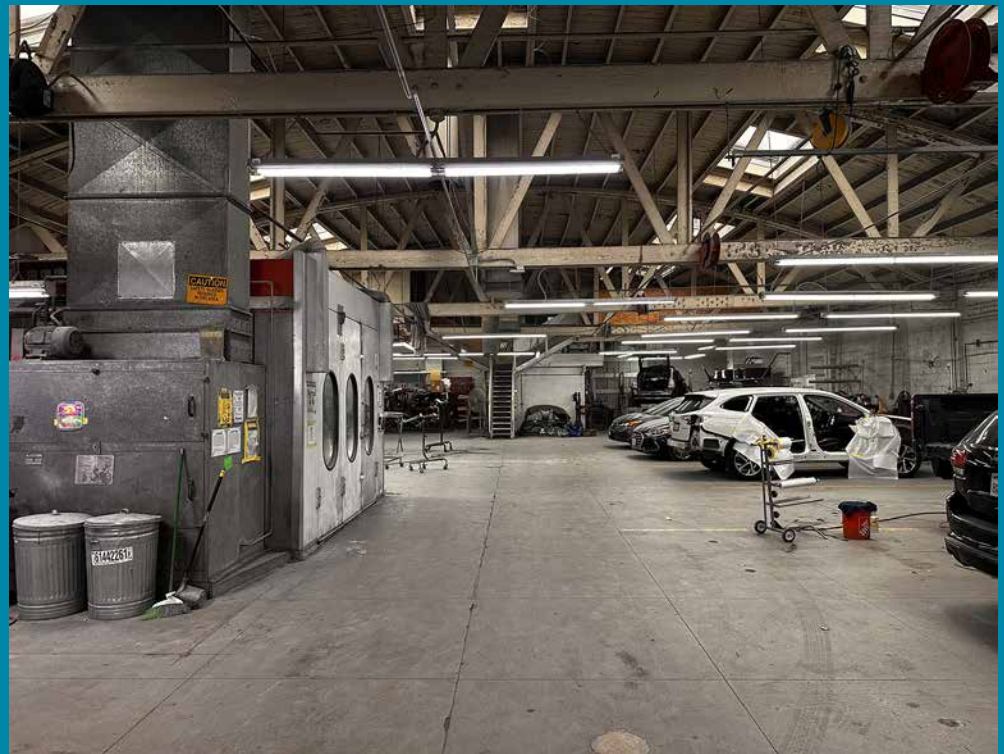
## Property Highlights

- Red brick, bow truss warehouse facility
- Formerly Caliber Collision (for the past 50 years)
- Includes spray paint booth
- Possible value-add purchase opportunity
- Great location where Wilcox and Cahuenga intersect
- 1/2-block south of the Hollywood (101) Freeway
- 1/2-block north of Franklin Avenue
- Just minutes from numerous Hollywood amenities!
- Current billboard income = \$2,500 per month

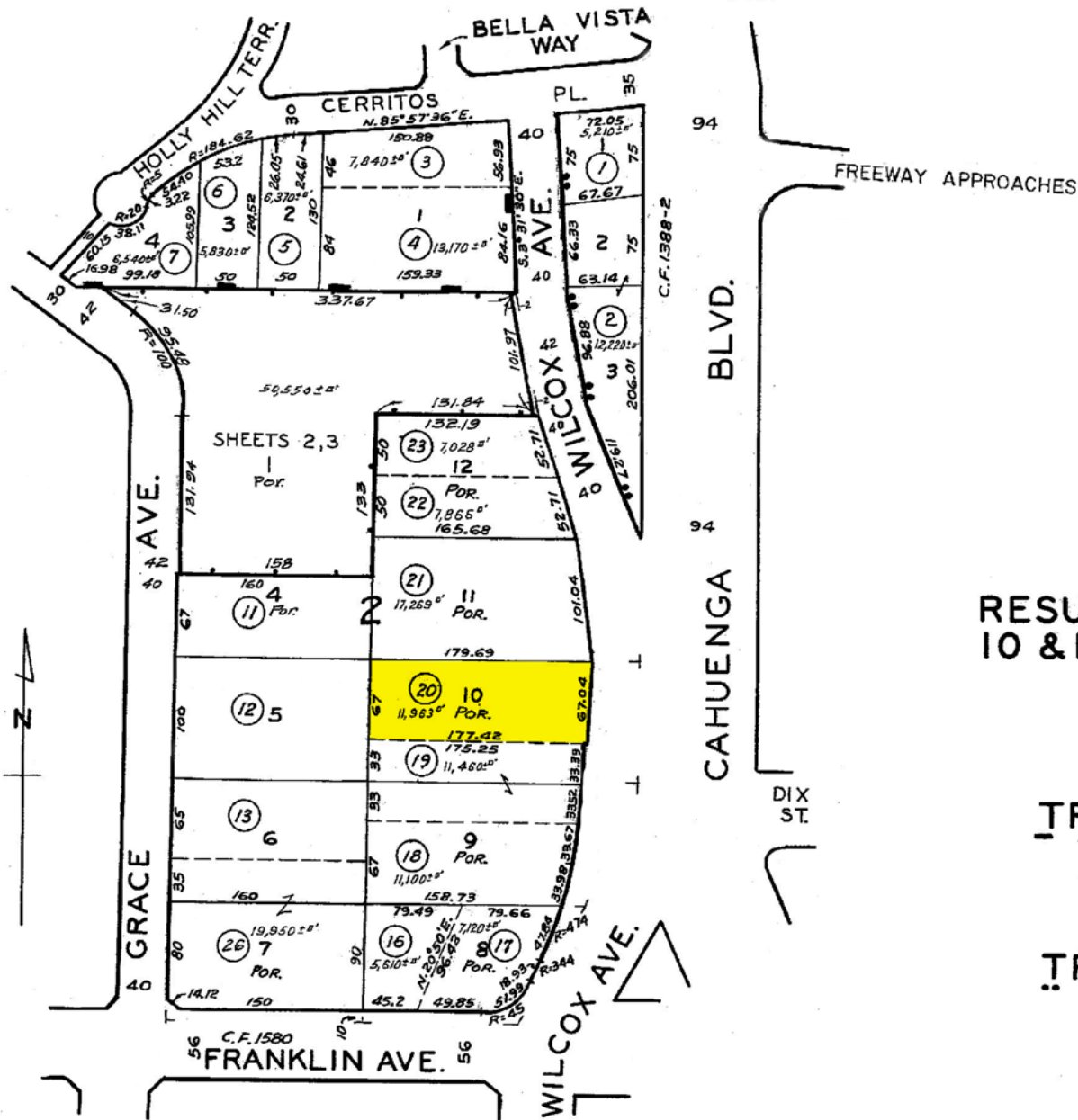
**Sale Price: \$5,400,000 (\$451.73 Per SF)**

**Lease Rental: \$15,000 Per Month (\$1.25 Per SF)**  
**Term: 4 Years**





# Plat Map



## RESUBDIVISION OF BLOCKS 10 & 11 HOLLYWOOD OCEAN VIEW TRACT

M.B. 2-78

TRACT NO. 4539

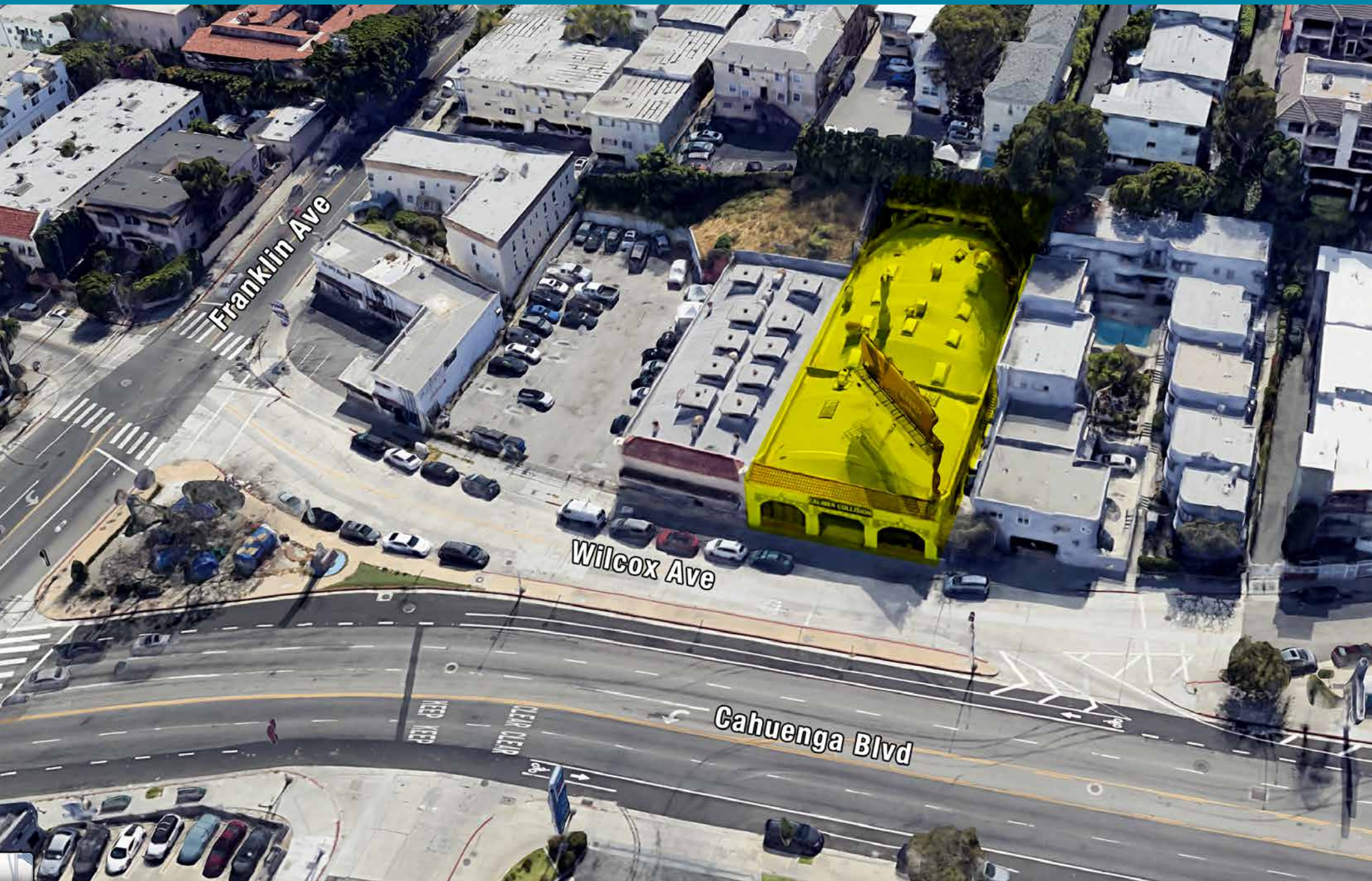
M.B. 53-61-62

TRACT NO. 1785

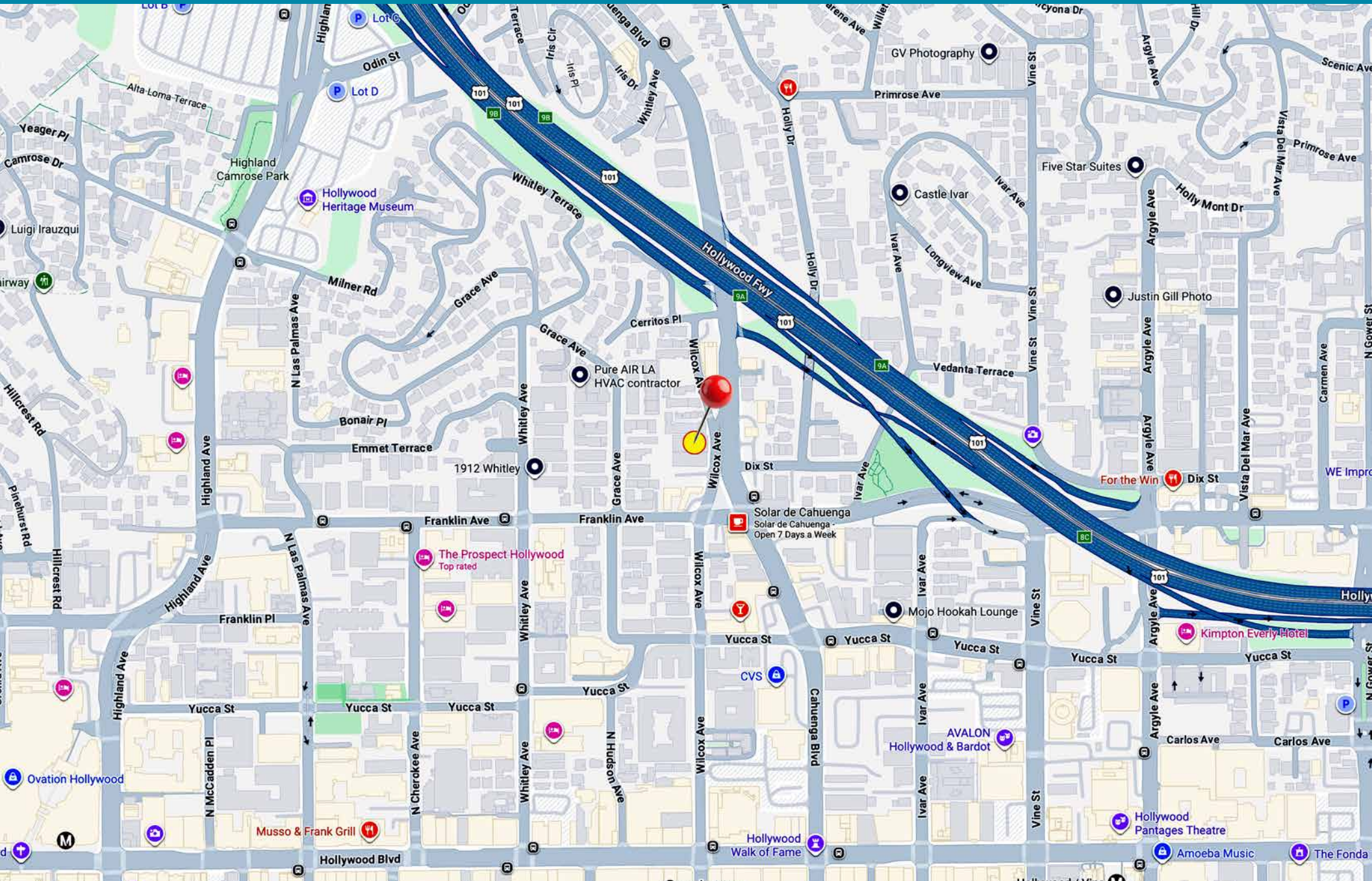
M.B. 21-200

CONDOMINIUM

# Aerial Photo



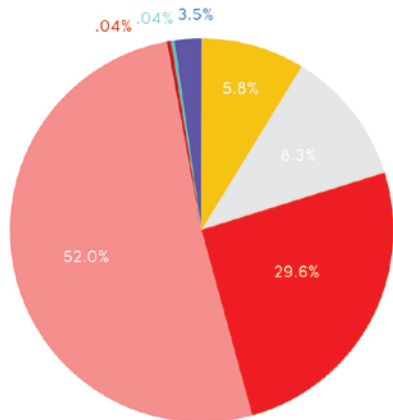
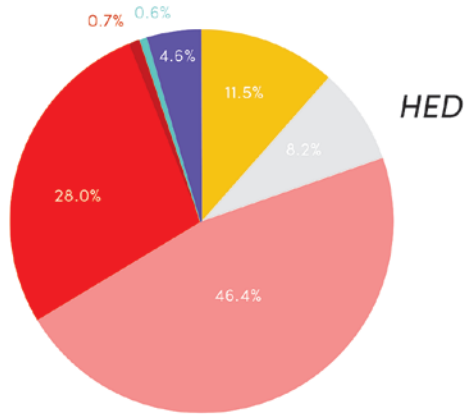
# Area Map



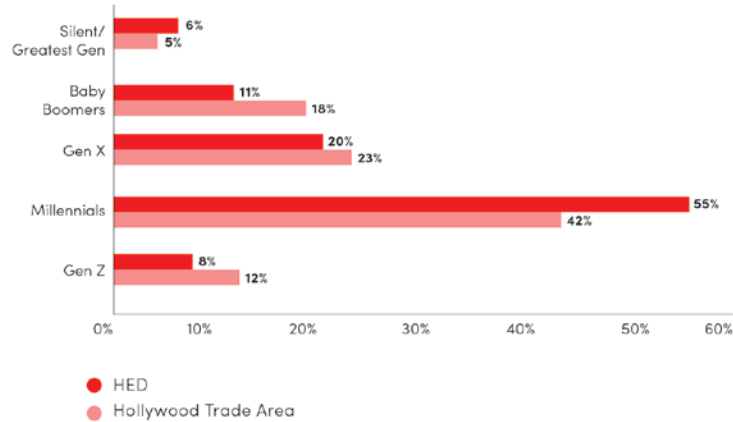
# Hollywood Demographics

## 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

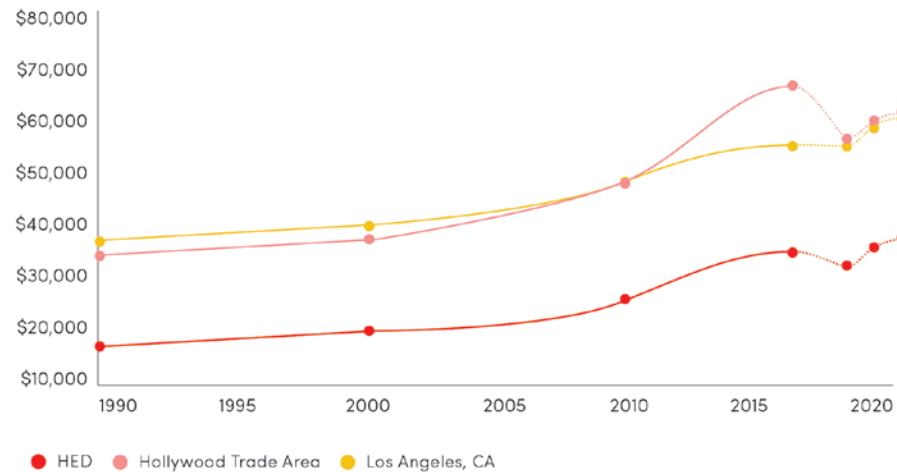
K-12: Public/Private

**10,500**

Post-Secondary

**7,500**

## Household Incomes



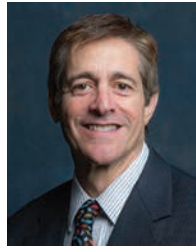
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11,954± Sq.Ft. of Land

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Sale or Lease Opportunity



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