

FOR SALE OR LEASE

Hollywood Facility | Warehouse, Flex, Body Shop, Etc.

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

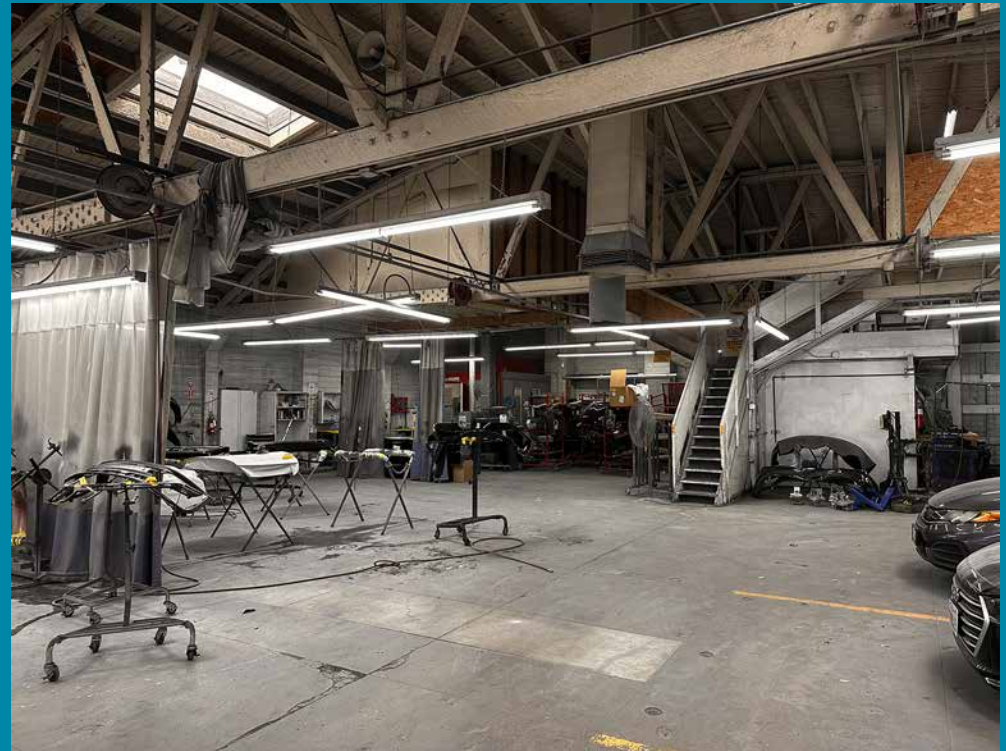
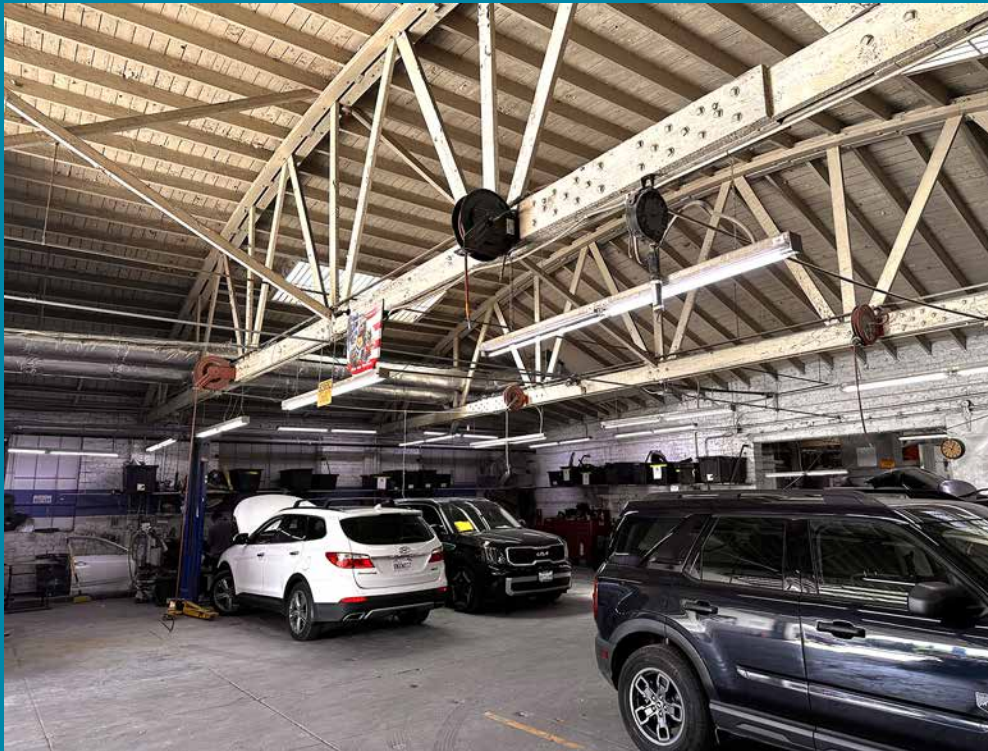
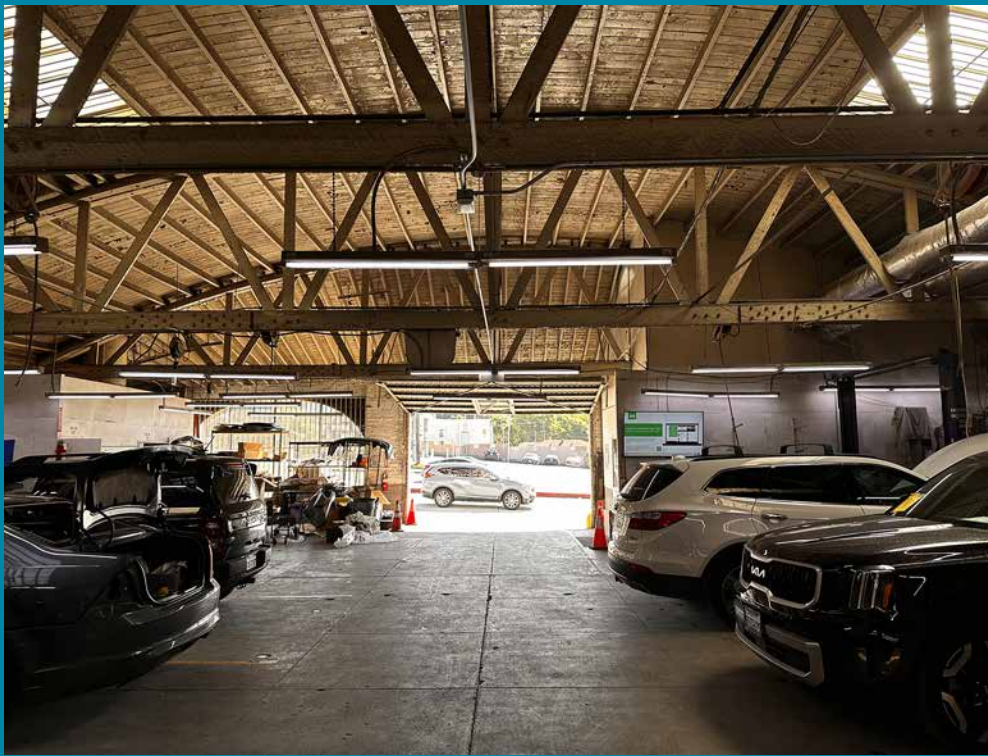
- Red brick, bow truss warehouse facility
- Formerly Caliber Collision (for the past 50 years)
- Includes spray paint booth
- Great for warehouse, flex, auto body shop, etc.
- Possible value-add purchase opportunity
- Great location where Wilcox and Cahuenga intersect
- 1/2-block south of the Hollywood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

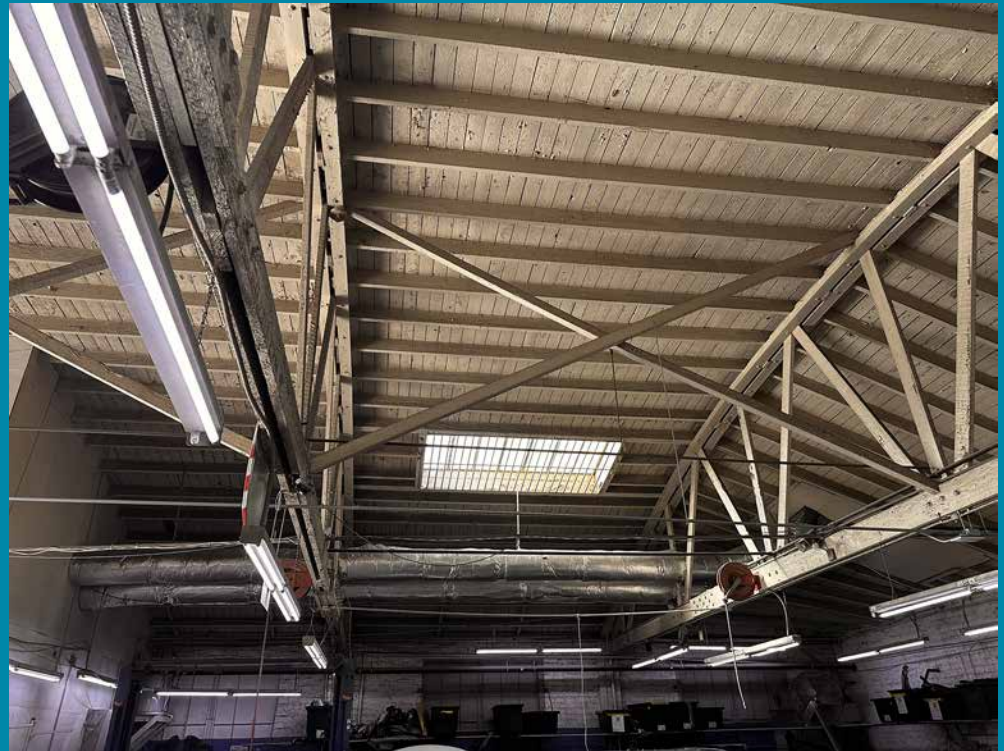
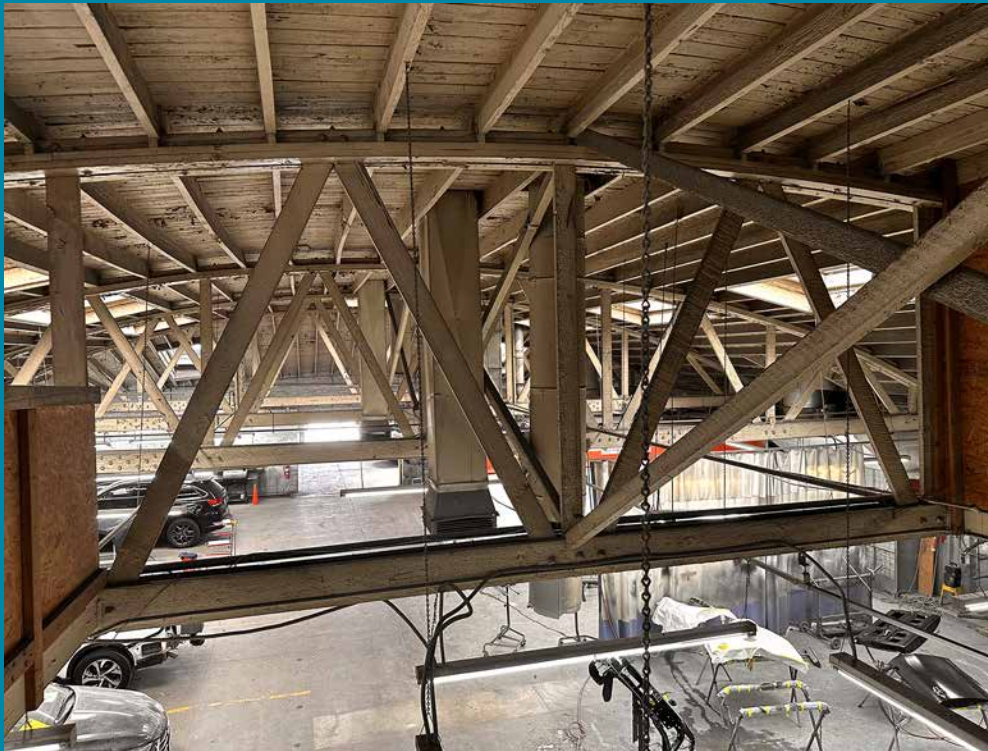
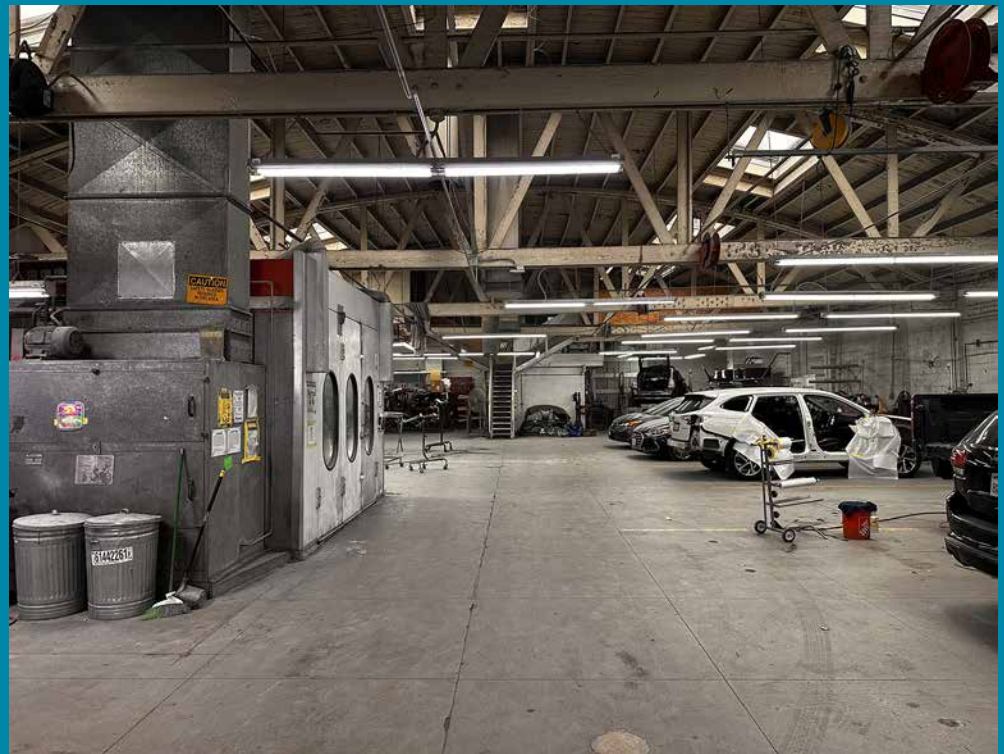
Sale Price: \$5,400,000 (\$451.73 Per SF)

Lease: \$15,000 Per Month (\$1.25 Per SF NNN)

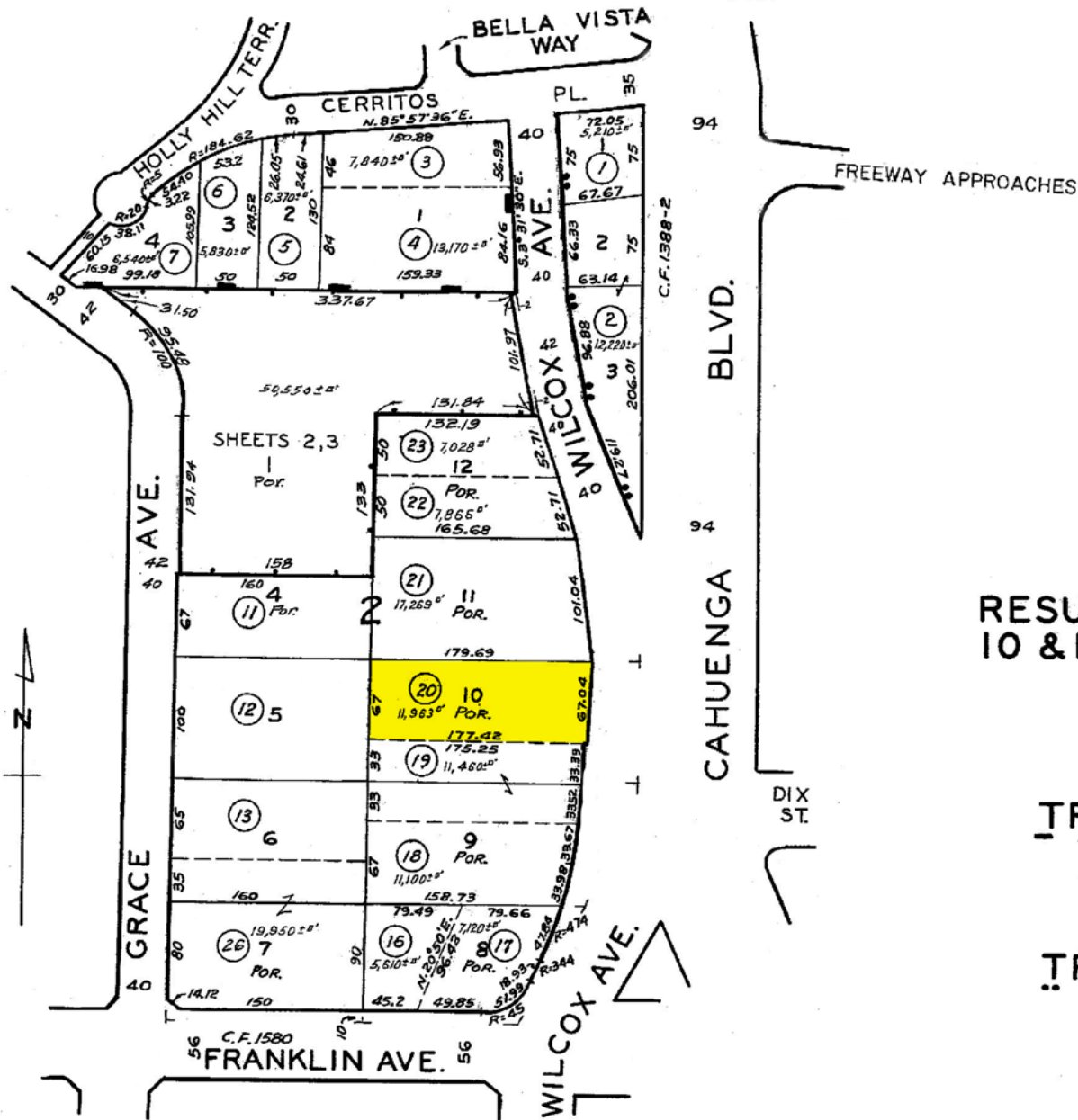
NNN = \$0.21 Per SF Per Month

Term: 4 Years





Plat Map



RESUBDIVISION OF BLOCKS 10 & 11 HOLLYWOOD OCEAN VIEW TRACT

M.B. 2-78

TRACT NO. 4539

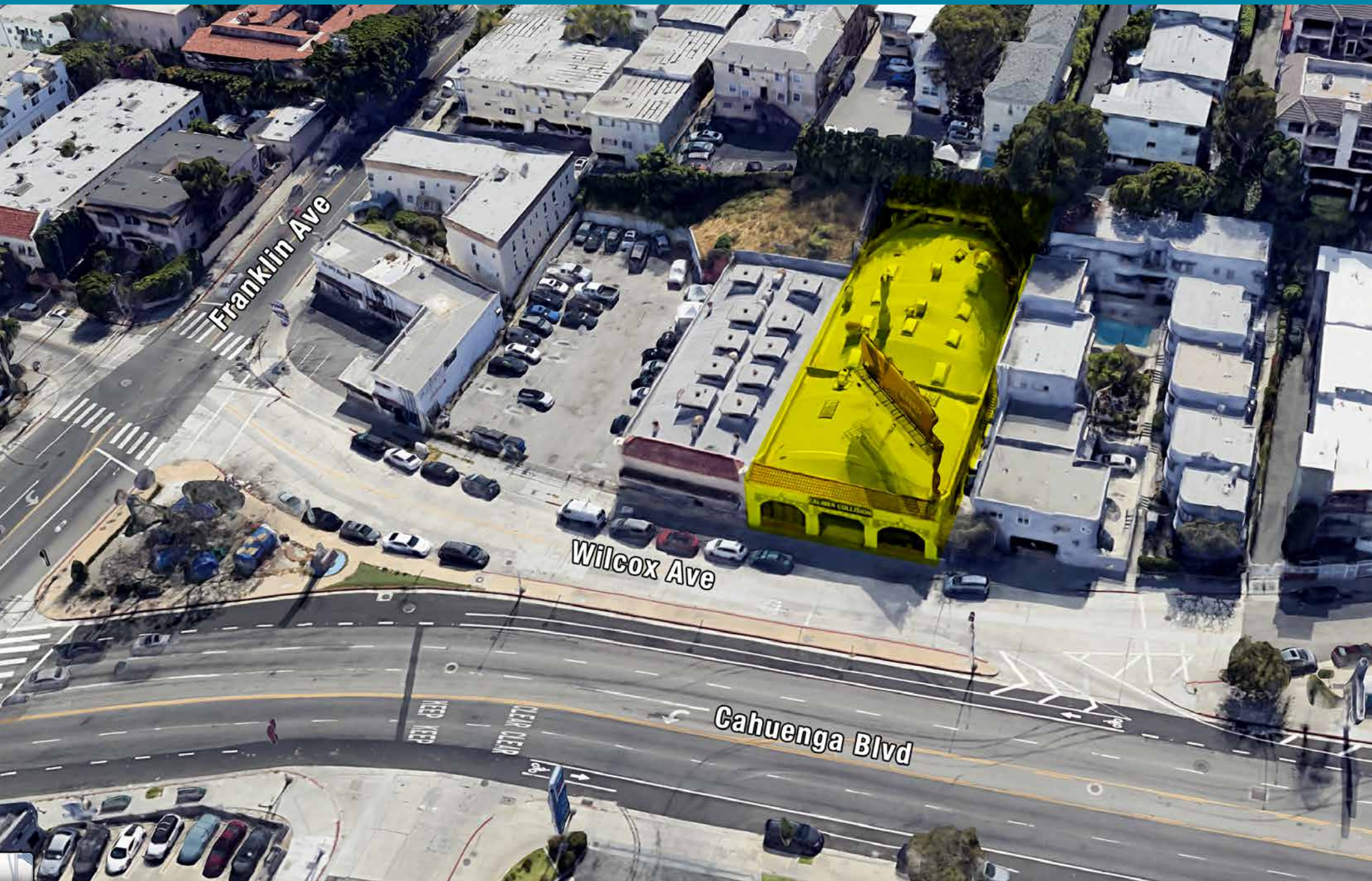
M.B. 53-61-62

TRACT NO. 1785

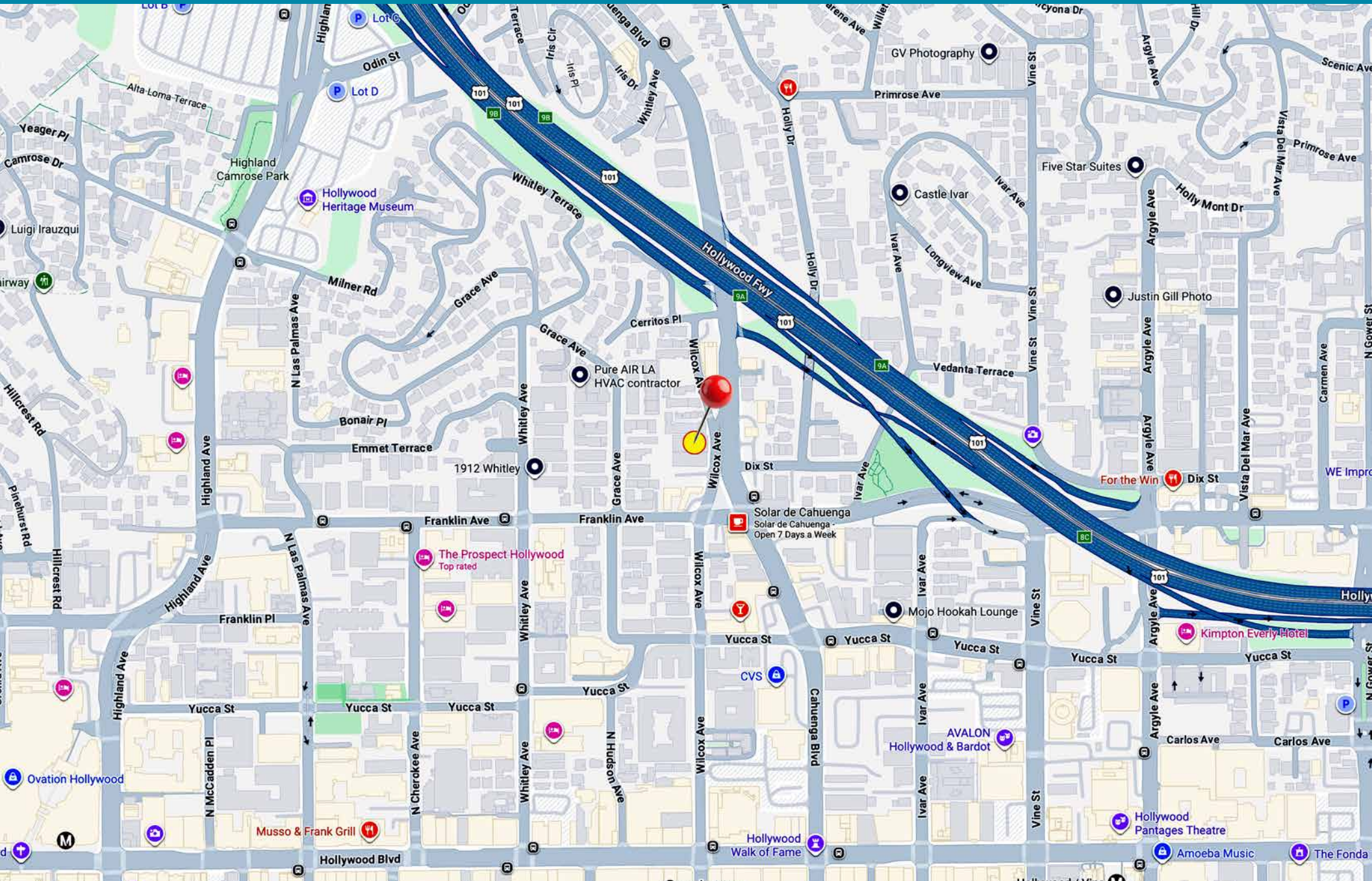
M.B. 21-200

CONDOMINIUM

Aerial Photo



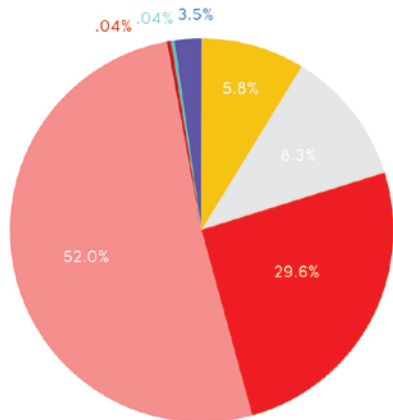
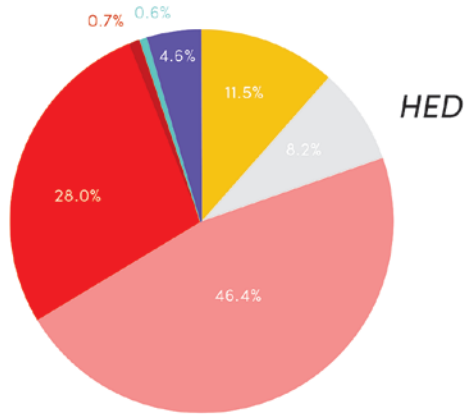
Area Map



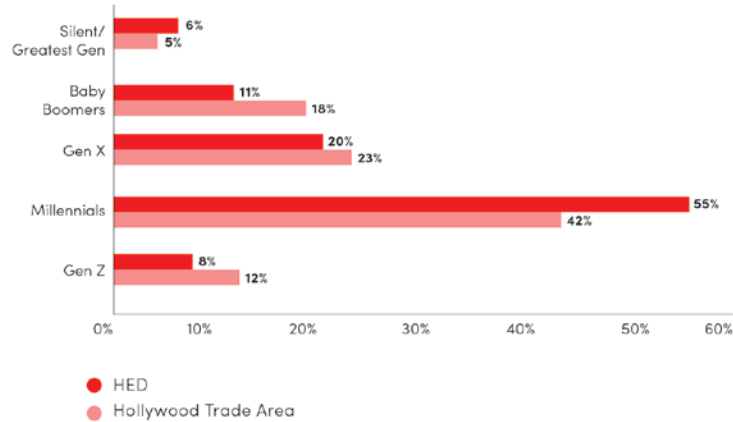
Hollywood Demographics

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

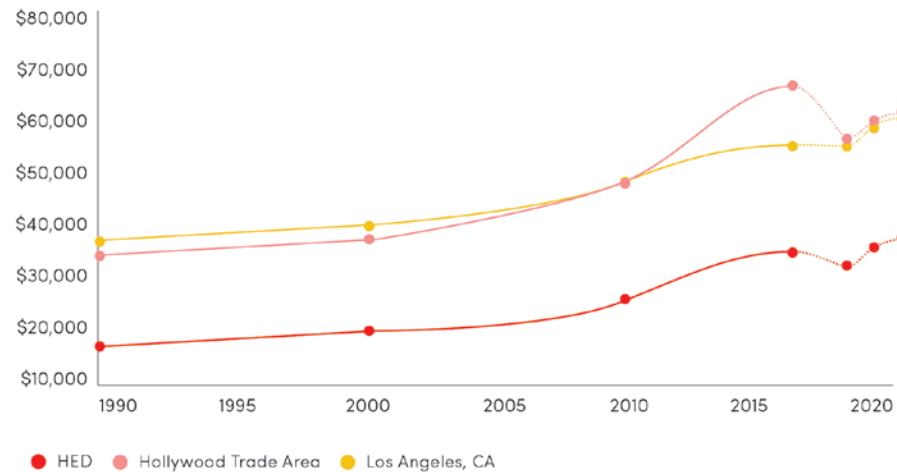
K-12: Public/Private

10,500

Post-Secondary

7,500

Household Incomes



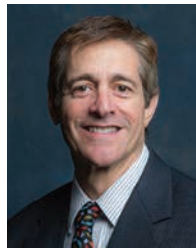
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Sale or Lease Opportunity



— Exclusively offered by —



Jeff Luster

CEO

213.747.4152 office

213.804.3013 mobile

jeff@majorproperties.com

Lic. 00636424



Rene Mexia

Senior Associate

213.747.4155 office

213.446.2286 mobile

rene@majorproperties.com

Lic. 01424387

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