

# HOLLYWOOD AUTOMOTIVE WAREHOUSE



***\$1,650,000 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

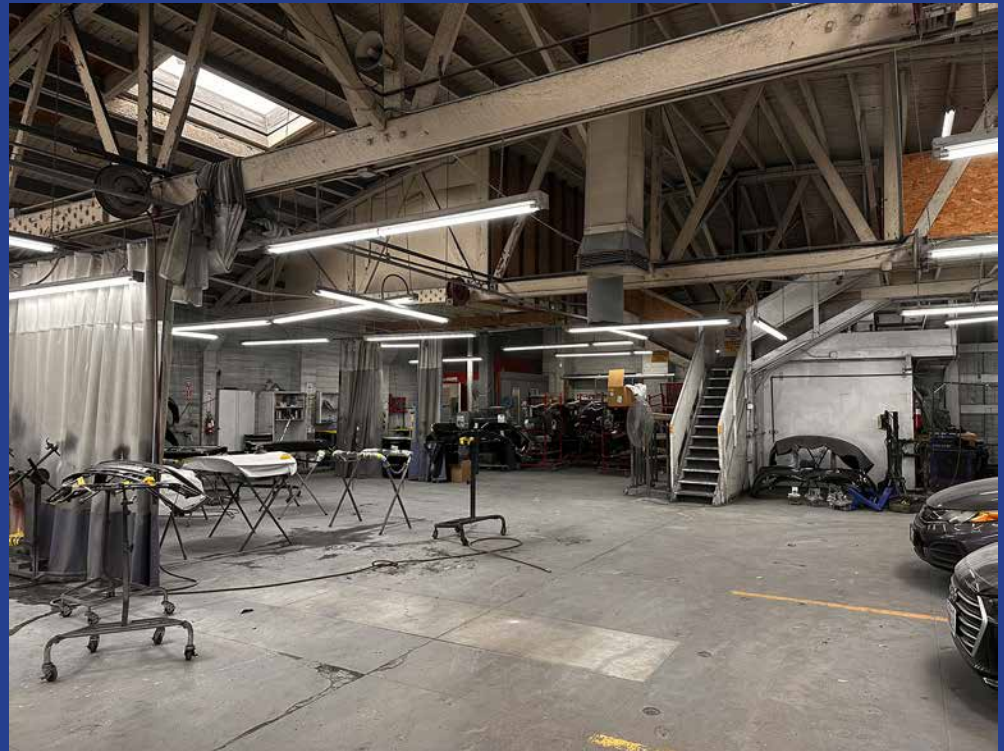
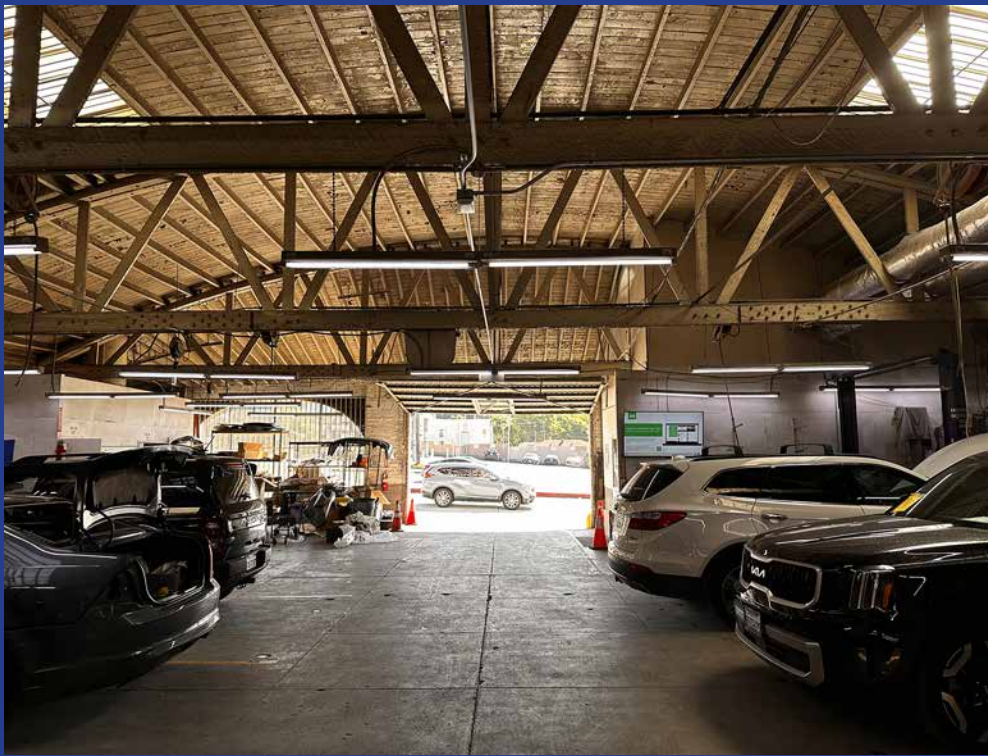
## Property Details

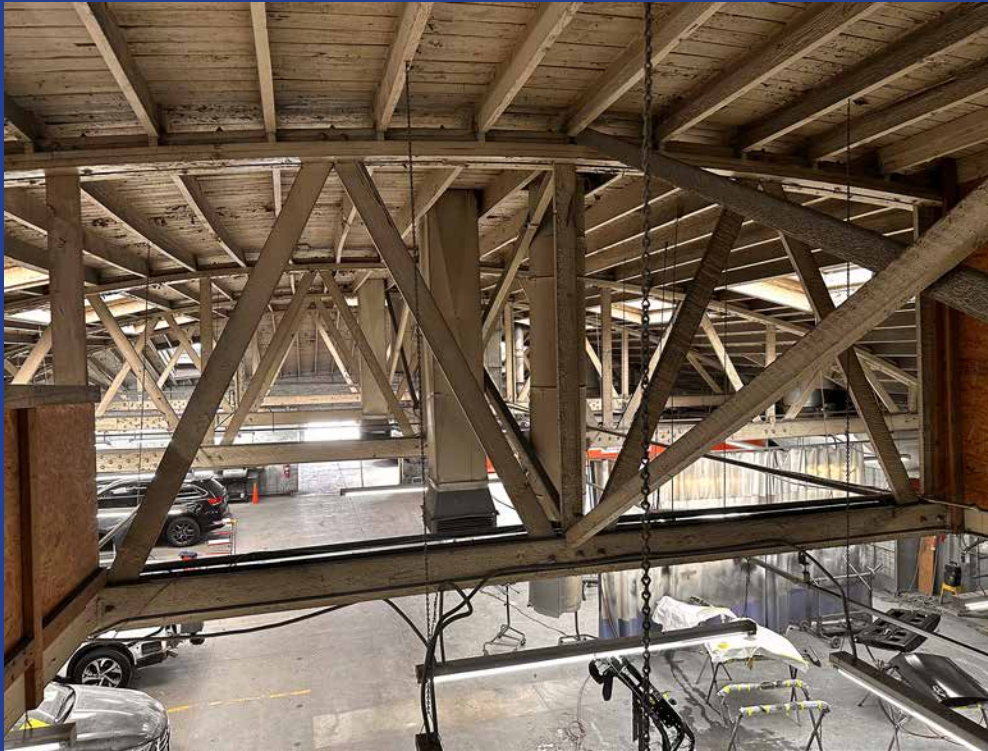
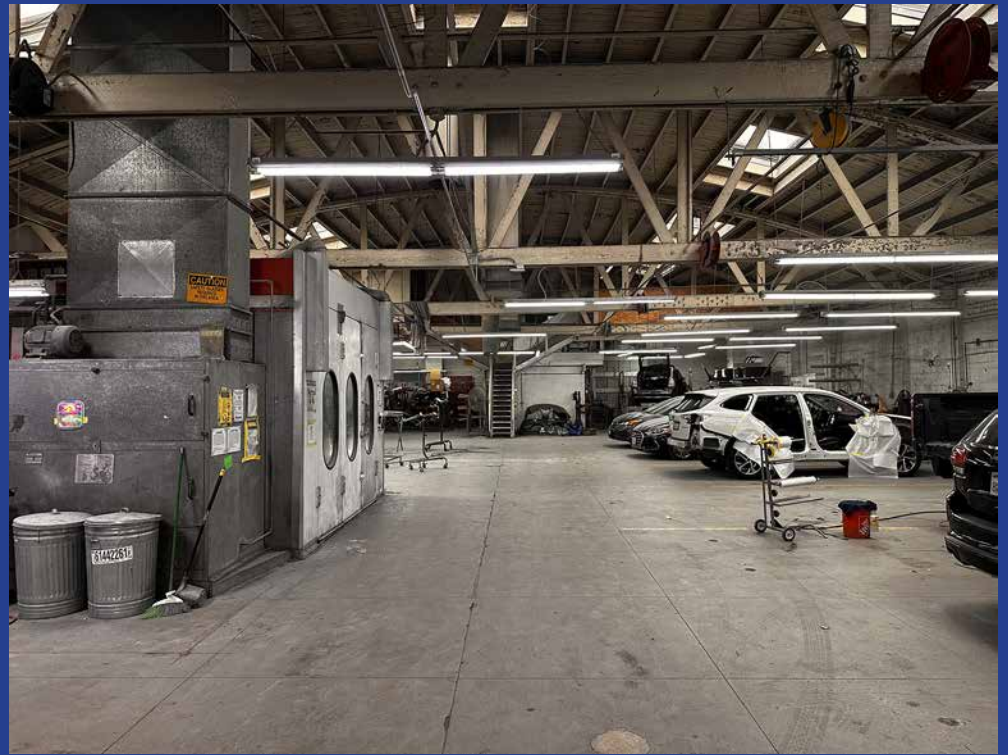
Building Area	11,954± SF
Stories	One
Office Area	200± SF
Land Area	11,954± SF
Construction	Masonry
Year Built	1928
Warehouse Clear Height	12'±
Power	100 Amps
Paint Booth	Yes
Storage Mezzanine	Yes
Traffic Count	29,785 Vehicles Per Day (2022)
Zoning	LA [Q]R4-1VL
APN	5575-002-020
TOC	Tier 3
Opportunity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

## Property Highlights

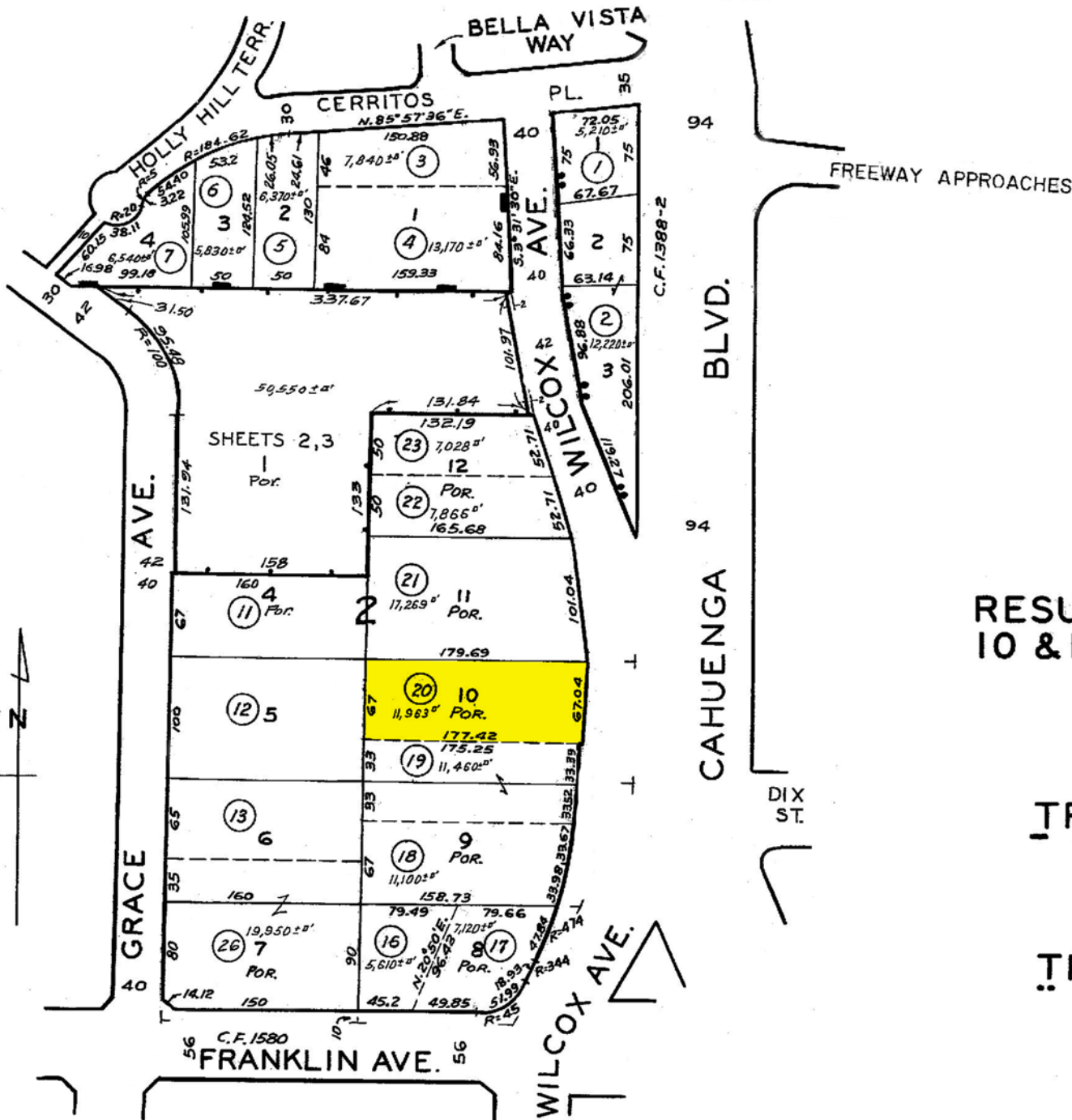
- Red brick, bow truss warehouse facility
- Currently used for auto repair
- Possible value-add purchase opportunity
- Great location where Wilcox and Cahuenga intersect
- ½-block south of the Hollywood (101) Freeway
- ½-block north of Franklin Avenue
- Just minutes from numerous Hollywood amenities!
- 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! ~~\$6,600,000~~ \$4,950,000**  
**(\$414.09 Per SF)**





# Plat Map



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

M.B. 2-78

TRACT NO. 4539

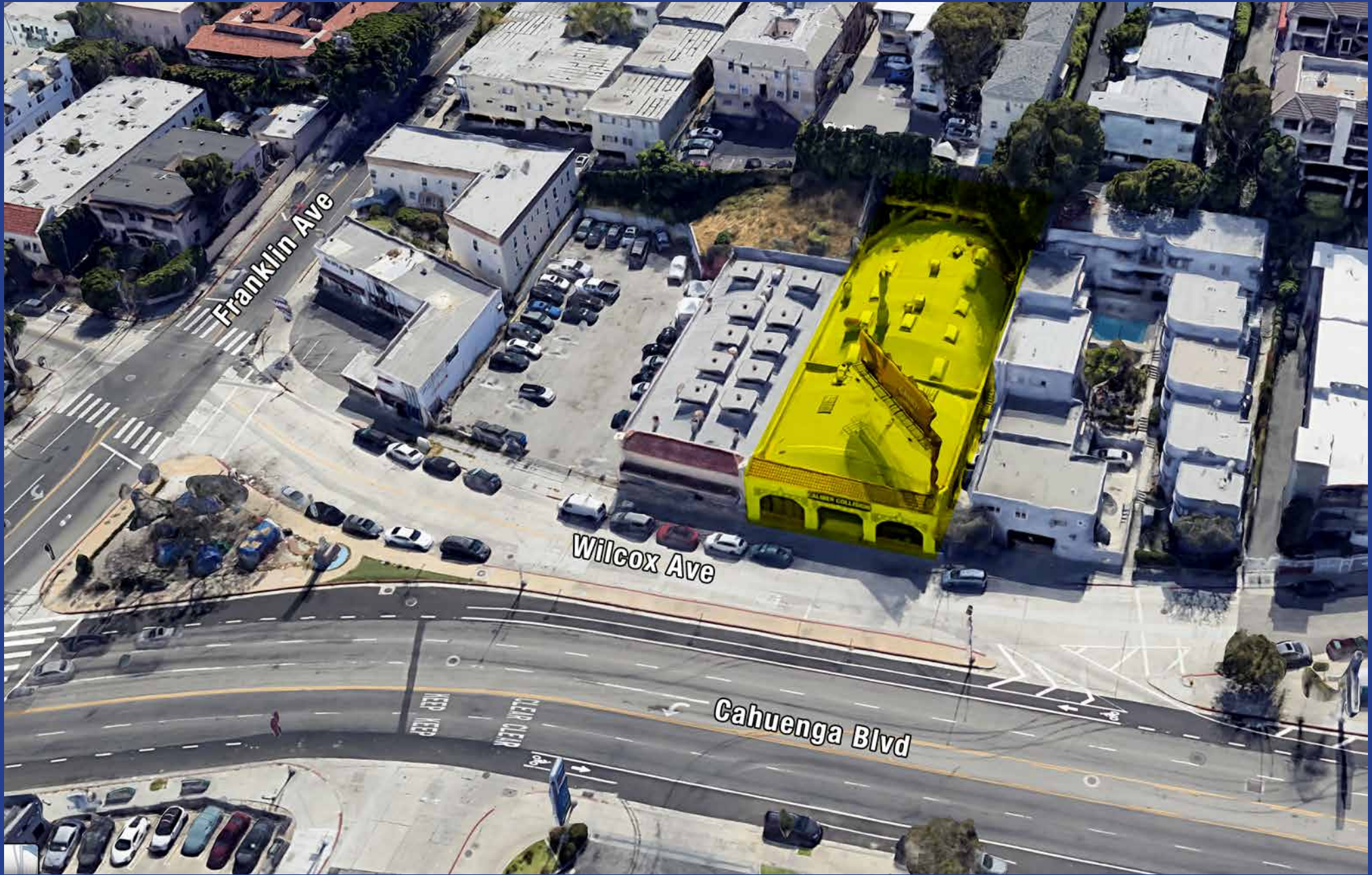
M.B. 53-61-62

TRACT NO. 1785

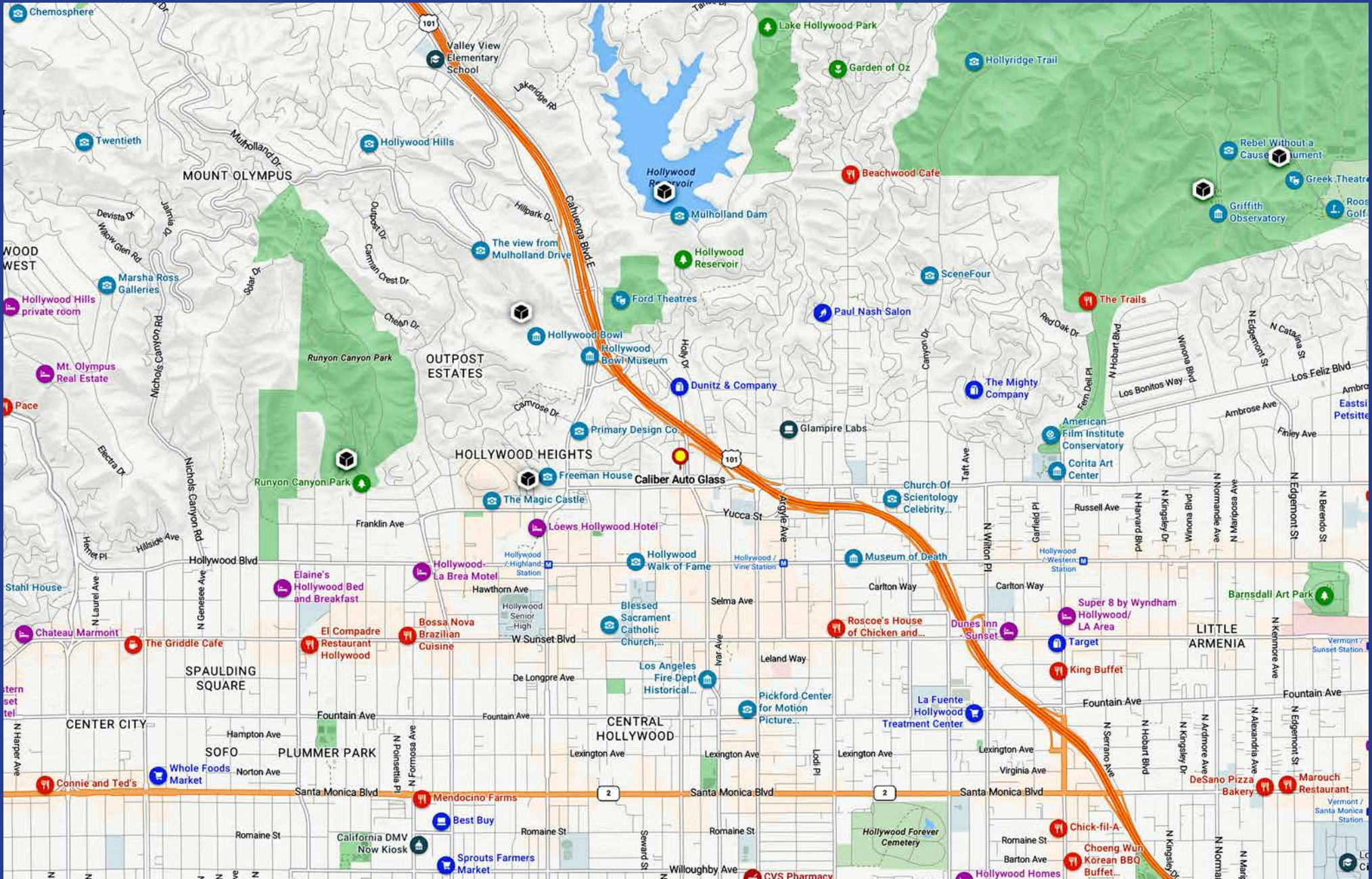
M.B. 21-200

CONDOMINIUM

# Aerial Photo



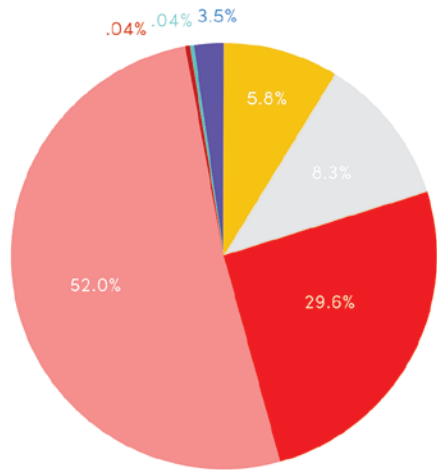
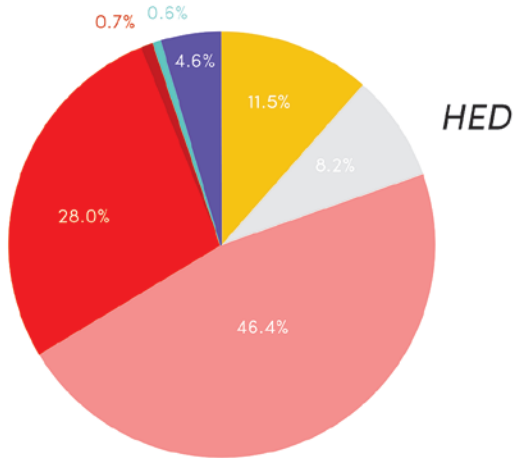
# Area Map



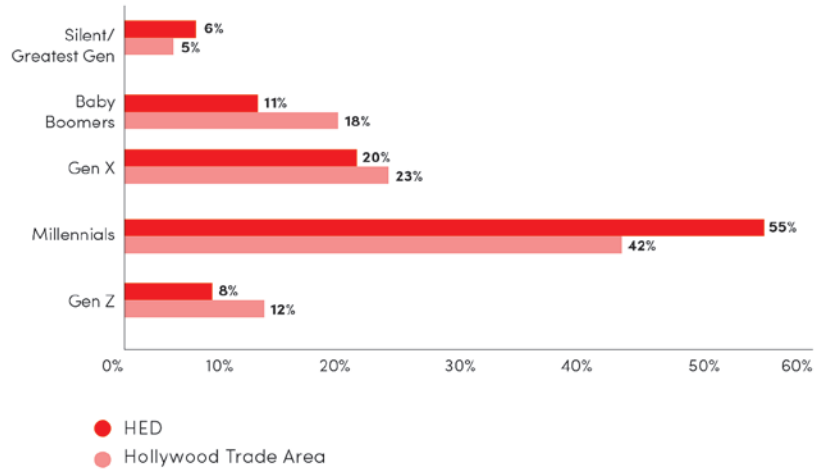
# Hollywood Demographics

## 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

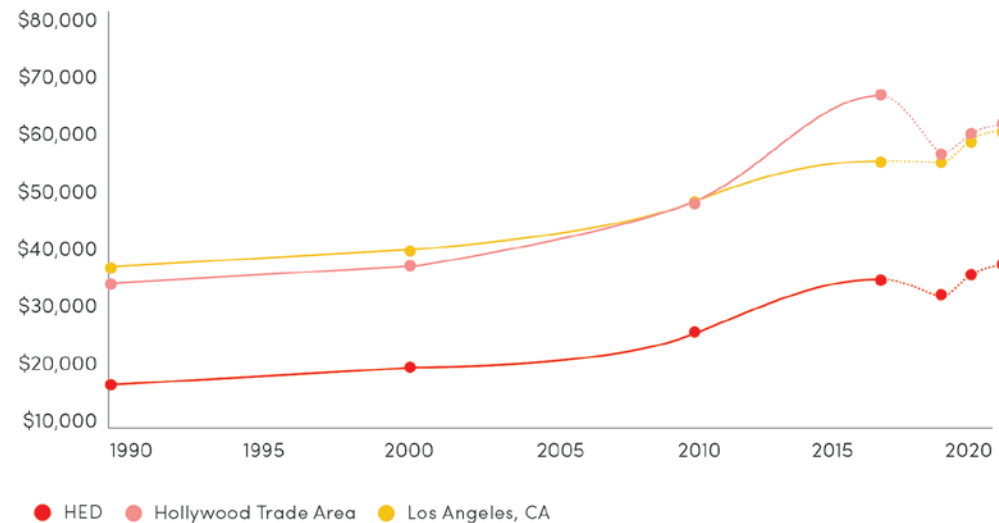
K-12: Public/Private

**10,500**

Post-Secondary

**7,500**

## Household Incomes



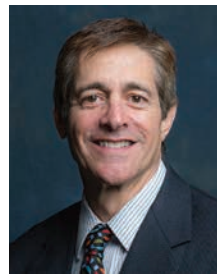


1925 Wilcox Avenue  
Los Angeles, CA 90068

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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