



CITY OF TORRANCE INDUSTRIAL MARKET

**TORRANCE AIRPORT
WEST TORRANCE
SANTA FE TRACT/US STEEL PARK**

End of 1st Quarter 2020

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SECTION 1

RECENT TORRANCE TRANSACTIONS

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RECENT TORRANCE TRANSACTIONS

SOLD

588 Crenshaw Boulevard	265,418 Square Feet	\$315.00 PSF
19145 Gramercy Place	102,279 Square Feet	\$210.20 PSF
2665 Columbia Street	60,500 Square Feet	\$169.00 PSF
501 Amapola Court	35,512 Square Feet	\$270.00 PSF
20917 Higgins Court	30,760 Square Feet	\$276.00 PSF
23880-98 Madison Street	28,500 Square Feet	\$262.39 PSF
19675 Mariner Avenue	21,377 Square Feet	\$335.68 PSF
455 Maple Avenue	20,400 Square Feet	\$220.59 PSF

LEASED

525 Maple Avenue	139,934 Square Feet	\$0.77 PSF N
438 Alaska Avenue	11,267 Square Feet	\$1.05 PSF N
1855 Del Amo Boulevard	9,960 Square Feet	\$1.25 PSF G
2972 Columbia Street	7,670 Square Feet	\$1.38 PSF N
3555 Lomita Boulevard, Unit J	7,650 Square Feet	\$1.38 PSF G
3555 Lomita Boulevard, Unit D	7,000 Square Feet	\$1.38 PSF G
2570 West 237 th Street	4,445 Square Feet	\$1.40 PSF G
20445 Gramercy Place	3,675 Square Feet	\$1.20 PSF G



SECTION 2

RESULTS UPDATE

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SELECTED LIST OF COMPLETED TRANSACTIONS

Landlord/Seller	Tenant/Buyer	Size (SF)	Type	Property Address
MGA Entertainment	Owens & Minor	300,000	Lease	1651 California Street
EJC Ontario Gateway West LLC	Philips Electronics North America	245,858	Lease	1375 East Locust Avenue
Image Properties LLC	Cytec Engineered Materials	203,425	Lease	22600 Savi Ranch Parkway
Kemper Properties LLC	Southern California Industrial Fund	195,900	Sale	4300-4320 West 190th Street
Telacu	Aaron Brothers	174,240	Lease	5500 Olympic Boulevard
KTR Capital Partners	Genlyte Thomas Group	115,035	Lease	13169 Slover Avenue
Ismos Investments	Cytec Inc.	108,900	Lease	3845 Coronado Street
Valdry & Zenobia Ivars	LowCost Auto LLC	98,445	Sale	14725 Maple Avenue
Asset Management Systems	Argon Industries	80,000	Lease	1780 Oak Street
Panattoni Development	La Salle Bristol	65,659	Lease	7130 Sycamore Canyon Road
North Anaheim Associates	Cytec Inc.	65,340	Lease	1100 Patt Street
American Pneumatic Tools	Tank & Refinery Services	53,818	Lease	14710 South Maple Avenue
Riverside Investments Company	La Salle Bristol	53,580	Lease	6261 Box Springs Boulevard
Box Springs Boulevard LLC	La Salle Bristol	50,000	Lease	6251 Box Springs Boulevard
Sherwyn Turbow	Sports Source	48,094	Lease	20700 Denker Avenue
Am-Pac	China Tire Warehouse	45,120	Lease	603 West Terrace Drive
Bedrosian Family Trust	Altura Communications	42,440	Lease	2890 White Star Avenue
Strand Lighting	InterWire Products	39,313	Lease	6603 Darin Way
Metropolis ZKS	Marwood Industries	37,346	Lease	2012 Abalone Avenue
Industrial Dynamics	Totex Manufacturing Inc.	36,800	Sale	2927 Lomita Boulevard
Baldwin Park Commerce Center LLC	Philips LTI	36,320	Lease	13700 Live Oak Avenue
Watt Kuhn	Marcelo & Sara Liberman	35,858	Sale	2540 West 228th Street
Magellan Group	Advanced Collision Technologies	31,413	Lease	4302 West 190th Street
Metropolis ZKS	Diamond Comics	31,365	Lease	2012 Abalone Avenue
Pacific Business Associates	Innovision International	30,075	Lease	1625 West 190th Street
Shipmax	Nova-Orthomed	30,000	Lease	331 Victoria Street
SPUSV5 500 Brand	Employers Compensation Insurance	29,525	Lease	500 North Brand Boulevard
Wilkie Hawthorne LLC	SP Star Enterprises, Inc.	29,218	Lease	711 Ducommun Street
Prologis	TaylorCreative Inc.	28,700	Lease	1220 West Walnut Street
Cunningham Family Trust	Hutton Communications	27,997	Lease	7100 Honold Circle
Morning Glow Inc.	El Mar Plastics Inc.	27,098	Lease	109 West 134th Street
Transland Inc.	Sunsets Separates	25,500	Sale	24511 Frampton Avenue
Knickerbocker Properties	Countrywide Hardware	25,394	Lease	1335 Sycamore Road
Del Monico Investments	World Link Transport	24,325	Lease	1220 Kona Drive
Bus Stop LLC	Vella Group LLC	25,000	Sale	12536 Chadron Avenue
Bristol Industrial I	Impaxx Western Packaging Group	24,000	Lease	1360 West Walnut Parkway
Lemak Investment Company	GE Forwarders Inc.	23,886	Lease	3145 East Maria Street
Fullerton South LLC	Altura Communications	23,735	Lease	1335 South Acacia Avenue
RREEF	Sports Source	23,693	Lease	19350 Van Ness Avenue
G Adams Properties	Erick & Karina Pedraz	23,608	Sale	434 East Alondra Boulevard

SELECTED LIST OF COMPLETED TRANSACTIONS

Landlord/Seller	Tenant/Buyer	Size (SF)	Type	Property Address
JG Enterprises	Figueroa Group Inc.	23,500	Lease	19900 South Normandie Avenue
331 Fries LLC	Keleco LLC	23,394	Sale	331 North Fries Avenue
Robert's Business Park Sunrise	Sharp Industries	22,840	Lease	535 Patrice Place
La Salle Bristol	DFS Sales	22,385	Lease	6261 Box Springs Road
Kashiwa Court LLC	Austin Su	22,340	Sale	23145 Kashiwa Court
Victoria Street LLC	Select Aircargo Services	22,000	Lease	363 Victoria Street
Chris & Linda Nanji	John & Jane Walser	21,700	Sale	23145 Kashiwa Court
Watson Land Company	Elite Anywhere	21,663	Lease	860 East 238th Street
Beacon	Premiere Office Centers	20,755	Lease	1999 Harrison
NextiraOne	CapitalWerks	20,546	Lease	5 Hutton Center Drive
Robert's Business Park Sunrise	Sharp Industries	20,500	Lease	18225 Figueroa Street
Metropolis ZKS	Koyo Cooling Systems Inc.	20,462	Lease	2012 Abalone Avenue
20900 Normanide LLC	IRTRONIX	20,197	Lease	20900 Normandie Avenue
Agamy & Plott	TSK Property Management	19,374	Sale	1426 North Burton Place
AMB Property	Uniwell Corporation	19,058	Sale	21172 South Figueroa Street
PPF Industrial	Hutton Communications	18,000	Lease	7422 Orangewood Avenue
Stauffer Trust	REVCO International	17,971	Lease	639 East Walnut Street
Metropolis ZKS	DishNetwork	17,891	Lease	2012 Abalone Avenue
Catellus Finance	Broadspire Inc.	17,582	Lease	9131 Oakdale Avenue
Harvey & Anna Chang	Luxe Linen	16,016	Lease	2803 East 208th Street
Harvey Prince	Beauty Architects	15,594	Lease	13639 Cimarron
RAR2-Carson Industrial	Lurline Bay LLC	15,835	Lease	20435 Tillman Avenue
RAR2-Carson Industrial	Sunbelt Rentals	15,570	Lease	20444 Tillman Avenue
S Bravo Systems	DTS LAX Inc.	15,544	Lease	1524 Gage Road
Alan & Gloria Singer	Expecura Corporation	15,500	Lease	1420 240th Street
Pacific Business Associates	Xpedx	15,500	Lease	1611 West 190th Street
GER Enterprises	R.S. Hughes	15,308	Lease	10639 Glenoaks Boulevard
Karim Motjehedi	Anheuser Busch	15,194	Lease	2082 East Gladwick Street
Karim Motjehedi	Disaster Restoration Inc.	15,194	Lease	2082 East Gladwick Street
Park Family Trust	American Stainless Pumps	15,169	Lease	1150 East Dominguez Street
Libra Properties	Coastline Recovery	15,050	Lease	8800 Lankershim Boulevard
Gardena HD Associates	Viatron Systems	15,000	Lease	18233 Hoover Street
Norman Zalben	JGMA Anaheim Hospitality	15,000	Lease	1501 East Washington Boulevard
GER Enterprises	RS Hughes	14,251	Lease	10639 Glenoaks Boulevard
Augustine & Associates	Shalom Auto Body & Parts	14,168	Lease	2019 Acacia Court
NextiraOne	Bam Bam Designs	14,000	Lease	3020 Red Hat Lane
Reven LLC	Al Barlovits LLC	13,871	Lease	15225 Main Street
AMB Property	Rockwell Collins	13,056	Lease	321 East Brokaw Road
Montague Oaks Associates	Vision Systems	12,855	Lease	641-643 River Oaks Parkway
Craig Killam	Vasken Tatarian	12,575	Sale	1957 Del Amo Boulevard

SELECTED LIST OF COMPLETED TRANSACTIONS

Landlord/Seller	Tenant/Buyer	Size (SF)	Type	Property Address
Marvin Charitable Trust	Parallel Technologies	12,479	Lease	615 Hawaii Avenue
John D. Rush Trust	Scott Fornaro	12,000	Sale	15125 South Broadway Avenue
Berry Avenue Partners	RS Hughes	11,995	Lease	8120 Berry Avenue
NextiraOne	First American Title	11,663	Lease	5 Hutton Center Drive
GMC Property Company	Electronic Inventory Online	11,500	Lease	3102 Kashiwa Street
Kashiwa Properties LLC	Advanced Infrastructure Technologies	11,408	Lease	3055 Kashiwa Street
A & K Investments	CISCO Sale Corporation	11,408	Lease	3055 Kashiwa Street
Summa Properties	Civil Clothing	11,267	Lease	438 Alaska Avenue
Larson Investments LLC	Body Alive Sportswear	11,250	Lease	2323 West 190th Street
3MACS Investments	Vortex Water Technology	11,160	Sale	19807 Hamilton Avenue
LNR Hamilton Industrial	3MACS Investments	11,160	Sale	19807 South Hamilton Avenue
MCFG LLC	R.S. Hughes	11,140	Lease	975 Todd Avenue
Alex & Andrea Guttman	Perfect Fit West	11,129	Lease	9088 Rosecrans Avenue
Modern Knit Trim	Santec Inc.	11,000	Lease	13921 South Figueroa Street
Denhart Properties	Grace Family Trust	10,762	Sale	21000 South Wilmington Avenue
Lloyd Ashman	Denhart Properties	10,762	Sale	21000 South Wilmington Avenue
Lloyd Ashman	Legacy Brass	10,762	Lease	21000 South Wilmington Avenue
TIAA	ILS	10,656	Lease	17252 South Main Street
Elias Awad	Pacific West Towing	10,488	Lease	1808 Mahalo Place
Carol Dittmer	Dune Ceramics	10,442	Lease	1410 Kona Drive
R & O Investments	Star Link	10,414	Lease	3300 Fujita Street
Bacon Trust	Heritage International	10,386	Sale	1125 West Victoria Street
Karawia Living Trust	3771 West 242nd Street LLC	10,345	Sale	3771 West 242nd Street
Cypress Land Company	Nextgen Aeronautics	10,286	Lease	2295 Jefferson Street
Choi Family Trust	City Paper Box LLC	10,200	Lease	4930 Hampton Street
Paras Properties	Jay Jae Chong	10,186	Sale	405 South State College Boulevard
Asset Management Systems	Team Simpson Racing	10,132	Lease	1780 Oak Street
Hairart LLC	Santec Inc.	10,000	Lease	400 West 157th Street
Larry Russ	HP Labs	9,956	Sale	3823-25 Industry Avenue
Pelezarre	Paradise Paint	9,920	Lease	19819 Hamilton Avenue
Douglas Erenberg	OneH2 Inc.	9,750	Lease	1921 Maple Avenue
Mid-Harbor Industrial Center	PAC International	9,721	Lease	287-289 East Redondo Beach Boulevard
Torrance Tech Partners LLC	Novitas Inc.	9,594	Lease	370 Amapola Avenue
M & G Management	The Party Solution	9,450	Lease	2230 Amapola Court
Margevicius-Enick Trust	Advantage Products Group	8,936	Lease	3400 Kashiwa Street
Morales Family Trust	Altura Communications	8,780	Lease	1540 South Lews Street
Mike Blakely	David & Patricia Cortina	8,352	Sale	400 Spectrum Circle
Leonard Eriksson	Mike Blakely	8,352	Sale	400 Spectrum Circle
David Ronen	Robert & Susan Blakely	8,256	Sale	11727 Dorothy Street
Jamison Services	Experium Academy	8,186	Lease	21605 Hawthorne Boulevard

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Landlord/Seller	Tenant/Buyer	Size (SF)	Type	Property Address
Mayan & Usha Patel	Fits & Kix	8,000	Lease	543 East Gardena Boulevard
Asset Management Systems	Fashion Wear Collection	8,000	Lease	1824 Oak Street
Bob & Carolyn Kelley	Rafael Franke	7,620	Sale	1213 Arbor Vitae
Willow Vista Rentals LLC	Christianeric & Edan Investments	7,552	Sale	19803 Hamilton Avenue
Optex USA	Younger Manufacturing Company	7,417	Lease	1845 West 205th Street
SDY Mfg	MYT Home Health Care Inc	7,400	Lease	19801 Hamilton Avenue
Sandhill Partnership	KT & G	7,350	Lease	17044 South Montanero Avenue
ASSET InterTech	Savage Enterprises	7,300	Lease	17791 Fitch
Richard Meine Trust	Animated Business Solutions	7,251	Lease	23911 Garnier Street
Richard Meine Trust	Monterey Graphics	7,251	Lease	23911 Garnier Street
FDC Partners	Ryde Enterprises	7,240	Lease	7711 Amigos Avenue
Case Bor	Boris & Catarina Giourof	7,020	Sale	3340 Fujita Street
Torrance Business Center	Digi Maximus	7,000	Lease	3555 Lomita Boulevard
Deutsche Post Global Mail	Honeywell	7,000	Lease	3555 Lomita Boulevard
Deutsche Post Global Mail	Suremove	7,000	Lease	3555 Lomita Boulevard
Madison Avenue North	Optex	6,850	Lease	3882 Del Amo Bouelvard
Olive Tree House	ASAP Semi	6,841	Lease	1 Peters Canyon
Konax Investments	Phenomenex	6,833	Sale	421 Amapola Avenue
Grea Family Trust	Max Matsuhashi	6,833	Sale	421 Amapola Avenue
Wasserman	Dawn Coulson	6,572	Sale	1230 Crenshaw Boulevard
Marvin Charitable Trust	UT Freight Services	6,458	Lease	605 Hawaii Avenue
LBSW LLC	SourceOne Healthcare	6,444	Lease	8650 Somerset Boulevard
Hok-Nung Wong	Mas Alloy Wheel	6,438	Lease	20840 Leapwood Avenue
Perrault Family Trust	MDS Wearhouse	6,419	Lease	20291 South Western Avenue
Jamison Services	Kids in Motion Physical Therapy	6,260	Lease	21615 Hawthorne Boulevard
Su Mi Lee	All American Design	6,175	Sale	2321 Torrance Boulevard
Peregrine Medical Building	Century 21 Realty	6,100	Lease	3440 West Carson Street
Asset Management Systems	Honda Motor Corporation	6,000	Lease	1822 Oak Street
NextiraOne	Remote Inventory Systems	5,990	Lease	5 Hutton Center Drive
Aspen Properties	Techlin Inc.	5,800	Lease	1574 North Batavia Avenue
MJLSF	Robert & Susan Blakely	5,600	Sale	924 East Ontario Street
Glantz Family Trust	Dr. Marina Raikhel	5,377	Sale	25043 Narbonne Avenue
David & Inka Isa	Pliska	5,266	Sale	2207-2211 Torrance Boulevard
Torrance Tech Partners LLC	Light Black USA Inc.	5,213	Lease	370 Amapola Avenue
Michael Blakely	Alex Faer	5,170	Sale	12819 South Main Street
The Telo Industrial Center	Civil Clothing	5,088	Lease	23510 Telo Avenue
ZMI Real Estate	Genlyte Thomas Group	5,029	Lease	18000 Studebaker Road
SDV Rosecrans	Tideline Inc.	5,000	Sale	3334 Rosecrans Avenue
Larry Fricker Company	TSK Property Management	5,000	Sale	1421 North State College Boulevard
Capellino	McCracken & Associates	5,000	Lease	20310 Gramercy Place

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Landlord/Seller	Tenant/Buyer	Size (SF)	Type	Property Address
The Medical Centre	Dr. Ron Gallemore	4,810	Lease	4201 Torrance Boulevard
San Pedro Alondra Realty	Ruggeri Marble & Granite	4,800	Lease	16001 South San Pedro Street
Metro Creekside	Takara Belmont USA	4,600	Lease	1350 Reynolds Avenue
Darty Cronin	Nextgen Aeronautics	4,370	Lease	4030 Spencer Street
SBP Enterprises LLC	CorePower Yoga	4,333	Lease	4407 Redondo Beach Boulevard
LJS Properties	Platinum Prop Rentals	4,300	Lease	520-524 Rosecrans Avenue
CREB	California Claims Management	4,253	Lease	23001 Hawthorne Boulevard
AAA	REMAX Commercial	4,253	Lease	23001 Hawthorne Boulevard
Gonzalez Family	Marina Davtian	3,955	Sale	1215 South Pacific Coast Highway
Dutch Pacific Exchange	Karim Mojtahedi	3,888	Sale	20919 South Brant Avenue
Carson Central Investors	Omega Pacific Electrical Supple	3,840	Lease	17121 South Central Avenue
Khalil Khosravi	Lee Family Trust	3,782	Sale	13202 South Figueroa
Crenshaw Rock LLC	Easter Seals	3,728	Lease	14800 Crenshaw Boulevard
Bresler Enterprises	Harbor Interfaith Services	3,710	Lease	599 West 9th Street
Surf Management	Barbara Lazaroff	3,675	Lease	20445 Gramercy Place
The Realty Associates	Employment Tax Specialists	3,661	Lease	2377 Crenshaw Boulevard
VR Interior Services	AGIS	3,594	Lease	6409 Alondra Boulevard
Rexford Industrial	AGIS	3,594	Lease	6409 Alondra Boulevard
SBP Enterprises LLC	NextStep Fitness	3,594	Lease	4447 Redondo Beach Boulevard
Chasnik Torrance	Prime MSO	3,530	Lease	24239 Hawthorne Boulevard
Kilden Enterprises	Black Diamond Group	3,528	Lease	2466 Sepulveda Boulevard
Lawrence Villarreal	Parsa Investments LLC	3,477	Sale	1712-1730 Walnut Street
COR HealthCare	Axial Innovations	3,400	Lease	2340 Plaza Del Amo
North Harbor Properties	Hondo 500	3,392	Lease	411 North Harbor Boulevard
Seacliff Centre Pointe	Scanwell Logistics	3,357	Lease	108-110 West Walnut Street
Mike Russo	Dr. Maria Baez	3,316	Lease	1624 Anaheim Street
OREL USA	StyleIndex America Inc.	3,300	Lease	2720 Monterey Street
North Harbor Properties	Joint Foreman's LRC	3,010	Lease	411 North Harbor Boulevard
Hillside Village LLC	Dr. Daryl Rheuark	3,122	Lease	24520 Hawthorne Boulevard
Panther Premium Logistics	CybEye	3,062	Lease	879 West 190th Street
Hale & Alejandro LLC	Asset InterTech	3,000	Lease	3910 East Coronado Street
Christian Edan Investments	Lord, Ficks, Zayed	3,000	Lease	19803 South Hamilton Avenue
JAS Madison I	Dr. Vernon Wilson	2,957	Lease	3445 Pacific Coast Highway
Marsh	CybEye	2,909	Lease	990 West 190th Street
Paras LLC	REM Sleep Labs	2,855	Lease	23332 Hawthorne Boulevard
Telo Industrial Center	South Bay Theme Parties	2,624	Lease	23510 Telo Avenue
Surf Management	Top Legging	2,420	Lease	24424 South Main Street
Deluna Investments	Javid Dental Brothers	2,400	Lease	1622 South Gaffey Street
Almar Plaza	Ron & Dawn Anfuso	2,389	Sale	28441 Highridge Road
Walter Hoehn	Jayamalin Fernando	2,301	Sale	5527-31 Venice Boulevard

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Landlord/Seller	Tenant/Buyer	Size (SF)	Type	Property Address
Verson Inc	Constant & Associates	2,241	Lease	3655 Torrance Boulevard
Rosecrans Dickens LLC	Harbor Family Dental	2,225	Lease	1310 Rosecrans Street
Standing O	Master Design Clothing	2,220	Lease	2908 Oregon Court
Torrance Business Center	Fortune Electric	2,200	Lease	3525 Lomita Boulevard
Gottsegen	Pro'Loughlin Properties LLC	2,106	Sale	1430 Pacific Coast Highway
Drollinger Properties	Westchester Pet Health Center	2,100	Lease	8911 Sepulveda Boulevard
BCSP Pacific Concourse	UNIS Furniture	2,089	Lease	5230 Pacific Concourse Drive
SVF Broadway Center	Do Do Cosmetics	2,000	Lease	15523 South Broadway Center Street
Chasnik Torrance	Fred's Carpets	2,000	Lease	24427 Hawthorne Boulevard
LBA Realty	Office Design Studio	1,994	Lease	5230 Pacific Concourse Drive
M2 Rolling Hills LP	Palos Verdes Board of Realtors	1,976	Sale	28441 Highridge Road
Torrance Investment Company	Employment Tax Specialists	1,964	Lease	2377 Crenshaw Boulevard
Hillside Village LLC	Ni Hao Chinese	1,928	Lease	24584 Hawthorne Boulevard
Karim Motjehedi	Bruce Massman	1,800	Sale	16206 Hawthorne Boulevard
Paras LLC	Paradigm Medical Management	1,780	Lease	23332 Hawthorne Boulevard
Leapwood Associates	SDY Mfg	1,752	Lease	20850 Leapwood Avenue
Carson/223rd Street LLC	ArchiMorphic	1,740	Lease	1300 East 223rd Street
North Harbor Properties	Hondo 500	1,687	Lease	411 North Harbor Boulevard
PS Business Park	Beyondde	1,624	Lease	370 Crenshaw Boulevard
190th Medical LLC	Dr. Craig Morris	1,589	Lease	19000 Hawthorne Boulevard
Perroy Properties	Dr. Francisco Correa	1,586	Lease	1350 West 6th Street
Berkovich Trust	Barry Tischler MD	1,550	Lease	1300 West 6th Street
1002 S Pacific Properties	Michael Ziegler Photography	1,500	Lease	1014 South Pacific Avenue
David & Inka Isa	Torres Architects	1,494	Lease	2209 Torrance Boulevard
MRCC Properties	Torrez	1,478	Lease	2426 Marine Avenue
SBP Enterprises LLC	WeFile Inc.	1,466	Lease	4439 Redondo Beach Boulevard
23133 Hawthorne LLC	Fortune Electric	1,435	Lease	23133 Hawthorne Boulevard
Omnis International	Ganis Insurance	1,424	Lease	3655 Torrance Boulevard
Nino I LP	Mohammad Almomani	1,440	Lease	14382 Hoover Street
Four Corners Investments	Nupur Academy	1,400	Lease	22803 Hawthorne Boulevard
North Harbor Properties	McRoberts Maritime Security	1,379	Lease	411 North Harbor Boulevard
Prospect South Bay	ARI Clinical Trials	1,367	Lease	520 North Prospect Avenue
POP AIV LLC	Dr. Glenn Zeleznick	1,363	Lease	520-550 Deep Valley Drive
Tormed Buildings	Redondo Beach Podiatry	1,349	Lease	3440 Lomita Boulevard
Nicholas Jaksic	Delio Orthodontics	1,339	Lease	1494 West 7th Street
Deluna Investments	Dr. Maribel Lam	1,250	Lease	1622 South Gaffey Street
Deluna Investments	Dr. Alex Rahimi	1,250	Lease	1622 South Gaffey Street
Chloe Investments	Bob & Marc Plumbing	1,200	Lease	22760 Hawthorne Boulevard
Paul Gerhardt	Massage Therapy	1,200	Lease	16200 Hawthorne Boulevard
Tormed Buildings	Curtis Lee MD	1,180	Lease	3400 Lomita Boulevard

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SELECTED LIST OF COMPLETED TRANSACTIONS

Landlord/Seller	Tenant/Buyer	Size (SF)	Type	Property Address
3711 Lomita LLC	ARY 3D	1,173	Lease	3711 Lomita Boulevard
Dr. Timothy McGillivray	Traditional Family Practice	1,170	Lease	3655 Lomita Boulevard
Lexham	Dr. Timothy McGillivray	1,170	Lease	3655 Lomita Boulevard
Almar Plaza	Christopher Vasallo	1,142	Sale	28441 Highridge Road
M2 Rolling Hills LP	Zhu Investment Partners	1,096	Lease	28441 Highridge Road
Harbor Vermont Center	World Link Transport	1,028	Lease	24328 South Vermont Avenue
North Harbor Properties	Fundraising Partners	1,008	Lease	411 North Harbor Boulevard
Chasnik Torrance	Club Pilates	1,000	Lease	24239 Hawthorne Boulevard
Pamela Cronn	Geum Ja Geon	977	Lease	22910 Crenshaw Boulevard
Continental Development	Dr. Judy Law-Torok	986	Lease	3640 Lomita Boulevard
Juan Alas	Dr. Todd Lanman	955	Lease	1360 West 6th Street
M2 Rolling Hills LP	M&O Construction	878	Sale	28441 Highridge Road
M2 Rolling Hills LP	Huber	873	Sale	28441 Highridge Road
Gojles Madison LLC	Park Chiropractic Clinic	800	Lease	1141 West Redondo Beach Blvd
M2 Rolling Hills LP	Lunada Consulting	790	Lease	28441 Highridge Road
Paras Properties	Action Orthopedics	780	Lease	23332 Hawthorne Boulevard

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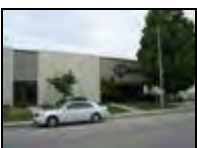

SECTION 3

TORRANCE AIRPORT

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Torrance Airport Industrial Market Survey


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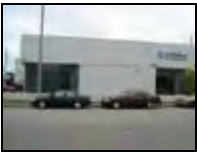
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|----|---|---|-----|---|--|
| 1. |  | Address: 3445 Kashiwa St.
Square Footage: 18,050
Occupant: IESCO
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 6. |  | Address: 3171 Kashiwa St.
Square Footage: 16,806
Occupant: Sun Flow, Inc
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 2. |  | Address: 3415 Kashiwa St.
Square Footage: 22,416
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 7. |  | Address: 3155 Kashiwa St.
Square Footage: 14,200
Occupant: Sander Engineering
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 3. |  | Address: 3325 Kashiwa St.
Square Footage: 13,282
Occupant: JGMC
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 8. |  | Address: 3135 Kashiwa St.
Square Footage: 16,234
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: \$1.10 G
Recent Transactions: N/A |
| 4. |  | Address: 3305 Kashiwa St.
Square Footage: 39,700
Occupant: Sun Chlorella
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 9. |  | Address: 3115 Kashiwa St.
Square Footage: 13,179
Occupant: JP Associates
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 5. |  | Address: 3203 Kashiwa St.
Square Footage: 19,073
Occupant: AOS
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 10. |  | Address: 3105 Kashiwa St.
Square Footage: 13,300
Occupant: Precision Fiberglass
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

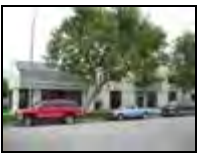
Torrance Airport Industrial Market Survey

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11.  **Address: 3055 Kashiwa St.**
Square Footage: 11,408
Occupant: Advanced Tech Infrastructure
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A


12.  **Address: 3043-3045 Kashiwa St.**
Square Footage: 10,691
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

13.  **Address: 3035 Kashiwa St.**
Square Footage: 16,225
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

14.  **Address: 3015-3017 Kashiwa St.**
Square Footage: 18,097
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Transactions: N/A

15.  **Address: 3420 Kashiwa St.**
Square Footage: 10,433
Occupant: Yamaya
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

16.  **Address: 3400 Kashiwa St.**
Square Footage: 8,936
Occupant: Advantage Products Group
Available Space: 8,936
Asking Rate: \$1.34 G
Recent Transactions: N/A

17.  **Address: 3330 Kashiwa St.**
Square Footage: 8,936
Occupant: One Stop Windows & Doors
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

18.  **Address: 3300 Kashiwa St.**
Square Footage: 4,650
Occupant: Gemini Saw Co.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A











19.  **Address: 3200 Kashiwa St.**
Square Footage: 9,880
Occupant: Pel Corp.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

20.  **Address: 3178 Kashiwa St.**
Square Footage: 6,000
Occupant: Pomo Industries
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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Torrance Airport Industrial Market Survey


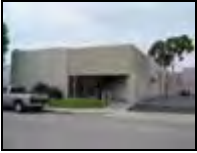






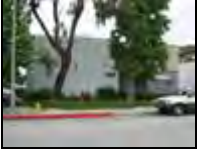

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- | | | | | | |
|-----|---|---|-----|---|---|
| 21. |  | Address: 3170 Kashiwa St.
Square Footage: 6,095
Occupant: Bachem
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 26. |  | Address: 3102-3112 Kashiwa St.
Square Footage: 23,000
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 22. |  | Address: 3162 Kashiwa St.
Square Footage: 6,095
Occupant: Barnes Systems
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 27. |  | Address: 3046 Kashiwa St.
Square Footage: 11,000
Occupant: The Ely Co.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 23. |  | Address: 3152 Kashiwa St.
Square Footage: 13,908
Occupant: Bachem
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 28. |  | Address: 3032 Kashiwa St.
Square Footage: 11,000
Occupant: Autocraft
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 24. |  | Address: 3132 Kashiwa St.
Square Footage: 12,854
Occupant: Bachem
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 29. |  | Address: 23105 Kashiwa Ct.
Square Footage: 50,779
Occupant: Ledtronics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 25. |  | Address: 3122 Kashiwa St.
Square Footage: 11,500
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 30. |  | Address: 23145 Kashiwa Ct.
Square Footage: 22,340
Occupant: Austin International
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

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Torrance Airport Industrial Market Survey






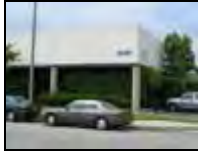
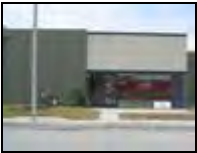



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- | | | | | | |
|-----|---|---|-----|---|---|
| 31. |  | Address: 23155 Kashiwa Ct.
Square Footage: 38,375
Occupant: GCS
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 36. |  | Address: 3415 Fujita St.
Square Footage: 5,355
Occupant: The Stewart Company
Available Space: 5,355
Asking Rate: N/A
Recent Transactions: N/A |
| 32. |  | Address: 23110 Kashiwa Ct.
Square Footage: 5,344
Occupant: Roberts's Research Labs
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 37. |  | Address: 3401 Kashiwa St.
Square Footage: 6,240
Occupant: EDCO
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 33. |  | Address: 23140 Kashiwa Ct.
Square Footage: 6,370
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 38. |  | Address: 3305 Kashiwa St.
Square Footage: 7,125
Occupant: Gorgian Properties
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 34. |  | Address: 23150 Kashiwa Ct.
Square Footage: 5,344
Occupant: Robert's Research Labs
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 39. |  | Address: 3301 Fujita St.
Square Footage: 7,125
Occupant: VCA Kennel Club
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 35. |  | Address: 3425 Fujita St.
Square Footage: 5,355
Occupant: Amonix
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 40. |  | Address: 3205 Fujita St.
Square Footage: 8,944
Occupant: Marvin Goodfriend
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

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- | | | | | | |
|-----|---|--|-----|---|--|
| 41. |  | Address: 3175 Fujita St.
Square Footage: 7,832
Occupant: Inter Trade
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 46. |  | Address: 3115-3121 Fujita St.
Square Footage: 8,600
Occupant: Universal Cloud Nine
Available Space: 8,600
Asking Rate: \$1.25 N
Recent Transactions: N/A |
| 42. |  | Address: 3171 Fujita St.
Square Footage: 25,231
Occupant: EdgyGear Inc.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 47. |  | Address: 3111 Fujita St.
Square Footage: 14,478
Occupant: General Dynamics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 43. |  | Address: 3165 Fujita St.
Square Footage: 6,565
Occupant: KB Delta
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 48. |  | Address: 3051 Fujita St.
Square Footage: 21,856
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 44. |  | Address: 3155 Fujita St.
Footage: 5,355
Occupant: Revtek
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 49. |  | Address: 3031 Fujita St.
Square Footage: 23,448
Occupant: Bachem
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 45. |  | Address: 3401 Fujita St.
Square Footage: 13,371
Occupant: Bachem
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 50. |  | Address: 3450 Fujita St.
Square Footage: 8,120
Occupant: Ocean Duke
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

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51.  **Address: 3430 Fujita St.**
Square Footage: 8,386
Occupant: Del Amo Animal Hospital
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
52.  **Address: 3400 Fujita St.**
Square Footage: 4,843
Occupant: Unity Engineering Company
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
53.  **Address: 3340 Fujita St.**
Square Footage: 7,020
Occupant: KB Delta
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
54.  **Address: 3300 Fujita St.**
Square Footage: 10,414
Occupant: Star Link
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
55.  **Address: 3230 Fujita St.**
Square Footage: 5,553
Occupant: Mikalu
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

56.  **Address: 3200 Fujita St.**
Square Footage: 10,572
Occupant: LA Music
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
57.  **Address: 3100 Fujita St.**
Square Footage: 91,516
Occupant: Filtec
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
58.  **Address: 23510-23520 Telo Ave.**
Square Footage: 53,380
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
59.  **Address: 23540 Telo Ave.**
Square Footage: 106,462
Occupant: Pacific Echo
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A
60.  **Address: 23,610 Telo Ave.**
Square Footage: 41,471
Occupant: THIPA
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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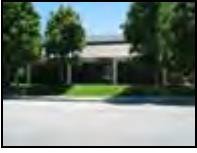

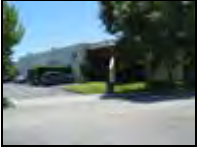




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- | | | | | | |
|-----|---|--|-----|---|--|
| 61. |  | Address: 23600 Telo Ave.
Square Footage: 39,239
Occupant: TMH
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 66. |  | Address: 2645 237th St.
Square Footage: 31,393
Occupant: Lynn Products
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 62. |  | Address: 23535 Telo Ave.
Square Footage: 22,775
Occupant: Landireenzo
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 67. |  | Address: 2575 237th St.
Square Footage: 31,168
Occupant: Nutrition Express
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 63. |  | Address: 23555 Telo Ave.
Square Footage: 22,775
Occupant: Lesco
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 68. |  | Address: 2565 237th St.
Square Footage: 36,604
Occupant: Aero Pneudraulics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 64. |  | Address: 23605 Telo Ave.
Square Footage: 53,710
Occupant: Classic Components
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 69. |  | Address: 2555 237th St.
Square Footage: 25,180
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 65. |  | Address: 23661 Telo Ave.
Square Footage: 24,548
Occupant: Industrial Dynamics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 70. |  | Address: 2501-2545 237th St.
Square Footage: 154,932
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: \$1.60 G
Recent Transactions: N/A |

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- | | | | | | |
|-----|---|---|-----|---|---|
| 71. |  | Address: 2780-2788 237th St.
Square Footage: 30,000
Occupant: Alpinestars
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 76. |  | Address: 2550-2560 237th St.
Square Footage: 21,457
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 72. |  | Address: 2690 237th St.
Square Footage: 12,192
Occupant: IAI
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 77. |  | Address: 2540-2542 237th St.
Square Footage: 22,882
Occupant: Photo Service
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 73. |  | Address: 2632 237th Ave.
Square Footage: 35,417
Occupant: California Water Service Co.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 78. |  | Address: 2530 237th St.
Square Footage: 16,259
Occupant: Jo's Candies
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 74. |  | Address: 2580 237th St.
Square Footage: 33,710
Occupant: Icarco
Available Space: 33,710
Asking Rate: \$.95 N
Recent Transactions: N/A | 79. |  | Address: 2520 237th St.
Square Footage: 22,882
Occupant: Intelligent Optical System
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 75. |  | Address: 2570 237th St.
Square Footage: 12,020
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: \$1.40 G
Recent Transactions: Leased 3/20 for \$1.40 G | 80. |  | Address: 23207 Early Ave.
Square Footage: 8,000
Occupant: Devico Construction
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

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- | | | | | | |
|-----|---|---|-----|---|---|
| 81. |  | Address: 23215 Early Ave.
Square Footage: 107,160
Occupant: Pelican Products
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 86. |  | Address: 3201 Lomita Blvd.
Square Footage: 261,690
Occupant: Honeywell
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 82. |  | Address: 3521-3555 Lomita Blvd.
Square Footage: 178,200
Occupant: Multi-Tenant
Available Space: 7,000
Asking Rate: \$1.38 G
Recent Transactions: Leased 3/20 for \$1.38 G | 87. |  | Address: 3131 Lomita Blvd.
Square Footage: 55,000
Occupant: Kepner Plastics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 83. |  | Address: 3431-3425 Lomita Blvd.
Square Footage: 28,311
Occupant: Micronova
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 88. |  | Address: 3109-3111 Lomita Blvd.
Square Footage: 62,521
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 84. |  | Address: 3425 Lomita Blvd.
Square Footage: 27,600
Occupant: Quinstar
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 89. |  | Address: 3105 Lomita Blvd.
Square Footage: 29,884
Occupant: TMH
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 85. |  | Address: 3415 Lomita Blvd.
Square Footage: 33,629
Occupant: Pelican Products
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 90. |  | Address: 3011 Lomita Blvd.
Square Footage: 28,000
Occupant: Performance Paint & Body
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

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- | | | | | | |
|-----|---|--|------|---|---|
| 91. |  | Address: 2827 Lomita Blvd.
Square Footage: 36,800
Occupant: Totex
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 96. |  | Address: 2990 Lomita Blvd.
Square Footage: 33,197
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 92. |  | Address: 2911-2917 Lomita Blvd.
Square Footage: 42,421
Occupant: Junimseun Church of Kpca
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 97. |  | Address: 28305 Lomita Blvd.
Square Footage: 48,250
Occupant: MCE
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 93. |  | Address: 2841 Lomita Blvd.
Square Footage: 71,346
Occupant: PLANNED OFFICE
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 98. |  | Address: 23911-23915 Garnier
Square Footage: 28,000
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 94. |  | Address: 3000-3010 Lomita Blvd.
Square Footage: 248,390
Occupant: Alcoa
Available Space: N/A
Asking Rate: N/A
Recent Transactions: | 99. |  | Address: 24015 Garnier
Square Footage: 42,579
Occupant: Quinstar
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 95. |  | Address: 3050 Lomita Blvd.
Square Footage: 71,496
Occupant: Multi-tenant
Available Space: N/A
Asking Rate: \$1.35 G
Recent Transactions: N/A | 100. |  | Address: 2911-2917 Garnier
Square Footage: 24,225
Occupant: Hi Shear
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

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101.  **Address: 24120 Garnier**
Square Footage: 65,940
Occupant: Pacific Sales
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

102.  **Address: 24310 Garnier**
Square Footage: 33,253
Occupant: Pinnacle Group
Available Space: N/A
Asking Rate:
Recent Transactions: N/A

103.  **Address: 24330 Garnier**
Square Footage: 35,000
Occupant: Aisin World
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

104.  **Address: 2675 Skypark Dr.**
Square Footage: 54,424
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: \$1.60 G
Recent Transactions: N/A


105.  **Address: 3740 Skypark Dr.**
Square Footage: 8,640
Occupant: American Kusa
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

106.  **Address: 3720-3730 Skypark Dr.**
Square Footage: 11,074
Occupant: Multi-Tenant
Available Space: 14,036
Asking Rate: \$298.56
Recent Transactions: N/A

107.  **Address: 3680 Skypark Dr.**
Square Footage: 14,000
Occupant: LMT Motors
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

108.  **Address: 3640 Skypark Dr.**
Square Footage: 15,985
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: \$1.20 G
Recent Transactions: N/A











109.  **Address: 2600 Skypark Dr.**
Square Footage: 200,000
Occupant: LISI
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

110.  **Address: 2540 Skypark Dr.**
Square Footage: 30,000
Occupant: Studio West Gymnastics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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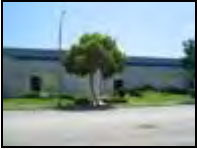







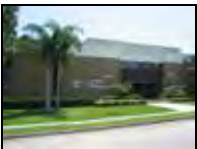

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- | | | | | | |
|------|---|--|------|---|---|
| 111. |  | Address: 2530 Skypark Dr.
Square Footage: 14,500
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 116. |  | Address: 23871-99 Madison St.
Square Footage: 28,500
Occupant: Multi-Tenant
Available Space: 4,542
Asking Rate: \$1.35 G
Recent Transactions: N/A |
| 112. |  | Address: 24701 Crenshaw Blvd.
Square Footage: 7,000
Occupant: Dasco
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 117. |  | Address: 23935 Madison St.
Square Footage: 20,408
Occupant: TK Services
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 113. |  | Address: 24747 Crenshaw Blvd.
Square Footage: 44,000
Occupant: Dasco
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 118. |  | Address: 23840-70 Madison St.
Square Footage: 18,888
Occupancy: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 114. |  | Address: 24751 Crenshaw Blvd.
Square Footage: 147,452
Occupant: South Bay Lexus
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 119. |  | Address: 23880-98 Madison St.
Square Footage: 28,500
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Sold 5/19 for \$262.39 |
| 115. |  | Address: 23751-75 Madison St.
Square Footage: 33,012
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 120. |  | Address: 23930 Madison St.
Square Footage: 28,900
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

Torrance Airport Industrial Market Survey

Prepared by: Jeffery A. Turek
RE/MAX Commercial (310)802-2545

- | | | | | | |
|------|---|---|------|---|--|
| 121. |  | Address: 23950-70 Madison St.
Square Footage: 22,184
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 126. |  | Address: 23870-90 Hawthorne Blvd.
Square Footage: 17,300
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 122. |  | Address: 3665 240th St.
Square Footage: 8,676
Occupant: KopyKake
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 127. |  | Address: 23760-868 Hawthorne Blvd.
Square Footage: 110,020
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: \$1.85 G
Recent Transactions: N/A |
| 123. |  | Address: 3701 240th St.
Square Footage: 15,000
Occupant: Kopykake
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 128. |  | Address: 23650 Hawthorne Blvd.
Square Footage: 9,000
Occupant: One Stop Windows & Doors
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 124. |  | Address: 3737 240th St.
Square Footage: 8,554
Occupant: Kopykake
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 129. |  | Address: 2931 Airport Dr.
Square Footage: 175,000
Occupant: Robinson Helicopter
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 125. |  | Address: 23946-50 Hawthorne Blvd.
Square Footage: 8,797
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 130. |  | Address: 2901 Airport Dr.
Square Footage: 250,000
Occupant: Robinson Helicopter
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION



NORTH




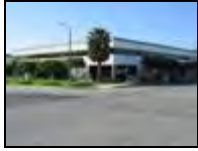







SECTION 4

WEST TORRANCE

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West Torrance Industrial Market Survey

Prepared by: Jeffery A. Turek
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- | | | | | | |
|----|---|---|-----|---|---|
| 1. |  | Address: 20421 Earl St.
Square Footage: 10,000
Occupant: Universal Screw Products
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 6. |  | Address: 20501-20521 Earl St.
Square Footage: 45,600
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 2. |  | Address: 20427 Earl St.
Square Footage: 10,529
Occupant: Totai America, Inc.
Available Space: 10,529
Asking Rate: \$1.10 N or \$305.00
Recent Transactions: N/A | 7. |  | Address: 20555 Earl St.
Square Footage: 53,250
Occupant: Little Company of Mary
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 3. |  | Address: 20433 Earl St.
Square Footage: 8,825
Occupant: Paragon Laboratories
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 8. |  | Address: 20603 Earl St.
Square Footage: 19,436
Occupant: Fischer Custom Communications
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 4. |  | Address: 20439 Earl St.
Square Footage: 4,510
Occupant: Paragon Laboratories
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 9. |  | Address: 20621 Earl St.
Square Footage: 5,064
Occupant: Van Lingen Towing
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 5. |  | Address: 20445 Earl St.
Square Footage: 5,880
Occupant: Paragon Laboratories
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 10. |  | Address: 20406 Earl St.
Square Footage: 11,229
Occupant: Multi-Tenant
Available Space: 11,229
Asking Rate: \$1.00 N
Recent Transactions: N/A |

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

West Torrance Industrial Market Survey

Prepared by: Jeffery A. Turek

RE/MAX Commercial (310)802-2545











- | | | | | | |
|-----|---|---|-----|---|---|
| 11. |  | Address: 20408 Earl St.
Square Footage: 6,620
Occupant: Sun-Flow Inc.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 16. |  | Address: 4221 Spencer St.
Square Footage: 3,960
Occupant: Paragon Laboratories
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 12. |  | Address: 20410 Earl St.
Square Footage: 10,431
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 17. |  | Address: 4215 Spencer St.
Square Footage: 3,960
Occupant: TBD
Available Space: 3,960
Asking Rate: N/A
Recent Transactions: N/A |
| 13. |  | Address: 20608 Earl St.
Square Footage: 12,025
Occupant: Shaver Specialty Co.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 18. |  | Address: 4209 Spencer St.
Square Footage: 3,960
Occupant: Sun-Flow Inc.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 14. |  | Address: 20710 Earl St.
Square Footage: 4,255
Occupant: TRI/SAM Development Inc.
Available Space: N/A
Space: N/A
Asking Rate: N/A
Transactions: N/A | 19. |  | Address: 4203 Spencer St.
Square Footage: 3,960
Occupant: Peveler's Custom Interiors
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 15. |  | Address: 4225 Spencer St.
Square Footage: 10,475
Occupant: TBD
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 20. |  | Address: 4115 Spencer St.
Square Footage: 23,582
Occupant: Enagic USA
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

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West Torrance Industrial Market Survey

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- | | | | | | |
|-----|---|---|-----|---|--|
| 21. |  | Address: 4025 Spencer St.
Square Footage: 41,120
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: \$1.65 G
Recent Transactions: N/A | 26. |  | Address: 4100 190th St.
Square Footage: 363,574
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 22. |  | Address: 4030-4050 Spencer St.
Square Footage: 61,992
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 27. |  | Address: 19500 Mariner Ave.
Square Footage: 91,691
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: \$1.22-\$1.33 G
Recent Transactions: N/A |
| 23. |  | Address: 3830-3914 Del Amo Blvd.
Square Footage: 150,000
Occupant: Multi-Tenant
Available Space: 8,775
Asking Rate: \$1.65 G
Recent Transactions: N/A | 28. |  | Address: 19601 Mariner Ave.
Square Footage: 22,791
Occupant: Healthcare Partners
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 24. |  | Address: 4302-4310 190th St.
Square Footage: 108,239
Occupant: Mutli-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 29. |  | Address: 19675 Mariner Ave.
Square Footage: 21,337
Occupant: Mano USA
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 25. |  | Address: 4240 190th St.
Square Footage: 306,836
Occupant: Mutli-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 30. |  | Address: 19801 Mariner Ave.
Square Footage: 14,929
Occupant: Paragon
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

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West Torrance Industrial Market Survey

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- | | | | | | |
|-----|---|---|-----|---|---|
| 31. |  | Address: 19801-A Mariner Ave.
Square Footage: 12,000
Occupant: Gerber Ambulance Services
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 36. |  | Address: 3501 Challenger St.
Square Footage: 37,414
Occupant: Sharp/Santec
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 32. |  | Address: 19951 Mariner Ave.
Square Footage: 86,309
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 37. |  | Address: 3521 Challenger St.
Square Footage: 35,076
Occupant: Fera International Corp.
Available Space: 35,076
Asking Rate: \$1.10 N
Recent Transactions: N/A |
| 33. |  | Address: 20000 Mariner Ave.
Square Footage: 67,021
Occupant: Mutli-Tenant
Available Space: 16,700
Asking Rate: \$1.50 N
Recent Transactions: N/A | 38. |  | Address: 3541 Challenger St.
Square Footage: 23,299
Occupant: PCSC
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 34. |  | Address: 3520 Challenger St.
Square Footage: 49,336
Occupant: Bobit Business Media
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 39. |  | Address: 19950 Mariner Ave.
Square Footage: 33,795
Occupant: Good Community Church
Available Space: N/A
Asking Rate: N/A
Recent Transactions: |
| 35. |  | Address: 3500 Challenger St.
Square Footage: 45,767
Occupant: Aurora
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 40. |  | Address: 19700 Mariner Ave.
Square Footage: 25,482
Occupant: JTB
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

KEY: RED= AVAILABLE
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West Torrance Industrial Market Survey

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41.



Address: 3540 Voyager Ct.

Square Footage: 14,000

Occupant: Manten Corp.

Available Space: N/A

Asking Rate: N/A

Recent Transactions: N/A

42.



Address: 3530 Voyager Ct.

Square Footage: 20,640

Occupant: Vector Resources

Available Space: 20,640

Asking Rate: N/A

Recent Transactions: N/A

43.



Address: 3547-3555 Voyager Ct.

Square Footage: 62,462

Occupant: Multi-Tenant

Available Space: 3,527

Asking Rate: \$1.55

Recent Transactions: N/A

44.



Address: 3535 Del Amo Blvd.

Footage: 30,576

Occupant: Uchida of America Corp.

Available Space: N/A

Asking Rate: N/A

Recent Transactions: N/A

45.



Address: 3401 Del Amo Blvd.

Square Footage: 79,652

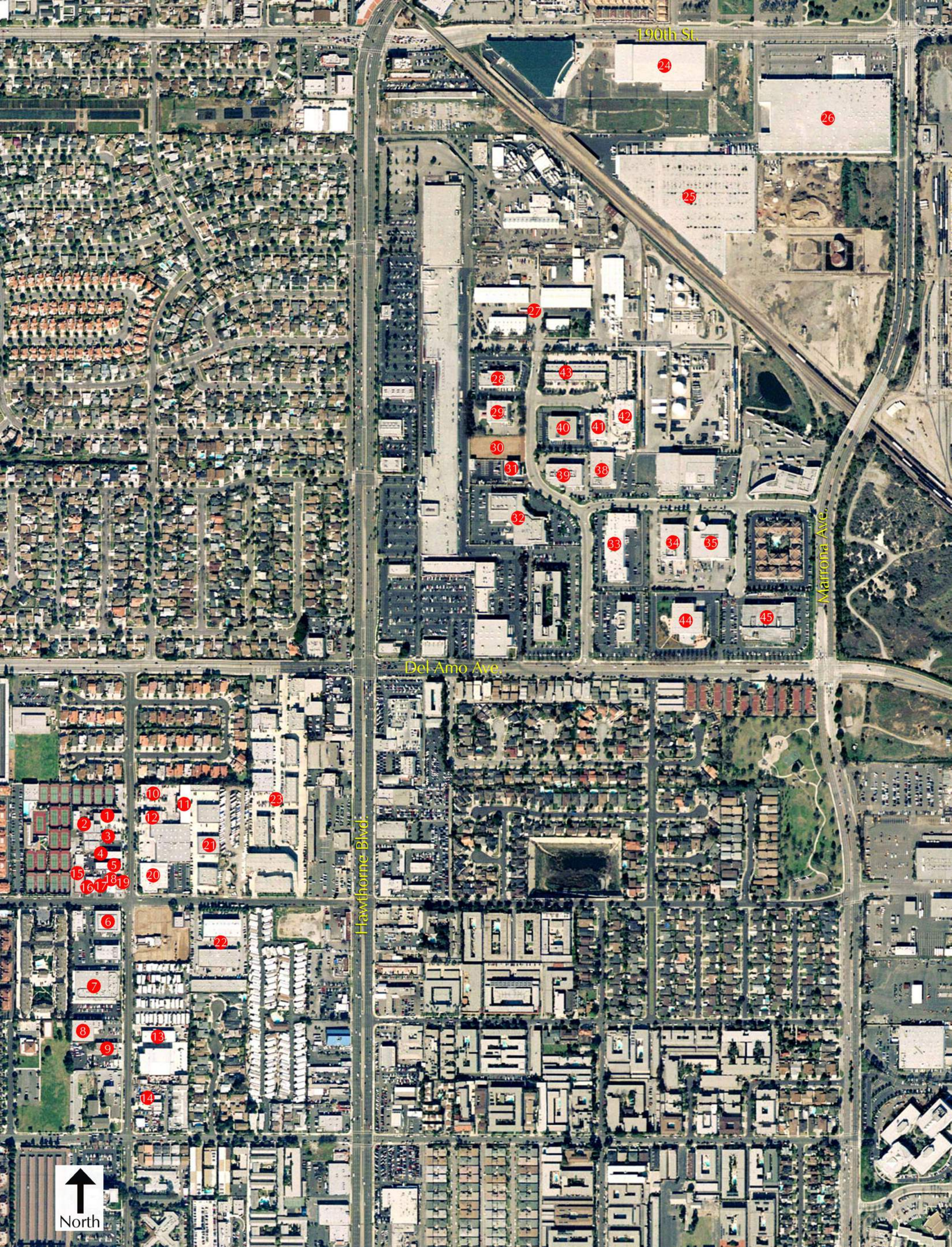
Occupant: Dimensions Company

Available Space: N/A

Asking Rate: N/A

Recent Transactions: N/A

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION



190th St.

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Marrona Ave.

Del Amo Ave.

Hawthorne Blvd.

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SECTION 5

SANTA FE TRACT/US STEEL PARK

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Santa Fe Track/US Steel Park


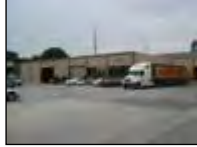



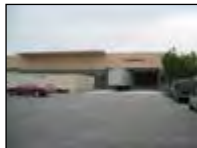

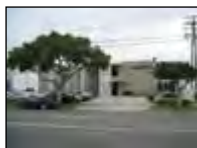


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- | | | | | | |
|----|---|--|-----|---|--|
| 1. |  | Address: 20608 Madrona Ave.
Square Footage: 62,261
Occupant: Marshall Electronics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 6. |  | Address: 387-389 Maple Ave.
Square Footage: 17,982
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 2. |  | Address: 325 Maple Ave.
Square Footage: 47,740
Occupant: Compex
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 7. |  | Address: 445 Maple Ave.
Square Footage: 15,251
Occupant: US Hybrid
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 3. |  | Address: 335-355 Maple Ave.
Square Footage: 19,200
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 8. |  | Address: 455 Maple Ave.
Square Footage: 20,400
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 4. |  | Address: 365 Maple Ave.
Square Footage: 19,200
Occupant: Polypeptide
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 9. |  | Address: 505 Maple Ave.
Square Footage: 50,000
Occupant: SCE
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 5. |  | Address: 375 Maple Ave.
Square Footage: 18,032
Occupant: Anza Rents
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 10. |  | Address: 525 Maple Ave.
Square Footage: 139,934
Occupant: Wekerle Cosmetics
Available Space: N/A
Asking Rate: \$.90 G
Recent Transactions: N/A |

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

Santa Fe Track/US Steel Park











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- | | | | | | |
|-----|---|--|-----|---|---|
| 11. |  | Address: 600-660 Maple Ave.
Square Footage: 56,064
Occupant: Multi-Tenant
Available Space: 10,080
Asking Rate: \$1.15 G
Recent Transactions: N/A | 16. |  | Address: 2945 Columbia St.
Square Footage: 28,400
Occupant: Quality Service Trucking
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 12. |  | Address: 540 Maple Ave.
Square Footage: 73,000
Occupant: South Coast Soccer City
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 17. |  | Address: 2955 Columbia St.
Square Footage: 23,007
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 13. |  | Address: 340-360 Maple Ave.
Square Footage: 18,940
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 18. |  | Address: 2925-2935 Columbia St.
Square Footage: 55,000
Occupant: Multi-tenant
Available Space: 26,600
Asking Rate: \$.95G
Recent Transactions: N/A |
| 14. |  | Address: 306-326 Maple Ave.
Square Footage: 15,465
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 19. |  | Address: 2835 Columbia St.
Square Footage: 50,000
Occupant: Celestron
Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 15. |  | Address: 2750-2909 Oregon Ct.
Square Footage: 159,132
Occupant: Multi-Tenant
Available Space: 11,000
Asking Rate: \$1.30-\$1.35 G
Recent Transactions: N/A | 20. |  | Address: 2988 Columbia St., Unit A1
Square Footage: 7,265
Occupant: Traveler's Club
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

Santa Fe Track/US Steel Park









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- | | | | | | |
|-----|---|--|-----|---|---|
| 21. |  | Address: 2950 Columbia St., Unit A2
Square Footage: 6,815
Occupant: Asahi Ryukuken
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 26. |  | Address: 2848 Columbia St., Unit A7
Square Footage: 5,915
Occupant: Goodnews Corporation
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 22. |  | Address: 2942 Columbia St., Unit A3
Square Footage: 6,815
Occupant: Richardson Kontogouris
Emerson
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 27. |  | Address: 2808 Columbia St., Unit A8
Square Footage: 5,915
Occupant: Dr. Slutsky
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 23. |  | Address: 2904 Columbia St., Unit A4
Square Footage: 6,365
Occupant: Cheng-Ta Holdings
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 28. |  | Address: 2980 Columbia St., Unit B1
Square Footage: 8,260
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 24. |  | Address: 2894 Columbia St., Unit A5
Square Footage: 6,365
Occupant: Armin Azad
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 29. |  | Address: 2958 Columbia St., Unit B2
Square Footage: 7,720
Occupant: Lighthouse
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 25. |  | Address: 2856 Columbia St., Unit A6
Square Footage: 6,667
Occupant: Stanasam LLC
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 30. |  | Address: 2936 Columbia St., Unit B3
Square Footage: 7,720
Occupant: Pacific Century Custom Service
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

Santa Fe Track/US Steel Park











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- | | | | | | |
|-----|---|---|-----|---|---|
| 31. |  | Address: 2912 Columbia St., Unit B4
Square Footage: 7,180
Occupant: 2912 Columbia Street, LLC
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 36. |  | Address: 2972 Columbia St., Unit C1
Square Footage: 7,670
Occupant: Gacha World
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Leased 9/19 for \$1.38 N |
| 32. |  | Address: 2886 Columbia St., Unit B5
Square Footage: 7,180
Occupant: TCW Realty
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 37. |  | Address: 2964 Columbia St., Unit C2
Square Footage: 7,075
Occupant: XYZ Bikes
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 33. |  | Address: 2862 Columbia St., Unit B6
Square Footage: 7,565
Occupant: Momentum Engineering Group
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 38. |  | Address: 2928 Columbia St., Unit C3
Square Footage: 7,135
Occupant: Han Chen
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 34. |  | Address: 2840 Columbia St., Unit B7
Square Footage: 6,640
Occupant: Hondata
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 39. |  | Address: 2920 Columbia St., Unit C4
Square Footage: 6,480
Occupant: Cyrogenic Group
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 35. |  | Address: 2816 Columbia St., Unit B8
Square Footage: 6,756
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 40. |  | Address: 2878 Columbia St., Unit C5
Square Footage: 6,480
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

Santa Fe Track/US Steel Park



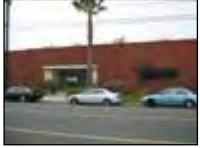
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- | | | | | | |
|-----|---|---|-----|---|--|
| 41. |  | Address: 2870 Columbia St., Unit C6
Square Footage: 8,010
Occupant: Cynan Technologies
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 46. |  | Address: 2815 Columbia St.
Square Footage: 46,014
Occupant: Pentel
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 42. |  | Address: 2832 Columbia St., Unit C7
Square Footage: 5,885
Occupant: Available
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 47. |  | Address: 2665 Columbia St.
Square Footage: 60,500
Occupant: Aztec Tents
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Sold 11/19 for \$169.00 |
| 43. |  | Address: 2824 Columbia St., Unit C8
Square Footage: 5,885
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 48. |  | Address: 414 Alaska Ave.
Square Footage: 38,775
Occupant: FA Systems Inc
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 44. |  | Address: 2920 Columbia St.
Square Footage: 91,906
Occupant: Rapiscan
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 49. |  | Address: 433 Alaska Ave.
Square Footage: 7,886
Occupant: Meyer's RV
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 45. |  | Address: 2610-2660 Columbia St.
Square Footage: 99,955
Occupant: Multi-Tenant
Available Space: 51,023
Asking Rate: \$.88 N
Recent Transactions: N/A | 50. |  | Address: 436-438 Alaska Ave.
Square Footage: 22,534
Occupant: Multi-tenant
Available Space: N/A
Asking Rate: \$1.10 N
Recent Transactions: Leased 8/19 for \$1.05N |

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

Santa Fe Track/US Steel Park











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- | | | | | | |
|-----|---|--|-----|---|--|
| 51. |  | Address: 444 Alaska Ave.
Square Footage: 25,125
Occupant: N/A
Available Space: 25,125
Asking Rate: \$1.19 G
Recent Transactions: N/A | 56. |  | Address: 570 Alaska Ave.
Square Footage: 30,492
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 52. |  | Address: 450 Alaska Ave.
Square Footage: 12,000
Occupant: De Lorenzo Marble
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 57. |  | Address: 640 Alaska Ave.
Square Footage: 100,000
Occupant: Vought Aircraft
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 53. |  | Address: 490-500 Alaska Ave.
Square Footage: 31,095
Occupant: Classic Tents
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 58. |  | Address: 625 Alaska Ave.
Square Footage: 65,519
Occupant: Western Psychological Testing
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 54. |  | Address: 475 Alaska Ave.
Square Footage: 83,828
Occupant: Celestron
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 59. |  | Address: 2535 Maricopa Ave.
Square Footage: 82,162
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 55. |  | Address: 530 Alaska Ave.
Square Footage: 38,020
Occupant: Prestige Too
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 60. |  | Address: 2645 Maricopa Ave.
Square Footage: 82,162
Occupant: Products Engineering
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

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- | | | | | | |
|-----|---|--|-----|---|--|
| 61. |  | Address: 2727 Maricopa Ave.
Square Footage: 125,000
Occupant: Centinela Pets
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 66. |  | Address: 2925-2929 California St.
Square Footage: 150,000
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 62. |  | Address: 605-655 Hawaii Ave.
Square Footage: 35,956
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 67. |  | Address: 2740 California St.
Square Footage: 24,780
Occupant: Blue Robotics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 63. |  | Address: 540 Hawaii Ave.
Square Footage: 56,400
Occupant: Choura Events
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 68. |  | Address: 2700 California St.
Square Footage: 105,207
Occupant: Edelbrock
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 64. |  | Address: 2830-2860 California St.
Square Footage: 87,363
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 69. |  | Address: 18500 Crenshaw Blvd.
Square Footage: 155,099
Occupant: George P. Johnson
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 65. |  | Address: 2931 California St.
Square Footage: 100,000
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 70. |  | Address: 18600-732 Crenshaw Bl.
Square Footage: 196,000
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

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71.  **Address: 350-390 Crenshaw Blvd.**
Square Footage: 147,220
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: \$1.35-\$1.40 N
Recent Transactions: N/A


72.  **Address: 2444 205th Street**
Square Footage: 66,609
Occupant: Multi-Tenant
Available Space: 2,544
Asking Rate: \$1.25 N
Recent Transactions: N/A

73.  **Address: 2360 205th St.**
Square Footage: 5,990
Occupant: DC & G, CO.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A


74.  **Address: 2350 205th St.**
Square Footage: 5,990
Occupant: Guardian Group
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A


75.  **Address: 2340 205th St.**
Square Footage: 13,700
Occupant: Beranek, Inc.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

76.  **Address: 2320-2330 205th St.**
Square Footage: 16,904
Occupant: Phenomenex
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

77.  **Address: 2310 205th St.**
Square Footage: 6,990
Occupant: PVP Communications
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

78.  **Address: 2300 205th St.**
Square Footage: 5,990
Occupant: Empire Transport
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A











79.  **Address: 2271 205th St.**
Square Footage: 112,005
Occupant: Multi-Tenant
Available Space: 1,620
Asking Rate: \$1.65 G
Recent Transactions: N/A

80.  **Address: 370-390 Amapola Ave.**
Square Footage: 96,279
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: \$1.25 G
Recent Transactions: N/A

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- | | | | | | |
|-----|---|---|-----|---|--|
| 81. |  | Address: 401 Amapola Ave.
Square Footage: 12,505
Occupant: Showa
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 86. |  | Address: 438 Amapola Ave.
Square Footage: 24,962
Occupant: Multi-Tenant
Available Space: 6,225
Asking Rate: \$1.50 G
Recent Transactions: N/A |
| 82. |  | Address: 411 Amapola Ave.
Square Footage: 6,833
Occupant: Pharos
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 87. |  | Address: 468 Amapola Ave.
Square Footage: 10,306
Occupant: Sanyo Denki
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 83. |  | Address: 421 Amapola Ave.
Square Footage: 6,833
Occupant: Phenomenex
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 88. |  | Address: 501 Amapola Ave.
Square Footage: 35,582
Occupant: GPS
Available Space: 35,582
Asking Rate: N/A
Recent Transactions: Sold 10/19 for \$270.00 |
| 84. |  | Address: 431 Amapola Ave.
Square Footage: 11,300
Occupant: Phenomenex
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 89. |  | Address: 478 Amapola Ave.
Square Footage: 12,881
Occupant: Sanyo Denki
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 85. |  | Address: 406 Amapola Ave.
Square Footage: 19,681
Occupant: Multi-Tenant
Available Space: 2,855
Asking Rate: \$1.65 G
Recent Transactions: N/A | 90. |  | Address: 488 Amapola Ave.
Square Footage: 9,750
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

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- | | | | | | |
|-----|---|--|------|---|---|
| 91. |  | Address: 558 Amapola Ave.
Square Footage: 7,586
Occupant: Solcom, Inc.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 96. |  | Address: 2255 Dominguez Way
Square Footage: 11,145
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 92. |  | Address: 568 Amapola Ave.
Square Footage: 10,833
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 97. |  | Address: 2275 Dominguez Way
Square Footage: 11,430
Occupant: Conesys
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 93. |  | Address: 578 Amapola Ave.
Square Footage: 10,102
Occupant: OK Color America
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 98. |  | Address: 2301 Dominguez Way
Square Footage: 42,469
Occupant: Edelbrock
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 94. |  | Address: 588 Amapola Ave.
Square Footage: 10,188
Occupant: Conesys
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 99. |  | Address: 548 Amapola Ave.
Square Footage: 12,633
Occupant: Conesys
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 95. |  | Address: 2225 Dominguez Way
Square Footage: 10,985
Occupant: Conesys
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 100. |  | Address: 518 Amapola Ave.
Square Footage: 12,531
Occupant: Conesys
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

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- | | | | | | |
|------|---|---|------|---|---|
| 101. |  | Address: 538 Amapola Ave.
Square Footage: 11,821
Occupant: Conesys
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 106. |  | Address: 2335 208th St.
Square Footage: 38,120
Occupant: Rock-Ola
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 102. |  | Address: 508 Amapola Ave.
Square Footage: 10,901
Occupant: Conesys
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 107. |  | Address: 431 Madrid Ave.
Square Footage: 18,162
Occupant: Rock-Ola
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 103. |  | Address: 528 Amapola Ave.
Square Footage: 12,355
Occupant: DBL Inc.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 108. |  | Address: 411 Madrid Ave.
Square Footage: 13,832
Occupant: Phenomenex
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 104. |  | Address: 2200-30 Amapola Ct.
Square Footage: 28,067
Occupant: Multi-Tenant
Available Space: 3,146
Asking Rate: \$.85 G
Recent Transactions: N/A | 109. |  | Address: 410 Madrid Ave.
Square Footage: 10,932
Occupant: Phenomenex
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 105. |  | Address: 2280 208th St.
Square Footage: 25,000
Occupant: Conesys
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 110. |  | Address: 430 Madrid Ave.
Square Footage: 18,162
Occupant: NTK Aviation America
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

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- | | | | | | |
|-------|---|--|------|---|--|
| 111. |  | Address: 510 Madrid Ave.
Square Footage: 65,398
Occupant: Edelbrock
Available Space: 65,398
Asking Rate: \$277.00
Recent Transactions: N/A | 115. |  | Address: 2140-90 190th St.
Square Footage: 275,000
Occupant: Multi-Tenant
Available Space: 8,800
Asking Rate: \$1.55-\$1.65G
Recent Transactions: N/A |
| 112. |  | Address: 570 Madrid Ave.
Square Footage: 11,888
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 116. |  | Address: 19145 Gramercy Pl.
Square Footage: 102,279
Occupant: N/A
Available Space: 102,270
Asking Rate: N/A
Recent Transactions: Sold 2/20 for \$210.20 |
| 113. |  | Address: 580-90 Madrid Ave.
Square Footage: 20,400
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 117. |  | Address: 19475 Gramercy Pl.
Square Footage: 40,800
Occupant: Mycom
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 114a. |  | Address: 538 Crenshaw Blvd.
Square Footage: 174,361
Occupant: Nutri Bon
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 118. |  | Address: 19600-88 Van Ness Av.
Square Footage: 177,372
Occupant: Multi-Tenant
Available Space: 67,776
Asking Rate: \$1.07 N
Recent Transactions: N/A |
| 114b. |  | Address: 588 Crenshaw Blvd.
Square Footage: 265,418
Occupant: Loreal
Available Space: 265,418
Asking Rate: \$1.07 N
Recent Transactions: Sold 9/19 for \$315 | 119. |  | Address: 19800-888 Van Ness Av.
Square Footage: 119,803
Occupant: Conesys
Available Space: N/A
Asking Rate: \$1.04 G
Recent Transactions: N/A |

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- | | | | | | |
|------|---|---|------|---|--|
| 120. |  | Address: 19900-88 Van Ness Av.
Square Footage: 206,055
Occupant: Funai
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 125. |  | Address: 2201-2203 Dominguez Way
Square Footage: 72,000
Occupant: N/A
Available Space: N/A
Asking Rate: \$.93 G
Recent Transactions: N/A |
| 121. |  | Address: 19700-88 Van Ness Av.
Square Footage: 670,305
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 126. |  | Address: 2137 Dominguez Way
Square Footage: 36,000
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 122. |  | Address: 357-385 Van Ness Av.
Square Footage: 327,000
Occupant: Multi-Tenant
Available Space: 3,740
Asking Rate: \$1.70 G
Recent Transactions: N/A | 127. |  | Address: 2027 Harpers Way
Square Footage: 560,000
Occupant: Virco
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 123. |  | Address: 401 Van Ness Av.
Square Footage: 100,000
Occupant: US Gypsum
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 128. |  | Address: 1865-1963 Del Amo Blvd.
Square Footage: 61,800
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: \$1.15 G
Recent Transactions: N/A |
| 124. |  | Address: 501-555 Van Ness Av.
Square Footage: 210,000
Occupant: Multi-Tenant
Available Space: 18,000
Asking Rate: \$1.04 G
Recent Transactions: N/A | 129. |  | Address: 1855 Del Amo Blvd.
Square Footage: 9,960
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

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- | | | | | | |
|------|---|--|------|---|---|
| 130. |  | Address: 1801 Del Amo Blvd.
Square Footage: 6,700
Occupant: Hermach Machine
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 135. |  | Address: 20655-675 Western Av.
Square Footage: 129,200
Occupant: Multi-Tenant
Available Space: 16,179
Asking Rate: \$1.55-\$1.70 G
Recent Transactions: N/A |
| 131. |  | Address: 1725 Del Amo Blvd.
Square Footage: 7,317
Occupant: Lucy Ann
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 136. |  | Address: 20775 Western Av.
Square Footage: 22,918
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 132. |  | Address: 20291 Western Av.
Square Footage: 6,419
Occupant: Innovative Packaging Solutions
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 137. |  | Address: 20817-19 Western Av.
Square Footage: 7,034
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 133. |  | Address: 20307-17 Western Av.
Square Footage: 26,219
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 138. |  | Address: 20905-07 Western Av.
Square Footage: 7,300
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 134. |  | Address: 20333-437 Western Av.
Square Footage: 74,276
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 139. |  | Address: 20909-11 Western Av.
Square Footage: 7,300
Occupant: Asano Taiko US
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

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140.



Address: 20915-17 Western Av.
Square Footage: 7,034
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

145.



Address: 20815 Higgins Ct.
Square Footage: 29,021
Occupant: Threebond
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

141.



Address: 20916 Higgins Ct.
Square Footage: 6,100
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

146.



Address: 20816-18 Higgins Ct.
Square Footage: 7,034
Occupant: King Medical Supply
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

142.



Address: 20917 Higgins Ct.
Square Footage: 30,760
Occupant: Vector USA
Available Space: N/A
Asking Rate: N/A
Recent Transactions: Sold 6/19 for \$276.00

147.



Address: 20807-09 Higgins Ct.
Square Footage: 8,048
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

143.



Address: 20908-10 Higgins Ct.
Square Footage: 7,300
Occupant: Peptisynthia Inc.
Available Space: 7,300
Asking Rate: \$1.00 G
Recent Transactions: N/A

148.



Address: 20801-03 Higgins Ct.
Square Footage: 8,064
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

144.



Address: 20904-06 Higgins Ct.
Square Footage: 7,300
Occupant: Multi-tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

149.



Address: 1805 208th St.
Square Footage: 8,000
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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150.



Address: 1827 208th St.
Square Footage: 26,220
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

151.



Address: 1830 208th St.
Square Footage: 6,800
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

152.



Address: 1840 208th St.
Square Footage: 7,281
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

153.



Address: 20701 Manhattan Pl.
Square Footage: 35,089
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

154.



Address: 20675 Manhattan Pl.
Square Footage: 98,000
Occupant: Trendnet
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

155.



Address: 20525 Manhattan Pl.
Square Footage: 11,850
Occupant: N/A
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

156.



Address: 1830 205th St.
Square Footage: 31,505
Occupant: I-Logistics
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

157.



Address: 1815 205th St.
Square Footage: 56,177
Occupant: Multi-Tenant
Available Space: 1,750
Asking Rate: \$1.60 G
Recent Transactions: N/A

158.



Address: 1835-45 205th St.
Square Footage: 82,983
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

159.



Address: 1840 205th St.
Square Footage: 8,200
Occupant: Viper Technologies
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

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- | | | | | | |
|------|---|---|------|---|--|
| 160. |  | Address: 1850 205th St.
Square Footage: 21,100
Occupant: Luminate
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 165. |  | Address: 20460 Gramercy Pl.
Square Footage: 8,001
Occupant: Medicoool
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 161. |  | Address: 1860 205th St.
Square Footage: 8,200
Occupant: US Tool Group
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 166. |  | Address: 20435-45 Gramercy Pl.
Square Footage: 35,000
Occupant: Multi-Tenant
Available Space: 5,013
Asking Rate: \$1.35 G
Recent Transactions: N/A |
| 162. |  | Address: 20600 Gramercy Pl.
Square Footage: 67,434
Occupant: Multi-Tenant
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 167. |  | Address: 20410 Gramercy Pl.
Square Footage: 11,200
Occupant: N/A
Available Space: 11,200
Asking Rate: \$1.60 G
Recent Transactions: N/A |
| 163. |  | Address: 1901 Harpers Way
Square Footage: 39,961
Occupant: Insulation Supply Co.
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 168. |  | Address: 20380 Gramercy Pl.
Square Footage: 6,165
Occupant: Hairdreams
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |
| 164. |  | Address: 20526 Gramercy Pl.
Square Footage: 11,000
Occupant: Ewing
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A | 169. |  | Address: 20360 Gramercy Pl.
Square Footage: 6,165
Occupant: Larry Palmer
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A |

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION

Santa Fe Track/US Steel Park

Prepared by: Jeffery A. Turek
RE/MAX Commercial (310)802-2545

170.



Address: 20263 Western Av.
Square Footage: 195,113
Occupant: Moog
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

175.



Address: 1867 Western Way
Square Footage: 9,648
Occupant: Parcel Pro
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

171.



Address: 20001 Western Av.
Square Footage: 25,245
Occupant: Dreamgear
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

176.



Address: 1843 Western Way
Square Footage: 10,161
Occupant: Priority Mailing
Available Space: N/A
Asking Rate: \$1.35 G
Recent Transactions: N/A

172.



Address: 1855 Western Way
Square Footage: 12,012
Occupant: AT & T
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

177.



Address: 1873 Western Way
Square Footage: 7,704
Occupant: Continental Dental
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

173.



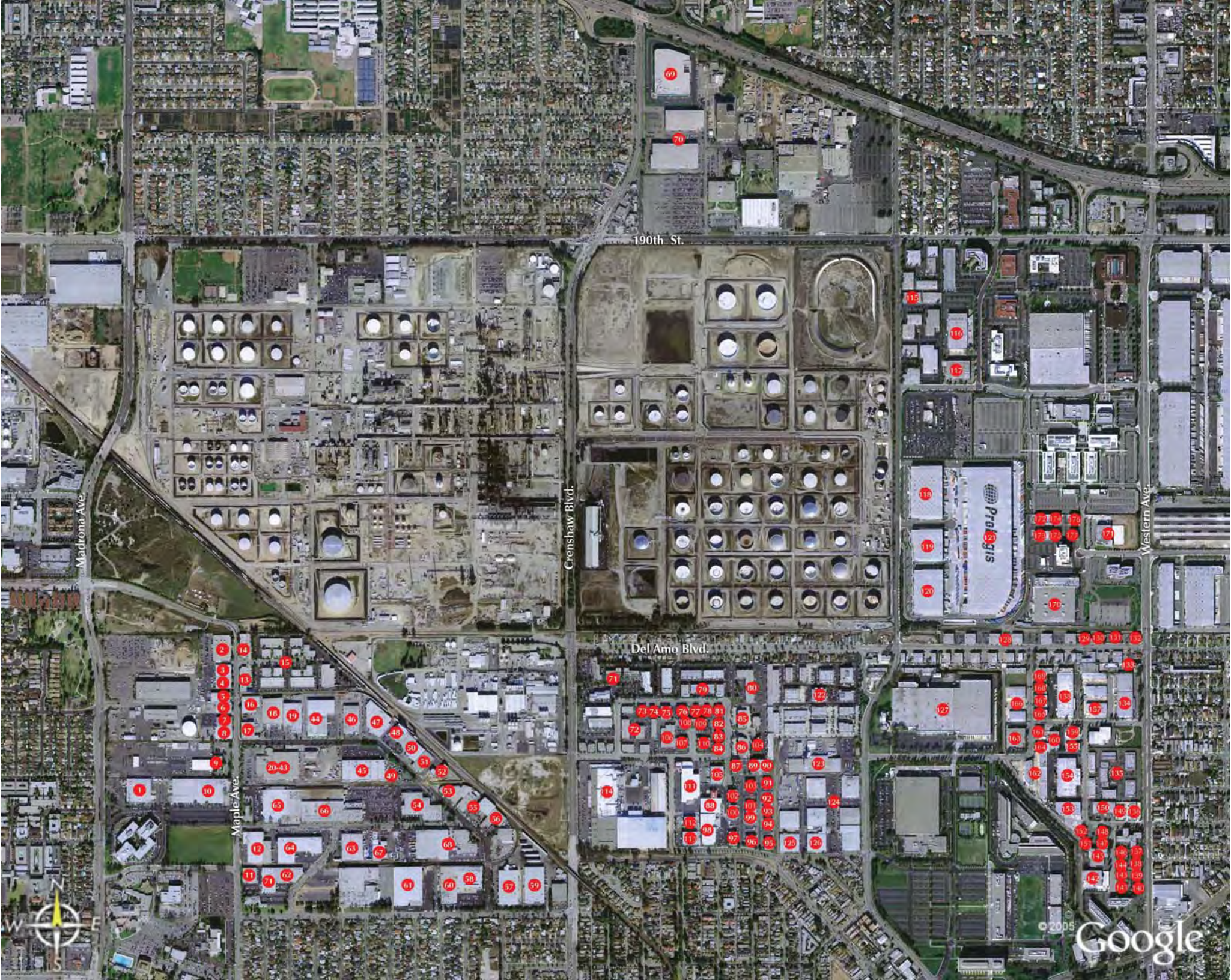
Address: 1861 Western Way
Square Footage: 12,984
Occupant: N/A
Available Space: N/A
Asking Rate: \$1.40 G
Recent Transactions: N/A

174.



Address: 1849 Western Way
Square Footage: 9,648
Occupant: Tanabe Racing
Available Space: N/A
Asking Rate: N/A
Recent Transactions: N/A

KEY: RED= AVAILABLE
BLUE= RECENT TRANSACTION



190th St.

Crenshaw Blvd.

Del Amo Blvd.

Western Ave.

Maple Ave.

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