



# **CITY OF TORRANCE INDUSTRIAL MARKET**

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

**End of 1<sup>st</sup> Quarter 2021**

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# SECTION 1

## RECENT TORRANCE TRANSACTIONS

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## **RECENT TORRANCE TRANSACTIONS**

### **SOLD**

538 Crenshaw Boulevard	174,361 Square Feet	\$283.89 PSF
2751 Skypark Drive	130,200 Square Feet	\$622.82 PSF
510 Madrid Avenue	65,398 Square Feet	\$277.50 PSF
2665 Columbia Street	60,500 Square Feet	\$169.00 PSF
2335 West 208 <sup>th</sup> Street	38,160 Square Feet	\$279.09 PSF
3051 Fujita Street	21,800 Square Feet	\$255.73 PSF
19675 Mariner Avenue	21,377 Square Feet	\$335.68 PSF
3011 West Lomita Boulevard	18,000 Square Feet	\$194.44 PSF
455 Maple Avenue	20,400 Square Feet	\$220.59 PSF
20427 Earl Street	10,529 Square Feet	\$284.45 PSF
29140 Kashiwa Street	6,380 Square Feet	\$423.90 PSF
3415 Fujita Street	5,355 Square Feet	\$420.17 PSF

### **LEASED**

2100 West 195 <sup>th</sup> Street	146,919 Square Feet	\$0.95 PSF N
525 Maple Avenue	139,934 Square Feet	\$0.77 PSF N
2100 West 195 <sup>h</sup> Street	135,903 Square Feet	\$0.95 PSF N
438 Alaska Avenue	11,267 Square Feet	\$1.05 PSF N
630-660 Maple Avenue	10,080 Square Feet	\$0.98 PSF G
1855 Del Amo Boulevard	9,960 Square Feet	\$1.25 PSF G
3400 Kashiwa Street	8,936 Square Feet	\$1.34 PSF G
3121 Fujita Street	8,600 Square Feet	\$1.25 PSF N
3305 Fujita Street	6,990 Square Feet	\$1.20 PSF G
20445 Gramercy Place	3,675 Square Feet	\$1.20 PSF G
23510 Telo Avenue	2,624 Square Feet	\$1.33 PSF G
438 Amapola Avenue	2,025 Square Feet	\$1.45 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	<b>300,000</b>	Lease	1651 California Street
EJC Ontario Gateway West LLC	Philips Electronics North America	<b>245,858</b>	Lease	1375 East Locust Avenue
Image Properties LLC	Cytec Engineered Materials	<b>203,425</b>	Lease	22600 Savi Ranch Parkway
Kemper Properties LLC	Southern California Industrial Fund	<b>195,900</b>	Sale	4300-4320 West 190th Street
Telacu	Aaron Brothers	<b>174,240</b>	Lease	5500 Olympic Boulevard
KTR Capital Partners	Genlyte Thomas Group	<b>115,035</b>	Lease	13169 Slover Avenue
Ismos Investments	Cytec Inc.	<b>108,900</b>	Lease	3845 Coronado Street
Valdry & Zenobia Ivars	LowCost Auto LLC	<b>98,445</b>	Sale	14725 Maple Avenue
Asset Management Systems	Argon Industries	<b>80,000</b>	Lease	1780 Oak Street
Panattoni Development	La Salle Bristol	<b>65,659</b>	Lease	7130 Sycamore Canyon Road
North Anaheim Associates	Cytec Inc.	<b>65,340</b>	Lease	1100 Patt Street
American Pneumatic Tools	Tank & Refinery Services	<b>53,818</b>	Lease	14710 South Maple Avenue
Riverside Investments Company	La Salle Bristol	<b>53,580</b>	Lease	6261 Box Springs Boulevard
Box Springs Boulevard LLC	La Salle Bristol	<b>50,000</b>	Lease	6251 Box Springs Boulevard
Sherwyn Turbow	Sports Source	<b>48,094</b>	Lease	20700 Denker Avenue
Am-Pac	China Tire Warehouse	<b>45,120</b>	Lease	603 West Terrace Drive
Bedrosian Family Trust	Altura Communications	<b>42,440</b>	Lease	2890 White Star Avenue
Strand Lighting	InterWire Products	<b>39,313</b>	Lease	6603 Darin Way
Metropolis ZKS	Marwood Industries	<b>37,346</b>	Lease	2012 Abalone Avenue
Industrial Dynamics	Totex Manufacturing Inc.	<b>36,800</b>	Sale	2927 Lomita Boulevard
Baldwin Park Commerce Center LLC	Philips LTI	<b>36,320</b>	Lease	13700 Live Oak Avenue
Watt Kuhn	Marcelo & Sara Liberman	<b>35,858</b>	Sale	2540 West 228th Street
Magellan Group	Advanced Collision Technologies	<b>31,413</b>	Lease	4302 West 190th Street
Metropolis ZKS	Diamond Comics	<b>31,365</b>	Lease	2012 Abalone Avenue
Pacific Business Associates	Innovision International	<b>30,075</b>	Lease	1625 West 190th Street
Shipmax	Nova-Orthomed	<b>30,000</b>	Lease	331 Victoria Street
SPUSV5 500 Brand	Employers Compensation Insurance	<b>29,525</b>	Lease	500 North Brand Boulevard
Wilkie Hawthorne LLC	SP Star Enterprises, Inc.	<b>29,218</b>	Lease	711 Ducommun Street
Prologis	TaylorCreative Inc.	<b>28,700</b>	Lease	1220 West Walnut Street
Cunningham Family Trust	Hutton Communications	<b>27,997</b>	Lease	7100 Honold Circle
B & C LP	Grand Prairie Isuzu	<b>27,904</b>	Sale	6349 Palomar Oaks Court
Morning Glow Inc.	El Mar Plastics Inc.	<b>27,098</b>	Lease	109 West 134th Street
Transland Inc.	Sunsets Separates	<b>25,500</b>	Sale	24511 Frampton Avenue
Knickerbocker Properties	Countrywide Hardware	<b>25,394</b>	Lease	1335 Sycamore Road
Del Monico Investments	World Link Transport	<b>24,325</b>	Lease	1220 Kona Drive
Bus Stop LLC	Vella Group LLC	<b>25,000</b>	Sale	12536 Chadron Avenue
Bristol Industrial I	Impaxx Western Packaging Group	<b>24,000</b>	Lease	1360 West Walnut Parkway
Lemak Investment Company	GE Forwarders Inc.	<b>23,886</b>	Lease	3145 East Maria Street
Fullerton South LLC	Altura Communications	<b>23,735</b>	Lease	1335 South Acacia Avenue
RREEF	Sports Source	<b>23,693</b>	Lease	19350 Van Ness Avenue

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**SELECTED LIST OF COMPLETED TRANSACTIONS**

<b>Landlord/Seller</b>	<b>Tenant/Buyer</b>	<b>Size (SF)</b>	<b>Type</b>	<b>Property Address</b>
G Adams Properties	Erick & Karina Pedraz	<b>23,608</b>	Sale	434 East Alondra Boulevard
JG Enterprises	Figueroa Group Inc.	<b>23,500</b>	Lease	19900 South Normandie Avenue
331 Fries LLC	Keleco LLC	<b>23,394</b>	Sale	331 North Fries Avenue
Robert's Business Park Sunrise	Sharp Industries	<b>22,840</b>	Lease	535 Patrice Place
La Salle Bristol	DFS Sales	<b>22,385</b>	Lease	6261 Box Springs Road
Kashiwa Court LLC	Austin Su	<b>22,340</b>	Sale	23145 Kashiwa Court
Victoria Street LLC	Select Aircargo Services	<b>22,000</b>	Lease	363 Victoria Street
Chris & Linda Nanji	John & Jane Walser	<b>21,700</b>	Sale	23145 Kashiwa Court
Watson Land Company	Elite Anywhere	<b>21,663</b>	Lease	860 East 238th Street
Beacon	Premiere Office Centers	<b>20,755</b>	Lease	1999 Harrison
NextiraOne	CapitalWerks	<b>20,546</b>	Lease	5 Hutton Center Drive
Robert's Business Park Sunrise	Sharp Industries	<b>20,500</b>	Lease	18225 Figueroa Street
Metropolis ZKS	Koyo Cooling Systems Inc.	<b>20,462</b>	Lease	2012 Abalone Avenue
20900 Normanide LLC	IRTRONIX	<b>20,197</b>	Lease	20900 Normandie Avenue
Agamy & Plott	TSK Property Management	<b>19,374</b>	Sale	1426 North Burton Place
AMB Property	Uniwell Corporation	<b>19,058</b>	Sale	21172 South Figueroa Street
PPF Industrial	Hutton Communications	<b>18,000</b>	Lease	7422 Orangewood Avenue
Blue Stripe LLC	Power Brands	<b>18,000</b>	Lease	15507 Broadway Center Street
Stauffer Trust	REVCO International	<b>17,971</b>	Lease	639 East Walnut Street
Metropolis ZKS	DishNetwork	<b>17,891</b>	Lease	2012 Abalone Avenue
Catellus Finance	Broadspire Inc.	<b>17,582</b>	Lease	9131 Oakdale Avenue
Harvey & Anna Chang	Luxe Linen	<b>16,016</b>	Lease	2803 East 208th Street
Harvey Prince	Beauty Architects	<b>15,594</b>	Lease	13639 Cimarron
RAR2-Carson Industrial	Lurline Bay LLC	<b>15,835</b>	Lease	20435 Tillman Avenue
RAR2-Carson Industrial	Sunbelt Rentals	<b>15,570</b>	Lease	20444 Tillman Avenue
S Bravo Systems	DTS LAX Inc.	<b>15,544</b>	Lease	1524 Gage Road
Alan & Gloria Singer	Expecura Corporation	<b>15,500</b>	Lease	1420 240th Street
Pacific Business Associates	Xpedx	<b>15,500</b>	Lease	1611 West 190th Street
GER Enterprises	R.S. Hughes	<b>15,308</b>	Lease	10639 Glenoaks Boulevard
Karim Motjehedi	Anheuser Busch	<b>15,194</b>	Leases	2082 East Gladwick Street
Karim Motjehedi	Disaster Restoration Inc.	<b>15,194</b>	Lease	2082 East Gladwick Street
Park Family Trust	American Stainless Pumps	<b>15,169</b>	Lease	1150 East Dominguez Street
Libra Properties	Coastline Recovery	<b>15,050</b>	Lease	8800 Lankershim Boulevard
Gardena HD Associates	Viatron Systems	<b>15,000</b>	Lease	18233 Hoover Street
Norman Zalben	JGMA Anaheim Hospitality	<b>15,000</b>	Lease	1501 East Washington Boulevard
GER Enterprises	RS Hughes	<b>14,251</b>	Lease	10639 Glenoaks Boulevard
Augustine & Associates	Shalom Auto Body & Parts	<b>14,168</b>	Lease	2019 Acacia Court
NextiraOne	Bam Bam Designs	<b>14,000</b>	Lease	3020 Red Hat Lane
Reven LLC	AI Barlovits LLC	<b>13,871</b>	Lease	15225 Main Street
AMB Property	Rockwell Collins	<b>13,056</b>	Lease	321 East Brokaw Road

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## SELECTED LIST OF COMPLETED TRANSACTIONS

Landlord/Seller	Tenant/Buyer	Size (SF)	Type	Property Address
Montague Oaks Associates	Vision Systems	<b>12,855</b>	Lease	641-643 River Oaks Parkway
Craig Killam	Vasken Tatarian	<b>12,575</b>	Sale	1957 Del Amo Boulevard
Marvin Charitable Trust	Parallel Technologies	<b>12,479</b>	Lease	615 Hawaii Avenue
John D. Rush Trust	Scott Fornaro	<b>12,000</b>	Sale	15125 South Broadway Avenue
Berry Avenue Partners	RS Hughes	<b>11,995</b>	Lease	8120 Berry Avenue
NextiraOne	First American Title	<b>11,663</b>	Lease	5 Hutton Center Drive
GMC Property Company	Electronic Inventory Online	<b>11,500</b>	Lease	3102 Kashiwa Street
Kashiwa Properties LLC	Advanced Infrastructure Technologies	<b>11,408</b>	Lease	3055 Kashiwa Street
A & K Investments	CISCO Sale Corporation	<b>11,408</b>	Lease	3055 Kashiwa Street
Summa Properties	Civil Clothing	<b>11,267</b>	Lease	438 Alaska Avenue
Larson Investments LLC	Body Alive Sportswear	<b>11,250</b>	Lease	2323 West 190th Street
3MACS Investments	Vortex Water Technology	<b>11,160</b>	Sale	19807 Hamilton Avenue
LNR Hamilton Industrial	3MACS Investments	<b>11,160</b>	Sale	19807 South Hamilton Avenue
MCFG LLC	R.S. Hughes	<b>11,140</b>	Lease	975 Todd Avenue
James Pryor Properties	Miguel & Mercedes Leon	<b>11,132</b>	Sale	11625-29 Louis Avenue
Alex & Andrea Guttman	Perfect Fit West	<b>11,129</b>	Lease	9088 Rosecrans Avrenue
Modern Knit Trim	Santec Inc.	<b>11,000</b>	Lease	13921 South Figueroa Street
Denhart Properties	Grace Family Trust	<b>10,762</b>	Sale	21000 South Wilmington Avenue
Lloyd Ashman	Denhart Properties	<b>10,762</b>	Sale	21000 South Wilmington Avenue
Lloyd Ashman	Legacy Brass	<b>10,762</b>	Lease	21000 South Wilmington Avenue
TIAA	ILS	<b>10,656</b>	Lease	17252 South Main Street
Elias Awad	Pacific West Towing	<b>10,488</b>	Lease	1808 Mahalo Place
Carol Dittmer	Dune Ceramics	<b>10,442</b>	Lease	1410 Kona Drive
R & O Investments	Star Link	<b>10,414</b>	Lease	3300 Fujita Street
Bacon Trust	Heritage International	<b>10,386</b>	Sale	1125 West Victoria Street
Karawia Living Trust	3771 West 242nd Street LLC	<b>10,345</b>	Sale	3771 West 242nd Street
Cypress Land Company	Nextgen Aeronautics	<b>10,286</b>	Lease	2295 Jefferson Street
Choi Family Trust	City Paper Box LLC	<b>10,200</b>	Lease	4930 Hampton Street
Paras Properties	Jay Jae Chong	<b>10,186</b>	Sale	405 South State College Boulevard
Asset Management Systems	Team Simpson Racing	<b>10,132</b>	Lease	1780 Oak Street
Hairart LLC	Santec Inc.	<b>10,000</b>	Lease	400 West 157th Street
Larry Russ	HP Labs	<b>9,956</b>	Sale	3823-25 Industry Avenue
Pelezarre	Paradise Paint	<b>9,920</b>	Lease	19819 Hamilton Avenue
MHA Prodigy Inc	Dynamic Trucking	<b>9,805</b>	Sale	1957 East Del Amo Boulevard
Douglas Erenberg	OneH2 Inc.	<b>9,750</b>	Lease	1921 Maple Avenue
Mid-Harbor Industrial Center	PAC International	<b>9,721</b>	Lease	287-289 East Redondo Beach Boulevard
Torrance Tech Partners LLC	Novitas Inc.	<b>9,594</b>	Lease	370 Amapola Avenue
M & G Management	The Party Solution	<b>9,450</b>	Lease	2230 Amapola Court
Margevicius-Enick Trust	Advantage Products Group	<b>8,936</b>	Lease	3400 Kashiwa Street
Morales Family Trust	Altura Communications	<b>8,780</b>	Lease	1540 South Lews Street

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**SELECTED LIST OF COMPLETED TRANSACTIONS**

<b>Landlord/Seller</b>	<b>Tenant/Buyer</b>	<b>Size (SF)</b>	<b>Type</b>	<b>Property Address</b>
Mike Blakely	David & Patricia Cortina	<b>8,352</b>	Sale	400 Spectrum Circle
Leonard Eriksson	Mike Blakely	<b>8,352</b>	Sale	400 Spectrum Circle
David Ronen	Robert & Susan Blakely	<b>8,256</b>	Sale	11727 Dorothy Street
Jamison Services	Experium Academy	<b>8,186</b>	Lease	21605 Hawthorne Boulevard
Mayan & Usha Patel	Fits & Kix	<b>8,000</b>	Leases	543 East Gardena Boulevard
Asset Management Systems	Fashion Wear Collection	<b>8,000</b>	Lease	1824 Oak Street
Bunch Family Trust	IRTRONIX	<b>7,668</b>	Lease	1439 Plaza Del Amo
Bob & Carolyn Kelley	Rafael Franke	<b>7,620</b>	Sale	1213 Arbor Vitae
Willow Vista Rentals LLC	Christianeric & Edan Investments	<b>7,552</b>	Sale	19803 Hamilton Avenue
Optex USA	Younger Manufacturing Company	<b>7,417</b>	Lease	1845 West 205th Street
SDY Mfg	MYT Home Health Care Inc	<b>7,400</b>	Lease	19801 Hamilton Avenue
Sandhill Partnership	KT & G	<b>7,350</b>	Lease	17044 South Montanero Avenue
ASSET InterTech	Savage Enterprises	<b>7,300</b>	Lease	17791 Fitch
Richard Meine Trust	Animated Business Solutions	<b>7,251</b>	Lease	23911 Garnier Street
Richard Meine Trust	Monterey Graphics	<b>7,251</b>	Lease	23911 Garnier Street
FDC Partners	Ryde Enterprises	<b>7,240</b>	Lease	7711 Amigos Avenue
Case Bor	Boris & Catarina Giourof	<b>7,020</b>	Sale	3340 Fujita Street
Torrance Business Center	StyleIndex America Inc.	<b>7,000</b>	Lease	3555 Lomita Boulevard
Torrance Business Center	Digi Maximus	<b>7,000</b>	Lease	3555 Lomita Boulevard
Deutsche Post Global Mail	Honeywell	<b>7,000</b>	Lease	3555 Lomita Boulevard
Deutsche Post Global Mail	Suremove	<b>7,000</b>	Lease	3555 Lomita Boulevard
Madison Avenue North	Optex	<b>6,850</b>	Lease	3882 Del Amo Boulevard
Olive Tree House	ASAP Semi	<b>6,841</b>	Lease	1 Peters Canyon
Konax Investments	Phenomenex	<b>6,833</b>	Sale	421 Amapola Avenue
Grea Family Trust	Max Matsuhashi	<b>6,833</b>	Sale	421 Amapola Avenue
Wasserman	Dawn Coulson	<b>6,572</b>	Sale	1230 Crenshaw Boulevard
S & R Capital	Praxair	<b>6,524</b>	Lease	13425 Benson Avenue
Marvin Charitable Trust	UT Freight Services	<b>6,458</b>	Lease	605 Hawaii Avenue
LBSW LLC	SourceOne Healthcare	<b>6,444</b>	Lease	8650 Somerset Boulevard
Hok-Nung Wong	Mas Alloy Wheel	<b>6,438</b>	Lease	20840 Leapwood Avenue
Perrault Family Trust	MDS Wearhouse	<b>6,419</b>	Lease	20291 South Western Avenue
Jamison Services	Kids in Motion Physical Therapy	<b>6,260</b>	Lease	21615 Hawthorne Boulevard
Su Mi Lee	All American Design	<b>6,175</b>	Sale	2321 Torrance Boulevard
Peregrine Medical Building	Century 21 Realty	<b>6,100</b>	Lease	3440 West Carson Street
Asset Management Systems	Honda Motor Corporation	<b>6,000</b>	Lease	1822 Oak Street
NextiraOne	Remote Inventory Systems	<b>5,990</b>	Lease	5 Hutton Center Drive
The Realty Associates Fund X	Emptech	<b>5,867</b>	Lease	2377 Crenshaw Boulevard
Aspen Properties	Techlin Inc.	<b>5,800</b>	Lease	1574 North Batavia Avenue
MJLSF	Robert & Susan Blakely	<b>5,600</b>	Sale	924 East Ontario Street
Glantz Family Trust	Dr. Marina Raikhel	<b>5,377</b>	Sale	25043 Narbonne Avenue

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## SELECTED LIST OF COMPLETED TRANSACTIONS

Landlord/Seller	Tenant/Buyer	Size (SF)	Type	Property Address
David & Inka Isa	Pliska	<b>5,266</b>	Sale	2207-2211 Torrance Boulevard
Torrance Tech Partners LLC	Light Black USA Inc.	<b>5,213</b>	Lease	370 Amapola Avenue
Michael Blakely	Alex Faer	<b>5,170</b>	Sale	12819 South Main Street
The Telo Industrial Center	Civil Clothing	<b>5,088</b>	Lease	23510 Telo Avenue
ZMI Real Estate	Genlyte Thomas Group	<b>5,029</b>	Lease	18000 Studebaker Road
SDV Rosecrans	Tideline Inc.	<b>5,000</b>	Sale	3334 Rosecrans Avenue
Larry Fricker Company	TSK Property Management	<b>5,000</b>	Sale	1421 North State College Boulevard
Capellino	McCracken & Associates	<b>5,000</b>	Lease	20310 Gramercy Place
The Medical Centre	Dr. Ron Gallemore	<b>4,810</b>	Lease	4201 Torrance Boulevard
San Pedro Alondra Realty	Ruggeri Marble & Granite	<b>4,800</b>	Lease	16001 South San Pedro Street
Metro Creekside	Takara Belmont USA	<b>4,600</b>	Lease	1350 Reynolds Avenue
Darty Cronin	Nextgen Aeronautics	<b>4,370</b>	Lease	4030 Spencer Street
SBP Enterprises LLC	CorePower Yoga	<b>4,333</b>	Lease	4407 Redondo Beach Boulevard
LJS Properties	Platinum Prop Rentals	<b>4,300</b>	Lease	520-524 Rosecrans Avenue
CREB	California Claims Management	<b>4,253</b>	Lease	23001 Hawthorne Boulevard
AAA	REMAX Commercial	<b>4,253</b>	Lease	23001 Hawthorne Boulevard
Gonzalez Family	Marina Davtian	<b>3,955</b>	Sale	1215 South Pacific Coast Highway
Mojtahedi 2003 Family Trust	Colin Robinson	<b>3,888</b>	Lease	20919 South Brant Avenue
Dutch Pacific Exchange	Karim Mojtahedi	<b>3,888</b>	Sale	20919 South Brant Avenue
Tiffany Rogers	Roy Crocker	<b>3,920</b>	Sale	23206 Mariposa Avenue
Carson Central Investors	Omega Pacific Electrical Supple	<b>3,840</b>	Lease	17121 South Central Avenue
Khaili Khosravi	Lee Family Trust	<b>3,782</b>	Sale	13202 South Figueroa
Crenshaw Rock LLC	Easter Seals	<b>3,728</b>	Lease	14800 Crenshaw Boulevard
Bresler Enterprises	Harbor Interfaith Services	<b>3,710</b>	Lease	599 West 9th Street
Surf Management	Barbara Lazaroff	<b>3,675</b>	Lease	20445 Gramercy Place
The Realty Associates	Employment Tax Specialists	<b>3,661</b>	Lease	2377 Crenshaw Boulevard
VR Interior Services	AGIS	<b>3,594</b>	Lease	6409 Alondra Boulevard
Rexford Industrial	AGIS	<b>3,594</b>	Lease	6409 Alondra Boulevard
SBP Enterprises LLC	NextStep Fitness	<b>3,594</b>	Lease	4447 Redondo Beach Boulevard
Chasnik Torrance	Prime MSO	<b>3,530</b>	Lease	24239 Hawthorne Boulevard
Kilden Enterprises	Black Diamond Group	<b>3,528</b>	Lease	2466 Sepulveda Boulevard
Lawrence Villarreal	Parsa Investments LLC	<b>3,477</b>	Sale	1712-1730 Walnut Street
COR HealthCare	Axial Innovations	<b>3,400</b>	Lease	2340 Plaza Del Amo
North Harbor Properties	Hondo 500	<b>3,392</b>	Lease	411 North Harbor Boulevard
Seacliff Centre Pointe	Scanwell Logistics	<b>3,357</b>	Lease	108-110 West Walnut Street
Mike Russo	Dr. Maria Baez	<b>3,316</b>	Lease	1624 Anaheim Street
OREL USA	StyleIndex America Inc.	<b>3,300</b>	Lease	2720 Monterey Street
North Harbor Properties	Joint Foreman's LRC	<b>3,010</b>	Lease	411 North Harbor Boulevard
Hillside Village LLC	Dr. Daryl Rheuark	<b>3,122</b>	Lease	24520 Hawthorne Boulevard
Panther Premium Logistics	CybEye	<b>3,062</b>	Lease	879 West 190th Street

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## SELECTED LIST OF COMPLETED TRANSACTIONS

Landlord/Seller	Tenant/Buyer	Size (SF)	Type	Property Address
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
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	Beyondee	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
Silver Spur Investments	United ONE Realty	1,400	Lease	608 Silver Spur Road

**Jeffery A. Turek**  
Vice President  
BRE # 01260097

Phone: (310) 802-2545  
Email: jturek@remaxcir.com



**SELECTED LIST OF COMPLETED TRANSACTIONS**

<b>Landlord/Seller</b>	<b>Tenant/Buyer</b>	<b>Size (SF)</b>	<b>Type</b>	<b>Property Address</b>
Four Corners Investments	Nupur Academy	<b>1,400</b>	Lease	22803 Hawthorne Boulevard
North Harbor Properties	McRoberts Maritime Security	<b>1,379</b>	Lease	411 North Harbor Boulevard
Prospect South Bay	ARI Clinical Trials	<b>1,367</b>	Lease	520 North Prospect Avenue
POP AIV LLC	Dr. Glenn Zeleznick	<b>1,363</b>	Lease	520-550 Deep Valley Drive
Tormed Buildings	Redondo Beach Podiatry	<b>1,349</b>	Lease	3440 Lomita Boulevard
Nicholas Jaksic	Delio Orthodontics	<b>1,339</b>	Lease	1494 West 7th Street
Deluna Investments	Dr. Maribel Lam	<b>1,250</b>	Lease	1622 South Gaffey Street
Deluna Investments	Dr. Alex Rahimi	<b>1,250</b>	Lease	1622 South Gaffey Street
Chloe Investments	Bob & Marc Plumbing	<b>1,200</b>	Lease	22760 Hawthorne Boulevard
Paul Gerhardt	Massage Therapy	<b>1,200</b>	Lease	16200 Hawthorne Boulevard
Tormed Buildings	Curtis Lee MD	<b>1,180</b>	Lease	3400 Lomita Boulevard
3711 Lomita LLC	ARY 3D	<b>1,173</b>	Lease	3711 Lomita Boulevard
Dr. Timothy McGillivray	Traditional Family Practice	<b>1,170</b>	Lease	3655 Lomita Boulevard
Lexham	Dr. Timothy McGillivray	<b>1,170</b>	Lease	3655 Lomita Boulevard
Almar Plaza	Christopher Vasallo	<b>1,142</b>	Sale	28441 Highridge Road
M2 Rolling Hills LP	Zhu Investment Partners	<b>1,096</b>	Lease	28441 Highridge Road
Harbor Vermont Center	World Link Transport	<b>1,028</b>	Lease	24328 South Vermont Avenue
North Harbor Properties	Fundraising Partners	<b>1,008</b>	Lease	411 North Harbor Boulevard
Gojies Madison LLC	Arrowhead Evaluation Services	<b>1,007</b>	Lease	1141 West Redondo Beach Blvd
Chasnik Torrance	Club Pilates	<b>1,000</b>	Lease	24239 Hawthorne Boulevard
Pamela Cronn	Geum Ja Geon	<b>977</b>	Lease	22910 Crenshaw Boulevard
Continental Development	Dr. Judy Law-Torok	<b>986</b>	Lease	3640 Lomita Boulevard
Juan Alas	Dr. Todd Lanman	<b>955</b>	Lease	1360 West 6th Street
M2 Rolling Hills LP	M&O Construction	<b>878</b>	Sale	28441 Highridge Road
M2 Rolling Hills LP	Huber	<b>873</b>	Sale	28441 Highridge Road
M2 Rolling Hills LP	Infinity 16	<b>803</b>	Sale	28441 Highridge Road
Gojies Madison LLC	Park Chiropractic Clinic	<b>800</b>	Lease	1141 West Redondo Beach Blvd
M2 Rolling Hills LP	Lunada Consulting	<b>790</b>	Lease	28441 Highridge Road
Medical Centre	Clear Mind Treatment	<b>785</b>	Lease	4201 Torrance Boulevard
Paras Properties	Action Orthopedics	<b>780</b>	Lease	23332 Hawthorne Boulevard












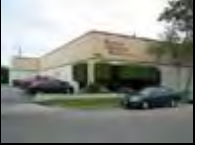
# SECTION 3

**TORRANCE AIRPORT**

[www.jeffturek.com](http://www.jeffturek.com)

# Torrance Airport Industrial Market Survey



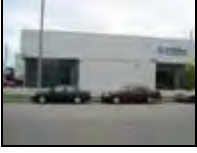







Prepared by: Jeffery A. Turek  
RE/MAX Commercial (310)802-2545

1.  **Address: 3445 Kashiwa St.**  
**Square Footage: 18,050**  
Occupant: IESCO  
**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
3.  **Address: 3325 Kashiwa St.**  
**Square Footage: 13,282**  
Occupant: JGMC  
**Available Space: N/A**  
Asking Rate: N/A  
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
5.  **Address: 3203 Kashiwa St.**  
**Square Footage: 19,073**  
Occupant: AOS  
**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
7.  **Address: 3155 Kashiwa St.**  
**Square Footage: 14,200**  
Occupant: Sander Engineering  
**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: 5,000**  
Asking Rate: \$1.15 G  
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
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. |    | <b>Address: 3055 Kashiwa St.</b><br><b>Square Footage: 11,408</b><br>Occupant: Advanced Tech Infrastructure<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 16. |    | <b>Address: 3400 Kashiwa St.</b><br><b>Square Footage: 8,936</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: \$1.34 G<br>Recent Transactions: Leased 9/20 for \$1.34 G |
| 12. |    | <b>Address: 3043-3045 Kashiwa St.</b><br><b>Square Footage: 10,691</b><br>Occupant: Multi-Tenant<br><b>Available Space: 10,691</b><br>Asking Rate: \$1.20 N<br>Recent Transactions: N/A    | 17. |    | <b>Address: 3330 Kashiwa St.</b><br><b>Square Footage: 8,936</b><br>Occupant: One Stop Windows & Doors<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A      |
| 13. |    | <b>Address: 3035 Kashiwa St.</b><br><b>Square Footage: 16,225</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                 | 18. |    | <b>Address: 3300 Kashiwa St.</b><br><b>Square Footage: 4,650</b><br>Occupant: Gemini Saw Co.<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                |
| 14. |   | <b>Address: 3015-3017 Kashiwa St.</b><br><b>Square Footage: 18,097</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Transactions: N/A                   | 19. |   | <b>Address: 3200 Kashiwa St.</b><br><b>Square Footage: 9,880</b><br>Occupant: Pel Corp.<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                     |
| 15. |  | <b>Address: 3420 Kashiwa St.</b><br><b>Square Footage: 10,433</b><br>Occupant: Yamaya<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                       | 20. |  | <b>Address: 3178 Kashiwa St.</b><br><b>Square Footage: 6,000</b><br>Occupant: Pomo Industries<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A               |

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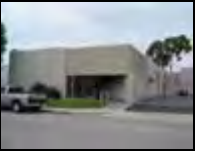








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|-----|---|---|-----|---|---|
| 21. |    | <b>Address: 3170 Kashiwa St.</b><br><b>Square Footage: 6,095</b><br>Occupant: Bachem<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         | 26. |    | <b>Address: 3102-3112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

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- |     |   |  |     |   |  |
|-----|---|--|-----|---|--|
| 31. |    | <p><b>Address: 23155 Kashiwa Ct.</b><br/> <b>Square Footage: 38,375</b><br/>                     Occupant: GCS<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                    | 36. |    | <p><b>Address: 3415 Fujita St.</b><br/> <b>Square Footage: 5,355</b><br/>                     Occupant: Catalina Rug Gallery<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: Sold 3/21 for \$420.17</p> |
| 32. |    | <p><b>Address: 23110 Kashiwa Ct.</b><br/> <b>Square Footage: 5,344</b><br/>                     Occupant: Roberts's Research Labs<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p> | 37. |    | <p><b>Address: 3401 Kashiwa St.</b><br/> <b>Square Footage: 6,240</b><br/>                     Occupant: EDCO<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                                   |
| 33. |    | <p><b>Address: 23140 Kashiwa Ct.</b><br/> <b>Square Footage: 6,370</b><br/>                     Occupant: Cahooterville LLC<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>       | 38. |    | <p><b>Address: 3305 Fujita St.</b><br/> <b>Square Footage: 6,990</b><br/>                     Occupant: TBD<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: Leased 2/1 for \$1.20 G</p>                 |
| 34. |   | <p><b>Address: 23150 Kashiwa Ct.</b><br/> <b>Square Footage: 5,344</b><br/>                     Occupant: Robert's Research Labs<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>  | 39. |   | <p><b>Address: 3301 Fujita St.</b><br/> <b>Square Footage: 7,125</b><br/>                     Occupant: VCA Kennel Club<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                         |
| 35. |  | <p><b>Address: 3425 Fujita St.</b><br/> <b>Square Footage: 5,355</b><br/>                     Occupant: Amonix<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                    | 40. |  | <p><b>Address: 3205 Fujita St.</b><br/> <b>Square Footage: 8,944</b><br/>                     Occupant: Marvin Goodfriend<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                       |


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# Torrance Airport Industrial Market Survey

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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

42.  **Address: 3171 Fujita St.**  
**Square Footage: 25,231**  
Occupant: EdgyGear Inc.  
**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

44.  **Address: 3155 Fujita St.**  
**Footage: 5,355**  
Occupant: Revtek  
**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

46.  **Address: 3115-3121 Fujita St.**  
**Square Footage: 8,600**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: \$1.25 N  
Recent Transactions: Leased 4/20 for \$1.25 N

47.  **Address: 3111 Fujita St.**  
**Square Footage: 14,478**  
Occupant: General Dynamics  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

48.  **Address: 3051 Fujita St.**  
**Square Footage: 21,852**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: \$255.08  
Recent Transactions: Sold 9/20 for \$255.73











49.  **Address: 3031 Fujita St.**  
**Square Footage: 23,448**  
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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# Torrance Airport Industrial Market Survey

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- |     |   |  |     |   |  |
|-----|---|--|-----|---|--|
| 51. |    | <p><b>Address: 3430 Fujita St.</b><br/> <b>Square Footage: 8,386</b><br/>                     Occupant: Del Amo Animal Hospital<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>   | 56. |    | <p><b>Address: 3200 Fujita St.</b><br/> <b>Square Footage: 10,572</b><br/>                     Occupant: LA Music<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                                 |
| 52. |    | <p><b>Address: 3400 Fujita St.</b><br/> <b>Square Footage: 4,843</b><br/>                     Occupant: Unity Engineering Company<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p> | 57. |    | <p><b>Address: 3100 Fujita St.</b><br/> <b>Square Footage: 91,516</b><br/>                     Occupant: Filtec<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                                   |
| 53. |    | <p><b>Address: 3340 Fujita St.</b><br/> <b>Square Footage: 7,020</b><br/>                     Occupant: KB Delta<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                  | 58. |    | <p><b>Address: 23510-23520 Telo Ave.</b><br/> <b>Square Footage: 53,380</b><br/>                     Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: Leased 10/20 for \$1.33 G</p> |
| 54. |   | <p><b>Address: 3300 Fujita St.</b><br/> <b>Square Footage: 10,414</b><br/>                     Occupant: Star Link<br/> <b>Available Space: 10,414</b><br/>                     Asking Rate: \$432.11<br/>                     Recent Transactions: N/A</p>        | 59. |   | <p><b>Address: 23540 Telo Ave.</b><br/> <b>Square Footage: 106,462</b><br/>                     Occupant: Pacific Echo<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                            |
| 55. |  | <p><b>Address: 3230 Fujita St.</b><br/> <b>Square Footage: 5,553</b><br/>                     Occupant: Mikalu<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                    | 60. |  | <p><b>Address: 23,610 Telo Ave.</b><br/> <b>Square Footage: 41,471</b><br/>                     Occupant: THIPA<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                                   |

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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

62.  **Address: 23535 Telo Ave.**  
**Square Footage: 22,775**  
Occupant: Landirenzo  
**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

64.  **Address: 23605 Telo Ave.**  
**Square Footage: 53,710**  
Occupant: Classic Components  
**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

66.  **Address: 2645 237<sup>th</sup> St.**  
**Square Footage: 31,393**  
Occupant: Lynn Products  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

67.  **Address: 2575 237<sup>th</sup> St.**  
**Square Footage: 31,168**  
Occupant: Nutrition Express  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

68.  **Address: 2565 237<sup>th</sup> St.**  
**Square Footage: 36,604**  
Occupant: Aero Pneudraulics  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A











69.  **Address: 2555 237<sup>th</sup> St.**  
**Square Footage: 25,180**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

70.  **Address: 2501-2545 237<sup>th</sup> 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. |    | <p><b>Address: 2780-2788 237<sup>th</sup> St.</b><br/> <b>Square Footage: 30,000</b><br/>                     Occupant: Alpinestars<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>              | 76. |    | <p><b>Address: 2550-2560 237<sup>th</sup> St.</b><br/> <b>Square Footage: 21,457</b><br/>                     Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>          |
| 72. |    | <p><b>Address: 2690 237<sup>th</sup> St.</b><br/> <b>Square Footage: 12,192</b><br/>                     Occupant: IAI<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                           | 77. |    | <p><b>Address: 2540-2542 237<sup>th</sup> St.</b><br/> <b>Square Footage: 22,882</b><br/>                     Occupant: Photo Service<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>         |
| 73. |    | <p><b>Address: 2632 237<sup>th</sup> Ave.</b><br/> <b>Square Footage: 35,417</b><br/>                     Occupant: California Water Service Co.<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p> | 78. |    | <p><b>Address: 2530 237<sup>th</sup> St.</b><br/> <b>Square Footage: 16,259</b><br/>                     Occupant: Jo's Candies<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>               |
| 74. |   | <p><b>Address: 2580 237<sup>th</sup> St.</b><br/> <b>Square Footage: 33,710</b><br/>                     Occupant: TBD<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                           | 79. |   | <p><b>Address: 2520 237<sup>th</sup> St.</b><br/> <b>Square Footage: 22,882</b><br/>                     Occupant: Intelligent Optical System<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p> |
| 75. |  | <p><b>Address: 2570 237<sup>th</sup> St.</b><br/> <b>Square Footage: 12,020</b><br/>                     Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                  | 80. |  | <p><b>Address: 23207 Early Ave.</b><br/> <b>Square Footage: 8,000</b><br/>                     Occupant: Devico Construction<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                  |

**KEY: RED= AVAILABLE**  
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# Torrance Airport Industrial Market Survey








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

- |     |   |   |     |   |  |
|-----|---|---|-----|---|--|
| 81. |    | <p><b>Address: 23215 Early Ave.</b><br/> <b>Square Footage: 107,160</b><br/>           Occupant: Pelican Products<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: N/A</p>          | 86. |    | <p><b>Address: 3201 Lomita Blvd.</b><br/> <b>Square Footage: 261,690</b><br/>           Occupant: Honeywell<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: N/A</p>                                       |
| 82. |    | <p><b>Address: 3521-3555 Lomita Blvd.</b><br/> <b>Square Footage: 178,200</b><br/>           Occupant: Multi-Tenant<br/> <b>Available Space: 7,000</b><br/>           Asking Rate: \$1.35 G<br/>           Recent Transactions: N/A</p> | 87. |    | <p><b>Address: 3131 Lomita Blvd.</b><br/> <b>Square Footage: 55,000</b><br/>           Occupant: Kepner Plastics<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: N/A</p>                                  |
| 83. |    | <p><b>Address: 3431-3425 Lomita Blvd.</b><br/> <b>Square Footage: 28,311</b><br/>           Occupant: Micronova<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: N/A</p>            | 88. |    | <p><b>Address: 3109-3111 Lomita Blvd.</b><br/> <b>Square Footage: 62,521</b><br/>           Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: N/A</p>                                |
| 84. |   | <p><b>Address: 3425 Lomita Blvd.</b><br/> <b>Square Footage: 27,600</b><br/>           Occupant: Quinstar<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: N/A</p>                  | 89. |   | <p><b>Address: 3105 Lomita Blvd.</b><br/> <b>Square Footage: 29,884</b><br/>           Occupant: TMH<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: N/A</p>  |
| 85. |  | <p><b>Address: 3415 Lomita Blvd.</b><br/> <b>Square Footage: 33,629</b><br/>           Occupant: Pelican Products<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: N/A</p>          | 90. |  | <p><b>Address: 3011 Lomita Blvd.</b><br/> <b>Square Footage: 18,000</b><br/>           Occupant: Performance Paint &amp; Body<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: Sold 10/20 for \$194.44</p> |

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# Torrance Airport Industrial Market Survey


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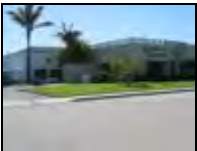
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|-----|---|---|------|---|--|
| 91. |    | <p><b>Address: 2827 Lomita Blvd.</b><br/> <b>Square Footage: 36,800</b><br/>           Occupant: Totex<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: N/A</p>                         | 96.  |    | <p><b>Address: 2990 Lomita Blvd.</b><br/> <b>Square Footage: 33,197</b><br/>           Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: N/A</p>   |
| 92. |    | <p><b>Address: 2911-2917 Lomita Blvd.</b><br/> <b>Square Footage: 42,421</b><br/>           Occupant: Junimseun Church of Kpca<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: N/A</p> | 97.  |    | <p><b>Address: 28305 Lomita Blvd.</b><br/> <b>Square Footage: 48,250</b><br/>           Occupant: MCE<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: N/A</p>           |
| 93. |    | <p><b>Address: 2841 Lomita Blvd.</b><br/> <b>Square Footage: 71,346</b><br/>           Occupant: PLANNED OFFICE<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: N/A</p>                | 98.  |    | <p><b>Address: 23911-23915 Garnier</b><br/> <b>Square Footage: 28,000</b><br/>           Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: N/A</p> |
| 94. |   | <p><b>Address: 3000-3010 Lomita Blvd.</b><br/> <b>Square Footage: 248,390</b><br/>           Occupant: Alcoa<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions:</p>                       | 99.  |   | <p><b>Address: 24015 Garnier</b><br/> <b>Square Footage: 42,579</b><br/>           Occupant: Quinstar<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: N/A</p>           |
| 95. |  | <p><b>Address: 3050 Lomita Blvd.</b><br/> <b>Square Footage: 71,496</b><br/>           Occupant: Multi-tenant<br/> <b>Available Space: N/A</b><br/>           Asking Rate: \$1.35 G<br/>           Recent Transactions: N/A</p>             | 100. |  | <p><b>Address: 24215-225 Garnier</b><br/> <b>Square Footage: 77,520</b><br/>           Occupant: N/A<br/> <b>Available Space: 38,760</b><br/>           Asking Rate: \$1.50 N<br/>           Recent Transactions: N/A</p>    |

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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

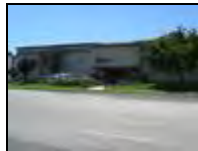
102.  **Address: 24310 Garnier**  
**Square Footage: 33,253**  
Occupant: Pinnacle Group  
**Available Space: 33,253**  
Asking Rate: \$285.09  
Recent Transactions: N/A

103.  **Address: 24330 Garnier**  
**Square Footage: 33,090**  
Occupant: Aisin World  
**Available Space: 33,090**  
Asking Rate: \$305.23  
Recent Transactions: N/A

104.  **Address: 2675 Skypark Dr.**  
**Square Footage: 54,424**  
Occupant: Multi-Tenant  
**Available Space: 4,600**  
Asking Rate: \$1.55 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: 15,172**  
Occupant: Multi-Tenant  
**Available Space: 15,172**  
Asking Rate: \$260.35  
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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# Torrance Airport Industrial Market Survey

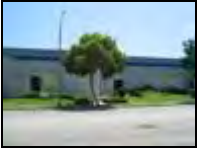









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- |      |   |   |      |   |   |
|------|---|---|------|---|---|
| 111. |    | <b>Address: 2530 Skypark Dr.</b><br><b>Square Footage: 14,500</b><br>Occupant: N/A<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                     | 116. |    | <b>Address: 23871-99 Madison St.</b><br><b>Square Footage: 28,500</b><br>Occupant: Multi-Tenant<br><b>Available Space: 4,542</b><br>Asking Rate: \$1.35 G<br>Recent Transactions: N/A |
| 112. |    | <b>Address: 24701 Crenshaw Blvd.</b><br><b>Square Footage: 7,000</b><br>Occupant: Dasco<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                | 117. |    | <b>Address: 23935 Madison St.</b><br><b>Square Footage: 20,408</b><br>Occupant: TK Services<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A            |
| 113. |    | <b>Address: 24747 Crenshaw Blvd.</b><br><b>Square Footage: 44,000</b><br>Occupant: Dasco<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A               | 118. |    | <b>Address: 23840-70 Madison St.</b><br><b>Square Footage: 18,888</b><br>Occupancy: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A       |
| 114. |   | <b>Address: 24751 Crenshaw Blvd.</b><br><b>Square Footage: 147,452</b><br>Occupant: South Bay Lexus<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A    | 119. |   | <b>Address: 23880-98 Madison St.</b><br><b>Square Footage: 28,500</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        |
| 115. |  | <b>Address: 23751-75 Madison St.</b><br><b>Square Footage: 33,012</b><br>Occupant: Multi-Tenant<br><b>Available Space: 4,800</b><br>Asking Rate: \$1.60 G<br>Recent Transactions: N/A | 120. |  | <b>Address: 23930 Madison St.</b><br><b>Square Footage: 28,900</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A           |

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# Torrance Airport Industrial Market Survey

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- |      |   |  |      |   |  |
|------|---|--|------|---|--|
| 121. |    | <b>Address: 23950-70 Madison St.</b><br><b>Square Footage: 22,184</b><br>Occupant: Multi-Tenant<br><b>Available Space: 10,600</b><br>Asking Rate: \$1.20 N<br>Recent Transactions: N/A | 126. |    | <b>Address: 23870-90 Hawthorne Blvd.</b><br><b>Square Footage: 17,300</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         |
| 122. |    | <b>Address: 3665 240<sup>th</sup> St.</b><br><b>Square Footage: 8,676</b><br>Occupant: KopyKake<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         | 127. |    | <b>Address: 23760-868 Hawthorne Blvd.</b><br><b>Square Footage: 110,020</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: \$1.85 G<br>Recent Transactions: N/A  |
| 123. |    | <b>Address: 3701 240<sup>th</sup> St.</b><br><b>Square Footage: 15,000</b><br>Occupant: Kopykake<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A        | 128. |    | <b>Address: 23650 Hawthorne Blvd.</b><br><b>Square Footage: 9,000</b><br>Occupant: One Stop Windows & Doors<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |
| 124. |   | <b>Address: 3737 240<sup>th</sup> St.</b><br><b>Square Footage: 8,554</b><br>Occupant: Kopykake<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         | 129. |   | <b>Address: 2931 Airport Dr.</b><br><b>Square Footage: 175,000</b><br>Occupant: Robinson Helicopter<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         |
| 125. |  | <b>Address: 23946-50 Hawthorne Blvd.</b><br><b>Square Footage: 8,797</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A      | 130. |  | <b>Address: 2901 Airport Dr.</b><br><b>Square Footage: 250,000</b><br>Occupant: Robinson Helicopter<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         |

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**BLUE= RECENT TRANSACTION**





Hawthorne Blvd.

Lomita Blvd.

Pacific Coast Highway

Crenshaw Blvd.



NORTH








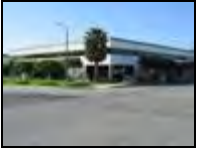








# SECTION 4

**WEST TORRANCE**

[www.jeffturek.com](http://www.jeffturek.com)

# West Torrance Industrial Market Survey





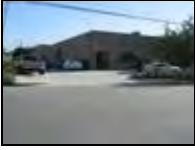



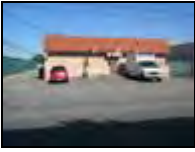

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- |    |   |  |     |   |  |
|----|---|--|-----|---|--|
| 1. |    | <p><b>Address: 20421 Earl St.</b><br/> <b>Square Footage: 10,000</b><br/> Occupant: Universal Screw Products<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                    | 6.  |    | <p><b>Address: 20501-20521 Earl St.</b><br/> <b>Square Footage: 45,600</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>            |
| 2. |    | <p><b>Address: 20427 Earl St.</b><br/> <b>Square Footage: 10,529</b><br/> Occupant: R&amp; R Construction<br/> <b>Available Space: 10,529</b><br/> Asking Rate: N/A<br/> Recent Transactions: Sold 9/20 for \$284.45</p> | 7.  |    | <p><b>Address: 20555 Earl St.</b><br/> <b>Square Footage: 53,250</b><br/> Occupant: Little Company of Mary<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>        |
| 3. |    | <p><b>Address: 20433 Earl St.</b><br/> <b>Square Footage: 8,825</b><br/> Occupant: Paragon Laboratories<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                         | 8.  |    | <p><b>Address: 20603 Earl St.</b><br/> <b>Square Footage: 19,436</b><br/> Occupant: Fischer Custom Communications<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p> |
| 4. |   | <p><b>Address: 20439 Earl St.</b><br/> <b>Square Footage: 4,510</b><br/> Occupant: Paragon Laboratories<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                         | 9.  |   | <p><b>Address: 20621 Earl St.</b><br/> <b>Square Footage: 5,064</b><br/> Occupant: Van Lingen Towing<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>              |
| 5. |  | <p><b>Address: 20445 Earl St.</b><br/> <b>Square Footage: 5,880</b><br/> Occupant: Paragon Laboratories<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                         | 10. |  | <p><b>Address: 20406 Earl St.</b><br/> <b>Square Footage: 11,229</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 11,229</b><br/> Asking Rate: \$1.00 N<br/> Recent Transactions: N/A</p>          |

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## West Torrance Industrial Market Survey











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

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|-----|---|--|-----|---|---|
| 21. |    | <p><b>Address: 4025 Spencer St.</b><br/> <b>Square Footage: 41,120</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 5,651</b><br/> Asking Rate: \$1.55-\$1.70 G<br/> Recent Transactions: N/A</p>          | 26. |    | <p><b>Address: 4100 190<sup>th</sup> St.</b><br/> <b>Square Footage: 363,574</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: TBD<br/> Recent Transactions: N/A</p>     |
| 22. |    | <p><b>Address: 4030-4050 Spencer St.</b><br/> <b>Square Footage: 61,992</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                   | 27. |    | <p><b>Address: 19500 Mariner Ave.</b><br/> <b>Square Footage: 91,691</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: \$1.22-\$1.33 G<br/> Recent Transactions: N/A</p> |
| 23. |    | <p><b>Address: 3830-3914 Del Amo Blvd.</b><br/> <b>Square Footage: 150,000</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 16,206</b><br/> Asking Rate: \$1.60-\$1.65 G<br/> Recent Transactions: N/A</p> | 28. |    | <p><b>Address: 19601 Mariner Ave.</b><br/> <b>Square Footage: 22,791</b><br/> Occupant: Healthcare Partners<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>      |
| 24. |   | <p><b>Address: 4302-4310 190<sup>th</sup> St.</b><br/> <b>Square Footage: 108,239</b><br/> Occupant: Mutli-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>         | 29. |   | <p><b>Address: 19675 Mariner Ave.</b><br/> <b>Square Footage: 21,337</b><br/> Occupant: Mano USA<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                 |
| 25. |  | <p><b>Address: 4240 190<sup>th</sup> St.</b><br/> <b>Square Footage: 308,840</b><br/> Occupant: Mutli-Tenant<br/> <b>Available Space: 52,874</b><br/> Asking Rate: \$.95 N<br/> Recent Transactions: N/A</p>       | 30. |  | <p><b>Address: 19801 Mariner Ave.</b><br/> <b>Square Footage: 14,929</b><br/> Occupant: Paragon<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                  |


**KEY: RED= AVAILABLE**  
**BLUE= RECENT TRANSACTION**

## 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


32.  **Address: 19951 Mariner Ave.**  
**Square Footage: 86,309**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


33.  **Address: 20000 Mariner Ave.**  
**Square Footage: 67,021**  
Occupant: Mutli-Tenant  
**Available Space: 16,700**  
Asking Rate: \$1.40-\$1.65 N  
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


35.  **Address: 3500 Challenger St.**  
**Square Footage: 45,767**  
Occupant: Aurora  
**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

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

38.  **Address: 3541 Challenger St.**  
**Square Footage: 28,006**  
Occupant: PCSC  
**Available Space: 28,006**  
Asking Rate: \$310.00  
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:





40.  **Address: 19700 Mariner Ave.**  
**Square Footage: 25,482**  
Occupant: JTB  
**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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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: N/A**  
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**  
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190th St.

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Marrona Ave.

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Del Amo Ave.

Hawthorne Blvd.

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# SECTION 5

**SANTA FE TRACT/US STEEL PARK**


[www.jeffturek.com](http://www.jeffturek.com)

# Santa Fe Track/US Steel Park


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

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






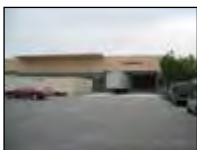




5.  **Address: 375 Maple Ave.**  
**Square Footage: 18,032**  
Occupant: Anza Rents  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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**  
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## Santa Fe Track/US Steel Park











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|-----|---|--|-----|---|--|
| 11. |    | <p><b>Address: 600-660 Maple Ave.</b><br/> <b>Square Footage: 56,064</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: \$1.15 G<br/> Recent Transactions: Leased 6/20 for \$.95 G</p> | 16. |    | <p><b>Address: 2945 Columbia St.</b><br/> <b>Square Footage: 28,400</b><br/> Occupant: Quality Service Trucking<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p> |
| 12. |    | <p><b>Address: 540 Maple Ave.</b><br/> <b>Square Footage: 73,000</b><br/> Occupant: South Coast Soccer City<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                   | 17. |    | <p><b>Address: 2955 Columbia St.</b><br/> <b>Square Footage: 23,007</b><br/> Occupant: N/A<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                      |
| 13. |    | <p><b>Address: 340-360 Maple Ave.</b><br/> <b>Square Footage: 18,940</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                          | 18. |    | <p><b>Address: 2925-2935 Columbia St.</b><br/> <b>Square Footage: 55,000</b><br/> Occupant: Multi-tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>        |
| 14. |   | <p><b>Address: 306-326 Maple Ave.</b><br/> <b>Square Footage: 15,465</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: \$1.40 G<br/> Recent Transactions: N/A</p>                     | 19. |   | <p><b>Address: 2835 Columbia St.</b><br/> <b>Square Footage: 50,000</b><br/> Occupant: Celestron<br/> <b>Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                          |
| 15. |  | <p><b>Address: 2750-2909 Oregon Ct.</b><br/> <b>Square Footage: 159,132</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 4,400</b><br/> Asking Rate: \$1.35 G<br/> Recent Transactions: N/A</p>                | 20. |  | <p><b>Address: 2988 Columbia St., Unit A1</b><br/> <b>Square Footage: 7,265</b><br/> Occupant: Traveler's Club<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>  |

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## Santa Fe Track/US Steel Park










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

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## Santa Fe Track/US Steel Park


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

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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


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

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

44.  **Address: 2920 Columbia St.**  
**Square Footage: 91,906**  
Occupant: Rapiscan  
**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: \$1.25 N  
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

47.  **Address: 2665 Columbia St.**  
**Square Footage: 60,500**  
Occupant: Aztec Tents  
**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

49.  **Address: 433 Alaska Ave.**  
**Square Footage: 8,125**  
Occupant: TBD  
**Available Space: N/A**  
Asking Rate: N/A  
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: N/A

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## Santa Fe Track/US Steel Park











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|-----|---|---|-----|---|---|
| 51. |    | <p><b>Address: 444 Alaska Ave.</b><br/> <b>Square Footage: 25,125</b><br/>                 Occupant: N/A<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</p>                       | 56. |    | <p><b>Address: 570 Alaska Ave.</b><br/> <b>Square Footage: 30,492</b><br/>                 Occupant: N/A<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</p>                           |
| 52. |    | <p><b>Address: 450 Alaska Ave.</b><br/> <b>Square Footage: 12,000</b><br/>                 Occupant: De Lorenzo Marble<br/> <b>Available Space: 10,000</b><br/>                 Asking Rate: \$1.75 G<br/>                 Recent Transactions: N/A</p> | 57. |    | <p><b>Address: 640 Alaska Ave.</b><br/> <b>Square Footage: 100,000</b><br/>                 Occupant: Vought Aircraft<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</p>              |
| 53. |    | <p><b>Address: 490-500 Alaska Ave.</b><br/> <b>Square Footage: 31,095</b><br/>                 Occupant: Classic Tents<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</p>         | 58. |    | <p><b>Address: 625 Alaska Ave.</b><br/> <b>Square Footage: 65,519</b><br/>                 Occupant: Western Psychological Testing<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</p> |
| 54. |   | <p><b>Address: 475 Alaska Ave.</b><br/> <b>Square Footage: 83,828</b><br/>                 Occupant: Celestron<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</p>                 | 59. |   | <p><b>Address: 2535 Maricopa Ave.</b><br/> <b>Square Footage: 82,162</b><br/>                 Occupant: N/A<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</p>                        |
| 55. |  | <p><b>Address: 530 Alaska Ave.</b><br/> <b>Square Footage: 38,020</b><br/>                 Occupant: Prestige Too<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</p>              | 60. |  | <p><b>Address: 2645 Maricopa Ave.</b><br/> <b>Square Footage: 82,162</b><br/>                 Occupant: Products Engineering<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</p>       |

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|-----|---|---|-----|---|---|
| 61. |    | <p><b>Address: 2727 Maricopa Ave.</b><br/> <b>Square Footage: 125,000</b><br/> Occupant: Centinela Pets<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>    | 66. |    | <p><b>Address: 2925-2929 California St.</b><br/> <b>Square Footage: 150,000</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>  |
| 62. |    | <p><b>Address: 605-655 Hawaii Ave.</b><br/> <b>Square Footage: 35,956</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>      | 67. |    | <p><b>Address: 2740 California St.</b><br/> <b>Square Footage: 24,780</b><br/> Occupant: Blue Robotics<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>       |
| 63. |    | <p><b>Address: 540 Hawaii Ave.</b><br/> <b>Square Footage: 56,400</b><br/> Occupant: Choura Events<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>         | 68. |    | <p><b>Address: 2700 California St.</b><br/> <b>Square Footage: 134,816</b><br/> Occupant: Edelbrock<br/> <b>Available Space: 134,816</b><br/> Asking Rate: TBD<br/> Recent Transactions: N/A</p>      |
| 64. |   | <p><b>Address: 2830-2860 California St.</b><br/> <b>Square Footage: 87,363</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p> | 69. |   | <p><b>Address: 18500 Crenshaw Blvd.</b><br/> <b>Square Footage: 155,099</b><br/> Occupant: George P. Johnson<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p> |
| 65. |  | <p><b>Address: 2931 California St.</b><br/> <b>Square Footage: 100,000</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>     | 70. |  | <p><b>Address: 18600-732 Crenshaw Bl.</b><br/> <b>Square Footage: 196,000</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>    |

**KEY: RED= AVAILABLE**  
**BLUE= RECENT TRANSACTION**

## Santa Fe Track/US Steel Park

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

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 205<sup>th</sup> Street**  
**Square Footage: 66,609**  
Occupant: Multi-Tenant  
**Available Space: 1,104**  
Asking Rate: \$1.40 N  
Recent Transactions: N/A

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


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

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

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

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

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











79.  **Address: 2271 205<sup>th</sup> St.**  
**Square Footage: 112,005**  
Occupant: Multi-Tenant  
**Available Space: 10,662**  
Asking Rate: \$1.60-\$1.70 G  
Recent Transactions: N/A

80.  **Address: 370-390 Amapola Ave.**  
**Square Footage: 96,279**  
Occupant: Multi-Tenant  
**Available Space: 5,806**  
Asking Rate: \$1.25-\$1.40 G  
Recent Transactions: N/A

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## Santa Fe Track/US Steel Park

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- |     |   |   |     |   |  |
|-----|---|---|-----|---|--|
| 81. |    | <p><b>Address: 401 Amapola Ave.</b><br/> <b>Square Footage: 12,505</b><br/> Occupant: Showa<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>        | 86. |    | <p><b>Address: 438 Amapola Ave.</b><br/> <b>Square Footage: 24,962</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 2,170</b><br/> Asking Rate: \$1.43 G<br/> Recent Transactions: Leased 10/20 for \$1.45 G</p> |
| 82. |    | <p><b>Address: 411 Amapola Ave.</b><br/> <b>Square Footage: 6,833</b><br/> Occupant: Pharos<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>        | 87. |    | <p><b>Address: 468 Amapola Ave.</b><br/> <b>Square Footage: 10,306</b><br/> Occupant: Sanyo Denki<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                               |
| 83. |    | <p><b>Address: 421 Amapola Ave.</b><br/> <b>Square Footage: 6,833</b><br/> Occupant: Phenomenex<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>    | 88. |    | <p><b>Address: 501 Amapola Ave.</b><br/> <b>Square Footage: 35,582</b><br/> Occupant: GPS<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                                       |
| 84. |   | <p><b>Address: 431 Amapola Ave.</b><br/> <b>Square Footage: 11,300</b><br/> Occupant: Phenomenex<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>   | 89. |   | <p><b>Address: 478 Amapola Ave.</b><br/> <b>Square Footage: 12,881</b><br/> Occupant: Sanyo Denki<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                               |
| 85. |  | <p><b>Address: 406 Amapola Ave.</b><br/> <b>Square Footage: 19,681</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p> | 90. |  | <p><b>Address: 488 Amapola Ave.</b><br/> <b>Square Footage: 9,750</b><br/> Occupant: N/A<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>  |

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## Santa Fe Track/US Steel Park

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- |     |   |   |      |   |  |
|-----|---|---|------|---|--|
| 91. |    | <p><b>Address: 558 Amapola Ave.</b><br/> <b>Square Footage: 7,586</b><br/> Occupant: Solcom, Inc.<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>      | 96.  |    | <p><b>Address: 2255 Dominguez Way</b><br/> <b>Square Footage: 11,145</b><br/> Occupant: N/A<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>       |
| 92. |    | <p><b>Address: 568 Amapola Ave.</b><br/> <b>Square Footage: 10,833</b><br/> Occupant: N/A<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>              | 97.  |    | <p><b>Address: 2275 Dominguez Way</b><br/> <b>Square Footage: 11,430</b><br/> Occupant: Conesys<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>   |
| 93. |    | <p><b>Address: 578 Amapola Ave.</b><br/> <b>Square Footage: 10,102</b><br/> Occupant: OK Color America<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p> | 98.  |    | <p><b>Address: 2301 Dominguez Way</b><br/> <b>Square Footage: 42,469</b><br/> Occupant: Edelbrock<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p> |
| 94. |   | <p><b>Address: 588 Amapola Ave.</b><br/> <b>Square Footage: 10,987</b><br/> Occupant: Conesys<br/> <b>Available Space: 10,987</b><br/> Asking Rate: \$1.46 G<br/> Recent Transactions: N/A</p>  | 99.  |   | <p><b>Address: 548 Amapola Ave.</b><br/> <b>Square Footage: 12,633</b><br/> Occupant: Conesys<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>     |
| 95. |  | <p><b>Address: 2225 Dominguez Way</b><br/> <b>Square Footage: 10,985</b><br/> Occupant: Conesys<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>        | 100. |  | <p><b>Address: 518 Amapola Ave.</b><br/> <b>Square Footage: 12,531</b><br/> Occupant: Conesys<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>     |

<p><b>KEY: RED= AVAILABLE</b>  <b>BLUE= RECENT TRANSACTION</b></p>
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## Santa Fe Track/US Steel Park


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- |      |   |   |      |   |  |
|------|---|---|------|---|--|
| 101. |    | <p><b>Address: 538 Amapola Ave.</b><br/> <b>Square Footage: 11,821</b><br/> Occupant: Conesys<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                | 106. |    | <p><b>Address: 2335 208<sup>th</sup> St.</b><br/> <b>Square Footage: 38,160</b><br/> Occupant: TBD<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: Sold 3/21 for \$279.09</p> |
| 102. |    | <p><b>Address: 508 Amapola Ave.</b><br/> <b>Square Footage: 10,901</b><br/> Occupant: Conesys<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                | 107. |    | <p><b>Address: 431 Madrid Ave.</b><br/> <b>Square Footage: 18,162</b><br/> Occupant: Rock-Ola<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                         |
| 103. |    | <p><b>Address: 528 Amapola Ave.</b><br/> <b>Square Footage: 12,355</b><br/> Occupant: DBL Inc.<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>               | 108. |    | <p><b>Address: 411 Madrid Ave.</b><br/> <b>Square Footage: 13,832</b><br/> Occupant: Phenomenex<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                       |
| 104. |   | <p><b>Address: 2200-30 Amapola Ct.</b><br/> <b>Square Footage: 28,067</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 2,488</b><br/> Asking Rate: \$1.35 G<br/> Recent Transactions: N/A</p> | 109. |   | <p><b>Address: 410 Madrid Ave.</b><br/> <b>Square Footage: 10,932</b><br/> Occupant: Phenomenex<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                       |
| 105. |  | <p><b>Address: 2280 208<sup>th</sup> St.</b><br/> <b>Square Footage: 25,000</b><br/> Occupant: Conesys<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>       | 110. |  | <p><b>Address: 430 Madrid Ave.</b><br/> <b>Square Footage: 16,697</b><br/> Occupant: NTK Aviation America<br/> <b>Available Space: 16,697</b><br/> Asking Rate: \$329.40<br/> Recent Transactions: N/A</p>     |

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## Santa Fe Track/US Steel Park


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111.  **Address: 510 Madrid Ave.**  
**Square Footage: 65,398**  
Occupant: Nutri-Bon  
**Available Space: 65,398**  
Asking Rate: N/A  
Recent Transactions: Sold 5/20 for \$277.50


112.  **Address: 570 Madrid Ave.**  
**Square Footage: 11,888**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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

114a.  **Address: 538 Crenshaw Blvd.**  
**Square Footage: 173,361**  
Occupant: Nutri Bon  
**Available Space: 173,361**  
Asking Rate: TBD  
Recent Transactions: Sold 4/20 for \$283.90


114b.  **Address: 588 Crenshaw Blvd.**  
**Square Footage: 265,418**  
Occupant: Loreal  
**Available Space: N/A**  
Asking Rate: \$1.07 N  
Recent Transactions: N/A

115.  **Address: 2140-90 190<sup>th</sup> St.**  
**Square Footage: 275,000**  
Occupant: Multi-Tenant  
**Available Space: 8,800**  
Asking Rate: \$1.40-\$1.50 G  
Recent Transactions: N/A

116.  **Address: 19145 Gramercy Pl.**  
**Square Footage: 102,279**  
Occupant: N/A  
**Available Space: 102,279**  
Asking Rate: TBD  
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











118.  **Address: 19600-88 Van Ness Av.**  
**Square Footage: 177,372**  
Occupant: Multi-Tenant  
**Available Space: 67,776**  
Asking Rate: \$1.10 N  
Recent Transactions: N/A

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. |    | <p><b>Address: 19900-88 Van Ness Av.</b><br/> <b>Square Footage: 206,055</b><br/> Occupant: Funai<br/> <b>Available Space: 75,871</b><br/> Asking Rate: \$1.20 N<br/> Recent Transactions: N/A</p>      | 125. |    | <p><b>Address: 2201-2203 Dominguez Way</b><br/> <b>Square Footage: 72,000</b><br/> Occupant: N/A<br/> <b>Available Space: 18,000</b><br/> Asking Rate: \$1.04 G<br/> Recent Transactions: N/A</p>  |
| 121. |    | <p><b>Address: 19700-88 Van Ness Av.</b><br/> <b>Square Footage: 670,305</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>       | 126. |    | <p><b>Address: 2137 Dominguez Way</b><br/> <b>Square Footage: 36,000</b><br/> Occupant: N/A<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>               |
| 122. |    | <p><b>Address: 357-385 Van Ness Av.</b><br/> <b>Square Footage: 327,000</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 4,575</b><br/> Asking Rate: \$1.45 G<br/> Recent Transactions: N/A</p> | 127. |    | <p><b>Address: 2027 Harpers Way</b><br/> <b>Square Footage: 560,000</b><br/> Occupant: Virco<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>              |
| 123. |   | <p><b>Address: 401 Van Ness Av.</b><br/> <b>Square Footage: 100,000</b><br/> Occupant: US Gypsum<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>               | 128. |   | <p><b>Address: 1865-1963 Del Amo Blvd.</b><br/> <b>Square Footage: 61,800</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p> |
| 124. |  | <p><b>Address: 501-555 Van Ness Av.</b><br/> <b>Square Footage: 210,000</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>        | 129. |  | <p><b>Address: 1855 Del Amo Blvd.</b><br/> <b>Square Footage: 9,960</b><br/> Occupant: N/A<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                |

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- |      |   |   |      |   |   |
|------|---|---|------|---|---|
| 130. |    | <p><b>Address: 1801 Del Amo Blvd.</b><br/> <b>Square Footage: 6,700</b><br/> Occupant: Hermach Machine<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>               | 135. |    | <p><b>Address: 20655-675 Western Av.</b><br/> <b>Square Footage: 129,200</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 8,119</b><br/> Asking Rate: \$1.55-\$1.75 G<br/> Recent Transactions: N/A</p> |
| 131. |    | <p><b>Address: 1725 Del Amo Blvd.</b><br/> <b>Square Footage: 7,317</b><br/> Occupant: Lucy Ann<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                      | 136. |    | <p><b>Address: 20775 Western Av.</b><br/> <b>Square Footage: 22,918</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 2,660</b><br/> Asking Rate: \$1.50 G<br/> Recent Transactions: N/A</p>             |
| 132. |    | <p><b>Address: 20291 Western Av.</b><br/> <b>Square Footage: 6,419</b><br/> Occupant: Innovative Packaging Solutions<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p> | 137. |    | <p><b>Address: 20817-19 Western Av.</b><br/> <b>Square Footage: 7,034</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                  |
| 133. |   | <p><b>Address: 20307-17 Western Av.</b><br/> <b>Square Footage: 26,219</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>               | 138. |   | <p><b>Address: 20905-07 Western Av.</b><br/> <b>Square Footage: 7,300</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                  |
| 134. |  | <p><b>Address: 20333-437 Western Av.</b><br/> <b>Square Footage: 74,276</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>              | 139. |  | <p><b>Address: 20909-11 Western Av.</b><br/> <b>Square Footage: 7,300</b><br/> Occupant: Asano Taiko US<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                |

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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: N/A

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: N/A**  
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 208<sup>th</sup> 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 208<sup>th</sup> St.**  
**Square Footage: 26,220**  
Occupant: Multi-Tenant  
**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



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



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



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



157. **Address: 1815 205<sup>th</sup> St.**  
**Square Footage: 56,177**  
Occupant: Multi-Tenant  
**Available Space: 6,400**  
Asking Rate: \$1.45-\$1.60 G  
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



158. **Address: 1835-45 205<sup>th</sup> St.**  
**Square Footage: 82,983**  
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



159. **Address: 1840 205<sup>th</sup> St.**  
**Square Footage: 8,200**  
Occupant: Viper Technologies  
**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

160.  **Address: 1850 205<sup>th</sup> St.**  
**Square Footage: 21,100**  
Occupant: Luminata  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
161.  **Address: 1860 205<sup>th</sup> St.**  
**Square Footage: 8,200**  
Occupant: US Tool Group  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
162.  **Address: 20600 Gramercy Pl.**  
**Square Footage: 67,434**  
Occupant: Multi-Tenant  
**Available Space: 6,375**  
Asking Rate: \$1.50 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
164.  **Address: 20526 Gramercy Pl.**  
**Square Footage: 11,000**  
Occupant: Ewing  
**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
166.  **Address: 20435-45 Gramercy Pl.**  
**Square Footage: 35,000**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: \$1.35 G  
Recent Transactions: N/A
167.  **Address: 20410 Gramercy Pl.**  
**Square Footage: 11,200**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: \$1.60 G  
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
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

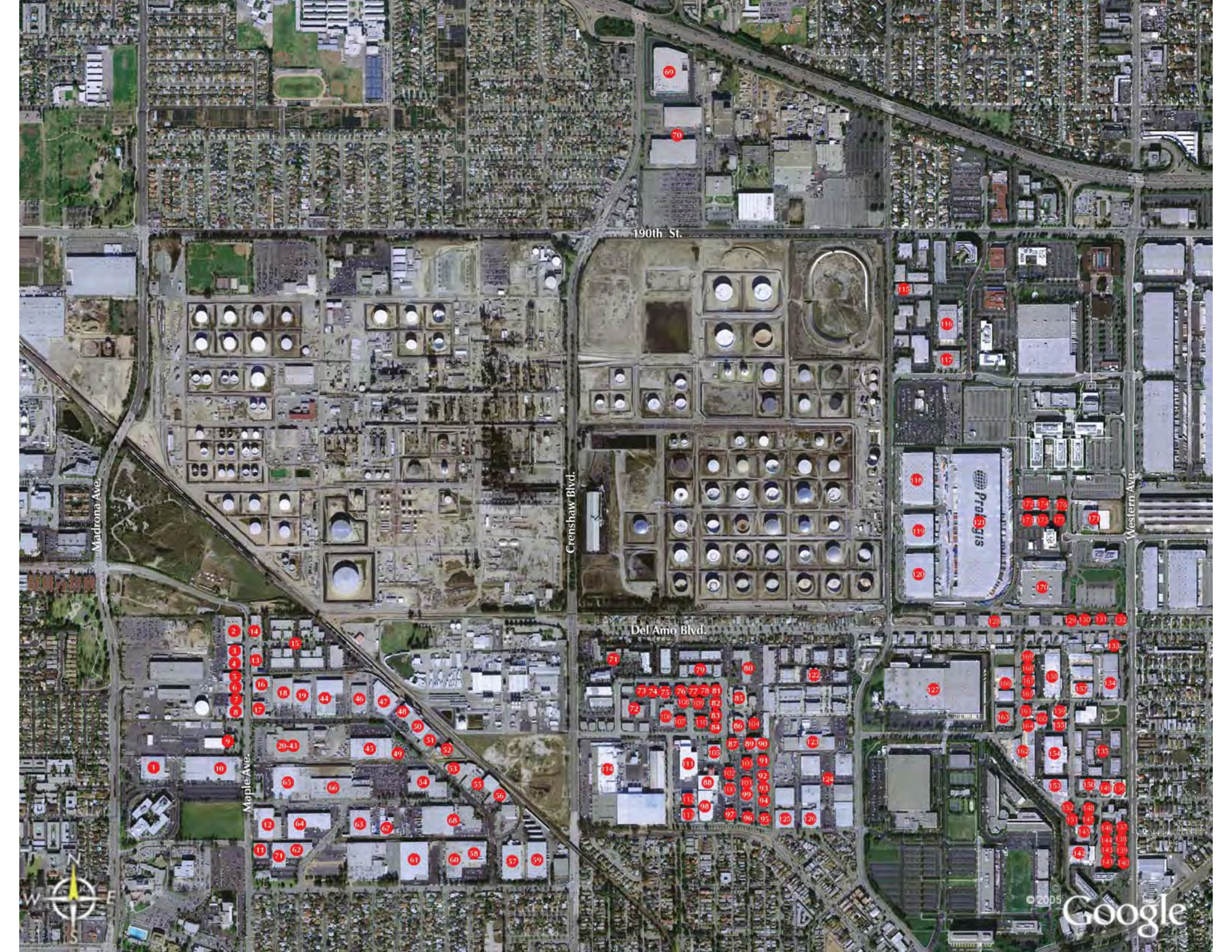
177.  **Address: 1873 Western Way**  
**Square Footage: 7,704**  
Occupant: Continental Dental  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

173.  **Address: 1861 Western Way**  
**Square Footage: 12,984**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
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

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190th St.

Del Amo Blvd.

Maple Ave.

Crenshaw Blvd.

Western Ave.

