



## **CITY OF TORRANCE INDUSTRIAL MARKET**

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

**END OF 3<sup>rd</sup> QUARTER 2024**

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# SECTION 1

## RECENT TORRANCE TRANSACTIONS

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## RECENT TORRANCE TRANSACTIONS

### SOLD

3547-3555 Voyager Court	61,011 Square Feet	\$342.56 PSF
24310 Garnier Street	33,253 Square Feet	\$396.00 PSF
1830 West 205 <sup>th</sup> Street	31,505 Square Feet	\$407.87 PSF
1840 208 <sup>th</sup> Street	7,281 Square Feet	\$388.00 PSF
3155 Fujita Street	6,588 Square Feet	\$459.17 PSF
18811 Crenshaw Place	3,300 Square Feet	\$345.94 PSF
2107 Border Avenue	3,000 Square Feet	\$466.67 PSF

### LEASED

3305 Kashiwa Street	44,737 Square Feet	\$1.85 PSF N
20701 Manhattan Place	35,250 Square Feet	\$1.95 PSF N
1830 West 205 <sup>th</sup> Street	31,505 Square Feet	\$2.25 PSF N
444 Alaska Avenue	25,125 Square Feet	\$1.50 PSF N
2610 Columbia Street	18,730 Square Feet	\$2.00 PSF N
2255 Jefferson Street	14,200 Square Feet	\$1.60 PSF N
3112 Kashiwa Street	11,567 Square Feet	\$1.90 PSF G
3080 Lomita Boulevard	10,644 Square Feet	\$1.45 PSF G
2972 Columbia Street	7,670 Square Feet	\$1.80 PSF N
20505 Earl Street	7,200 Square Feet	\$1.60 PSF N
4025 Spencer Street	5,950 Square Feet	\$2.00 PSF N
370 Amapola Avenue	4,852 Square Feet	\$1.45 PSF G
19160 Van Ness Avenue	4,800 Square Feet	\$1.80 PSG G
1815 West 205 <sup>th</sup> Street	4,550 Square Feet	\$1.70 PSF N
20655 South Western Avenue	4,540 Square Feet	\$1.90 PSF G
3547 Voyager Court	4,366 Square Feet	\$1.90 PSF G
2720 Monterey Street	3,800 Square Feet	\$1.95 PSF G
1815 West 205 <sup>th</sup> Street	3,300 Square Feet	\$2.10 PSF G
2980 Oregon Court	3,200 Square Feet	\$1.60 PSF G



# SECTION 2

**RESULTS UPDATE**

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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>
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
Murman	MV 20348 LLC	<b>180,164</b>	Sale	Poplar/Orchid
Telacu	Aaron Brothers	<b>174,240</b>	Lease	5500 Olympic Boulevard
Van Buren Industrial LLC	Sunbelt Rentals	<b>136,343</b>	Lease	3315 Van Buren 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
Van Buren Industrial LLC	Sunbelt Rentals	<b>87,120</b>	Lease	3315 Van Buren Boulevard
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
Venice Building Co LLC	Impulse Space Inc.	<b>59,549</b>	Lease	2651 Manhattan Beach Boulevard
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

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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>
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
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
Hawthorne Business Center	Elite Anywhere	<b>21,408</b>	Lease	12675 Crenshaw Boulevard
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
RCB Equities	Angelus Medical	<b>20,000</b>	Lease	1835 Rosecrans 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
Viola Industries	Sunbelt Rentals	<b>15,500</b>	Lease	3223 Golf Course Drive
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>	Lease	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

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<b>Landlord/Seller</b>	<b>Tenant/Buyer</b>	<b>Size (SF)</b>	<b>Type</b>	<b>Property Address</b>
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
Whittener W Tullock	Sunbelt Rentals	<b>13,255</b>	Lease	318 Tullock Street
AMB Property	Rockwell Collins	<b>13,056</b>	Lease	321 East Brokaw Road
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
Best Products Inc.	Elite Anywhere	<b>10,843</b>	Lease	7825 Somerset Boulevard
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
Dale Rodman Trust	Sugaring Factory	<b>10,600</b>	Lease	23950 Madison 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
Barry Von Hemert	Home Consignment Center	<b>10,300</b>	Lease	23649 Hawthorne Boulevard
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

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<b>Landlord/Seller</b>	<b>Tenant/Buyer</b>	<b>Size (SF)</b>	<b>Type</b>	<b>Property Address</b>
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
MCB Oquendo LLC	PartsCO LLC	<b>9,845</b>	Lease	5151 Oquendo Road
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
Merrell	Caldwell	<b>8,745</b>	Sale	15624 Inglewood Avenue
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>	Lease	543 East Gardena Boulevard
Asset Management Systems	Fashion Wear Collection	<b>8,000</b>	Lease	1824 Oak Street
IRTRONIX	Socal Sublimation	<b>8,000</b>	Lease	1439 Plaza Del Amo
Bunch Family Trust	IRTRONIX	<b>8,000</b>	Lease	1439 Plaza Del Amo
Elle Group LLC	Mueller Engineering	<b>7,700</b>	Sale	101 Penn Street
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
Otay River Business Park	Sunbelt Rentals	<b>7,250</b>	Lease	2890 Favre
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

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<b>Landlord/Seller</b>	<b>Tenant/Buyer</b>	<b>Size (SF)</b>	<b>Type</b>	<b>Property Address</b>
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 Warehouse	<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
DeVos Brothers LLC	Prashant Ingle	<b>6,000</b>	Sale	16257 Illinois Avenue
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
Amira Chance LLC	Perfect Fit West	<b>5,604</b>	Lease	3383 Olive Avenue
MJLSF	Robert & Susan Blakely	<b>5,600</b>	Sale	924 East Ontario Street
Best Products Inc.	Elite Anywhere	<b>5,500</b>	Lease	7825 Somerset Boulevard
Sardo	Platinum Prop Rentals	<b>5,400</b>	Lease	516-524 Rosecrans Avenue
Glantz Family Trust	Dr. Marina Raikhel	<b>5,377</b>	Sale	25043 Narbonne Avenue
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
Bixby Business Center	Robert Clark, MD	<b>4,946</b>	Lease	4401 Atlantic Avenue
The Medical Centre	Dr. Ron Gallemore	<b>4,810</b>	Lease	4201 Torrance Boulevard
Blair Company	Coating Hub Inc.	<b>4,800</b>	Lease	1611 Boyd Avenue
San Pedro Alondra Realty	Ruggeri Marble & Granite	<b>4,800</b>	Lease	16001 South San Pedro Street
Christopher Yoon	22910 Crenshaw Corp	<b>4,731</b>	Sale	22910 Crenshaw Boulevard
Pam Cronn	Christopher Yoon	<b>4,731</b>	Sale	22910 Crenshaw Boulevard
Second Order Effects	Mueller Engineering	<b>4,730</b>	Lease	140 Center Street
Metro Creekside	Takara Belmont USA	<b>4,600</b>	Lease	1350 Reynolds Avenue
David Slutsky	Prashant Ingle	<b>4,400</b>	Sale	2808 Columbia Street
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

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<b>Landlord/Seller</b>	<b>Tenant/Buyer</b>	<b>Size (SF)</b>	<b>Type</b>	<b>Property Address</b>
Madison Group LLC	NRI Clinical Trials	<b>4,295</b>	Lease	1141 West Redondo Beach Blvd
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
Motjahedi 2003 Family Trust	Starlite Building Services	<b>3,888</b>	Lease	20919 South Brant Avenue
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
Khalil 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
Medical Centre	Providence Health System	<b>3,000</b>	Lease	4201 Torrance Boulevard
Hale & Alejandro LLC	Asset InterTech	<b>3,000</b>	Lease	3910 East Coronado Street
Christian Edan Investments	Lord, Ficks, Zayed	<b>3,000</b>	Lease	19803 South Hamilton Avenue
JAS Madison I	Dr. Vernon Wilson	<b>2,957</b>	Lease	3445 Pacific Coast Highway
Marsh	CybEye	<b>2,909</b>	Lease	990 West 190th Street
Paras LLC	REM Sleep Labs	<b>2,855</b>	Lease	23332 Hawthorne Boulevard
Medical Centre	Providence Health System	<b>2,816</b>	Lease	4201 Torrance Boulevard
Telo Industrial Center	South Bay Theme Parties	<b>2,624</b>	Lease	23510 Telo Avenue
Joseph Amato Trust	Young & Soohyn Kim	<b>2,597</b>	Sale	28441 Highridge Road
Medical Centre	Providence Health System	<b>2,507</b>	Lease	4201 Torrance Boulevard
Surf Management	Top Legging	<b>2,420</b>	Lease	24424 South Main Street
Deluna Investments	Javid Dental Brothers	<b>2,400</b>	Lease	1622 South Gaffey Street

**Jeffery A. Turek**  
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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>
Almar Plaza	Ron & Dawn Anfuso	<b>2,389</b>	Sale	28441 Highridge Road
Walter Hoehn	Jayamalin Fernando	<b>2,301</b>	Sale	5527-31 Venice Boulevard
1524 Oregon Avenue LLC	Vapor Point LLC	<b>2,268</b>	Lease	1524 Oregon Avenue
Verson Inc	Constant & Associates	<b>2,241</b>	Lease	3655 Torrance Boulevard
Rosecrans Dickens LLC	Harbor Family Dental	<b>2,225</b>	Lease	1310 Rosecrans Street
Standing O	Master Design Clothing	<b>2,220</b>	Lease	2908 Oregon Court
Torrance Business Center	Fortune Electric	<b>2,200</b>	Lease	3525 Lomita Boulevard
Gottsegen	Pro'Loughlin Properties LLC	<b>2,106</b>	Sale	1430 Pacific Coast Highway
Drollinger Properties	Westchester Pet Health Center	<b>2,100</b>	Lease	8911 Sepulveda Boulevard
BCSP Pacific Concourse	UNIS Furniture	<b>2,089</b>	Lease	5230 Pacific Concourse Drive
SVF Broadway Center	Do Do Cosmetics	<b>2,000</b>	Lease	15523 South Broadway Center Street
Chasnik Torrance	Fred's Carpets	<b>2,000</b>	Lease	24427 Hawthorne Boulevard
LBA Realty	Office Design Studio	<b>1,994</b>	Lease	5230 Pacific Concourse Drive
M2 Rolling Hills LP	Palos Verdes Board of Realtors	<b>1,976</b>	Sale	28441 Highridge Road
Torrance Investment Company	Employment Tax Specialists	<b>1,964</b>	Lease	2377 Crenshaw Boulevard
Hillside Village LLC	Ni Hao Chinese	<b>1,928</b>	Lease	24584 Hawthorne Boulevard
Alyson Damiano-Purcha	Christopher Yoon	<b>1,916</b>	Sale	937 Lemon Street
Medical Centre	Deorasan Professional Medical	<b>1,847</b>	Lease	4201 Torrance Boulevard
Karim Motjehedi	Bruce Massman	<b>1,800</b>	Sale	16206 Hawthorne Boulevard
Paras LLC	Paradigm Medical Management	<b>1,780</b>	Lease	23332 Hawthorne Boulevard
Leapwood Associates	SDY Mfg	<b>1,752</b>	Lease	20850 Leapwood Avenue
Carson/223rd Street LLC	ArchiMorphic	<b>1,740</b>	Lease	1300 East 223rd Street
Mariner Surf LLC	Total 360 Insurance	<b>1,725</b>	Lease	3625 Del Amo Boulevard
North Harbor Properties	Hondo 500	<b>1,687</b>	Lease	411 North Harbor Boulevard
PS Business Park	Beyondee	<b>1,624</b>	Lease	370 Crenshaw Boulevard
190th Medical LLC	Dr. Craig Morris	<b>1,589</b>	Lease	19000 Hawthorne Boulevard
Perroy Properties	Dr. Francisco Correa	<b>1,586</b>	Lease	1350 West 6th Street
Berkovich Trust	San Pedro Acupuncture	<b>1,550</b>	Lease	1300 West 6th Street
Berkovich Trust	Barry Tischler MD	<b>1,550</b>	Lease	1300 West 6th Street
1002 S Pacific Properties	Michael Ziegler Photography	<b>1,500</b>	Lease	1014 South Pacific Avenue
David & Inka Isa	Torres Architects	<b>1,494</b>	Lease	2209 Torrance Boulevard
MRCC Properties	Torrez	<b>1,478</b>	Lease	2426 Marine Avenue
SBP Enterprises LLC	WeFile Inc.	<b>1,466</b>	Lease	4439 Redondo Beach Boulevard
23133 Hawthorne LLC	Fortune Electric	<b>1,435</b>	Lease	23133 Hawthorne Boulevard
Omnis International	Ganis Insurance	<b>1,424</b>	Lease	3655 Torrance Boulevard
Nino I LP	Mohammad Almomani	<b>1,440</b>	Lease	14382 Hoover Street
Fortune 300 Partners LLC	Wholistic Wellness	<b>1,400</b>	Lease	412 South Pacific Coast Highway
Silver Spur Investments	United ONE Realty	<b>1,400</b>	Lease	608 Silver Spur Road
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

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<b>Landlord/Seller</b>	<b>Tenant/Buyer</b>	<b>Size (SF)</b>	<b>Type</b>	<b>Property Address</b>
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
The Medical Centre	Trinity Acupuncture	<b>1,250</b>	Lease	4201 Torrance Boulevard
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
Pacific Coast Plaza LLC	Project Real Estate Corporation	<b>1,150</b>	Lease	3730 Pacific Coast Highway
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
Berkovich Trust	Chris Deledonne DDS	<b>1,050</b>	Lease	1300 West 6th Street
Harbor Vermont Center	World Link Transport	<b>1,028</b>	Lease	24328 South Vermont Avenue
Pacific Coast Plaza LLC	Angela Kim Photo	<b>1,020</b>	Lease	3730 West Pacific Coast Highway
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>771</b>	Lease	4201 Torrance Boulevard
Paras Properties	Action Orthopedics	<b>780</b>	Lease	23332 Hawthorne Boulevard
Mesmer Properties	Young & Soohyn Kim	<b>756</b>	Sale	28441 Highridge Road
Gojies Madison LLC	Park Chiropractic Clinic	<b>735</b>	Lease	1141 West Redondo Beach Blvd
M2 Rolling Hills LP	Garrett Stevens	<b>656</b>	Sale	28441 Highridge Road





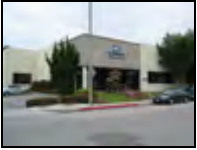

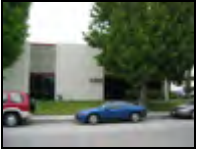





# SECTION 3

**TORRANCE AIRPORT**

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

# Torrance Airport Industrial Market Survey


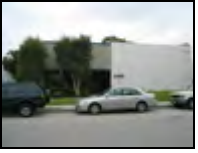






Prepared by: Jeffery A. Turek  
RE/MAX Commercial (310)802-2545

- |    |   |  |     |   |   |
|----|---|--|-----|---|---|
| 1. |    | <p><b>Address: 3445 Kashiwa St.</b><br/> <b>Square Footage: 18,050</b><br/> Occupant: IESCO<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                         | 6.  |    | <p><b>Address: 3171 Kashiwa St.</b><br/> <b>Square Footage: 16,806</b><br/> Occupant: Sun Flow, Inc<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                |
| 2. |    | <p><b>Address: 3415 Kashiwa St.</b><br/> <b>Square Footage: 22,416</b><br/> Occupant: Cox Communications<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>            | 7.  |    | <p><b>Address: 3155 Kashiwa St.</b><br/> <b>Square Footage: 14,183</b><br/> Occupant: N/A<br/> <b>Available Space: \$1.50 N</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                     |
| 3. |    | <p><b>Address: 3325 Kashiwa St.</b><br/> <b>Square Footage: 13,282</b><br/> Occupant: JGMC<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                          | 8.  |    | <p><b>Address: 3135 Kashiwa St.</b><br/> <b>Square Footage: 16,234</b><br/> Occupant: Multi-tenant<br/> <b>Available Space: 5,000</b><br/> Asking Rate: \$1.65 G<br/> Recent Transactions: N/A</p>          |
| 4. |   | <p><b>Address: 3305 Kashiwa St.</b><br/> <b>Square Footage: 44,737</b><br/> Occupant: Gitai USA<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: Lease 5/24 for \$1.85 N</p> | 9.  |   | <p><b>Address: 3115 Kashiwa St.</b><br/> <b>Square Footage: 13,179</b><br/> Occupant: JP Associates<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                |
| 5. |  | <p><b>Address: 3203 Kashiwa St.</b><br/> <b>Square Footage: 19,073</b><br/> Occupant: AOS<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                           | 10. |  | <p><b>Address: 3105 Kashiwa St.</b><br/> <b>Square Footage: 13,179</b><br/> Occupant: Precision Fiberglass<br/> <b>Available Space: 13,179</b><br/> Asking Rate: \$424.92<br/> Recent Transactions: N/A</p> |

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

# Torrance Airport Industrial Market Survey

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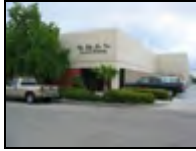



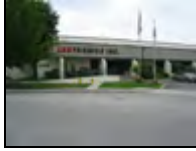


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|-----|---|--|-----|---|---|
| 11. |    | <b>Address: 3055 Kashiwa St.</b><br><b>Square Footage: 11,355</b><br>Occupant: N/A<br><b>Available Space: 11,355</b><br>Asking Rate: \$1.75 N<br>Recent Transactions: N/A                    | 16. |    | <b>Address: 3400 Kashiwa St.</b><br><b>Square Footage: 8,936</b><br>Occupant: Beimel Elite Athletics<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A   |
| 12. |    | <b>Address: 3043-3045 Kashiwa St.</b><br><b>Square Footage: 10,691</b><br>Occupant: Sage Millimeter Inc.<br><b>Available Space: N/A</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: The Source Audio & Video<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: Torrance Fence Company<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: Atom International<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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# Torrance Airport Industrial Market Survey


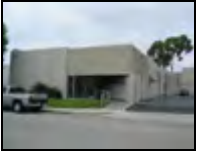








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|-----|---|---|-----|---|---|
| 21. |    | <b>Address: 3170 Kashiwa St.</b><br><b>Square Footage: 6,095</b><br>Occupant: Bachem<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         | 26. |    | <b>Address: 3102-3112 Kashiwa St.</b><br><b>Square Footage: 23,000</b><br>Occupant: Multi-Tenant<br><b>Available Space: 11,567</b><br>Asking Rate: \$1.70 N<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: 23,472</b><br>Occupant: Caliber Collision<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: 50,660</b><br>Occupant: Ledtronics<br><b>Available Space: 50,660</b><br>Asking Rate: \$444.14<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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# Torrance Airport Industrial Market Survey




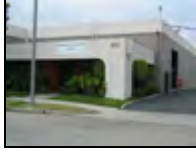






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|-----|---|--|-----|---|--|
| 31. |    | <p><b>Address: 23155 Kashiwa Ct.</b><br/> <b>Square Footage: 38,375</b><br/>                 Occupant: GCS<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: 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: N/A</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: California Lab Choice<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: Strataer Surface Coatings<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</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: ArzonSolar<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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- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 41. |    | <p><b>Address: 3175 Fujita St.</b><br/> <b>Square Footage: 7,832</b><br/> Occupant: Inter Trade<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>              | 46. |    | <p><b>Address: 3115-3121 Fujita St.</b><br/> <b>Square Footage: 8,600</b><br/> Occupant: N/A<br/> <b>Available Space: N/A</b><br/> Asking Rate: \$1.25 N<br/> Recent Transactions: N/A</p>                          |
| 42. |    | <p><b>Address: 3171 Fujita St.</b><br/> <b>Square Footage: 25,231</b><br/> Occupant: N/A<br/> <b>Available Space: 25,231</b><br/> Asking Rate: \$410.21 or \$1.65 N<br/> Recent Transactions: N/A</p> | 47. |    | <p><b>Address: 3111 Fujita St.</b><br/> <b>Square Footage: 14,478</b><br/> Occupant: Communications &amp; Power Industries<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p> |
| 43. |    | <p><b>Address: 3165 Fujita St.</b><br/> <b>Square Footage: 6,565</b><br/> Occupant: KB Delta<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                 | 48. |    | <p><b>Address: 3051 Fujita St.</b><br/> <b>Square Footage: 21,852</b><br/> Occupant: Emax Laboratories Inc<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                 |
| 44. |   | <p><b>Address: 3155 Fujita St.</b><br/> <b>Footage: 6,588</b><br/> Occupant: KB Delta<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                        | 49. |   | <p><b>Address: 3031 Fujita St.</b><br/> <b>Square Footage: 23,448</b><br/> Occupant: Bachem<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                                |
| 45. |  | <p><b>Address: 3401 Fujita St.</b><br/> <b>Square Footage: 13,371</b><br/> Occupant: Bachem<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                  | 50. |  | <p><b>Address: 3450 Fujita St.</b><br/> <b>Square Footage: 8,120</b><br/> Occupant: Nippon Shokken USA Inc.<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

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51.  **Address: 3430 Fujita St.**  
**Square Footage: 8,386**  
Occupant: Del Amo Animal Hospital  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

52.  **Address: 3400 Fujita St.**  
**Square Footage: 4,843**  
Occupant: Artease Colors  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


53.  **Address: 3340 Fujita St.**  
**Square Footage: 7,020**  
Occupant: KB Delta  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

54.  **Address: 3300 Fujita St.**  
**Square Footage: 10,414**  
Occupant: Star Link  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

55.  **Address: 3230 Fujita St.**  
**Square Footage: 5,553**  
Occupant: Mikalu  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

56.  **Address: 3200 Fujita St.**  
**Square Footage: 10,572**  
Occupant: LA Music  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

57.  **Address: 3100 Fujita St.**  
**Square Footage: 91,516**  
Occupant: Filtec  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

58.  **Address: 23510-23520 Telo Ave.**  
**Square Footage: 53,380**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

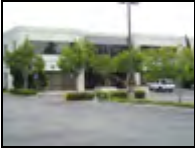








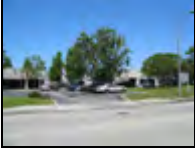
59.  **Address: 23540 Telo Ave.**  
**Square Footage: 106,462**  
Occupant: Pacific Echo  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

60.  **Address: 23610 Telo Ave.**  
**Square Footage: 41,471**  
Occupant: THIPA  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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# Torrance Airport Industrial Market Survey




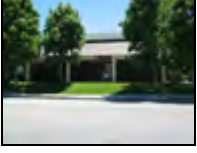

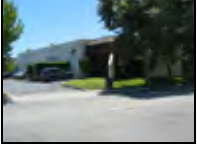



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- |     |   |  |     |   |   |
|-----|---|--|-----|---|---|
| 61. |    | <p><b>Address: 23600 Telo Ave.</b><br/> <b>Square Footage: 39,239</b><br/> Occupant: TMH<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                            | 66. |    | <p><b>Address: 2645 237<sup>th</sup> St.</b><br/> <b>Square Footage: 31,393</b><br/> Occupant: Lynn Products<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>           |
| 62. |    | <p><b>Address: 23535 Telo Ave.</b><br/> <b>Square Footage: 22,775</b><br/> Occupant: Landirenzo<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                     | 67. |    | <p><b>Address: 2575 237<sup>th</sup> St.</b><br/> <b>Square Footage: 31,962</b><br/> Occupant: Bixelon America Inc.<br/> <b>Available Space: N/A</b><br/> Asking Rate: TBD<br/> Recent Transactions: N/A</p>    |
| 63. |    | <p><b>Address: 23555 Telo Ave.</b><br/> <b>Square Footage: 22,775</b><br/> Occupant: American Ultraviolet West Inc.<br/> <b>Available Space: N/A</b><br/> Asking Rate: TBD<br/> Recent Transactions: N/A</p> | 68. |    | <p><b>Address: 2565 237<sup>th</sup> St.</b><br/> <b>Square Footage: 36,604</b><br/> Occupant: Aeroworx<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                |
| 64. |   | <p><b>Address: 23605 Telo Ave.</b><br/> <b>Square Footage: 53,710</b><br/> Occupant: Classic Components<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>             | 69. |   | <p><b>Address: 2555 237<sup>th</sup> St.</b><br/> <b>Square Footage: 25,180</b><br/> Occupant: Wordpac<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                 |
| 65. |  | <p><b>Address: 23661 Telo Ave.</b><br/> <b>Square Footage: 24,548</b><br/> Occupant: Industrial Dynamics<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>            | 70. |  | <p><b>Address: 2501-2545 237<sup>th</sup> St.</b><br/> <b>Square Footage: 154,932</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: \$1.60 G<br/> Recent Transactions: N/A</p> |

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# Torrance Airport Industrial Market Survey






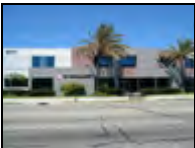

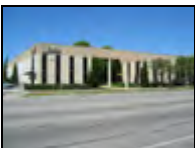
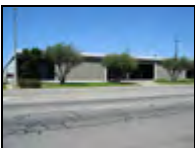

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- |     |   |   |     |   |  |
|-----|---|---|-----|---|--|
| 71. |    | <p><b>Address: 2780-2788 237<sup>th</sup> St.</b><br/> <b>Square Footage: 30,000</b><br/> Occupant: Alpinestars<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent 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>                  |

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# Torrance Airport Industrial Market Survey






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- |     |   |  |     |   |   |
|-----|---|--|-----|---|---|
| 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: N/A</b><br/>                 Occupant: N/A<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: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</p> | 87. |    | <p><b>Address: 3131 Lomita Blvd.</b><br/> <b>Square Footage: 43,010</b><br/>                 Occupant: Kepner Plastics<br/> <b>Available Space: 43,010</b><br/>                 Asking Rate: \$1.95 G<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: Service King<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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- 91.  **Address: 2827 Lomita Blvd.**  
**Square Footage: 36,800**  
Occupant: Catalo  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
  
- 92.  **Address: 2911-2917 Lomita Blvd.**  
**Square Footage: 42,421**  
Occupant: Junimseun Church of Kpca  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
  
- 93.  **Address: 2841 Lomita Blvd.**  
**Square Footage: N/A**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
  
- 94.  **Address: 3000-3010 Lomita Blvd.**  
**Square Footage: 248,390**  
Occupant: Alcoa  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions:
  
- 95.  **Address: 3050 Lomita Blvd.**  
**Square Footage: 71,496**  
Occupant: Multi-tenant  
**Available Space: N/A**  
Asking Rate: \$1.65 G  
Recent Transactions: Leased 2/24 for \$1.45 G

- 96.  **Address: 2990 Lomita Blvd.**  
**Square Footage: 33,197**  
Occupant: BCO  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
  
- 97.  **Address: 28305 Lomita Blvd.**  
**Square Footage: 48,250**  
Occupant: MCE  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
  
- 98.  **Address: 23911-23915 Garnier**  
**Square Footage: 28,000**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
  
- 99.  **Address: 24015 Garnier**  
**Square Footage: 42,579**  
Occupant: Quinstar  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
  
- 100.  **Address: 24215-225 Garnier**  
**Square Footage: 77,520**  
Occupant: Multi-tenant  
**Available Space: N/A**  
Asking Rate: \$1.50 N  
Recent Transactions: N/A

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# Torrance Airport Industrial Market Survey






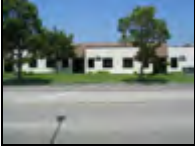
Prepared by: Jeffery A. Turek  
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- |      |   |  |      |   |  |
|------|---|--|------|---|--|
| 101. |    | <p><b>Address: 24120 Garnier</b><br/> <b>Square Footage: 65,940</b><br/> Occupant: Pacific Sales<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>            | 106. |    | <p><b>Address: 3720-3730 Skypark Dr.</b><br/> <b>Square Footage: 15,712</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>   |
| 102. |    | <p><b>Address: 24310 Garnier</b><br/> <b>Square Footage: 33,253</b><br/> Occupant: TBD<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: Sold 12/23 for \$396 PSF</p> | 107. |    | <p><b>Address: 3680 Skypark Dr.</b><br/> <b>Square Footage: 14,000</b><br/> Occupant: LMT Motors<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>          |
| 103. |    | <p><b>Address: 24330 Garnier</b><br/> <b>Square Footage: 33,090</b><br/> Occupant: Hori USA Inc<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>             | 108. |    | <p><b>Address: 3640 Skypark Dr.</b><br/> <b>Square Footage: 15,985</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: \$1.20 G<br/> Recent Transactions: N/A</p>   |
| 104. |   | <p><b>Address: 2675 Skypark Dr.</b><br/> <b>Square Footage: 54,424</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 1,200</b><br/> Asking Rate: \$2.40 G<br/> Recent Transactions: N/A</p>   | 109. |   | <p><b>Address: 2600 Skypark Dr.</b><br/> <b>Square Footage: 200,000</b><br/> Occupant: LISI<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>               |
| 105. |  | <p><b>Address: 3740 Skypark Dr.</b><br/> <b>Square Footage: 8,640</b><br/> Occupant: American Kusa<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>          | 110. |  | <p><b>Address: 2540 Skypark Dr.</b><br/> <b>Square Footage: 30,000</b><br/> Occupant: Robinson Helicopter<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p> |

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- |      |   |  |      |   |  |
|------|---|--|------|---|--|
| 111. |    | <p><b>Address: 2530 Skypark Dr.</b><br/> <b>Square Footage: 14,500</b><br/>                 Occupant: Robinson Helicopter<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</p>     | 116. |    | <p><b>Address: 23871-99 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</p>  |
| 112. |    | <p><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</p>                | 117. |    | <p><b>Address: 23935 Madison St.</b><br/> <b>Square Footage: 20,408</b><br/>                 Occupant: Sonsray<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</p>          |
| 113. |    | <p><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</p>               | 118. |    | <p><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</p> |
| 114. |   | <p><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</p>    | 119. |   | <p><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</p>  |
| 115. |  | <p><b>Address: 23751-75 Madison St.</b><br/> <b>Square Footage: 33,012</b><br/>                 Occupant: Multi-Tenant<br/> <b>Available Space: 3,400</b><br/>                 Asking Rate: \$1.70 G<br/>                 Recent Transactions: N/A</p> | 120. |  | <p><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</p>     |

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# Torrance Airport Industrial Market Survey

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RE/MAX Commercial (310)802-2545

- 121. 

**Address: 23950-70 Madison St.**  
**Square Footage: 22,184**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 122. 

**Address: 3665 240<sup>th</sup> St.**  
**Square Footage: 8,676**  
Occupant: KopyKake  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 123. 

**Address: 3701 240<sup>th</sup> St.**  
**Square Footage: 15,000**  
Occupant: Kopykake  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 124. 

**Address: 3737 240<sup>th</sup> St.**  
**Square Footage: 8,554**  
Occupant: Kopykake  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 125. 

**Address: 23946-50 Hawthorne Blvd.**  
**Square Footage: 8,797**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

- 126. 

**Address: 23870-90 Hawthorne Blvd.**  
**Square Footage: 17,300**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 127. 

**Address: 23760-868 Hawthorne Blvd.**  
**Square Footage: 110,020**  
Occupant: Multi-Tenant  
**Available Space: 38,818**  
Asking Rate: N/A  
Recent Transactions: N/A
- 128. 

**Address: 23650 Hawthorne Blvd.**  
**Square Footage: 9,000**  
Occupant: One Stop Windows & Doors  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 129. 

**Address: 2931 Airport Dr.**  
**Square Footage: 175,000**  
Occupant: Robinson Helicopter  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 130. 

**Address: 2901 Airport Dr.**  
**Square Footage: 250,000**  
Occupant: Robinson Helicopter  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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



Hawthorne Blvd.

Lomita Blvd.

Pacific Coast Highway

Crenshaw Blvd.





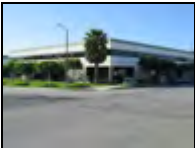






# SECTION 4

**WEST TORRANCE**

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

## West Torrance Industrial Market Survey

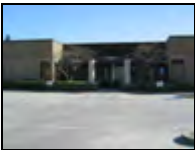







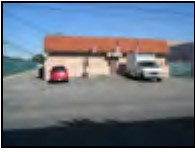

Prepared by: Jeffery A. Turek  
RE/MAX Commercial (310)802-2545

- |    |   |  |     |   |   |
|----|---|--|-----|---|---|
| 1. |    | <p><b>Address: 20421 Earl St.</b><br/> <b>Square Footage: N/A</b><br/> Occupant: N/A<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: \$1.60 N<br/> Recent Transactions: Leased 3/24 for \$1.60 N</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: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</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: 53,250</b><br/> Asking Rate: \$325.00<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: Fera International Corp.<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: J-Exim<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











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

- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 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: Ideal Glass & Mirror<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: Coast ACM<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                |

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

# West Torrance Industrial Market Survey

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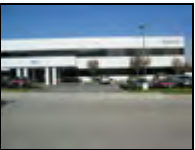








- |     |   |   |     |   |  |
|-----|---|---|-----|---|--|
| 21. |    | <p><b>Address: 4025 Spencer St.</b><br/> <b>Square Footage: 41,120</b><br/>                 Occupant: Multi-Tenant<br/> <b>Available Space: 2,086</b><br/>                 Asking Rate: \$2.25 G<br/>                 Recent Transactions: 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: \$1.65 G<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: 4,696</b><br/>                 Asking Rate: \$2.10-\$2.30 G<br/>                 Recent Transactions: N/A</p> | 28. |    | <p><b>Address: 19601 Mariner Ave.</b><br/> <b>Square Footage: 22,791</b><br/>                 Occupant: Intelligent Optical Systems<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: Totai America<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: 307,487</b><br/>                 Occupant: Mutli-Tenant<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<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**  
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## West Torrance Industrial Market Survey

Prepared by: Jeffery A. Turek  
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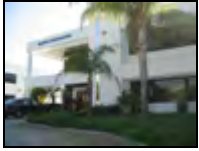
- |     |   |  |     |   |   |
|-----|---|--|-----|---|---|
| 31. |    | <p><b>Address: 19801-A Mariner Ave.</b><br/> <b>Square Footage: 12,000</b><br/>                     Occupant: Excelsior Preschool<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p> | 36. |    | <p><b>Address: 3501 Challenger St.</b><br/> <b>Square Footage: 37,414</b><br/>                     Occupant: Sharp/Santec<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>          |
| 32. |    | <p><b>Address: 19951 Mariner Ave.</b><br/> <b>Square Footage: 86,309</b><br/>                     Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>          | 37. |    | <p><b>Address: 3521 Challenger St.</b><br/> <b>Square Footage: 35,076</b><br/>                     Occupant: Cosmetix West<br/> <b>Available Space: 35,076</b><br/>                     Asking Rate: \$1.10 N<br/>                     Recent Transactions: N/A</p> |
| 33. |    | <p><b>Address: 20000 Mariner Ave.</b><br/> <b>Square Footage: 67,021</b><br/>                     Occupant: Mutli-Tenant<br/> <b>Available Space: 12,710</b><br/>                     Asking Rate: \$1.65 N<br/>                     Recent Transactions: N/A</p>  | 38. |    | <p><b>Address: 3541 Challenger St.</b><br/> <b>Square Footage: 28,006</b><br/>                     Occupant: Paragon<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>               |
| 34. |   | <p><b>Address: 3520 Challenger St.</b><br/> <b>Square Footage: 49,336</b><br/>                     Occupant: Navitas<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>              | 39. |   | <p><b>Address: 19950 Mariner Ave.</b><br/> <b>Square Footage: 33,795</b><br/>                     Occupant: Good Community Church<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions:</p>      |
| 35. |  | <p><b>Address: 3500 Challenger St.</b><br/> <b>Square Footage: 45,767</b><br/>                     Occupant: Aurora<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>               | 40. |  | <p><b>Address: 19700 Mariner Ave.</b><br/> <b>Square Footage: 25,482</b><br/>                     Occupant: JTB<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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# West Torrance Industrial Market Survey

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

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: Aiya  
**Available Space: 20,640**  
Asking Rate: N/A  
Recent Transactions: N/A

43.



**Address: 3547-3555 Voyager Ct.**  
**Square Footage: 61,011**  
Occupant: Multi-Tenant  
**Available Space: 8,492**  
Asking Rate: \$1.00 G  
Recent Transactions: Leased 10/23 for \$1.90 G

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: N/A  
**Available Space: 79,652**  
Asking Rate: TBD  
Recent Transactions: N/A

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



190th St.

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34

35

Marrona Ave.

44

45

Del Amo Ave.

Hawthorne Blvd.

10

11

23

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1

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21

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19

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17

18

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22

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13

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14






# SECTION 5

**SANTA FE TRACT/US STEEL PARK**


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# 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: Polypeptide  
**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: Polypeptide  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

3.  **Address: 335-355 Maple Ave.**  
**Square Footage: 19,200**  
Occupant: Polypeptide  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

8.  **Address: 455 Maple Ave.**  
**Square Footage: 20,400**  
Occupant: Polypeptide  
**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: Polypeptide  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

10.  **Address: 525 Maple Ave.**  
**Square Footage: 139,934**  
Occupant: Wekerle Cosmetics  
**Available Space: N/A**  
Asking Rate: \$.90 G  
Recent Transactions: N/A

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

# Santa Fe Track/US Steel Park

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

- 11. 

**Address: 600-660 Maple Ave.**  
**Square Footage: 56,064**  
Occupant: Multi-Tenant  
**Available Space: 26,600**  
Asking Rate: \$1.50 G  
Recent Transactions: N/A
- 12. 

**Address: 540 Maple Ave.**  
**Square Footage: 73,000**  
Occupant: Kinecta Soccer Center  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 13. 

**Address: 340-370 Maple Ave.**  
**Square Footage: 17,906**  
Occupant: Classic Litho & Design  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 14. 

**Address: 306-326 Maple Ave.**  
**Square Footage: 15,465**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: \$1.40 G  
Recent Transactions: N/A
- 15. 

**Address: 2750-2909 Oregon Ct.**  
**Square Footage: 159,132**  
Occupant: Multi-Tenant  
**Available Space: 6,600**  
Asking Rate: \$1.55-\$1.60 G  
Recent Transactions: Leased 2/24 for \$1.60 G

- 16. 

**Address: 2945 Columbia St.**  
**Square Footage: 28,440**  
Occupant: N/A  
**Available Space: 28,440**  
Asking Rate: \$1.90 G  
Recent Transactions: N/A
- 17. 

**Address: 2955 Columbia St.**  
**Square Footage: 23,007**  
Occupant: Baker Bearing Company  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 18. 

**Address: 2925-2935 Columbia St.**  
**Square Footage: 55,000**  
Occupant: We Come 2U Storage  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 19. 










**Address: 2835 Columbia St.**  
**Square Footage: 52,334**  
Occupant: Celestron  
**Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 20. 

**Address: 2988 Columbia St., Unit A1**  
**Square Footage: 7,265**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: \$2.50 N  
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

- |     |   |   |     |   |  |
|-----|---|---|-----|---|--|
| 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: GAAD<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: 4,400</b><br/>                     Occupant: Progressive GMP<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: DivergeIT<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: Polypeptide<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> |

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

## 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: N/A<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: Leased 9/24 for \$1.80N</p>    |
| 32. |    | <p><b>Address: 2886 Columbia St., Unit B5</b><br/> <b>Square Footage: 7,180</b><br/>           Occupant: TCW Trends<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: Scholb Premium Ales<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: Rstrada Limited<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: ECCO<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: Absolution Brewing Company<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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## Santa Fe Track/US Steel Park









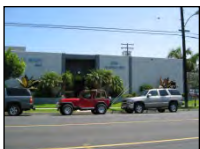

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- |     |   |  |     |   |  |
|-----|---|--|-----|---|--|
| 41. |    | <p><b>Address: 2870 Columbia St., Unit C6</b><br/> <b>Square Footage: 8,010</b><br/>                     Occupant: PKI<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>          | 46. |    | <p><b>Address: 2815 Columbia St.</b><br/> <b>Square Footage: 46,014</b><br/>                     Occupant: Pentel<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                 |
| 42. |    | <p><b>Address: 2832 Columbia St., Unit C7</b><br/> <b>Square Footage: 5,885</b><br/>                     Occupant: Tablet Kiosk<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p> | 47. |    | <p><b>Address: 2665 Columbia St.</b><br/> <b>Square Footage: 60,500</b><br/>                     Occupant: Aztec Tents<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>            |
| 43. |    | <p><b>Address: 2824 Columbia St., Unit C8</b><br/> <b>Square Footage: 5,885</b><br/>                     Occupant: Antor Paar<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>   | 48. |    | <p><b>Address: 414 Alaska Ave.</b><br/> <b>Square Footage: 38,775</b><br/>                     Occupant: FA Systems Inc<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>           |
| 44. |   | <p><b>Address: 2805 Columbia St.</b><br/> <b>Square Footage: 91,906</b><br/>                     Occupant: Rapiscan<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>             | 49. |   | <p><b>Address: 433 Alaska Ave.</b><br/> <b>Square Footage: 8,125</b><br/>                     Occupant: RMK Trucking LLC<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>          |
| 45. |  | <p><b>Address: 2610-2660 Columbia St.</b><br/> <b>Square Footage: 99,955</b><br/>                     Occupant: Multi-Tenant<br/> <b>Available Space: 22,595</b><br/>                     Asking Rate: TBD<br/>                     Recent Transactions: N/A</p> | 50. |  | <p><b>Address: 436-438 Alaska Ave.</b><br/> <b>Square Footage: 22,477</b><br/>                     Occupant: Multi-tenant<br/> <b>Available Space: 12,392</b><br/>                     Asking Rate: \$1.70 N<br/>                     Recent Transactions: N/A</p> |

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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: Shipito<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: \$1.50 N<br/>                 Recent Transactions: Leased 1/24 for \$1.50 N</p> | 56. |    | <p><b>Address: 570 Alaska Ave.</b><br/> <b>Square Footage: 30,492</b><br/>                 Occupant: Oriental Motors<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: N/A</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: Aztec 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: Zigi USA LLC<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: Crash Champions<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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## Santa Fe Track/US Steel Park

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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: \$1.45 G<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: Rivian<br/> <b>Available Space: N/A</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: 180,269</b><br/>           Occupant: George P. Johnson<br/> <b>Available Space: 180,269</b><br/>           Asking Rate: TBD<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>        |

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## Santa Fe Track/US Steel Park


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


72.  **Address: 2444 205<sup>th</sup> Street**  
**Square Footage: 66,609**  
Occupant: Multi-Tenant  
**Available Space: 3,000**  
Asking Rate: \$1.85 N  
Recent Transactions: Leased 9/24 for \$1.85N


73.  **Address: 2360 205<sup>th</sup> St.**  
**Square Footage: 5,990**  
Occupant: Dogtopia  
**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: ALS  
**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: N/A**  
Asking Rate: \$1.75 G  
Recent Transactions: N/A


80.  **Address: 370-390 Amapola Ave.**  
**Square Footage: 96,279**  
Occupant: Multi-Tenant  
**Available Space: 6,288**  
Asking Rate: \$1.50 N  
Recent Transactions: Leased 8/24 for \$1.45G

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81.  **Address: 401 Amapola Ave.**  
**Square Footage: 12,505**  
Occupant: Doctor's Choice  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


82.  **Address: 411 Amapola Ave.**  
**Square Footage: 6,833**  
Occupant: Pharos  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

83.  **Address: 421 Amapola Ave.**  
**Square Footage: 6,833**  
Occupant: Neoteryx  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

84.  **Address: 431 Amapola Ave.**  
**Square Footage: 11,300**  
Occupant: Phenomenex  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

85.  **Address: 406 Amapola Ave.**  
**Square Footage: 19,681**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

86.  **Address: 438 Amapola Ave.**  
**Square Footage: 24,962**  
Occupant: Multi-Tenant  
**Available Space: 3,458**  
Asking Rate: \$2.15 G  
Recent Transactions: N/A

87.  **Address: 468 Amapola Ave.**  
**Square Footage: 10,306**  
Occupant: Sanyo Denki  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

88.  **Address: 501 Amapola Ave.**  
**Square Footage: 35,582**  
Occupant: GPS  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A









89.  **Address: 478 Amapola Ave.**  
**Square Footage: 12,881**  
Occupant: Sanyo Denki  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

90.  **Address: 488 Amapola Ave.**  
**Square Footage: 9,750**  
Occupant: Sanyo Denki  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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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: Gitai USA Inc.<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: Chromalloy<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: Redondo Moving &amp; Storage<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: Ralph E Ames Machine Works<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: N/A</b><br/>                     Asking Rate: N/A<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: 10,244</b><br/>                     Occupant: FL Trading Works<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>                        |

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101. **Address: 538 Amapola Ave.**  
**Square Footage: 11,821**  
Occupant: Conesys  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A



106. **Address: 2335 208<sup>th</sup> St.**  
**Square Footage: 38,160**  
Occupant: Saltbox  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A



102. **Address: 508 Amapola Ave.**  
**Square Footage: 10,901**  
Occupant: Conesys  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A



107. **Address: 431 Madrid Ave.**  
**Square Footage: 18,162**  
Occupant: Gateway Church  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A



103. **Address: 528 Amapola Ave.**  
**Square Footage: 12,355**  
Occupant: Sanyo Denki  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A



108. **Address: 411 Madrid Ave.**  
**Square Footage: 13,832**  
Occupant: Phenomenex  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A



104. **Address: 2200-30 Amapola Ct.**  
**Square Footage: 28,067**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A



109. **Address: 410 Madrid Ave.**  
**Square Footage: 10,932**  
Occupant: Phenomenex  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A



105. **Address: 2280 208<sup>th</sup> St.**  
**Square Footage: 25,000**  
Occupant: Conesys  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A





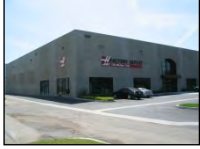







110. **Address: 430 Madrid Ave.**  
**Square Footage: 16,810**  
Occupant: Civil Clothing  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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|-------|---|---|------|---|---|
| 111.  |    | <p><b>Address: 510 Madrid Ave.</b><br/> <b>Square Footage: 65,398</b><br/>                     Occupant: Nutri-Bon<br/> <b>Available Space: 65,398</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                | 115. |    | <p><b>Address: 2140-90 190<sup>th</sup> St.</b><br/> <b>Square Footage: 275,000</b><br/>                     Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: \$1.84 G<br/>                     Recent Transactions: Leased 12/23 for \$1.80 G</p> |
| 112.  |    | <p><b>Address: 570 Madrid Ave.</b><br/> <b>Square Footage: 11,888</b><br/>                     Occupant: Phenomenex<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                  | 116. |    | <p><b>Address: 19145 Gramercy Pl.</b><br/> <b>Square Footage: 102,279</b><br/>                     Occupant: Epirus<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>  |
| 113.  |    | <p><b>Address: 580-90 Madrid Ave.</b><br/> <b>Square Footage: 20,400</b><br/>                     Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>             | 117. |    | <p><b>Address: 19475 Gramercy Pl.</b><br/> <b>Square Footage: 47,712</b><br/>                     Occupant: Hustler Hollywood<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                                  |
| 114a. |   | <p><b>Address: 538 Crenshaw Blvd.</b><br/> <b>Square Footage: 173,361</b><br/>                     Occupant: Pilot Freight Services<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: TBD<br/>                     Recent Transactions: N/A</p>  | 118. |   | <p><b>Address: 19600-88 Van Ness Av.</b><br/> <b>Square Footage: 177,372</b><br/>                     Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                                   |
| 114b. |  | <p><b>Address: 588 Crenshaw Blvd.</b><br/> <b>Square Footage: 265,418</b><br/>                     Occupant: Next Level Apparel<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: \$1.07 N<br/>                     Recent Transactions: N/A</p> | 119. |  | <p><b>Address: 19800-888 Van Ness Av.</b><br/> <b>Square Footage: 119,803</b><br/>                     Occupant: Conesys<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: \$1.04 G<br/>                     Recent Transactions: N/A</p>                                  |

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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: 60,256</b><br/>                     Asking Rate: \$2.05 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: \$1.35 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: 24,000</b><br/>                     Asking Rate: \$1.40 G<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: 1,680</b><br/>                     Asking Rate: \$2.30 G<br/>                     Recent Transactions: Leased 11/23 for \$2.35 G</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: 9,839</b><br/>                     Occupant: Hermosa Brewing Company<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: Bravo Auto Collision<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: 6,307</b><br/>                     Asking Rate: \$2.10 G<br/>                     Recent Transactions: Leased 12/23 for \$1.90 G</p> |
| 131. |    | <p><b>Address: 1725 Del Amo Blvd.</b><br/> <b>Square Footage: 7,317</b><br/>                     Occupant: Sorenson Genomics LLC<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: 4,310</b><br/>                     Asking Rate: \$2.20 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: Custom Visionary Cabinetry<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. |    | <p><b>Address: 20915-17 Western Av.</b><br/> <b>Square Footage: 7,034</b><br/> Occupant: Phenomenex<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>            | 145. |    | <p><b>Address: 20815 Higgins Ct.</b><br/> <b>Square Footage: 29,021</b><br/> Occupant: Creative Pathways<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                    |
| 141. |    | <p><b>Address: 20916 Higgins Ct.</b><br/> <b>Square Footage: 6,100</b><br/> Occupant: Crislu Corporation<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>       | 146. |    | <p><b>Address: 20816-18 Higgins Ct.</b><br/> <b>Square Footage: 7,034</b><br/> Occupant: King Medical Supply<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                |
| 142. |    | <p><b>Address: 20917 Higgins Ct.</b><br/> <b>Square Footage: 30,760</b><br/> Occupant: Vector USA<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>              | 147. |    | <p><b>Address: 20807-09 Higgins Ct.</b><br/> <b>Square Footage: 8,048</b><br/> Occupant: The Splash Lab<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                     |
| 143. |   | <p><b>Address: 20908-10 Higgins Ct.</b><br/> <b>Square Footage: 7,300</b><br/> Occupant: JNS Machine Shop<br/> <b>Available Space: N/A</b><br/> Asking Rate: \$1.00 G<br/> Recent Transactions: N/A</p> | 148. |   | <p><b>Address: 20801-03 Higgins Ct.</b><br/> <b>Square Footage: 8,064</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                       |
| 144. |  | <p><b>Address: 20904-06 Higgins Ct.</b><br/> <b>Square Footage: 7,034</b><br/> Occupant: Bakon USA<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>             | 149. |  | <p><b>Address: 1805 208<sup>th</sup> St.</b><br/> <b>Square Footage: 8,000</b><br/> Occupant: Express Imaging Services<br/> <b>Available Space: N/A</b><br/> Asking Rate: \$2.10 G<br/> Recent Transactions: N/A</p> |

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|------|---|--|------|---|---|
| 150. |    | <p><b>Address: 1827 208<sup>th</sup> St.</b><br/> <b>Square Footage: 26,500</b><br/>                     Occupant: Healthy Spot<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                 | 155. |    | <p><b>Address: 20525 Manhattan Pl.</b><br/> <b>Square Footage: 11,850</b><br/>                     Occupant: US Air Conditioning<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: \$2.20 G<br/>                     Recent Transactions: N/A</p>                      |
| 151. |    | <p><b>Address: 1830 208<sup>th</sup> St.</b><br/> <b>Square Footage: 6,800</b><br/>                     Occupant: Surface Engineering<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>           | 156. |    | <p><b>Address: 1830 205<sup>th</sup> St.</b><br/> <b>Square Footage: 31,505</b><br/>                     Occupant: Skyline Mobility Inc<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: Sold 9/24 for \$407.87</p> |
| 152. |    | <p><b>Address: 1840 208<sup>th</sup> St.</b><br/> <b>Square Footage: 7,281</b><br/>                     Occupant: N/A<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: Sold 8/24 for \$388</p>           | 157. |    | <p><b>Address: 1815 205<sup>th</sup> St.</b><br/> <b>Square Footage: 56,177</b><br/>                     Occupant: Multi-Tenant<br/> <b>Available Space: 5,890</b><br/>                     Asking Rate: \$2.15 G<br/>                     Recent Transactions: N/A</p>                     |
| 153. |   | <p><b>Address: 20701 Manhattan Pl.</b><br/> <b>Square Footage: 35,250</b><br/>                     Occupant: Score Sports<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: Leased 11/23 for \$1.95 N</p> | 158. |   | <p><b>Address: 1835-45 205<sup>th</sup> St.</b><br/> <b>Square Footage: 85,125</b><br/>                     Occupant: Multi-Tenant<br/> <b>Available Space: 25,301</b><br/>                     Asking Rate: \$2.15 N<br/>                     Recent Transactions: N/A</p>                 |
| 154. |  | <p><b>Address: 20675 Manhattan Pl.</b><br/> <b>Square Footage: 98,000</b><br/>                     Occupant: Trendnet<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                           | 159. |  | <p><b>Address: 1840 205<sup>th</sup> St.</b><br/> <b>Square Footage: 8,200</b><br/>                     Occupant: Viper Technologies<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                       |

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|------|---|--|------|---|--|
| 160. |    | <p><b>Address: 1850 205<sup>th</sup> St.</b><br/> <b>Square Footage: 21,100</b><br/> Occupant: Luminit<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>        | 165. |    | <p><b>Address: 20460 Gramercy Pl.</b><br/> <b>Square Footage: 8,001</b><br/> Occupant: Medicool<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                       |
| 161. |    | <p><b>Address: 1860 205<sup>th</sup> St.</b><br/> <b>Square Footage: 8,200</b><br/> Occupant: Meg Company LLC<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p> | 166. |    | <p><b>Address: 20435-45 Gramercy Pl.</b><br/> <b>Square Footage: 35,000</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: \$1.70 G<br/> Recent Transactions: N/A</p>          |
| 162. |    | <p><b>Address: 20600 Gramercy Pl.</b><br/> <b>Square Footage: 67,434</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 6,375</b><br/> Asking Rate: \$1.75 G<br/> Recent Transactions: N/A</p>   | 167. |    | <p><b>Address: 20410 Gramercy Pl.</b><br/> <b>Square Footage: 11,200</b><br/> Occupant: Kijung Hospitality Group<br/> <b>Available Space: N/A</b><br/> Asking Rate: \$1.60 G<br/> Recent Transactions: N/A</p> |
| 163. |   | <p><b>Address: 1901 Harpers Way</b><br/> <b>Square Footage: 39,961</b><br/> Occupant: Insulation Supply Co.<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>   | 168. |   | <p><b>Address: 20380 Gramercy Pl.</b><br/> <b>Square Footage: 6,165</b><br/> Occupant: Hairdreams<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                     |
| 164. |  | <p><b>Address: 20526 Gramercy Pl.</b><br/> <b>Square Footage: 11,000</b><br/> Occupant: Ewing<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                 | 169. |  | <p><b>Address: 20360 Gramercy Pl.</b><br/> <b>Square Footage: 6,165</b><br/> Occupant: Cal Med Ambulance<br/> <b>Available Space: N/A</b><br/> Asking Rate: \$1.69 G<br/> Recent Transactions: N/A</p>         |


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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

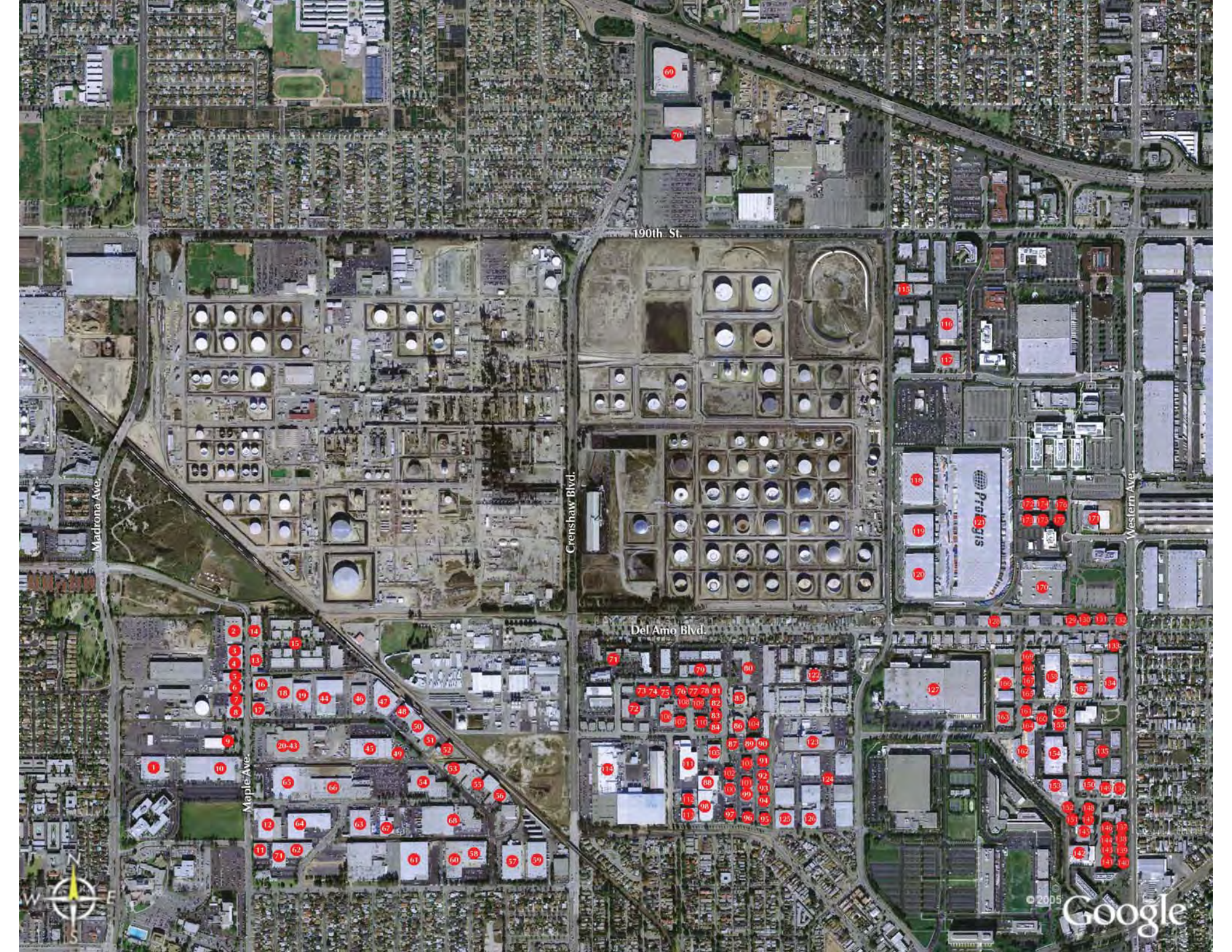
172.  **Address: 1855 Western Way**  
**Square Footage: 12,012**  
Occupant: AT & T  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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: Great Luck Inc.  
**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.

Prologis



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