



## **CITY OF TORRANCE INDUSTRIAL MARKET**

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

**End of 4<sup>th</sup> Quarter 2012**

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# SECTION 1

**RECENT TORRANCE TRANSACTIONS**

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## **RECENT TORRANCE TRANSACTIONS**

### **SOLD**

406 Amapola Avenue	19,681 Square Feet	\$145.00 PSF
20525 Manhattan Place	11,850 Square Feet	\$197.26 PSF
3200 Fujita Street	10,572 Square Feet	\$184.50 PSF
20909-11 S. Western Avenue	7,300 Square Feet	\$183.42 PSF
3165 Fujita Street	6,565 Square Feet	\$182.79 PSF
3230 Fujita Street	5,553 Square Feet	\$203.49 PSF

### **LEASED**

2860 California Avenue	48,500 Square Feet	\$.0.535 G PSF
20917 Higgins Court	30,760 Square Feet	\$0.68 G PSF
19500 Mariner Avenue	44,716 Square Feet	\$0.21 G PSF
23870 Hawthorne Boulevard	17,300 Square Feet	\$0.80 G PSF
436 Alaska Avenue	11,180 Square Feet	\$.0.69 N PSF
20291 South Western Avenue	6,419 Square Feet	\$0.75 G PSF
23946 Hawthorne Blvd	4,182 Square Feet	\$0.90 N PSF



# SECTION 2

RESULTS UPDATE

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

# MY COMPLETED OFFICE & INDUSTRIAL TRANSACTIONS PER CITY

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION - CONSULTING



Anaheim 7, Azusa 1, Bakersfield 2, Baldwin Park 1, Burbank 26, Cerritos 1, Chatsworth 1, Commerce 2, Cypress 1, Fontana 2, Fullerton 1, Garden Grove 2, Glendale 1, Industry 1, Inglewood 2, North Hollywood 30, Ontario 2, Pacoima 1, Redlands 1, Riverside 8, San Dimas 1, San Jose 3, Santa Ana 6, Sherman Oaks 15, Vista 1, Woodland Hills 1

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INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION - CONSULTING



# MY RECENT TRANSACTIONS!

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING



**3845 Coronado Street  
109,000 Square Feet Leased!**



**10639 Glenoaks Boulevard  
14,251 Square Feet Leased!**



**1335 South Acacia  
23,735 Square Feet Leased!**

INVESTMENT SALES – LANDLORD REPRESENTATION – TENANT REPRESENTATION – CONSULTING

**JEFFERY A. TUREK** (310) 802-2545

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# SECTION 3











TORRANCE AIRPORT

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# Torrance Airport Industrial Market Survey


Prepared by: Jeffery A. Turek  
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1.  **Address: 3445 Kashiwa St.**  
**Square Footage: 18,050**  
Occupant: IESCO  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
2.  **Address: 3415 Kashiwa St.**  
**Square Footage: 22,416**  
Occupant: N/A  
**Available Space: 22,416**  
Asking Rate: \$.75 N  
Recent Transactions: N/A
3.  **Address: 3325 Kashiwa St.**  
**Square Footage: 13,282**  
Occupant: JGMC  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
4.  **Address: 3305 Kashiwa St.**  
**Square Footage: 39,700**  
Occupant: Sun Chlorella  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
5.  **Address: 3203 Kashiwa St.**  
**Square Footage: 19,073**  
Occupant: Keller Engineering  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
6.  **Address: 3171 Kashiwa St.**  
**Square Footage: 16,806**  
Occupant: Sun Flow, Inc  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
7.  **Address: 3155 Kashiwa St.**  
**Square Footage: 14,200**  
Occupant: Sander Engineering  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
8.  **Address: 3135 Kashiwa St.**  
**Square Footage: 16,234**  
Occupant: Multi-Tenant  
**Available Space: 10,000**  
Asking Rate: \$.80-\$.85 G  
Recent Transactions: N/A
9.  **Address: 3115 Kashiwa St.**  
**Square Footage: 13,179**  
Occupant: JP Associates  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
10.  **Address: 3105 Kashiwa St.**  
**Square Footage: 13,300**  
Occupant: Precision Fiberglass  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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


# Torrance Airport Industrial Market Survey


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RE/MAX Commercial (310)802-2545

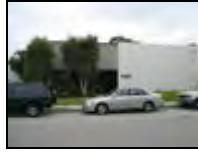
11.  **Address: 3055 Kashiwa St.**  
**Square Footage: 11,408**  
Occupant: Advanced Tech Infrastructure  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


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


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


14.  **Address: 3015-3017 Kashiwa St.**  
**Square Footage: 16,317**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Transactions: N/A

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

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

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

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











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

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

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# Torrance Airport Industrial Market Survey


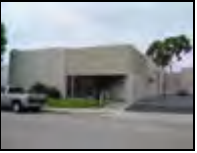








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- |     |   |  |     |   |   |
|-----|---|--|-----|---|---|
| 21. |    | <b>Address: 3170 Kashiwa St.</b><br><b>Square Footage: 6,095</b><br>Occupant: Bachem<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A              | 26. |    | <b>Address: 3102-3112 Kashiwa St.</b><br><b>Square Footage: 23,000</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |
| 22. |    | <b>Address: 3162 Kashiwa St.</b><br><b>Square Footage: 6,095</b><br>Occupant: Barnes Systems<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A      | 27. |    | <b>Address: 3046 Kashiwa St.</b><br><b>Square Footage: 11,000</b><br>Occupant: The Ely Co.<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A       |
| 23. |    | <b>Address: 3152 Kashiwa St.</b><br><b>Square Footage: 13,908</b><br>Occupant: Bachem<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A             | 28. |    | <b>Address: 3032 Kashiwa St.</b><br><b>Square Footage: 11,000</b><br>Occupant: Autocraft<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         |
| 24. |   | <b>Address: 3132 Kashiwa St.</b><br><b>Square Footage: 12,854</b><br>Occupant: Bachem<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A             | 29. |   | <b>Address: 23105 Kashiwa Ct.</b><br><b>Square Footage: 50,779</b><br>Occupant: Ledtronics<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A       |
| 25. |  | <b>Address: 3122 Kashiwa St.</b><br><b>Square Footage: 11,595</b><br>Occupant: Five Star Graphics<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: 21,700</b><br>Occupant: Walser's<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A         |

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- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 31. |    | <b>Address: 23155 Kashiwa Ct.</b><br><b>Square Footage: 41,840</b><br>Occupant: GCS<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                    | 36. |    | <b>Address: 3415 Fujita St.</b><br><b>Square Footage: 5,355</b><br>Occupant: The Stewart Company<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |
| 32. |    | <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 | 37. |    | <b>Address: 3401 Kashiwa St.</b><br><b>Square Footage: 6,240</b><br>Occupant: EDCO<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A               |
| 33. |    | <b>Address: 23140 Kashiwa Ct.</b><br><b>Square Footage: 6,800</b><br>Occupant: Mark LaCharite Homes<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A    | 38. |    | <b>Address: 3305 Kashiwa St.</b><br><b>Square Footage: 7,125</b><br>Occupant: Gorgian Properties<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |
| 34. |   | <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  | 39. |   | <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     |
| 35. |  | <b>Address: 3425 Fujita St.</b><br><b>Square Footage: 5,355</b><br>Occupant: Amonix<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                    | 40. |  | <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   |

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- |     |   |   |     |   |  |
|-----|---|---|-----|---|--|
| 41. |    | <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                       | 46. |    | <b>Address: 3115-3121 Fujita St.</b><br><b>Square Footage: 8,528</b><br>Occupant: Creative Pathways<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |
| 42. |    | <b>Address: 3171 Fujita St.</b><br><b>Square Footage: 26,720</b><br>Occupant: Multi-tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                     | 47. |    | <b>Address: 3111 Fujita St.</b><br><b>Square Footage: 14,478</b><br>Occupant: General Dynamics<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A      |
| 43. |    | <b>Address: 3165 Fujita St.</b><br><b>Square Footage: 6,565</b><br>Occupant: Glenn Streeter<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: Sold 2/12 for \$182.79 | 48. |    | <b>Address: 3051 Fujita St.</b><br><b>Square Footage: 21,856</b><br>Occupant: Multi-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A          |
| 44. |   | <b>Address: 3415 Fujita St.</b><br><b>Footage: 6,408</b><br>Occupant: Revtek<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                                   | 49. |   | <b>Address: 3031 Fujita St.</b><br><b>Square Footage: 23,448</b><br>Occupant: Cosworth<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A              |
| 45. |  | <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                           | 50. |  | <b>Address: 3450 Fujita St.</b><br><b>Square Footage: 8,120</b><br>Occupant: Ocean Duke<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A             |

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51.  **Address: 3430 Fujita St.**  
**Square Footage: 8,386**  
Occupant: Del Amo Animal Hospital  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
52.  **Address: 3400 Fujita St.**  
**Square Footage: 4,843**  
Occupant: Unity Engineering Company  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
53.  **Address: 3340 Fujita St.**  
**Square Footage: 7,020**  
Occupant: KB Delta  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
54.  **Address: 3300 Fujita St.**  
**Square Footage: 10,414**  
Occupant: Star Link  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
55.  **Address: 3230 Fujita St.**  
**Square Footage: 5,553**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: Sold 8/12 for \$203.49

56.  **Address: 3200 Fujita St.**  
**Square Footage: 10,572**  
Occupant: LA Music  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: Sold 8/12 for \$184.50
57.  **Address: 3100 Fujita St.**  
**Square Footage: 94,177**  
Occupant: Industrial Dynamics  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
58.  **Address: 23510-23520 Telo Ave.**  
**Square Footage: 53,380**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
59.  **Address: 23540 Telo Ave.**  
**Square Footage: 106,462**  
Occupant: Pacific Echo  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
60.  **Address: 23,610 Telo Ave.**  
**Square Footage: 41,471**  
Occupant: THIPA  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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61.  **Address: 23600 Telo Ave.**  
**Square Footage: 39,239**  
Occupant: TMH  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

62.  **Address: 23535 Telo Ave.**  
**Square Footage: 22,775**  
Occupant: Landirenzo  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


63.  **Address: 23555 Telo Ave.**  
**Square Footage: 22,775**  
Occupant: Lesco  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

64.  **Address: 23605 Telo Ave.**  
**Square Footage: 52,990**  
Occupant: Classic Components  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

65.  **Address: 23661 Telo Ave.**  
**Square Footage: 24,548**  
Occupant: Industrial Dynamics  
**Available Space: 25,548**  
Asking Rate: \$.60 N  
Recent Transactions: N/A

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

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

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




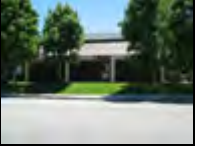






69.  **Address: 2555 237<sup>th</sup> St.**  
**Square Footage: 25,180**  
Occupant: Probe Industries  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

70.  **Address: 2501-2545 237<sup>th</sup> St.**  
**Square Footage: 154,932**  
Occupant: Multi-Tenant  
**Available Space: 1,344**  
Asking Rate: \$1.20 G  
Recent Transactions: N/A

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

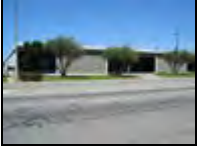

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- |     |   |   |     |   |  |
|-----|---|---|-----|---|--|
| 71. |    | <p><b>Address: 2780-2788 237<sup>th</sup> St.</b><br/> <b>Square Footage: 30,000</b><br/>           Occupant: Alpinestars<br/> <b>Available Space: N/A</b><br/>           Asking 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: 10,857</b><br/>           Asking Rate: \$.79 N<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: 31,651</b><br/>           Occupant: Icarco<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: N/A</p>                        | 79. |   | <p><b>Address: 2520 237<sup>th</sup> St.</b><br/> <b>Square Footage: 22,882</b><br/>           Occupant: Intelligent Optical System<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: N/A</p> |
| 75. |  | <p><b>Address: 2570 237<sup>th</sup> St.</b><br/> <b>Square Footage: 12,020</b><br/>           Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: N/A</p>                  | 80. |  | <p><b>Address: 23207 Early Ave.</b><br/> <b>Square Footage: 8,000</b><br/>           Occupant: Devico Construction<br/> <b>Available Space: N/A</b><br/>           Asking Rate: N/A<br/>           Recent Transactions: N/A</p>                  |

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

# Torrance Airport Industrial Market Survey

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

- |     |   |  |     |   |  |
|-----|---|--|-----|---|--|
| 81. |    | <p><b>Address: 23215 Early Ave.</b><br/> <b>Square Footage: 107,160</b><br/>                     Occupant: Pelican Products<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                 | 86. |    | <p><b>Address: 3201 Lomita Blvd.</b><br/> <b>Square Footage: 261,690</b><br/>                     Occupant: Honeywell<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                   |
| 82. |    | <p><b>Address: 3521-3555 Lomita Blvd.</b><br/> <b>Square Footage: 178,200</b><br/>                     Occupant: Multi-Tenant<br/> <b>Available Space: 20,100</b><br/>                     Asking Rate: \$.82-\$1.00 G<br/>                     Recent Transactions: N/A</p> | 87. |    | <p><b>Address: 3131 Lomita Blvd.</b><br/> <b>Square Footage: 55,000</b><br/>                     Occupant: Kepner Plastics<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>              |
| 83. |    | <p><b>Address: 3431-3425 Lomita Blvd.</b><br/> <b>Square Footage: 28,311</b><br/>                     Occupant: Multi-Tenant<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: 63,074</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: 28,000</b><br/>                     Occupant: Performance Paint &amp; Body<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

- |     |   |   |      |   |  |
|-----|---|---|------|---|--|
| 91. |    | <p><b>Address: 2827 Lomita Blvd.</b><br/> <b>Square Footage: 36,800</b><br/>                     Occupant: Totex<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                         | 96.  |    | <p><b>Address: 2990 Lomita Blvd.</b><br/> <b>Square Footage: 33,197</b><br/>                     Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>   |
| 92. |    | <p><b>Address: 2911-2917 Lomita Blvd.</b><br/> <b>Square Footage: 42,421</b><br/>                     Occupant: Junimseun Church of Kpca<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p> | 97.  |    | <p><b>Address: 28305 Lomita Blvd.</b><br/> <b>Square Footage: 48,250</b><br/>                     Occupant: MCE<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>           |
| 93. |    | <p><b>Address: 2841 Lomita Blvd.</b><br/> <b>Square Footage: 71,346</b><br/>                     Occupant: PLANNED OFFICE<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                | 98.  |    | <p><b>Address: 23911-23915 Garnier</b><br/> <b>Square Footage: 28,000</b><br/>                     Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p> |
| 94. |   | <p><b>Address: 3000-3010 Lomita Blvd.</b><br/> <b>Square Footage: 248,390</b><br/>                     Occupant: Alcoa<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions:</p>                       | 99.  |   | <p><b>Address: 24015 Garnier</b><br/> <b>Square Footage: 42,579</b><br/>                     Occupant: Quinstar<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>           |
| 95. |  | <p><b>Address: 3050 Lomita Blvd.</b><br/> <b>Square Footage: 71,496</b><br/>                     Occupant: General Motors<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                | 100. |  | <p><b>Address: 2911-2917 Garnier</b><br/> <b>Square Footage: 24,225</b><br/>                     Occupant: Hi Shear<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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101.  **Address: 24120 Garnier**  
**Square Footage: 65,940**  
Occupant: Pacific Sales  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

102.  **Address: 24310 Garnier**  
**Square Footage: 32,780**  
Occupant: M.S. Inserts  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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

104.  **Address: 2675 Skypark Dr.**  
**Square Footage: 54,424**  
Occupant: Multi-Tenant  
**Available Space: 3,500**  
Asking Rate: \$1.20 G  
Recent Transactions: N/A


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

106.  **Address: 3720-3730 Skypark Dr.**  
**Square Footage: 11,515**  
Occupant: Multi-Tenant  
**Available Space: 6,680**  
Asking Rate: \$.95 N  
Recent Transactions: N/A

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

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

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








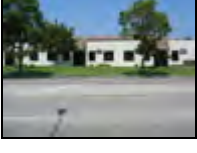

110.  **Address: 2540 Skypark Dr.**  
**Square Footage: 30,000**  
Occupant: Studio West Gymnastics  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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# Torrance Airport Industrial Market Survey

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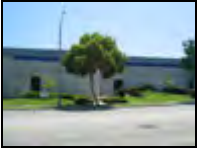









- |      |   |  |      |   |   |
|------|---|--|------|---|---|
| 111. |    | <p><b>Address: 2530 Skypark Dr.</b><br/> <b>Square Footage: 14,500</b><br/> Occupant: Sunsets Separates.<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>      | 116. |    | <p><b>Address: 23871-99 Madison St.</b><br/> <b>Square Footage: 28,500</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 28,500</b><br/> Asking Rate: \$150.00<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: 22,200</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 17,209</b><br/> Asking Rate: \$.75 N<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: 28,650</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: 3,512</b><br/> Asking Rate: \$1.00 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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- |      |   |   |      |   |   |
|------|---|---|------|---|---|
| 121. |    | <p><b>Address: 23950-70 Madison St.</b><br/> <b>Square Footage: 22,184</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: 23870-90 Hawthorne Blvd.</b><br/> <b>Square Footage: 17,300</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: Leased 9/12 for \$.80 G</p> |
| 122. |    | <p><b>Address: 3665 240<sup>th</sup> St.</b><br/> <b>Square Footage: 8,676</b><br/> Occupant: KopyKake<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                         | 127. |    | <p><b>Address: 23760-868 Hawthorne Blvd.</b><br/> <b>Square Footage: 110,020</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                   |
| 123. |    | <p><b>Address: 3701 240<sup>th</sup> St.</b><br/> <b>Square Footage: 15,000</b><br/> Occupant: Kopykake<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                        | 128. |    | <p><b>Address: 23650 Hawthorne Blvd.</b><br/> <b>Square Footage: 9,000</b><br/> Occupant: One Stop Windows &amp; Doors<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>         |
| 124. |   | <p><b>Address: 3737 240<sup>th</sup> St.</b><br/> <b>Square Footage: 8,994</b><br/> Occupant: William Bounds<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                   | 129. |   | <p><b>Address: 2931 Airport Dr.</b><br/> <b>Square Footage: 175,000</b><br/> Occupant: Robinson Helicopter<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                     |
| 125. |  | <p><b>Address: 23946-50 Hawthorne Blvd.</b><br/> <b>Square Footage: 8,797</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: Leased 10/12 for \$.90 N</p> | 130. |  | <p><b>Address: 2901 Airport Dr.</b><br/> <b>Square Footage: 250,000</b><br/> Occupant: Robinson Helicopter<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                     |

**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.  **Address: 20421 Earl St.**  
**Square Footage: 10,000**  
Occupant: Universal Screw Products  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


2.  **Address: 20427 Earl St.**  
**Square Footage: 10,529**  
Occupant: Totai America, Inc.  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


3.  **Address: 20433 Earl St.**  
**Square Footage: 8,825**  
Occupant: Paragon Laboratories  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

4.  **Address: 20439 Earl St.**  
**Square Footage: 4,510**  
Occupant: Paragon Laboratories  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

5.  **Address: 20445 Earl St.**  
**Square Footage: 5,880**  
Occupant: Paragon Laboratories  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

6.  **Address: 20501-20521 Earl St.**  
**Square Footage: 45,600**  
Occupant: Multi-Tenant  
**Available Space: 22,434**  
Asking Rate: \$.92-\$.95 N  
Recent Transactions: N/A

7.  **Address: 20555 Earl St.**  
**Square Footage: 53,250**  
Occupant: Little Company of Mary  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

8.  **Address: 20603 Earl St.**  
**Square Footage: 19,436**  
Occupant: Fischer Custom Communications  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


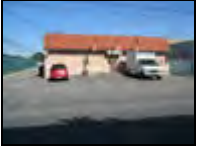

9.  **Address: 20621 Earl St.**  
**Square Footage: 5,064**  
Occupant: Van Lingen Towing  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

10.  **Address: 20406 Earl St.**  
**Square Footage: 11,229**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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- |     |   |  |     |   |  |
|-----|---|--|-----|---|--|
| 11. |    | <p><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</p>                            | 16. |    | <p><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</p>       |
| 12. |    | <p><b>Address: 20410 Earl St.</b><br/> <b>Square Footage: 10,431</b><br/> Occupant: Millennium Space Systems<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                | 17. |    | <p><b>Address: 4215 Spencer St.</b><br/> <b>Square Footage: 3,960</b><br/> Occupant: TBD<br/> <b>Available Space: 3,960</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                      |
| 13. |    | <p><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</p>                    | 18. |    | <p><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</p>              |
| 14. |   | <p><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</p> | 19. |   | <p><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</p> |
| 15. |  | <p><b>Address: 4225 Spencer St.</b><br/> <b>Square Footage: 10,475</b><br/> Occupant: TBD<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                                   | 20. |  | <p><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</p>                |

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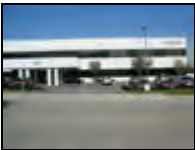








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|-----|---|--|-----|---|---|
| 21. |    | <p><b>Address: 4025 Spencer St.</b><br/> <b>Square Footage: 41,120</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 1,964</b><br/> Asking Rate: \$1.10 G<br/> Recent Transactions: N/A</p>           | 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: N/A<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: 2,400</b><br/> Asking Rate: \$1.15 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: 44,716</b><br/> Asking Rate: \$.87 G<br/> Recent Transactions: Leased 6/12 for \$.21 G<br/> *Yard Deal!</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: 4,850</b><br/> Asking Rate: \$1.25 G<br/> Recent Transactions: N/A</p>   | 28. |    | <p><b>Address: 19601 Mariner Ave.</b><br/> <b>Square Footage: 22,791</b><br/> Occupant: Healthcare Partners<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                                      |
| 24. |   | <p><b>Address: 4302-4310 190<sup>th</sup> St.</b><br/> <b>Square Footage: 108,202</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: 17,725</b><br/> Occupant: PandaAmerica Corp.<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: 306,836</b><br/> Occupant: Mutli-Tenant<br/> <b>Available Space: 98,813</b><br/> Asking Rate: \$.47 G<br/> Recent Transactions: N/A</p> | 30. |  | <p><b>Address: 19801 Mariner Ave.</b><br/> <b>Square Footage: 14,929</b><br/> Occupant: Paragon<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>  |

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



## West Torrance Industrial Market Survey

Prepared by: Jeffery A. Turek  
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- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 31. |    | <b>Address: 19801-A Mariner Ave.</b><br><b>Square Footage: 12,000</b><br>Occupant: Gerber Ambulance Services<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A | 36. |    | <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             |
| 32. |    | <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                | 37. |    | <b>Address: 3521 Challenger St.</b><br><b>Square Footage: 33,001</b><br>Occupant: Fera International Corp.<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A |
| 33. |    | <b>Address: 20000 Mariner Ave.</b><br><b>Square Footage: 67,021</b><br>Occupant: Mutli-Tenant<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                | 38. |    | <b>Address: 3541 Challenger St.</b><br><b>Square Footage: 23,299</b><br>Occupant: PCSC<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A                     |
| 34. |   | <b>Address: 3520 Challenger St.</b><br><b>Square Footage: 49,336</b><br>Occupant: Bobit Business Media<br><b>Available Space: N/A</b><br>Asking Rate: N/A<br>Recent Transactions: N/A       | 39. |   | <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:         |
| 35. |  | <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                     | 40. |  | <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                       |

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41.  **Address: 3540 Voyager Ct.**  
**Square Footage: 14,000**  
Occupant: Manten Corp.  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
42.  **Address: 3530 Voyager Ct.**  
**Square Footage: 20,640**  
Occupant: Vector Resources  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
43.  **Address: 3547-3555 Voyager Ct.**  
**Square Footage: 62,462**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
44.  **Address: 3535 Del Amo Blvd.**  
**Footage: 30,576**  
Occupant: Uchida of America Corp.  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
45.  **Address: 3401 Del Amo Blvd.**  
**Square Footage: 78,772**  
Occupant: Kubota Tractor  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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





190th St.

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Marrona Ave.

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Del Amo Ave.

Hawthorne Blvd.

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# SECTION 5

**SANTA FE TRACT/US STEEL PARK**

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

## Santa Fe Track/US Steel Park







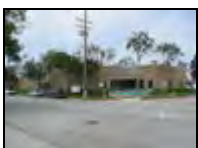
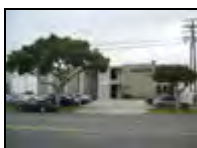


Prepared by: Jeffery A. Turek  
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- |    |   |  |     |   |   |
|----|---|--|-----|---|---|
| 1. |    | <p><b>Address: 20608 Madrona Ave.</b><br/> <b>Square Footage: 90,000</b><br/>                     Occupant: Panasonic<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>     | 6.  |    | <p><b>Address: 387-389 Maple Ave.</b><br/> <b>Square Footage: 17,982</b><br/>                     Occupant: N/A<br/> <b>Available Space: 17,892</b><br/>                     Asking Rate: \$.69 N<br/>                     Recent Transactions: N/A</p> |
| 2. |    | <p><b>Address: 325 Maple Ave.</b><br/> <b>Square Footage: 47,740</b><br/>                     Occupant: Complex<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>           | 7.  |    | <p><b>Address: 445 Maple Ave.</b><br/> <b>Square Footage: 15,251</b><br/>                     Occupant: US Hybrid<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>      |
| 3. |    | <p><b>Address: 335-355 Maple Ave.</b><br/> <b>Square Footage: 19,200</b><br/>                     Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>  | 8.  |    | <p><b>Address: 455 Maple Ave.</b><br/> <b>Square Footage: 20,400</b><br/>                     Occupant: Rytan<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>          |
| 4. |   | <p><b>Address: 365 Maple Ave.</b><br/> <b>Square Footage: 19,200</b><br/>                     Occupant: Polypeptide<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>       | 9.  |   | <p><b>Address: 505 Maple Ave.</b><br/> <b>Square Footage: 50,000</b><br/>                     Occupant: SCE<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>            |
| 5. |  | <p><b>Address: 375 Maple Ave.</b><br/> <b>Square Footage: 18,032</b><br/>                     Occupant: Anza Rents<br/> <b>Available Space: 18,032</b><br/>                     Asking Rate: \$.70 N<br/>                     Recent Transactions: N/A</p> | 10. |  | <p><b>Address: 525 Maple Ave.</b><br/> <b>Square Footage: 143,820</b><br/>                     Occupant: Panasonic<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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- |     |   |   |     |   |  |
|-----|---|---|-----|---|--|
| 11. |    | <p><b>Address: 600 Maple Ave.</b><br/> <b>Square Footage: 56,064</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                     | 16. |    | <p><b>Address: 2945 Columbia St.</b><br/> <b>Square Footage: 28,400</b><br/> Occupant: Mayflower<br/> <b>Available Space: 28,400</b><br/> Asking Rate: \$.55 G<br/> Recent Transactions: N/A</p>         |
| 12. |    | <p><b>Address: 540 Maple Ave.</b><br/> <b>Square Footage: 73,000</b><br/> Occupant: South Coast Soccer City<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>          | 17. |    | <p><b>Address: 2955 Columbia St.</b><br/> <b>Square Footage: 23,007</b><br/> Occupant: TBD<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                      |
| 13. |    | <p><b>Address: 340-360 Maple Ave.</b><br/> <b>Square Footage: 18,940</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                 | 18. |    | <p><b>Address: 2925-2935 Columbia St.</b><br/> <b>Square Footage: 55,000</b><br/> Occupant: Multi-tenant<br/> <b>Available Space: 55,000</b><br/> Asking Rate: \$.39 G<br/> Recent Transactions: N/A</p> |
| 14. |   | <p><b>Address: 306-326 Maple Ave.</b><br/> <b>Square Footage: 15,465</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                 | 19. |   | <p><b>Address: 2835 Columbia St.</b><br/> <b>Square Footage: 50,000</b><br/> Occupant: Celestron<br/> <b>Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                          |
| 15. |  | <p><b>Address: 2750-2909 Oregon Ct.</b><br/> <b>Square Footage: 159,132</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 24,200</b><br/> Asking Rate: \$.75-\$.92 G<br/> Recent Transactions: N/A</p> | 20. |  | <p><b>Address: 2988 Columbia St., Unit A1</b><br/> <b>Square Footage: 7,265</b><br/> Occupant: Traveler's Club<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>  |

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## Santa Fe Track/US Steel Park











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|-----|---|--|-----|---|--|
| 21. |    | <p><b>Address: 2950 Columbia St., Unit A2</b><br/> <b>Square Footage: 6,815</b><br/> Occupant: Asahi Ryukuken<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                 | 26. |    | <p><b>Address: 2848 Columbia St., Unit A7</b><br/> <b>Square Footage: 5,915</b><br/> Occupant: Goodnews Corporation<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>           |
| 22. |    | <p><b>Address: 2942 Columbia St., Unit A3</b><br/> <b>Square Footage: 6,815</b><br/> Occupant: Richardson Kontogouris Emerson<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p> | 27. |    | <p><b>Address: 2808 Columbia St., Unit A8</b><br/> <b>Square Footage: 5,915</b><br/> Occupant: Dr. Slutsky<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                    |
| 23. |    | <p><b>Address: 2904 Columbia St., Unit A4</b><br/> <b>Square Footage: 6,365</b><br/> Occupant: Cheng-Ta Holdings<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>              | 28. |    | <p><b>Address: 2980 Columbia St., Unit B1</b><br/> <b>Square Footage: 8,260</b><br/> Occupant: Encore Nationwide<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: 5,915</b><br/> Occupant: Magellan Traveler<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> |

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


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|-----|---|---|-----|---|--|
| 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: Ofifplex<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                               |
| 32. |    | <p><b>Address: 2886 Columbia St., Unit B5</b><br/> <b>Square Footage: 7,180</b><br/>                     Occupant: TCW Realty<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                | 37. |    | <p><b>Address: 2964 Columbia St., Unit C2</b><br/> <b>Square Footage: 7,075</b><br/>                     Occupant: XYZ Bikes<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                              |
| 33. |    | <p><b>Address: 2862 Columbia St., Unit B6</b><br/> <b>Square Footage: 6,640</b><br/>                     Occupant: Icelandic Glacial<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: Myungse America LLC<br/> <b>Available Space: 7,135</b><br/>                     Asking Rate: \$1.25 G or \$257.81<br/>                     Recent Transactions: N/A</p> |
| 34. |   | <p><b>Address: 2840 Columbia St., Unit B7</b><br/> <b>Square Footage: 6,640</b><br/>                     Occupant: Hondata<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                   | 39. |   | <p><b>Address: 2920 Columbia St., Unit C4</b><br/> <b>Square Footage: 6,480</b><br/>                     Occupant: Cyrogenic Group<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                        |
| 35. |  | <p><b>Address: 2816 Columbia St., Unit B8</b><br/> <b>Square Footage: 6,756</b><br/>                     Occupant: N/A<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>                       | 40. |  | <p><b>Address: 2878 Columbia St., Unit C5</b><br/> <b>Square Footage: 6,480</b><br/>                     Occupant: La Shoji Partnership<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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41.  **Address: 2870 Columbia St., Unit C6**  
**Square Footage: 5,885**  
Occupant: RGLCIAP  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

42.  **Address: 2832 Columbia St., Unit C7**  
**Square Footage: 5,885**  
Occupant: Available  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

43.  **Address: 2824 Columbia St., Unit C8**  
**Square Footage: 5,885**  
Occupant: L & J Properties  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A


44.  **Address: 2920 Columbia St.**  
**Square Footage: 91,906**  
Occupant: Rapiscan  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

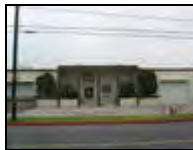
45.  **Address: 2610-2660 Columbia St.**  
**Square Footage: 99,955**  
Occupant: Multi-Tenant  
**Available Space: 50,000**  
Asking Rate: \$.49 N  
Recent Transactions: N/A

46.  **Address: 2815 Columbia St.**  
**Square Footage: 36,539**  
Occupant: Pentel  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

47.  **Address: 2665 Columbia St.**  
**Square Footage: 60,500**  
Occupant: Classic Tents  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

48.  **Address: 414 Alaska Ave.**  
**Square Footage: 38,775**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A











49.  **Address: 433 Alaska Ave.**  
**Square Footage: 7,886**  
Occupant: Meyer's RV  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

50.  **Address: 434 Alaska Ave.**  
**Square Footage: 22,360**  
Occupant: Multi-tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: Leased 12/12 for \$.69 N

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

## Santa Fe Track/US Steel Park




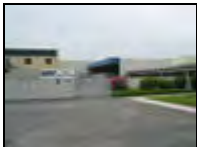






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|-----|---|---|-----|---|---|
| 51. |    | <p><b>Address: 444 Alaska Ave.</b><br/> <b>Square Footage: 25,125</b><br/> Occupant: N/A<br/> <b>Available Space: 25,125</b><br/> Asking Rate: \$.61 N<br/> Recent Transactions: N/A</p>        | 56. |    | <p><b>Address: 570 Alaska Ave.</b><br/> <b>Square Footage: 20,930</b><br/> Occupant: N/A<br/> <b>Available Space: 20,930</b><br/> Asking Rate: \$.92 N<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: N/A<br/> Recent Transactions: N/A</p> | 57. |    | <p><b>Address: 640 Alaska Ave.</b><br/> <b>Square Footage: 100,000</b><br/> Occupant: Vought Aircraft<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>              |
| 53. |    | <p><b>Address: 490-500 Alaska Ave.</b><br/> <b>Square Footage: 31,095</b><br/> Occupant: Classic Tents<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p> | 58. |    | <p><b>Address: 625 Alaska Ave.</b><br/> <b>Square Footage: 65,519</b><br/> Occupant: Western Psychological Testing<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p> |
| 54. |   | <p><b>Address: 475 Alaska Ave.</b><br/> <b>Square Footage: 83,828</b><br/> Occupant: Celestron<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>         | 59. |   | <p><b>Address: 2535 Maricopa Ave.</b><br/> <b>Square Footage: 82,162</b><br/> Occupant: Go Game On Products<br/> <b>Available Space: 82,162</b><br/> Asking Rate: \$.39 G<br/> Recent Transactions: N/A</p> |
| 55. |  | <p><b>Address: 530 Alaska Ave.</b><br/> <b>Square Footage: 38,020</b><br/> Occupant: Prestige Too<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>      | 60. |  | <p><b>Address: 2645 Maricopa Ave.</b><br/> <b>Square Footage: 83,866</b><br/> Occupant: Products Engineering<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>       |

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

## Santa Fe Track/US Steel Park

Prepared by: Jeffery A. Turek  
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- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 61. |    | <p><b>Address: 2727 Maricopa Ave.</b><br/> <b>Square Footage: 125,000</b><br/>                 Occupant: Centinela Pets<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</p>                        | 66. |    | <p><b>Address: 2925-2929 California St.</b><br/> <b>Square Footage: 150,000</b><br/>                 Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</p>    |
| 62. |    | <p><b>Address: 605-655 Hawaii Ave.</b><br/> <b>Square Footage: 35,956</b><br/>                 Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</p>                          | 67. |    | <p><b>Address: 2740 California St.</b><br/> <b>Square Footage: 24,780</b><br/>                 Occupant: Centro TV &amp; Radio<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: 60,955</b><br/>                 Occupant: Classic Tents<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: 105,207</b><br/>                 Occupant: Edelbrock<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<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: Leased 12/12 for \$.53G</p> | 69. |   | <p><b>Address: 18500 Crenshaw Blvd.</b><br/> <b>Square Footage: 155,099</b><br/>                 Occupant: George P. Johnson<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</p>   |
| 65. |  | <p><b>Address: 2931 California St.</b><br/> <b>Square Footage: 100,000</b><br/>                 Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</p>                         | 70. |  | <p><b>Address: 18600-732 Crenshaw Bl.</b><br/> <b>Square Footage: 196,000</b><br/>                 Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/>                 Asking Rate: N/A<br/>                 Recent Transactions: N/A</p>      |

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- |     |   |   |     |   |   |
|-----|---|---|-----|---|---|
| 71. |    | <p><b>Address: 350-390 Crenshaw Blvd.</b><br/> <b>Square Footage: 147,220</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 4,420</b><br/> Asking Rate: \$1.00 G<br/> Recent Transactions: N/A</p>     | 76. |    | <p><b>Address: 2320-2330 205<sup>th</sup> St.</b><br/> <b>Square Footage: 16,904</b><br/> Occupant: Phenomenex<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>             |
| 72. |    | <p><b>Address: 2444 205<sup>th</sup> Street</b><br/> <b>Square Footage: 66,609</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 6,096</b><br/> Asking Rate: \$.92 N<br/> Recent Transactions: N/A</p> | 77. |    | <p><b>Address: 2310 205<sup>th</sup> St.</b><br/> <b>Square Footage: 6,990</b><br/> Occupant: PVP Communications<br/> <b>Available Space: 4,290</b><br/> Asking Rate: \$.99 G<br/> Recent Transactions: N/A</p>     |
| 73. |    | <p><b>Address: 2360 205<sup>th</sup> St.</b><br/> <b>Square Footage: 5,990</b><br/> Occupant: DC &amp; G, CO.<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>        | 78. |    | <p><b>Address: 2300 205<sup>th</sup> St.</b><br/> <b>Square Footage: 5,990</b><br/> Occupant: Empire Transport<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>             |
| 74. |   | <p><b>Address: 2350 205<sup>th</sup> St.</b><br/> <b>Square Footage: 5,990</b><br/> Occupant: Guardian Group<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>         | 79. |   | <p><b>Address: 2271 205<sup>th</sup> St.</b><br/> <b>Square Footage: 112,005</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 9,180</b><br/> Asking Rate: \$1.10-\$1.20 G<br/> Recent Transactions: N/A</p> |
| 75. |  | <p><b>Address: 2340 205<sup>th</sup> St.</b><br/> <b>Square Footage: 13,700</b><br/> Occupant: Beranek, Inc.<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>         | 80. |  | <p><b>Address: 370-390 Amapola Ave.</b><br/> <b>Square Footage: 96,279</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 14,146</b><br/> Asking Rate: \$.74-\$1.05 G<br/> Recent Transactions: N/A</p>       |

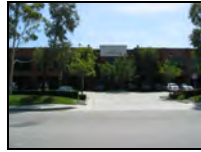




<p><b>KEY: RED= AVAILABLE</b>  <b>BLUE= RECENT TRANSACTION</b></p>
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## Santa Fe Track/US Steel Park

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- 81.  **Address: 401 Amapola Ave.**  
**Square Footage: 11,300**  
Occupant: Raffaello  
**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: Laxon  
**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: 2,625**  
Asking Rate: \$1.10 G  
Recent Transactions: Sold 2/12 for \$145.00

- 86.  **Address: 438 Amapola Ave.**  
**Square Footage: 24,962**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 87.  **Address: 468 Amapola Ave.**  
**Square Footage: 10,306**  
Occupant: Sanyo Denki  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 88.  **Address: 501 Amapola Ave.**  
**Square Footage: 36,172**  
Occupant: Edelbrock  
**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: 8,947**  
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: 10,339</b><br/>                     Occupant: Conesys<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: 9,224</b><br/>                     Occupant: Conesys<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>           | 97.  |    | <p><b>Address: 2275 Dominguez Way</b><br/> <b>Square Footage: 11,430</b><br/>                     Occupant: Conesys<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>   |
| 93. |    | <p><b>Address: 578 Amapola Ave.</b><br/> <b>Square Footage: 10,102</b><br/>                     Occupant: OK Color America<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p> | 98.  |    | <p><b>Address: 2301 Dominguez Way</b><br/> <b>Square Footage: 42,469</b><br/>                     Occupant: Edelbrock<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p> |
| 94. |   | <p><b>Address: 588 Amapola Ave.</b><br/> <b>Square Footage: 10,188</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: 10,985</b><br/>                     Occupant: Conesys<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>        | 100. |  | <p><b>Address: 518 Amapola Ave.</b><br/> <b>Square Footage: 12,531</b><br/>                     Occupant: Conesys<br/> <b>Available Space: N/A</b><br/>                     Asking Rate: N/A<br/>                     Recent Transactions: N/A</p>     |

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- |      |   |  |      |   |  |
|------|---|--|------|---|--|
| 101. |    | <p><b>Address: 538 Amapola Ave.</b><br/> <b>Square Footage: 11,821</b><br/> Occupant: Conesys<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>               | 106. |    | <p><b>Address: 2335 208<sup>th</sup> St.</b><br/> <b>Square Footage: 38,120</b><br/> Occupant: Rock-Ola<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>   |
| 102. |    | <p><b>Address: 508 Amapola Ave.</b><br/> <b>Square Footage: 10,901</b><br/> Occupant: Conesys<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>               | 107. |    | <p><b>Address: 431 Madrid Ave.</b><br/> <b>Square Footage: 18,162</b><br/> Occupant: Available<br/> <b>Available Space: 18,162</b><br/> Asking Rate: \$248.00<br/> Recent Transactions: N/A</p>    |
| 103. |    | <p><b>Address: 528 Amapola Ave.</b><br/> <b>Square Footage: 12,355</b><br/> Occupant: DBL Inc.<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>              | 108. |    | <p><b>Address: 411 Madrid Ave.</b><br/> <b>Square Footage: 13,832</b><br/> Occupant: Phenomenex<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>           |
| 104. |   | <p><b>Address: 2200-30 Amapola Ct.</b><br/> <b>Square Footage: 28,067</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 3,295</b><br/> Asking Rate: \$.85 G<br/> Recent Transactions: N/A</p> | 109. |   | <p><b>Address: 410 Madrid Ave.</b><br/> <b>Square Footage: 10,932</b><br/> Occupant: Phenomenex<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>           |
| 105. |  | <p><b>Address: 2280 208<sup>th</sup> St.</b><br/> <b>Square Footage: 25,000</b><br/> Occupant: Conesys<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>      | 110. |  | <p><b>Address: 430 Madrid Ave.</b><br/> <b>Square Footage: 18,162</b><br/> Occupant: NTK Aviation America<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p> |

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- 111.  **Address: 510 Madrid Ave.**  
**Square Footage: 66,435**  
Occupant: Edelbrock  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 112.  **Address: 570 Madrid Ave.**  
**Square Footage: 11,888**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 113.  **Address: 580-90 Madrid Ave.**  
**Square Footage: 20,400**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 114.  **Address: 566 Crenshaw Blvd.**  
**Square Footage: 264,900**  
Occupant: N/A  
**Available Space: 264,900**  
Asking Rate: TBD  
Recent Transactions: Sold 10/11 for \$55.71
- 115.  **Address: 2140-90 190<sup>th</sup> St.**  
**Square Footage: 275,000**  
Occupant: Multi-Tenant  
**Available Space: 15,581**  
Asking Rate: \$.83-\$.85 G  
Recent Transactions: N/A

- 116.  **Address: 19145 Gramercy Pl.**  
**Square Footage: 80,000**  
Occupant: Alpine  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 117.  **Address: 19475 Gramercy Pl.**  
**Square Footage: 40,800**  
Occupant: Mycom  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 118.  **Address: 19600-88 Van Ness Av.**  
**Square Footage: 177,372**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 119.  **Address: 19800-888 Van Ness Av.**  
**Square Footage: 119,803**  
Occupant: Conesys  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 120.  **Address: 19900-88 Van Ness Av.**  
**Square Footage: 206,055**  
Occupant: Funai  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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- 121. 

**Address: 19700-88 Van Ness Av.**  
**Square Footage: 670,305**  
Occupant: Multi-Tenant  
**Available Space: 244,689**  
Asking Rate: \$.59 N  
Recent Transactions: N/A
- 122. 

**Address: 357-385 Van Ness Av.**  
**Square Footage: 327,000**  
Occupant: Multi-Tenant  
**Available Space: 1,440**  
Asking Rate: \$1.15 G  
Recent Transactions: N/A
- 123. 

**Address: 401 Van Ness Av.**  
**Square Footage: 100,000**  
Occupant: US Gypsum  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 124. 

**Address: 501-555 Van Ness Av.**  
**Square Footage: 210,000**  
Occupant: Multi-Tenant  
**Available Space: 23,800**  
Asking Rate: \$.71-\$ .90 G  
Recent Transactions: N/A
- 125. 

**Address: 2201-2203 Dominguez Way**  
**Square Footage: 72,000**  
Occupant: N/A  
**Available Space: 72,000**  
Asking Rate: \$.50-\$ .60 G  
Recent Transactions: N/A

- 126. 

**Address: 2137 Dominguez Way**  
**Square Footage: 18,000**  
Occupant: Aqua-Flo  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 127. 

**Address: 2027 Harpers Way**  
**Square Footage: 560,000**  
Occupant: Virco  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 128. 

**Address: 1865-1963 Del Amo Blvd.**  
**Square Footage: 61,800**  
Occupant: Multi-Tenant  
**Available Space: 5,457**  
Asking Rate: \$.75 G  
Recent Transactions: N/A
- 129. 

**Address: 1855 Del Amo Blvd.**  
**Square Footage: 9,795**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 130. 











**Address: 1801 Del Amo Blvd.**  
**Square Footage: 6,700**  
Occupant: Hermach Machine  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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|------|---|---|------|---|--|
| 131. |    | <p><b>Address: 1725 Del Amo Blvd.</b><br/> <b>Square Footage: 7,317</b><br/> Occupant: Lucy Ann<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>  | 136. |    | <p><b>Address: 20775 Western Av.</b><br/> <b>Square Footage: 22,918</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 2,660</b><br/> Asking Rate: \$1.00 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: Leased 3/12 for \$.75 G</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: 3,650</b><br/> Asking Rate: \$.74 G<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: 5,780</b><br/> Asking Rate: \$.75 G<br/> Recent Transactions: N/A</p>                             | 138. |    | <p><b>Address: 20905-07 Western Av.</b><br/> <b>Square Footage: 7,300</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: N/A</b><br/> Asking Rate: N/A<br/> Recent Transactions: N/A</p>                       |
| 134. |   | <p><b>Address: 20333-437 Western Av.</b><br/> <b>Square Footage: 74,276</b><br/> Occupant: Multi-Tenant<br/> <b>Available Space: 22,026</b><br/> Asking Rate: \$.59 G<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: Sold 10/12 for \$183.42</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: 1,460</b><br/> Asking Rate: \$1.20 G<br/> Recent Transactions: N/A</p>                          | 140. |  | <p><b>Address: 20915-17 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>                       |

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- 141.  **Address: 20916 Higgins Ct.**  
**Square Footage: 5,854**  
 Occupant: Peptisynthia Inc.  
**Available Space: N/A**  
 Asking Rate: N/A  
 Recent Transactions: N/A
- 142.  **Address: 20917 Higgins Ct.**  
**Square Footage: 30,760**  
 Occupant: Textile Unlimited  
**Available Space: N/A**  
 Asking Rate: N/A  
 Recent Transactions: Leased 8/12 for \$.68 G
- 143.  **Address: 20908-10 Higgins Ct.**  
**Square Footage: 7,034**  
 Occupant: Peptisynthia Inc.  
**Available Space: N/A**  
 Asking Rate: N/A  
 Recent Transactions: N/A
- 144.  **Address: 20904-06 Higgins Ct.**  
**Square Footage: 7,300**  
 Occupant: Multi-tenant  
**Available Space: N/A**  
 Asking Rate: N/A  
 Recent Transactions: N/A
- 145.  **Address: 20815 Higgins Ct.**  
**Square Footage: 29,021**  
 Occupant: Threebond  
**Available Space: 29,021**  
 Asking Rate: \$.45 N  
 Recent Transactions: N/A

- 146.  **Address: 20816-18 Higgins Ct.**  
**Square Footage: 7,034**  
 Occupant: King Medical Supply  
**Available Space: N/A**  
 Asking Rate: N/A  
 Recent Transactions: N/A
- 147.  **Address: 20807-09 Higgins Ct.**  
**Square Footage: 8,048**  
 Occupant: Multi-Tenant  
**Available Space: N/A**  
 Asking Rate: N/A  
 Recent Transactions: N/A
- 148.  **Address: 20801-03 Higgins Ct.**  
**Square Footage: 8,064**  
 Occupant: Multi-Tenant  
**Available Space: N/A**  
 Asking Rate: N/A  
 Recent Transactions: N/A
- 149.  **Address: 1805 208<sup>th</sup> St.**  
**Square Footage: 8,000**  
 Occupant: Multi-Tenant  
**Available Space: N/A**  
 Asking Rate: N/A  
 Recent Transactions: N/A
- 150.  **Address: 1827 208<sup>th</sup> St.**  
**Square Footage: 26,220**  
 Occupant: Multi-Tenant  
**Available Space: 18,400**  
 Asking Rate: \$.57 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

- 151.  **Address: 1830 208<sup>th</sup> St.**  
**Square Footage: 7,700**  
Occupant: Flag Ship  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 152.  **Address: 1840 208<sup>th</sup> St.**  
**Square Footage: 7,281**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 153.  **Address: 20701 Manhattan Pl.**  
**Square Footage: 35,089**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 154.  **Address: 20675 Manhattan Pl.**  
**Square Footage: 98,000**  
Occupant: Trendnet  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 155.  **Address: 20525 Manhattan Pl.**  
**Square Footage: 11,850**  
Occupant: N/A  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: Sold 9/12 for \$197.26

- 156.  **Address: 1830 205<sup>th</sup> St.**  
**Square Footage: 31,419**  
Occupant: I-Logistics  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 157.  **Address: 1815 205<sup>th</sup> St.**  
**Square Footage: 56,177**  
Occupant: Multi-Tenant  
**Available Space: 3,330**  
Asking Rate: \$.92 G  
Recent Transactions: N/A
- 158.  **Address: 1835-45 205<sup>th</sup> St.**  
**Square Footage: 82,983**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 159.  **Address: 1840 205<sup>th</sup> St.**  
**Square Footage: 8,200**  
Occupant: Viper Technologies  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A
- 160.  **Address: 1850 205<sup>th</sup> St.**  
**Square Footage: 21,100**  
Occupant: Luminata  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A

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

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161. **Address: 1860 205<sup>th</sup> St.**  
**Square Footage: 8,200**  
Occupant: US Tool Group  
**Available Space: 8,200**  
Asking Rate: \$.85 G  
Recent Transactions: N/A



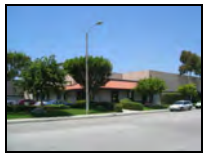
166. **Address: 20435-45 Gramercy Pl.**  
**Square Footage: 35,000**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A



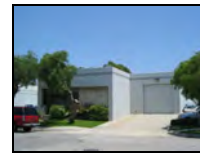
162. **Address: 20600 Gramercy Pl.**  
**Square Footage: 67,434**  
Occupant: Multi-Tenant  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A



167. **Address: 20410 Gramercy Pl.**  
**Square Footage: 11,200**  
Occupant: Movincool  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A



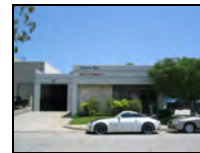
163. **Address: 1901 Harpers Way**  
**Square Footage: 39,961**  
Occupant: Insulation Supply Co.  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A



168. **Address: 20380 Gramercy Pl.**  
**Square Footage: 6,165**  
Occupant: Hairdrearms  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A



164. **Address: 20526 Gramercy Pl.**  
**Square Footage: 11,000**  
Occupant: Ewing  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A



169. **Address: 20360 Gramercy Pl.**  
**Square Footage: 6,165**  
Occupant: Larry Palmer  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A



165. **Address: 20460 Gramercy Pl.**  
**Square Footage: 8,001**  
Occupant: Medicool  
**Available Space: N/A**  
Asking Rate: N/A  
Recent Transactions: N/A



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

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RE/MAX Commercial (310)802-2545

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: 8,726**  
Occupant: Priority Mailing  
**Available Space: N/A**  
Asking Rate: N/A  
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: 12,012**  
Occupant: Quality Express  
**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

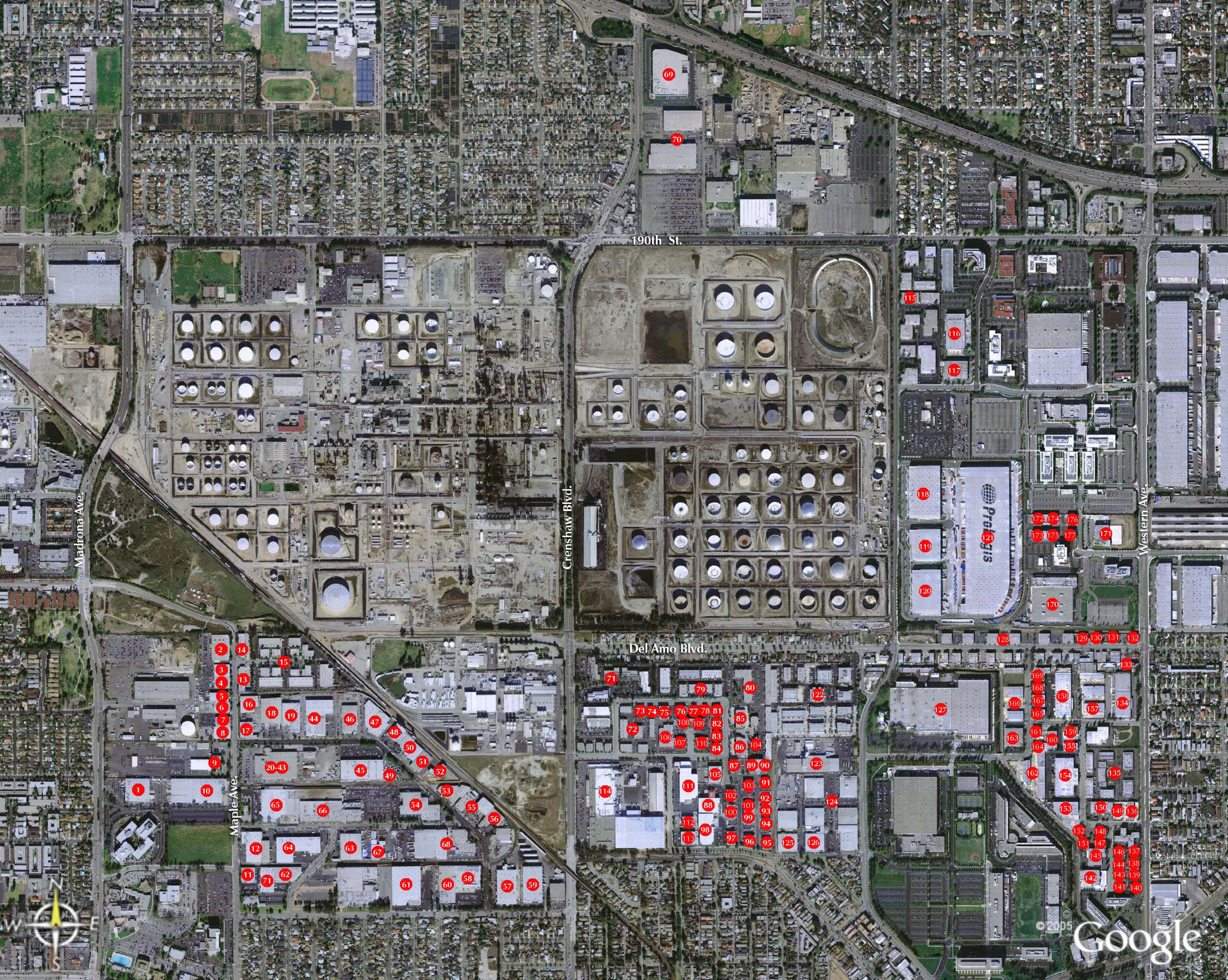
175.



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

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**BLUE= RECENT TRANSACTION**





190th St.

Crenshaw Blvd.

Del Amo Blvd.

Maple Ave.

Madrona Ave.

Western Ave.



- 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20-43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177