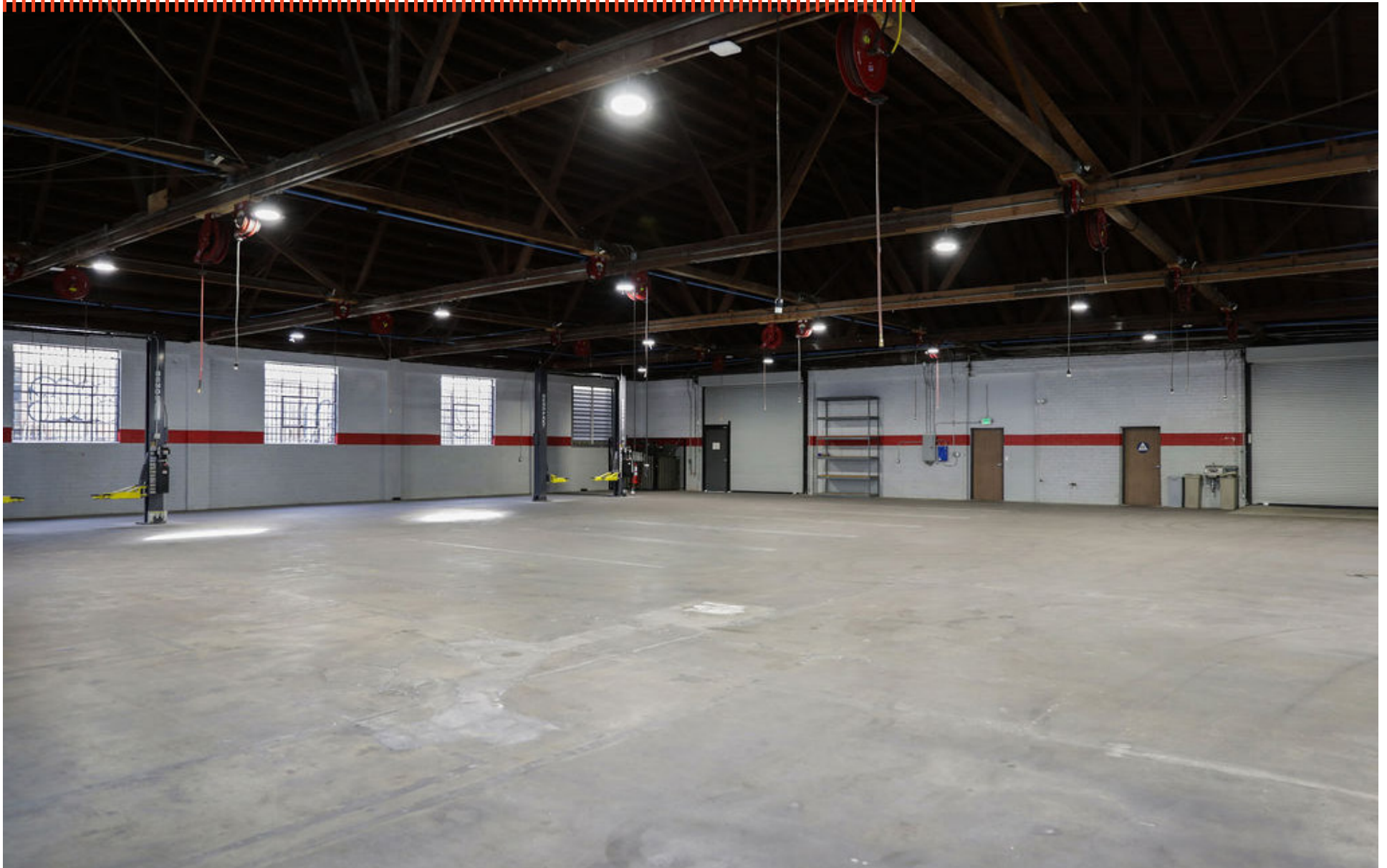
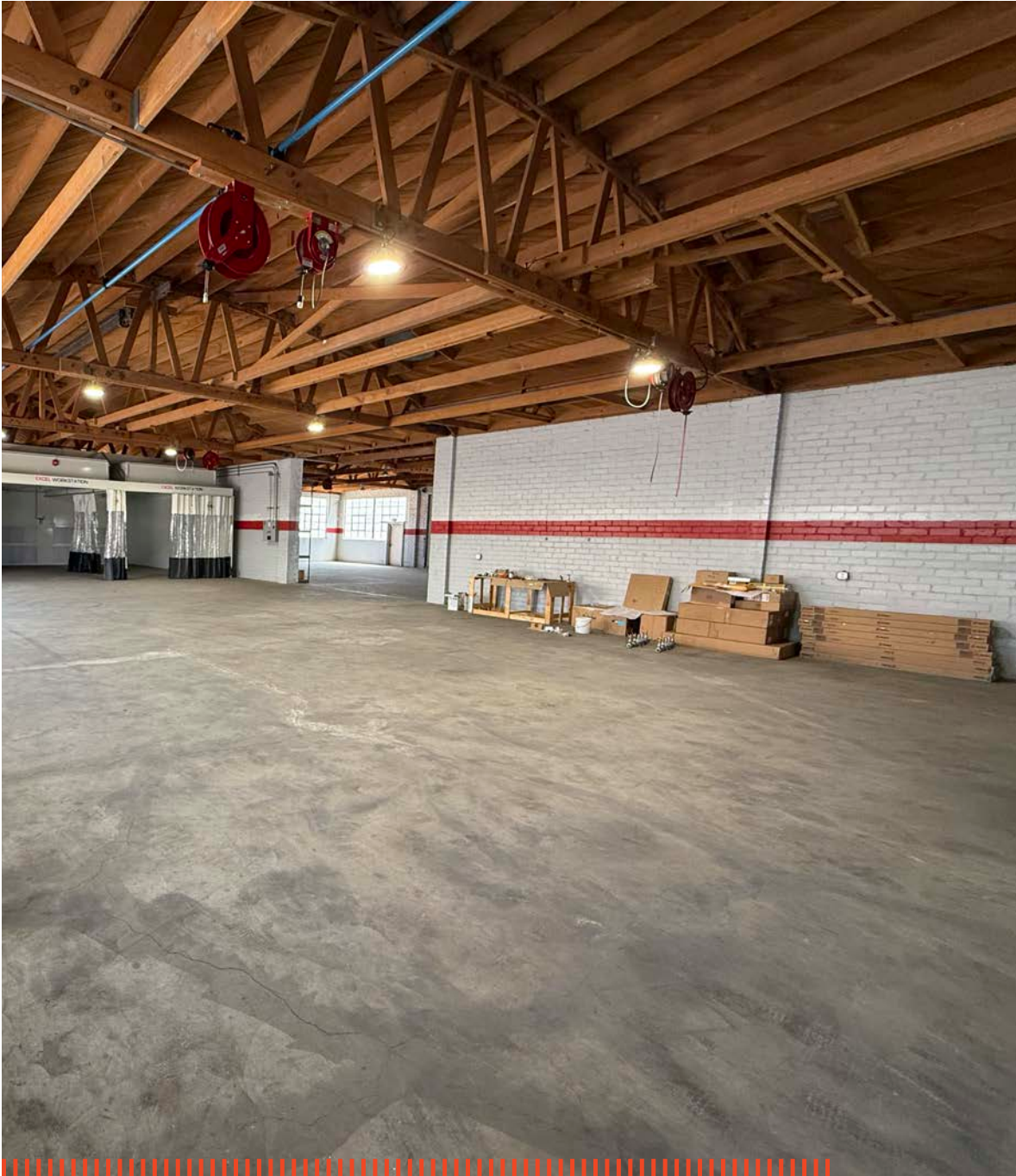


State-Of-The-Art Automotive Bodyshop & Service



10301 - 10311 S La Cienega Blvd
Los Angeles, CA 90045

± 19,340 SF Two Buildings
for Sale or Lease



PREMISES

10301 S La Cienega Blvd: ± 10,000 SF
10311 S La Cienega Blvd: ± 9,340 SF
Total: ± 19,340 SF
Land: ± 30,007 SF

OCCUPANCY

June 1, 2026

FOR SALE OR LEASE

Sale: \$7,252,500 (\$375 PSF)

Lease: \$1.75 PSF, Net

*Sale Price inclusive of all brand new auto equipment

*Lease Price negotiable with options to include fully permitted auto body facility and equipment

LOCATION

- Prime visibility on S La Cienega Blvd
- Directly adjacent to I-405 Freeway
- Immediate access to Century Blvd on/off ramps
- Minutes from Los Angeles International Airport (LAX)
- Outstanding Ingress/Egress from La Cienega and Glasgow Pl

BUILDING FEATURES

- Fully Permitted for Automotive Use
- Two new Fully Permitted Spray Booths
- Equipment:
 - Kaeser 10 and 15 HP Air Compressors
 - Car Lifts
 - Automatic Exhaust Systems
 - Heavy Power
 - Equipment list on next page

Shop: List of Equipment and Improvements



10301 S LA CIENEGA BLVD - PAINT DEPARTMENT

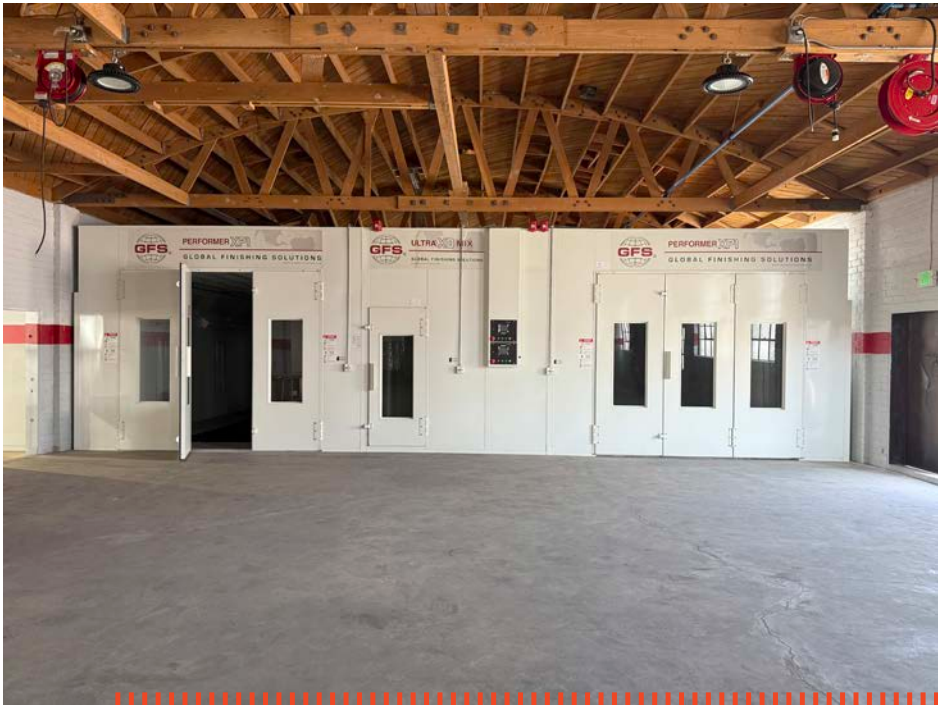
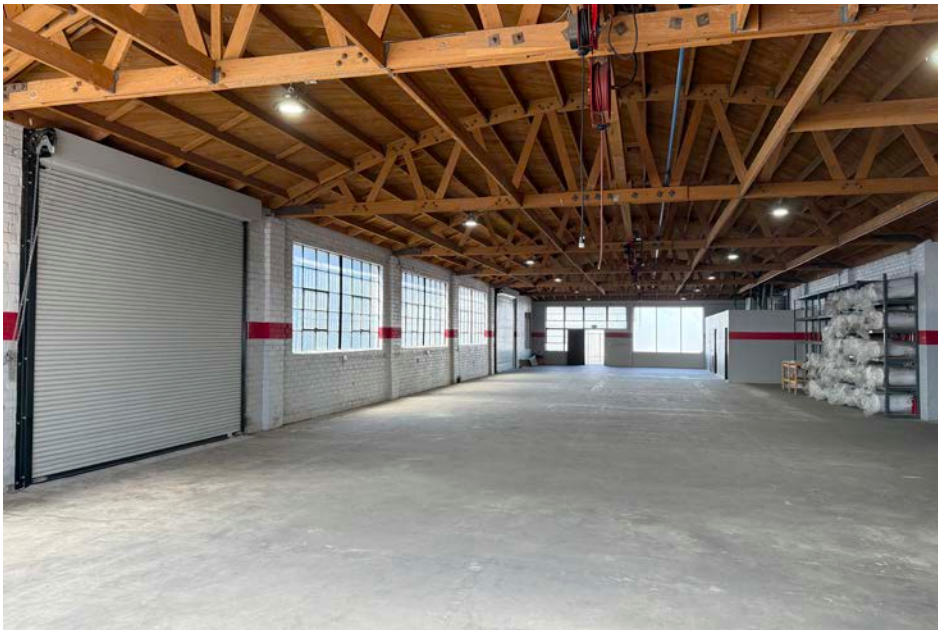
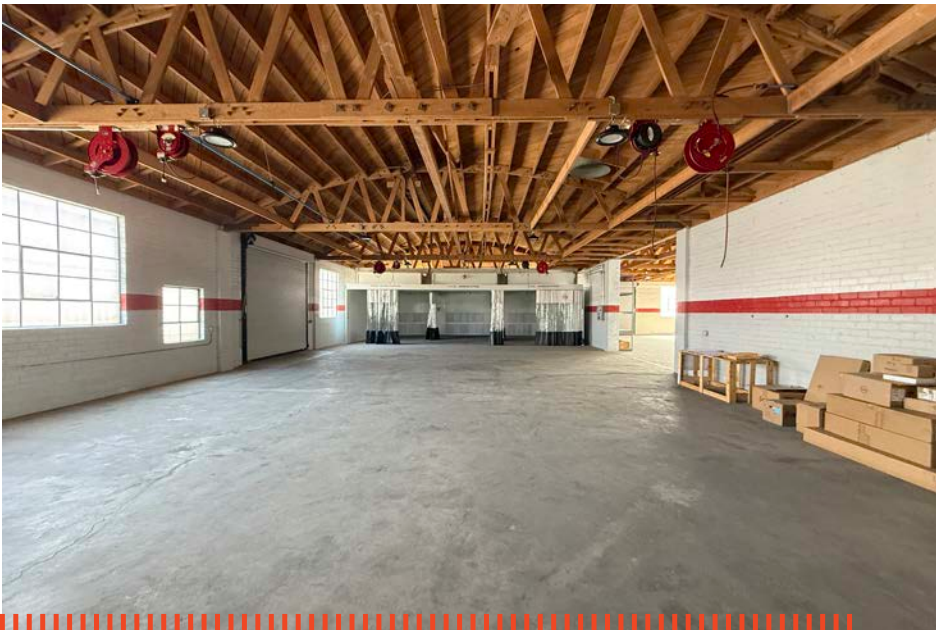
- Two (2) Global Finishing Solution Spray Booths - The Performer XP1
- Three (3) Global Finishing Solution Paint Mixing Room
- One (1) Kaeser 15HP Air Compressor with Tank and Dryer
- One (1) 800 AMP Siemens Power Panel
- Distributed Drop Lines for Electric and Compressed Air
- Automated Ventilation System
- Cat 5 Connectivity

10311 S LA CIENEGA BLVD - BODY REPAIR DEPARTMENT

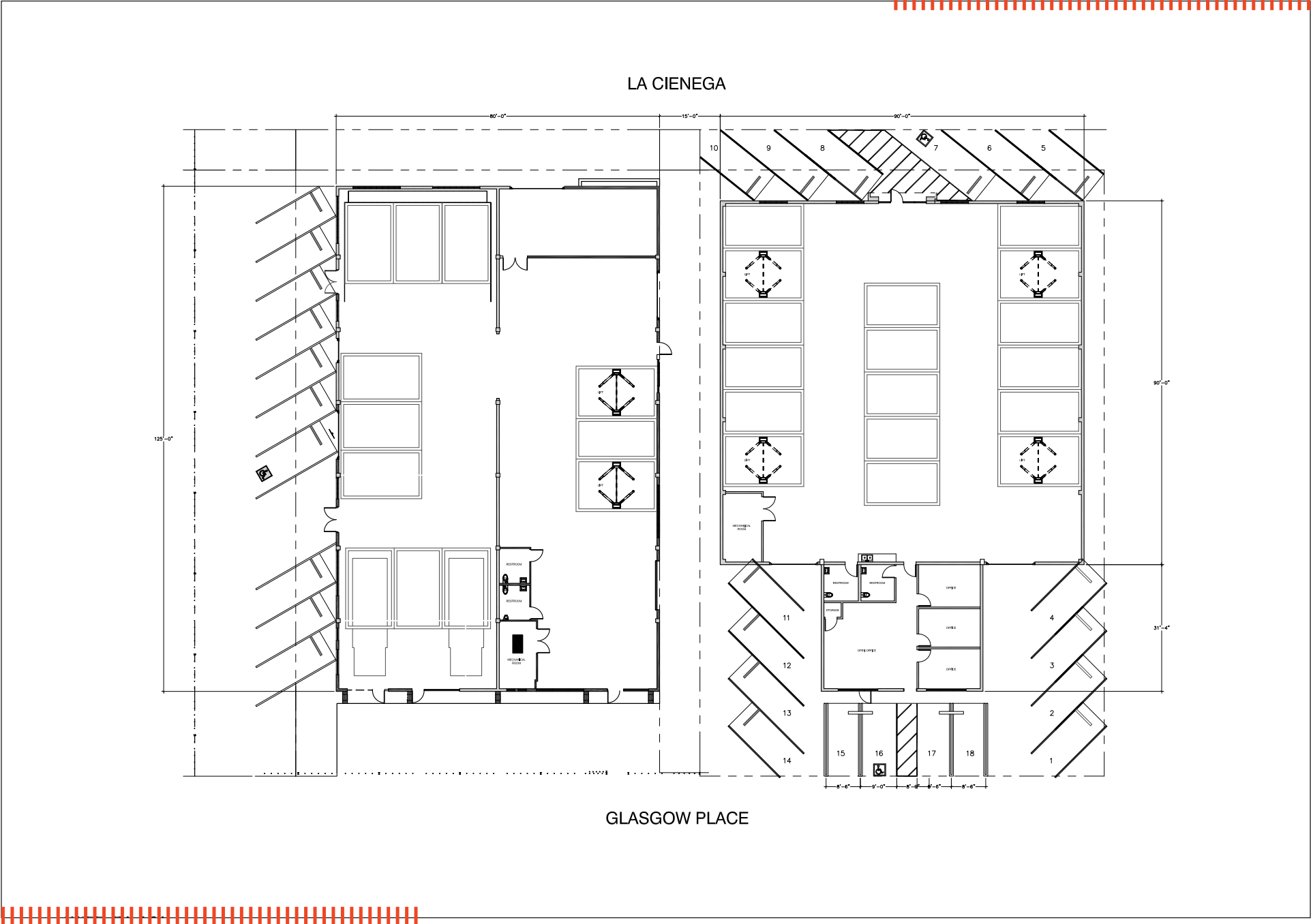
- Four (4) Bendpak 10,000 lbs Car Lift
- One (1) Kaeser SM15 (Sigma) Compressor System
- One (1) 400 AMP Siemens Power Panel
- Capacity for additional 800 AMP
- One (1) Kaeser 10HP Air Compressor with Tank and Dryer
- Distributed Drop Lines for Electric and Compressed Air
- Automated Ventilation System
- CAT 5 Connectivity
- Celette Griffon Bench

THESE PROPERTIES WERE COMPLETELY RENOVATED FOR BODY SHOP USE. IMPROVEMENTS AND UPGRADES:

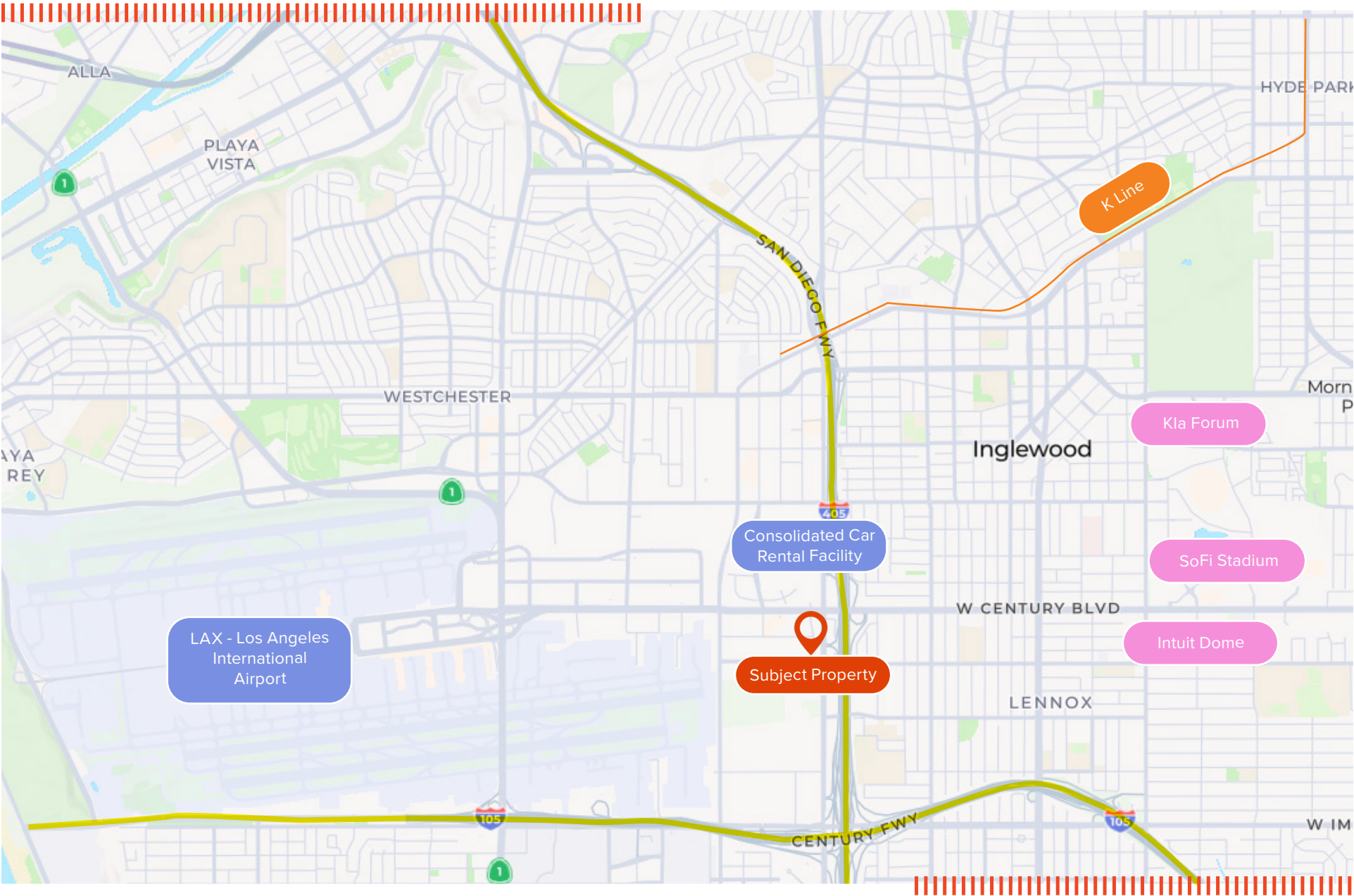
- New office and Restrooms
- 100% ADA Compliant
- Wrought Iron Fencing Surrounding the Property
- Numerous Ground Level Loading Doors
- Multiple Ingress and Egress Points on La Cienega Blvd. and Glasgow Place













Gage Danley

gdanley@leewestla.com

310.899.2749

DRE: 02075191

Ron Rader, SIOR

rrader@leewestla.com

310.245.2200

DRE: 00452728

Jeffrey Politz

jpolitz1@aol.com

310.287.2800 x 102

DRE: 01132270



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.