

FOR SALE

OFFERING MEMORANDUM

RJ
REALTY



MULTI-OPERATOR AUTOMOTIVE REAL ESTATE

1203-1207 E Anaheim Street

Wilmington, CA 90744 | Income & Owner-User Opportunity

\$1,295,000

ASKING PRICE

±3,663 SF

BUILDING

±7,750 SF

CORNER LOT

3 + 1

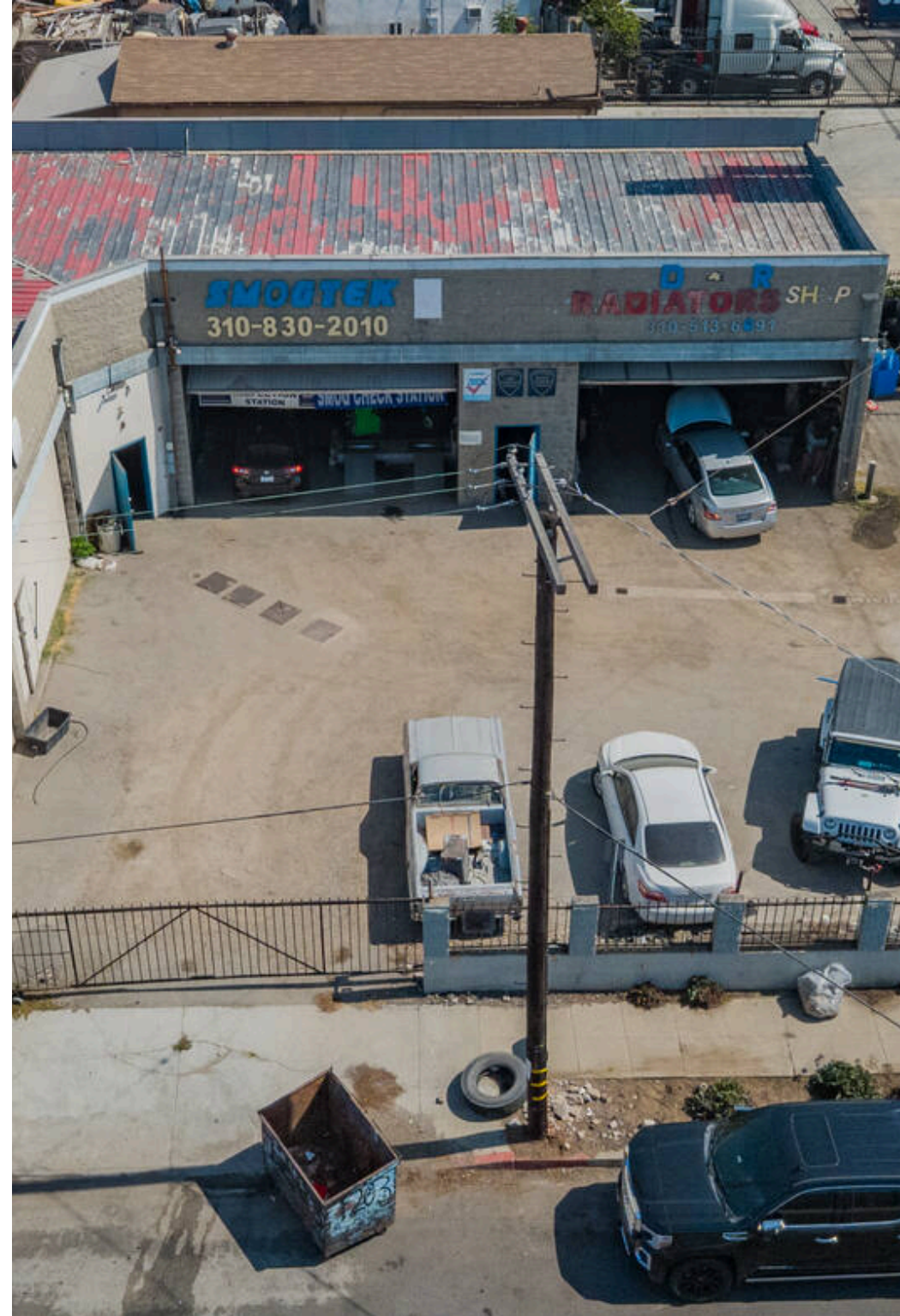
OPERATORS +
BILLBOARD

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Income today. Control tomorrow.

1203-1207 E ANAHEIM ST
Wilmington, CA 90744

RJ Realty presents 1203-1207 E Anaheim Street, a ±3,663 SF automotive service building on a ±7,750 SF corner lot at Anaheim Street and Pioneer Avenue in Wilmington. It is 100% occupied by three automotive operators — smog check, radiator repair and tire service — plus a billboard. All tenancies are month-to-month on gross leases.

In-place rent is \$3,890 per month, about \$1.06/SF gross, against a market range of \$1.60–\$1.75/SF. A buyer can hold the operators and reset rents on 30 days' notice, restructure the leases, or occupy part of the building. At ±\$354/SF, pricing sits at the median of recent Harbor-area sales.

OFFERING SUMMARY

Price	\$1,295,000	APN	7425-038-040
Price / SF	±\$354	Zoning	[Q]MR2
Land \$/SF	±\$167	Land Use	Light Mfg.
Building	±3,663 SF	Frontage	76' / 103'
Lot	±7,750 SF	Occupancy	100%
Year Built	1989	Leases	Gross, MTM
Parking	7 spaces	Interest	Fee simple

\$48,480

CURRENT GROSS
INCOME

\$1.06

IN-PLACE RENT /
SF

\$1.65

MARKET RENT / SF

+55%

RENT UPSIDE





02 INVESTMENT HIGHLIGHTS

Why this asset

1203-1207 E ANAHEIM ST
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01 Rents well below market

\$1.06/SF gross in place against a \$1.60–\$1.75/SF market. At \$1.65, rent rises about \$2,150/month.

02 Month-to-month flexibility

Every tenancy ends on 30 days' notice. No options or rights of first refusal.

03 Billboard income

On-site billboard facing Anaheim St adds a separate income stream on top of three operators.

04 Corner site, two frontages

±76' on Anaheim St, ±103' on Pioneer Ave, gated yard, 7 spaces.

05 Port and freeway access

About a mile from the Port of Los Angeles with I-110, I-710 and I-405 nearby.

06 Priced at the market median

±\$354/SF against a \$357/SF median for recent Harbor-area sales.

07 Light-manufacturing zoning

[Q]MR2 Restricted Light Industrial in the Harbor industrial district.

08 Owner-user entry point

Occupy one space and collect rent from the others, subject to lender approval.



Configured for automotive service

1203-1207 E ANAHEIM ST
Wilmington, CA 90744



UNIT D

Smog Check

On site since 2009. Drive-in bay off the shared yard.



UNIT E

Radiator Repair

On site since 2009. Wide grade-level service openings.



NORTH WING

Tire Service

New lease March 2026. Roll-up doors and tire racking.

PHYSICAL FEATURES

- L-shaped, single-story block building along the north and east lot lines
- Multiple grade-level service openings onto a shared paved yard
- Gated vehicle access from Anaheim St and Pioneer Ave
- Wood-truss roof with open interior work areas
- Seven striped spaces plus yard area for vehicle staging
- Tenant signage and on-site billboard facing Anaheim St

WHO THIS FITS

Investor	Hold the operators and mark rents to market.
Owner-User	Occupy one space and offset the mortgage with rent from the others.
Auto Operator	Own your shop in an established automotive cluster near the port.
1031 Buyer	Small-balance replacement property with near-term rent growth.

Unit sizes and door dimensions are not stated in the leases and should be field-verified. Tenant-owned equipment, licenses and business assets are excluded. Owner-user occupancy requires notice to the existing tenant and lender approval.

Rent roll

As of October 2026 | Rents per Owner, subject to tenant estoppel

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SPACE	USE	LEASE FORM	COMMENCED	TERM / STATUS	MONTHLY	ANNUAL	DEPOSIT	LAST ADJUSTMENT
Unit D	Smog check	CAR Commercial, 2010	01/2009	Month-to-month holdover	\$1,120	\$13,440	\$0	07/2025
Unit E	Radiator repair	CAR Commercial, 2010	01/2009	Month-to-month holdover	\$1,145	\$13,740	\$0	07/2025
North Wing	Tire shop	CAR Commercial, 2026	03/2026	Month-to-month, 30-day notice	\$1,625	\$19,500	\$1,700	New lease 03/2026
Site	Billboard	Advertising agreement	–	Agreement to be provided	\$150	\$1,800	–	–
Total 100% occupied, 4 income sources					\$4,040	\$48,480	\$1,700	

LEASE TERMS

- All leases are gross. Tenants do not reimburse taxes, insurance or CAM.
- Tenants maintain their premises. Landlord maintains roof, structure and exterior.
- Units D and E are 2010 CAR leases in holdover. Rents last adjusted by notice effective July 2025.
- Tire shop pays direct-billed utilities plus 33% of the shared DWP bill.
- Tenants carry \$1,000,000 liability coverage. Assignment requires landlord consent.
- No options, renewal rights or rights of first refusal.

CURRENT INCOME & EXPENSES

Gross scheduled income	\$48,480
Property taxes (1.20%, est.)	(\$15,540)
Insurance (est.)	(\$4,500)
Repairs & reserves (est.)	(\$1,500)
Net operating income	\$26,940
Cap rate on asking	2.08%

Buyer pro forma estimates, not seller operating history.

Current income reflects legacy rents. See Upside Rent Potential. Leases, rent notices, estoppels and the billboard agreement provided in escrow.

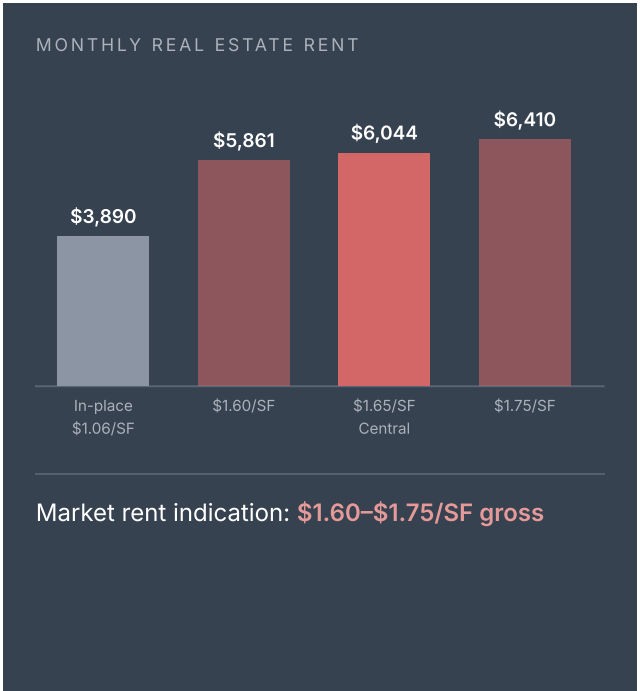


55% rent upside at market

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The building is leased at \$1.06/SF gross. Comparable automotive and small-bay space in the Harbor area is asking \$1.21-\$2.05/SF, with the same-corridor comparable at 216 E Anaheim St at \$1.65/SF.

	IN-PLACE	MARKET LOW	CENTRAL	MARKET HIGH
Rent / SF / month (gross)	\$1.06	\$1.60	\$1.65	\$1.75
Real estate rent / month	\$3,890	\$5,861	\$6,044	\$6,410
Billboard / month	\$150	\$150	\$150	\$150
Gross annual income	\$48,480	\$72,130	\$74,327	\$78,723
Operating expenses (est.)	(\$21,540)	(\$21,540)	(\$21,540)	(\$21,540)
Net operating income	\$26,940	\$50,590	\$52,787	\$57,183
Cap rate on \$1,295,000	2.08%	3.91%	4.08%	4.42%
Increase in rent / month	–	+\$1,971	+\$2,154	+\$2,520



PATH 01

Mark to market

Keep the operators and adjust rents by 30-day notice toward the \$1.60-\$1.75 range.

PATH 02

Restructure leases

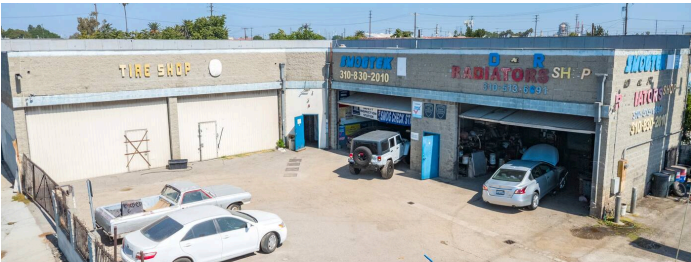
Replace legacy gross leases with term leases, deposits and tax and insurance pass-throughs.

PATH 03

Owner-user

Occupy one space for your own operation and collect market rent from the remaining spaces.

Scenarios are illustrative, not a forecast. Market rents based on public asking rents for seven comparable automotive and small-bay properties (RJ Realty Rent Comparable Survey, October 2026; available on request); not an appraisal. Expenses are buyer estimates. Billboard income subject to agreement review.



Harbor-area sale comparables

Small industrial, service and automotive buildings, 1,750–5,380 SF, sold October 2025 – August 2026

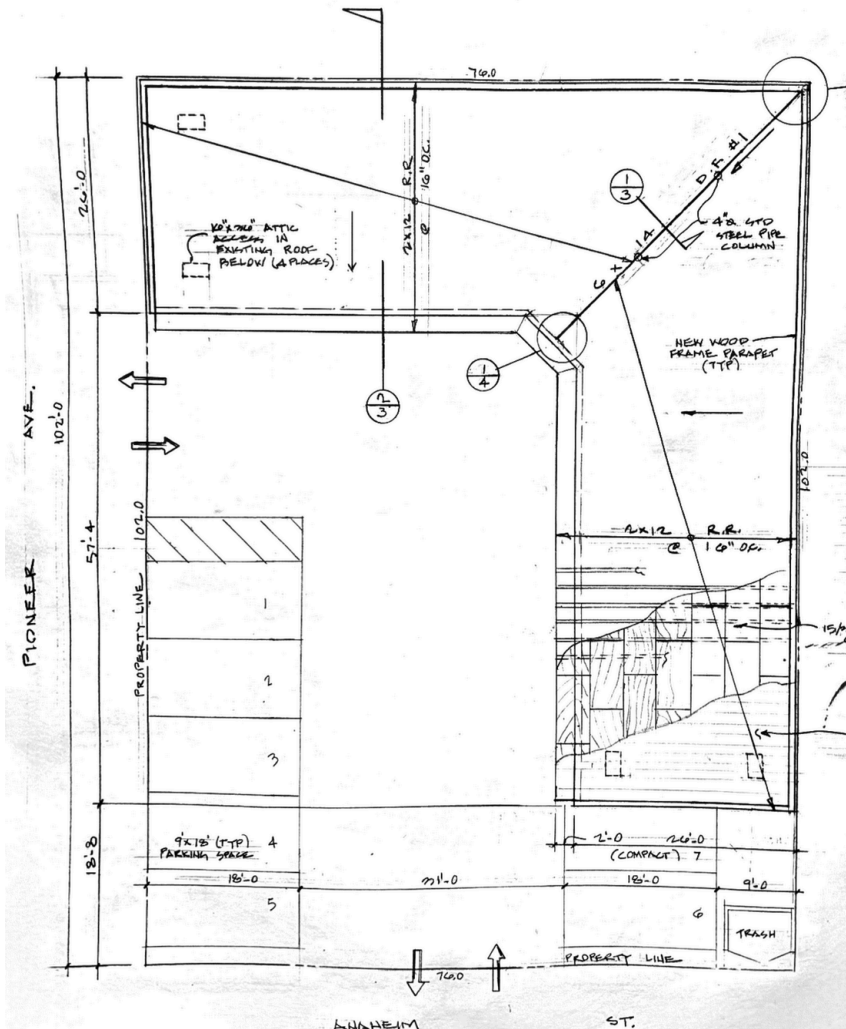
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#	PROPERTY	TYPE / USE	SALE DATE	SALE PRICE	BLDG SF	\$/SF	LOT SF	\$/LAND SF	BUILT	NOTES
S	1203–1207 E Anaheim St, Wilmington	Auto service	Asking	\$1,295,000	3,663	\$354	7,750	\$167	1989	3 operators + billboard
1	2648 Cherry Ave, Signal Hill	Service / smog	08/2026	\$2,550,000	4,800	\$531	10,999	\$232	1978	100% leased
2	1766 Cerritos Ave, Long Beach	Warehouse	08/2026	\$1,235,000	4,954	\$249	6,674	\$185	1964	100% leased
3	2020 S Mesa St, San Pedro	Industrial	07/2026	\$1,200,000	3,401	\$353	6,090	\$197	1946	Deferred maintenance
4	23120 Mariposa Ave, Torrance	Warehouse	07/2026	\$1,245,000	3,450	\$361	6,284	\$198	1982	100% leased
5	1705–1711 E Mauretania St, Wilmington	Warehouse	06/2026	\$1,500,000	5,380	\$279	10,003	\$150	1990	Purchase by tenant
6	1667–1669 Cota Ave, Long Beach	Service	05/2026	\$1,000,000	4,850	\$206	6,580	\$152	1965	Deferred maintenance
7	2337 E 7th St, Long Beach	Auto service	04/2026	\$1,000,000	1,924	\$520	11,761	\$85	1959	5.85% actual cap
8	1990 Long Beach Blvd, Long Beach	Retail / service	01/2026	\$1,099,000	2,548	\$431	13,504	\$81	1952	
9	25807 Walnut St, Lomita	Muffler shop	12/2025	\$800,000	1,750	\$457	5,227	\$153	1946	
10	1641 Atlantic Ave, Long Beach	Auto repair	12/2025	\$575,000	1,975	\$291	4,792	\$120	1932	Public record
P	2301 Orange Ave, Signal Hill	Industrial	In escrow	\$1,250,000	3,265	\$383	5,398	\$232	1980	Asking price, pending
\$368		\$357		\$450		\$354				
AVERAGE \$/SF, COMPS 1–10		MEDIAN \$/SF		AVG \$/SF, AUTO-USE COMPS 1, 7, 9, 10		SUBJECT ASKING \$/SF				

Source: CoStar, compiled by RJ Realty, September 2026. \$/SF calculated on building area; \$/Land SF on reported land area. Buyer to independently verify all comparable data.

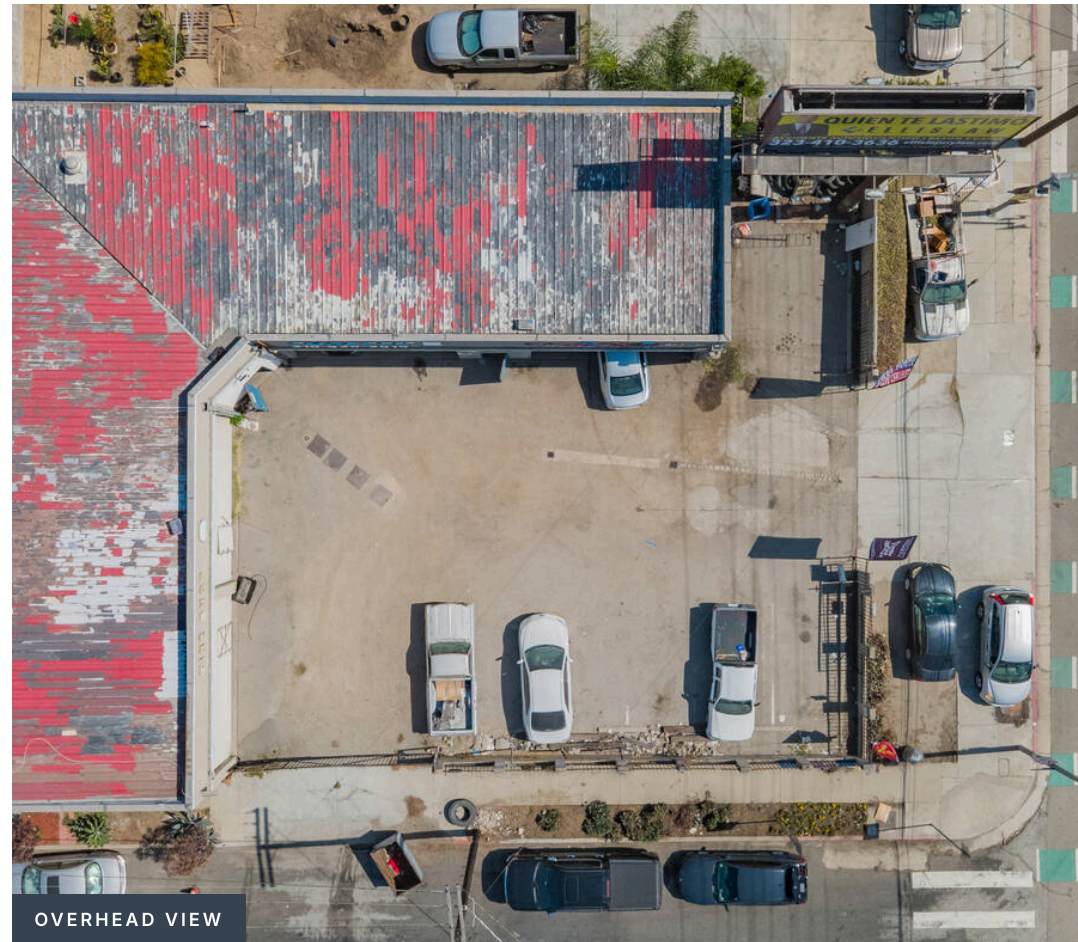
Floor plan

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Owner-provided plan. Conceptual, not to scale, not a survey.

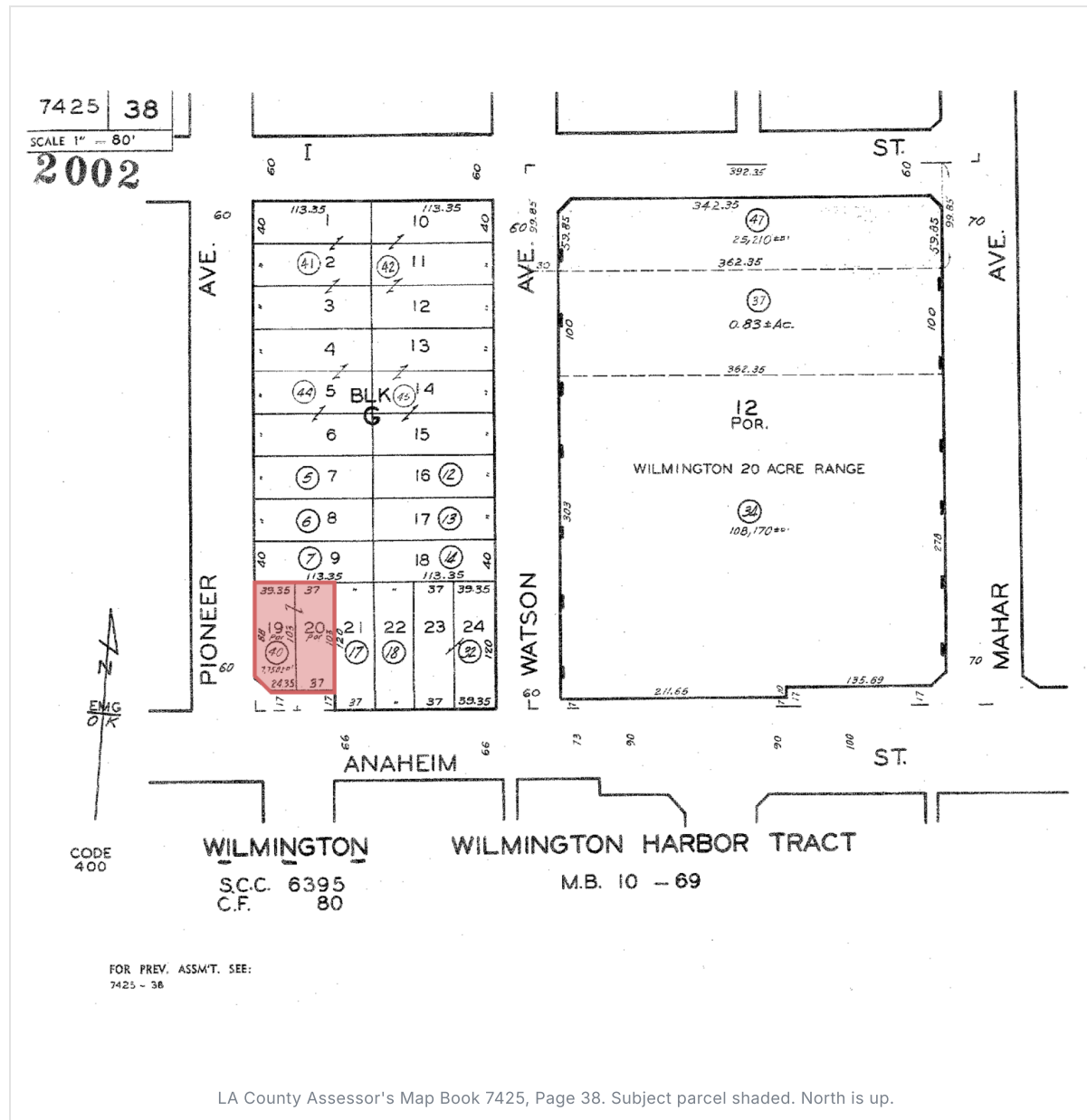
Lot	±76' x ±102'	Yard	Open, gated
Building	L-shaped, 1 story	Parking	7 spaces (9' x 18')
North wing	Full width, ±26' deep	Access	Anaheim / Pioneer
East wing	Runs to Anaheim St	Trash	SE corner
Roof framing	2×12 @ 16" o.c.	Verify	Units, doors, height



OVERHEAD VIEW

Assessor's parcel map

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PARCEL FACTS

APN	7425-038-040
Map reference	Lot 19 and por. Lot 20, Block G
Lot size	±7,750 SF (±0.18 AC)
Location	NE corner, Anaheim St & Pioneer Ave
Frontage	±76' Anaheim / ±103' Pioneer
County use	Automotive sales / service

Legal description and lot area to be confirmed by title report and survey.



[Q]MR2-1VL-O-CUGU

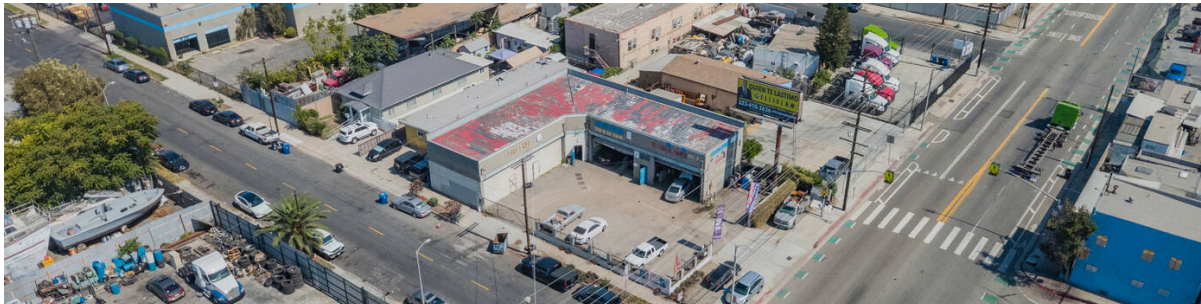
City of Los Angeles | General Plan Land Use: Light Manufacturing

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CODE	DESIGNATION	WHAT IT MEANS
[Q]	Qualified Classification	Site-specific conditions attached by ordinance that can limit uses or development. Confirm with City Planning.
MR2	Restricted Light Industrial	Light industrial zone that also allows MR1 uses, with restrictions on nuisance-generating operations.
1VL	Height District 1, Very Limited	Limits building height and floor area. Confirm limits in ZIMAS.
O	Oil Drilling District	Supplemental district relating to oil drilling. Common in the Harbor area.
CUGU	Clean Up Green Up District	Wilmington is one of three CUGU communities. Adds environmental standards for new construction, major improvements and changes of use, including automotive uses near sensitive uses.

BUYER DUE DILIGENCE

Buyer to verify with LA City Planning, the Development Services Center and LADBS: permitted automotive uses, the [Q] conditions, Certificate of Occupancy and permit history, and how CUGU standards would apply to a change of use, re-tenanting with a different automotive use, expansion or new construction. Seller makes no representation that existing uses are permitted or legally nonconforming.



CITY PLANNING CONFIRMATION

On October 2, 2026, Los Angeles City Planning confirmed the property is zoned [Q]MR2-1VL-O-CUGU with a Light Manufacturing land use designation.

Planning recommended confirming specific uses and the [Q] condition with the Development Services Center.

CURRENT USE

- Smog check, radiator repair and tire service in place
- Smog and radiator tenants on site since 2009
- County use classification: automotive sales / service
- Mixed industrial, automotive, trucking and residential block



The Harbor gateway

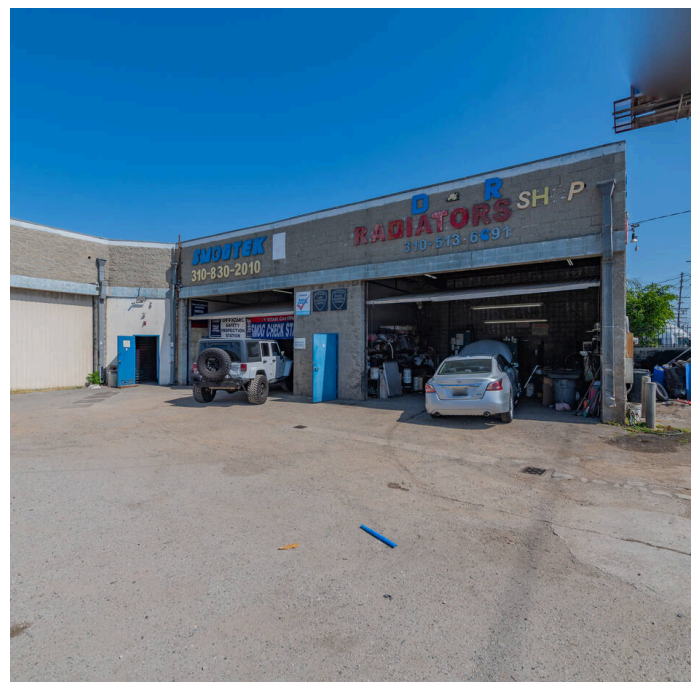
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±1 mi	±2 mi	±2.5 mi	±3 mi	±3 mi
PORT OF LOS ANGELES	I-110 HARBOR FWY	I-710 LONG BEACH FWY	I-405 SAN DIEGO FWY	PORT OF LONG BEACH

Approximate straight-line distances; verify drive routes. Basemap: Esri & contributors. Freeways: OpenStreetMap contributors (ODbL). Marker shows approximate location.







12 EXCLUSIVELY LISTED BY

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