

Auto Body & Tow Yard | FOR SALE

9334, 9350-9352 Lower Azusa Rd., Temple City, CA 91780



KIRK GARABEDIAN

Director

C. 818-298-8810

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License #01216376





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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. KW Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. KW Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. KW Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)



Auto Body & Tow Yard 9334, 9350, 9352 Lower Azusa Rd., Temple City, CA 91780

PROPERTY SUMMARY

TOTAL

PROPERTY SUMMARY

ADDRESS	9334 Lower Azusa Road
CITY, STATE ZIP	Temple City, CA 91780
OCCUPANCY	Vacant at Close of Escrow
LIST PRICE	\$3,700,000
BUILDING SIZE <i>(Per Property Profile)</i>	4,383
LOT SIZE <i>(Per Property Profile)</i>	15,511
PRICE / SF	\$844
LOT PRICE / SF	\$239
YEAR BUILT	2023
PROFORMA CAP RATE	5.5%
ESTIMATED MARKET RENT	NNN Basis
PROFORMA NOI	\$204,072
PROFORMA RENT ESTIMATE (\$/SF)	\$4.00
PROFORMA ESTIMATED CAMS (\$/SF)	\$0.71
EXPENSE RATIO	26%
ZONING	I - Industrial
APN #:	8592-003-044

9350-9352 Lower Azusa Road	TOTAL FOR ALL PROPERTIES
Temple City, CA 91780	Temple City, CA 91780
Vacant at Close of Escrow	Vacant at Close of Escrow
\$2,200,000	\$5,900,000
2,740	7,123
23,746	39,257
\$803	\$828
\$93	\$150
1954	0
5.8%	5.6%
NNN Basis	NNN Basis
\$127,574	\$331,647
\$4.00	\$4.00
\$0.98	\$0.85
25%	25.8%
I - Industrial	I - Industrial
8592-003-043, 8592-003-042, 8592-003-041	8592-003-044 8592-003-043, 8592-003-042, 8592-003-041

All square footage and measurements are approximate and should be independently verified by Buyer.



Auto Body & Tow Yard

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We are pleased to present a rare opportunity to acquire a substantial auto body shop and industrial tow yard property located at 9334, 9350 & 9352 Lower Azusa Road in Temple City. The property consists of four separate parcels totaling over 38,400± square feet of land and three separate structures totaling over 7,100± square feet of building area.

9334 Lower Azusa Road includes a newly built, state-of-the-art body shop facility completed in 2023, featuring over 20' of clearance height and eight automotive bays. Each automotive bay features a professional-grade metal roll-up door with an approximately 12' x 12' opening. The final bay features an RGI Stealth 350 Professional Full-Downdraft Automotive Paint & Spray Booth.

The remaining bays include professional-grade body shop equipment and ample room for expansion. The building also includes a clean, high-impact customer waiting and sales area, as well as second-floor office space.

9350–9352 Lower Azusa Road includes three parcels totaling approximately 23,746± square feet of land, improved with approximately 2,740± square feet of building area, and is fully secured by metal fencing and gated access. This portion of the property was formerly operated as an active tow yard and is currently being used as an extension of the body shop. The three parcels include two buildings—a small office building in front and a larger metal industrial building toward the rear that serves as the primary frame repair area. The balance of the property provides substantial open parking and secured yard space.

Together, the four parcels comprise over 440± feet of frontage along Lower Azusa Road and nearly 140± feet of frontage along Miller Avenue. This is a truly unique offering in a land-constrained market with limited availability of newer-construction automotive and industrial properties.

- *2023 Built, State-of-the-Art Auto Body Facility & Industrial Compound*
- *Four Separate Parcels Totaling 38,400+ SF of Land & Over 7,100 SF of Building*
- *RGI Stealth 350 Full-Downdraft Paint & Spray Booth & Professional Grade Shop Shop Equipment*
- *Eight Automotive Bays with 12' x 12'± Roll-Up Doors*
- *Former Tow Yard with Extensive Fenced & Gated Vehicle Parking / Yard Space*
- *High Impact Customer Waiting & Sales Area Plus Second-Floor Office Space*
- *440'+ Frontage on Lower Azusa Road & Nearly 140' on Miller Avenue*
- *I - Industrial Zoning | City of Temple City*

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Auto Body & Tow Yard

9334, 9350, 9352 Lower Azusa Rd., Temple City, CA 91780

9350-9352 Lower Azusa
2,740± SF
23,746± SF of Land
3 Parcels

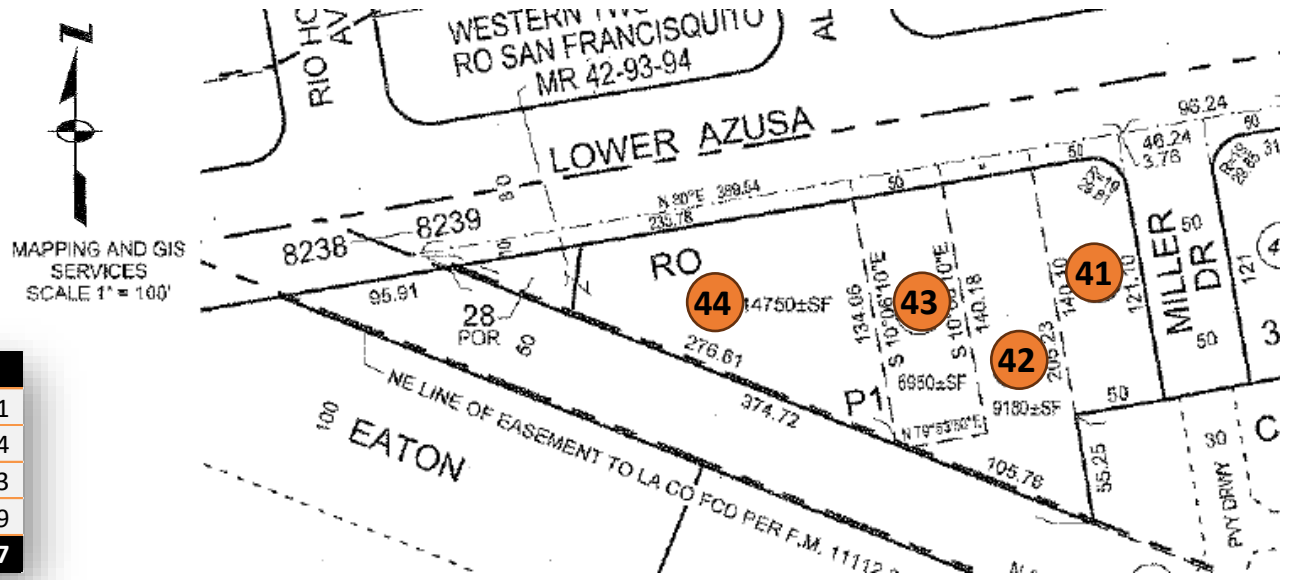
9334 Lower Azusa
4,383± SF
2023 Built
15,511± SF of Land
1 Parcel

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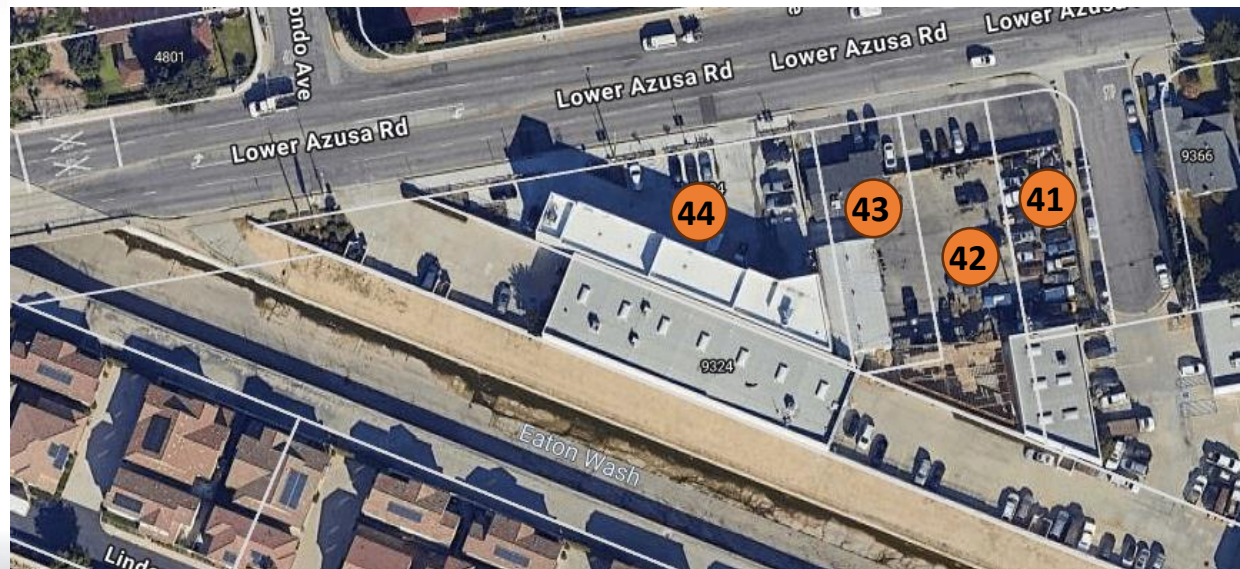


Auto Body & Tow Yard

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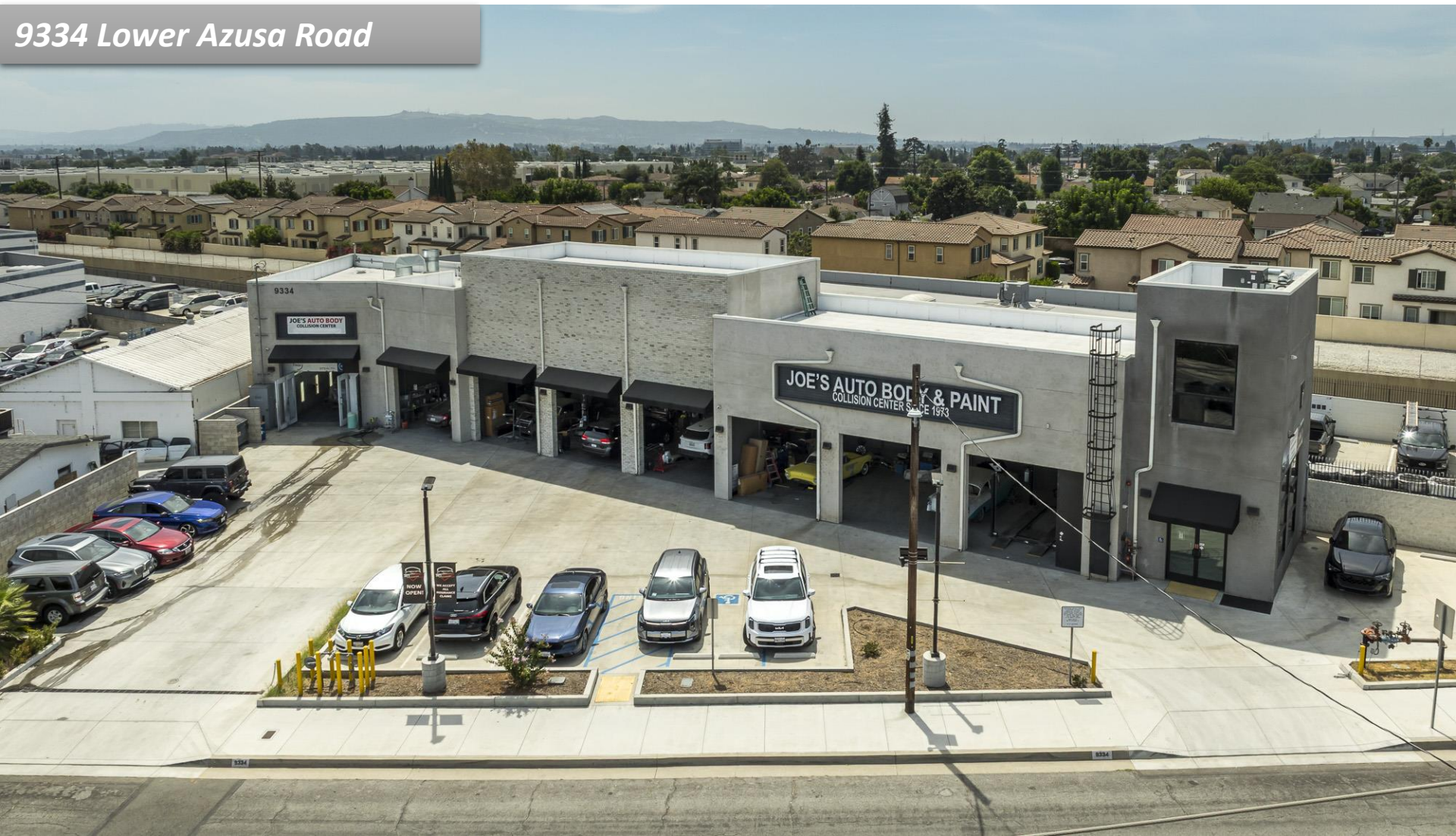
Properties	APN	Lot Size
9334 Lower Azusa Rd	8592-003-044	15,511
9350 Lower Azusa Rd	8592-003-043	7,024
--- Lower Azusa Rd	8592-003-042	9,863
9352 Lower Azusa Rd	8592-003-041	6,859
TOTAL LOT SIZE		39,257



Auto Body & Tow Yard

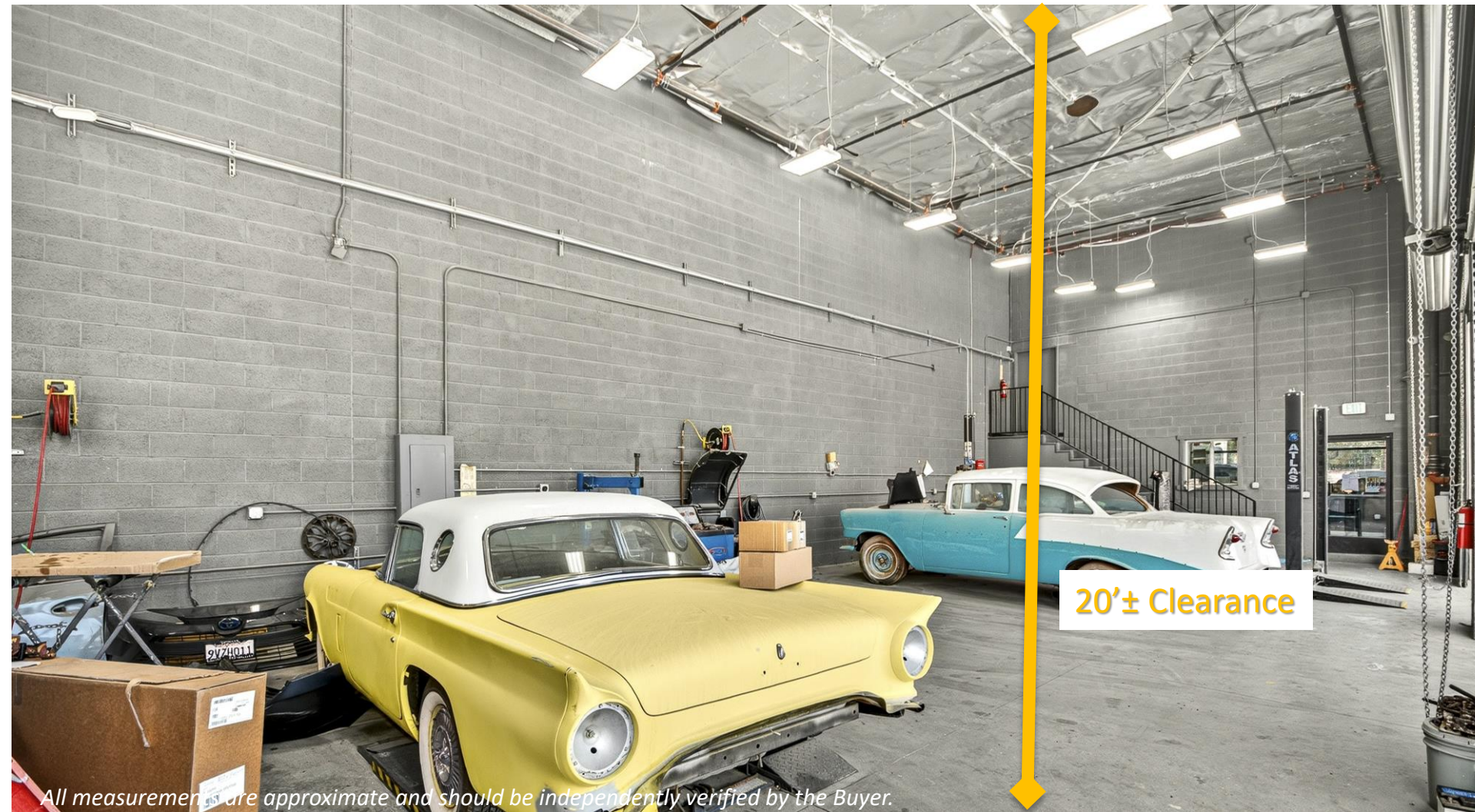
9334, 9350, 9352 Lower Azusa Rd., Temple City, CA 91780

9334 Lower Azusa Road



Auto Body & Tow Yard

9334, 9350, 9352 Lower Azusa Rd., Temple City, CA 91780



20'± Clearance

All measurements are approximate and should be independently verified by the Buyer.

Auto Body & Tow Yard

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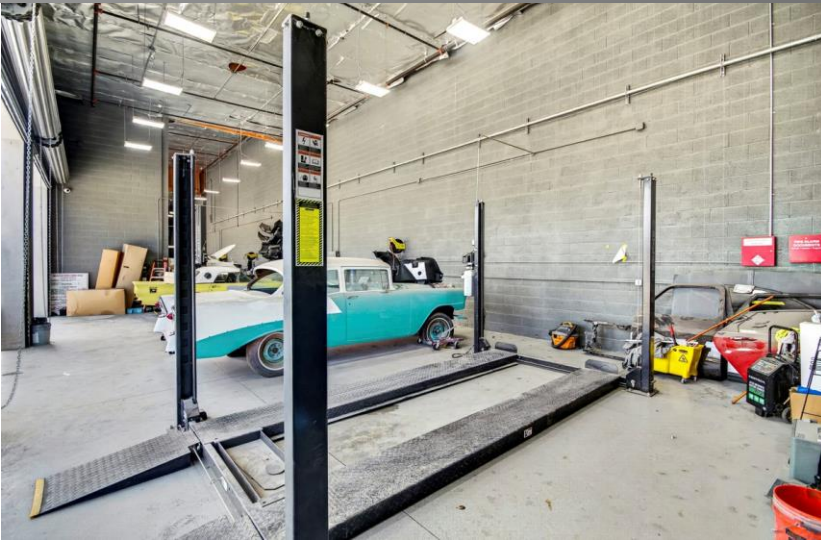


Professional RGI Stealth 350 full-downdraft automotive paint booth designed for high-quality collision repair and refinishing operations.



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Heavy-Duty Four-Post Drive-On Automotive Service Lift with Dual Runways & Approach Ramps



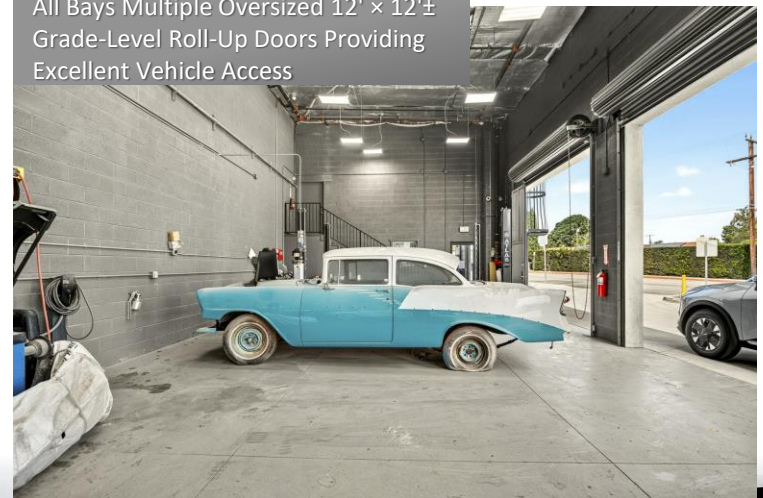
BendPak 10,000± lb. Capacity Two-Post Automotive Lift – Clear-Floor / Overhead Configuration



Chief EZ Liner Professional Automotive Frame Straightening Machine with Multi-Tower Hydraulic Pulling System



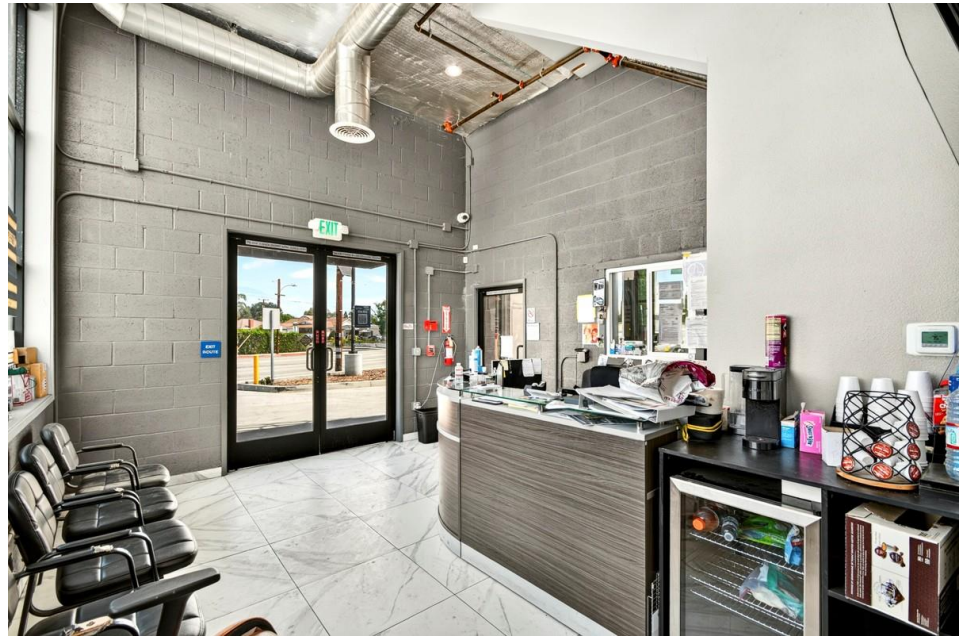
All Bays Multiple Oversized 12' × 12'± Grade-Level Roll-Up Doors Providing Excellent Vehicle Access



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High Impact Sales & Waiting Room



2nd Floor Office Space for Employees & Administration



Auto Body & Tow Yard

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9350-9352 Lower Azusa Road



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Front Office Building for 9334 Lower Azusa



Metal Building for Heavy Repairs



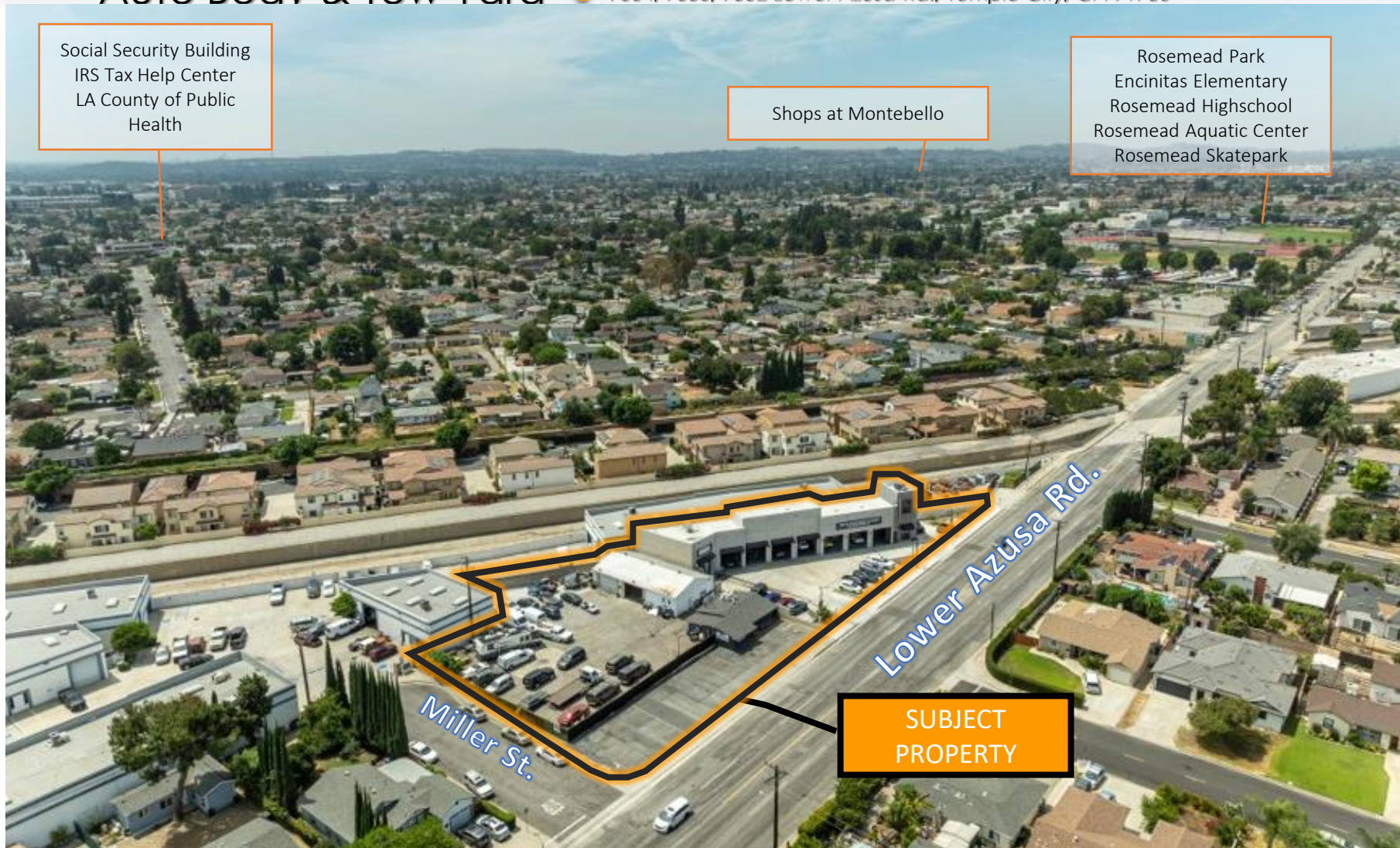
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Social Security Building
IRS Tax Help Center
LA County of Public Health

Shops at Montebello

Rosemead Park
Encinitas Elementary
Rosemead Highschool
Rosemead Aquatic Center
Rosemead Skatepark



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North El Monte Airport



The Home Depot
Starbucks
Popeyes



Major Industrial Hub & Corporations

Lower Azusa Rd.

SUBJECT
PROPERTY



Rent Roll (Proforma)

9334 Lower Azusa (Body Shop Portion)

Proforma - A Future Mechanic or

9334	Body Shop Tenant	4,383	100%	\$17,532	\$4.00	\$1.02	NNN
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9350-9352

Proforma - A Future Industrial or

9350-9352	Tow Yard Tenant (4)	2,740	63%	\$10,960	\$4.00	\$0.98	NNN
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Totals/Averages	7,123	\$28,492	\$4.00	\$1.00	NNN
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TOTAL ANNUAL		\$341,904	\$48	\$12	
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Notes:

- (1) Square Footage is an ESTIMATE only. Buyer should verify prior to purchase.
- (2) Square Footage information has been obtained from resources believed to be reliable and are not guaranteed.
- (3) Proforma Rent is an ESTIMATE only. Buyer should verify prior to purchase.
- (4) Property was formerly a Tow Yard, and now the license may be inactive; Buyer should verify prior to purchase.



Income & Expenses (Proforma)

PROFORMA ESTIMATES FOR INVESTORS

OWNER-USER ESTIMATES

Revenue

Proforma Gross Income from 9334	\$	210,384		Owner-User No Rental Income
Proforma Gross Income from 9350-9352	\$	131,520		
Vacancy Factor	\$	(10,257)	3.00%	
Total Gross Rental Income	\$	331,647		\$ -

Expense Reimbursement

Projected Expense Reimbursements (NNN)	\$	86,080		\$ -
Total Expense Reimbursements	\$	86,080	\$ 1.01	\$ -

Operating Expenses (5)(6)

Real Estate Taxes (Estimated Tax Rate 1.22%)	\$	71,980	1.22%	\$	71,980	1.22%
Insurance (Estimated)	\$	8,000		\$	3,000	
Utilities (Tenant Would Pay Direct)	\$	-		\$	-	
Utilities: Water (Tenant Would Pay Direct)	\$	-		\$	-	
Utilities: Gas (Tenant Would Pay Direct)	\$	-		\$	-	
Trash (Tenant Would Pay Direct)	\$	-		\$	-	
Repairs & Maintenance (Estimated)	\$	6,100		\$	6,100	
Gardener (Tenant Would Pay Direct)	\$	-		\$	-	
Total Operating Expenses	\$	86,080		\$	81,080	
Expense Ratio (% of EGI)		26%				
Expense PPSF	\$	12.08		\$	11.38	
NET OPERATING INCOME	\$	331,647		\$	(81,080)	



(5) Expenses are ESTIMATED ONLY, Buyer should verify prior to purchase.

(6) Real Estate taxes assume a 1.22% tax rate.

Pricing Summary



PRICING SUMMARY	PROFORMA INVESTOR	OWNER-USER ESTIMATES
LIST PRICE	\$ 5,900,000	\$ 5,900,000
Net Operating Income	\$ 331,647	\$ (81,080)
Proforma Cap Rate	5.6%	
Building Size	7,123	7,123
Lot Size	39,257	39,257
Price Per Square Foot (Building)	\$ 828	\$ 828
Price Per Square Foot (Lot)	\$ 150	\$ 150
PROPOSED FINANCING (7)(8)		
Down Payment	40% \$ 2,360,000	20% \$ 1,180,000
Loan Balance	\$ 3,540,000	\$ 4,720,000
Interest Rate	6.25%	6.50%
Term (Years)	30	25
Loan Due (Years)	5	5
Mortgage (Annual)	\$ 264,094	\$ 386,953
Mortgage (Monthly)	\$ 22,008	\$ 32,246
Cash on Cash Return	\$ 67,553	Owner-user
Return on Investment	1.91%	
Debt Coverage Ratio	1.26	
Mortgage+Expenses (Annual)	Owner User	\$ 468,033
Mortgage+Expenses (Monthly)	Owner User	\$ 39,003
Effective Cost/SF (Annual)		\$ 65.71
Effective Cost/SF (Monthly)		\$ 5.48
Effective Cost/SF Ownership (Based on Land Size)		\$ 11.92
Effective Cost/SF Ownership (Based on Land Size)		\$ 0.99

(6) Building and Lot sizes have not been verified by Agent or Seller. Buyer to conduct its own investigation.

(7) Proposed Financing may be substantially different or unavailable to Buyer.

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