



THE RITZ-CARLTON

LOS ANGELES

54-STORY, 123-ROOM 5-STAR



CRYPTO.COM ARENA

2.4 MILLION ANNUAL VISITORS

RANKED IN THE 98TH
PERCENTILE OF STADIUMS AND
ARENAS NATIONWIDE (BY VISITS)



7.2 MILLION ANNUAL VISITORS

\$3 BILLION SPORTS &
ENTERTAINMENT DISTRICT



Los Angeles
CONVENTION CENTER

1.9 MILLION ANNUAL VISITORS

RANKED IN THE 98TH PERCENTILE
OF HALLS & AUDITORIUMS
NATIONWIDE (BY VISITS)

110

24,682 VPD

Subject Property

**CALIBER
COLLISION**

PICO BOULEVARD

ALBANY STREET

Los Angeles, California

Caliber Collision

New 15-Year Absolute NNN Lease
Among the Top 1% of Caliber
Collision Locations in the U.S. in
terms of visits



CP PARTNERS
COMMERCIAL REAL ESTATE



CP PARTNERS
COMMERCIAL REAL ESTATE

Contact the Team

Justin Stark

jstark@cppcre.com

PH: 415.274.2706

CA DRE# 01856228

Disclaimer

This document and the information herein (the "Offering Memorandum") have been prepared by CP Partners and CP Partners Commercial Real Estate, Inc. (collectively "CPP") to provide summary, unverified information to prospective purchasers and their representatives (the "Recipients") strictly for purposes of evaluating the subject property's initial suitability for purchase. This information has been obtained from sources believed to be reliable, however, CPP makes no warranty, representation, or guarantee whatsoever regarding the accuracy or completeness of the information provided. As examples, but not limited to the following, references to square footage or age may be approximate, references to terms and conditions of any lease agreement(s) may be paraphrased or inaccurate, and photographs and renderings may be enhanced and not fully representative of the subject property in its actual current condition. Any financial projections or analyses are provided strictly for evaluation purposes, could be in error, and are based on assumptions, factors, and conditions that may or may not exist now or in the future. All Recipients must take appropriate measures to understand the subject property independently from this Offering Memorandum and simultaneously recognize that there is an inherent level of risk and unpredictability that comes with owning assets such as the subject property. CPP does not intend for Recipients to make any decision to purchase based on the information contained herein and along with its employees, agents, officers, and owners explicitly disclaim any responsibility for inaccuracies or differences of opinion. CPP strongly encourages all Recipients to seek advice from real estate, tax, financial, and legal advisors before making any offers, entering a binding contract, or consummating a transaction of any kind. By accepting this Offering Memorandum you agree to release CPP and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation, purchase, and ownership of the subject property.



Caliber Collision

1403-1411 W PICO BLVD & 1410-1418 W 12TH PL ➔
LOS ANGELES, CA 90015

PRICE: **\$11,380,000** CAP RATE: **5.50%**

AVG CAP RATE: **6.08%**

NOI	\$625,938
LEASE TYPE	Absolute NNN
LEASE TERM	15 Years
OPTIONS	Three, 5-Year
BUILDING SIZE	41,420 SF
LOT SIZE	1.10 AC
PRICE/SF	\$275
RENT/SF	\$15



Rare opportunity to acquire a mission-critical industrial asset in the nation's premier logistics hub - Top ranked facility for the #1 collision repair operator in the U.S.

Recently renewed, 15-year absolute NNN corporate lease to the nation's largest collision repair provider. A rare opportunity to acquire a **fully stabilized industrial asset** in the dense infill Pico-Union submarket in Los Angeles.

The subject property is situated at the strategic I-10 / I-110 interchange – **a critical logistics corridor** connecting the Port of Los Angeles with the greater Los Angeles trade area. With daily traffic volumes **exceeding 590,000 vehicles per day**, this irreplaceable urban industrial asset benefits from strong tenant credit, exceptional connectivity, and significant barriers to entry, supporting long-term income and appreciation.



The Offering

- Brand-new, **15-year corporate lease** to Caliber Collision, the nation's leading collision repair provider with over 1,800+ locations nationwide
- Absolute NNN lease: **zero landlord maintenance** or expense responsibilities
- Top 12 Caliber location in the U.S. (per Placer.ai) – ranked among the **company's highest-performing sites** in the U.S.
- Caliber recently renewed for 15 years, demonstrating long-term commitment
- Opportunity to acquire a **mission-critical infill industrial asset** with **irreplaceable zoning** in one of the densest trade areas in the U.S.

Urban Infill Industrial Asset Situated at a Critical Transportation Hub | I-10 & I-110

- Located at the strategic intersection of I-10 and I-110, Southern California's primary **east-west and north-south logistics corridors**
- Combined daily traffic counts of ~ **590,000 vehicles per day**
- Immediate access to **critical freeway infrastructure** linking the Port of Los Angeles/Long Beach, Downtown L.A., and the regional consumer base
- The property is located two blocks from the **80+ acre L.A. Sports & Entertainment** District (Crypto.com Arena, L.A. Live, L.A. Convention Center – 6M+ SF mixed-use)



High Density, Los Angeles Location | Nation's Largest Industrial Market

- L.A. is the **nation's largest industrial market** and the **gateway for Pacific trade**; infill assets near the dense consumer base are highly constrained and difficult to replicate
- High barriers to entry: zoning restrictions, high land costs, and community resistance limit **new industrial development within core L.A.**, keeping supply constrained and supporting near and long term rent growth
- Last mile distribution demand: with ~ 18 million people in greater Los Angeles, e-commerce and delivery-oriented tenants rely heavily on **infill facilities** for same-day/next-day fulfillment
- Los Angeles industrial rent growth has **increased over 70%** over the past 10 years

CURRENT		
Price		\$11,380,691
Capitalization Rate		5.50%
Building Size (SF)		41,420
Lot Size (Acres)		1.10
Stabilized Income	\$/SF	
Scheduled Rent	\$15.11	\$625,938
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Capital Expenditure Reserve	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
Net Operating Income		\$625,938

LEASE ABSTRACT	
Premise & Term	
Tenant	Caliber Collision
Lease Guarantor	Wand Newco 3 Inc.
Lease Type	Absolute NNN
Lease Term	15 Years
Rent Commencement	9/1/2025
Options	Three, 5-Year
Expenses	
CAM	NNN
Property Taxes	NNN
Insurance	NNN
Utilities	NNN
HVAC	NNN
Repairs & Maintenance	NNN
Roof & Structure	NNN

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

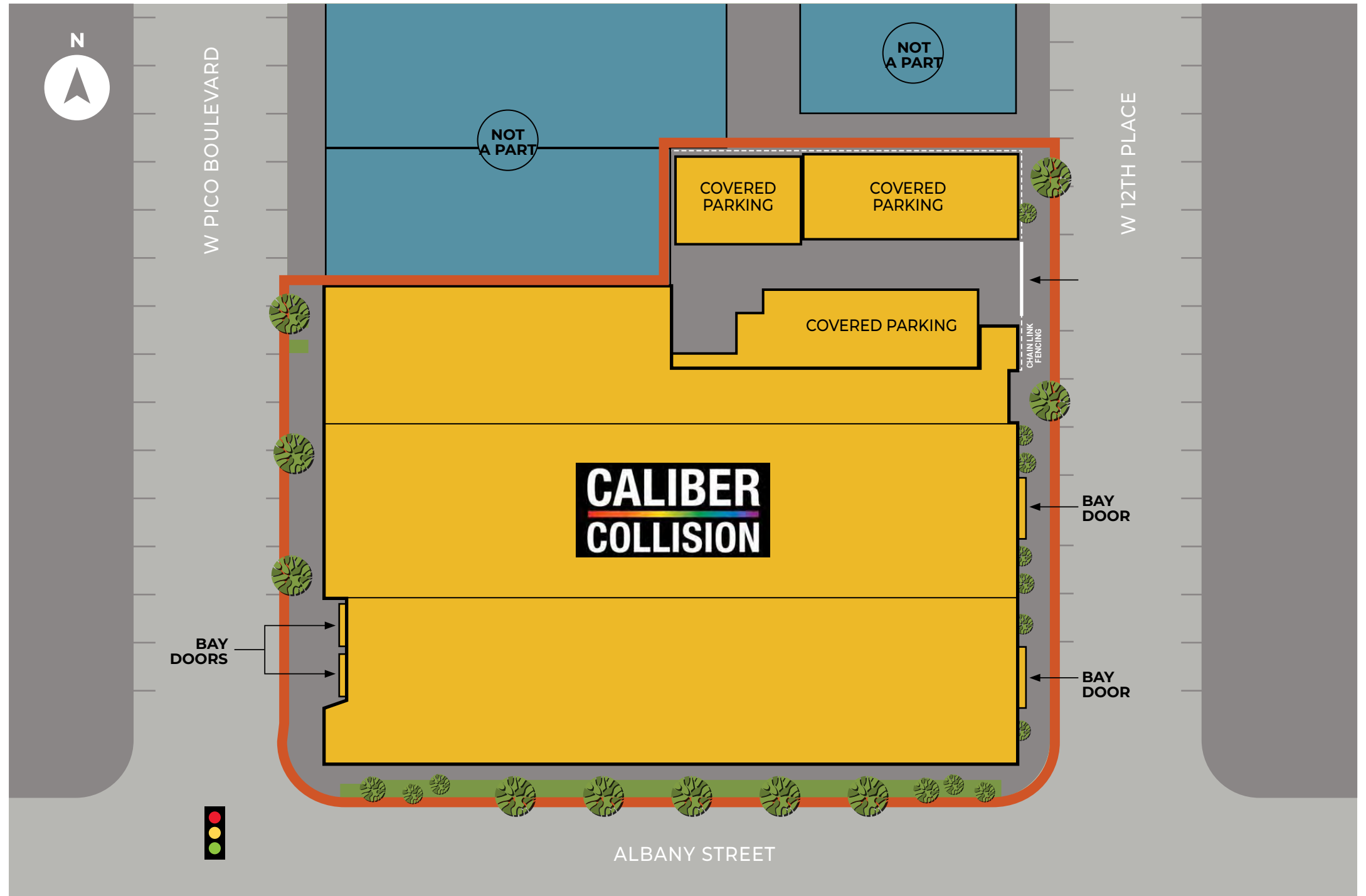
Tenant Info		Lease Terms		Rent Summary				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
Caliber Collision	41,420	9/1/2025	8/31/2030	\$625,938	\$52,162	\$625,938	\$1.26	\$15.11
		9/1/2030	8/31/2035		\$57,378	\$688,532	\$1.39	\$16.62
		9/1/2035	8/31/2040		\$63,115	\$757,385	\$1.52	\$18.29
	Option 1	9/1/2040	8/31/2045		\$69,427	\$833,123	\$1.68	\$20.11
	Option 2	9/1/2045	8/31/2050		\$76,370	\$916,436	\$1.84	\$22.13
	Option 3	9/1/2050	8/31/2055		\$84,007	\$1,008,079	\$2.03	\$24.34
TOTALS:	41,420			\$625,938	\$52,162	\$625,938	\$1.26	\$15.11

LEGEND

Property
Boundary

41,420
Rentable SF

1.10
Acres



CALIBER COLLISION

Wand Newco 3, Inc
Guarantor of Lease

Wand Caliber
Holdings, Inc

CH Holding Corp

Caliber Holdings Corporation

Collision Acquisition Holding Company LP

Subsidiaries

Caliber Bodyworks of Arizona, Inc. | Caliber Bodyworks of Colorado, Inc. |
Caliber Bodyworks of DC, Inc. | Caliber Bodyworks of Delaware, Inc. | Caliber
Bodyworks of Florida, Inc. | Caliber Bodyworks of Georgia, Inc. | Caliber
Bodyworks of Maryland, Inc. | Caliber Bodyworks of Nevada, Inc. | Caliber
Bodyworks of New Jersey, Inc. | Caliber Bodyworks of New Mexico, Inc. |
Caliber Bodyworks of North Carolina, Inc. | Caliber Bodyworks of Oklahoma,
Inc. | Caliber Bodyworks of Pennsylvania, Inc. | Caliber Bodyworks of South
Carolina, Inc. | Caliber Bodyworks of Texas, Inc. | Caliber Bodyworks of
Virginia, Inc. | Caliber Bodyworks of West Virginia, Inc.

1,800+

STORES
WORLDWIDE

\$6.9 Billion

ANNUALIZED REVENUE
(2023)

27,000+

TOTAL
EMPLOYEES

Caliber Collision

The Nation's Largest Auto Collision Repair

About Caliber Collision

[TENANT WEBSITE](#) ➤

- Founded in 1997, the Caliber portfolio of brands has grown to 1,800+ centers nationwide and features a full range of complementary automotive services
- Services include Caliber Collision, the nation's largest auto collision repair provider across 41 states; Caliber Auto Care (for mechanical repair and quick oil change services); and Caliber Auto Glass (for repair and replacement)
- The company has over 27,000 teammates committed to getting customers back on the road safely
- Caliber is consistently ranked among the highest customer satisfaction scores in the industry and backs all repair work with a written, lifetime warranty available at any of its repair centers

Recent IPO Filing

[NEWS ARTICLE](#) ➤

- Caliber Holdings Inc., the nation's largest collision repair company, has confidentially filed for an IPO to raise capital for debt repayment and expansion.
- The move highlights industry consolidation, giving Caliber greater scale and resources while increasing competition for smaller independent shops.



California Hospital Medical Center

A Dignity Health Member

318 BEDS, LEVEL II TRAUMA CENTER
SERVES A ~1.4 MILLION POPULATION



Los Angeles CONVENTION CENTER

1.9 MILLION ANNUAL VISITORS

RANKED IN THE 98TH PERCENTILE OF HALLS & AUDITORIUMS NATIONWIDE (BY VISITS)

VARIOUS CAR DEALERSHIPS



~8 MILLION ANNUAL VISITORS
100+ YEAR OLD STATE LANDMARK



USC University of Southern California

~47,000 STUDENTS ENROLLED
~20,000 STAFF MEMBERS



293,913 VPD

338,152 VPD

110

Subject Property

CALIBER COLLISION

ALBANY STREET

PICO BOULEVARD

24,682 VPD

O'Reilly AUTO PARTS

RANKED IN THE 96TH PERCENTILE OF CAR SHOPS & SERVICES NATIONWIDE (BY VISITS)



EXPOSITION PARK

~8 MILLION ANNUAL VISITORS
100+ YEAR OLD STATE LANDMARK

 3.4 MILLION ANNUAL VISITORS
RANKED IN THE 99TH PERCENTILE OF STADIUMS AND ARENAS NATIONWIDE (BY VISITS)

 **LOS ANGELES INTERNATIONAL AIRPORT**
76.5 MILLION PASSENGERS

 **USC University of Southern California**
~47,000 STUDENTS ENROLLED
~20,000 STAFF MEMBERS


220,000 SF COMPREHENSIVE EVENT CENTER

VARIOUS CAR DEALERSHIPS

 **California Hospital Medical Center**
A Dignity Health Member
318 BEDS, LEVEL II TRAUMA CENTER
SERVES A ~1.4 MILLION POPULATION

LOS ANGELES METROPOLITAN COURTHOUSE

 **CRYPTO.COM ARENA**
2.4 MILLION ANNUAL VISITORS
RANKED IN THE 98TH PERCENTILE OF STADIUMS AND ARENAS NATIONWIDE (BY VISITS)

 **Los Angeles CONVENTION CENTER**
1.9 MILLION ANNUAL VISITORS
RANKED IN THE 98TH PERCENTILE OF HALLS & AUDITORIUMS NATIONWIDE (BY VISITS)

 **THE RITZ-CARLTON LOS ANGELES**
54-STORY, 123-ROOM 5-STAR HOTEL

 **peacock theater**
7,100 SEAT THEATER
HOSTS OVER 120 EVENTS AND 500,000 GUESTS ANNUALLY

 7.2 MILLION ANNUAL VISITORS
\$3 BILLION SPORTS & ENTERTAINMENT DISTRICT

Subject Property
CALIBER COLLISION

293,913 VPD

338,152 VPD

24,682 VPD

PICO BOULEVARD

ALBANY STREET

110

10





Located in
2nd largest
city in the
U.S.

338,152

VEHICLES PER DAY ALONG CA
110

293,913

VEHICLES PER DAY ALONG I-10

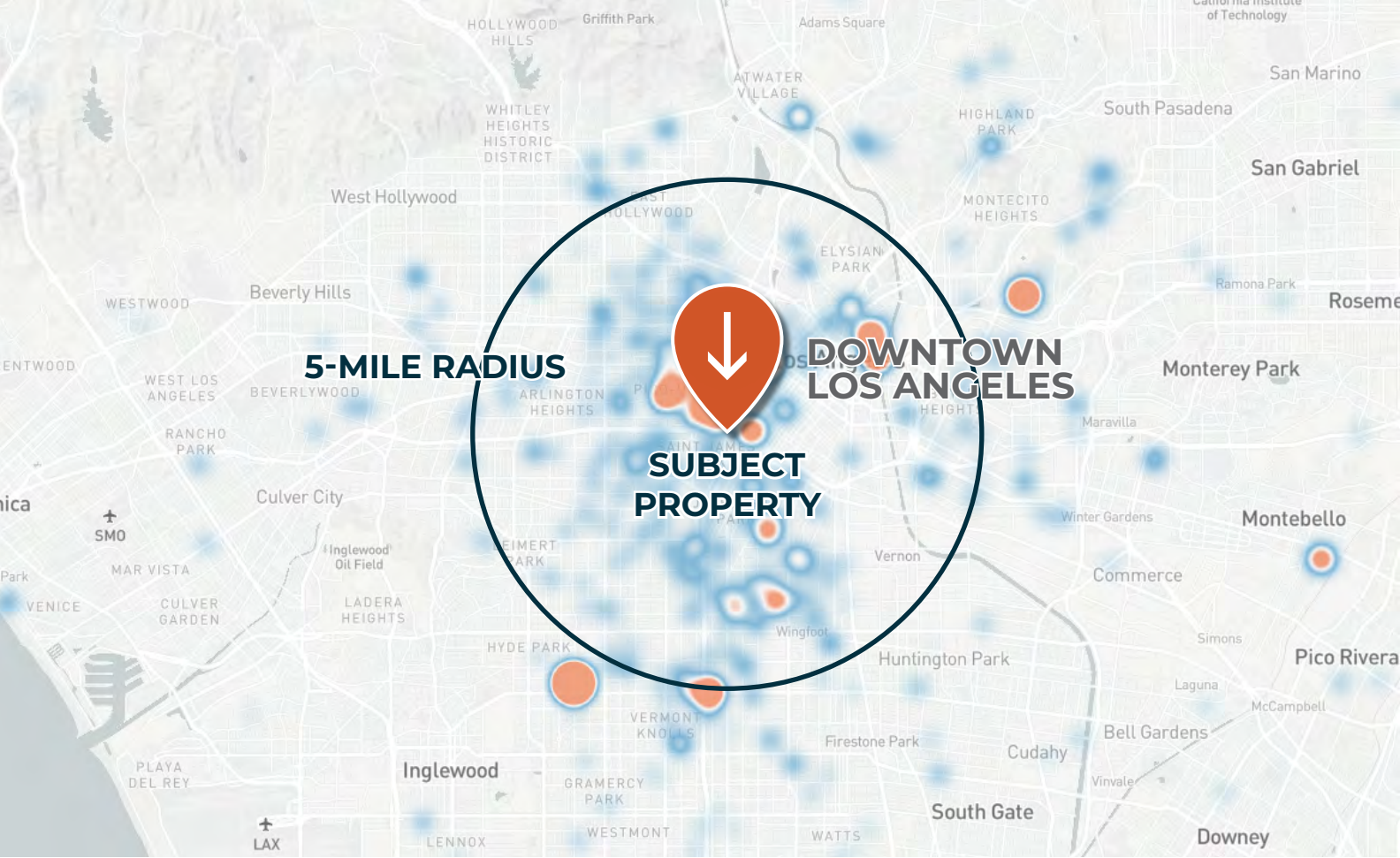
24,682

VEHICLES PER DAY ALONG
PICO BLVD



**DOWNTOWN
LOS ANGELES**
(2 MILES FROM
SUBJECT PROPERTY)

-  GOVERNMENT OFFICE
-  ELEMENTARY/
MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

39.9K Visits

OVER THE PAST 12 MONTHS TO THE SUBJECT PROPERTY

25 Min

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics



Ring Radius Population Data

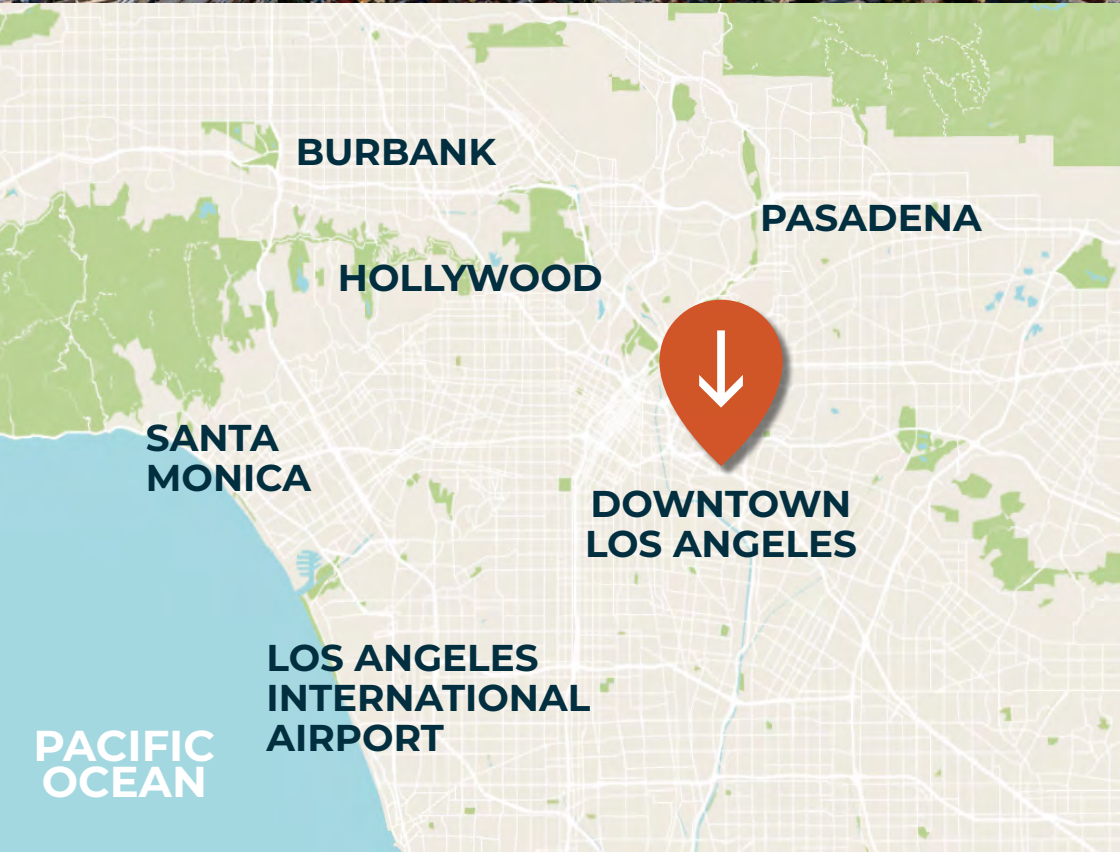
	1-Mile	3-Mile	5-Mile
2025	90,790	616,908	1.3M
2030 PROJ.	100,071	660,458	1.4M



Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	\$94,640	\$91,924	\$105,857
MEDIAN	\$63,377	\$63,679	\$71,793

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Los Angeles, CA

The Entertainment Capital of the World



About the City of Angels

- Largest U.S. city — population of ~3.8 million, anchoring a massive retail consumer base
- Diverse, resilient economy: entertainment, international trade, aerospace, tech, tourism, manufacturing
- Highly connected via major freeways (I-5, I-10, US-101, I-405, I-110) and LAX — 76.5M+ passengers, 2.3M tons of freight annually, driving strong regional accessibility and foot traffic

Tourism & Entertainment

- Los Angeles consistently ranks among the most visited U.S. cities, drawing over 50 million visitors annually
- Iconic draws: Hollywood Walk of Fame, TCL Chinese Theatre, Dolby Theatre (home of the Oscars), Griffith Observatory, Getty Center, Venice Beach, Santa Monica Pier, Universal Studios, and more

The L.A. Metro

- 2nd largest U.S. metro — population over 12.9 million, fueling a massive retail consumer base
- World-class higher ed hub: UCLA, USC, Cal State system, 22+ community colleges — strong, steady foot traffic and spending power
- Port of LA + Port of Long Beach: largest U.S. container port complex, handling 31% of containerized international trade

12.9 Million

LOS ANGELES MSA ESTIMATED
POPULATION (2024)

\$1.002 Trillion

LOS ANGELES COUNTY
ESTIMATED GDP (2024)

Why Los Angeles?

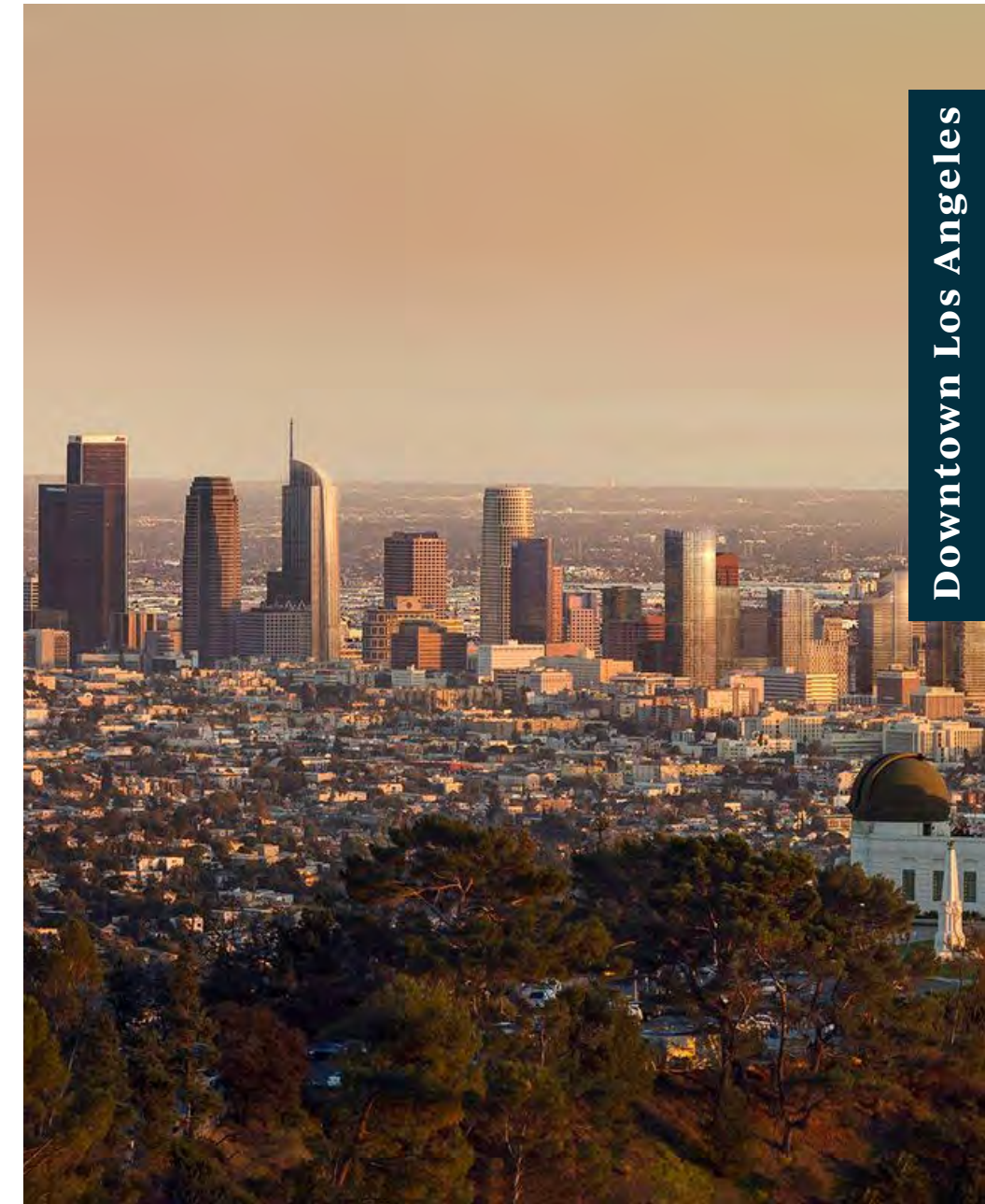
Ranked among the world's top 20 global cities by A.T. Kearney's Global Cities Index for its cultural and economic influence

The Second Largest U.S. City

- L.A. County: 10.2M+ residents, ~5M-strong workforce — one of the largest, deepest consumer and labor markets in the U.S.
- Global gateway: San Pedro Bay Port Complex + LAX connect L.A. to global supply chains, moving ~31% of U.S. containerized imports
- \$1.6T regional GDP — among the largest urban economies in the world
- Unmatched diversity: 185+ nationalities, 1/3+ foreign-born residents (mainly Latin America, Asia, Pacific Rim), 40%+ of California's immigrants — a broad, resilient consumer base
Elite talent pipeline: USC, UCLA, Caltech graduates who stay and join the regional workforce

Los Angeles Convention Center

- Located in the heart of Downtown Los Angeles, the Los Angeles Convention Center (LACC) is a premier venue for conventions, trade shows, and exhibitions
- The facility features 720,000 square feet of exhibit halls, 147,000 square feet of meeting rooms, and a 299-seat theater
- In fiscal year 2023–24, the LACC hosted 165 events, drew nearly 1.9 million attendees, and achieved record-setting revenue
- The convention center is set to undergo a \$2.6 Billion expansion and modernization project starting in 2025 with completion anticipated by the 2028 Olympics



Downtown Los Angeles



The Lakers (NBA) & Kings (NHL)

The Los Angeles Lakers (NBA) and the Los Angeles Kings (NHL) are two of the city's most celebrated professional sports franchises, both calling Crypto.com Arena in Downtown Los Angeles their home. The Lakers, with 17 NBA championships, are one of the most storied basketball teams in history, while the Kings, two-time Stanley Cup champions (2012, 2014), have a passionate hockey following that extends across Southern California.

Together, these teams anchor Crypto.com Arena as one of the world's premier multi-sport and entertainment venues.



The Dodgers (MLB)

Valued at \$7.73 billion, the Los Angeles Dodgers are MLB's second most valuable franchise, with 8 World Series championships and 25 National League pennants.

Their 56,000-seat Dodger Stadium is the largest in the league and doubles as a venue for major concerts, community gatherings, and the 2028 Summer Olympics.



The Rams & Chargers (NFL)

L.A. is home to two NFL teams. The Rams boast 4 league titles and a loyal fan base highlighted by their 2022 Super Bowl victory. The Chargers have secured 15 division crowns and an AFL championship.

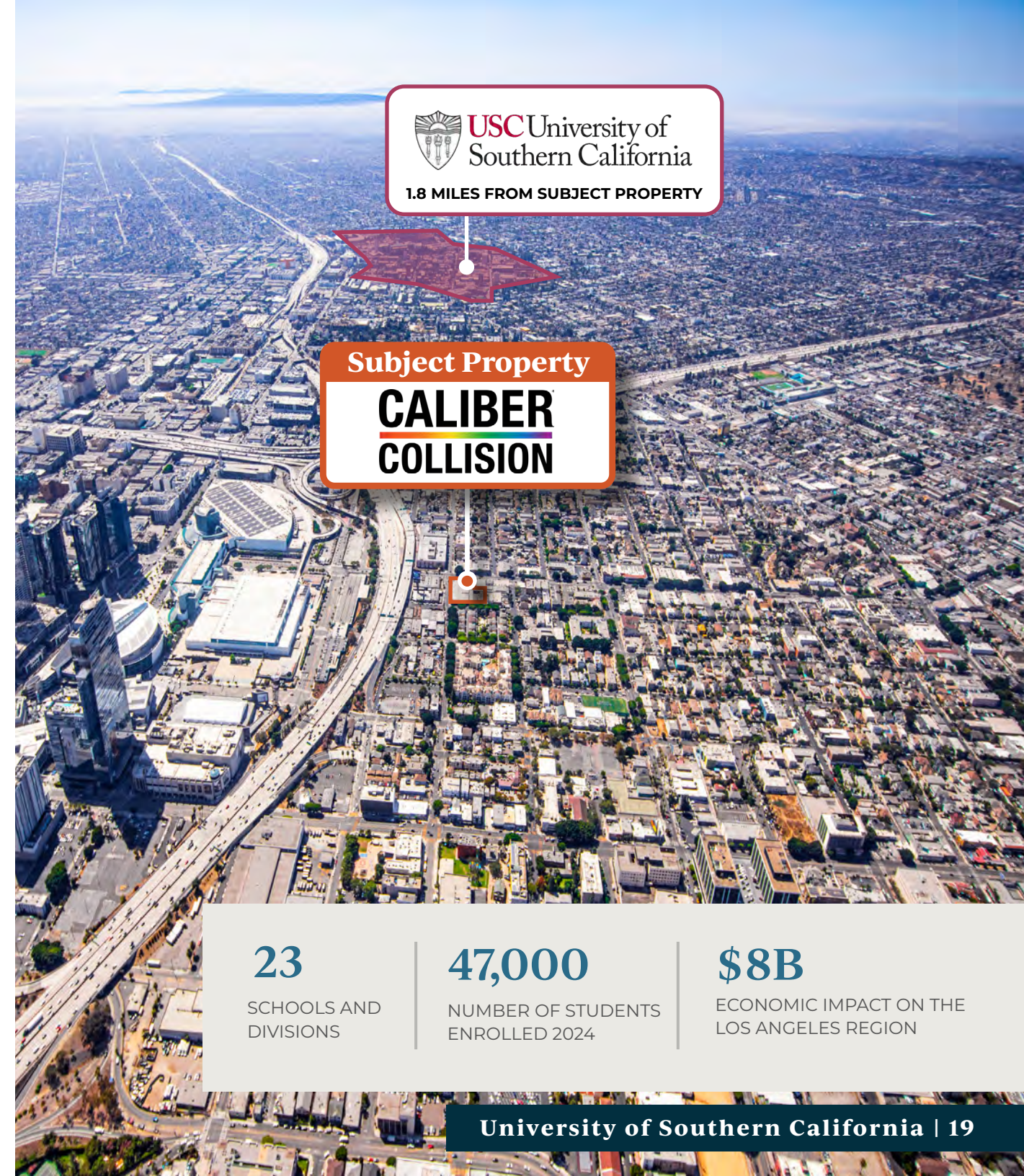
Both teams call SoFi Stadium home—a \$5 billion, 70,000-seat venue in Inglewood that doubles as a world-class destination for sports, concerts, and global events, including the 2028 Olympics.



A Carnegie R1 Research University

According to *U.S. News & World Report*, USC is Ranked #28 in National Universities

- Founded in 1880, the University of Southern California (USC) is a private research university located in Los Angeles with approximately 48,000 students across undergraduate and graduate programs
- USC is consistently ranked among the top 25 national universities in the U.S. (U.S. News & World Report)
- Home to over 20 research centers and institutes, leading in fields such as neuroscience, robotics, sustainable energy, and urban planning
- The USC Trojans compete in NCAA Division I athletics, with a storied history in football, basketball, and track and field





CP PARTNERS
COMMERCIAL REAL ESTATE

Contact the Team

Justin Stark

jstark@cppcre.com

PH: 415.274.2706

CA DRE# 01856228

Copyright ©2026 CP Partners Commercial Real Estate, Inc. | California DRE LIC# 01499268