

Special Teaser Rate: \$1.65/sf  
**3 Months**  
Available For Qualified Applicants



**AUTOMOTIVE  
RETAIL  
SPACE  
FOR LEASE**



*Exclusive listing by Mike Tolj  
Tolj Commercial Real Estate  
DRE NO: 01373646*

**2502** Randolph Street, Huntington Park, CA 90255



# PROPERTY HIGHLIGHTS

- *Five Auto Bays, Office, Bathroom & Ample Storage Room*
- *Secure Gated Property*
- *High Street Frontage Visibility*
- *Conveniently near the 110 & 710 Freeways*
- *Minutes to Downtown Los Angeles*

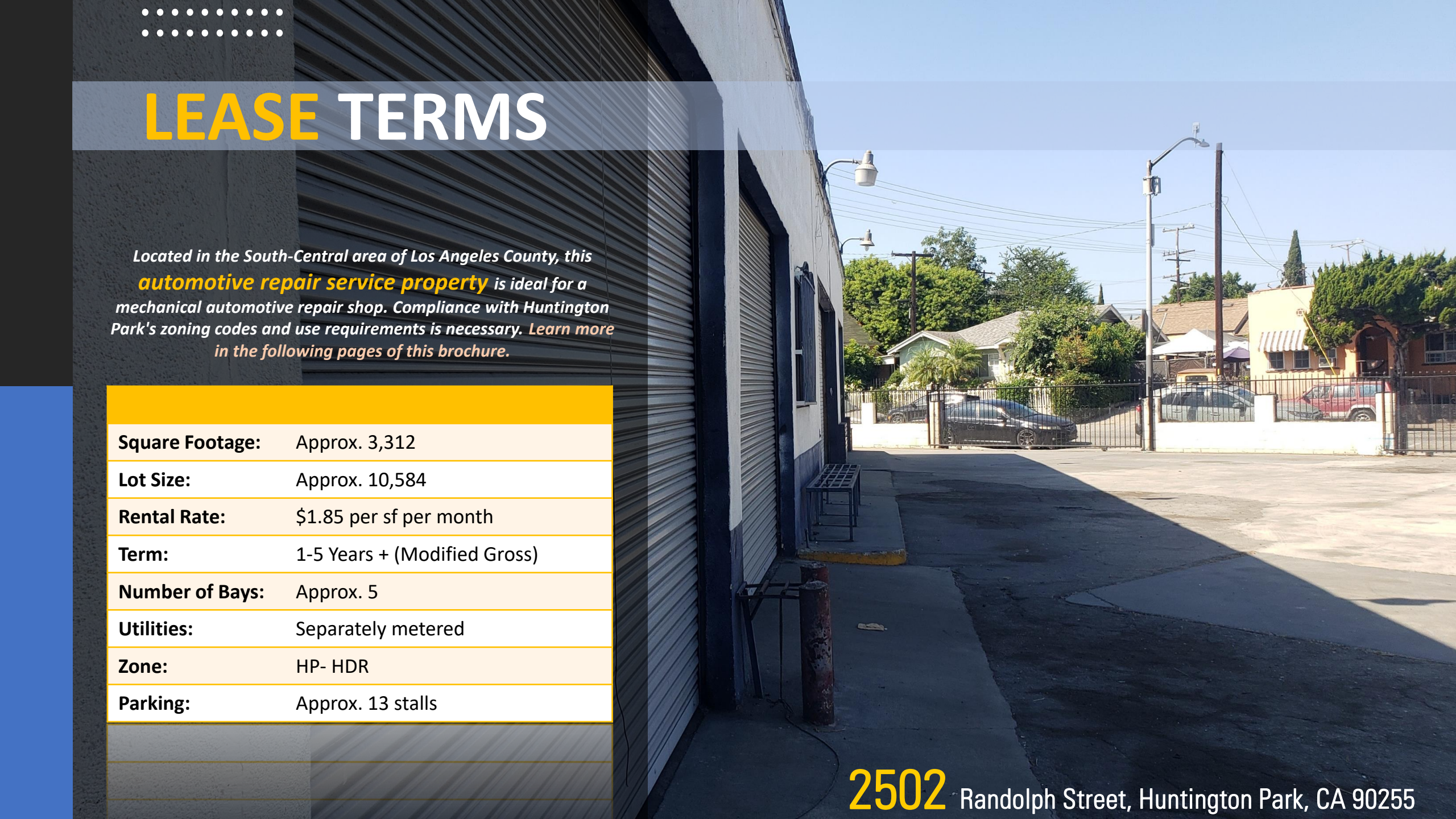
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# LEASE TERMS

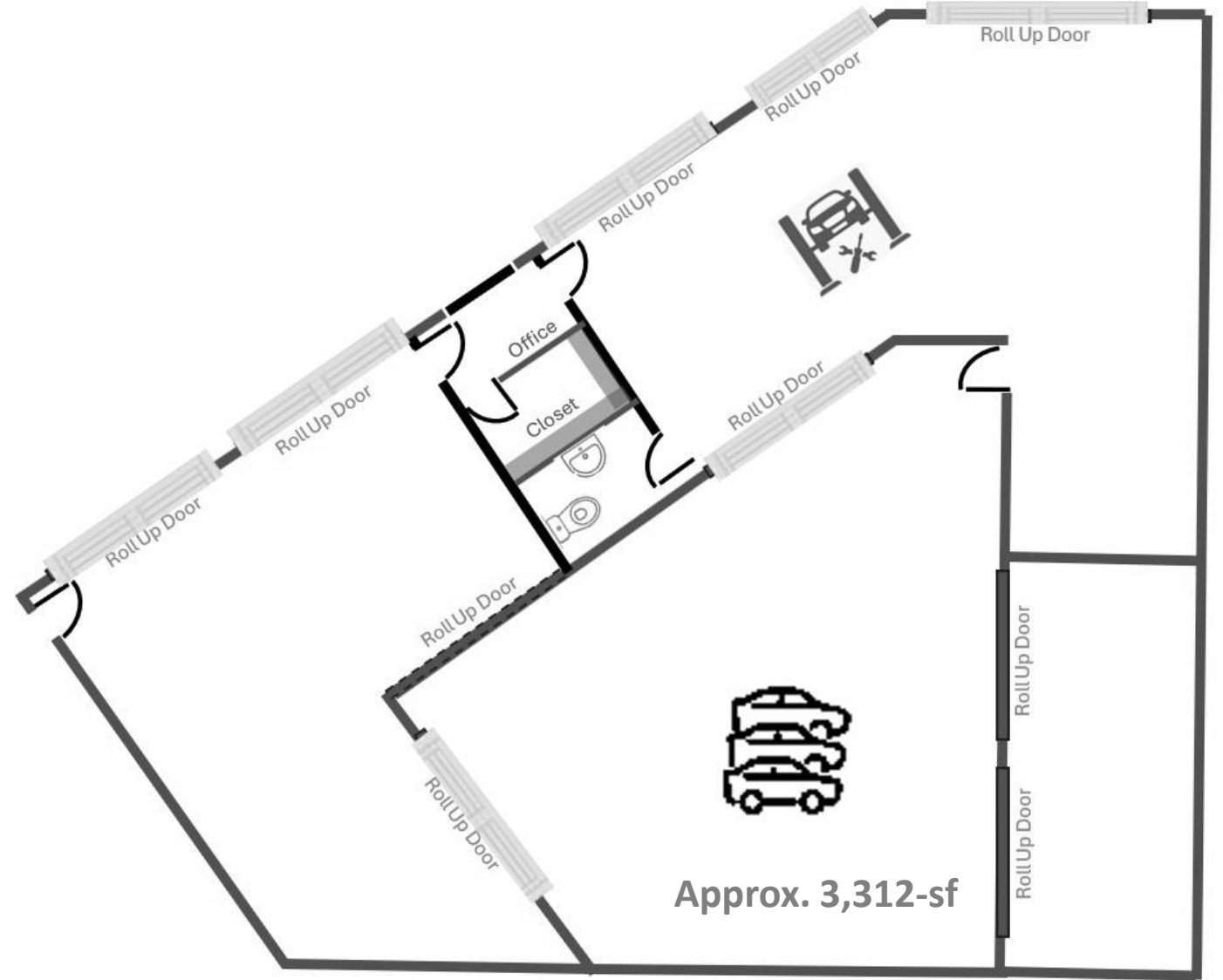
Located in the South-Central area of Los Angeles County, this **automotive repair service property** is ideal for a mechanical automotive repair shop. Compliance with Huntington Park's zoning codes and use requirements is necessary. *Learn more in the following pages of this brochure.*

<b>Square Footage:</b>	Approx. 3,312
<b>Lot Size:</b>	Approx. 10,584
<b>Rental Rate:</b>	\$1.85 per sf per month
<b>Term:</b>	1-5 Years + (Modified Gross)
<b>Number of Bays:</b>	Approx. 5
<b>Utilities:</b>	Separately metered
<b>Zone:</b>	HP- HDR
<b>Parking:</b>	Approx. 13 stalls



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# FLOOR PLAN



*Floor plan is drawn with no scale*

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# SITE MAP



Randolph St

Randolph St

Randolph

Asamblea De Oracion

La Auto Center  
Transmissions

2512

Malabar St

Malabar

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# INTERIOR PHOTOS



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*INTERIOR PHOTOS*



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# PROPERTY'S REAR AREA



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# Zoned HP-HDR – Verify Zoning Compliance

**Disclaimer:** The property is zoned Huntington Park High Density Residential (HP-HDR), reflecting a change from its previous commercial use. The former business, a transmission and auto repair shop, operated under a grandfathered right. Prospective tenants are strongly advised to consult the Huntington Park Planning & Zoning Division to verify compliance with current zoning regulations, codes, licenses and permits for their intended use. Neither the listing broker, its agents, nor any affiliates make any representations or warranties regarding the property's zoning, permitted uses, size, parking, or potential regulatory changes. All information is provided as-is, deemed reliable but not guaranteed, and is subject to change without notice. Tenants are strongly advised to perform their own due diligence and independently verify all provided information.

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**BROKER CONTACT INFORMATION**



**Mike Tolj, MBA**

***Commercial Broker***

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