



— TORRANCE, CALIFORNIA · OWNERSHIP OPPORTUNITY

The Garage, reimagined as Luxury Car Condos

● A 33-unit private luxury car condominium and Owners club, located in the heart of the South Bay's most affluent corridor. Reservations now being accepted.

LOCATION

Torrance, CA

TOTAL UNITS

33 Condos

DELIVERY

Summer 2027

BUYER PRESENTATION

Q2 2026 · RESERVATIONS OPEN

TECHNE
ARCHITECTURE & DEVELOPMENT

Private *auto ownership.*

Thirty-three private car condominiums, individually deeded and titled, anchored by a 6,500 SF owners clubhouse and auto concourse. Designed for collectors, enthusiasts, and the cars they love.

WHAT YOU OWN

UNIT SIZE RANGE

1,100+

SQFT starting size, up to 3,300 SF

UNITS AVAILABLE

33

Individually deeded condominiums

DELIVERY

Mid 27

Targeted move-in & occupancy

FINANCING

Yes

Conventional & SBA-eligible

PROJECT FACTS

Project	Grand Prix Auto Club · Torrance
Asset Type	33 luxury car condos
Total Building	~81,165 SF on 2+ acres
Amenities	Owners clubhouse, concourse, rooftop deck
Pricing	See pricing sheet — varies by unit & configuration
Buyer Process	Reserve now — close at completion
Construction Start	Q4 2026 (post-entitlement)

Demand without supply. *Three precedents, all sold out.*

Southern California has one of the world’s densest concentrations of high-net-worth car collectors and almost no inventory of dedicated, premium garage condominiums. The South Bay alone hosts Palos Verdes, Rolling Hills, and the beach communities — markets where land has been built out for decades. Comparable projects in adjacent submarkets have all sold out, often during construction.

PROJECT	SUBMARKET	PRICE PER UNIT SQFT	STATUS	BUYER POOL
Costa Mesa	Orange County	\$1200+	100% sold out	Coastal OC affluent
Westlake Village	North Los Angeles	\$1,000+	100% sold out	North Los Angeles
Calabasas	West San Fernando Valley	\$1,000+	100% sold out	Calabasas / Hidden Hills
<i>Grand Prix Auto Club</i>	Torrance · South Bay	Starting \$1,000	Now selling	Palos Verdes / RH / Beach

100%

Sell-out rate at comparable projects

3 / 3

Comp projects fully sold out

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Pre-sold at GPAC San Diego before construction completion

Buy at Grand Prix. *Buy at lifestyle.*

33 individually-owned condominiums on 2+ acres. The building is more than secure storage — it is a private destination, Concierge service, designed to function as a clubhouse, an entertaining space, and the social anchor of the surrounding collector community.

THE ASSET

The Concourse

Two interior drive aisles for displaying cars and hosting events.

The Clubhouse

~6,500 SF owners lounge, multiple bars, conference room, featured-car display.

Rooftop Deck

Elevated outdoor entertaining space overlooking the Concourse.

The Units

Epoxy floors, finished walls, LED lighting, electric roll-up doors. Plumbing & electrical.

PATH TO OWNERSHIP

i.

Reserve

Choose your unit and place a refundable reservation deposit.

ii.

Contract

Not binding until entitlements are finalized.

iii.

Construction and Permits

Twelve-month renovation of units, Concourse, Clubhouse, and rooftop.

iv.

Closing & Move-In

Take title at completion. Targeted delivery June 2027.

Site Plan.



LEGEND

- Storage units + mezzanine
- Storage units
- Lounge (1st and 2nd floor)
- Landscape area

KEY FACTS

- 33** Total units
- 29** Units with mezzanine
- 4** Standard units
- 2+** Acres

23105 Kashiwa Court · Torrance, CA 90505

Site plan illustrative. Final layout, dimensions, and unit boundaries subject to entitlement and as-built conditions.

The Project, *Photo simulation.*

THE BUILDING - EXTERIOR



Building Approach

ARRIVAL DRIVE • MAIN ENTRY



Concourse & Rooftop Deck

MEMBER ENTRY • UNIT GARAGES

INSIDE - CLUBHOUSE & BUILDOUT CONCEPT



Event Viewing & Owner Lockers

UPPER CLUBHOUSE • EVENT VIEWING, OWNER LOCKERS



Lounge & Mezzanine

UPPER CLUBHOUSE • LOUNGE AREA AND CONFERENCE ROOM



Bar & Outdoor Deck

UPPER CLUBHOUSE • BAR • OUTDOOR DECK

Garage Units

Standard configurations & custom buildout

INCLUDED IN STANDARD UNIT

- Epoxy floors
- Mezzanine
- Automatic garage doors (extra wide*)
- Finished walls and ceilings
- Stained beams
- LED lighting
- Fire sprinklers
- Wired for Internet
- Fully secured facility with camera surveillance
- Bathroom -fully built out*

** Not typically standard at competing properties.*



Proof of concept. *Already selling.*

The Sponsor's flagship Grand Prix Auto Club in San Diego — institutionally financed and pre-selling units during construction.

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UNITS · PRE- CONSTRUCTION

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PRE-SOLD IN SOFT MARKETING

RMCI Group

DEVELOPMENT MANAGER

Summer 2027

EXPECTED DELIVERY



Unit Pricing Sheet.

33 individually-deeded condominiums. Square footage includes mezzanine where applicable.

S Q U A R E F O O T A G E		P R I C E	R E N T A B L E S F		P R I C E	R E N T A B L E S F		P R I C E
1	2,572	pending	12	3,485	\$3,135,610	23	1,805	\$1,706,150
2	2,554	\$2,455,160	13	3,485	\$3,135,610	24	1,343	pending
3	2,554	\$2,455,160	14	3,518	\$3,169,250	25	1,330	pending
4	2,807	\$2,707,760	15	2,592	\$2,493,280	26	1,438	\$1,339,540
5	2,882	\$2,783,540	16	2,615	\$2,516,060	27	1,424	\$1,325,540
6	2,882	\$2,783,540	17	2,615	\$2,516,060	28	1,424	\$1,325,540
7	2,909	\$2,809,860	18	2,874	\$2,774,960	29	1,424	\$1,325,540
8	3,108	\$2,759,250	19	2,952	\$2,852,630	30	1,424	\$1,325,540
9	3,085	\$2,735,860	20	2,952	\$2,852,630	31	1,424	\$1,325,540
10	3,085	\$2,735,860	21	2,972	\$2,873,000	32	1,424	\$1,325,540
11	3,392	\$3,043,360	22	1,810	\$1,710,680	33	3,001	pending

33 Total units
Individually deeded

81,165 Total SF
Sellable area, all units

\$1.33M – \$3.17M
Price range



NEXT STEPS

For collectors of cars, *and lifestyle.*

Reservations are being accepted now ahead of construction start in Q4 2026. Units are offered on a first-come basis to qualified buyers.

RESERVATION INQUIRIES:

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DEVELOPED BY

