

FOR SALE

11605 -11609 1/2 Washington Place, Los Angeles, 90066



A DIVISION OF
LEE & ASSOCIATES

OFFERING MEMORANDUM

Table of Contents

Executive Summary	3
Property Overview	3
Plat Map	4
Rent Roll	5
Property Photography	6
Nearby Amenities	8
Confidentiality Agreement	9
Contact	10



Property Overview

- **Price:** \$2,750,000 (± 5.0 Cap Rate)
- **APN:** 4214 - 014 - 002
- **LOT SIZE:** ± 5,000 SF
- **NET RENTABLE:** ± 4,500 SF
(**1605-11609:** ± 1,800, **11609 1/2:** ± 2,700)
- **PARKING:** On Site
- **YEAR BUILT:** 1959
- **ZONING:** LAC1

Executive Summary

Lee & Associates is pleased to present the opportunity to purchase this two building commercial Multi Tenant retail opportunity. The property is situated in the heart of Mar Vista, Situated between Marina Del Rey, Venice to the west, Culver City to the east, Playa Vista to the south, and Santa Monica to the north, the submarket benefits from close proximity to some of the most desirable entertainment, and employment hubs in West Los Angeles. Long term Tenancy. Well maintained property.



Plat Map



Rent Roll

Unit	Tenant	Sq. Ft.	Rent	Annual Rent	NNN	Expiration	Option
11605	Kalu Wellness	±600 SF	\$2,500.00	\$30,000.00	\$400	7/14/28	1(3) years option
11607	Lewis Bookkeeping	±600 SF	\$2,535.11	\$30,421.32	\$400	5/01/28	1 (3) year option
11609	Juliet Nails	±600 SF	\$2,060.00	\$24,720.00	\$400	10/31/25	2 (3) year options
11609 1/2	Play Space Pediatrics	±2,700 SF	\$6,965.47	\$83,584.64	MG	1/31/28	1 (3) year option
Total 4 Units		±4,500 RSF	\$14,060.58	\$168,725.96	\$1,200/mo		

*All base rent increases 3% annually

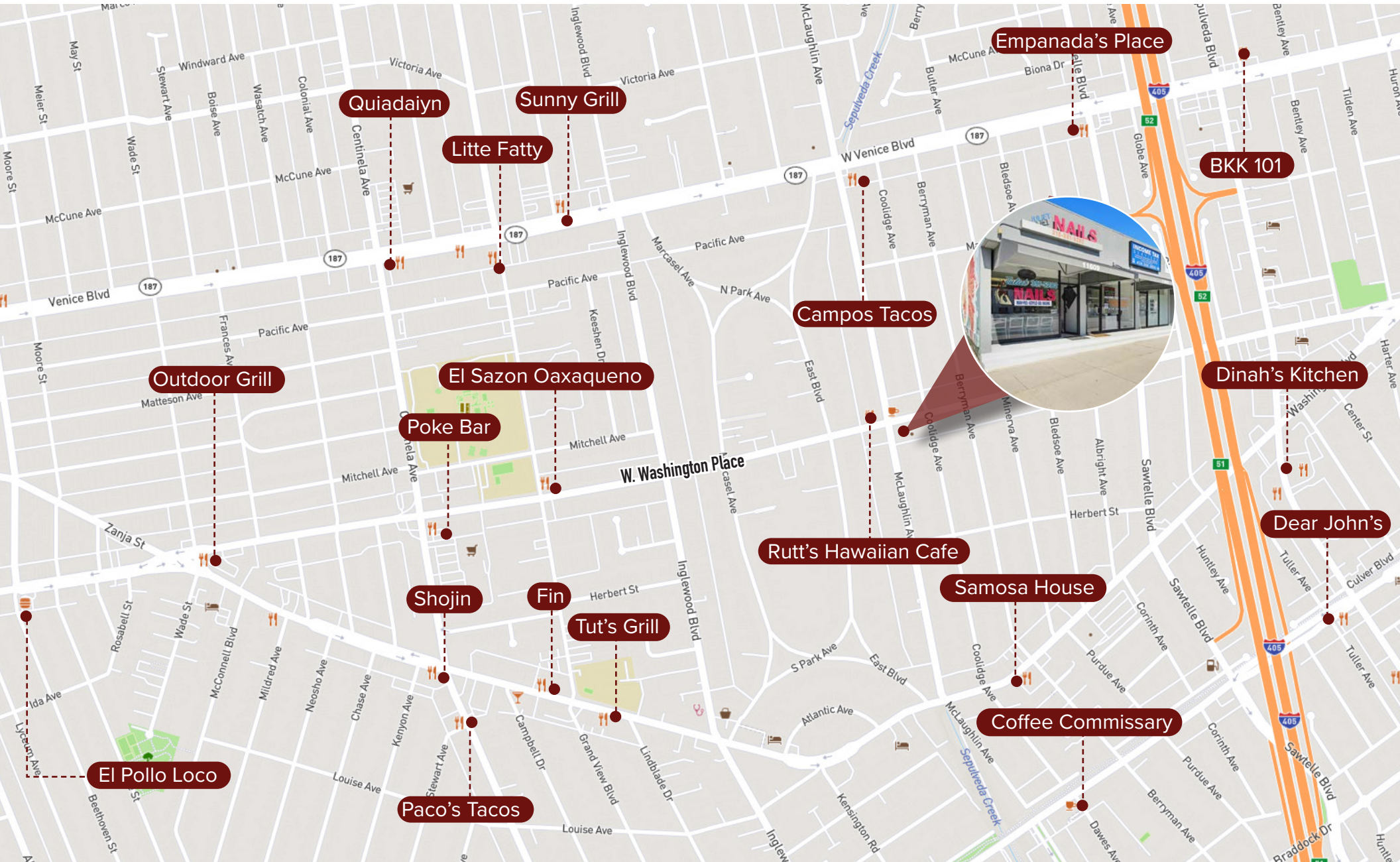
Interior Photos



Exterior Photos



Amenities Map



Confidentiality Agreement

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Lee & Associates and should not be made available to any other person or entity without the written consent of Lee & Associates. The material contained in this Investment Offering is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Lee & Associates or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only parties authorized to represent the Property Owner (“Owner”) in connection with the sale of the Property are the Lee & Associates advisors listed herein, and no other person is authorized by the Owner to provide any information or to make any representations other than what is contained in this Investment Offering. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be promptly returned to Lee & Associates. Neither the Lee & Associates advisors nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Lee & Associates with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Lee & Associates advisors and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering, or any other written or oral communication transmitted or made available to the recipient.

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness. The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Lee & Associates advisors, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Lee & Associates advisors from any liability with respect thereto. To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property, and each prospective purchaser proceeds at its own risk.

Contact



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No warranty or representation is made to the accuracy of the foregoing information.