

# WEST LA INDUSTRIAL PORTFOLIO

LOS ANGELES, CA 90064



**COLDWELL BANKER  
COMMERCIAL**  
REALTY

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# EXECUTIVE OVERVIEW



## PRIME INDUSTRIAL PORTFOLIO OFFERING IN WEST LOS ANGELES

**Portfolio Addresses:  
Los Angeles, CA 90064**

1. 2234 Colby Ave
2. 2237 Colby Ave
3. 2239 Colby Ave
4. 2243 Colby Ave
5. 2251 Colby Ave
6. 2236 Federal Ave
7. 2238 Federal Ave
8. 2240 Federal Ave
9. 2227 Federal Ave
10. 2229 Federal Ave
11. 2233 Federal Av
12. 2241 Federal Ave
13. 2245 Federal Ave
14. 11728 W. Olympic Blvd
15. 2225 Artemis PL

This exceptional opportunity presents a portfolio of 15 industrial properties strategically located in the heart of West Los Angeles. Spanning approximately 110,338 square feet of land and 62,985 square feet of building space, this offering represents a rare chance to acquire a substantial presence in one of the city's most dynamic and in-demand industrial markets

Many of these properties have remained under the same ownership for nearly five decades, making this a first-time offering for most. Investors have the flexibility to acquire these properties individually, in subgroups, or as a complete portfolio, catering to a variety of investment strategies.

Several parcels are contiguous, enhancing potential for redevelopment, expansion, or long-term hold strategies. The portfolio includes seven parcels zoned NI(EC) and eight zoned M2, providing a mix of zoning classifications suitable for a range of industrial, commercial, and creative uses.

Currently, most of the properties are leased to short-term tenants in the automotive and veterinary industries, while others are vacant lots, offering immediate development potential. Whether you're seeking stabilized income, redevelopment opportunities, or an assemblage in a high-demand market, this portfolio presents an unparalleled investment in West Los Angeles' thriving industrial sector.

# PORTFOLIO SUMMARY

	#	ADDR.	BLDG	LOT	ZONE	APN
COLBY AVENUE	1	2234	13,200	15,378	M2	4260-016-002
	2	2237	4,808	5,950	M2	4260-015-027
	3	2239	4,808	5,950	M2	4260-015-028
	4	2243		5,950	M2	4260-015-016
	5	2251		5,950	M2	4260-015-017
FEDERAL AVENUE	6	2236	2,916	5,689	M2	4260-015-008
	7	2238	5,062	5,550	M2	4260-015-019
	8	2240	5,080	5,550	M2	4260-015-020
	9	2227	-	6,020	NI(EC)	4260-014-010
	10	2229		6,020	NI(EC)	4260-014-011
	11	2233	6,112	6,020	NI(EC)	4260-014-012
	12	2241		6,020	NI(EC)	4260-014-013
	13	2245	3,794	6,020	NI(EC)	4260-014-014
	14	11728 W. Olympic	17,205	22,464	NI(EC)	4260-012-032
	15	2225 Artemis		1,807	NI(EC)	4260-012-029
<b>TOTAL:</b>			<b>62,985</b>	<b>110,338</b>		



[CLICK HERE FOR INTERACTIVE PARCEL MAP](#)

# ZONING & USE ANALYSIS



## ZONING OVERVIEW

The following information is based upon public information available as of July 26, 2024.

We believe that this report gives an accurate review of the present zoning, current land use designations and applicable key development regulations for the Project Site based on currently available public information. However, it is possible that this information may not be current or correct. Eric Sackler & Associates and Coldwell Banker cannot guarantee the accuracy of this information.

[VIEW FULL LAND USE SUMMARY HERE - NI\(EC\)](#)

[VIEW FULL LAND USE SUMMARY HERE - M2](#)

The properties are located within the following:

- West Los Angeles Community Plan Area
- City Council District 11 ("CD 11"), represented by Council member Traci Park
- West Los Angeles Area Planning Commission
- West Los Angeles Sawtelle Neighborhood Council
- Exposition Corridor Transit Neighborhood Plan ("TNP") Area
- West Los Angeles Transportation Improvement and Mitigation Specific Plan Area

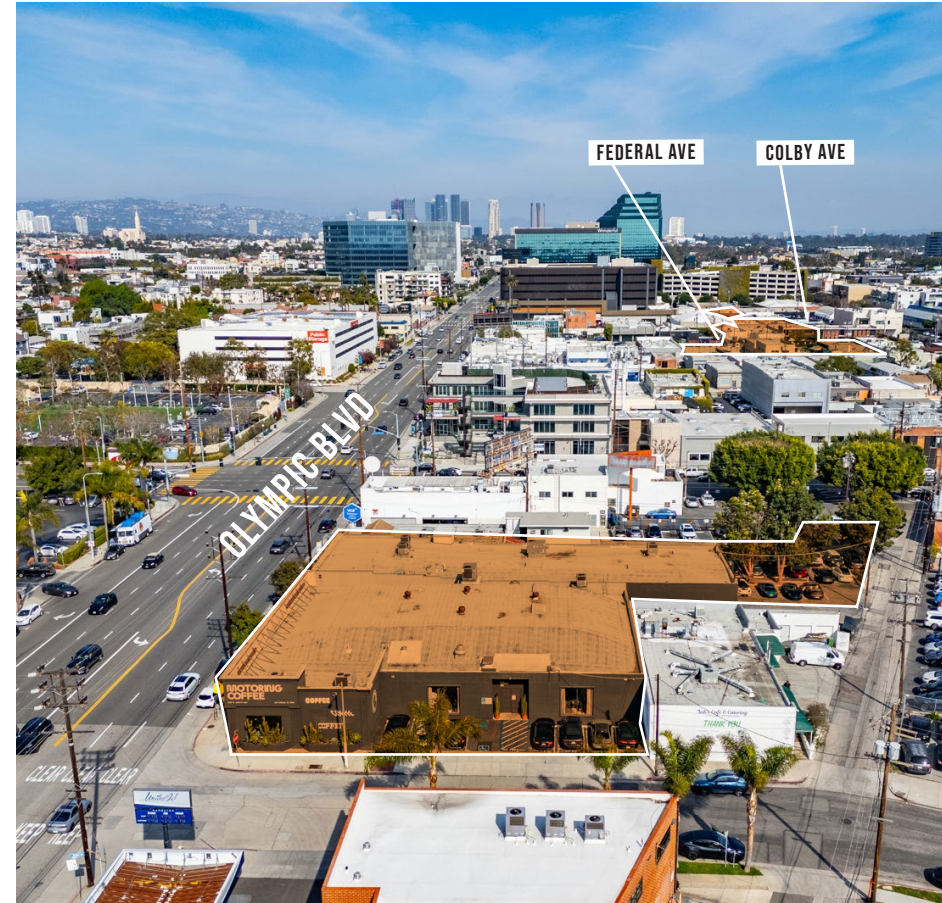
## ZONING OVERVIEW - M2-1 : LIGHT MANUFACTURING

**2236 - 2240 South Federal Avenue, 2237 – 2251 South Colby Avenue and 2234 South Colby Avenue, Los Angeles, CA 90064  
-8 Lots**

**2236 – 2240 Federal Avenue** Federal Avenue is located within the Exposition Corridor TNP boundary, but are **not** within a TNP Subarea. The Exposition Corridor TNP is a Specific Plan overlay that applies to properties generally located along the western segment of the Metro E Line. Its goals include directing new residential, commercial, and industrial growth along the Metro E Line; retaining industrial land for jobs-generating uses; promoting clean industry and high-tech jobs; and allowing limited residential development in select industrial areas to increase housing capacity close to transit stations.

Zimas indicates that 2236 - 2242 Federal Avenue and 2237 – 2251 Colby Avenue are eligible for AB 2097; however, 2234 Colby Avenue is not. AB 2097 prohibits a public agency from imposing or enforcing minimum automobile parking requirements on most types of developments within one-half mile of a Major Transit Stop, with certain exceptions when minimum automobile parking requirements can be enforced.

The M2 Zone allows a variety of light industrial uses, some of which require a CUP. Residential uses are not permitted in this zone unless they are accessory to the industrial use (such as a watchman or caretaker unit).



## ZONING OVERVIEW - NI(EC) : HYBRID INDUSTRIAL

**2227, 2231, 2233, 2241 and 2245 South Federal Avenue, Los Angeles, CA 90064  
-5 Lots**

**2227 – 2245 Federal Avenue** are located within Exposition Corridor TNP Subarea 1, resulting in a NI(EC) zone designation. The Exposition Corridor TNP is a Specific Plan overlay that applies to properties generally located along the western segment of the Metro E Line. Its goals include directing new residential, commercial, and industrial growth along the Metro E Line; retaining industrial land for jobs-generating uses; promoting clean industry and high-tech jobs; and allowing limited residential development in select industrial areas to increase housing capacity close to transit stations.

With a NI(EC) zone designation, this property is in a hybrid industrial zone that allows primarily non-residential uses and also allows live/work units within mixed-use projects and supportive housing, and it appears to be eligible for affordable housing incentive programs, including the City's TNP Incentive Program and State Density Bonus Law.

The Project Site is also subject to Exposition Corridor TNP compliance review procedures for certain types of new development projects to ensure conformance with Urban Design Standards and Environmental Standards established for this entire TNP boundary, regardless of whether a property is in a TNP Subarea.

Zimas indicates that the properties are also eligible for AB 2097, which prohibits a public agency from imposing or enforcing

minimum automobile parking requirements on most types of developments within one-half mile of a Major Transit Stop, with certain exceptions when minimum automobile parking requirements can be enforced.

TNP Section 2.1.1 describes the NI(EC) Zone as follows: The "NI(EC)" New Industry Zone intends to preserve and promote employment-dense uses tailored to 21st century and creative industries such as digital technology, research and development, media, design, publishing, motion picture production, and broadcasting, as well as associated light manufacturing or commercial services. Residential uses are restricted to a limited amount of live/work units.

Based on 30,098.7 sq ft lot area, 2.5:1 FAR would permit up to 75,246.75 sq ft and 55% of this (41,385.71 sq ft) can be used for live/work units. Averaging 750 sq ft each, it could potentially accommodate 55 units. The TNP incentive program would allow a 4:1 FAR – 120,394.8 sq ft and 55% of that would allow up to 66,217.14 sq ft of live/work units, potentially accommodating 88 units.

# PROPERTY OVERVIEW BY CONTIGUOUS PARCELS



## PROPERTY OVERVIEW

- **2234 Colby Ave**, consisting of a building totaling approximately 13,200 sq. ft. on one parcel totaling approximately 15,378 sq. ft. It's subject to a term lease by Scandinavian Coachcraft that expires 9-30-26.
- 7 contiguous parcels are zoned M2 and are located on the west side of Federal Ave. and the east side of Colby Ave and back up to one another. They total approximately 40,589 sq. ft. of land and approximately 22,674 sq. ft. of improvements.
- **2237 Colby Ave**, consisting of a building totaling approximately 4,808 sq. ft. on one parcel of land totaling approximately 5,950 sq. ft. It's subject to a term lease by CARE that expires 2-28-2029. Ownership occupies 17%.
- **2239 Colby Ave**, consisting of a building totaling approximately 4,808 sq. ft. on one parcel of land totaling approximately 5,950 sq. ft. It's subject to a term lease by Scandinavian Coachcraft that expires 9-30-26.
- **2243 Colby Ave**, consisting of one parcel of land totaling approximately 5,950 sq. ft. It's subject to a term lease by Scandinavian that expires 9-30-26.
- **2251 Colby Ave**, consisting of a parcel of land totaling approximately 5,950 sq. ft. It's subject to a term lease by Scandinavian that expires 9-30-26.
- **2236 Federal Ave**, consisting of a building totaling approximately 2,916 sq. ft. on one parcel of land totaling approximately 5,689 sq. ft. It's subject to a term lease by Wags and Walks that expires 5-31-2027.
- **2238 Federal Ave**, consisting of a building totaling approximately 5,062 sq. ft. on one parcel of land totaling approximately 5,550 sq. ft. It's subject to TWO leases: a term lease by Wags and Walks that expires 5-31-2027 and a term lease by CARE that expires 2-28-2029.
- **2240 Federal Ave**, consisting of a building totaling approximately 5,080 sq. ft. on one parcel of land totaling approximately 5,550 sq. ft. It's subject to a term lease Two Hands Four Paws that expires 9-30-2025.



The below 5 contiguous parcels on the west side of Federal Ave. are zoned NI(EC). They total approximately 30,100 sq. ft. of land and approximately 9,906 sq. ft. of improvements.

- **2227 Federal Ave**, consisting of one parcel of land totaling 6,020 sf. ft. It's subject to one lease - a month-to-month lease by Scandinavian Coachcraft.
- **2229/31 Federal Ave**, consisting of one parcel of land totaling 6,020 sf. Ft. It's subject to a term lease by Super Collision Center. that expires 3-31-26 and a term lease by CARE that expires 2-28-2029. Two Hands Four Paws has rights to 3 parking spaces in front of the lot per their lease that expires on 9-30-2025
- **2233 Federal Ave**, consisting of a building totaling approximately 6,112 sq. ft. on one parcel of land totaling approximately 6,020 sq. ft. It's subject to a term lease by Super Collision Center that expires 3-31-26. Owner occupies 39%.
- **2241 Federal Ave**, consisting of one parcel of land totaling 6,020 sf. ft. It's subject TWO leases: a term lease by Super Collision Center that expires 3-31-26 and a month-to-month lease by Lasky Coachworks.
- **2245 Federal Ave**, consisting of a building totaling approximately 3,794 sq. ft. on one parcel of land totaling approximately 6,020 sq. ft. It's subject to a month-to-month lease by Lasky Coachworks.



- **11728 West Olympic & 2225 Artemis Place** consisting of approximately 17,205 sq. ft. of improvements on TWO parcels totaling approximately 24,271 sq. ft. of NI(EC) zoned land. It's subject to a lease by The Motoring Club expiring 10-31-2026 with an option that runs until 10-31-2031.

# INDIVIDUAL PARCEL DETAILS



2234 COLBY AVE., LOS ANGELES, CA 90064  
SF: 13,200 | LOT: 15,378 | ZONE: M2 | APN: 4260-016-002

Encumbered by a 100% leasehold interest to Scandinavian Coachcraft, who also has a 100% leasehold interest in 2239, 2243 and 2251 Colby Avenue as well as 2227 Federal Avenue.

The NNN lease expires September 30, 2026 with no options





2237 COLBY AVE., LOS ANGELES, CA 90064  
SF: 4,808 | LOT: 5,950 | ZONE: M2 | APN: 4260-015-027

Encumbered by an 83% leasehold interest to CARE, while ownership occupies the remainder.

The NNN lease expires February 28, 2029 with no options





2239 COLBY AVE., LOS ANGELES, CA 90064  
SF: 4,808 | LOT: 5,950 | ZONE: M2 | APN: 4260-015-028

Encumbered by a 100% leasehold interest to Scandinavian Coachcraft, who also has a 100% leasehold interest in 2234, 2243 and 2251 Colby Avenue as well as 2227 Federal Avenue.

The NNN lease September 30, 2026 with no options





2243 COLBY AVE., LOS ANGELES CA 90064  
SF: LOT ONLY | LOT: 5,950 | ZONE: M2 | APN: 4260-015-016

Encumbered by a 100% leasehold interest to Scandinavian Coachcraft, who also has a 100% leasehold interest in 2234, 2239, and 2251 Colby Avenue as well as 2227 Federal Avenue.

The NNN lease expires September 30, 2026 with no options





2251 COLBY AVE., LOS ANGELES CA 90064  
SF: LOT ONLY | LOT: 5,950 | ZONE: M2 | APN: 4260-015-017

Encumbered by a 100% leasehold interest to Scandinavian Coachcraft, who also has a 100% leasehold interest in 2234, 2239 and 2243 Colby Avenue as well as 2227 Federal Avenue.

The NNN lease expires September 30, 2026 with no options





2236 FEDERAL AVE., LOS ANGELES, CA 90064  
SF: 2,916 | LOT: 5,689 | ZONE: M2 | APN: 4260-015-008

Encumbered by a 100% leasehold interest to Wags and Walks

The NNN lease expires May 30, 2027 with no options





2238 FEDERAL AVE., LOS ANGELES, CA 90064  
SF: 5,062 | LOT: 5,550 | ZONE: M2 | APN: 4260-015-019

2238 Federal Avenue is encumbered by 2 leasehold interests to CARE and Wags and Walks

The NNN lease by CARE, who occupies a portion of the property, expires February 28, 2029 with no options

The NNN lease by Wags and Walks, who occupies a portion of the property, expires May 30, 2027 with no options





2240 FEDERAL AVE., LOS ANGELES, CA 90064  
SF: 5,080 | LOT: 5,550 | ZONE: M2 | APN: 4260-015-020

2240 Federal Avenue is encumbered by a 100% leasehold interest to 2 Hands 4 Paws

The NNN lease expires September 30, 2025 with no options





2227 FEDERAL AVE., LOS ANGELES, CA 90064  
SF: LOT ONLY | LOT: 6,020 | ZONE: N(CEC) | APN: 4260-014-010

2227 Federal Avenue is encumbered by a 100% leasehold interest to Scandinavian Coachcraft

The NNN lease has expired and is currently on month-to-month





2229/31 FEDERAL AVE., LOS ANGELES, CA 90064  
SF: LOT ONLY | LOT: 6,020 | ZONE: N(CEC) | APN: 4260-014-011

2229/2231 Federal is encumbered by 3 leasehold interests

The NNN lease by CARE, who occupies a portion of the property, expires February 28, 2029 with no options

The NNN lease by Super Collision Center, who occupies a portion of the property, expires March 31, 2026 with no options

The NNN lease by 2 Hands 4 Paws, who occupies a portion of the property, expires Sept 30, 2025 or with 30 days written notice.





2233 FEDERAL AVE., LOS ANGELES, CA 90064  
SF: 6,112 | LOT: 6,020 | ZONE: NI(EC) | APN: 4260-014-012

2233 Federal Avenue is encumbered by a 100% leasehold interest to Super Collision Center

The NNN lease expires March 31, 2026 with no options





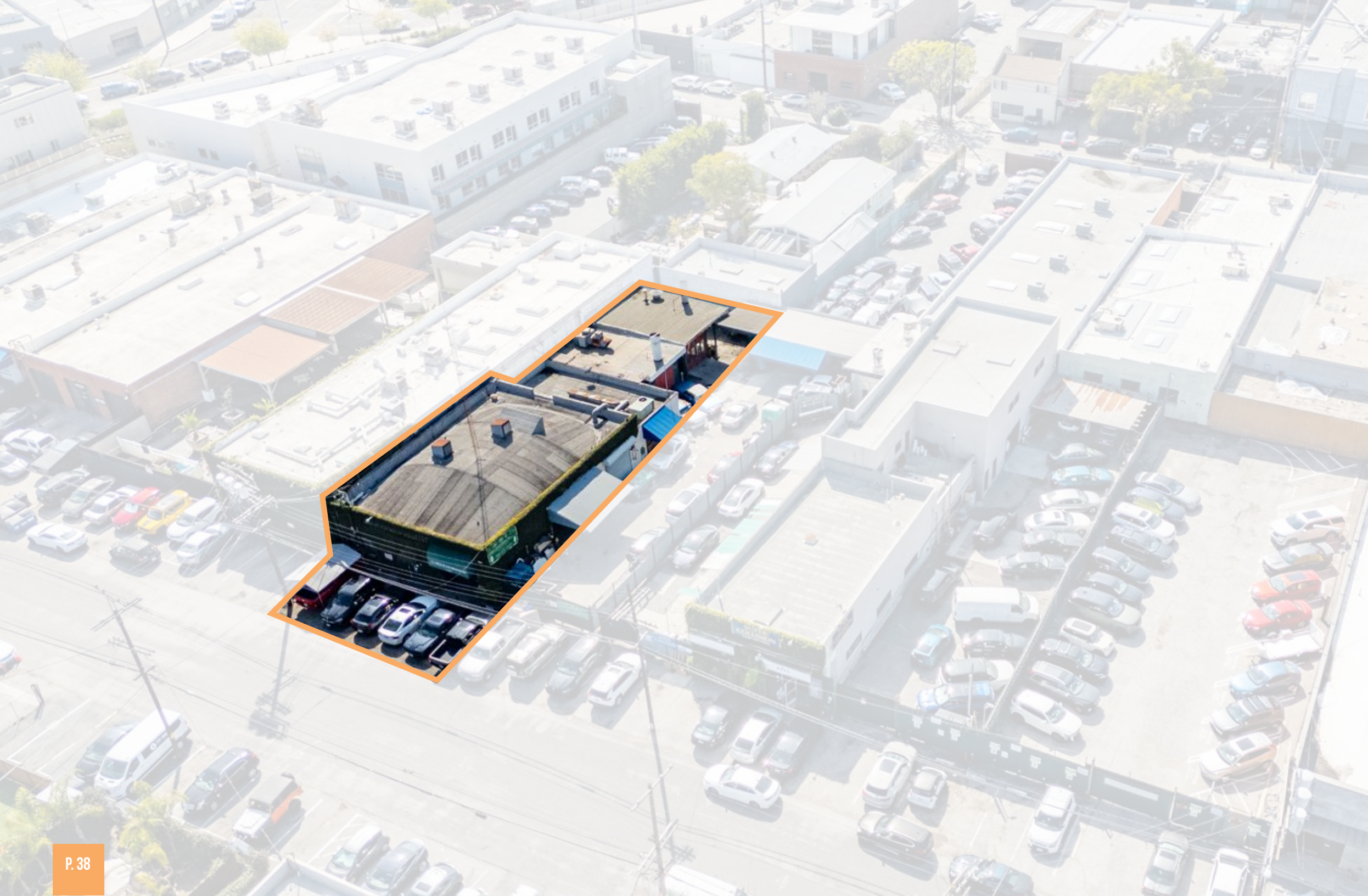
2241 FEDERAL AVE., LOS ANGELES, CA 90064  
SF: LOT ONLY | LOT: 6,020 | ZONE: N(IEC) | APN: 4260-014-013

2241 Federal Avenue is encumbered by 2 leasehold interests to Super Collision Center and Lasky Coachworks

The NNN lease by Super Collision for a 50% leasehold interest expires March 31, 2026 with no options

The NNN lease by Lasky Coachworks for a 50% leasehold interest expires April 30, 2025 with no options





2245 FEDERAL AVE., LOS ANGELES, CA 90064  
SF: 3,794 | LOT: 6,020 | ZONE: NI(EC) | APN: 4260-014-014

2245 Federal Avenue is encumbered by one leasehold interest by Lasky Coachworks

The NNN lease by Lasky Coachworks for a 100% leasehold interest expires April 30, 2025 with no options





11728 W OLYMPIC BLVD., LOS ANGELES, CA 90064  
SF: 17,205 | LOT: 22,464 | ZONE: N(CEC) | APN: 4260-012-032

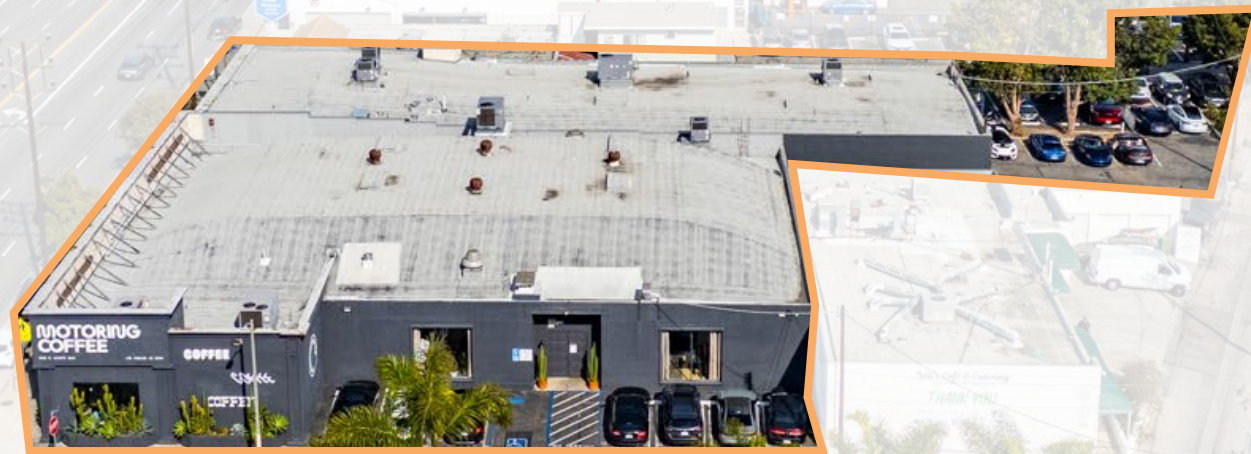
11828 West Olympic Blvd is encumbered by one lease to The Motoring Club

The NNN lease by The Motoring Club for a 100% leasehold interest expires October 31, 2026 with one 5-year option

2225 ARTEMIS PL., LOS ANGELES, CA 90064  
SF: LOT ONLY | LOT: 1,807 | ZONE: N(CEC) | APN: 4260-012-029

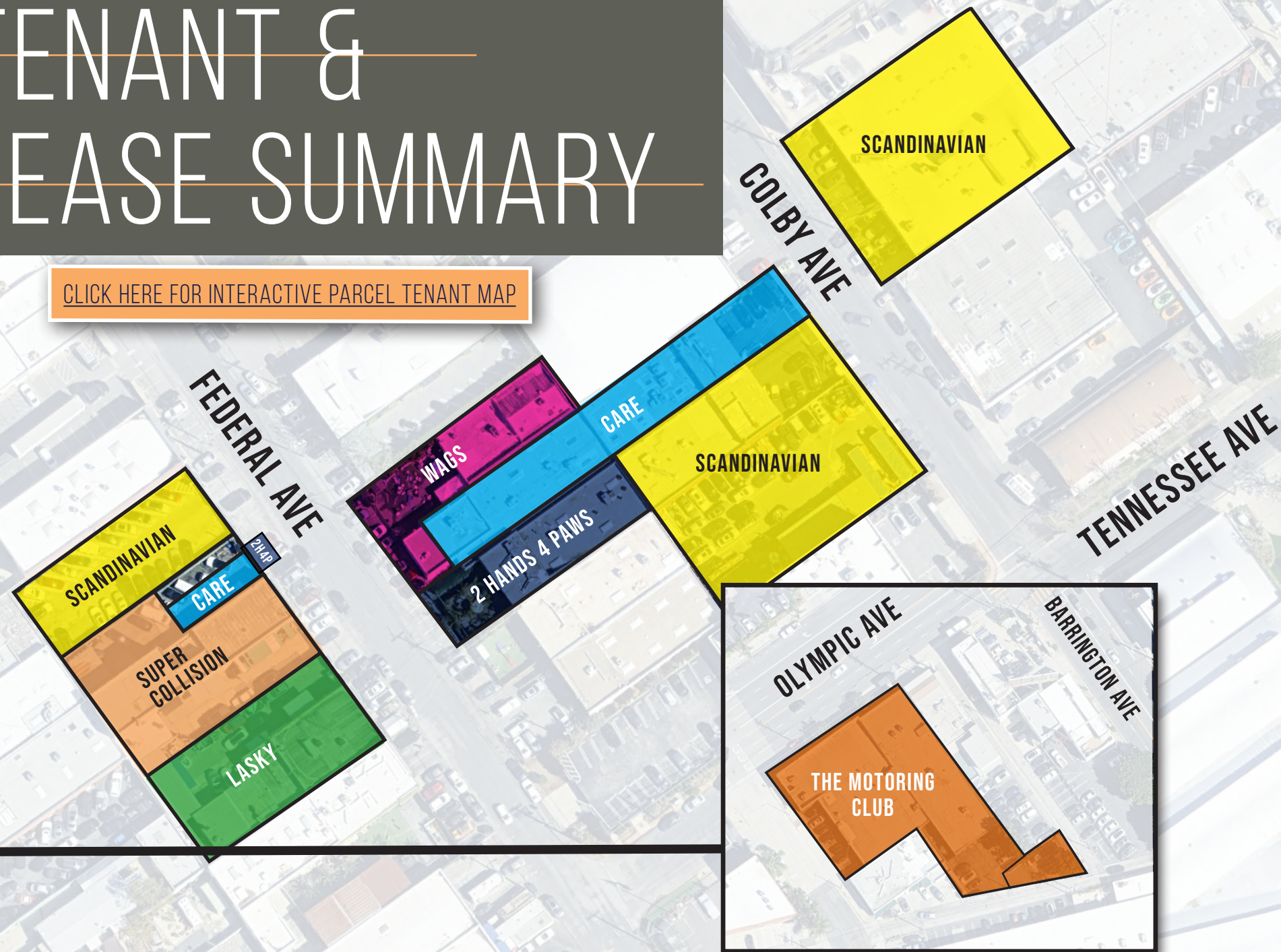
2225 Artemis is encumbered by one lease to The Motoring Club

The NNN lease by The Motoring Club for a 100% leasehold interest expires October 31, 2026 with one 5-year option








# TENANT & LEASE SUMMARY

[CLICK HERE FOR INTERACTIVE PARCEL TENANT MAP](#)



## TENANT & LEASE OVERVIEW

TENANT	SF	LOT	RENT	RENT/SF	RENT/SF LOT	LEASE TYPE	CURRENT NNN	LEASE EXP.	OPTIONS	PROP 13
 SCANDINAVIAN COACHCRAFT	18,008	41,054	\$53,045	\$2.95	\$1.29	NNN	\$13,307	9/30/2026	NO	NO
 CARE	7,670	10,600	\$23,002	\$3.00	\$2.17	NNN	\$3,390	2/28/2029	NO	YES
 WAGS AND WALKS	4,316	7,224	\$9,903	\$2.29	\$1.37	NNN	\$1,853	5/31/2027	NO	NO
 2 HANDS 4 PAWS	5,080	5,550	\$12,826	\$2.52	\$2.31	NNN	\$4,622	9/30/2025	NO	NO
 LASKY COACHWORKS	3,794	9,030	\$12,186	\$3.21	\$1.35	NNN	\$1,461	4/30/2025	NO	NO
 SUPER COLLISION	3,726	9,386	\$13,107	\$3.52	\$1.40	NNN	\$4,291	3/31/2026	NO	NO
 THE MOTORING CLUB	17,205	24,271	\$31,170	\$1.81	\$1.28	NNN	\$16,000	10/31/2026	YES 2031	NO
<b>CURRENT TOTAL</b>			<b>\$155,215</b>				<b>\$44,924</b>			

**NOTES:**

- Bldg & Lot SF on above rent-roll calculated by % occupied per lease agreement
- All square footage and NNN figures are approximate, based on public records or lease agreements. Buyer to verify all information independently
- The Tenant Map is based on the language outlined in the lease agreements. Some tenants have independently arranged to exchange parking/storage spaces they are currently using
- All parcel outlines are approximate locations



SCANDINAVIAN COACHCRAFT SF: 18,008 | LOT: 41,054 | RENT: \$53,023

Scandinavian Coachcraft has leasehold interests in 5 properties encompassing 18,008 sq ft of improvements and 41,054 sq ft of land.

- 100% leasehold interest in the following three properties: **2234 Colby Ave**– 13,200 sq ft building on 15,378 sq ft lot; **2243 Colby Ave** – 5,950 sq ft parking lot; and **2251 Colby Ave** – 5,950 sq ft parking lot. Rent total rent is 36,000/month NNN. Lease expires 9-30-2026 and they have no options. NNNs of \$9,028/month
- 100% leasehold interest in **2239 Colby Ave** – 4,808 sq ft building on 5,950 sq ft lot. Their rent is \$13,418/month NNN. Lease expires 9-30-2026 and they have no options. NNNs of \$2,259 /month
- 100% leasehold interest in **2227 Federal Ave** – 6,020 sq ft lot; Their total rent is \$3,605/month. No options are left, tenant is currently month-to-month. NNNs of \$2,021/month

All square footage and NNN figures referenced above are approximate.



# CARE

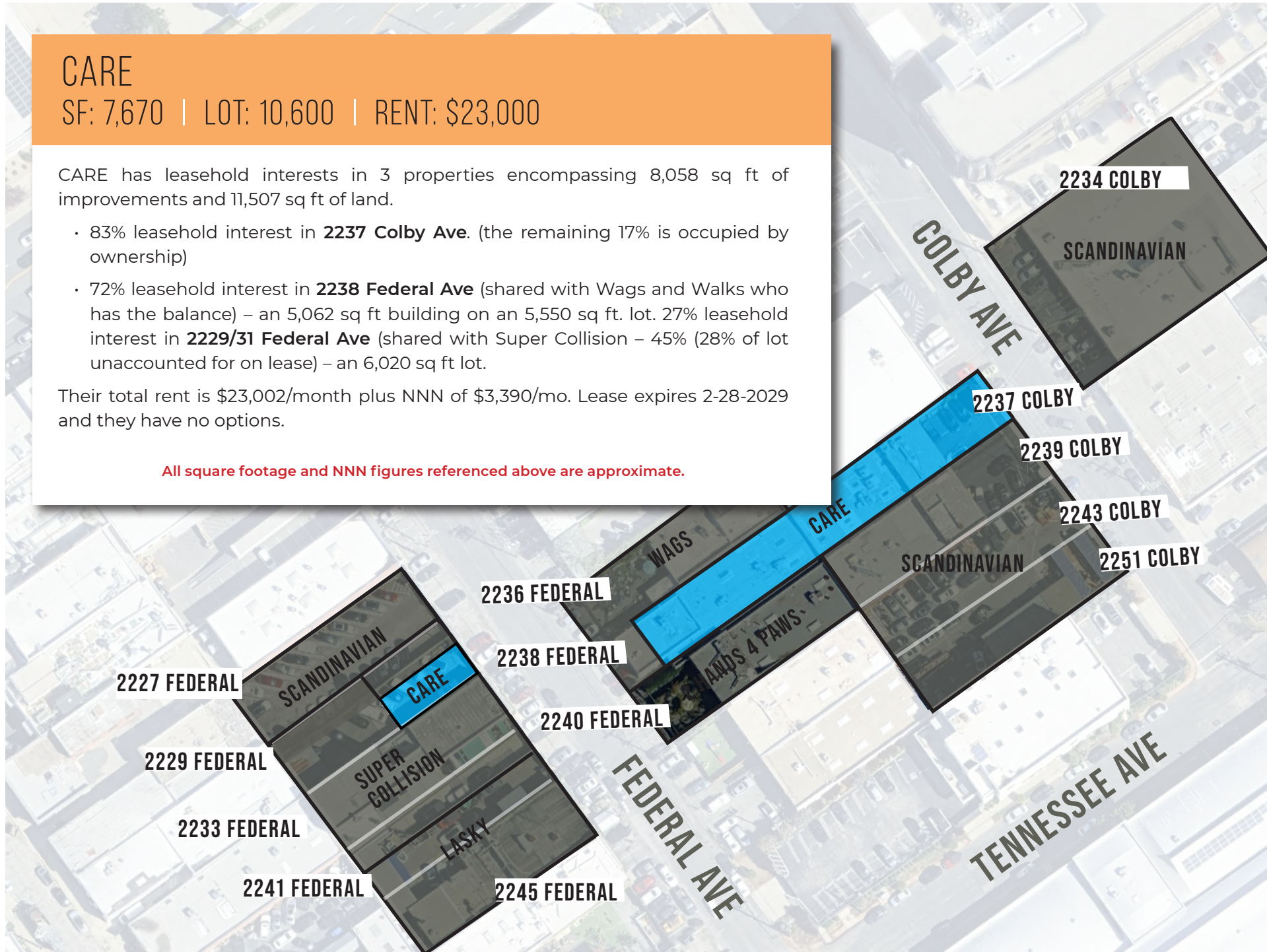
SF: 7,670 | LOT: 10,600 | RENT: \$23,000

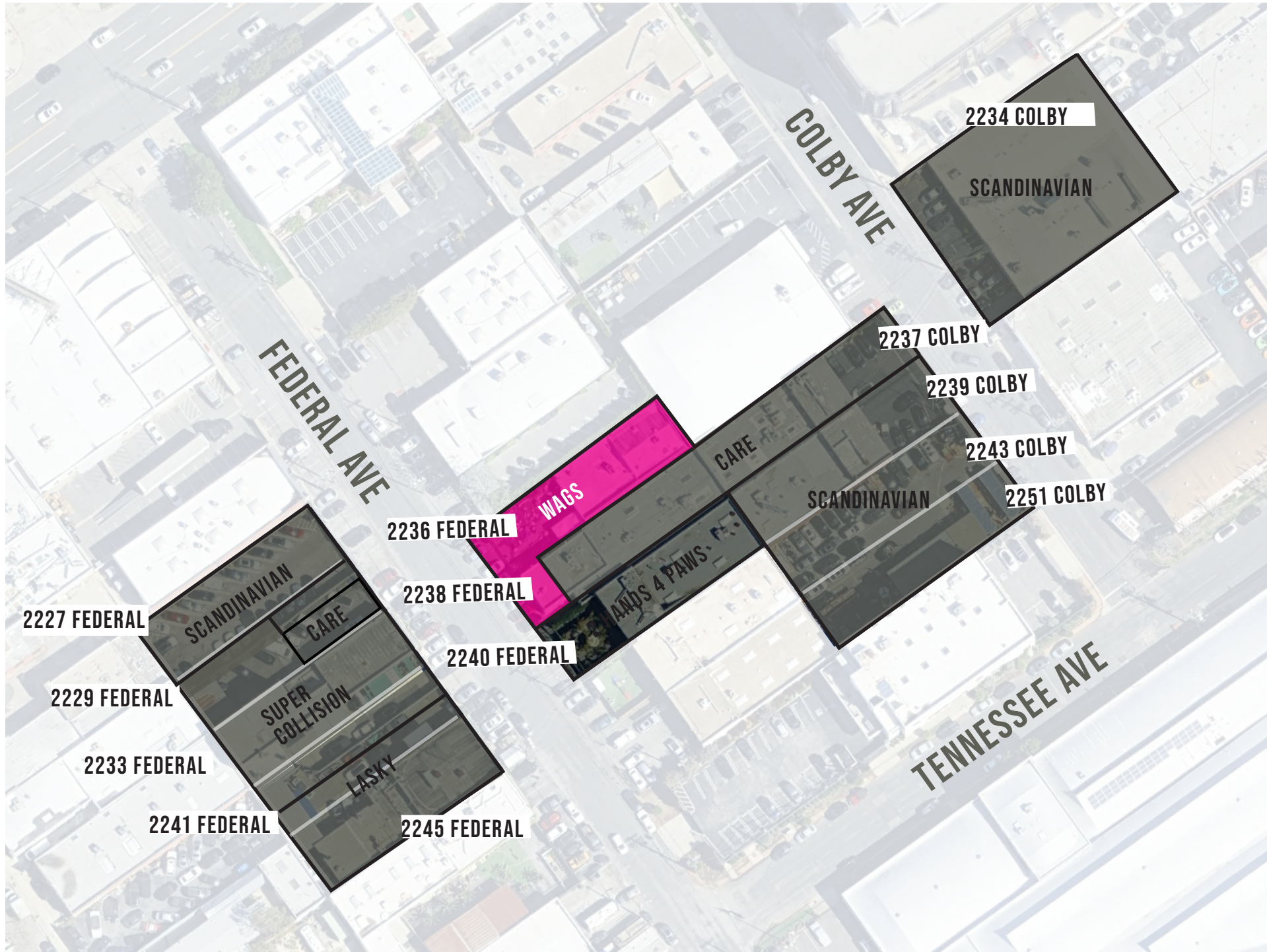
CARE has leasehold interests in 3 properties encompassing 8,058 sq ft of improvements and 11,507 sq ft of land.

- 83% leasehold interest in **2237 Colby Ave.** (the remaining 17% is occupied by ownership)
- 72% leasehold interest in **2238 Federal Ave** (shared with Wags and Walks who has the balance) – an 5,062 sq ft building on an 5,550 sq ft. lot. 27% leasehold interest in **2229/31 Federal Ave** (shared with Super Collision – 45% (28% of lot unaccounted for on lease) – an 6,020 sq ft lot.

Their total rent is \$23,002/month plus NNN of \$3,390/mo. Lease expires 2-28-2029 and they have no options.

All square footage and NNN figures referenced above are approximate.





## WAGS AND WALKS

SF: 4,316 | LOT: 7,224

RENT: \$9,903

Wags and Walks has leasehold interests in 2 properties encompassing 4,316 sq ft of improvements and 6,799 sq ft of land.

- 100% leasehold interest in **2236 Federal Ave** – 2,916 sq ft building on 5,689 sq ft lot.
- 28% leasehold interest in **2238 Federal Ave** (shared with CARE who has the balance) – 5,062 sq ft building on 5,550 sq ft. lot. Their leasehold interest is for a portion of the building only - not the exterior.

The total rent is \$9,903/month + NNN of \$1,853/month. Lease expires 3-30-2027 and they have no options.

All square footage and NNN figures referenced above are approximate.

## 2 HANDS 4 PAWS

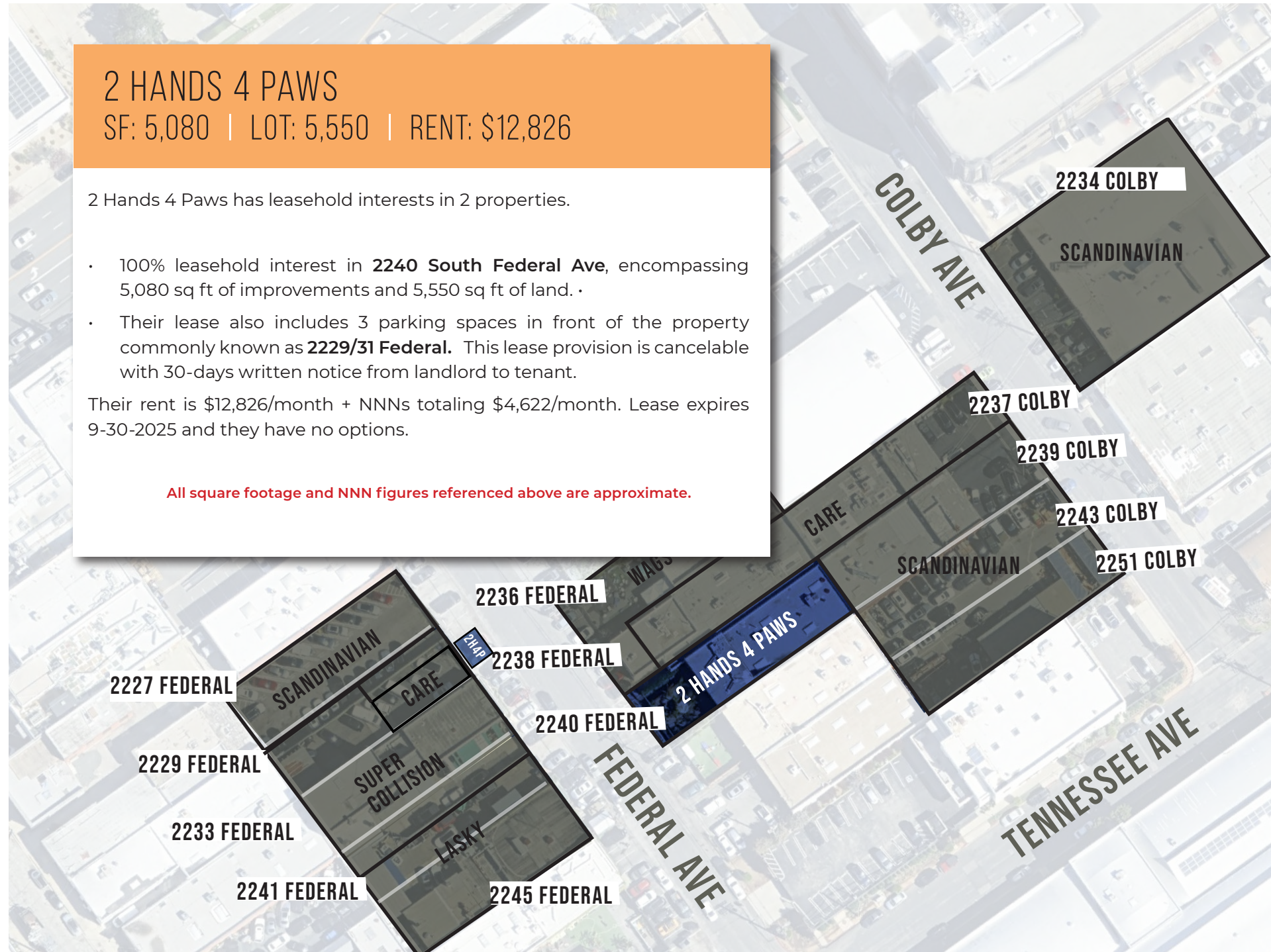
SF: 5,080 | LOT: 5,550 | RENT: \$12,826

2 Hands 4 Paws has leasehold interests in 2 properties.

- 100% leasehold interest in **2240 South Federal Ave**, encompassing 5,080 sq ft of improvements and 5,550 sq ft of land.
- Their lease also includes 3 parking spaces in front of the property commonly known as **2229/31 Federal**. This lease provision is cancelable with 30-days written notice from landlord to tenant.

Their rent is \$12,826/month + NNNs totaling \$4,622/month. Lease expires 9-30-2025 and they have no options.

All square footage and NNN figures referenced above are approximate.



# SUPER COLLISION CENTER

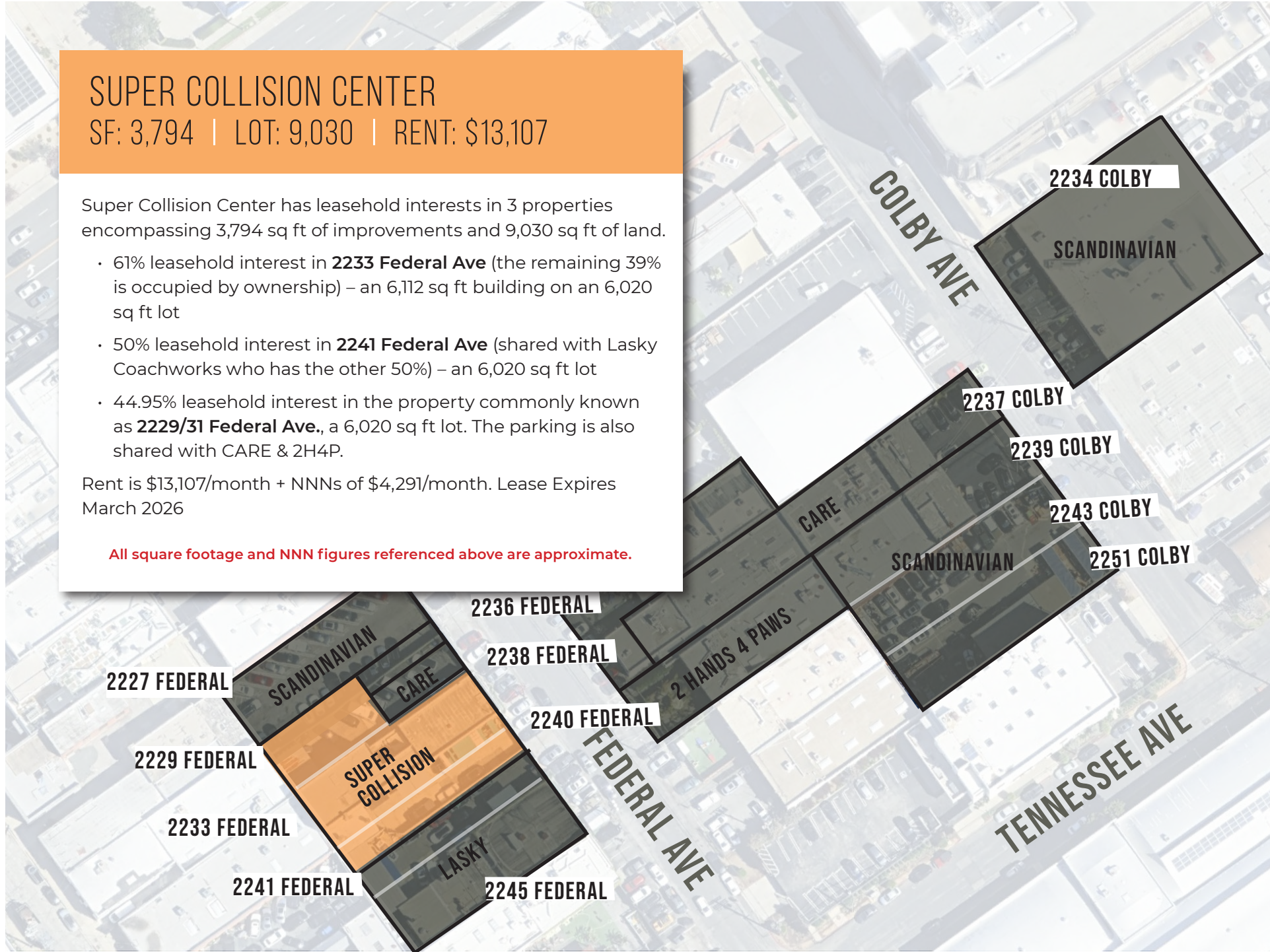
SF: 3,794 | LOT: 9,030 | RENT: \$13,107

Super Collision Center has leasehold interests in 3 properties encompassing 3,794 sq ft of improvements and 9,030 sq ft of land.

- 61% leasehold interest in **2233 Federal Ave** (the remaining 39% is occupied by ownership) – an 6,112 sq ft building on an 6,020 sq ft lot
- 50% leasehold interest in **2241 Federal Ave** (shared with Lasky Coachworks who has the other 50%) – an 6,020 sq ft lot
- 44.95% leasehold interest in the property commonly known as **2229/31 Federal Ave.**, a 6,020 sq ft lot. The parking is also shared with CARE & 2H4P.

Rent is \$13,107/month + NNNs of \$4,291/month. Lease Expires March 2026

All square footage and NNN figures referenced above are approximate.



# LASKY COACHWORKS

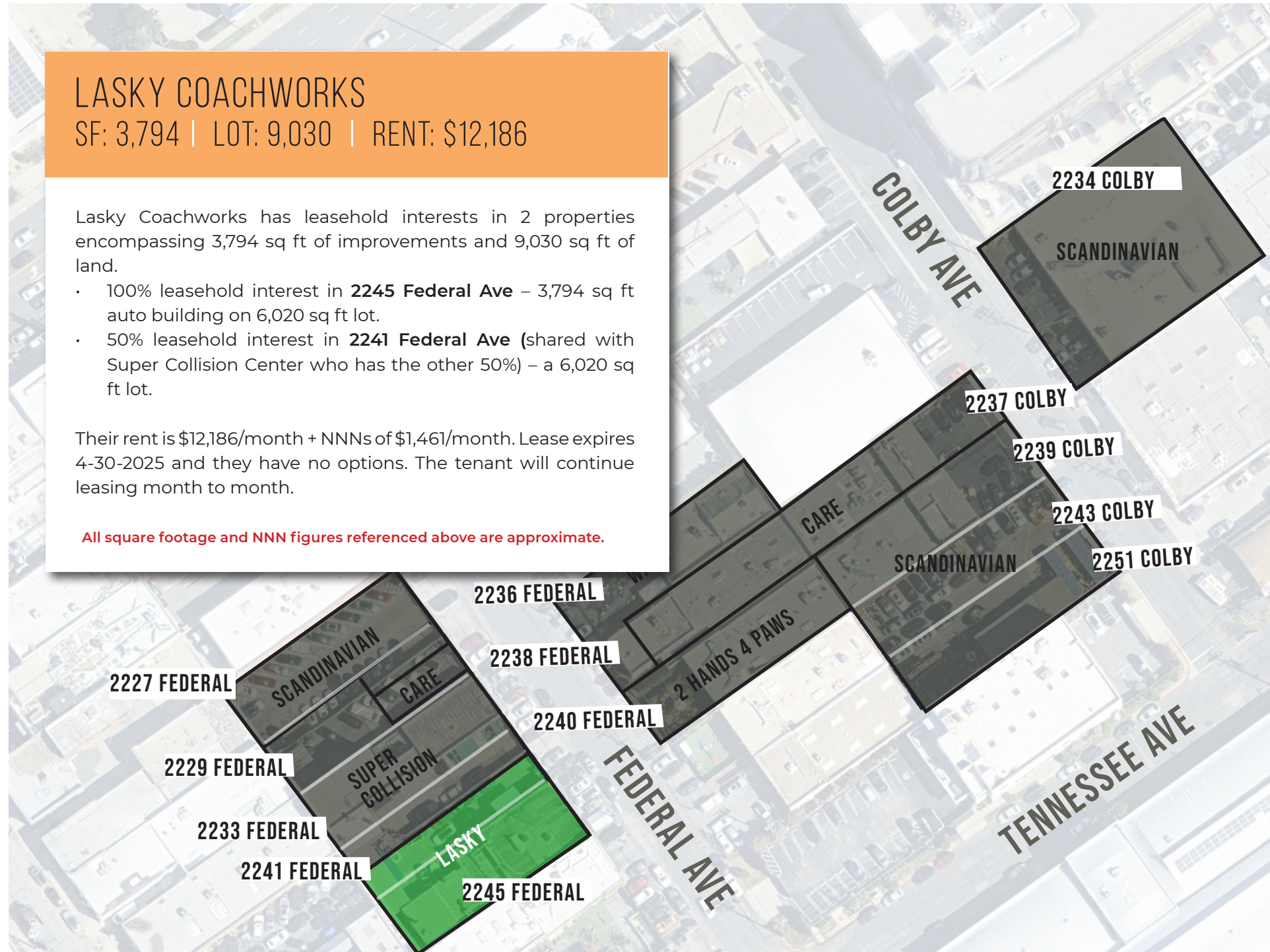
SF: 3,794 | LOT: 9,030 | RENT: \$12,186

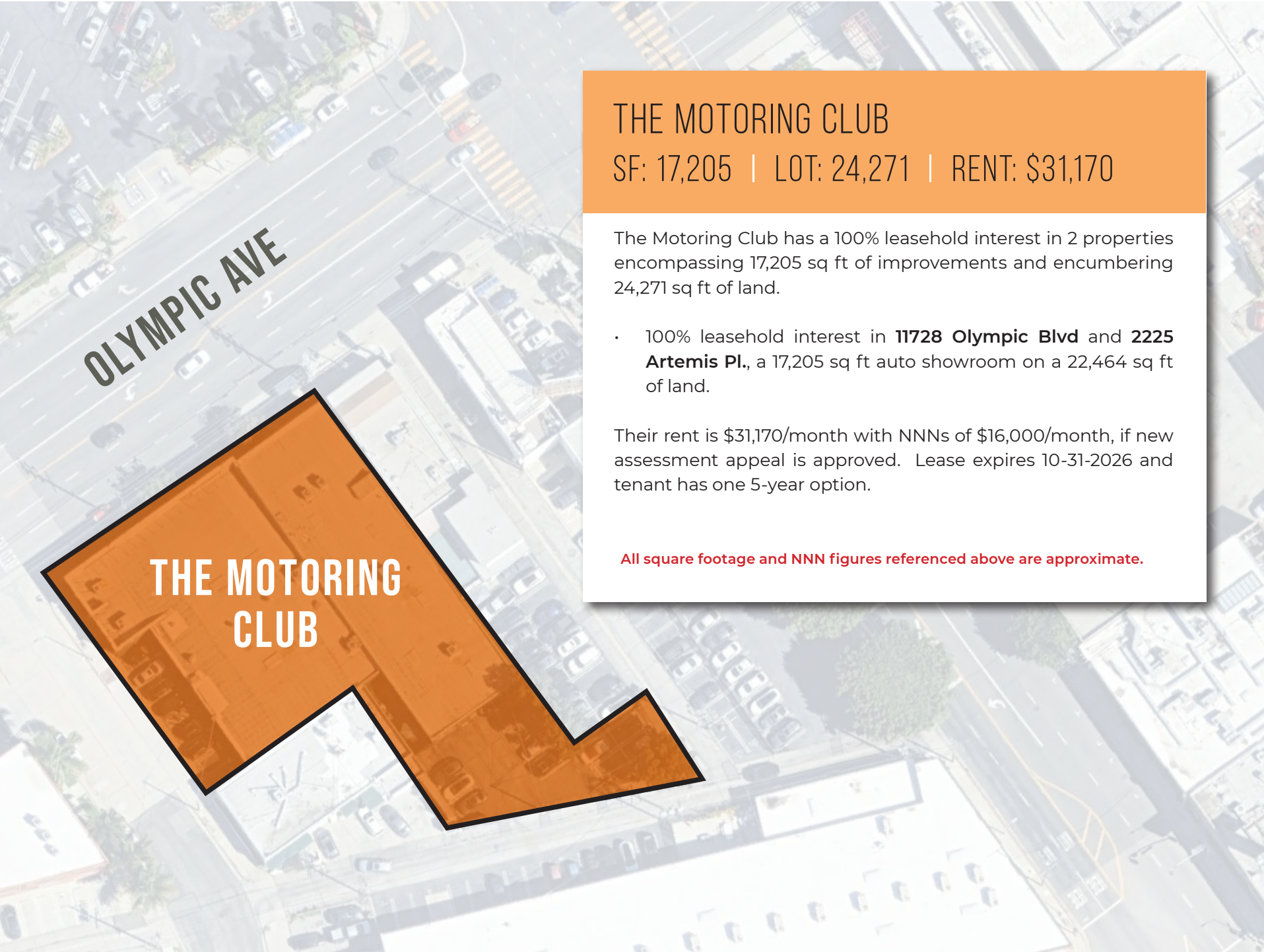
Lasky Coachworks has leasehold interests in 2 properties encompassing 3,794 sq ft of improvements and 9,030 sq ft of land.

- 100% leasehold interest in **2245 Federal Ave** – 3,794 sq ft auto building on 6,020 sq ft lot.
- 50% leasehold interest in **2241 Federal Ave** (shared with Super Collision Center who has the other 50%) – a 6,020 sq ft lot.

Their rent is \$12,186/month + NNNs of \$1,461/month. Lease expires 4-30-2025 and they have no options. The tenant will continue leasing month to month.

All square footage and NNN figures referenced above are approximate.





## THE MOTORING CLUB

SF: 17,205 | LOT: 24,271 | RENT: \$31,170

The Motoring Club has a 100% leasehold interest in 2 properties encompassing 17,205 sq ft of improvements and encumbering 24,271 sq ft of land.

- 100% leasehold interest in **11728 Olympic Blvd** and **2225 Artemis Pl.**, a 17,205 sq ft auto showroom on a 22,464 sq ft of land.

Their rent is \$31,170/month with NNNs of \$16,000/month, if new assessment appeal is approved. Lease expires 10-31-2026 and tenant has one 5-year option.

*All square footage and NNN figures referenced above are approximate.*



# LOCATION OVERVIEW



## LOCATION OVERVIEW

### A Prime Westside Opportunity

Situated in the heart of West Los Angeles, Sawtelle is a thriving and strategically located neighborhood offering a high-demand commercial and industrial market. Known for its strong economic foundation, diverse business landscape, and exceptional connectivity, Sawtelle presents an ideal opportunity for investors looking to acquire a portfolio in a premier location.

With proximity to major employment hubs, including Silicon Beach, Century City, and Santa Monica, Sawtelle benefits from consistent demand across multiple industries, including tech, media, e-commerce, and logistics. The area's industrial sector remains resilient, supported by Los Angeles' booming economy and the increasing need for flexible warehouse, distribution, and production spaces.



## LOCATION OVERVIEW

**Strategic Location** – Core Westside Location – Positioned near major freeways, transit options, and high-density commercial districts, ensuring ease of access for businesses and employees.

**Strong Industrial & Commercial Demand** – The Westside’s industrial real estate market is highly competitive, with low vacancy rates and rising rental values.

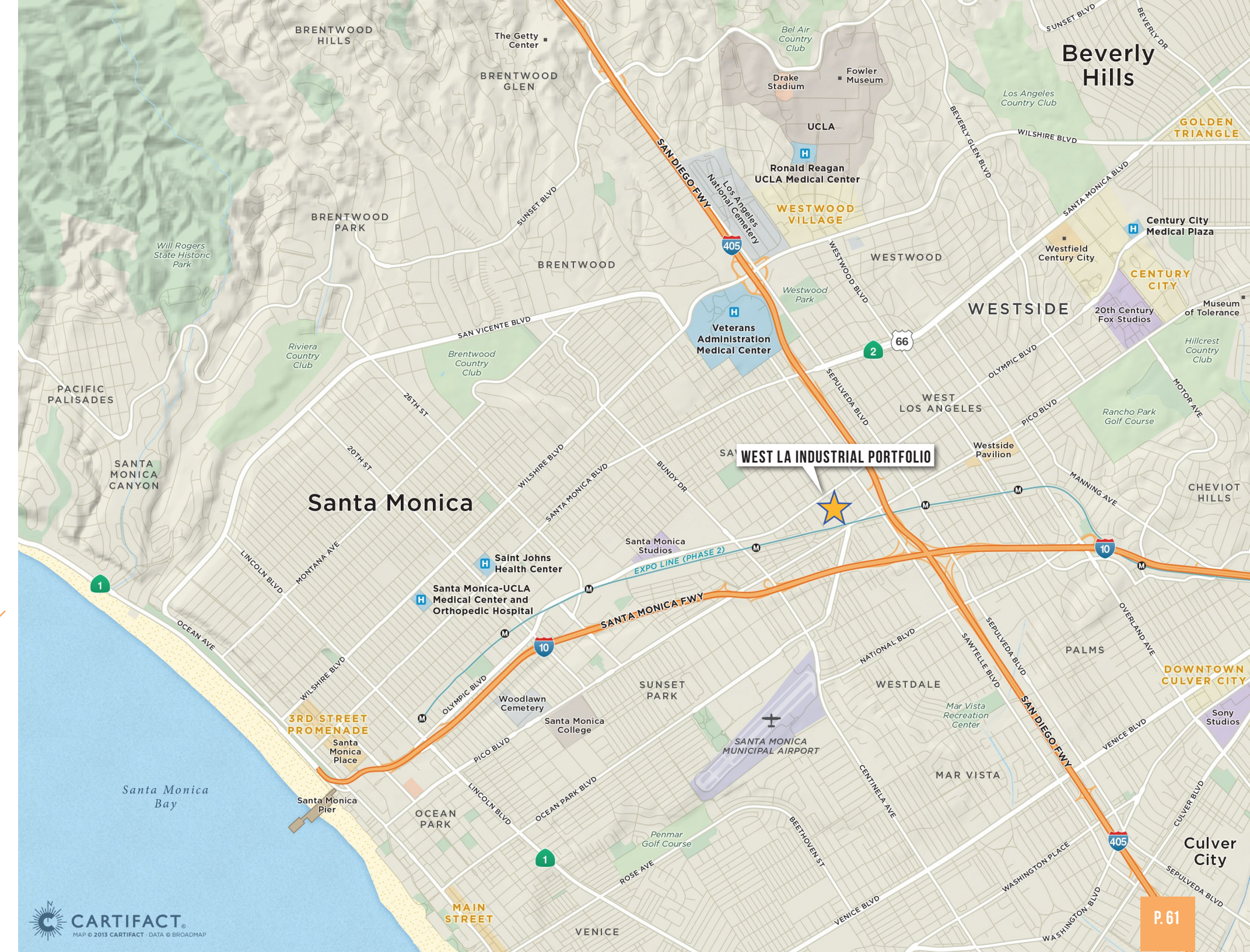
**Proximity to Top Employers** – Located near key business centers like Santa Monica, Beverly Hills, and Century City, attracting a skilled workforce and strong tenant base.

**Excellent Transit & Freeway Access** – Conveniently connected via the 405 and 10 Freeways, with Metro E Line (Expo Line) access at Palms Station, offering seamless transportation between Downtown LA and Santa Monica.

**Diverse Business Ecosystem** – Home to a mix of industrial, retail, and office spaces, creating a dynamic and high-growth investment environment.

**Westside Economic Strength** – With over 52 million square feet of rentable office space, the area remains a major force in the Southern California economy, ensuring long-term stability and appreciation.

*West LA’s strategic location, strong market fundamentals, and industrial growth potential make this portfolio acquisition an exceptional opportunity for investors seeking long-term value and high returns in the Los Angeles commercial real estate market with development opportunity.*

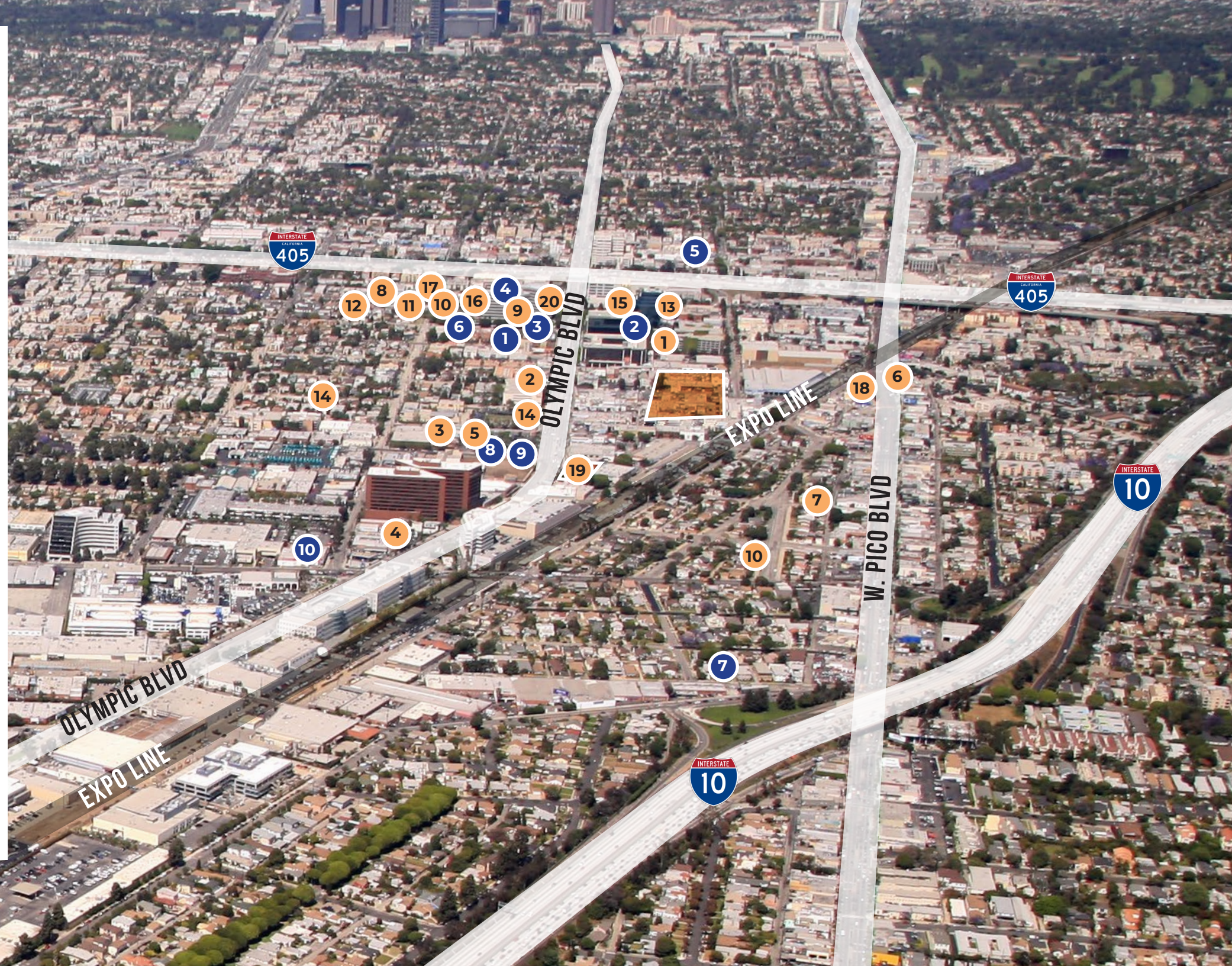


### Restaurants (top 20)

- 1 Il Moro Restaurant
- 2 MoguMogu West LA
- 3 Starbucks
- 4 The Coffee Bean & Tea Leaf
- 5 Angeles Tacos
- 6 Sorry Not Sorry
- 7 The Talpa Restaurant & Bar
- 8 BBQ Chicken Sawtelle
- 9 Black Sheep Burgers
- 10 Marugame Udon
- 11 Hermanito
- 12 Dong Ting Noodle
- 13 El Super Taco
- 14 Dunkn'
- 15 Organico
- 16 Torisoba Sumiya
- 17 Seoul Tofu
- 18 The Rosegold Salsoon
- 19 Motoring Coffee
- 20 Tatsu Ramen

### Shopping

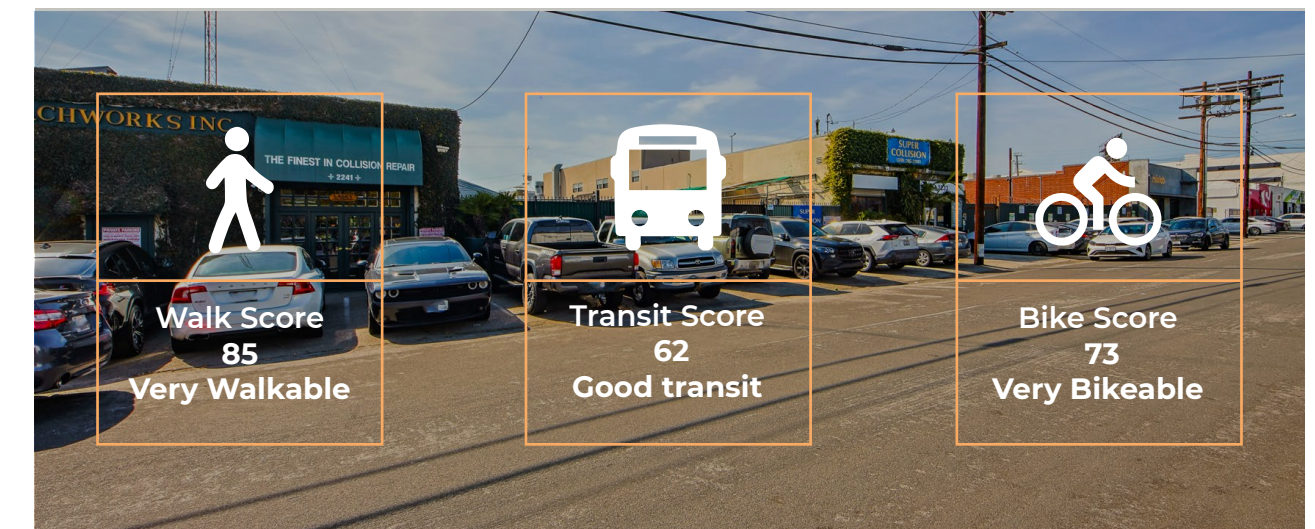
- 1 Michaels
- 2 Best Buy
- 3 Marshalls
- 4 Home Goods
- 5 Smart & Final
- 6 Daiso
- 7 Marukai Market
- 8 Ralphs
- 9 Trader Joes
- 10 Staples



## LOCAL AMENITIES

Nestled in the heart of West Los Angeles, West LA Portfolio benefits from a prime location surrounded by an abundance of local amenities. The property is just minutes from Sawtelle Boulevard's vibrant restaurant row, home to some of LA's most popular eateries including Tsujita LA, Daikokuya, and Kato, offering everything from casual bites to award-winning fine dining. A variety of cafés, bakeries, and juice bars are also within walking distance, making this a highly desirable area for professionals and visitors alike.

The neighborhood also offers convenient access to boutique fitness studios, grocery stores such as Trader Joe's and Whole Foods, and national retailers like Target. Just a short drive from major hubs like Brentwood, Santa Monica, and Century City, the property is easily accessible via the 10 and 405 Freeways, with close proximity to public transit. With a walkable, amenity-rich environment and strong local demand, this location is ideal for tenants seeking both convenience and connectivity in one of LA's most dynamic submarkets.



# ECONOMIC IMPACT OF SILICON BEACH IN WEST LOS ANGELES

## Booming Job Market

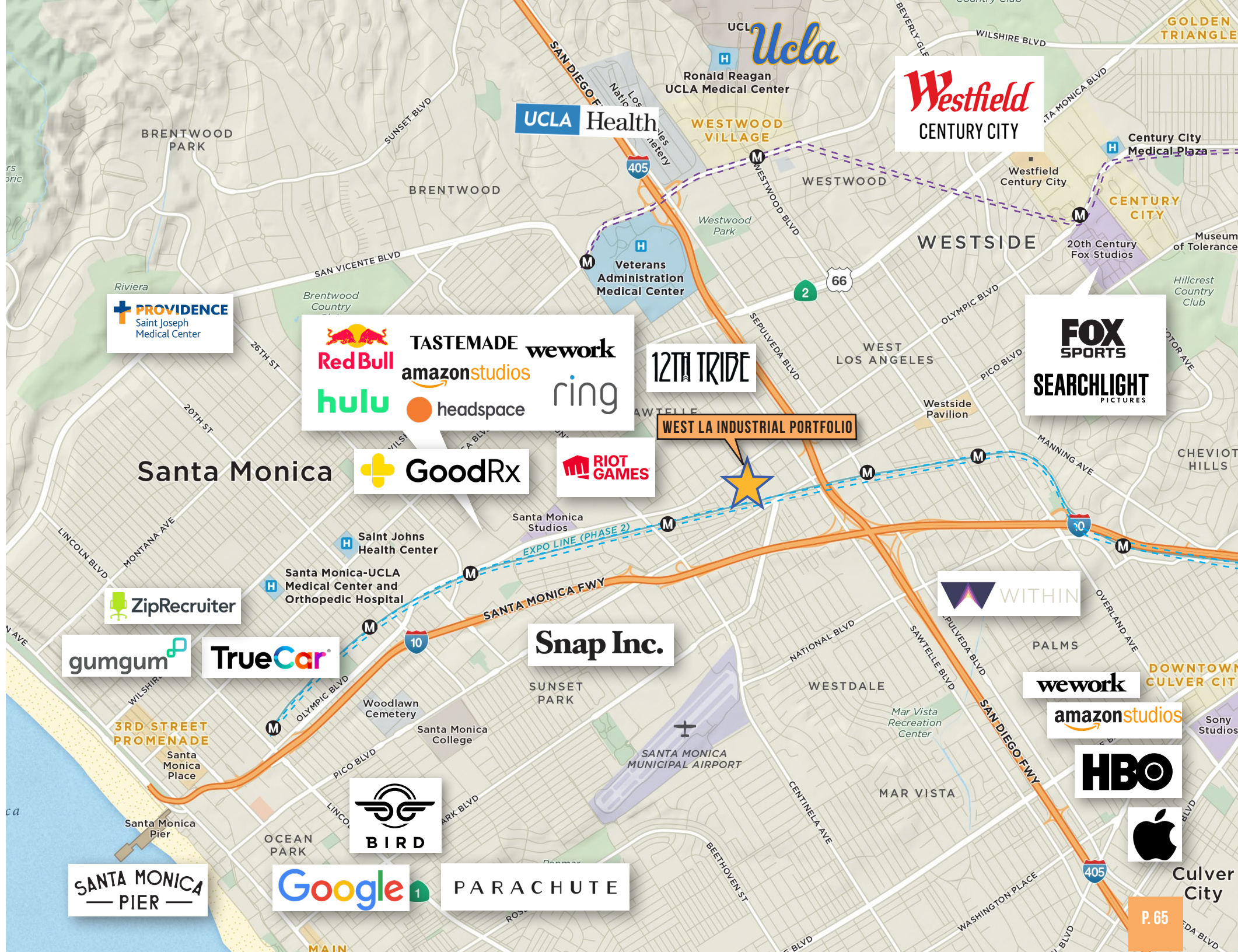
Silicon Beach has rapidly emerged as a major hub for job creation in Los Angeles. The region is home to leading tech firms, innovative startups, and digital media companies, employing thousands in fields such as software development, marketing, design, and business operations. This dynamic job market fuels both local and regional economic growth.

## Innovation & Entrepreneurship

As a thriving tech ecosystem, Silicon Beach fosters cutting-edge innovation and entrepreneurship. The area's talent pool is driving advancements in technology, digital media, and AI, leading to the launch of groundbreaking products and services. Investors and business leaders recognize Silicon Beach as a key player in shaping the future of technology.

## Real Estate Expansion & Demand

The rapid growth of Silicon Beach has led to substantial real estate development, with a surge in modern office spaces, co-working hubs, and high-end residential projects. This ongoing expansion has stimulated the construction industry, generating new jobs and increasing demand for commercial and industrial properties.





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