



Downtown Los Angeles

Echo Park

**2511-2517 W. SUNSET BLVD.
LOS ANGELES, CA**

Silver Lake

W Sunset Blvd

N Coronado St

N Rampart Blvd

N Benton Way



Mixed-Use Development Site
±123 Residential Units & ±12,000 SF of Retail
±0.62 Acres of Land – TOC Tier 3 – Desirable Silver Lake Location

www.2511-Sunset.com



Hollywood

Los Feliz

Silver Lake

Sunset Junction
Warby Parker

Sweetgreen

Vive la tarte
Heyday Silver Lake

Night+Market Song
Muddy Paw Coffee Silverlake

Alfred Coffee Silverlake

Silverlake Ramen
Van Leeuwen Ice Cream
Osen Izakayas
The Thirsty Cow
Flore Vegan

Diablo

Los Globos

Silverlake Lounge

WOOD Silver Lake
Pizza & Pasta

The Bar Method
Same Same Thai
La Pergoletta on Sunset
Pho Cafe

Khun May Ploy
Thai Cuisine

Donut Farm
Freedman's

N Benton Way

Foresta Boutique
LA Thai Bodyworks

**2511-2517 W. SUNSET BLVD.
LOS ANGELES, CA**

N Rampart Blvd

Sunset Bazaar
The Social Type

W Sunset Blvd

Cuscatleca Bakery
Marielas Tacos

N Coronado St



**Downtown
Los Angeles**

Koreatown

Silver Lake



N Coronado St

N Rampart Blvd

N Benton Way

W Sunset Blvd

Sunset Bazaar
The Social Type

Foresta Boutique
LA Thai Bodyworks

Cuscatleca Bakery
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Donut Farm
Fredman's

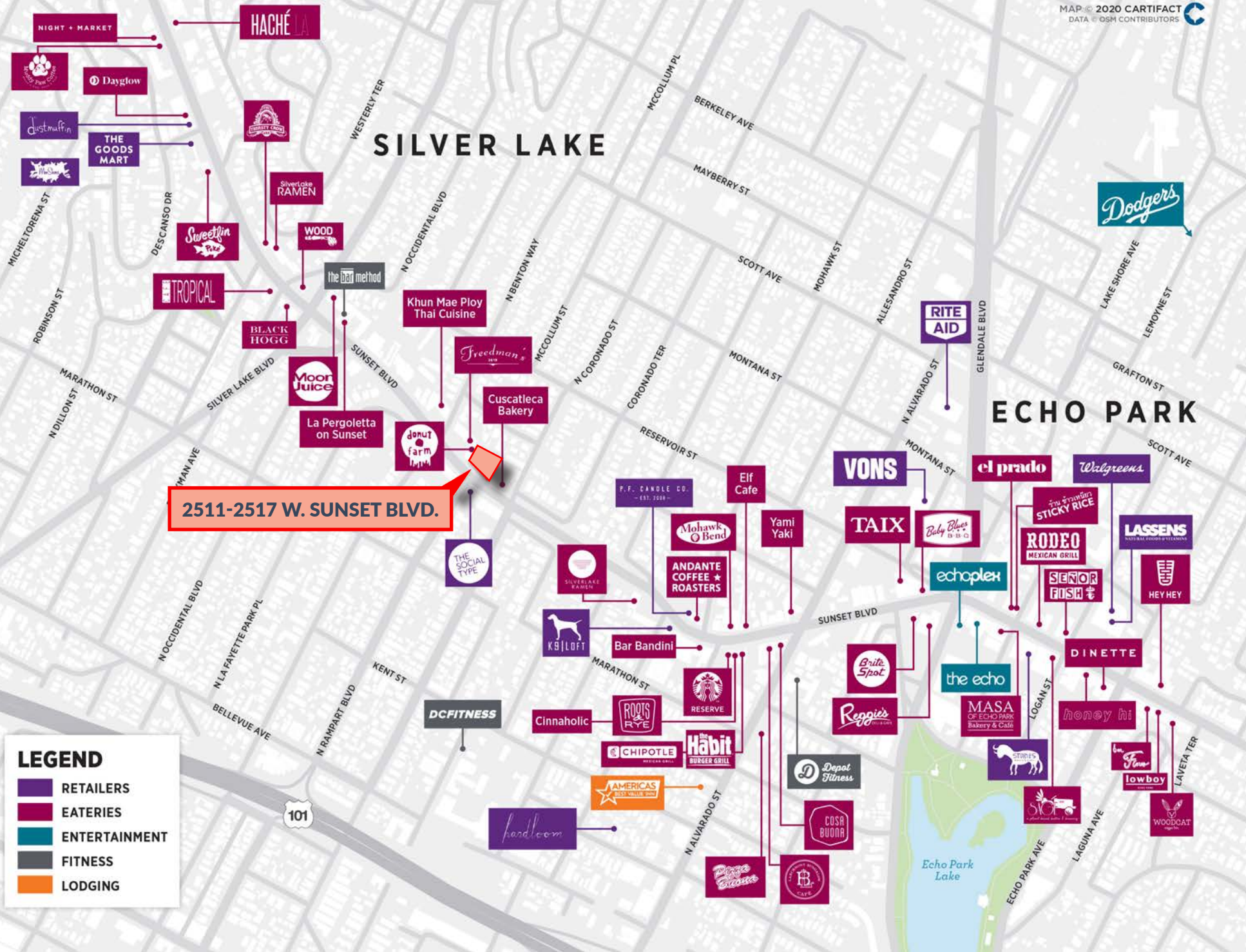
Khun May Ploy
Thai Cuisine

**2511-2517 W. SUNSET BLVD.
LOS ANGELES, CA**





**2511-2517 W. SUNSET BLVD.
LOS ANGELES, CA**

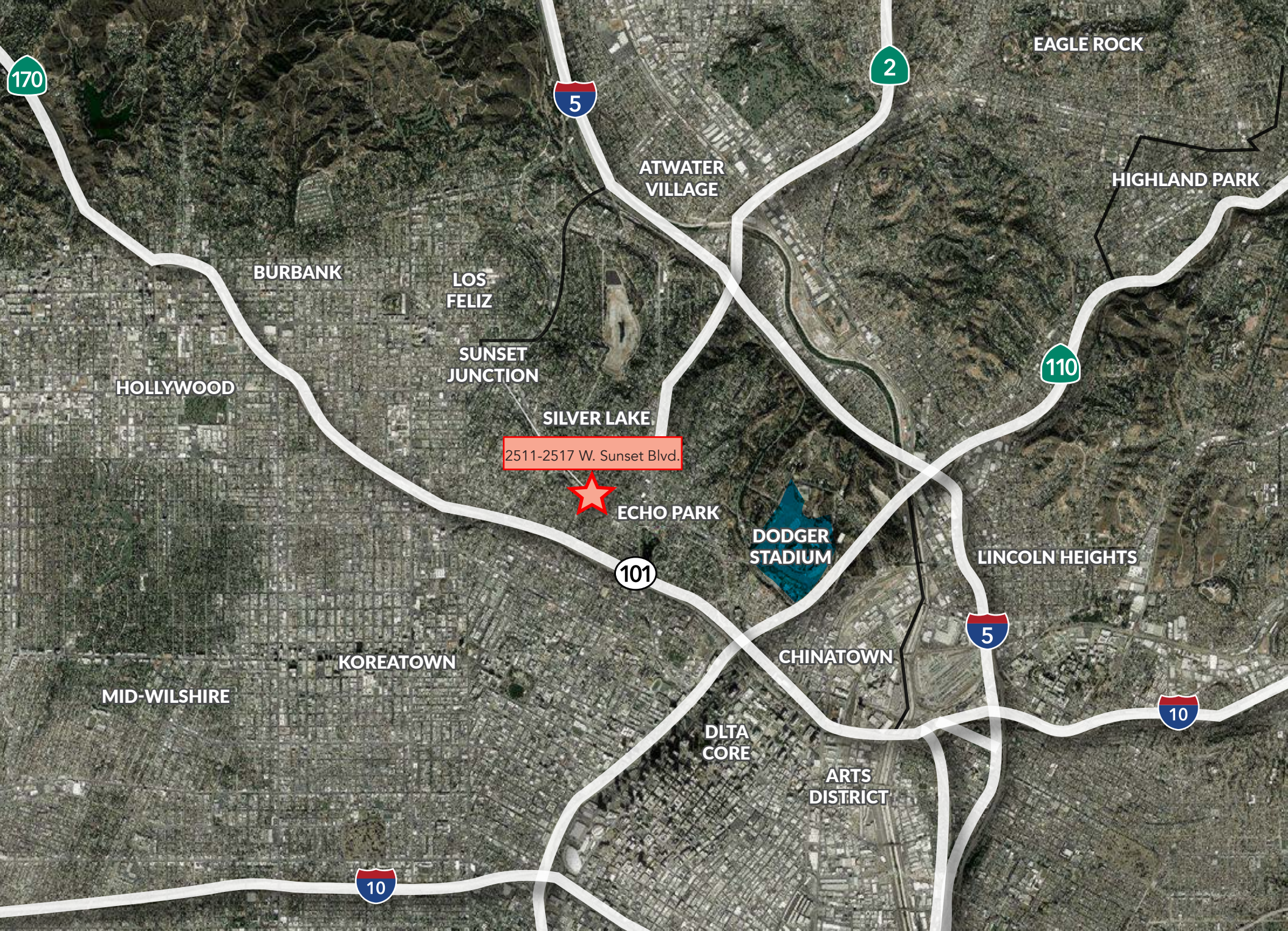


2511-2517 W. SUNSET BLVD.

LEGEND

- RETAILERS
- EATERIES
- ENTERTAINMENT
- FITNESS
- LODGING

2511-2517 W. SUNSET BLVD.



2511-2517 W. SUNSET BLVD.

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2511 - 2517 W Sunset Blvd.

Los Angeles, CA

Downtown Los Angeles

Echo Park

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**PROPERTY
DESCRIPTION**

The Opportunity

CBRE, as exclusive advisor, is pleased to present a mixed-use development opportunity located on iconic West Sunset Boulevard, in the desirable Silver Lake neighborhood of Los Angeles. Utilizing TOC Tier 3 benefits, **2511-2517 West Sunset Boulevard** is suitable for the development of up to 123 units and $\pm 12,000$ square feet of retail space. The property is comprised of ± 0.62 acres of land.

The site boasts ± 218 feet of frontage along world-famous West Sunset Boulevard. The existing improvements consist of a neighborhood supermarket, a small recycling facility and a surface parking lot. There are five tenants total who, combined, pay $\pm \$166,884$ annually on modified gross leases. Three tenants are on month-to-month leases. The billboard tenant's lease expires in January of 2023 and the supermarket tenant's lease expires in January of 2024.

Straddling the trendy neighborhoods of Silver Lake and Echo Park, **2511-2517 West Sunset Boulevard** provides a developer with a unique opportunity to employ TOC incentives to deliver a significant number of residential units in a very desirable submarket, as well as to capitalize on the incredible retail demand in the area.

2511-2517 West Sunset Boulevard is offered to the market on an unpriced basis.

www.2511-Sunset.com



Investment Highlights



Surrounded by retail rents as high as **\$9.54/SF NNN**



36,049 cars per day at W. Sunset Blvd. & N. Rampart Ave.



Only **4.3%** housing vacancy in Northeast Los Angeles submarket



Located in **Silver Lake**, and near **Echo Park**



Less than 4 miles from **Downtown Los Angeles**

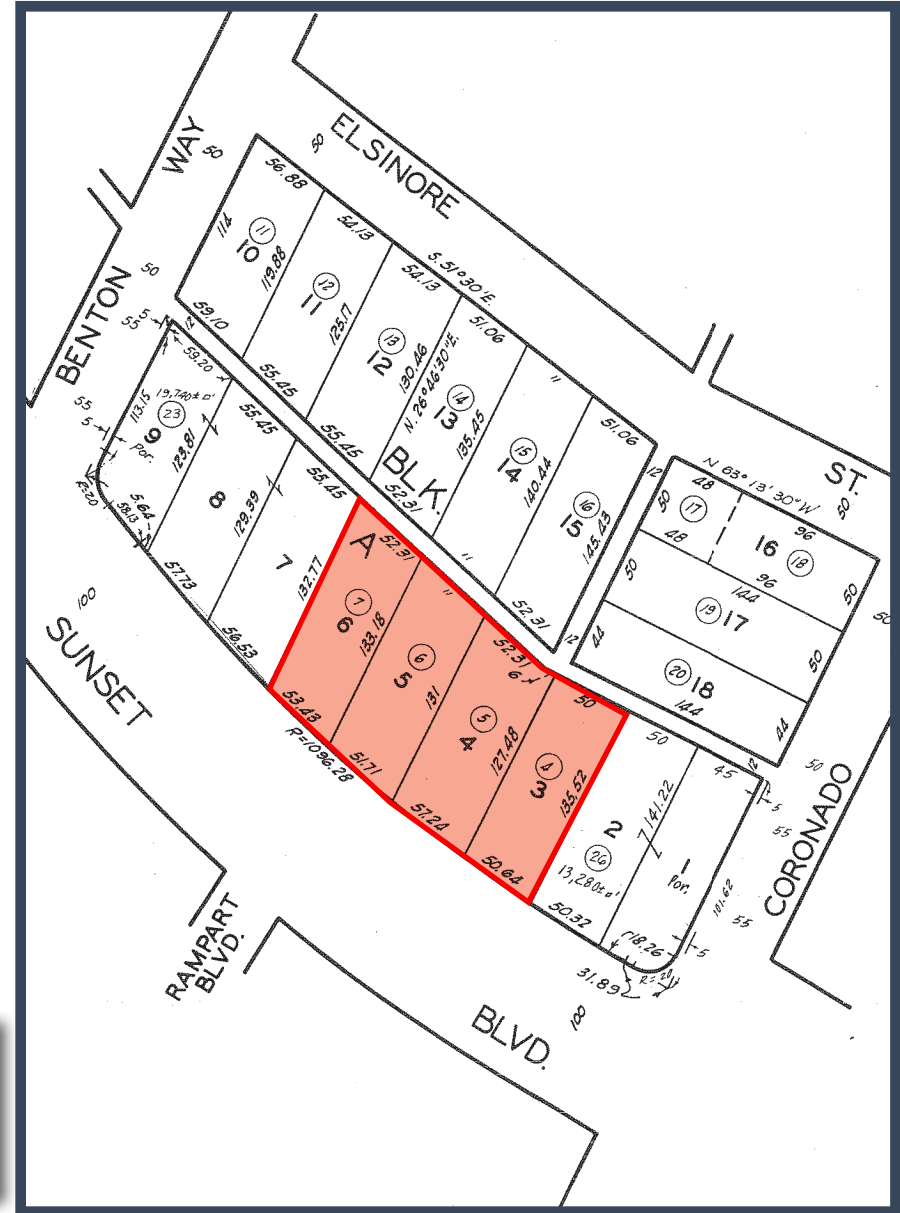


88 WalkScore out of 100



Property Information

Addresses	2511-2517 W. Sunset Blvd. Los Angeles, CA 90026
Assessor Parcel Number	5402-015-004 5402-015-005 5402-015-006 5402-015-007
Lot Size	±27,176 or ±0.62 Acres
Zoning	[Q] C2-1VL
Frontage	±218 Ft along Sunset Blvd.
Existing Building Size	±4,336 SF
Entitled	No
Council District	CD 13 - Mitch O'Farrell



±36,049 cars per day at the signalized intersection of N. Rampart Blvd. and W. Sunset Blvd.

Rent Roll

As of January 2021

Address	Tenant	Monthly Rent	Deposit	Lease Type	Lease Expiration	Notes
2511 Sunset Blvd	Grocer	\$7,337	\$5,000	Modified Gross*	1/1/2024	No Renewal Option
2517 Sunset Blvd	Recycling	\$3,000	\$0	Modified Gross**	M-T-M	No Renewal Option
2517 Sunset Blvd	Food Truck 1	\$1,500	\$0	Modified Gross	M-T-M	No Renewal Option
2517 Sunset Blvd	Food Truck 2	\$2,000	\$0	Modified Gross	M-T-M	No Renewal Option
2517 Sunset Blvd	Billboard	\$570	\$0	Modified Gross	1/2023	No Renewal Option
Total		\$14,407	\$5,000			

* Trash, cleaning and landscaping on common area paid by tenant;

** Tenant shall pay all charges for water, sewer, gas, electricity, telephone and other services and utilities used by Tenant on the Property during the term of this Lease unless otherwise expressly agreed in writing by Landlord. In the event that any utility or service provided to the Property is not separately metered, Landlord shall pay the amount due and separately invoice Tenant for Tenant's pro rata share of the charges.



2511 - 2517 W Sunset Blvd.

Los Angeles, CA

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Silverlake

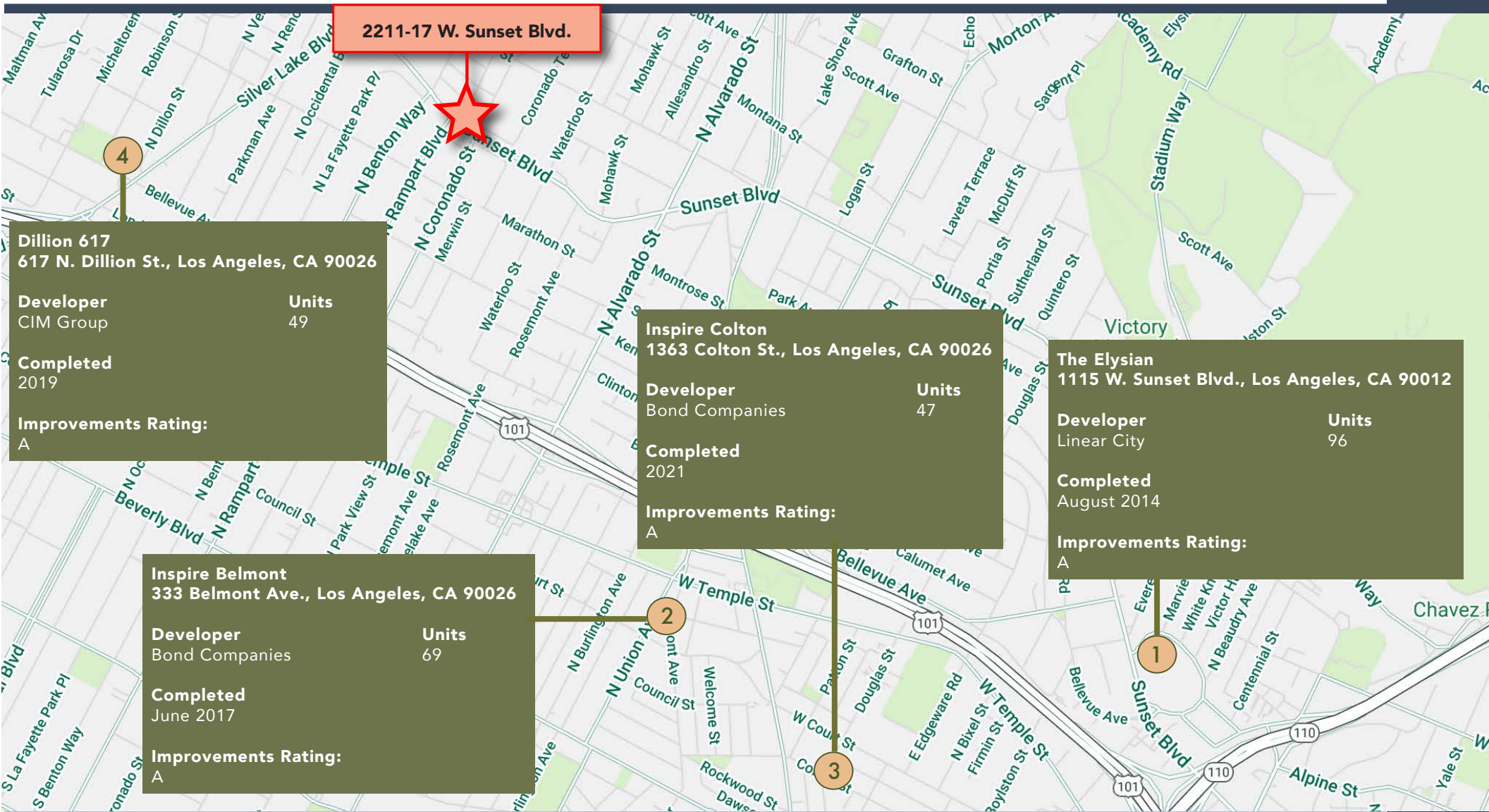
W Sunset Blvd

N Benton Way



**RENT AND SALES
COMPARABLES**

Multifamily Rent Comparables



2511-2517 W. SUNSET BLVD.

Multifamily Rent Survey

1



The Elysian – 1115 W. Sunset Blvd., Los Angeles, CA 90012

Developer Linear City	Units 96	Common Area Amenities: Controlled Access, Fitness Center, Business Center, Clubhouse, Rental Office - Stand Alone
Completed Date August 2014	Occupancy 95.8%	Parking: Total Parking - 138 Spaces, Covered Parking Is Available For An Additional \$125 Per Month, Parking Type - Above Ground and Subterranean
Improvements Rating A		Apartment Interior Amenities: W/D Hook-Ups, Internet Access, Optional Monitored Security, Above Standard Ceiling Height, Microwave Ovens

Unit Type	Unit Count	% of Total	Size (SF)		Actual Rent	
			Unit	Total SF	Total	SF
Studio	25	26.04%	728	18,188	\$3,551	\$4.88
One Bedroom	42	43.75%	880	36,954	\$3,219	\$3.66
Two Bedroom/Two Bath	13	13.54%	892	11,596	\$3,995	\$4.48
Three Bedroom/Three Bath	3	3.13%	1,483	4,449	\$6,502	\$4.38
Penthouse - Two Bedroom/Two Bath	13	13.54%	1,213	15,770	\$5,761	\$4.75
Total/Average	96	100%	906	86,957	\$3,857	\$4.26

Source: Yardi

Multifamily Rent Survey Detail



Inspire Belmont – 333 Belmont Ave., Los Angeles, CA 90026

Developer Bond Companies **Units** 69 **Common Area Amenities:** Controlled Access, Fitness Center, Clubhouse, Spa, Rental Office - Stand Alone

Completed Date June 2017 **Occupancy** 100% **Parking:** Total Parking - 138 Spaces, Covered Parking Is Available For An Additional \$75-\$125 Per Month, Parking Type - Subterranean

Improvements Rating A **Apartment Interior Amenities:** Washer/Dryer In All Units, Above Standard Ceiling Height, Microwave Ovens In All Units, High Speed Internet Access

Unit Type	Unit Count	% of Total	Size (SF)		Actual Rent	
			Unit	Total SF	Total	SF
Studio	27	39.13%	463	12,511	\$2,226	\$4.81
One Bedroom	19	27.54%	701	13,322	\$2,727	\$3.92
Two Bedroom/One and Three Quarter Bath	13	18.84%	1,051	13,666	\$3,664	\$3.49
Three Bedroom/One and Three Quarter Bath	4	5.80%	1,226	4,904	\$5,029	\$4.10
Penthouse	1	1.45%	503	503	\$2,494	\$4.96
Penthouse - One Bedroom/One Bath	1	1.45%	804	804	\$3,338	\$4.15
Penthouse - One Bedroom/Loft/One and Three Quarter Bath	1	1.45%	928	928		
Penthouse - Two Bedroom/Loft/One and Three Quarter Bath	1	1.45%	1,142	1,142	\$4,385	\$3.84
Penthouse - Three Bedroom/One and Three Quarter Bath	1	1.45%	1,158	1,158	\$6,995	\$6.04
Penthouse - Three Bedroom/Loft/One and Three Quarter Bath	1	1.45%	1,436	1,436	\$6,758	\$4.71
Total/Average	69	100%	730	50,374	\$3,132	\$4.07

Source: Yardi

Multifamily Rent Survey Detail

3



Inspire Colton – 1363 S . Colton St., Los Angeles, CA 90026

Developer Bond Companies **Units** 69 **Common Area Amenities:** CControlled Access, Fitness Center, Rooftop Deck with Barbecue

Completed Date 2021 **Occupancy** 92% **Parking:** Covered Parking Is Available For An Additional \$150 Per Month

Improvements Rating A **Apartment Interior Amenities:** Washer/Dryer In All Units, Quartz Countertops, Stainless Steel Appliances, Balcony, Downtown Views

Unit Type	Avg SF	Unit Count	%of Total	Avg Actual Rent	Avg Actual Rent PSF
All Studios	557	6	12.8%	\$2,945	\$5.29
All 1 Beds	652	38	80.9%	\$2,606	\$3.99
All 3 Beds	1,328	3	6.3%	\$4,714	\$3.55
TOTALS/AVERAGE	683	47	100.0%	\$2,784	\$4.07

Source: CoStar

Multifamily Rent Survey

4



Dillon617 – 617 N Dillon St, Los Angeles, CA 90026

Developer CIM	Units 49	Common Area Amenities: Dog Washing Station, Yoga and Fitness Studio with Outdoor Terrace
Completed Date 2019	Occupancy 100%	Parking: Parking Is Available For An Additional \$100 Per Month, Parking Type - Subterranean
Improvements Rating A	Apartment Interior Amenities: W/D in All Units, Additional Temperature-Controlled Storage, Hardwood Flooring Throughout, Keyless Entry and Nest Thermostats, Spacious Walk-In Closets in Select Units	

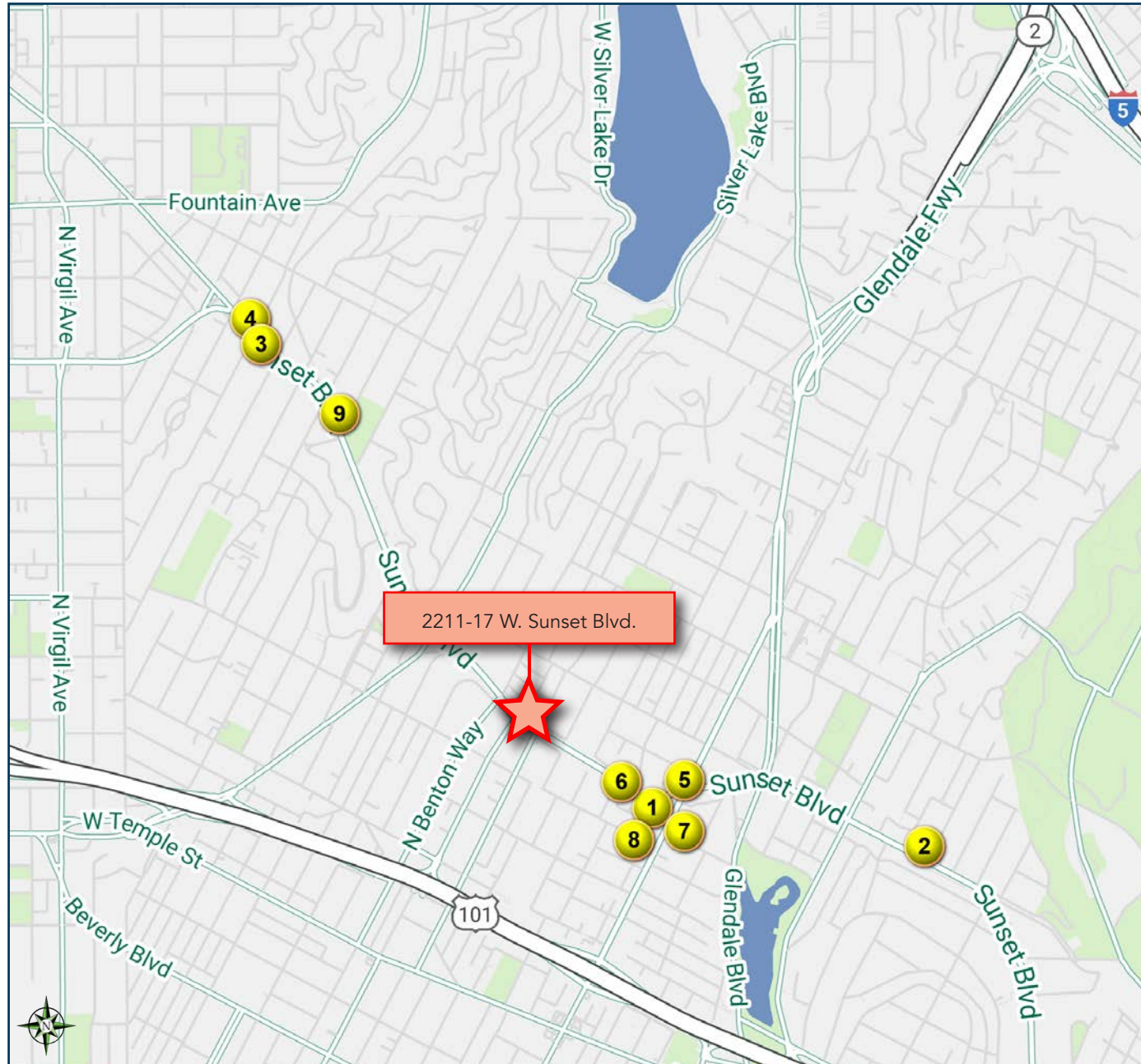
Unit Type	Avg SF	Unit Count	%of Total	Avg Asking Rent	Avg Asking Rent PSF
All Studios	539	8	16.3%	\$2,012	\$3.73
All 1 Beds	710	11	22.4%	\$2,682	\$3.78
All 2 Beds	900	27	55.1%	\$3,269	\$3.63
All 3 Beds	1,230	3	6.1%	\$4,000	\$3.25
TOTALS/AVERAGE	818	49	100.0%	\$2,977	\$3.64

Source: CoStar

Selected Retail Comparables




Legend

-  Subject Property
-  Starbucks
-  Sixty Four & Hope
-  EVI Enterprises
-  Shake Shack
-  Cinnaholic
-  P.F. Candle Co.
-  Verizon
-  The Habit Burger
-  3511-17 W. Sunset Blvd.



2511-2517 W. SUNSET BLVD.

Selected Area Retail Rents

	Photo	Tenant	Address	Leased SF	Monthly Rent/SF	Annual Rent/SF	Lease Type	Sign Date
1		Starbucks	2134 W. Sunset Blvd., #G	2,423	\$9.54	\$114.42	NNN	Sep 2017
2		Sixty Four & Hope	1485 W. Sunset Blvd.	2,573	\$9.25	\$111.00	NN	"Feb 2022 Starting Rent"
3		EVI Interprises	3909 W. Sunset Blvd.	2,470	\$8.00	\$96.00	NNN	Sep 2011

Source: CoStar

You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.




Selected Area Retail Rents

	Photo	Tenant	Address	Leased SF	Monthly Rent/SF	Annual Rent/SF	Lease Type	Sign Date
4		Shake Shack	3903 W. Sunset Blvd.	4,180	\$7.86	\$94.32	NNN	Oct 2021
5		Cinnaholic	2134 W. Sunset Blvd., #E	729	\$7.47	\$89.61	NNN	Sep 2017
6		P.F. Candle Co.	2213 W. Sunset Blvd.	724	\$7.25	\$87.00	NNN	Jun 2018

Source: CoStar

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Selected Area Retail Rents

Photo	Tenant	Address	Leased SF	Monthly Rent/SF	Annual Rent/SF	Lease Type	Sign Date
	Verizon	2112 W. Sunset Blvd., #H	1,392	\$7.16	\$85.89	NNN	Apr 2018
	The Habit Burger	2134 W. Sunset Blvd., #A	2,210	\$7.00	\$84.00	NNN	Dec 2017
	3511-3517 W. Sunset Blvd.	3511-3517 W. Sunset Blvd.	1,429	\$7.00	\$84.00	NNN	Available

Source: CoStar

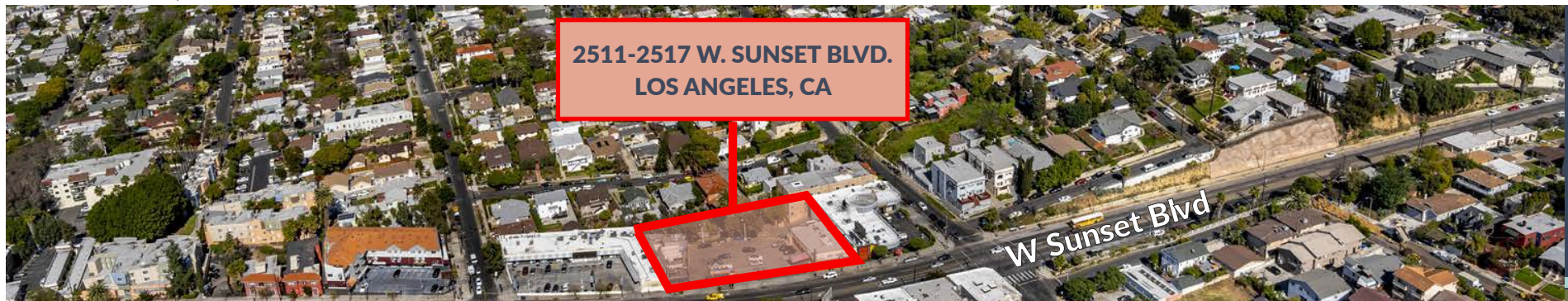
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Select Multifamily Sold Comparables

Criteria: Properties Located in LA County, 50 units or more,
 Built 2000 or Later, Sold for \$600 PSF or Greater, From Jan 2019- March 2022
 Source: CoStar & RCA, Sorted by Price Per Square Foot

Property Address	City	Zip	Units	Sale Price	CAP	\$/Unit	\$/SF	Bldg SF	Built	Date
1040 Glendon Ave*	Los Angeles	90024	350	\$307,924,574	3.20%	\$879,784	\$895	343,949	2008	06/07/19
442 W Ocean Blvd	Long Beach	90802	94	\$48,500,000	-	\$515,957	\$758	64,000	2019	02/17/22
1522 Gordon St	Los Angeles	90028	299	\$79,400,000	-	\$649,271	\$738	263,000	2020	10/27/21
639 N Fairfax Ave	Los Angeles	90036	63	\$36,000,000	-	\$571,429	\$730	49,338	2018	12/18/19
755 S Spring St*	Los Angeles	90014	275	\$199,625,000	-	\$725,909	\$705	283,351	2018	07/02/19
318 W Wilson Ave	Glendale	91203	164	\$90,700,000	3.90%	\$553,049	\$704	128,790	2018	03/15/21
678 E Walnut St	Pasadena	91101	173	\$98,100,000	-	\$567,052	\$672	145,931	2016	06/15/21
130 S Sepulveda Blvd	Los Angeles	90049	59	\$40,250,000	3.30%	\$682,203	\$657	61,295	2011	12/20/19
1230 S Olive St	Los Angeles	90015	362	\$180,100,000	4.54%	\$497,514	\$654	275,341	2017	01/14/19
275 W Lexington Dr	Glendale	91203	494	\$290,000,000	3.27%	\$587,045	\$632	458,600	2019	03/31/21
732 S Spring St*	Los Angeles	90014	300	\$203,500,000	-	\$678,333	\$618	329,487	2018	07/02/19
168 W Green St	Pasadena	91105	340	\$237,000,000	3.35%	\$697,059	\$614	385,765	2015	06/15/21
635 S Hobart Blvd*	Los Angeles	90005	159	\$88,500,000	-	\$556,604	\$612	144,530	2008	11/08/21
1333 S Orange Grove Ave	Los Angeles	90019	61	\$55,000,000	-	\$901,639	\$612	89,887	2020	05/12/21
435 W Los Feliz Rd	Glendale	91204	220	\$118,500,000	4.00%	\$538,636	\$611	193,953	2018	11/14/19
2867 Sunset Pl	Los Angeles	90005	60	\$29,250,000	4.77%	\$487,500	\$608	48,089	2018	10/31/19
12540 Crenshaw Blvd	Hawthorne	90250	230	\$144,000,000	-	\$626,087	\$600	240,000	2021	12/01/21
7141-7155 Santa Monica Blvd	West Hollywood	90046	166	\$103,200,000	-	\$621,687	\$600	172,000	2016	08/30/19

*Part of Multi-Property Sale



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N Coronado St

Silverlake

W Sunset Blvd

N Benton Way



AREA OVERVIEW



Silver Lake

A short three-mile drive from Downtown Los Angeles along iconic Sunset Boulevard, Silver Lake is well known as a mecca for hipsters, artists, foodies and boutique shoppers, and is often described as the Brooklyn of Los Angeles. Residents of Silver Lake are diverse, with a unique mix of celebrities, creative types, urban professionals and families.

The neighborhood has a rich history, starting with the film industry – Walt Disney built his first large studio here, Tom Mix had his studio nearby, and the numerous "hidden staircases" provided backdrops for many films, including Laurel and Hardy's film, *The Music Box*. Over the past 20 years, this central LA neighborhood has transitioned from urban grit to sophisticated chic, while retaining an authentic

vibe that is diverse and eclectic. Silver Lake was recently voted the Hippest Neighborhood in Los Angeles by Forbes magazine.

Adjacent neighborhoods Echo Park, Atwater Village, East Hollywood and Elysian Heights have experienced significant redevelopment, partly due to spillover from Silver Lake.

Silver Lake/Echo Park Restaurants and Retail



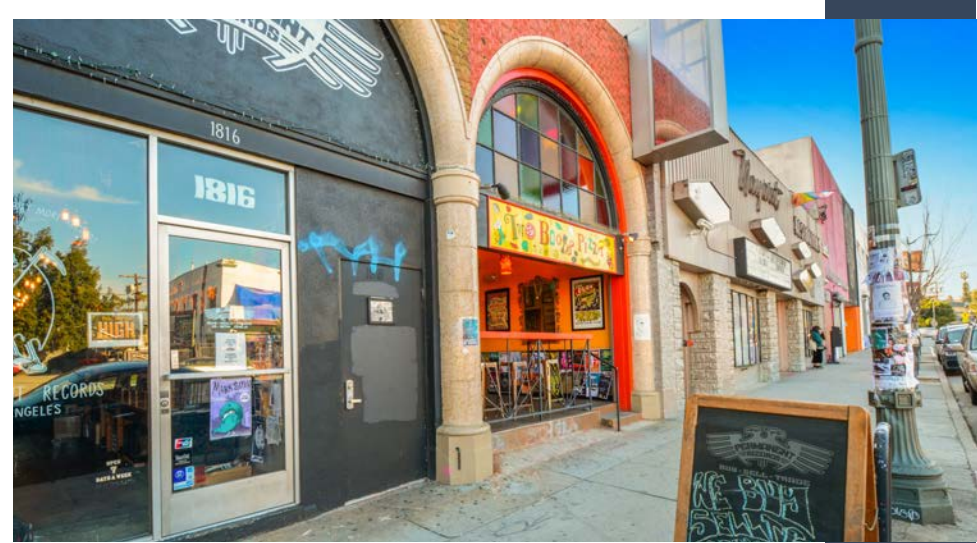
2511-2517 W. SUNSET BLVD.

Echo Park

The neighborhood of Echo Park is centered around the lake of the same name. In 2013, Echo Park Lake re-opened to the public following a \$45 million renovation. Local residents can enjoy pedal boating among the lotus flowers that bloom on the lake in addition to 16-acres of recreation. Every Friday the SEE-LA Echo Park Farmer's Market is held at Logan Street and W. Sunset Blvd., just north of the park.

W. Sunset Blvd. in Echo Park is home to a multitude of trendy bars such as Bar Bandini, bar-arcades such as Button Mash, and well-known indie music venues The Echo and Echoplex, which draw crowds of music through out the week. Restaurants options range from Mexican vegan eatery Sage Vegan Bistro, to Taix French, a family-owned restaurant opened in 1927. Alongside third-wave coffee shops such as Andante Coffee Roasters, there is the newly opened Starbucks Reserve, a high-end, immersive coffee concept.

Echo Park combines the best of urban living, being both a highly walkable vibrant neighborhood while also conveniently located to Downtown Los Angeles, Dodger Stadium, Silver Lake, Los Feliz, and Hollywood.

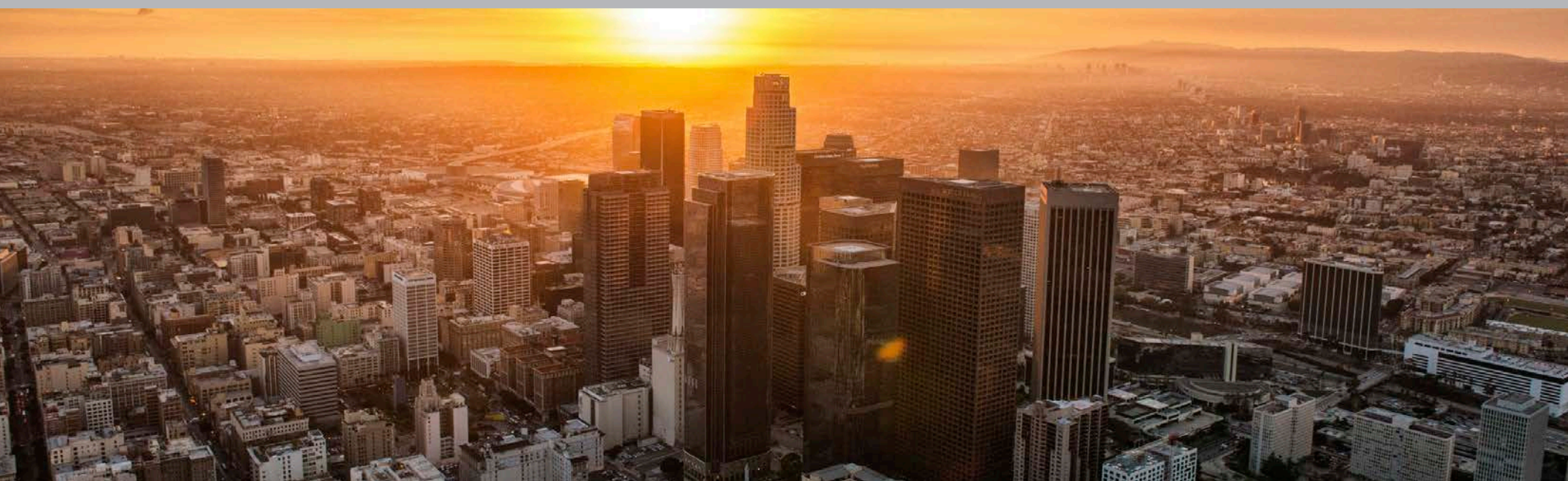


Downtown Los Angeles

The renaissance of Downtown Los Angeles that began in the late 1990's has attracted over \$17.3 billion of investment. The transformation continues today with many historic buildings having been converted into lofts, new mid- and high-rise residential buildings being built, and numerous retail businesses and restaurants choosing to locate in Downtown.

Downtown Los Angeles is well-served by the freeway network and is bounded by the Los Angeles River to the east, 101 Hollywood Freeway to the north, the 10 Santa Monica Freeway on the south and just west of the 110 Harbor Freeway on the west. It is the hub of the METRO, a network of six separate lines (the Blue, Red, Purple, Green, Gold and Expo Lines) serving 80 stations through out LA County. At 87 miles, it is the second largest light rail system in the United States.

The diverse districts of Downtown Los Angeles each have distinct characteristics and amenities. Downtown's employers, including multinational corporations AECOM, AEG and Ernst & Young, are located in the Financial District. South Park is the location of the LA Convention Center, the Staples Center (recently renamed the Crypto.com Arena) and the L.A. Live entertainment complex. The city's major art institutions, among them the Walt Disney Concert Hall and the Broad Museum, are located along Grand Avenue in the Civic Center neighborhood which also includes City Hall. A former industrial area, today the Arts District is home to the Southern California Institute of Architecture (SCI-ARC) along with a multitude of art galleries, photography studios, and video and media companies including Warner Music Group which recently relocated its headquarters to the Arts District.





CRYPTO.COM ARENA & L.A. LIVE

Crypto.com Arena, formerly known as the Staples Center, is home to the Los Angeles Lakers (basketball), Los Angeles Clippers (basketball), Los Angeles Kings (hockey), and the Los Angeles Sparks (women's basketball). This world-class arena hosts over 270 events a year and over four million visitors annually. The adjacent LA Live campus boasts the JW Marriott and Ritz Carlton hotel, Microsoft Theater, 18 restaurants, 3 night clubs, the Grammy Museum and a 14-screen Regal Cinema.

THE MUSIC CENTER

The Music Center is Los Angeles' performing arts destination. The campus consists of the Dorothy Chandler Pavilion (LA Opera), Ahmanson Theatre, Mark Taper Forum (Center Theatre Group), and the Frank Gehry-designed Walt Disney Concert Hall (Los Angeles Philharmonic and Los Angeles Mater Chorale). The Music Center also programs and manages Grand Park, a 12-acre greenspace located adjacent to the campus. The Music Center brings the world's greatest artistic programs and events to Los Angeles, in addition to free community events, festivals, outdoor concerts and arts education.



THE BROAD

Located adjacent to the Walt Disney Concert hall, The Broad is Los Angeles' newest art museum. The \$140-million museum was financed by philanthropist Eli Broad, after who it is named, and houses the Broad art collection. Admission to the museum's permanent collection is free. The Broad's permanent exhibits include works by Cindy Sherman, Jeff Koons, Roy Lichtensteinn and Andy Warhol. The museum was opened in September 2015 and attracted over 700,000 visitors in its first year.



GRAND CENTRAL MARKET

Grand Central Market has been in continuous operation since it first opened in 1917. Up to the early 2000's, the market consisted primarily of grocers, butchers and delicatessens serving local residents. The renaissance of Downtown Los Angeles, and the recent food hall trend sweeping the U.S. has transformed the 30,000-square foot arcade in to a culinary destination. Grand Central Market gained national recognition when it was nominated for Best New Restaurant in 2014 by Bon Appetit Magazine. The market's 35+ food stalls along with three produce markets reflect the vibrant and diverse culture of Los Angeles.

FIGAT7TH

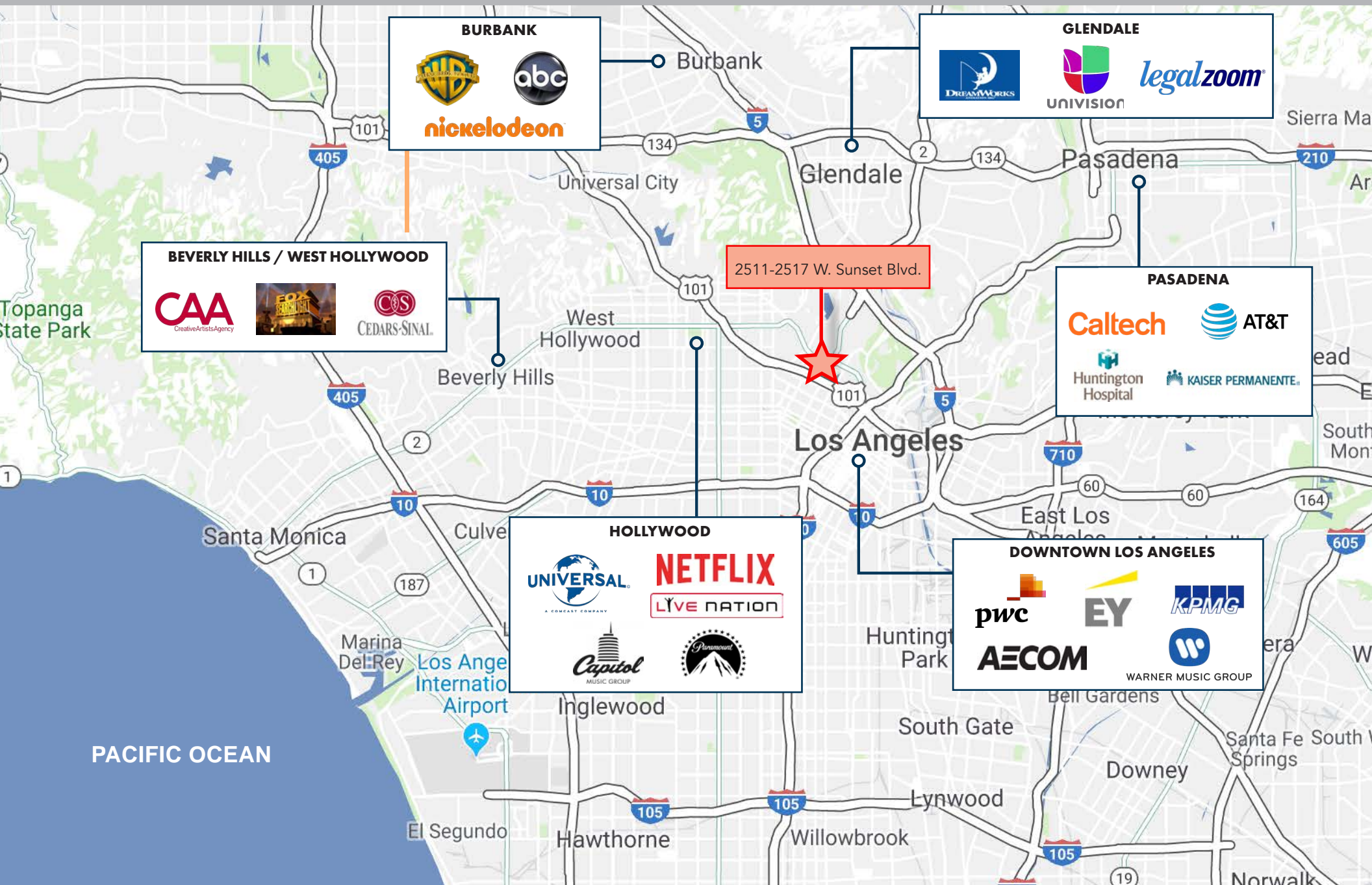
Reopened in late 2012 after a \$40 million makeover, FIGat7th is an open-air shopping mall located in the Financial District. Notable tenants include City Target, Nordstrom Rack, Zara, Sunglass Hut, H&M, MAC Cosmetics and L'Occitane. The center also features numerous restaurant and eatery options including California Pizza Kitchen, Loteria Grill, Morton's Steakhouse, Mendocino Farms, Sprinkles Cupcakes, City Tavern, and Starbucks.



THE BLOC

In 2013, The Ratkovich Company acquired the dated Macy's Plaza for \$241 million, which included the retail portion (Macy's, Express, Bath and Body Works, LA Fitness) as well as the 23-story, 485-room Sheraton hotel and the 33-story, 700 South Flower office tower. Ratkovich spent \$180 million in renovations to the entire complex, transforming it into a premium shopping, dining, business, and leisure destination in the heart of downtown's Financial District. The development is directly connected to the heavily-travelled 7th & Metro subway station.

Nearby Employment Centers



2511-2517 W. SUNSET BLVD.

Employers within 5 Miles

	Employer	Employees
1	LAC & USC Medical Center	8,000
2	Kasier Permanente Los Angeles Medical Center	6,060
3	Paramount Pictures Corp	3,000
4	Ernst & Young	2,000
5	Southern California Gas Company	2,000
6	PWC	1,700
7	Good Samaritan Hospital	1,300
8	KPMG	1,300
9	Blue Shield of California	1,000
10	Gibson Dunn & Crutcher LLP	1,000

* Drivetimes shown without traffic from 2225 W. Sunset Blvd.

2511-2517 W. SUNSET BLVD.

HOLLYWOOD 🚗 4 min drive*

Home of the motion picture, radio and television industry, Paramount, Viacom, Capitol Records, the Academy of Motion Picture Arts and Sciences, and Technicolor are all located in Hollywood. Netflix relocated to Hollywood in 2017 and continues to expand its footprint, claiming 1.5 million SF of space in existing assets or developments underway.

DOWNTOWN LOS ANGELES 🚗 8 min drive*

Downtown Los Angeles has over 30.0 million square feet of office space and nearly 500,000 employees. Downtown is home to some of the largest employers in the Greater Los Angeles region, including multinational corporations such as AEG, AECOM, Ernst & Young and Warner Music Group and companies such as Wedbush Securities, City National Bank and Oaktree Capital Management.

GLENDALE 🚗 10 min drive*

Downtown Glendale has 6.7 million square feet of office space, with some of the largest employers in the region such as Nestle USA headquarters, Whole Foods Western headquarters, DreamWorks Animation SKG, The Walt Disney Company, Citibank, Avery Dennison, LegalZoom.com, Unum Group, HealthNet, Allstate, and United Healthcare.

BEVERLY HILLS/CENTURY CITY 🚗 16 min drive*

Beverly Hills is one of the most celebrated and in-demand destinations in the world. With an economy near \$20 billion annually, Beverly Hills ranks first among mid-to-large sized cities in the United States for retail sales per capita. Some of Los Angeles' largest private equity and venture capital firms are located in Beverly Hills. Neighboring Century City is home to 20th Century Fox and the Creative Artists Agency.

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an Affiliate) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the Property), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (Owner) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented as is without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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