

11705

NATIONAL BOULEVARD

OFFERING MEMORANDUM



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CONFIDENTIALITY & DISCLAIMER

This Memorandum contains confidential information provided by PAR Commercial regarding the property located at 11705-11711 National Boulevard and 2855 S. Barrington Avenue. It is intended solely for your limited use in determining whether you wish to express interest in the Property.

This Memorandum contains selected information and does not purport to be all-inclusive or to contain all the information a prospective purchaser may need or desire. The information has been obtained from sources we believe to be reliable, but PAR Commercial has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm the information within this Memorandum. PAR Commercial, the Owner, and their respective affiliates, agents, and representatives disclaim any and all liability for the accuracy or completeness of this Memorandum or any other written or oral communication transmitted or made available to you.

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This Memorandum does not constitute an offer to sell, nor a solicitation of an offer to buy, the Properties in any jurisdiction in which such offer or solicitation is not authorized.

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11705 NATIONAL BLVD | LOS ANGELES, CA 90064

PROPERTY OVERVIEW



IRREPLACEABLE REAL ESTATE! PREMIER LOCATION! A+ NATIONAL TENANT!

Positioned at the highly visible corner of National Boulevard and South Barrington Avenue in West Los Angeles, this retail and office center offers investors an exceptional opportunity in one of the city's most desirable submarkets and includes a 3,287 square foot creative office space located on the 2nd floor available to an owner/user. The property encompasses approximately 21,985 square feet of land with 8,576 square feet of gross leasable area across two addresses. With 31 parking spaces and a building FAR of 0.39 on C2-1VL zoned land, the center provides significant value-add potential for future development. The strategic location benefits from strong demographics, high traffic counts, and proximity to major employers, entertainment venues, and affluent residential neighborhoods. This turnkey investment combines immediate cash flow with long-term upside in one of Los Angeles' most resilient retail corridors.

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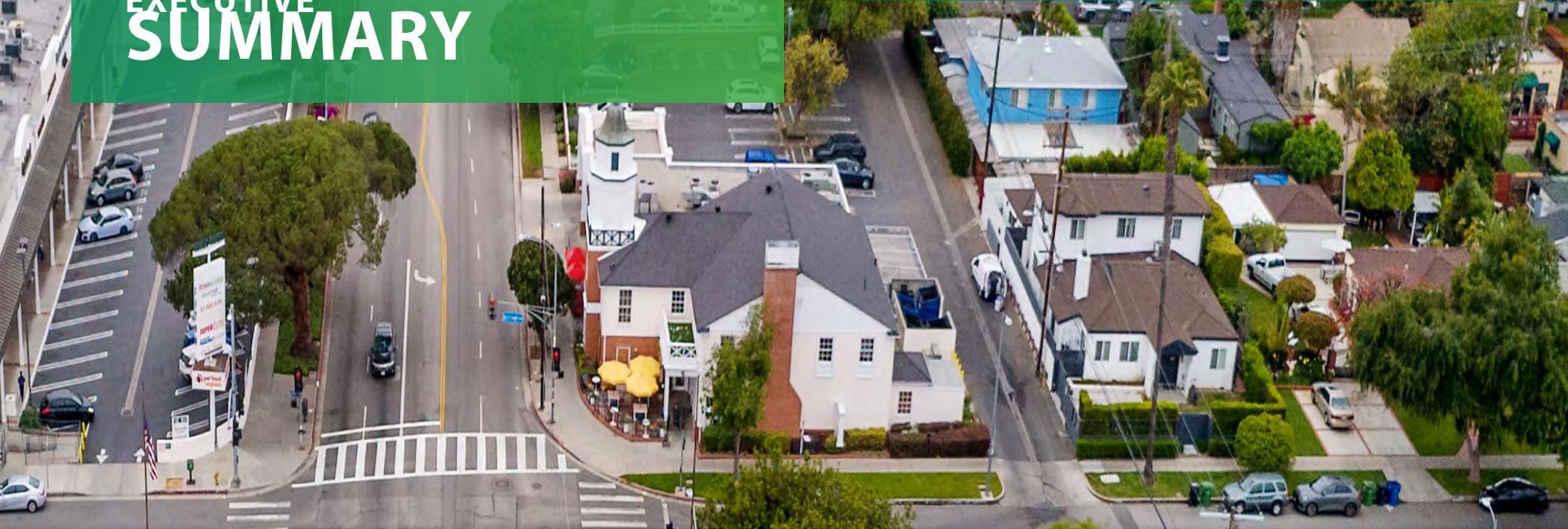
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EXECUTIVE SUMMARY



PURCHASE PRICE
\$8,700,000.00

NET OPERATING INCOME (NOI)
\$434,758.20

**BASED ON 100% OCCUPANCY AND CURRENT OPERATING EXPENSES*

GLA:	Approximately 8,576 SF
Current Occupancy:	62%
Lot Size:	Approximately 21,985 SF
Parking Stalls:	31 Total Spaces
Building FAR:	.39
Zoning:	C2-1VL
Parcel:	4257-011-025

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COMMUNITY OVERVIEW



Mar Vista is a vibrant Westside neighborhood where residential charm meets urban energy. This diverse community blends single-family homes with walkable retail corridors, attracting young professionals, families, and established residents who value convenience and connectivity.

Strategically positioned near UCLA, Westwood, and Sawtelle’s celebrated Japantown, West LA offers metropolitan access with distinct local character. The area’s professional workforce reflects Los Angeles’ multicultural tapestry, with residents in their late 30s forming a dynamic mix of renters and homeowners across diverse ethnic and linguistic backgrounds.

Community appeal centers on exceptional lifestyle amenities: abundant parks and green spaces provide recreation, while Santa Monica Mountains trails and beaches lie minutes away. Sawtelle Boulevard’s culinary scene and the Santa Monica/Pico corridors deliver premier dining and shopping, creating a neighborhood identity defined by both cultural richness and everyday convenience.

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PLAT MAP

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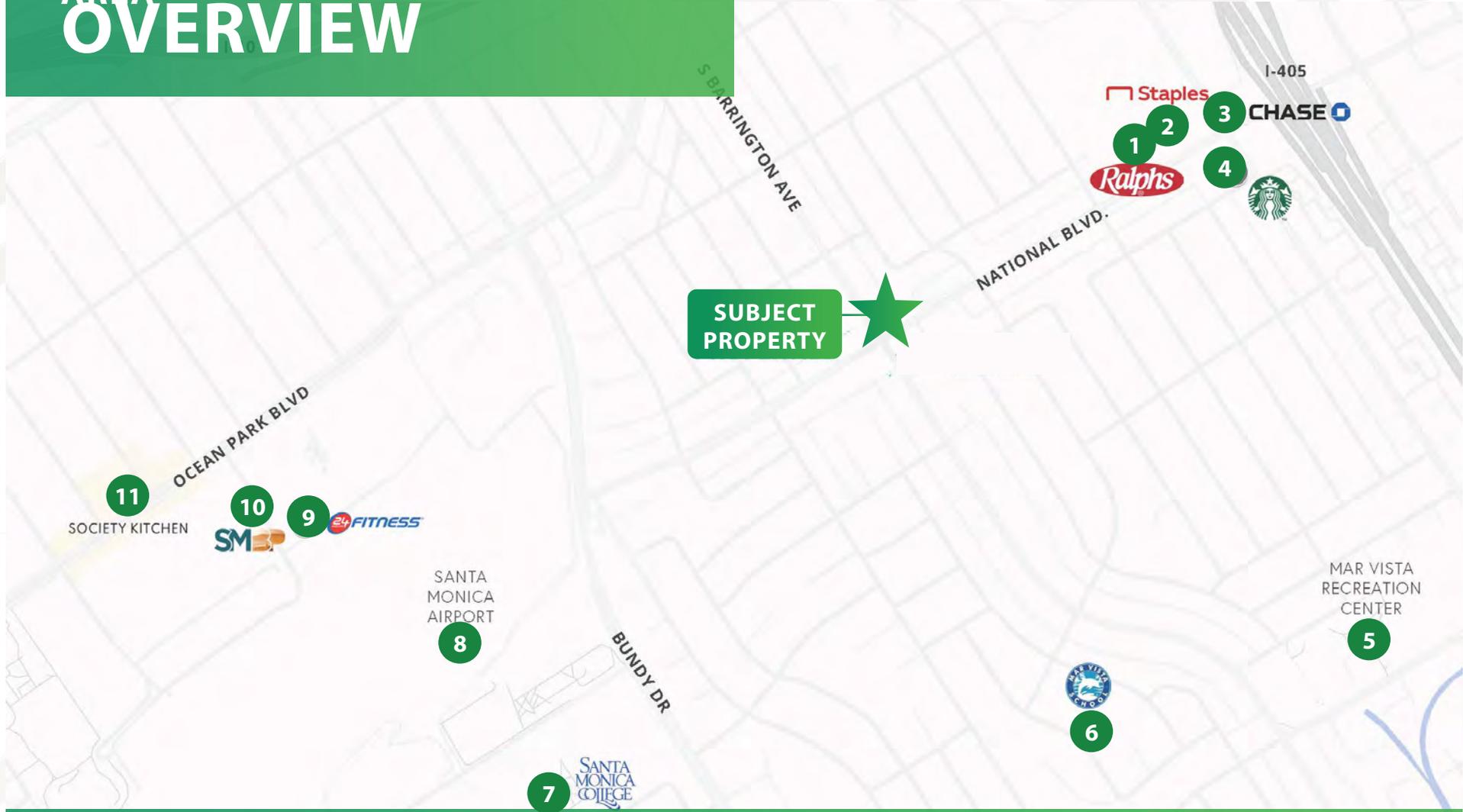
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AREA OVERVIEW



- 1. RALPHS
- 2. STAPLES
- 3. CHASE BANK
- 4. STARBUCKS
- 5. MAR VISTA REC CENTER
- 6. MAR VISTA ELEMENTARY SCHOOL
- 7. SANTA MONICA COLLEGE BUNNY CAMPUS
- 8. SANTA MONICA AIRPORT
- 9. 24 HOUR FITNESS
- 10. SANTA MONICA BUSINESS PARK
- 11. SOCIETY KITCHEN

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