

Move-In Ready Century City

Owner-User Office, Medical or Retail Opportunity



10215 SANTA MONICA BLVD. CENTURY CITY



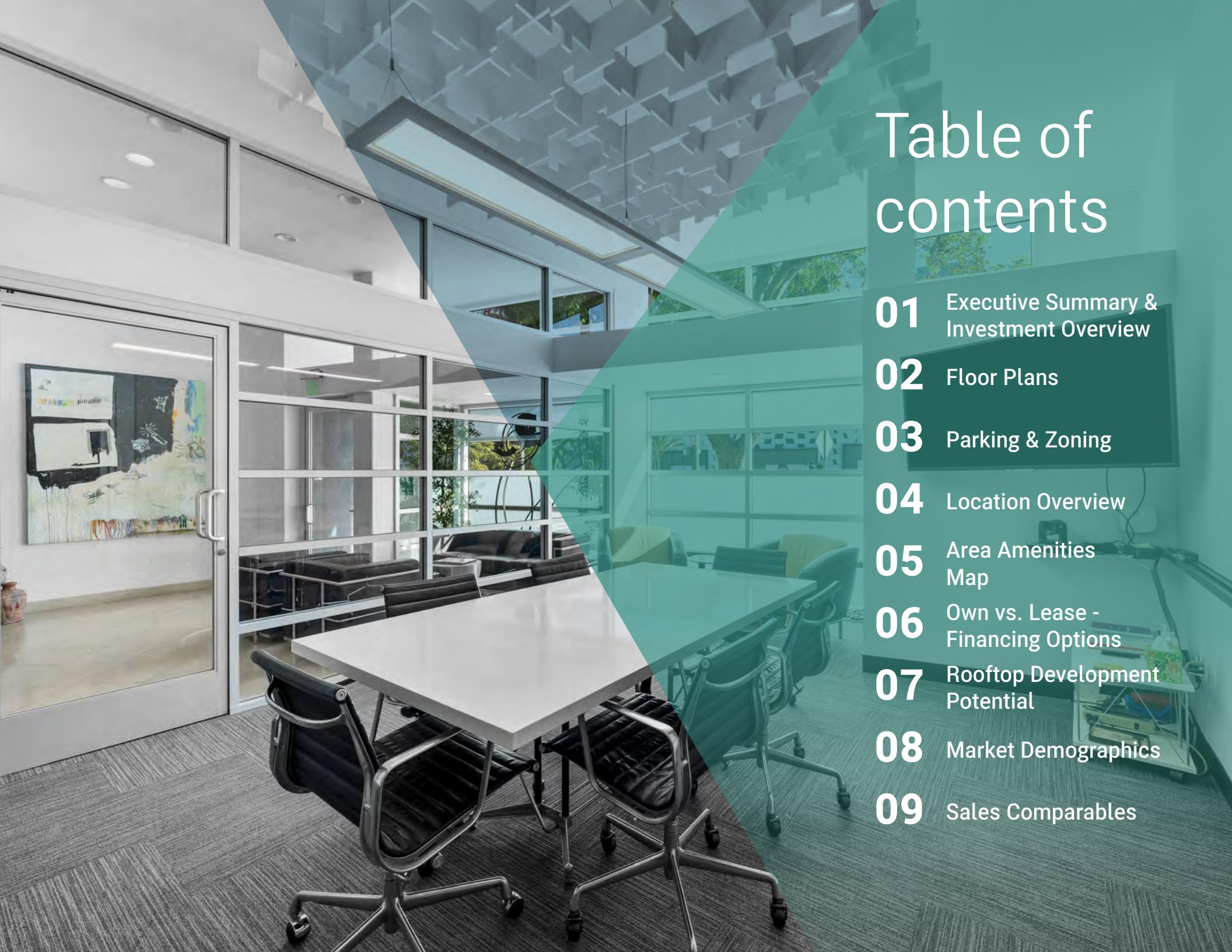
A modern office interior featuring large windows, a whiteboard with colorful drawings, and a large, geometric, light-colored panel on the ceiling. The office is furnished with white tables and black office chairs.

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Executive Summary

JLL is the exclusive sales and marketing agent for the sale of the fee simple interest in 10215 Santa Monica Blvd, Century City, CA an approximately 3,521 square foot, single story + mezzanine, office building that is across the street from the Westfield Century City and Los Angeles Country Club. The offering represents a unique opportunity for an owner user or investor to acquire a fully renovated boutique office building with immediate access to the best concentration of restaurants and high-end retail offerings in Southern California.

With Century City being the most dynamic office market in greater Los Angeles, coupled with the new Metro subway station and the under construction \$10 billion Aman Beverly Hills nearby, 10215 Santa Monica Blvd is strategically positioned in the epicenter of LA's present and future. Located on the north side of Santa Monica Blvd with incredible visibility overlooking Westfield Century City, the property offers immense opportunity for a new owner to benefit from working in the hottest area of Los Angeles.

The Property is offered on an "As-is", "Where-is" basis.



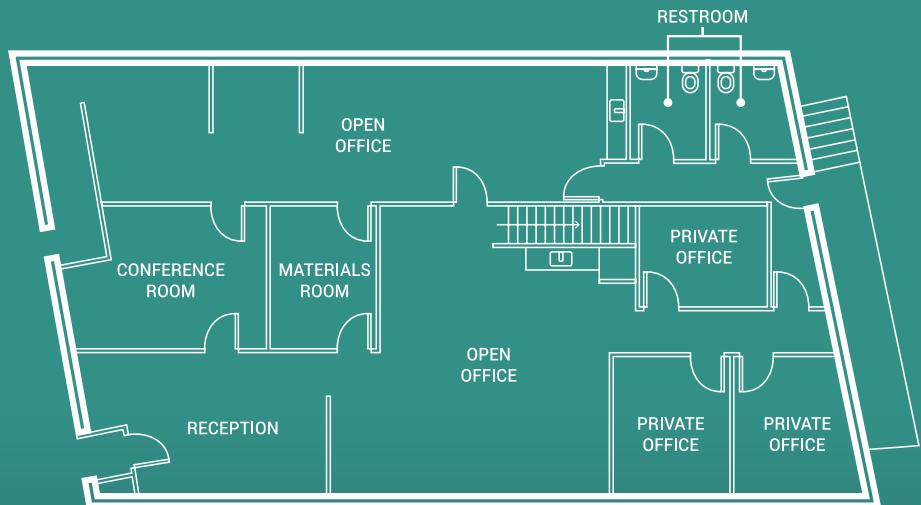
Property Details

Purchase Price:	\$4,225,000
Address:	10215 Santa Monica Blvd. Los Angeles, CA: APN: 4327-019-012
Zoning:	C2-1VL-0
Occupancy:	Partially Vacant at Closing
Year Built:	1946
Stories:	Two stories*
Building Size:	Approx. 3,521 Gross Square Feet*
Land Size:	4,709 square feet (0.11 acres)
Lot Dimensions:	Approx. 121.58' x 42.80'
Parking:	10 spaces with the potential for approx. 20 spaces utilizing parking stackers and 2 public handicap spaces. ParkPlus has provided a proposal for 10 parking stacker units to achieve 20 spaces, which is available upon request.
Ownership:	Fee Simple

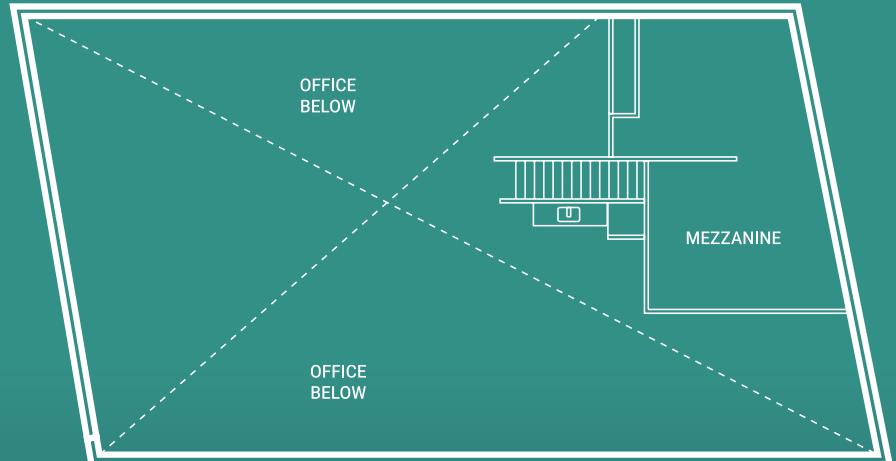
* Buyer to verify the square footage and Owner nor its agents make any representations. The County Assessor lists the building based the square footage on the ground floor portion only. City records show a 2002 permit for a new 2nd floor addition.



Floor Plan



1st Floor
3,069 SF



Mezzanine
452 SF



Parking and Zoning



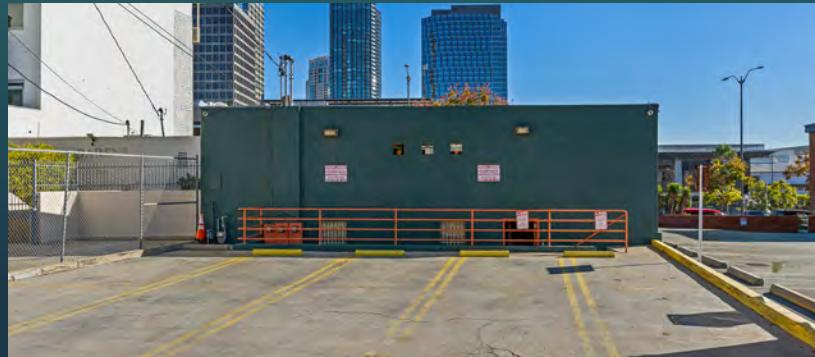
Parking:

There are currently 10 spaces with the potential for approx. 20 spaces utilizing parking stackers as well as 2 public handicap spaces for ADA compliance. ParkPlus has provided a proposal for 10 parking stacker units to achieve 20 spaces, which is available upon request.



Zoning:

The properties are zoned C2 which permits a variety of uses including office, medical and retail. According to ZIMAS, the properties are covered under AB 2097 & AB 2334, which reduces parking requirements for properties near public transit. The properties also have a Tier 3 TOC designation. Buyer to verify.





Location

10215 Santa Monica is located in Century City—the premier office market in Los Angeles and surrounded by the most desirable neighborhoods in the city including Beverly Hills, Westwood and Culver City. JP Morgan Chase, CAA, Ares, Latham & Watkins, UBS and many more all have major long term facilities in Century City. In addition, the immediate area is flush with walkable amenities including the Westfield Century City across the street, Clementine a few steps away and the LA Country Club just a stones throw away.

Century City is recognized as one of the most accessible markets in Los Angeles with its location in the Center of the Westside between Beverly Hills, Westwood, West LA and Culver City. Century City also benefits from being only 2 miles to the 405 freeway and will feature a new subway stop on the Purple Line Extension.

Century City Epitomizes Live, Work, Play



1.3 MM SF of luxury retail and restaurants
\$1 BB + renovation in 2017



10000 Santa Monica and The Century Resi Towers (1 W Century Dr)



10 MM SF of Class A Office Top Office Submarket in SoCal



Century City Station – Opening Spring 2026

Own Vs. Lease with Great Financing Options

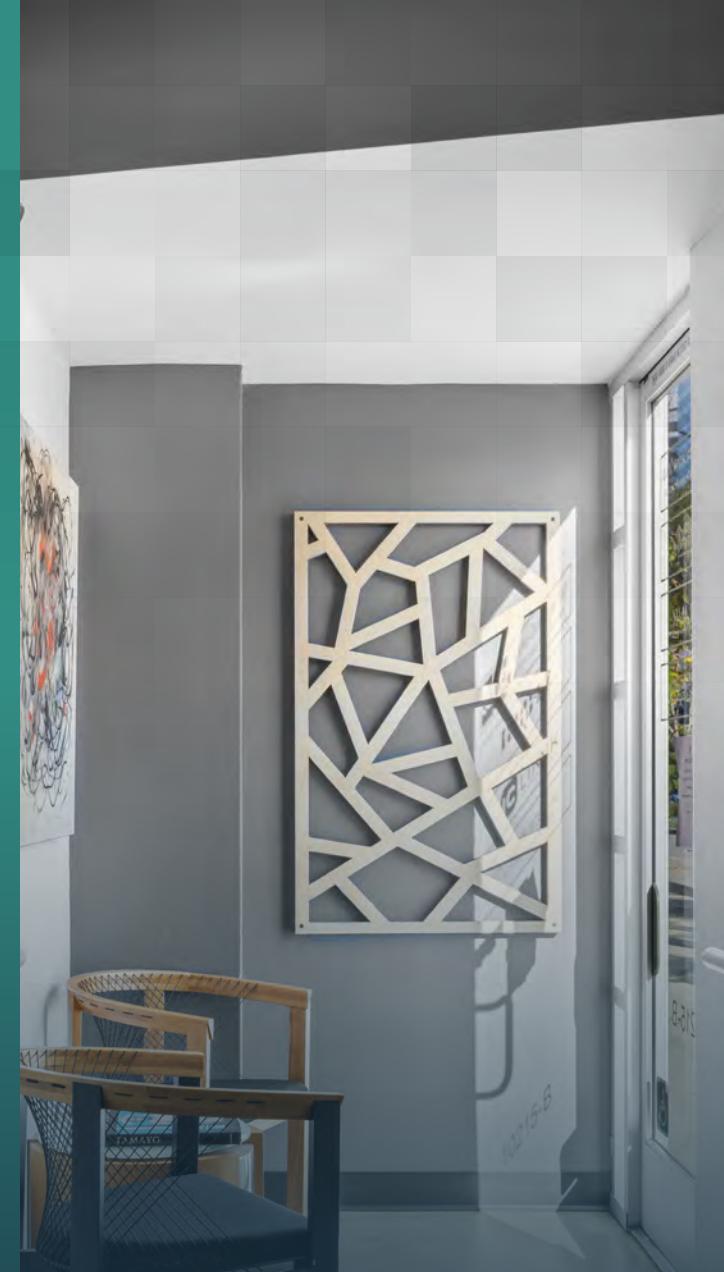
10215 Santa Monica Blvd. is a unique opportunity for an owner-user to purchase a rare bite-size building with the flexibility to occupy as a single user or multi-tenant. Ownership provides long term stability vs. Century City's high rental rates. Interest rates are improving and an owner-user could take advantage of incredibly low down payment programs through the SBA. The opportunity to own your own property instead of renting makes considerable financial sense.

Potential SBA Financing Demonstration

Scenario A	WFSBA 7(a) Loan
Purchase price	\$4,225,000
Leasehold improvements	\$0
Working capital	\$0
Estimated closing costs ¹	\$10,000
SBA Guarantee fee	\$107,331
Total project costs	\$4,332,500
Less: Buyer's equity (10%)	\$427,400
Less: Seller's Equity/Note	\$0
Estimated loan amount ⁵	\$3,905,100
Typical Amortization (months)	300
Typical Term (months)	300
Rate structure option	7(a) Fixed: 25-Yr
Interest rate ⁶ (example only)	6.10%
Est. mthly pmt. ⁶ (example only)	\$25,437

Scenario B	WFSBA 504 Loan
Purchase price	\$4,225,000
Leasehold improvements	\$0
Working capital	\$0
Estimated closing costs ¹	\$10,000
Est. WFSBA and CDC Fees	\$50,742
Total project costs	\$4,235,700
Less: Buyer's equity (10%)	\$427,400
Less: CDC Debenture	\$1,690,700
Estimated loan amount ⁵	\$2,117,600
Typical Amortization (months)	300
Typical Term (months)	300
Rate structure option	504: 25-Yr Fixed
Interest rate ⁶ (example only)	6.15%
Est. WFSBA Mthly Pmt	\$13,951
Est. CDC mthly pmt (5.826%)	\$11,054
Est. mthly pmt. ⁶ (example only)	\$25,005

The above rate(s) are only for demonstration and are not based on an actual request for credit.



Keren Smith, SBA Sales Representative

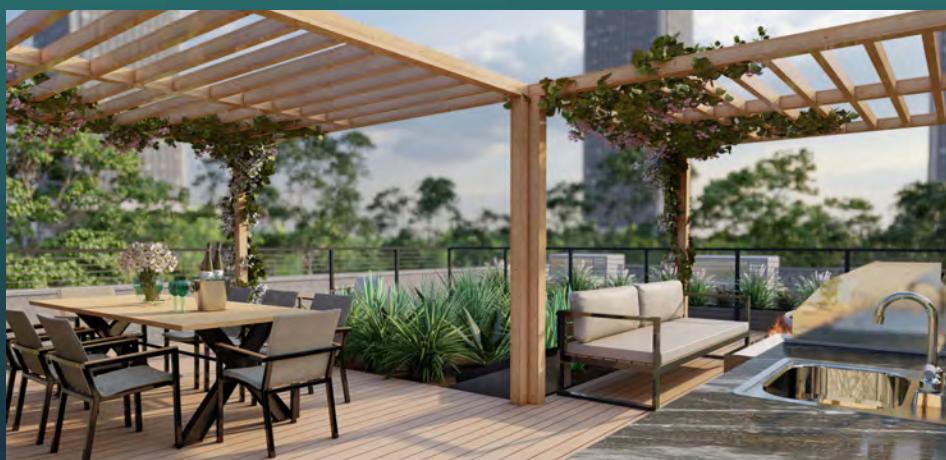
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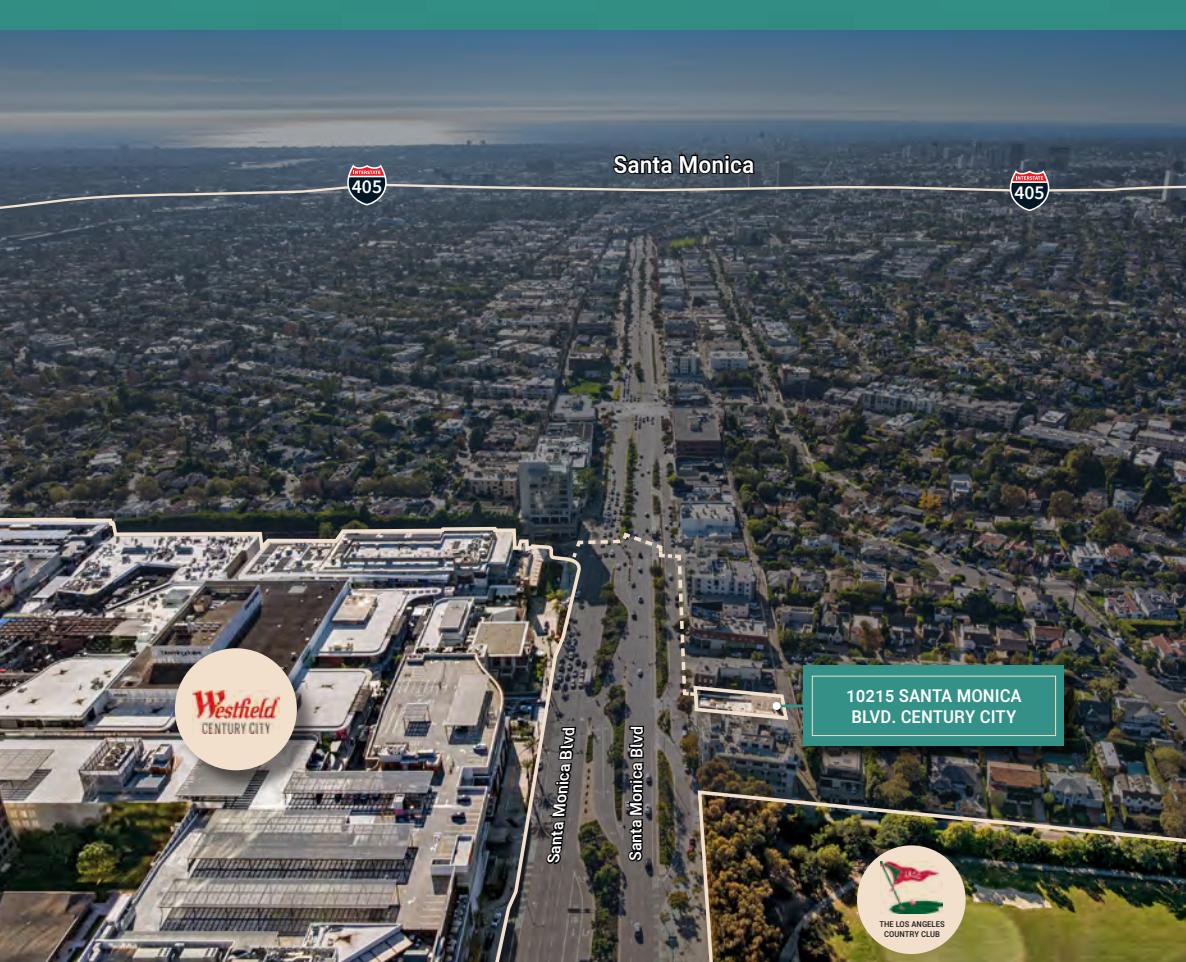
Potential Rooftop Rendering



Plans for the rooftop lounge available upon request.

Superb Demographics

	1 Mile	3 Miles
Population	33,326	302,360
Average HH Income	\$143,598	\$131,390
Daytime Employees	56,075	346,573
Median Home Value	\$1,103,125	\$1,098,424
College Graduates or higher	68%	64%



Century City has continued to lead as the elite market in greater Los Angeles. The continuous flow of high paying jobs in a range of professional services industries coupled with high end office, retail and housing development with lower crime and homelessness has made Century City the prime location to live, work and play.

Sales Comps

In determining the listing price for 10215 Santa Monica Blvd., market sales comparables which have occurred within the last 24 months within the general vicinity of the Property were considered. The sales comps are contained below. The comps consists of comparable retail and office buildings within 2 miles and under 10,000 SF. Most sold to owner-users.



9970 Santa Monica Blvd - Jill Sander

Building Size	0.28 AC/12,197 SF
Sale Price	\$12,750,000
Price/SF	\$3,035.71/SF
Sale Date	9/3/2024
Building Type	Retail
Year Built	1950



2558 Overland Ave

Building Size	0.13 AC/5,663 SF
Sale Price	\$3,875,000
Price/SF	\$1,138.70/SF
Sale Date	4/2/2025
Building Type	Office
Year Built	1956



9018-9022 W Olympic Blvd

Building Size	0.14 AC/6,098 SF
Sale Price	\$6,637,500
Price/SF	\$1,327.50/SF
Sale Date	1/11/2024
Building Type	Retail
Year Built	1947



10513 Santa Monica Blvd

Building Size	0.11 AC/4,730 SF
Sale Price	\$3,000,000
Price/SF	\$1,125.28/SF
Sale Date	8/6/2025
Building Type	Office
Year Built	1947



9230 W Olympic Blvd

Building Size	0.28 AC/12,197 SF
Sale Price	\$9,500,000
Price/SF	\$1,156.98/SF
Sale Date	1/26/2024
Building Type	Office
Year Built	1983/2011



9024 W Olympic Blvd

Building Size	0.14 AC/6,098 SF
Sale Price	\$6,750,000
Price/SF	\$1,114.23/SF
Sale Date	10/23/2025
Building Type	Office
Year Built	1958



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About JLL

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