

# FOR SALE

3611  
Motor Ave.  
Los Angeles, CA 90034

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\$6,860,000

CommercialPropertyGroup  
Industrial and Commercial Real Estate



# FOR MORE INFORMATION

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CommercialPropertyGroup  
Industrial and Commercial Real Estate



# PROPERTY SUMMARY

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This property offers you a rare opportunity to purchase (and occupy) a well-maintained, great looking, multi-tenant courtyard garden office building in the growing Palms area of West Los Angeles. The property has been owned for many years by owners that have a "pride of ownership" and have maintained the property in superior condition. Improvements have been added throughout the years that keep it stylish and up to date. The building offers security entrances, a fenced and gated parking area and landscaping that catches your eye.

An owner/user can occupy from 2,200 to 4,800 sq. ft. of office space with stable tenants remaining in the balance of the building. There is room to grow your firm, or raise rents, and enjoy lower occupancy costs as the years go by.

The location is easily accessible from the 10 and 405 Freeways and close to many neighborhood amenities. Sony Studios, the Metro Rail and Downtown Culver City are very close.



# PROPERTY DETAILS

**Asking Price  
\$6,860,000**



**Site Address**  
**3611 Motor Avenue, Los Angeles, CA 90034**

APN <b>4314-008-040</b>	Zoning <b>LAC2</b>	Stories <b>Two (2)</b>
Building Size <b>13,585 SF</b>	Office Sq. Footage <b>13,105 Sq. Ft.</b>	Garage <b>480 Sq. Ft.</b>
Property Type <b>Garden Office Building</b>	Walk Score <b>89 (Very Walkable)</b>	Lot Area <b>14,722 SF - .34 Acres</b>
Tenancy <b>Multi-Tenant</b>	Built / Renovated <b>1963 / 2022</b>	Parking <b>Twenty-Six (26)</b>
Scheduled Income 2025 <b>\$431,308.97</b>	Expenses 2024 <b>\$88,087</b>	N.O.I <b>\$343,222</b>

# BUILDING HIGHLIGHTS

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Prime Location

Owner-User Opportunity

Flexible Space

Area Amenities



# MULTI-TENANT BUILDING

Occupancy

Six (6) Occupied  
One (1) Vacant

Total Gross Income

\$35,942.00/mo.

Lease Type

Modified Gross



# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Mile	5 Mile
2020 Population	49,962	312,747	814,616
2024 Population	51,651	317,547	828,984

## HOUSEHOLD / INCOME

	1 Mile	3 Mile	5 Mile
2024 Households	24,334	138,864	370,064
Median Home Value	\$1,107,647	\$1,090,711	\$1,079,629
Average H.H. Income	\$119,844	\$128,026	\$128,398

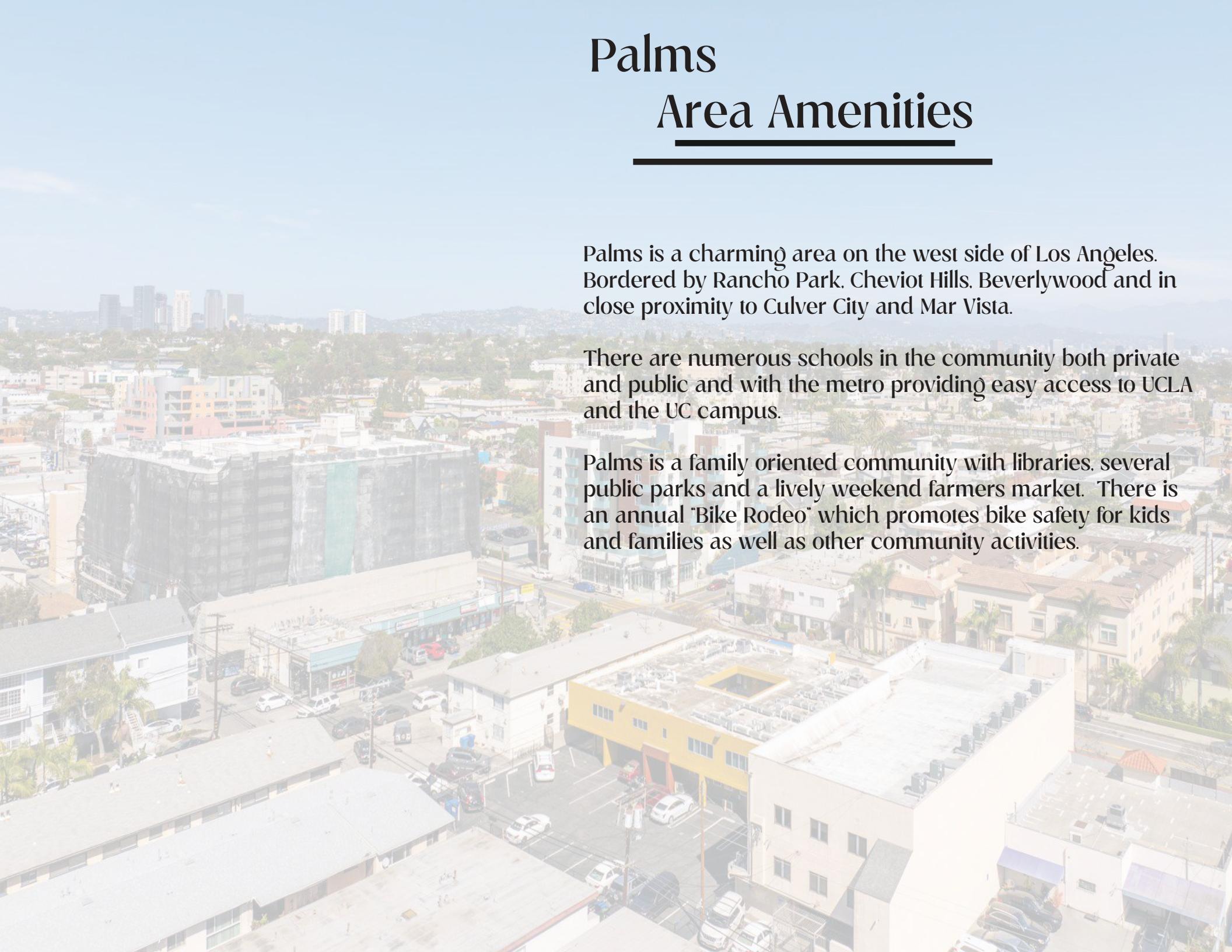
## BUSINESS

	1 Mile	3 Mile	5 Mile
Total Businesses	3,420	34,673	85,872
Total Employees	30,873	262,373	653,401
Total Spending	\$798.8M	\$4.9B	\$12.9B

# Palms

## Area Amenities

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Palms is a charming area on the west side of Los Angeles. Bordered by Rancho Park, Cheviot Hills, Beverlywood and in close proximity to Culver City and Mar Vista.

There are numerous schools in the community both private and public and with the metro providing easy access to UCLA and the UC campus.

Palms is a family oriented community with libraries, several public parks and a lively weekend farmers market. There is an annual "Bike Rodeo" which promotes bike safety for kids and families as well as other community activities.





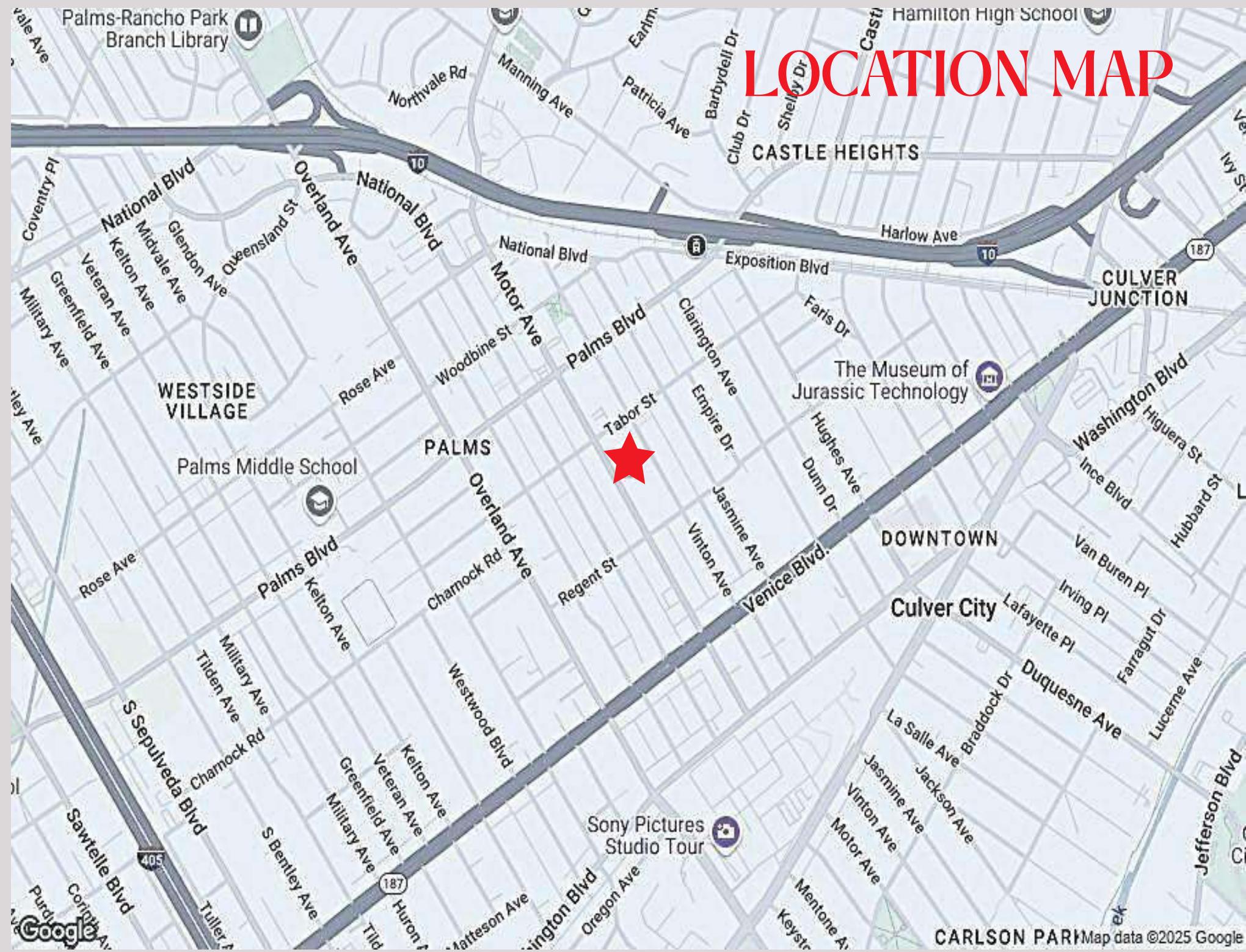


3611

FOR LEASE  
3611-3615 S. LA BREA  
320-4541



# LOCATION MAP





10 Freeway

EXPO LINE

Palms Blvd

Motor Ave

Tabor St

3611

**Rent Roll - Lease Charges**  
**Property: 5001 From Date: 02/01/2025 By Property**

Unit(s)	Lease	Lease Type	Lease From	Lease To	Security Deposit	Unit(s)	Area Label	Sq.Ft.	Monthly Base Rent	Annual Base Rent	Amount Per SF
<b>5001 - Cordary, Inc. - Motor, Los Angeles</b>											
100	Cordary, Inc.	MG	8/1/2008	3/31/2027	\$0.00	100	Rentable	2662	\$6,389.00	\$76,668.00	\$2.40
108	Projected Income	MG	Vacant (scheduled)			108	Rentable	2200	\$6,050.00	\$72,600.00	\$2.25
110	James E. Boyd	MG	10/1/2020	9/30/2025	\$2,700.00	110	Rentable	1058	\$3,038.87	\$36,466.44	\$2.87
200	GT Events, Inc.	MG	12/15/2005	2/28/2026	\$3,000.00	200	Rentable	3535	\$8,435.95	\$101,231.40	\$2.39
210	Superlative Realty, Inc.	MG	9/15/2013	5/31/2027	\$2,072.44	210	Rentable	1052	\$2,926.82	\$35,121.84	\$2.78
220	Michael T. Burstein	MG	10/1/2020	9/30/2028	\$0.00	220	Rentable	739	\$2,251.01	\$27,012.12	\$3.05
240	Genesis Psychology Group	MG	5/1/2025	7/31/2028	\$2,881.45	240	Rentable	1859	\$5,060.28	\$60,723.36	\$2.72
	Garage Area							480			
					<b>\$10,653.89</b>				<b>13585</b>	<b>\$34,151.93</b>	<b>\$409,823.16</b>

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Annual Base Rent	\$409,823.16
Annual Parking & Garage Rent	\$12,660.00
Utilities Reimbursement	<u>\$8,825.81</u>
	<b>\$431,308.97</b>

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