

OFFERING MEMORANDUM

8621

Bellanca Avenue
Los Angeles, CA
8621 90045



8621

BELLANCA AVE

EXCLUSIVELY LISTED BY

ELIJAH SUVAL

Vice President of Investments

310.300.3180

Elijah@HirthGroup.com

DRE License No. 02024364

DANIEL HIRTH

Managing Director

310.300.2838

Daniel@HirthGroup.com

DRE License No. 01515796

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intuit
DOME

SoFi
Stadium

KM
FORUM

YouTube Theater

LAX



Bellanca Avenue



EXECUTIVE SUMMARY

THE OFFERING



8621 Bellanca Avenue, Los Angeles, CA 90045 is a freestanding commercial-flex building with 11,798 SF on 20,981 SF of land. Built in 1961 and zoned LAMR1, it is in excellent condition with major upgrades, offering strong potential for office, creative office, commercial, or flex uses. Perfect for owner-users needing customizable space or investors seeking value-add opportunities, it provides ample room for reconfiguration to drive business growth. The subject property also contains two points of ingress and egress as well as gated parking for 27 vehicles. Upgrades include new electrical wiring in December 2022 with mini-split provisions for targeted climate control, a 2019 roof, 2023 windows, floors, ceilings, and lighting, plus wrought iron fencing from 2019-2023. This property delivers expansive footage, modern enhancements, and flexible zoning for innovative operations.

8621 Bellanca Avenue, Los Angeles, CA 90045 is strategically located in the heart of Westchester, adjacent to the booming LAX and Playa Vista submarkets. This dynamic location places the property within minutes of Los Angeles International Airport, the 405 and 105 freeways, and the Metro K Line, offering seamless regional connectivity. The area is surrounded by top-tier amenities including The Campus at Playa Vista, Runway Playa Vista, and Silicon Beach tech giants like Google, YouTube, and Amazon Studios. With a blend of corporate headquarters, creative office campuses, and walkable retail, the location is ideal for users or investors seeking flexibility, visibility, and access to one of LA's most vibrant commercial corridors.

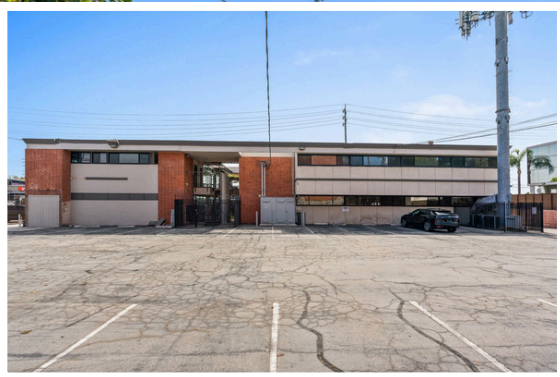
**A Verizon cell tower is located on the south side of the property. The lease agreement extends until November 30, 2029, with current monthly payments of \$7,020, subject to 5% annual increases. Verizon is presently in its second option period and holds two additional 5-year renewal options.*

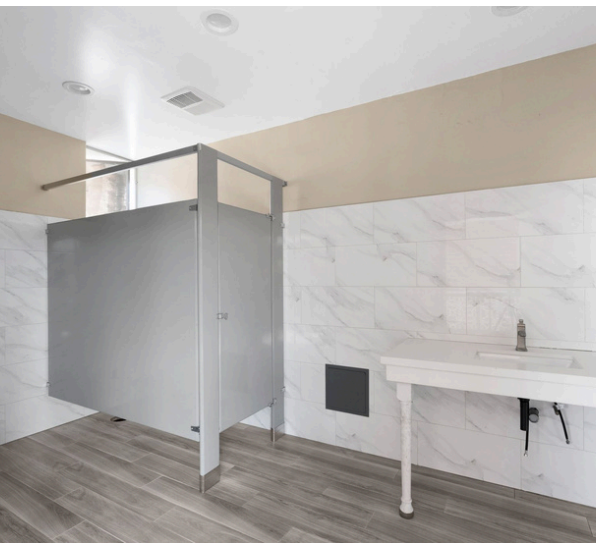


SITE DESCRIPTION

Pricing	\$4,995,000
Address	8621 Bellanca Avenue, Los Angeles, CA 90045
Parcel Numbers	4125-016-030
County	Los Angeles
Building Size	±11,798 SF
Lot Size	±20,981 SF
Year Built/Remodeled	1961
Parking	On-Site

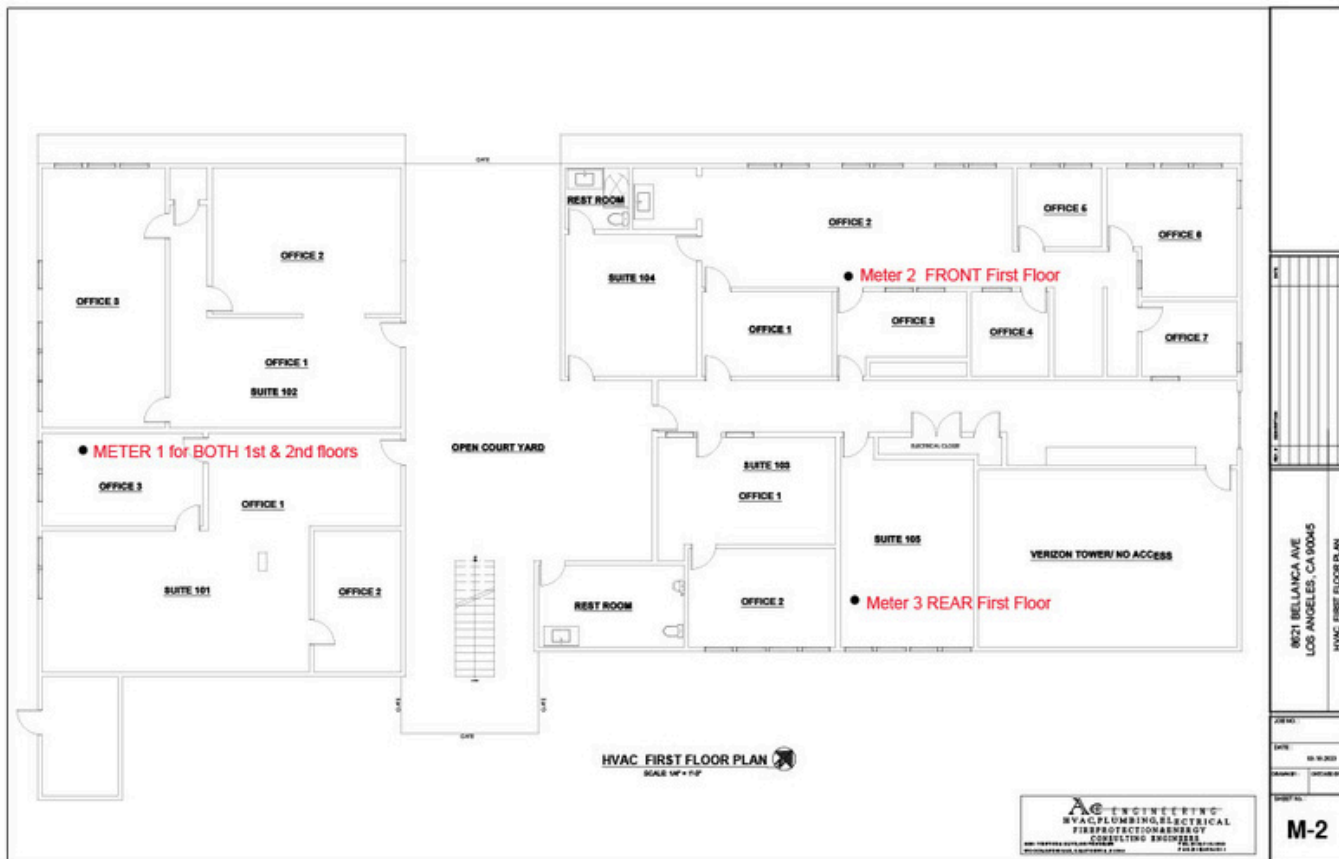
Note: Buyers are advised to independently verify all information, measurements, and permitted uses with the City of Anaheim.



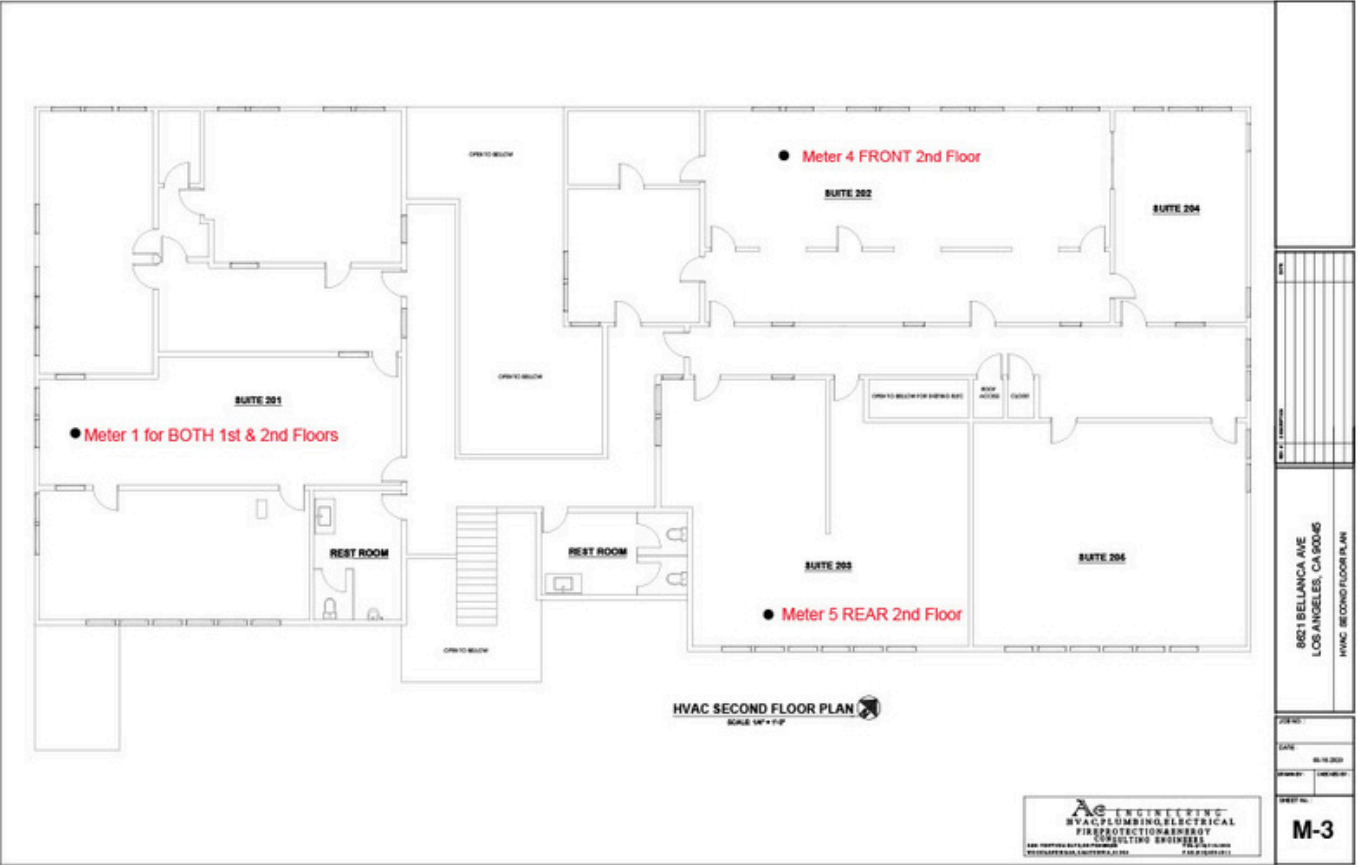


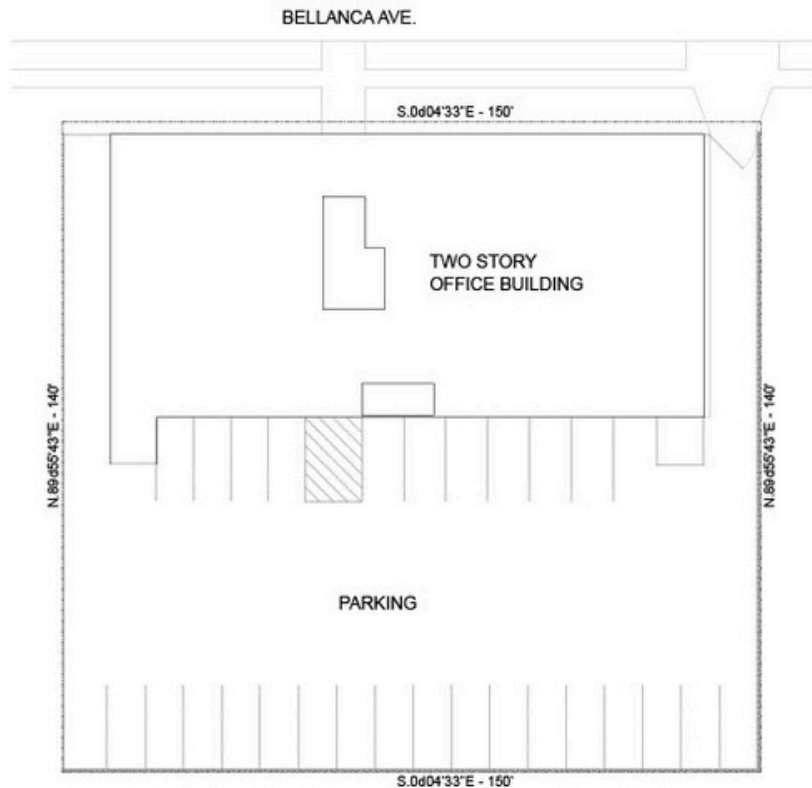


FLOOR PLAN



FLOOR PLAN





SITE PLAN - 8621 BELLANCA AVE
SCALE: 1" = 30'



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INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS

OWNER-USER OR VALUE-ADD OPPORTUNITY

- ▶ Freestanding 11,798 SF Commercial-Flex Building on a Large $\pm 20,981$ SF Lot
- ▶ Zoned LAMR1 – Ideal for Office, Creative, Commercial, or Flex Uses
- ▶ Fully Gated Parking Lot With 27 Spaces and Dual Ingress/Egress
- ▶ Extensive Recent Upgrades Including New Roof, Electrical, Windows, and Interior Finishes
- ▶ Minutes From LAX, Playa Vista, and Silicon Beach Tech Giants Like Google, YouTube, and Amazon
- ▶ Excellent Owner-User or Value-Add Investment Opportunity in a High-Demand Corridor
- ▶ Strategic Westchester Location With Direct Access to the 405, 105, and Metro K Line
- ▶ Cell Tower Income of \$7,000/month



PRICING ANALYSIS

with Cell Tower Income

Price	\$4,995,000
Down Payment: (15%)	\$749,250
Building Size	±11,798 SF
Price Per Building SF	\$423
Lot Size	±20,981 SF
Price Per Lot SF	\$238
Year Built	1961

Proposed Financing

Loan Amount	\$4,245,750
Amortization Years	25
Interest Rate	6.00%
Year 1 Mortgage	\$332,131
Year 1 Principal Reduction	\$77,386

Owner/User Expenses

Price	\$4,995,000
Building Size	±11,798 SF
Down Payment	\$749,250
Loan Amount	\$4,245,750
Debt Service	\$27,678
Building Expenses Per Month	\$6,203
Cell Tower Income	\$7,020
Total Expenses Per Month	\$26,861
Total Expenses Per SF Per Month	\$2.28

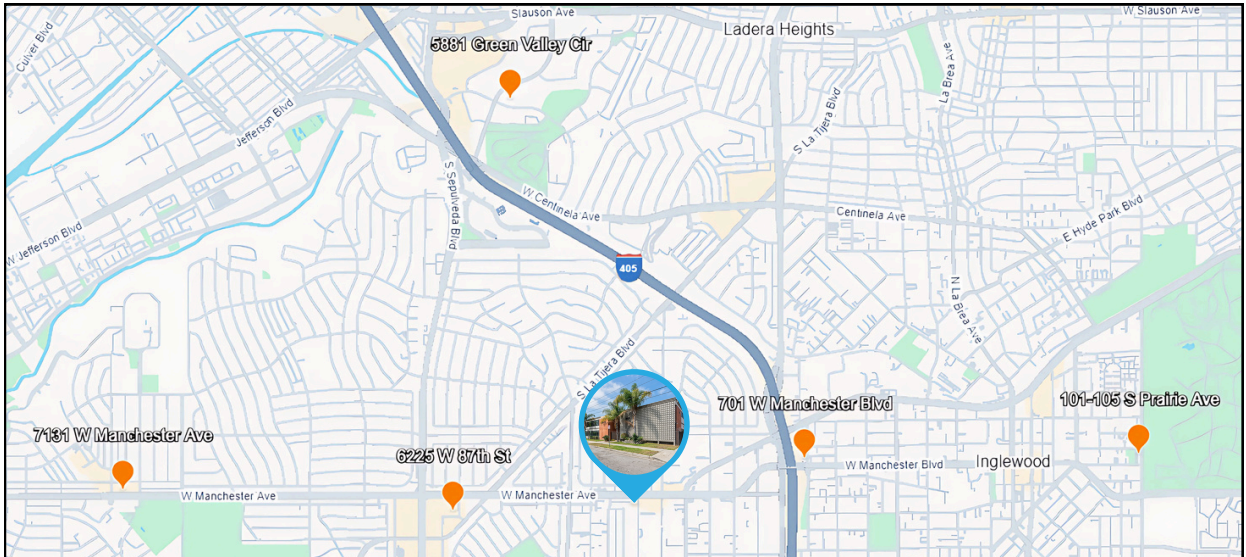


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SALES COMPARABLES

SALES COMPARABLES

	ADDRESS	PRICE	SALE DATE	PRICE / BLDG. SF	BLDG. SF	LOT SF	PRICE / LOT SF	BUILT
1	6225 W 87 th St Los Angeles, CA 90045	\$2,650,000	1/6/25	\$503.04	5,268	6,098	\$434.57	1952
2	5881 Green Valley Circle Culver City, CA 90230	\$4,200,000	6/7/24	\$649.75	6,464	27,709	\$151.58	1979
3	701 W Manchester Blvd Los Angeles, CA 90301	\$3,300,000	7/12/24	\$544.73	6,058	13,939	\$236.75	1966
4	7131 W Manchester Blvd Inglewood, CA 90301	\$3,740,000	6/20/24	\$575.38	6,500	5,004	\$747.40	1960
5	101-105 S Prairie Avenue Inglewood, CA 90301	\$6,200,000	2/1/24	\$459.46	13,494	34,412	\$180.17	1956
<i>Average/Totals</i>				<i>\$546.47</i>	<i>7,557</i>	<i>17,432</i>	<i>\$350.09</i>	<i>1963</i>
▶	8621 Bellanca Avenue Los Angeles, CA 90045	\$4,995,000		\$423.37	11,798	20,981	\$238.07	1961



SALES COMPARABLES

8621 Bellanca Avenue
Los Angeles, CA 90045



Price: \$4,995,000
Sale Date:
Building SF: 11,798
Price / Building SF: \$423.37
Lot SF: 20,981
Price / Lot SF: \$238.07
Year Built 1961

6225 W 87th St
Los Angeles, CA 90045



Price: \$2,650,000
Sale Date: 1/6/25
Building SF: 5,268
Price / Building SF: \$503.04
Lot SF: 6,098
Price / Lot SF: \$434.57
Year Built 1952

5881 Green Valley Circle
Culver City, CA 90230



Price: \$4,200,000
Sale Date: 6/7/25
Building SF: 6,464
Price / Building SF: \$649.75
Lot SF: 27,709
Price / Lot SF: \$151.58
Year Built 1979

701 W Manchester Blvd
Inglewood, CA 90301



Price: \$3,300,000
Sale Date: 7/12/24
Building SF: 6,058
Price / Building SF: \$544.73
Lot SF: 5,004
Price / Lot SF: \$236.75
Year Built 1966

7131 W Manchester Ave
Los Angeles, CA 90045



Price: \$3,740,000
Sale Date: 6/20/24
Building SF: 6,500
Price / Building SF: \$575.38
Lot SF: 5,004
Price / Lot SF: \$747.40
Year Built 1960

101-105 S Prairie Ave
Inglewood, CA 90301



Price: \$6,200,000
Sale Date: 2/1/24
Building SF: 13,494
Price / Building SF: \$459.46
Lot SF: 34,412
Price / Lot SF: \$180.17
Year Built 1956

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MARKET OVERVIEW

Los Angeles, CA



Located in the thriving Westchester neighborhood of Los Angeles, 90045 offers a strategic investment opportunity for office users and investors alike. This Westside submarket benefits from close proximity to Los Angeles International Airport (LAX), major freeways, and top-tier business centers, making it a key hub for professionals, corporate tenants, and airport-adjacent industries. The neighborhood strikes a unique balance between suburban appeal and urban connectivity, attracting a dynamic tenant base that includes tech, creative, legal, and logistics firms. Recent infrastructure upgrades tied to LAX—such as improvements in hotels, car rental facilities, and transit access—have fueled growth in the surrounding commercial landscape, bringing increased foot traffic and consumer activity to the area. Office assets stand to benefit from this momentum, with rising property values and continued interest from businesses seeking accessible, amenity-rich locations. Meanwhile, ongoing residential development, including luxury new-construction homes, supports a strong local workforce and community stability. With a median household income of approximately \$80,000, a median age of 36.9, and a steady influx of professional families and international residents, 90045 remains one of the most resilient and upward-trending markets in Los Angeles. As the commercial sector evolves and buyer leverage increases, this market offers both stability and upside potential for office investors positioned to capitalize on Westchester's long-term growth trajectory.



DEMOGRAPHICS | AT-A-GLANCE

	1 MILE	3 MILE	5 MILE
2024 Total Population	18,649	221,018	676,613
2029 Population	18,381	214,596	658,056
Pop Growth 2024-2029	(1.44%)	(2.91%)	(2.74%)
Average Age	41	39	40
2024 Total Households	7,487	82,653	261,595
HH Growth 2024-2029	(1.31%)	(3.01%)	(2.88%)
Median Household Inc	\$99,869	\$84,013	\$82,475
Avg Household Size	2.50	2.60	2.50
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$1,003,938	\$939,359	\$902,510


DEMOGRAPHICS | AT-A-GLANCE

TRANSPORTATION



TRANSIT/SUBWAY

Westchester/Veterans Station	9 min walk	0.5 mi
Aviation/Century Station	2 min drive	1.2 mi
Downtown Inglewood Station	4 min drive	2.3 mi
Aviation Station 	5 min drive	2.3 mi
Hawthorne Station  	7 min drive	3.7 mi

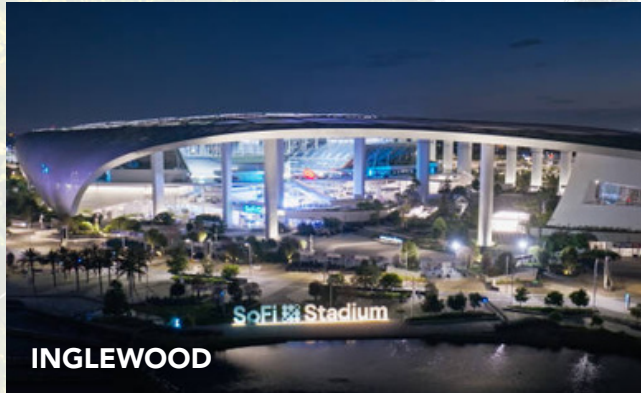
COMMUTER RAIL

Los Angeles 	21 min drive	13.8 mi
Union Station 	23 min drive	13.9 mi
Commerce 	28 min drive	16.0 mi
Glendale 	28 min drive	18.4 mi
Cal State La Metrolink Station	25 min drive	17.8 mi

AIRPORT

Los Angeles International 	6 min drive	2.6 mi
Long Beach (Daugherty Field) 	26 min drive	19.5 mi

NEARBY NEIGHBORHOODS



GRIFFITH PARK





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Elijah Suval
Vice President of Investments
Elijah@HirthGroup.com
310.300.3180 CA DRE License
No. 02024364



Daniel Hirth
Managing Director
Daniel@HirthGroup.com
310.300.2838 CA DRE License
No. 01515796

HIRTHGROUP.COM



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