

# FOR SALE

Owner-User Opportunity

*±13,300 SF Creative Compound*  
Eight (8) Retail / Office Lofts  
*With Interior Parking*



**2525**  
W WASHINGTON BLVD  
Los Angeles | CA 90018

**Saxum  
West**

# EXECUTIVE SUMMARY

**Former 1920 Cadillac showroom, fully renovated in 2015 - ideal for an owner/user!**

Divided into (8) spacious creative lofts with private interior parking for up to 6 cars (or 8-10 cars if parked in tandem). The interior parking area is accessible through an interior driveway accessed through a secure gate via the curb cut on W Washington Blvd at the front of the building.

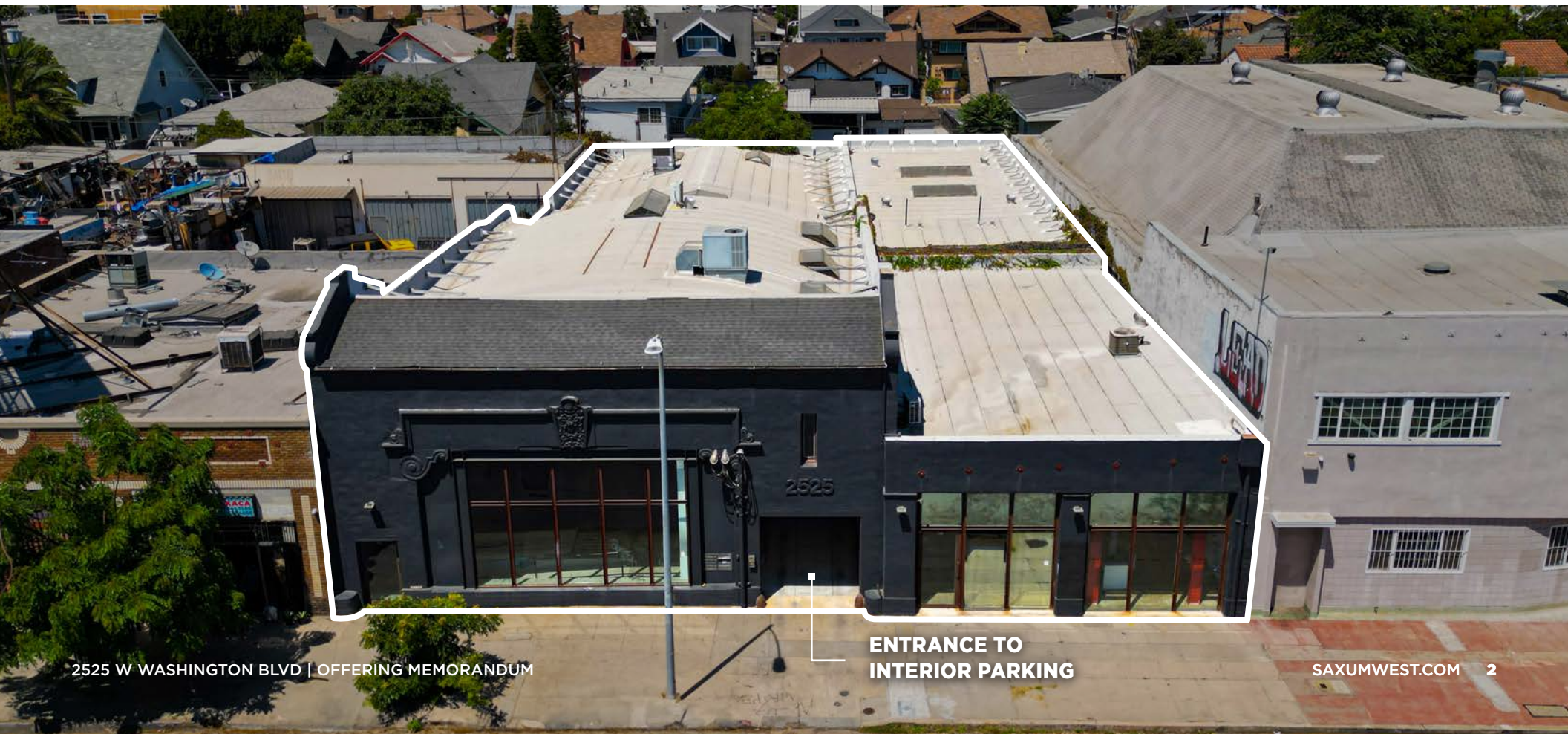
The building is approximately 13,300 SF total, which includes the indoor parking area. If suite 107 in the back

of the floor plan is used for parking (as it currently is), the remaining RSF is approximately 8,000 SF (excluding common areas).

The western portion of the property (which was once a separate structure) has a bow truss roof with a higher ceiling height than the eastern portion, and measures 16'4" to the bottom of the beams, and 23'4" to the apex of the bow truss. The suites along the western portion of the building have a mezzanine. The eastern portion of the property has a flat truss roof structure, and the suites on

this side of the property do not have mezzanines. Their ceiling heights measure between 11' to 12'3".

The current gross monthly rent is \$18,900 per month at 75% occupancy, excluding the interior driveway and parking areas. The existing tenants are all short-term: two are MTM and the other three have leases expiring this year (the latest one expires 10/31/24), so the building can be delivered vacant at close of escrow if required by buyer. Electricity is separately metered, water is master-metered.



# PROPERTY SUMMARY

## PROPERTY DETAILS

**ADDRESS** 2523-2525 W Washington Blvd  
Los Angeles | CA 90018

**PRICE** \$4,425,000

**RBA** ±13,300 SF

**PRICE / SF (BLDG)** \$333

**LOT SIZE** 11,890 SF | 0.27 AC

**PRICE / SF (LAND)** \$372

**CURRENT CAP** 3.53%

**PRO FORMA CAP** 5.96%

**NOI** \$156,390

**OCCUPANCY** 75%

**TYPE** Creative Loft

**YEAR BUILT** 1907 / 2016

**ZONING** LACM

# INVESTMENT HIGHLIGHTS

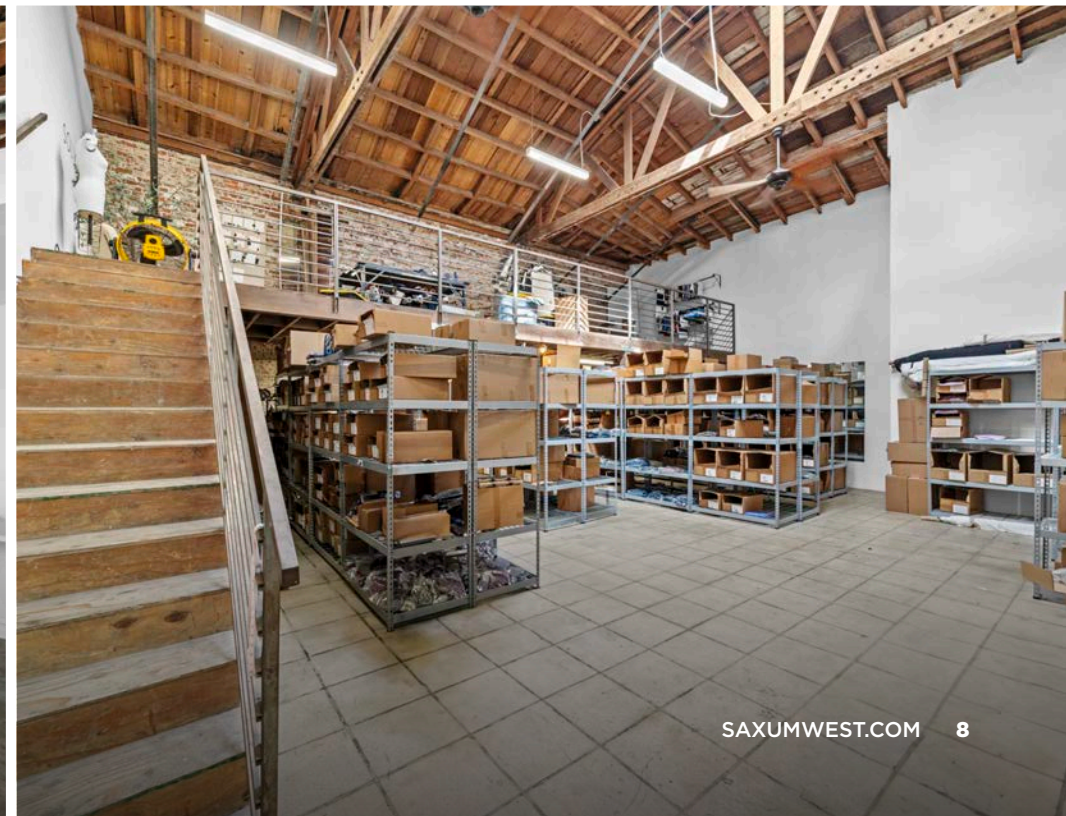
- **MOTIVATED SELLER** \$333 per SF! Below nearby sales comps - priced to sell
- **MODERN / CONTEMPORARY** creative loft space with exposed brick, high ceiling, skylights and wooden bow truss
- **5.96% PRO-FORMA CAP RATE** @ \$3.50 per SF MG market rate rents
- **OWNER-USER OR VALUE ADD INVESTMENT OPPORTUNITY** - all existing leases are short term or MTM - occupy all or part
- **INTERIOR PARKING** for 6-8 cars
- **CURRENT NOI** of \$156,390 with a 3.53% cap rate, offering reliable income while an owner-user obtains permits for build-out
- **THE PROPERTY** includes indoor parking, an increasingly rare and valuable amenity in Los Angeles, particularly in commercial zones where parking can be a challenge
- **EXEMPT** from LA City Parking Ratio Requirements through AB 2097. This exemption provides added flexibility for future development
- **LOCATED** in a rapidly evolving neighborhood with ongoing development and increasing demand for commercial space, ensuring long-term appreciation
- **ZONING** - The CM zone allows for a wide variety of uses, including both commercial and light industrial uses. This flexibility in zoning gives it broad appeal to future tenants and/or owner-occupants. The CM zone often appeals to creative industries, such as film studios, design firms, and tech companies, which require flexible spaces for both creative work and light production
- **HUBZONE** - The property is located in a HUBZone, which gives the occupants of the property preferential access to federal procurement opportunities. This adds a layer of appeal for businesses seeking to leverage these benefits to contract with the federal government

# PROPERTY PHOTOS

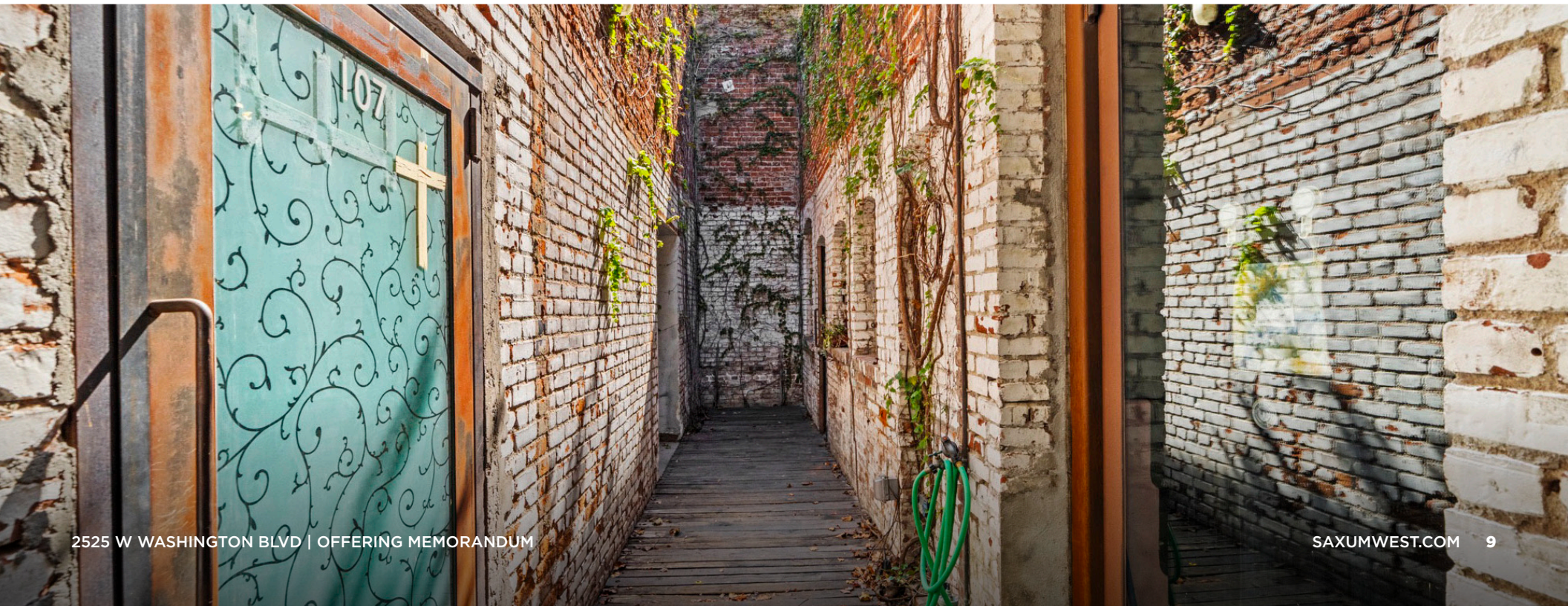




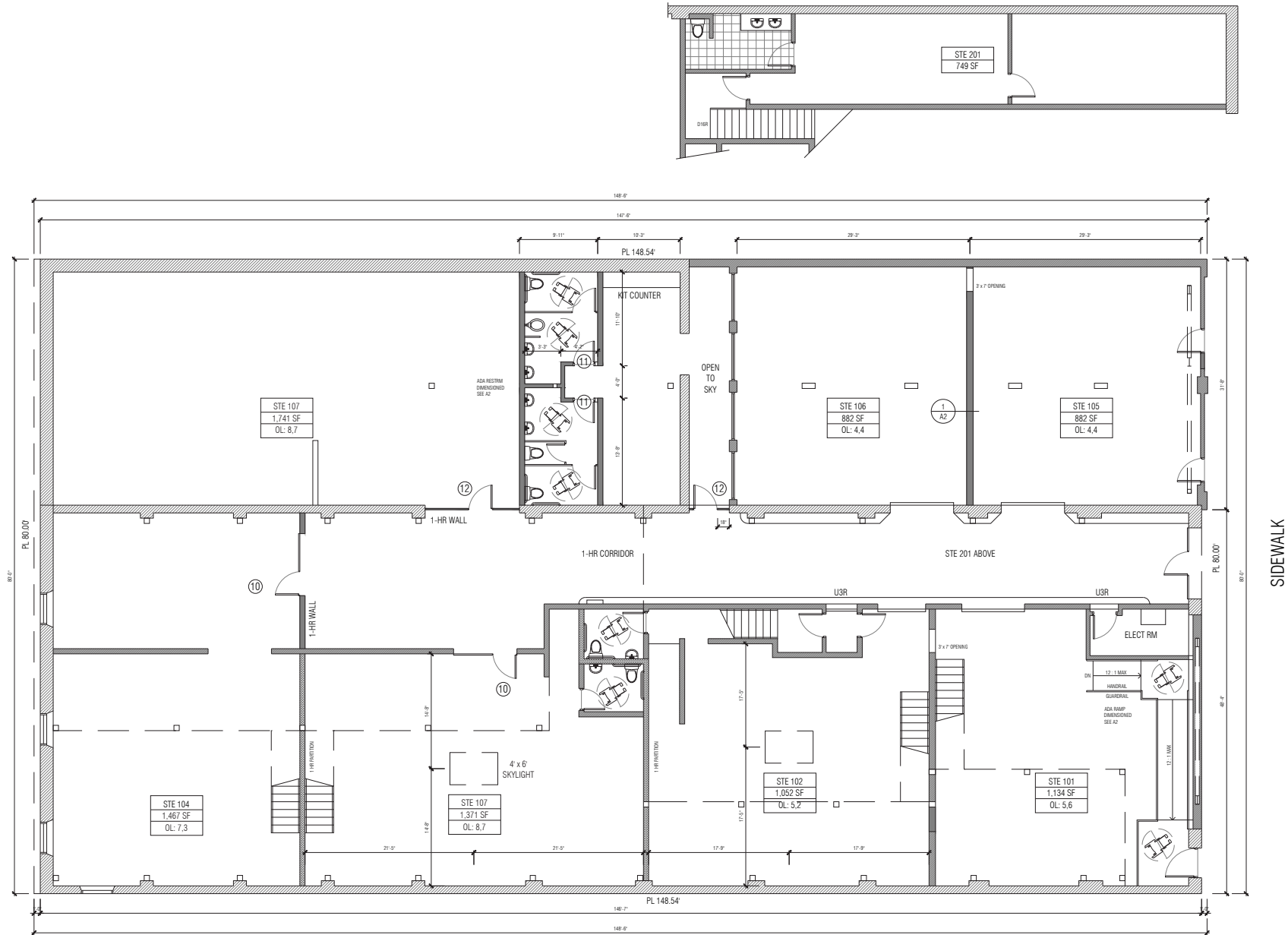








# FLOOR PLAN



# FINANCIALS

## RENT ROLL

Unit	Status	Lease Start	Lease End	Lease Type	SF	Actual Rent PSF	Actual Gross Rent	Market Rent PSF	Proforma Gross Rent
SUITE 101	Vacant	-	-	-	1,134	-	-	\$3.50	\$3,969
SUITE 102	Occupied	11/1/21	10/31/24	MG	1,052	\$3.53	\$3,710	\$3.50	\$3,682
SUITE 103	Occupied	9/1/24	MTM	MG	1,371	\$2.19	\$3,000	\$3.50	\$4,799
SUITE 104	Occupied	3/1/19	MTM	MG	1,467	\$3.59	\$5,270	\$3.50	\$5,135
SUITE 105	Occupied	7/17/24	MTM	MG	882	\$2.83	\$2,500	\$3.50	\$3,087
SUITE 106	Occupied	11/1/19	10/31/24	MG	882	\$4.00	\$3,525	\$3.50	\$3,087
SUITE 107	(Parking)	-	-	-	1,741	-	-	-	\$600
SUITE 201	Vacant	-	-	-	749	-	-	\$3.50	\$2,622
STORAGE	Occupied	4/1/23	3/31/24	MG	-	-	\$895	-	\$895
<b>TOTAL</b>					<b>9,278</b>		<b>\$18,900</b>		<b>\$27,875</b>

## ANNUAL OPERATING EXPENSES

WASTE SERVICE	\$3,549
PROPERTY TAX	\$56,875
REPAIR AND MAINTENANCE	\$2,985
INSURANCE	\$4,731
UTILITY EXPENSES	\$2,271
<b>TOTAL EXPENSES</b>	<b>\$70,411</b>

# COMPARABLES



<b>ADDRESS</b>	3614 W Pico Blvd
<b>BUILDING SIZE</b>	8,800 SF
<b>BUILDING HEIGHT / TYPE</b>	1 story retail
<b>PARKING</b>	16 spaces
<b>PRICE / SF</b>	\$306
<b>SOLD</b>	Jun 2023



<b>ADDRESS</b>	4743 W Washington Blvd
<b>BUILDING SIZE</b>	5,000 SF
<b>BUILDING HEIGHT / TYPE</b>	1 story retail / office
<b>PARKING</b>	0 spaces
<b>PRICE / SF</b>	\$465
<b>SOLD</b>	Jun 2023



<b>ADDRESS</b>	3622 W Washington Blvd
<b>BUILDING SIZE</b>	5,983 SF
<b>BUILDING HEIGHT / TYPE</b>	1 story warehouse
<b>PARKING</b>	6 spaces
<b>PRICE / SF</b>	\$434
<b>SOLD</b>	Dec 2023



<b>ADDRESS</b>	1462 W Washington Blvd
<b>BUILDING SIZE</b>	4,364 SF
<b>BUILDING HEIGHT / TYPE</b>	1 story retail
<b>PARKING</b>	-
<b>PRICE / SF</b>	\$298
<b>SOLD</b>	Jan 2024



<b>ADDRESS</b>	1803 S Western Ave
<b>BUILDING SIZE</b>	5,353 SF
<b>BUILDING HEIGHT / TYPE</b>	1 story retail
<b>PARKING</b>	17 spaces
<b>PRICE / SF</b>	\$523
<b>SOLD</b>	Feb 2024



<b>ADDRESS</b>	4624 W Washington Blvd
<b>BUILDING SIZE</b>	4,000 SF
<b>BUILDING HEIGHT / TYPE</b>	1 story retail / office
<b>PARKING</b>	2 spaces
<b>PRICE / SF</b>	\$450
<b>SOLD</b>	Aug 2024

# AMENITIES MAP



# DEMOGRAPHICS

## POPULATION

	1 MILE	3 MILE	5 MILE
2024 POPULATION	54,443	548,524	1,303,027
2024 HOUSEHOLDS	18,762	207,903	519,923
OWNER OCCUPIED HH	3,739	35,865	100,996
RENTER OCCUPIED HH	14,310	166,618	405,380
AVG HOUSEHOLD SIZE	2.7	2.5	2.3
MEDIAN AGE	39.2	37.1	37.6

## BUSINESS

	1 MILE	3 MILE	5 MILE
TOTAL EMPLOYEES	14,125	185,811	713,439
TOTAL BUSINESSES	1,886	25,829	92,071

## INCOME

	1 MILE	3 MILE	5 MILE
AVG HH INCOME	\$73,064	\$76,372	\$87,175
MEDIAN HH INCOME	\$48,412	\$51,767	\$59,899
< \$25,000	5,313	56,247	129,508
\$25,000 - 50,000	4,326	45,022	97,024
\$50,000 - 75,000	2,741	33,316	78,188
\$75,000 - 100,000	2,035	21,979	58,493
\$100,000 - 125,000	1,199	15,523	43,222
\$125,000 - 150,000	784	10,167	28,047
\$150,000 - 200,000	1,361	11,690	37,523
\$200,000+	1,001	13,960	47,918



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ARLINGTON AVE

2525

W WASHINGTON BLVD

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