



Marcus & Millichap

9190-9214 **EXPOSITION BLVD**
LOS ANGELES, CA 90034

RARE HYBRID INDUSTRIAL / CREATIVE CAMPUS ON THE EXPO LINE
14,448 TOTAL BUILDING SF | 13,736 TOTAL LOT SF | ZONED LAMI & HJ(EC)

ONLINE AUCTION

R MARKETPLACE

Starting Bid: \$ 750,000

Auction Dates: April 13-15, 2026

[CLICK TO VIEW AUCTION WEBSITE](#)

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for April 13-15, 2026

RESERVE AUCTION

This will be a reserve auction and the Property will have a reserve price ("Reserve Price"). The starting bid is not the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. By submitting an Offer on a Property, Participant is deemed to have accepted any additional terms and conditions posted on the Property's details page on the Website ("Property Page") at the time the Offer was submitted, and such terms and conditions govern and control over these Terms to the extent of any conflict.

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

Tony Solomon
Broker of Record
License # 01238010

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1 INVESTMENT OVERVIEW

9190-9214 **EXPOSITION BLVD**
LOS ANGELES, CA 90034



EXECUTIVE SUMMARY

9190-9214 **EXPOSITION BLVD**
LOS ANGELES, CA 90034

A rare Westside creative industrial opportunity, 9190-9214 Exposition Blvd stands at the intersection of Los Angeles' past and future—where authentic bow-truss architecture meets the booming creative economy of West LA and Culver City.

Spanning ±14,448 square feet across two contiguous parcels, this Hybrid Industrial (HJ-EC) campus delivers the exact combination of scale, character, and flexibility that today's media, technology, design, and production users are seeking—but can almost never find on the Westside. With a price of just \$259 per foot, it immediately stands out as one of the best-priced creative industrial assets in all of West LA, offering unmatched value in a submarket where similar buildings routinely command far higher pricing.

Behind the classic bow-truss roofline, the interiors feature skylights, high volume, open-span spaces, and a previous recording studio build-out that includes multiple treated rooms—perfect for music, post-production, content creation, gaming, or boutique studios. The property also lends itself effortlessly to R&D, light manufacturing, design, prototype labs, warehouse/showroom operations, or a corporate headquarters campus blending warehouse, office, and creative production under one cohesive roof.

The zoning itself is a major asset: HJ(EC) - Hybrid Industrial (Jobs Emphasis), part of the Exposition Corridor Transit Neighborhood Plan. It is intentionally crafted to support job-producing, creative industrial uses—from studios and post-production to R&D, creative office, and industrial-flex operations—while allowing long-term mixed-use optionality with non-residential required to remain the majority. In a market where creative industrial supply is deeply constrained, this zoning gives the next owner both security and flexibility.

Just steps from the Metro E Line and minutes from Culver City, Palms, West LA, Sony Studios, Amazon Studios, and Apple's Westside creative footprint, the property sits at the heart of one of the fastest-growing clusters of media, technology, and entertainment companies in the country. This location along Exposition Boulevard—once an industrial artery and now a thriving creative corridor—offers exceptional connectivity via the E Line, the I-10 and I-405, and key arterials linking every major Westside employment center.

Whether reactivated as recording/post-production, transformed into a creative production hub, reimagined as a design & fabrication studio, or consolidated into an owner-user headquarters with warehouse and creative office, 9190-9214 Exposition Blvd represents a rare chance to control a true creative industrial asset in a submarket where supply will remain permanently limited.

INVESTMENT SUMMARY

Prime Westside Creative Industrial Campus - Steps to the Metro E Line | Direct connectivity to Culver City, Palms, West LA, Downtown LA, USC/Expo Park & Santa Monica via one of LA's strongest transit corridors.

Rare Hybrid Industrial / Creative Offering - ±14,448 SF Bow-Truss Campus | A highly functional combination of bow-truss volume, skylights, creative build-out, and industrial infrastructure—an increasingly scarce asset class on the Westside.

Exceptional Value - Lowest PSF Creative Industrial in West LA | Offered at dramatically below typical Westside industrial/creative pricing—ideal for investors or owner-users seeking below-market entry.

Two-Parcel Campus with Parking - ±13,734 SF of Land | Contiguous parcels with on-site surface parking, offering rare land control and future flexibility in an infill corridor.

High-Functionality Creative Infrastructure - Former Recording Studios | Existing treated rooms, open-span spaces, skylights, and high ceilings create turn-key usability for production, content creation, or flexible industrial/office operations.

Transit-Oriented, Jobs-Focused Zoning - HJ(EC) Hybrid Industrial | Exposition Corridor zoning prioritizes creative/industrial employment uses—studios, post-production, R&D, light manufacturing, and creative office—with limited mixed-use optionality.

Unmatched Access & Connectivity - Rail + Freeways | Steps to the E Line and minutes to I-10, I-405, and major arterials, supporting both talent access and efficient logistics—an uncommon dual advantage in West LA.

Anchored by Elite Demand Drivers - Culver City Creative Ecosystem | Surrounded by Sony Pictures, Amazon MGM, Apple, The Culver Studios, tech creators, media firms, and the booming Hayden Tract / Arts District cluster.

Versatile Configuration - Ideal for Multi-Tenant or Single-User Campus | Flexible mix of open-span industrial, creative office, studio build-out, and parking supports a range of uses: production, design, R&D, content creation, corporate HQ, or fabrication.

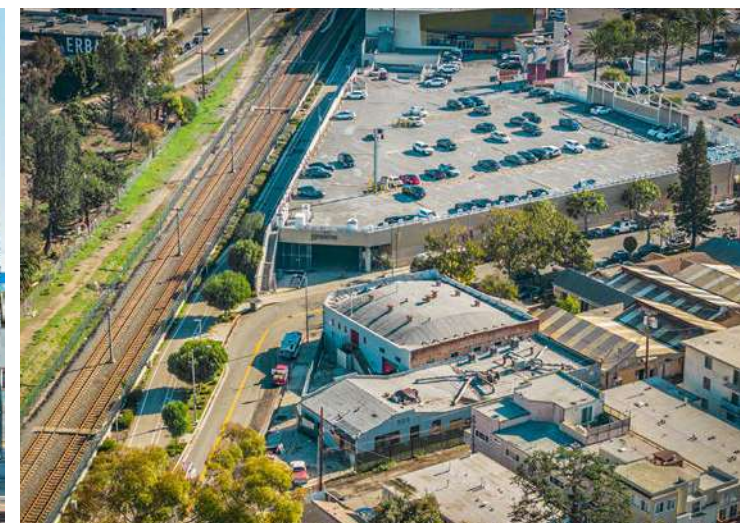
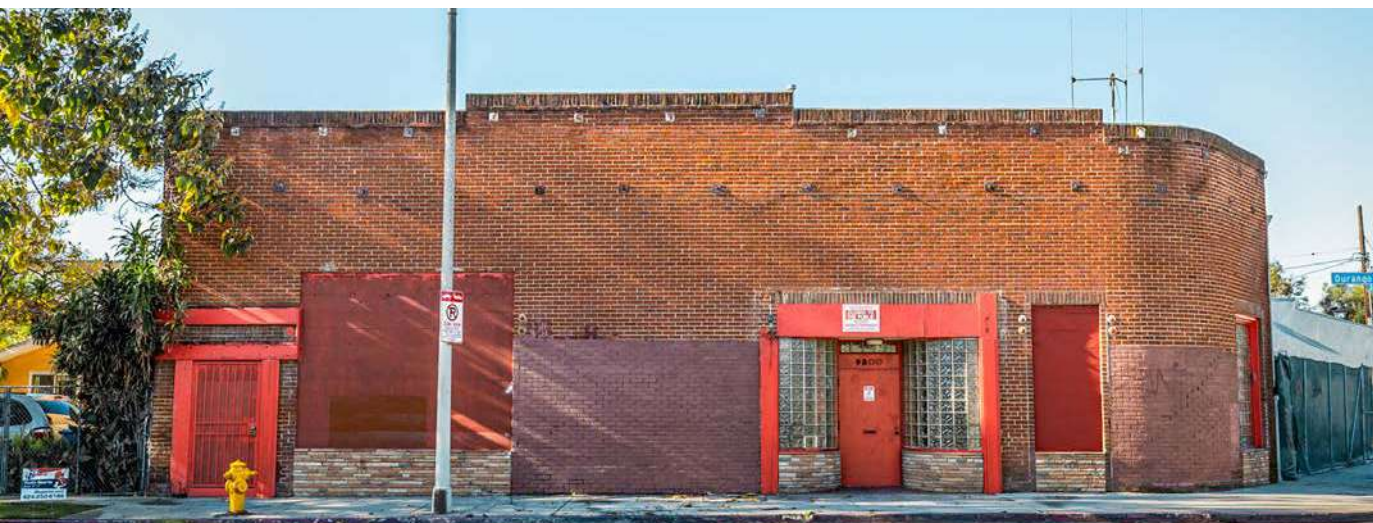
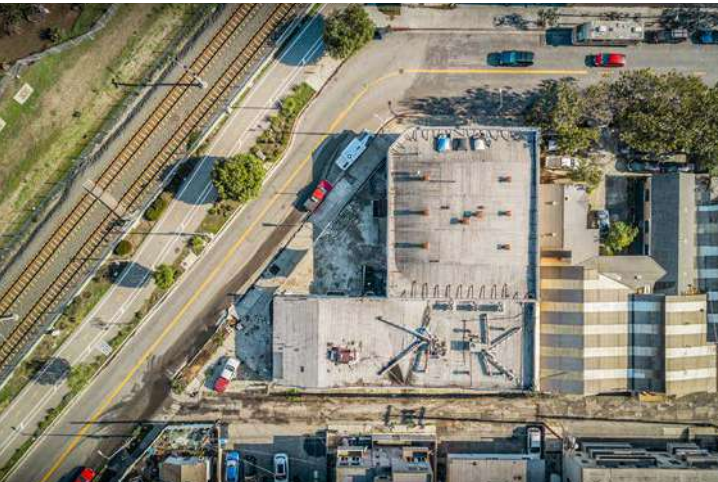
Positioned in a Long-Term Growth Corridor - Westside Creative Expansion | Located within a rapidly expanding employment zone projected to add thousands of new jobs and supported by major mixed-use, transit-oriented development along Exposition Blvd.

Rare Hybrid Industrial / Creative Campus

14,448 TOTAL BUILDING SF | 13,734 TOTAL LOT SF | ZONED LAM1 & HJ(EC) | BUILT IN 1922 & 1932



IDEAL USES | Studios and post-production, Research & development, Production, light manufacturing, assembly, and related support uses, Creative office and content production space



OFFERING SUMMARY

9190-9214 **EXPOSITION BLVD**
LOS ANGELES, CA 90034

THE OFFERING

PROPERTY SUMMARY

Address	9190-9214 Exposition Blvd Los Angeles, CA 90034
Starting Bid	\$750,000
Building Size	\$14,448 SF
Land Size	13,736 SF
APN's	4313-021-036, 035
Zoning	LAM1 & HJ(EC)
Year Built	1922 & 1932



FINANCIAL ANALYSIS

PROPERTY SUMMARY

Starting Bid	\$750,000
Building Size	14,448 SF
Land Size	13,736 SF

OPERATING EXPENSES

	CURRENT
Property Tax	\$41,187
Insurance	\$15,000
Utilities	\$6,000
Repair	\$7,500
Trash	\$3,000
TOTAL EXPENSES	\$72,687



COMPARABLES ANALYSIS

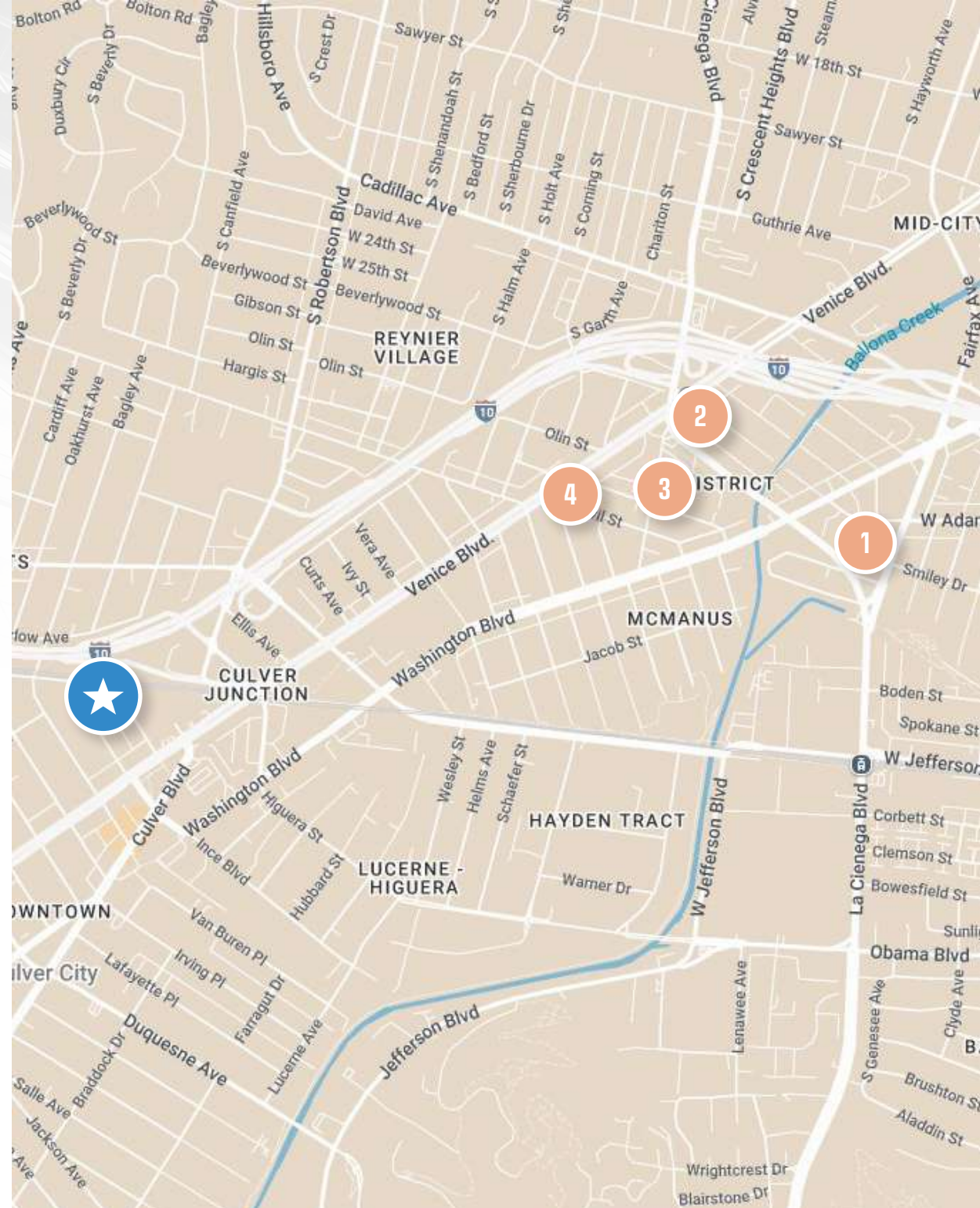
9190-9214 **EXPOSITION BLVD**
LOS ANGELES, CA 90034

COMPARABLES

SOLD COMPARABLES

★ SUBJECT PROPERTY

- 1. 5833 Perry Dr
- 2. 6086 Comey Ave
- 3. 2646-2656 La Cienega Ave
- 4. 8642 Venice Blvd



COMPARABLES

SOLD COMPARABLES



9190-9214 Exposition Blvd
Los Angeles, CA 90034

BUILDING SF	14,448
LAND SF	13,736
YEAR BUILT	1922/1932
ZONING	LAM1 & HJ(EC)



5833 Perry Dr
Culver City, CA 90232

SALE PRICE	\$8,677,000
BUILDING SF	21,704
BUILDING PRICE/SF	\$399.79
LAND SF	19,193
LAND PRICE/SF	\$452.09
YEAR BUILT	2024
ZONING	MU-2
SALE DATE	9/17/2025



6086 Comey Ave
Los Angeles, CA 90034

SALE PRICE	\$2,900,000
BUILDING SF	5,764
BUILDING PRICE/SF	\$503.12
LAND SF	4,792
LAND PRICE/SF	\$605.18
YEAR BUILT	1968
ZONING	LAC2
SALE DATE	9/12/2025

SOLD COMPARABLES

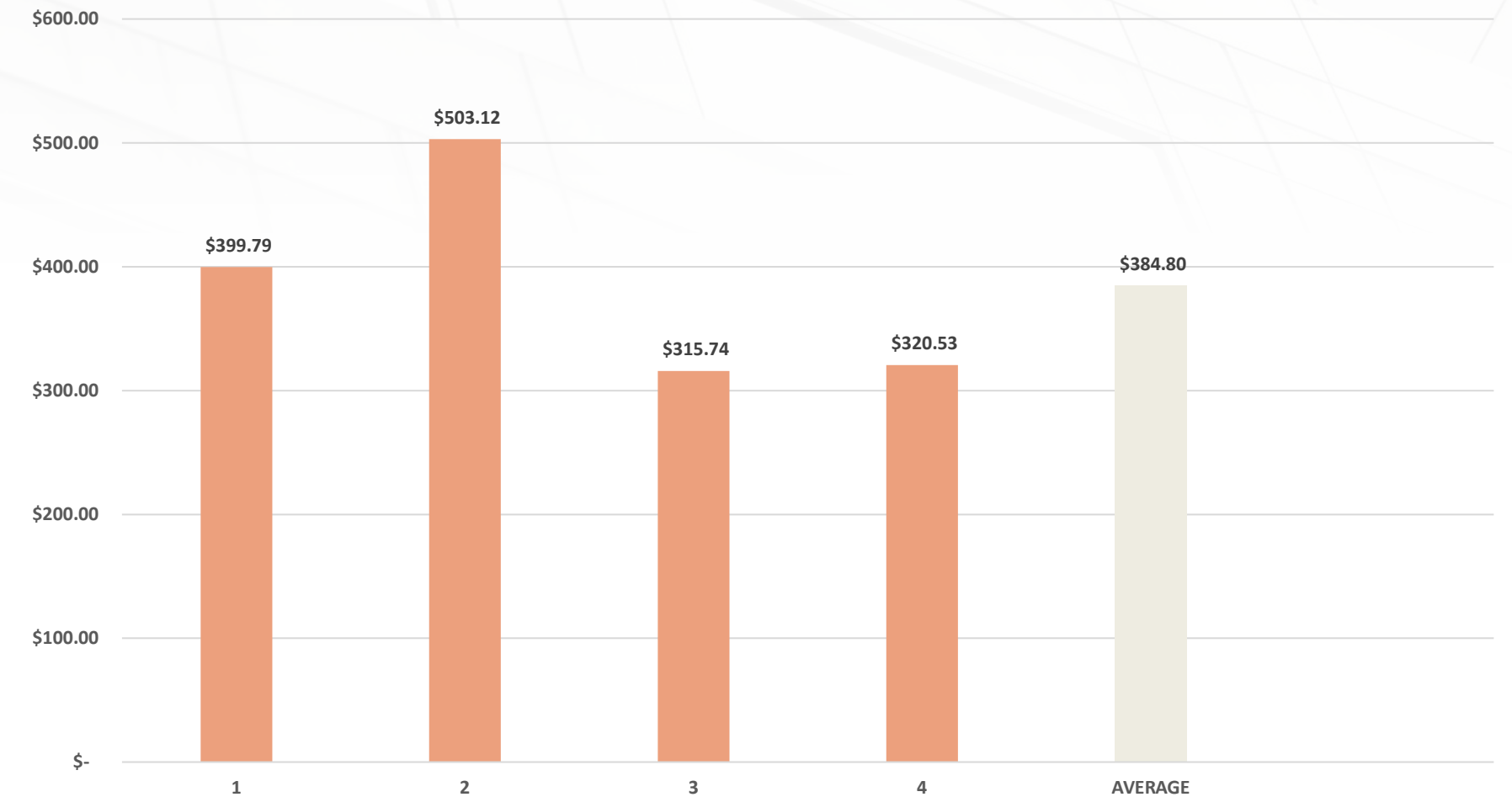


2646-2656 La Cienega Ave Los Angeles, CA 90034	
SALE PRICE	\$1,681,000
BUILDING SF	5,324
BUILDING PRICE/SF	\$315.74
LAND SF	8,276
LAND PRICE/SF	\$203.12
YEAR BUILT	1947
ZONING	LAC2
SALE DATE	8/8/2025

8642 Venice Blvd Los Angeles, CA 90034	
SALE PRICE	\$613,500
BUILDING SF	1,914
BUILDING PRICE/SF	\$320.53
LAND SF	2,614
LAND PRICE/SF	\$234.70
YEAR BUILT	1970
ZONING	LAC2
SALE DATE	11/25/2024

SOLD COMPARABLES

BUILDING PRICE PER SF



MARKET OVERVIEW

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Palms LOS ANGELES

Palms is one of the most centrally located and diverse neighborhoods on the Westside of Los Angeles, positioned adjacent to Culver City, Mar Vista, Cheviot Hills, Beverlywood, and West Los Angeles. Its strategic location offers excellent regional connectivity through major thoroughfares such as Venice Boulevard, Sepulveda Boulevard, and Overland Avenue, along with convenient access to the I-10 and I-405 freeways. The Metro E (Expo) Line runs directly through the area, with the Palms station providing direct rail service between Downtown Los Angeles and Santa Monica. This combination of central positioning and transit accessibility makes Palms a highly desirable residential market for renters and professionals seeking easy access to major employment hubs across Los Angeles.

The neighborhood is well known for its vibrant, community-oriented lifestyle and eclectic cultural mix. Its close proximity to the dynamic employment base of Culver City—including the expanding creative office and tech corridor often referred to as “Silicon Beach”—adds to its draw for young professionals and families. Local dining options reflect the area’s diversity, with a wide range of international cuisines along Venice Boulevard and Motor Avenue, while nearby Culver City provides a thriving arts and entertainment scene with theaters, galleries, and nightlife.

Education is a key consideration for many residents. Palms is served by the Los Angeles Unified School District, which includes schools such as Palms Middle School, Clover Avenue Elementary, and Castle Heights Elementary. In addition, private and charter schools are accessible within a short drive, and the neighborhood benefits from its proximity to higher education institutions like UCLA, Loyola Marymount University, and Santa Monica College.

Retail and amenities in and around Palms are both convenient and expanding. Residents enjoy easy access to Culver City’s Platform, Ivy Station, and the Culver Steps for shopping, dining, and services. The nearby Westfield Century City mall provides a premier regional retail destination, while farmers markets and boutique fitness studios add to the neighborhood’s appeal. Recreational opportunities are plentiful as well, with Rancho Park, Cheviot Hills Recreation Center, and the Ballona Creek bike path offering green space and outdoor activity options.



Culver Crossings

APPLE CAMPUS

Apple is developing a major new office and production campus at 8888 Venice Boulevard, creating one of the most significant corporate investments in Culver City's recent history. Spanning approximately 4.5 acres along Venice, Washington, and National Boulevards, the project will deliver 536,000 square feet of new Class A creative office and multimedia production space, designed by Gensler and built in two complementary mid-rise structures of four and five stories.

The development includes three levels of subterranean parking with more than 1,200 vehicle stalls, robust bicycle infrastructure, and integrated employee shuttle access. Apple's plan prioritizes a highly amenitized work environment with on-site dining, coffee stations, and flexible creative spaces supporting Apple TV+, Apple Music, and the company's broader entertainment, content, and technology operations.

A defining feature of the campus is its 58,000 square feet of landscaped open space, including a central courtyard, a park-like alcove along Washington Boulevard, and pedestrian promenades on Venice and National. While not programmed with retail, the ground-level design emphasizes wide entries, greenery, and public-facing improvements to enhance the surrounding streetscape.

The campus sits directly across from Metro's Culver City Station, reinforcing the area's position as a transit-oriented employment hub. It also adds critical mass to a fast-growing creative and tech cluster that already includes major occupiers such as Amazon Studios and Warner Bros. Discovery.

Upon completion, the two-phase development is expected to support approximately 2,400 Apple employees and nearly double Apple's existing footprint in Culver City, signaling long-term corporate commitment. Apple has publicly stated intentions to grow its Los Angeles-area workforce to over 3,000 employees by 2026, underscoring the strategic importance of this new location.

Overall, the project represents a transformational anchor for the area—bringing high-skilled jobs, long-term corporate investment, new public-facing improvements, and continued momentum for Culver City as a premier hub for technology, media, and entertainment.



IVY STATION

Ivy Station is a premier 500,000+ sq. ft., mixed-use transit-oriented development located at the intersection of Venice and National Boulevards and directly integrated with the Metro E Line. This award-winning project has become one of Culver City's most dynamic commercial and lifestyle destinations, anchoring the east end of Downtown Culver City and fueling significant corporate and creative-office demand in the area.

The campus features:

- **HBO's West Coast Headquarters:** 240,000 sq. ft. of Class A creative office space occupied by HBO/Warner Bros. Discovery, bringing thousands of employees to the area daily.
- **The Shay Hotel:** A 148-room boutique lifestyle hotel by Hyatt/Proper Hospitality, including rooftop dining and event space overlooking the city.
- **Destination Retail & Dining:** A curated mix of restaurants, cafés, wellness, and service-oriented retailers surrounding a central landscaped park.
- **Public Plaza & Programming:** A 2-acre open-space network hosting regular community events—outdoor movies, live music, fitness classes, and seasonal markets—creating steady foot traffic throughout the week.
- **Premium Residential Component:** 200 modern apartments that maintain an active on-site population and support surrounding businesses.
- **Unmatched Transit Connectivity:** Direct access to the Metro E Line, plus extensive bike paths and pedestrian linkages, reinforcing Ivy Station as a major mobility hub.

With its blend of corporate tenancy, hospitality, retail activation, and public programming, Ivy Station serves as a major economic catalyst for Culver City—drawing a steady influx of employees, visitors, residents, and hotel guests and reinforcing the area as one of Los Angeles' most desirable creative and commercial ecosystems.



NOTABLE DEVELOPMENTS

(1) 3557 South Motor Avenue (1.00 Miles Away)

Location: 3557 S Motor Ave, Palms

Description: A seven-story mixed-use building with 104 residential units (studios, 1- and 2-bedrooms) above ground-floor commercial space. Includes structured parking; about 11 units reserved for Extremely Low-Income households through TOC incentives.

Status: Nearing completion as of mid-2025; leasing expected soon.

(2) 10505 Washington Boulevard Mixed-Use (1.10 Miles Away)

Location: 10505 Washington Blvd, Palms

Description: An eight-story project with 184 apartment units (studios, 1- & 2-beds), ground-floor retail (~5,000 sq ft), parking for ~170 vehicles. Includes about 19 units designated extremely low income under incentive zoning.

Status: Broke ground in 2025; construction is underway.

(3) 3555 Overland Avenue (1.20 Miles Away)

Location: 3555 Overland Ave, Palms

Description: Six-story mixed-use building with 64 residential units (mostly studios and 1-beds), ground-floor retail (~1,395 sq ft), parking for 69 cars. Includes deed-restricted extremely low-income units.

Status: Under construction / recently approved.

(4) 200-Unit Mixed Use on Motor Avenue (0.90 Miles Away)

Location: 3418-3554 S Motor Ave, Palms

Description: Proposed six-story mixed-use building with 200 apartments and ground-floor commercial space. Under the Exposition Corridor Transit Neighborhood Plan incentives; includes ~22 affordable units.

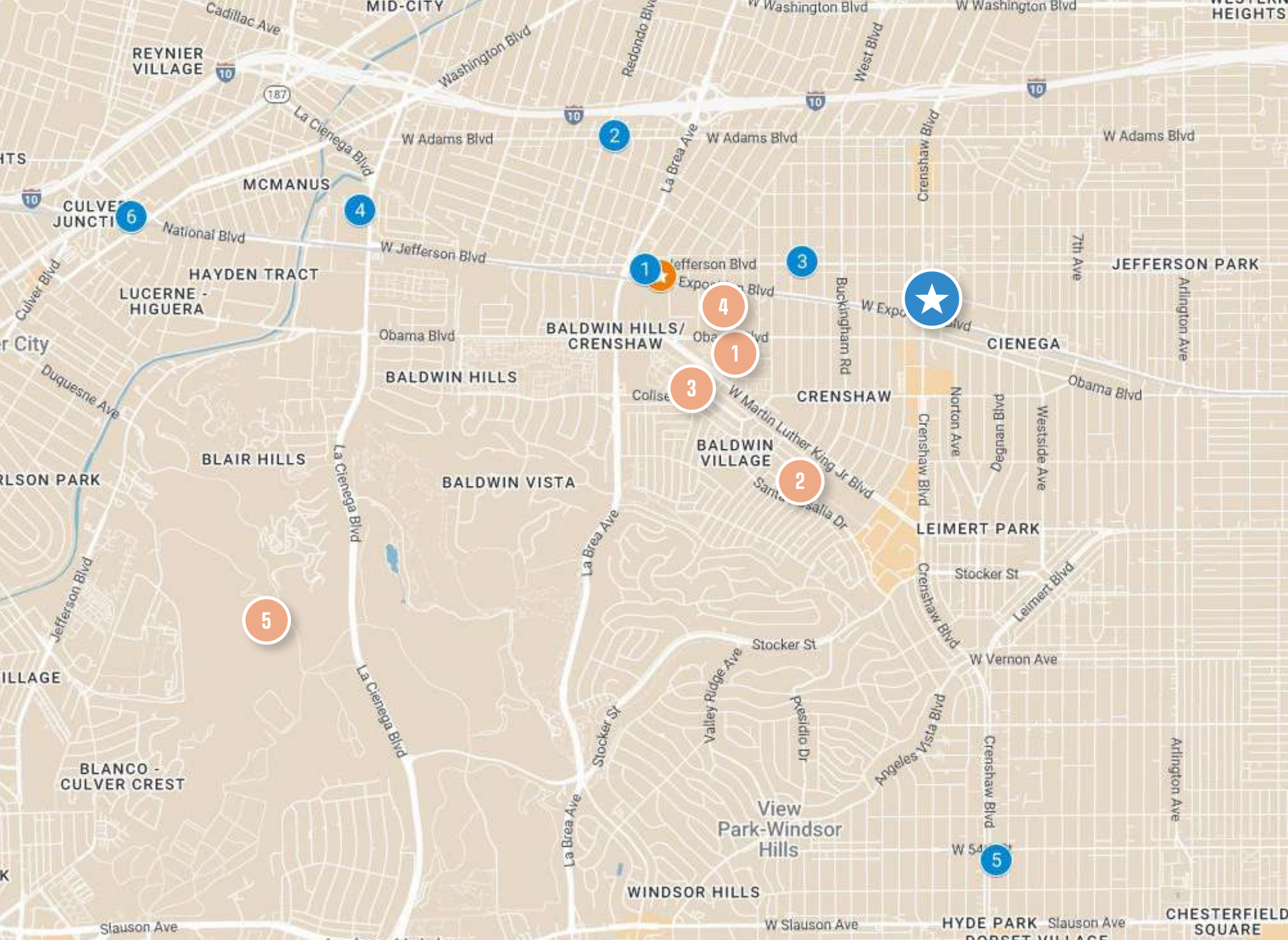
Status: Under review by city planning and building departments.

(5) Palms & Centinela Mixed-Use (2.90 Miles Away)

Location: Northeast corner of Centinela & Palms Blvd, Mar Vista / Palms border

Description: Four-story building with 32 apartments (market-rate + affordable), ~2,991 sq ft ground-floor retail, and basement parking for ~58 vehicles.

Status: Presented to community council; expected completion in about two years from design/approval.



Palms

DEMOGRAPHICS BY RADIUS

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	40,453	304,379	858,250
Median Age	38	40	40
Households	19,726	133,825	383,769
Average Household Size	2.0	2.3	2.2
Renter Occupied Households	74%	61%	62%
Average Household Income	\$136,646	\$134,198	\$130,885
Median Household Income	\$111,685	\$106,881	\$103,193



METRO E-LINE

0.70 Miles
to Culver City
Metro Station





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