

Prime West Los Angeles

2140 COTNER AVE
4322-025-037

2144 COTNER AVE
4322-025-010

2150 COTNER AVE
4322-025-011

COTNER AVENUE PORTFOLIO

LOS ANGELES, CA 90025 ■ OWNER-USER INVESTMENT OPPORTUNITY



PORTFOLIO SUMMARY



LIST PRICE \$15,000,000
COMBINED LOT SF 18,306

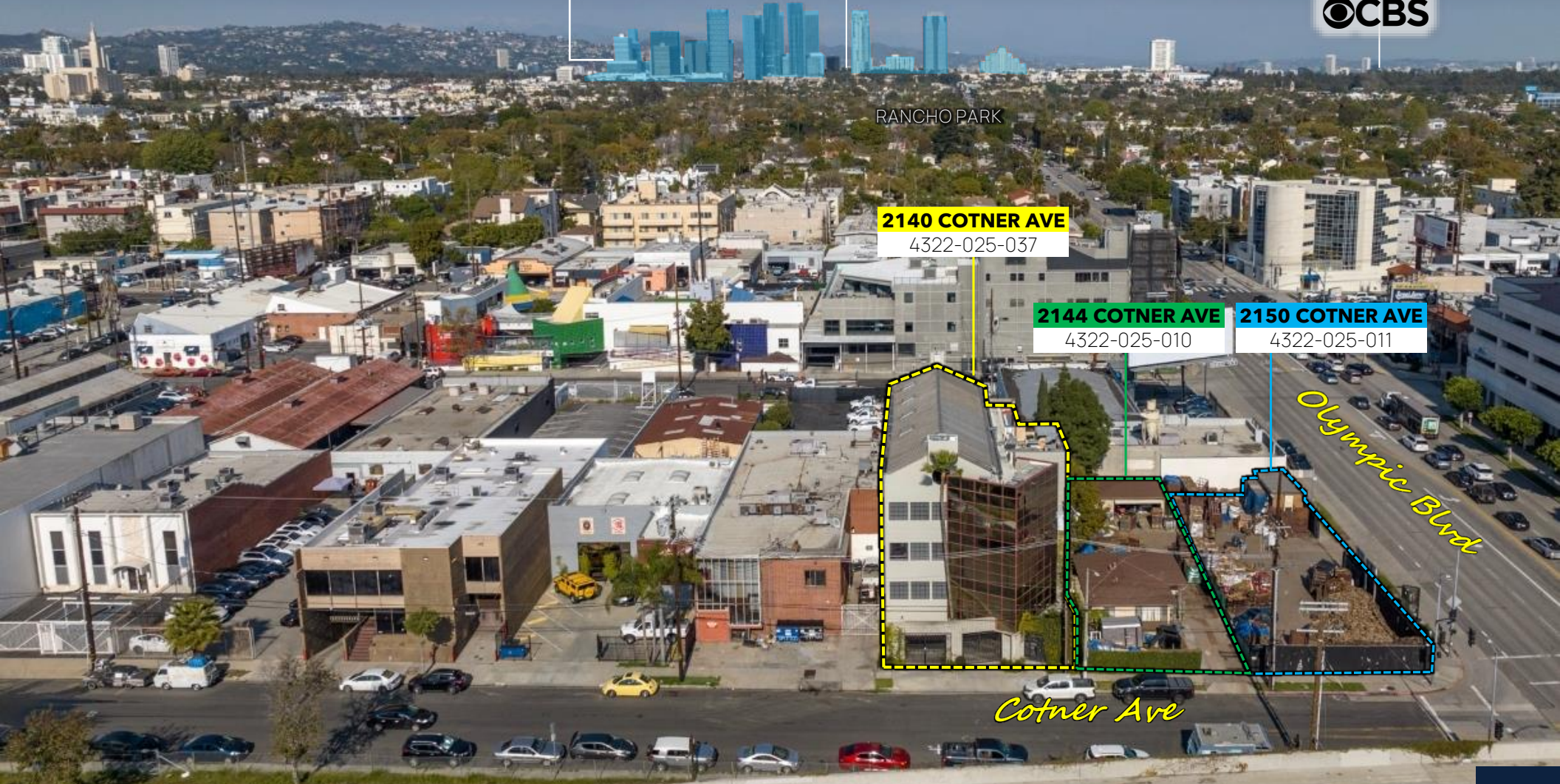
ADDRESS	▪ 2140 Cotner Avenue
PARCEL	▪ 4322-025-037
LOT SF	▪ 6,735
STORIES	▪ 3+2 Levels of Subterranean Parking
PARKING	▪ 34 Subterranean Parking Stalls
T-MOBILE INCOME	▪ \$41,700

ADDRESS	▪ 2144 & 2150 Cotner Avenue
PARCEL	▪ 4322-025-010; 4322-025-011
LOT SF	▪ 11,571
OLYMPIC BLVD FRONTAGE	▪ 128 Feet
ZONING	▪ M2-1
MONTHLY INCOME	▪ \$13,000 NNN (Whit's Woodyard)

A compact commercial district surrounding Fox Studios, Century City is marked by sleek high-rise hotels, condos and offices. Power-lunching entertainment industry executives choose from chic New American restaurants, Italian bistros and casual cafes. Westfield Century City is a sprawling, modern outdoor shopping complex with upscale retailers.

CENTURY CITY		
		
		
		
		

BEVERLY HILLS GOLDEN TRIANGLE		
		
		
		



RANCHO PARK

2140 COTNER AVE
4322-025-037

2144 COTNER AVE
4322-025-010

2150 COTNER AVE
4322-025-011

Cotner Ave

Olympic Blvd

OPPORTUNITY



- ❑ Owner-User Investment Opportunity in a premier location



- ❑ Adjacent development parcels can be included with \$156,000 annual NNN income



- ❑ Long term telecom lease with T-Mobile currently providing \$41,700 annually with 3% bumps.



- ❑ The adjacent Olympic & Cotner lots provide optionality if both parcels are purchased as an income property, or development site.



- ❑ Premier West LA Location with a 405 traffic count surpassing 320,000 vehicles per day



OWNER-USER
INVESTMENT
OPPORTUNITY

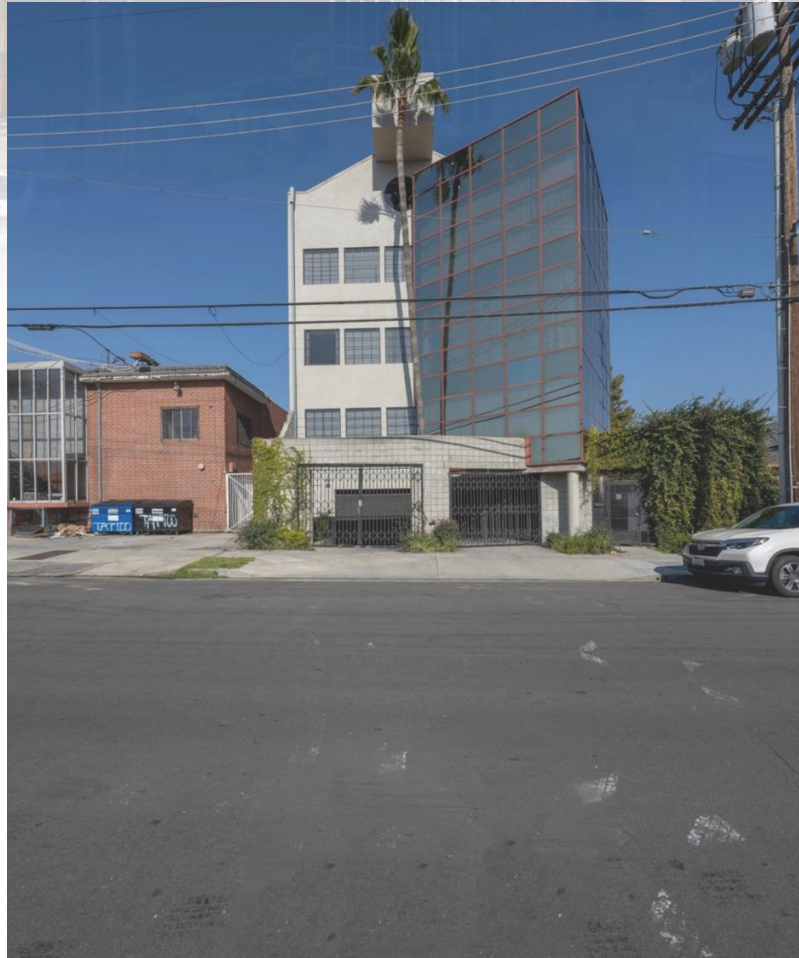
PARCEL MAP

	ADDRESS	APN	ZONING	BUILDING SF	LOT SF
1	2140 Cotner Avenue	4322-025-037	LAM2	9,981	6,735
2	2144 Cotner Avenue	4322-025-010	LAM2	820	5,654
3	2150 Cotner Avenue	4322-025-011	LAM2	5,850	5,917
TOTALS				16,651	18,306



ZONING SUMMARY





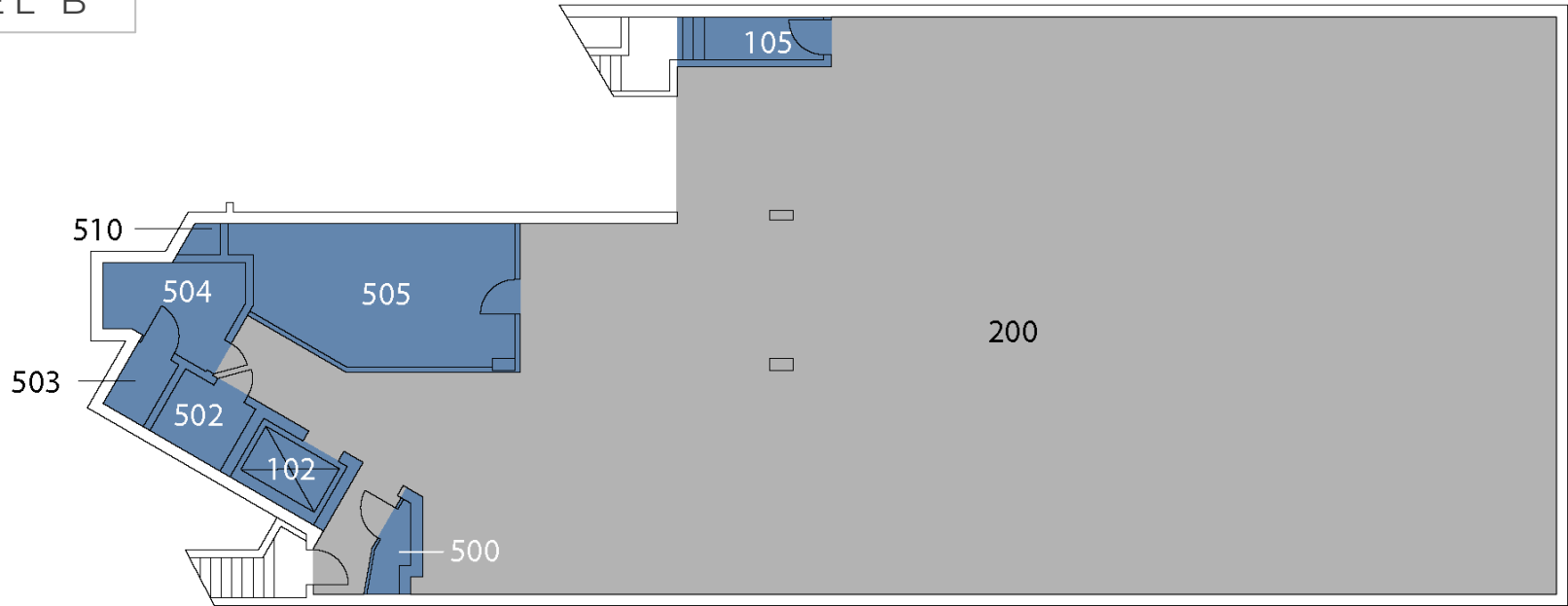


COTNER AVE PORTFOLIO

OFFICE BUILDING + 2 DEVELOPMENT LOTS PRIME WEST LOS ANGELES

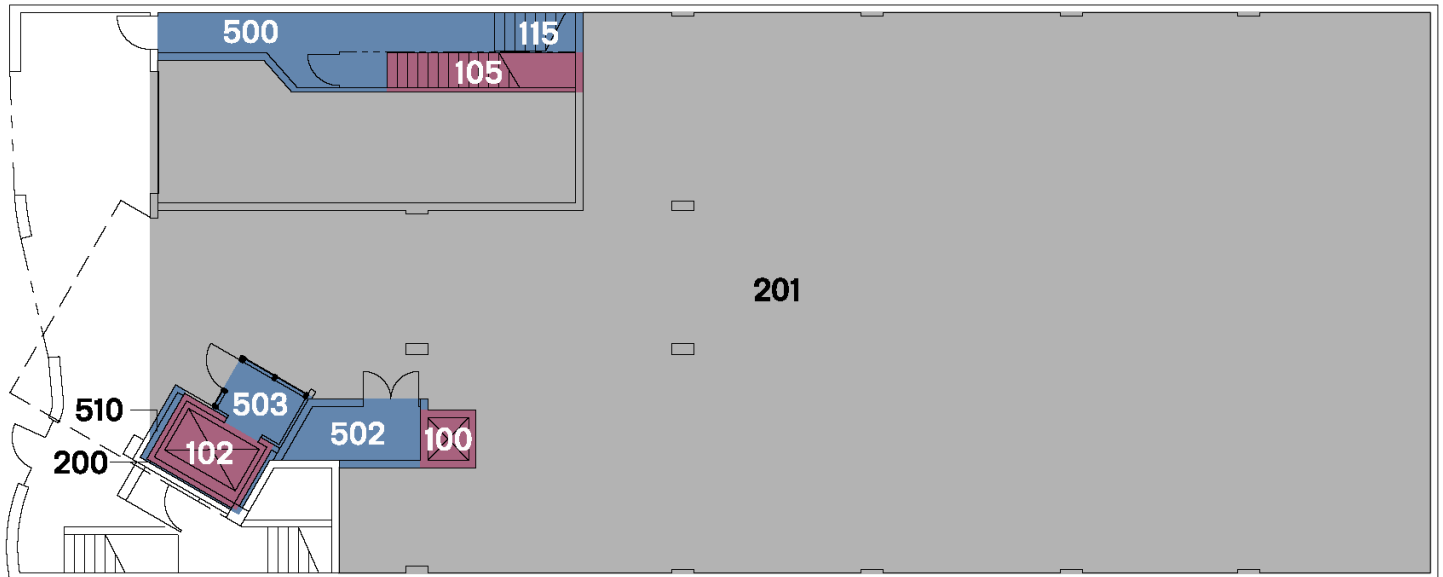


LEVEL B

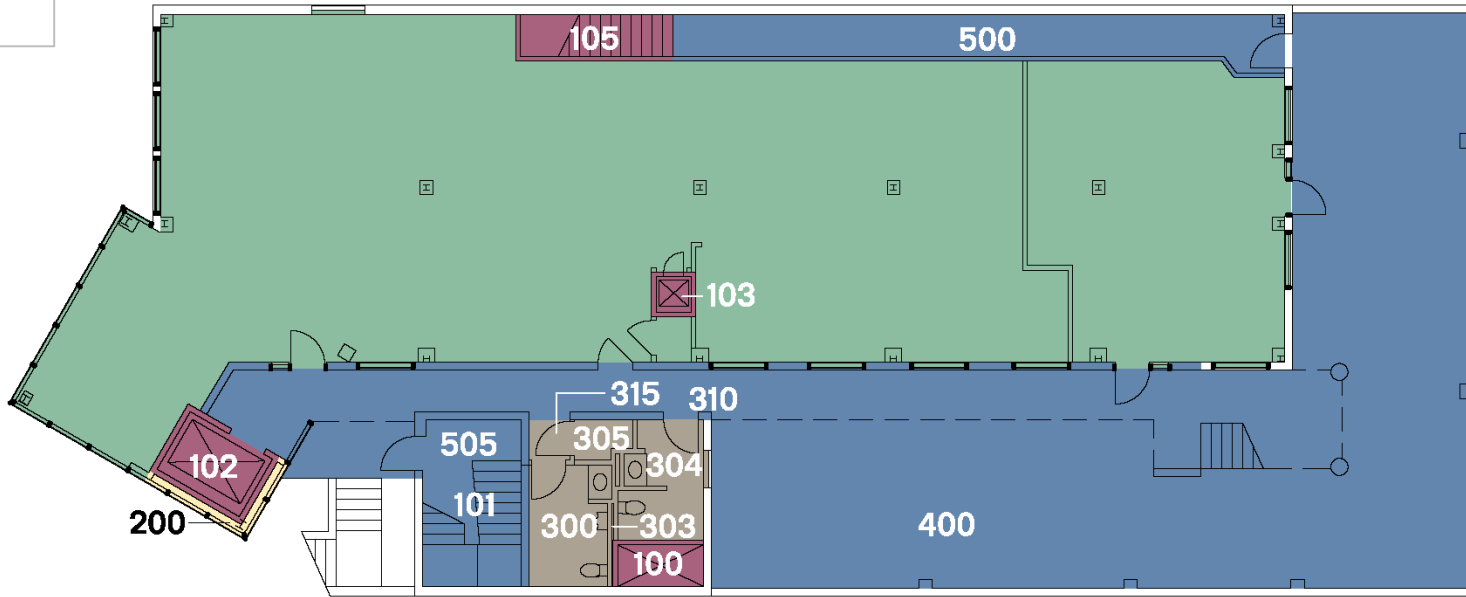


FLOORPLANS

LEVEL G

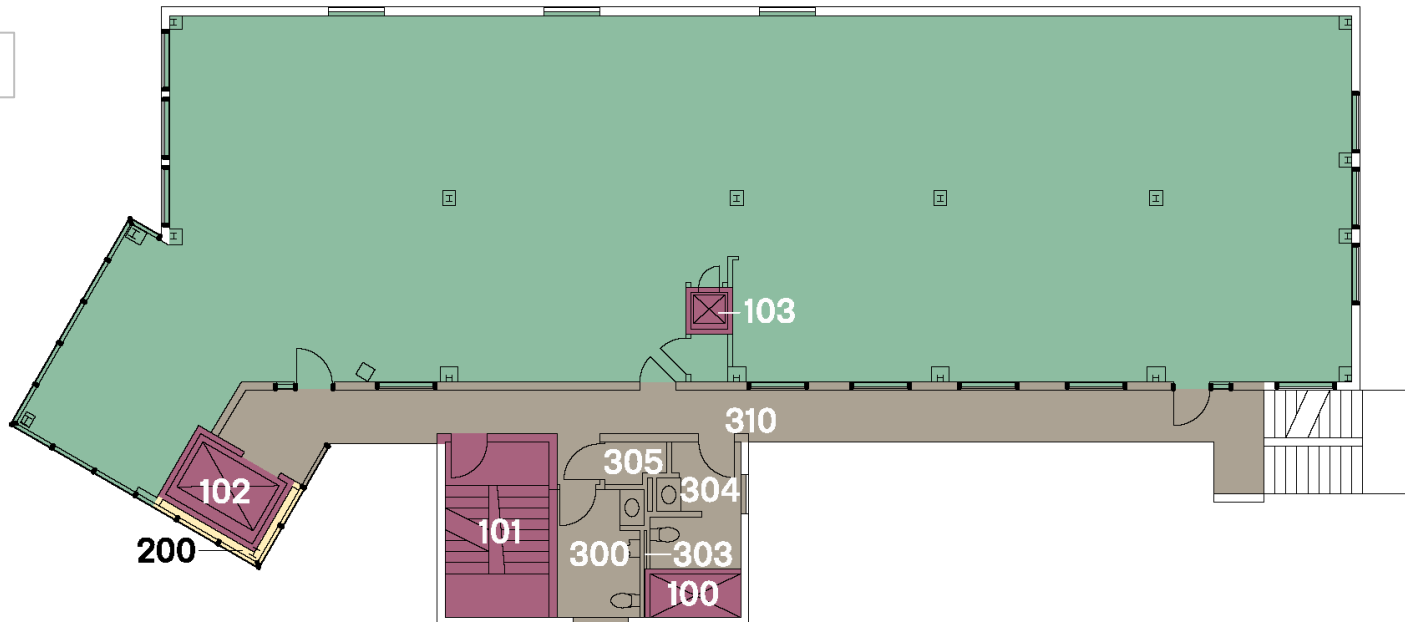


LEVEL 1

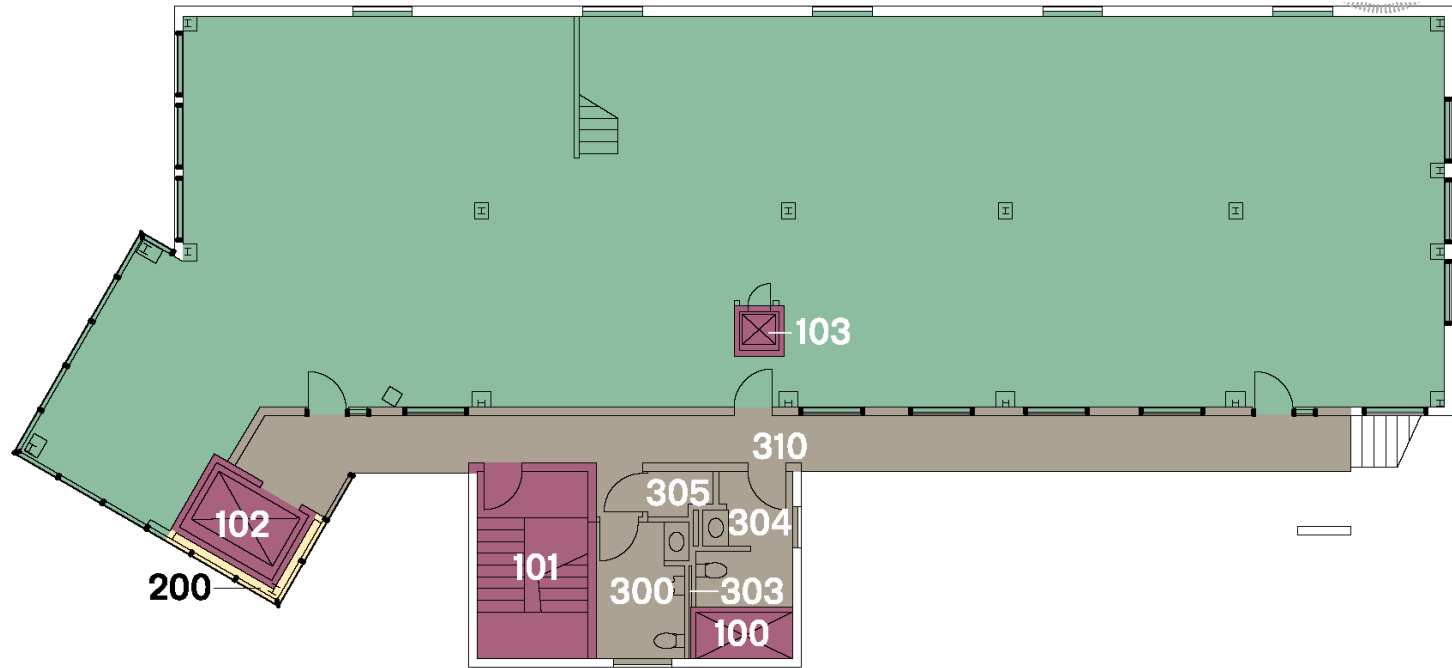


FLOORPLANS

LEVEL 2

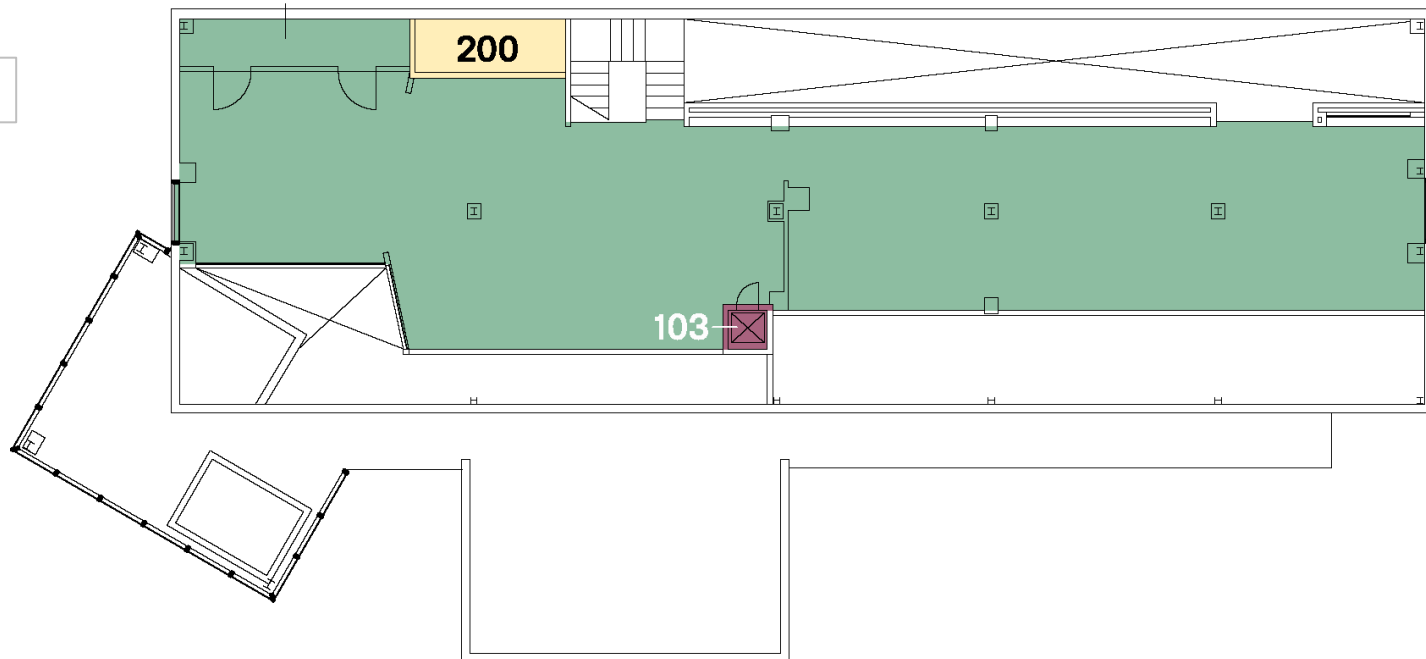


LEVEL 3



FLOORPLANS

LEVEL M



Owner-User Investment Opportunity in a West LA premier location

WEST LOS ANGELES

Premiere Location

West Los Angeles is a term for residential and commercial areas in the city of Los Angeles on the opposite sides of the Interstate 405 Freeway. The region lies within the larger Westside region of Los Angeles County and is made up of communities such as Beverly Hills, Brentwood, Century City, Culver City, Venice, Malibu, and Westwood.



39,875
POPULATION



89
AVG WALKSCORE



\$121,579
AVG HH INCOME

- ❖ Diverse, residential area of both multi- and single-family residences that are home to a large number of renters
- ❖ Residents have convenient access to local employers, cultural attractions, and entertainment destinations
- ❖ The LA Expo Line provides efficient transportation to Downtown Los Angeles (to the East) and Santa Monica (to the West).
- ❖ The Westside is a major force in the Southern California economy, with an area of over 52 million square feet of rentable office space

FACING NORTH

WESTWOOD ■ WESTWOOD VILLAGE ■ UCLA



THE CALIFORNIAN

THE LIDELL



BELMONT VILLAGE

Westwood is a commercial and residential neighborhood in the northern central portion of the Westside region of Los Angeles, California. It is home to the University of California, Los Angeles (UCLA). The neighborhood is comprised of a large and generally young community due to the proximity to UCLA.



PREMIERE WESTSIDE LOCALE

West Los Angeles is a neighborhood in Los Angeles, California with a population of 13,900. West Los Angeles is in Los Angeles County and is one of the best places to live in California. Living in West Los Angeles offers residents an urban feel and most residents rent their homes. In West Los Angeles there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in West Los Angeles and residents tend to be liberal. The public schools in West Los Angeles are above average.

Metro Rail operates passenger rail service for Los Angeles County, with the light-rail Expo Line connecting the Westside to central LA. There are eight stops within Santa Monica, West LA, and Culver City, and the Expo Line is the easiest way to reach Downtown LA from the Westside without taking a private vehicle.

LOCATION HIGHLIGHTS

- ❖ Diverse, residential area of both multi- and single-family residences that are home to a large number of renters
- ❖ Residents have convenient access to local employers, cultural attractions, and entertainment destinations
- ❖ Palms Station of the LA Expo Line provides efficient transportation to Downtown Los Angeles (to the East) and Santa Monica (to the West).
- ❖ The Westside is a major force in the Southern California economy, with an area of over 52 million square feet of rentable office space



Adjacent Culver City



Westfield Mall



Platform Mall



EXPO LINE SYNERGY

Go Metro and board the Metro Expo Line offer accessibility from Downtown L.A. to Santa Monica in under an hour. The Expo Line is part of the greater LA Metro Rail system, connecting the Santa Monica Metro Station with Hollywood, Pasadena, Long Beach and dozens of points in between.

Named for Exposition Boulevard, the Expo Line opened to the public in April 2012, connecting Downtown L.A. with Culver City. The Expo Line extension from Culver City to Santa Monica opened on May 20, 2016. The 6.6-mile extension added seven stations, offering convenient access to Santa Monica, Sawtelle Japantown, Westwood Village and numerous hotels, museums, restaurants and shopping destinations.



SILICON BEACH

Los Angeles has a flourishing hub of innovative companies putting down roots outside of the San Francisco tech epicenter. Known as "Silicon Beach," due to its proximity to surf and sand, the tech community's attraction to the area is partly credited to its proximity to LAX and the diversity of LA's industries.

Silicon Beach, a West Los Angeles area that includes the beach cities of Santa Monica and Venice, is at the epicenter of the city's current tech boom. While the Los Angeles metropolitan area is sprawling, Silicon Beach is a more pedestrian-friendly area with a plethora of eateries, coffee shops, bars, and offices, making it a popular destination for new entrepreneurs and start-ups.

17,000 Employees

amazon

12,500 Employees

Google

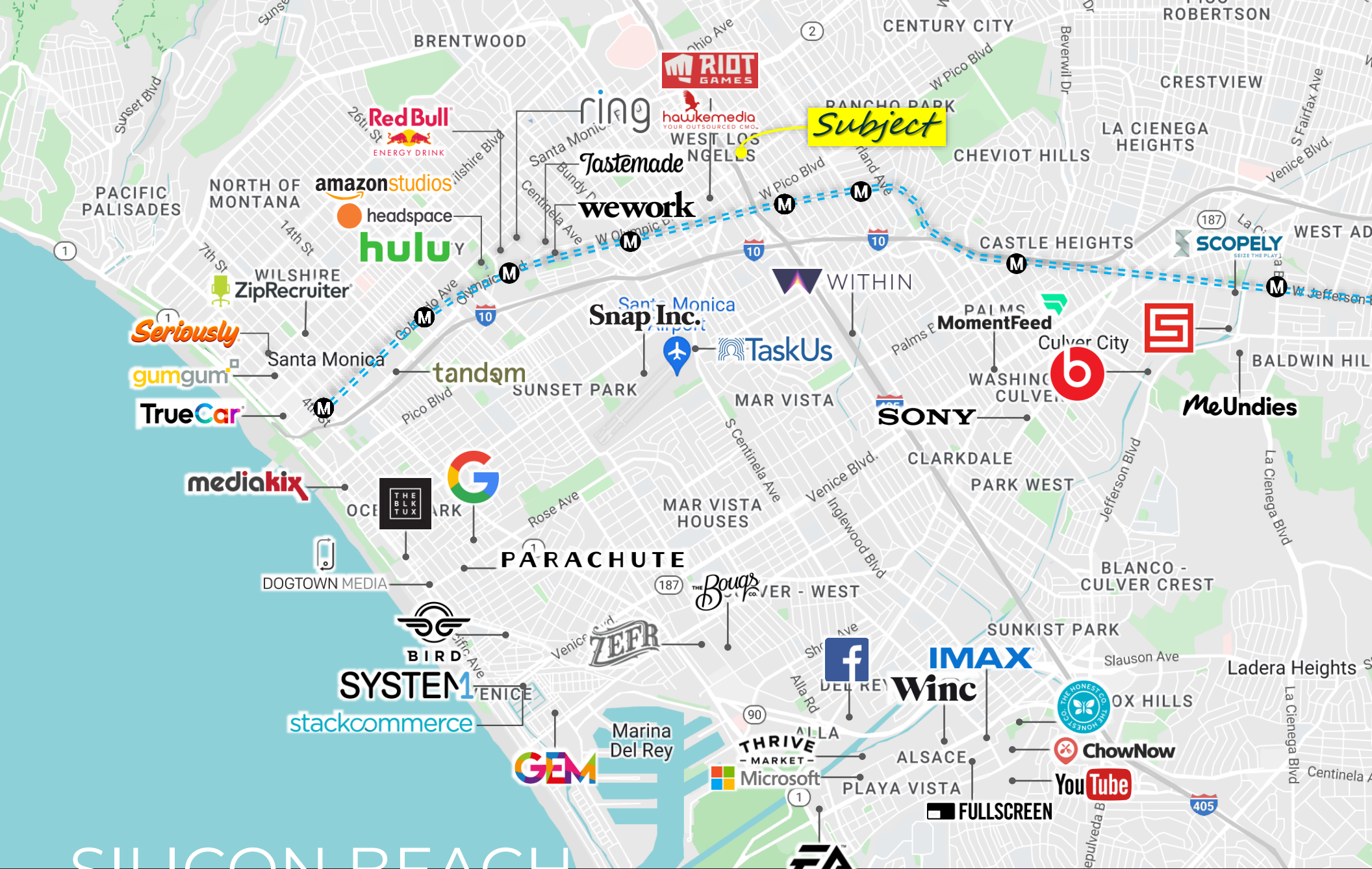
7,500 Employees

Snap Inc.

4,000 Employees

You Tube

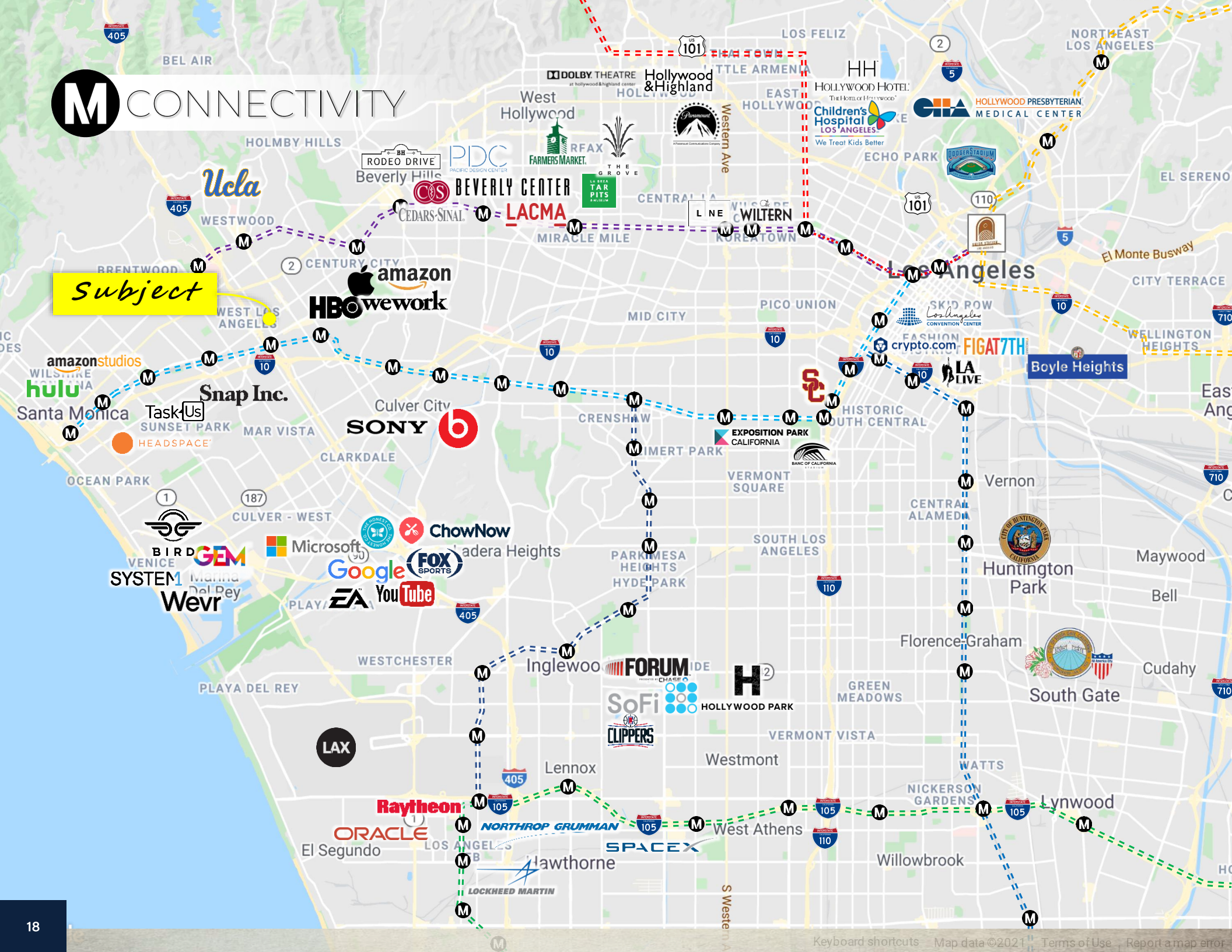




SILICON BEACH

While Silicon Beach is sometimes used to loosely describe both LA and Orange County, the tech community specifically refers to the stretch of cities west of LA, spanning from Santa Monica to Venice, often including communities as far as Hermosa Beach. More commonly, Silicon Beach encompasses the following tech hubs: Santa Monica, Venice, Marina del Rey, Playa Vista, Playa del Rey, El Segundo, Manhattan Beach and Hermosa Beach, respectively.

M CONNECTIVITY





Google
 The \$475-million project, is called One Westside. The former mall is now being transformed into 584,000 square feet of offices with on-site parking and open space.

DEMOGRAPHICS

Summary	Census 2010	Census 2020	2022	2027
Population	35,931	38,969	39,356	39,561
Households	17,281	18,431	18,845	18,974
Families	7,413	-	8,093	8,171
Average Household Size	2.07	2.09	2.07	2.06
Owner Occupied Housing Units	6,108	-	6,332	6,386
Renter Occupied Housing Units	11,175	-	12,513	12,589
Median Age	35.9	-	37.8	38.1
Trends: 2022-2027 Annual Rate	Area	State	National	
Population	0.10%	-0.06%	0.25%	
Households	0.14%	-0.01%	0.31%	
Families	0.19%	-0.01%	0.28%	
Owner HHs	0.17%	0.05%	0.53%	
Median Household Income	3.10%	3.60%	3.12%	

COTNER AVENUE PORTFOLIO

Los Angeles, CA 90025



JOE KIM, CCIM, CRRP

Director of Investments

(310) 869-3913

joekim@equityunion.com

DRE: 01898072

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Equity Union. The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Equity Union and it should not be made available to any other person or entity without the written consent of Equity Union. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Equity Union.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Equity Union has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Equity Union has not verified, and will not verify, any of the information contained herein, nor has Equity Union conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Equity Union has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Equity Union's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Equity Union and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Equity Union makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

