

FOR SALE – Owner/User or Investor Opportunity

3539
& 3545

motor
avenue LOS ANGELES
CALIFORNIA

12,516 SF + 12,313 SF = 24,829 SF Total

Two-Building Office Portfolio | Also Available Individually
Downtown Culver City Adjacent

NEWMARK

CONFIDENTIAL OFFERING MEMORANDUM

CONFIDENTIALITY & CONDITIONS

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Newmark (the "Agent") has been engaged as the exclusive sales representative for the sale of 3539 & 3545 Motor Avenue, Los Angeles, California 90034 (the "Property") by "Ownership" (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

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The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

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NEWMARK

The Offering

Newmark, as exclusive advisor, is pleased to present the remarkable opportunity to acquire **3539 & 3545 Motor Ave., Los Angeles** (the “Property”)—a 2-building, 24,829 SF (12,516 SF & 12,313 SF) boutique office campus strategically located at the **midpoint between Culver City and Century City**—the Westside’s most active office submarkets.

Available as a portfolio acquisition or individually, 3539 & 3545 Motor Ave. are connected by walkways located at both office levels (2nd and 3rd floors), providing internal access between the two adjacent buildings (but can be easily sealed).

Fully occupied by Pixelogic Media Partners, **a global media company**, **through 10/31/2027, the Property can also, potentially, be delivered vacant upon the close of escrow.** In-place rent provides valuable flexibility and bridge income for both owner-users as well as investors contemplating repositioning the Property.

Proximate to both I-10 and I-405, and located within a 5-minute walk of the Palms light rail station and multiple bus lines, the location provides excellent commuter access.



\$6,195,642

3539 MOTOR AVENUE

\$6,095,400

3545 MOTOR AVENUE

\$12,291,042 (\$495/SF)

TOTAL

ASKING PRICE



12,516 SF

3539 MOTOR AVENUE

12,313 SF

3545 MOTOR AVENUE

24,829 SF

TOTAL

SQUARE FOOTAGE

Offered TOGETHER or INDIVIDUALLY

Subject to existing lease (through 10/31/2027)
Potential to be delivered vacant upon close of escrow

Investment Highlights

- Flexible Occupancy – option to use one or both buildings, or continue income from current tenant
- Exit Strategies – lease-up, repositioning, or covered land play
- Creative/Medical/Professional Use Potential – adaptable floorplates
- Redevelopment Potential – located within the Exposition Corridor Transit Neighborhood Plan (TOD zone) with TOC/ED1 eligibility, offering density bonuses, reduced parking, and long-term upside
- Location – near Metro E Line (Palms Station) and 10/405 freeways





Property Overview

Two contiguous 3-story office buildings totaling **24,829 SF** (3539: 12,516 SF & 3545: 12,313 SF) situated on **14,719 SF of land**. Combined, these properties represent a rare Westside owner-user or investment opportunity with flexibility across use types — creative office, post-production, medical, or professional.

PHYSICAL FEATURES & USE POTENTIAL:

- Contemporary 3-story designs with efficient floorplates
- Full Motor Ave frontage and strong visibility
- Ideal for single or multi-tenant configuration
- Elevator-served; potential for creative, medical, or production use

REDEVELOPMENT CONTEXT:

Located within the **Exposition Corridor Transit Neighborhood Plan (TOD zone)** with zoning **MU(EC)** (Mixed Use – Expo Corridor). The site qualifies for **TOC and ED1 incentives**, offering potential increases in allowable height, floor area ratio (FAR), and reductions in parking requirements for future mixed-use or residential redevelopment.

CONSTRUCTION DETAILS

Structure / Foundation	Load-bearing concrete masonry unit walls with reinforced concrete columns and a reinforced slab-on-grade foundation
Exterior Walls	Painted stucco with decorative ceramic tiles
Windows	Double-pane fixed units with aluminum framing
Roof	Built-up roofing with mineral surfaced cap sheet over low-slope roof construction

PROPERTY DETAILS

	3539 MOTOR AVE	3545 MOTOR AVE
Address	3539 Motor Avenue Los Angeles, CA 90034	3545 Motor Avenue Los Angeles, CA 90034
Building SF	12,516 SF	12,313 SF
Land Area	7,360 SF/0.17 acres	7,359 SF/0.17 acres
Zoning	LAC2	LAC2
Stories	3	3
Year Built	1989	1987
APN	4314-013-030	4314-013-027
Parking*	21 Spaces	19 Spaces

* Parking is secured, single-stall on the ground floor

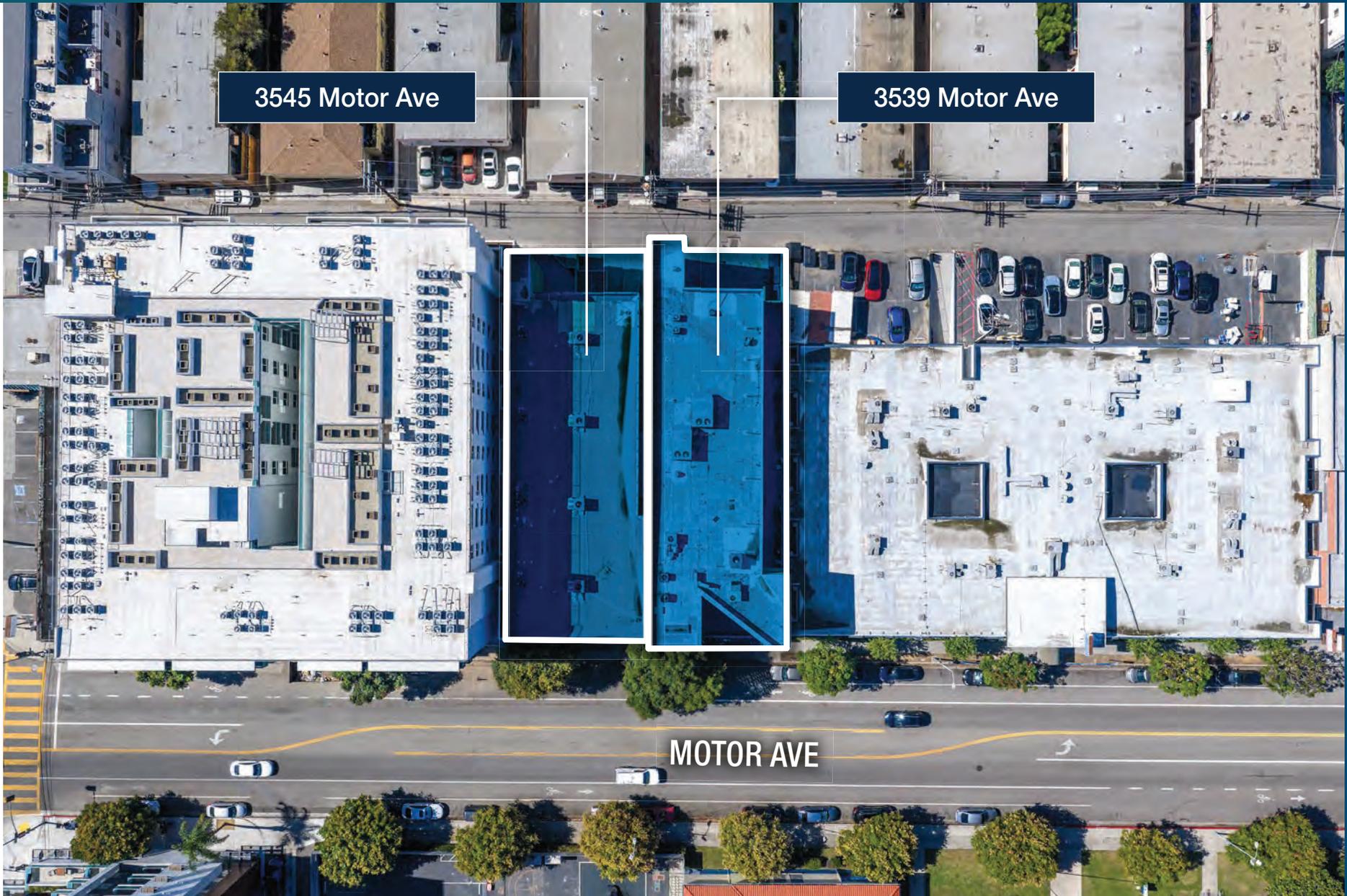
BUILDING SYSTEMS

	3539 MOTOR AVE	3545 MOTOR AVE
HVAC	5 HVAC units and 5 heat pumps on the roof, a mini-split cluster for the server/mechanical rooms, and 6 heat pumps on the 2nd floor	4 HVAC units and 4 split units
Plumbing	Copper supply piping, waste lines are copper and cast iron	Copper supply piping, waste lines are cast iron
Electrical	800 amperes, 3-phase, 4-wire, 120/240 volts	600 amperes, 3-phase, 4-wire, 120/240 volts
Elevator	2,000 lb. hydraulic elevator	2,000 lb. hydraulic elevator
Utilities	Electricity, natural gas, water/sewer, fiber-optic internet	Electricity, natural gas, water/sewer, fiber-optic internet

Parcel Map



Site Plan

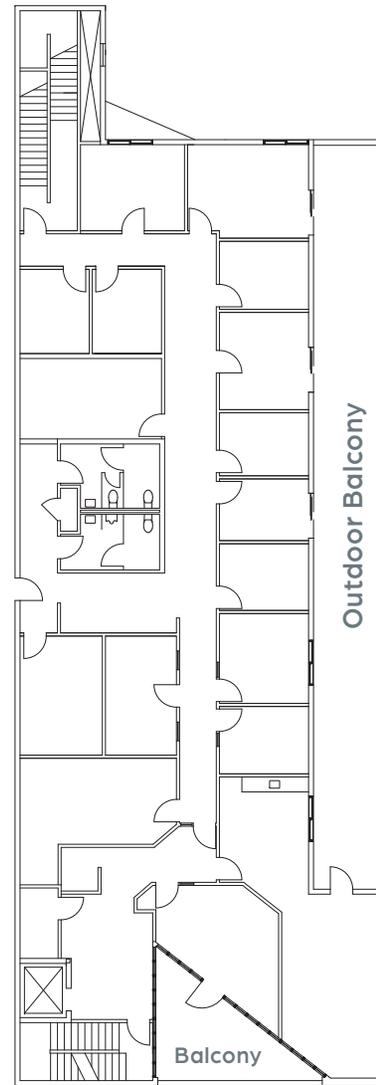


Floorplans | 3539 Motor Ave

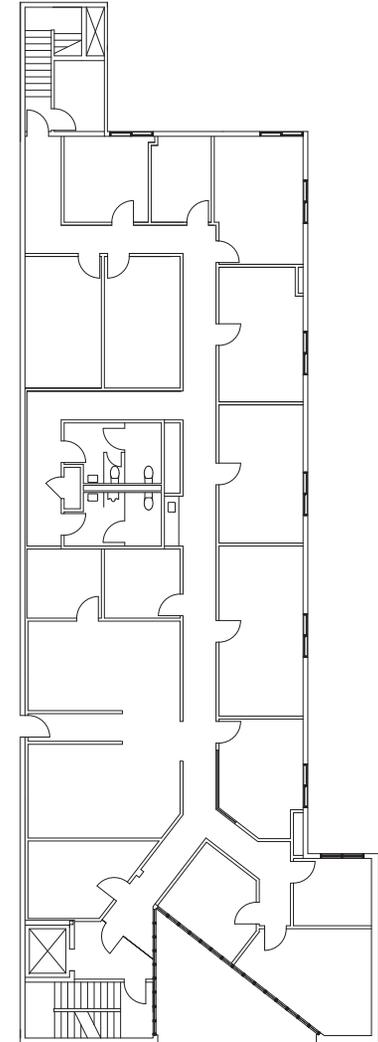
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



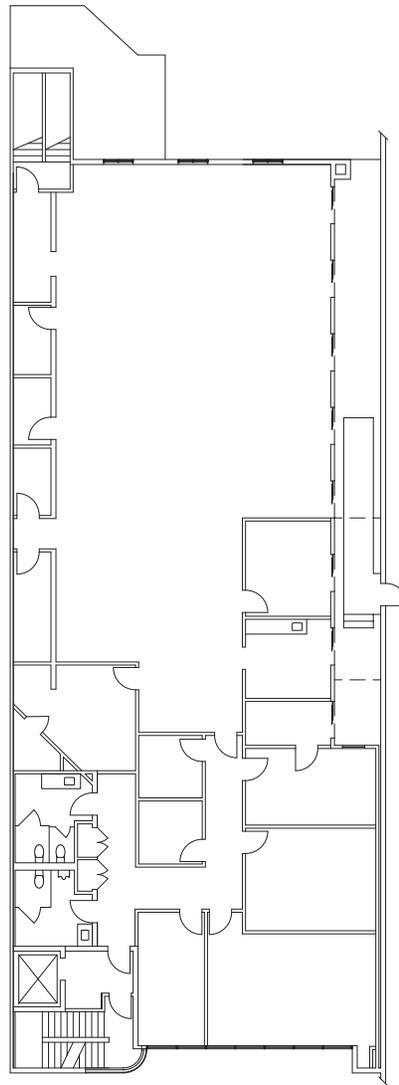
MOTOR AVE FRONTAGE

Floorplans | 3545 Motor Ave

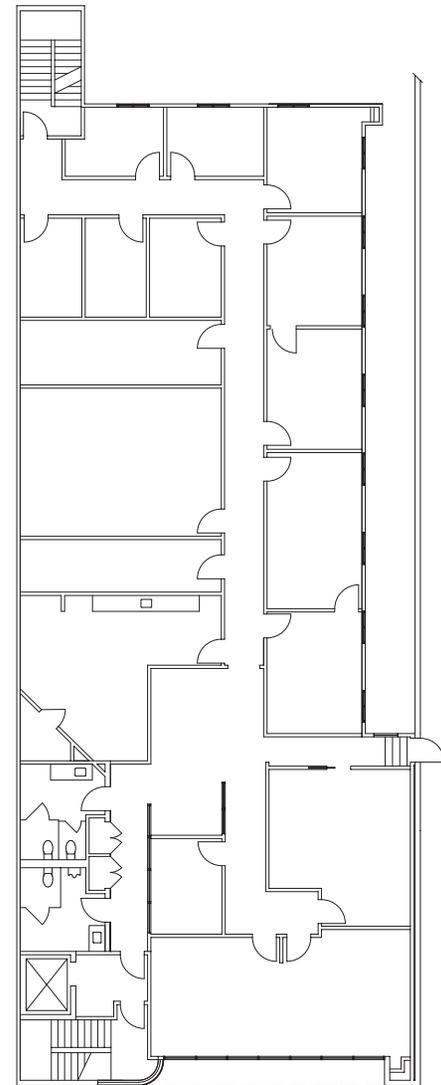
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



MOTOR AVE FRONTAGE

Office Sale Comparables



Property Address	4533 S Centinela Ave	10817 Santa Monica Blvd	3459 Motor Ave	1649 11th St	3418-3424 Motor Ave
Floors	3	3	1	2	2
Submarket	Marina Del Rey/Venice	Westwood	West Los Angeles	Santa Monica	West Los Angeles
Building SF	6,000	6,000	2,622	7,500	5,240
Land SF	6,098	3,485	3,049	7,405	7,349
Sale Price	\$4,500,000	\$4,398,000	\$1,920,000	\$5,400,000	\$3,750,000
Price Per SF	\$750.00	\$733.00	\$732.27	\$720.00	\$715.71
Sale Date	5/16/25	1/23/24	8/13/24	12/10/24	9/20/23

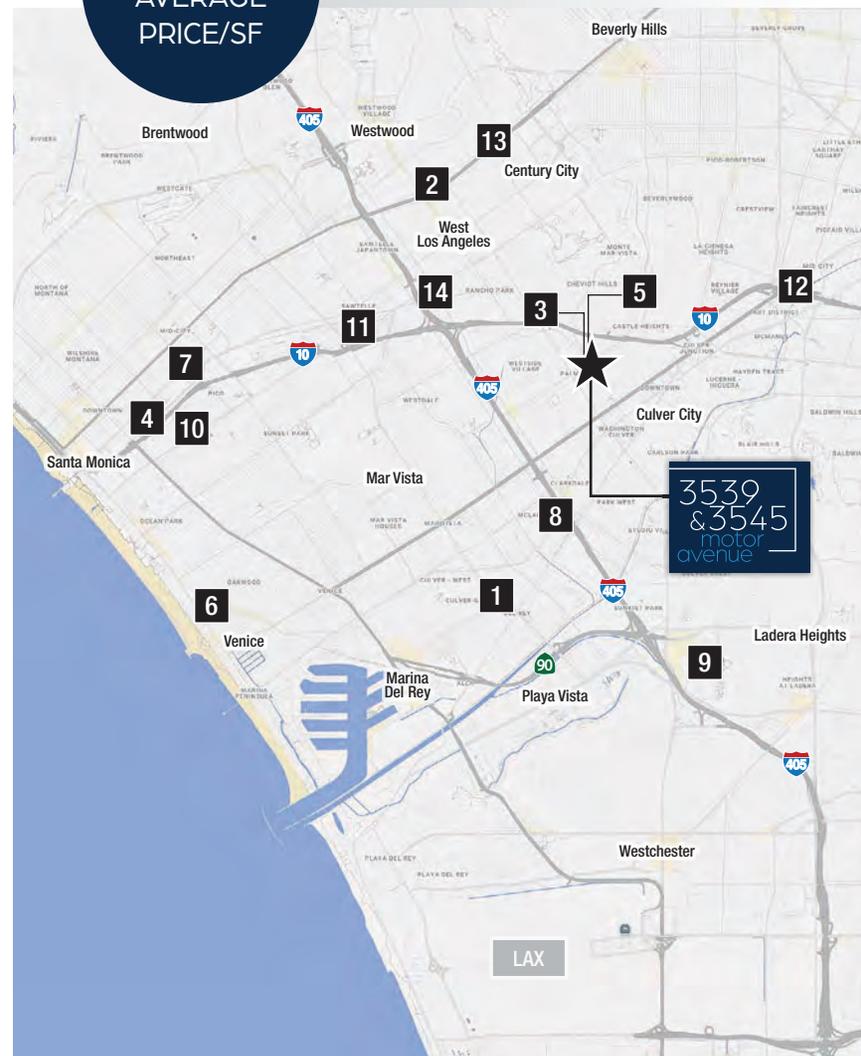


Property Address	1426 Main St	1552 18th St	11291-11295 Washington Blvd	5881 Green Valley Cir	1914 14th St
Floors	2	1	3	1	1
Submarket	Marina Del Rey/Venice	Santa Monica	Marina Del Rey/Venice	Culver City	Santa Monica
Building SF	6,587	5,300	5,100	6,464	10,104
Land SF	6,534	7,405	4,996	27,709	13,512
Sale Price	\$4,415,000	\$3,500,000	\$3,315,000	\$4,200,000	\$6,000,000
Price Per SF	\$670.26	\$660.38	\$650.00	\$649.75	\$593.82
Sale Date	6/27/25	6/20/24	1/14/25	6/7/24	1/22/24



Property Address	11788 W Pico Blvd	6000 Venice Blvd	10436 Santa Monica Blvd	2136 Cotner Ave
Floors	4	2	4	2
Submarket	West Los Angeles	West Los Angeles	Westwood	Westwood
Building SF	7,000	5,462	15,950	7,000
Land SF	5,227	10,019	10,454	6,534
Sale Price	\$4,150,000	\$3,200,000	\$8,775,000	\$3,625,000
Price Per SF	\$592.86	\$585.87	\$550.16	\$517.86
Sale Date	8/9/24	1/8/25	1/18/24	2/20/24

\$651.57
AVERAGE
PRICE/SF



Market Overview

Palms / Motor Ave Corridor

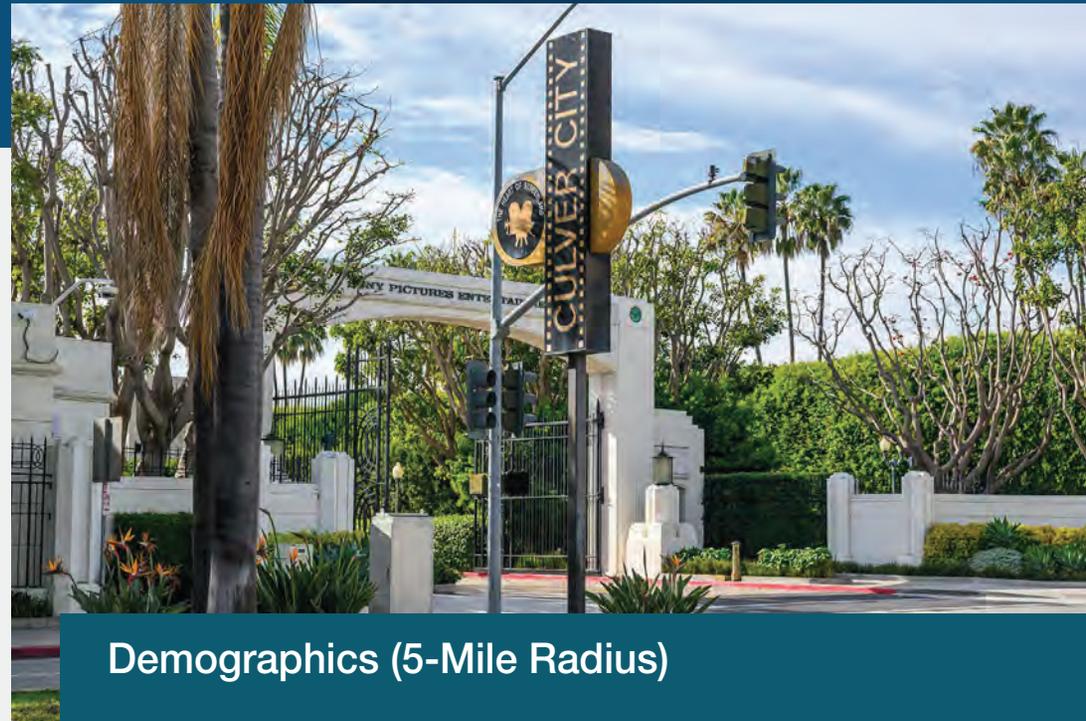
- One of the **most densely populated** neighborhoods in LA
- **Young, professional demographic** with strong renter demand
- **Walkable amenities** along Motor Ave, Venice Blvd, and Overland Ave

Culver City / Westside Market Context

- **Culver City** = Hub for Tech & Media (Amazon, Apple, Sony, HBO)
- **Major projects:** Ivy Station, Cumulus District, Platform, Helms Bakery District

Development Activity

- **Significant multifamily and mixed-use pipeline** in Palms and Culver City
- **TOC and ED1 opportunities** driving demand for **low-rise, parking-rich parcels**



Demographics (5-Mile Radius)

450,000

POPULATION

~\$95,000+

MEDIAN HOUSEHOLD INCOME

High proportion of working-age professionals and renters

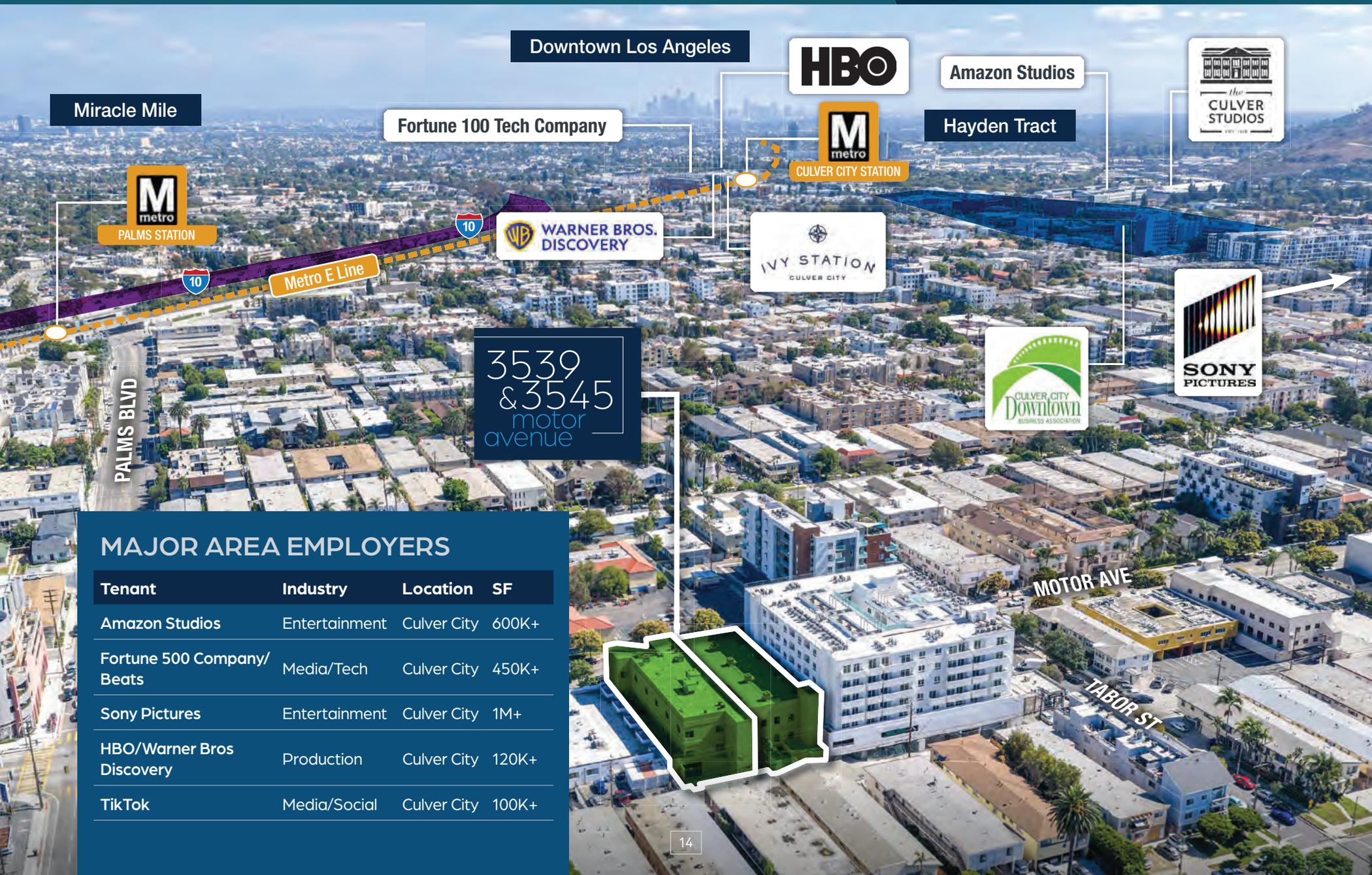


Central Westside Location | Surrounded by Top Amenities



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Palms & Culver City: Heart of the Westside



Downtown Los Angeles



Amazon Studios



Miracle Mile

Fortune 100 Tech Company

Hayden Tract



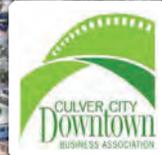
PALMS STATION



CULVER CITY STATION



Metro E Line



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MAJOR AREA EMPLOYERS

Tenant	Industry	Location	SF
Amazon Studios	Entertainment	Culver City	600K+
Fortune 500 Company/ Beats	Media/Tech	Culver City	450K+
Sony Pictures	Entertainment	Culver City	1M+
HBO/Warner Bros Discovery	Production	Culver City	120K+
TikTok	Media/Social	Culver City	100K+

Palms & Culver City On The Rise

Dynamic Westside Growth Corridor – Where Creative Meets Transit

Market Momentum Snapshot

A transit-served corridor transforming through new housing, creative office, and entertainment anchors.

- Surrounded by 1,500+ new residential units under construction or planned
- Over 530,000 SF of active commercial development nearby
- Anchored by major corporate tenants (Amazon, Apple, Sony, HBO, TikTok)
- Transit-connected and walkable — steps from the Metro E Line (Palms Station)
- Median household incomes exceeding \$100K within 3 miles
- Located within the Exposition Corridor Transit Neighborhood Plan (TOD zone), offering enhanced density potential and reduced parking requirements
- Among LA's most educated and densely populated neighborhoods
- Culver City creative-tech expansion fueling spillover demand into Palms
- High renter concentration driving multifamily and mixed-use development
- Low-rise office with parking and accessibility is increasingly rare and desirable

DEVELOPMENT PIPELINE

Project	Type	Units/SF	Status	Distance
Habitat (Lendlease)	Mixed-Use	260 Units/250K Office	Under Construction	1.3 Miles
Cumulus District	Mixed-Use	1,210 Units/100K+ SF Retail	Completed	1.5 Miles
11111 Jefferson	Mixed-Use	230 Units	Entitled	1.6 Miles
3664 Motor	Residential	48 Units	Proposed	0.2 Miles
Palms Blvd & Overland	Residential	90 Units	Under Construction	0.6 Miles

DEMOGRAPHIC HIGHLIGHTS

	1-Mile	3-Miles	5-Miles
Population	54,000	255,000	520,000
Avg Household Income	\$102,000	\$111,000	\$125,000
College Educated	55%	54%	52%
Median Age	35.8	36.1	36.6
Renter Occupied	67%	64%	61%



Palms Residential Boom



Prime Westside Access



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Strategically located between I-10 and I-405, with direct access to the Metro E Line at Palms Station

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The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement, containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark, that broker shall not look to Newmark for payment of such a commission or any other compensation.

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