



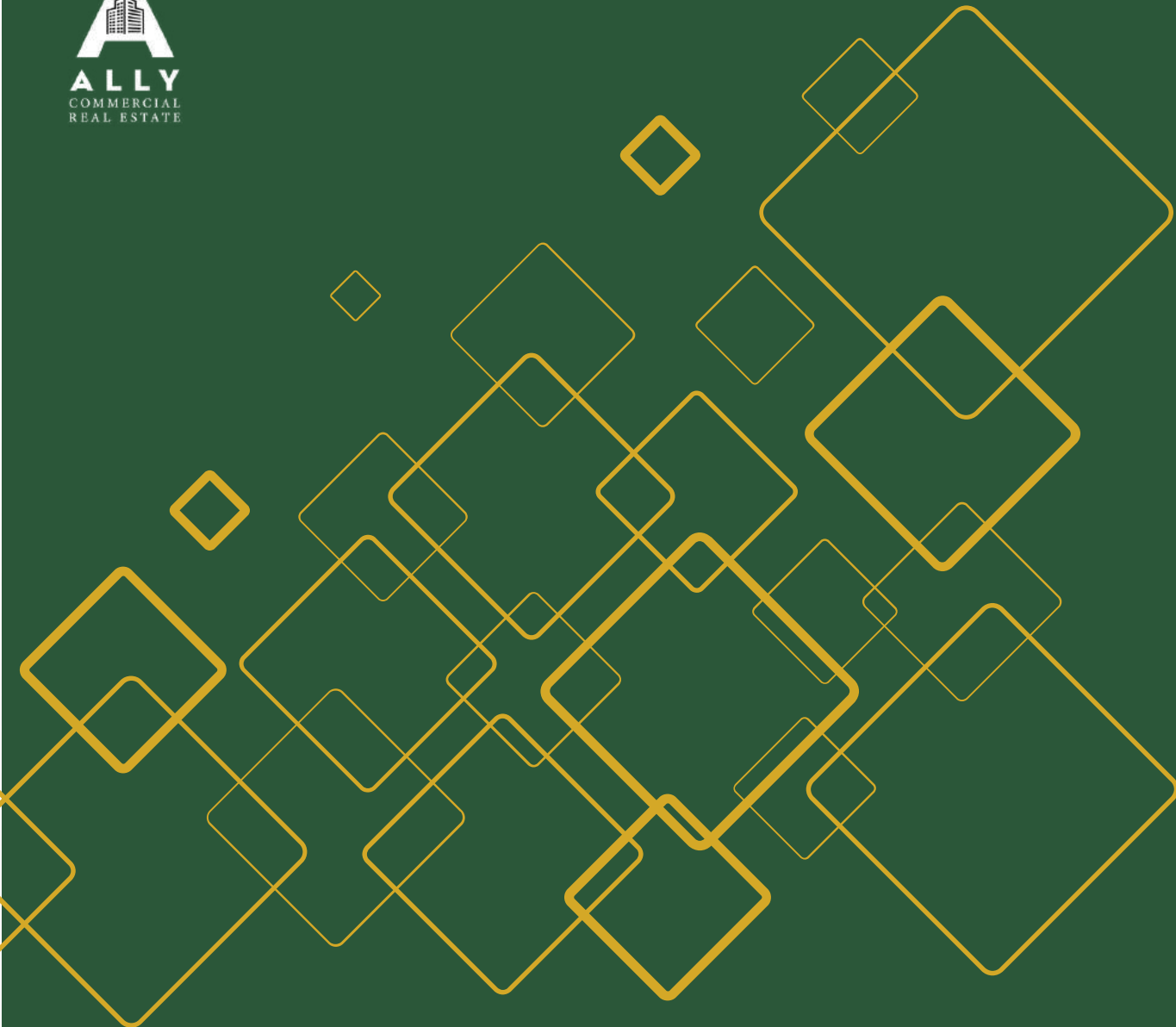
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11333 IOWA AVE.



# INVESTMENT SUMMARY



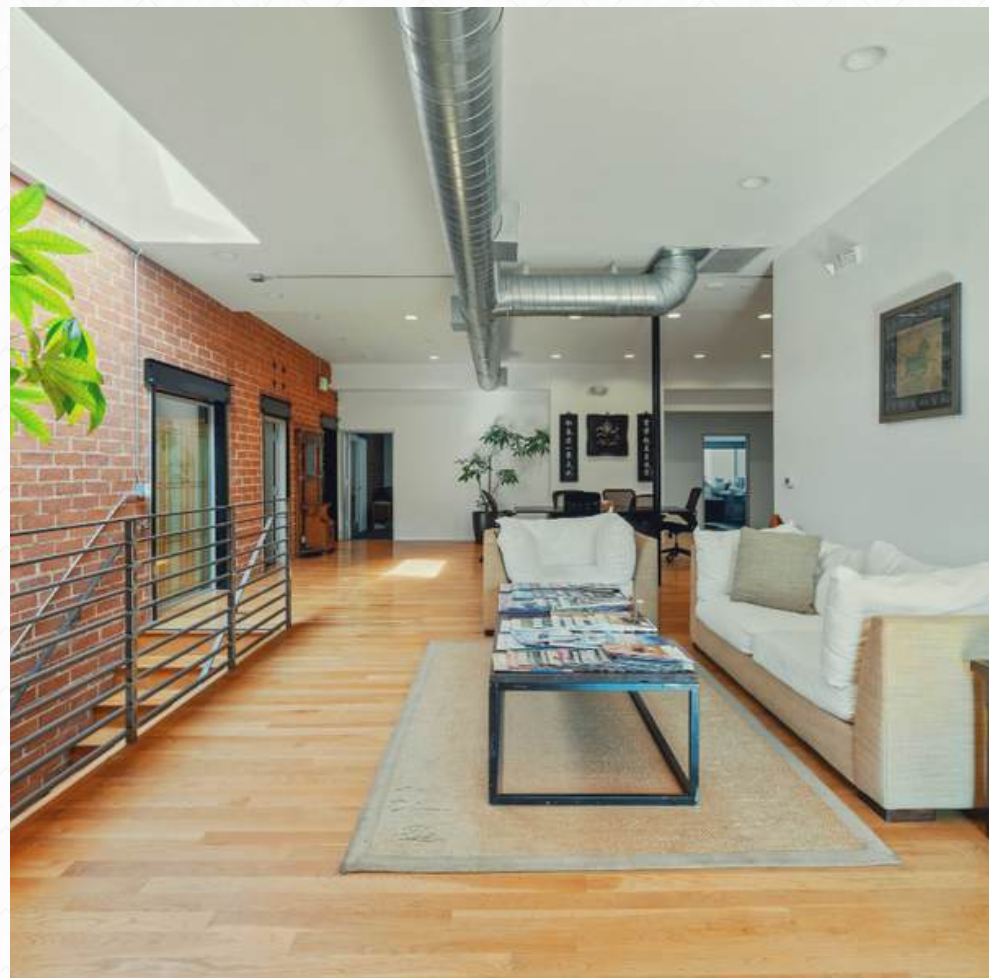
# 11333 Iowa Ave

Ally Commercial Real Estate, as the exclusive agent for the owner, is pleased to present the sale of 11333 Iowa Ave., Los Angeles, CA—a premier, highly equipped creative office building that seamlessly blends style and functionality. Ideally located in the heart of West LA’s thriving Tech Hub, this property offers unparalleled convenience with easy access to the 405 and 10 freeways. Situated in "Little Osaka," it provides a dynamic, resource-rich environment featuring trendy restaurants, boutique shops, and vibrant local culture.

This modern office space boasts exposed brick, skylights, and abundant natural light, creating a sophisticated and inspiring atmosphere that enhances business branding and attracts young professionals drawn to Sawtelle's energetic scene. With comparable lease rates at \$4 PSF NNN, the property delivers a stabilized 5.49% CAP rate, requiring no additional CAPEX or tenant improvements. Investors can enjoy immediate returns, while owner-users benefit from the option to occupy the space without incurring extra costs.

The property also features private on-site parking and versatile usability, making it an exceptional choice for both investors and owner-users seeking a standout opportunity in a prime market.

|               |                      |
|---------------|----------------------|
| SALE PRICE    | \$9,000,000          |
| BUILDING SIZE | 10,301 SF            |
| BUILDING PPSF | \$873                |
| LAND SIZE     | 8,711 SF             |
| PRO FORMA CAP | 5.49%                |
| ZONING        | C2                   |
| APN(s)        | 4261-009-026/027/028 |



*\$9M* ASKING PRICE      *10,301 SF* BUILDING SIZE      *8,711 SF* LOT SIZE

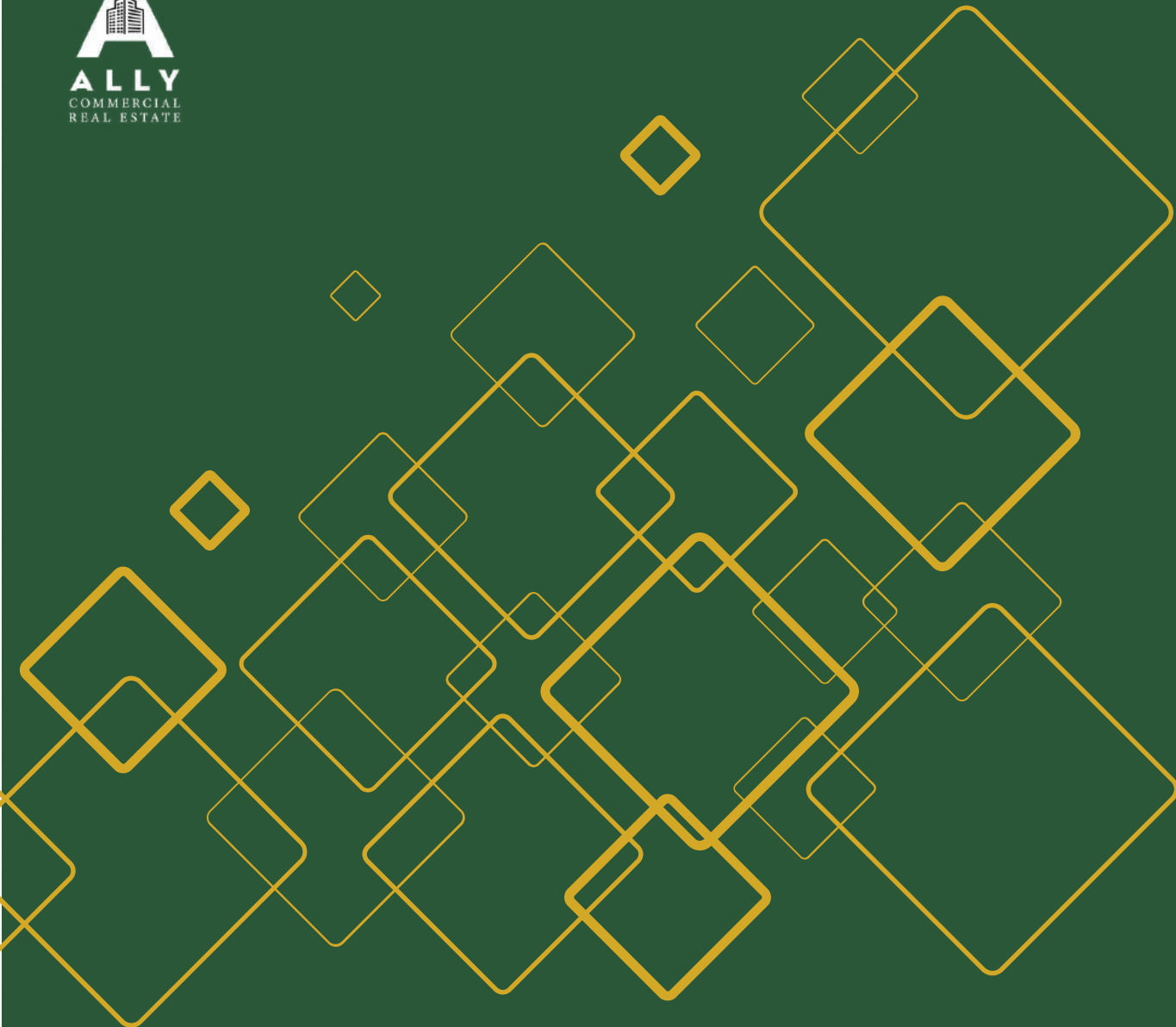








11333 IOWA AVE.



# FINANCIAL ANALYSIS



*Section 02*



# FINANCIAL ANALYSIS

## EXECUTIVE SUMMARY & ASSUMPTIONS



Proforma Annual Income  
**\$494,448.00**

Proforma CAP Rate  
**5.49%**

| Rent Roll | Building Sq Ft | Rent Per Month | Rent PSF. | Type |
|-----------|----------------|----------------|-----------|------|
| Vacant    | 10,301         | \$41,204       | \$4.00    | NNN  |

## ANNUAL EXPENSES

| EXPENSE                      | AMOUNT              |       |
|------------------------------|---------------------|-------|
| Cleaning                     | \$2,275.00          |       |
| Athens Services - Trash      | \$4,198.92          |       |
| ADT - Security               | \$1,992.00          |       |
| DWP - Water/Electrical       | \$4,200.00          |       |
| Landscaping                  | \$1,800.00          |       |
| Pest Control                 | \$1,276.80          |       |
| So Cal Gas                   | \$2,400.00          |       |
| Insurance                    | \$28,400.00         |       |
| Property Taxes               | \$112,500.00        | 1.25% |
| <b>Total Annual Expenses</b> | <b>\$160,542.72</b> |       |

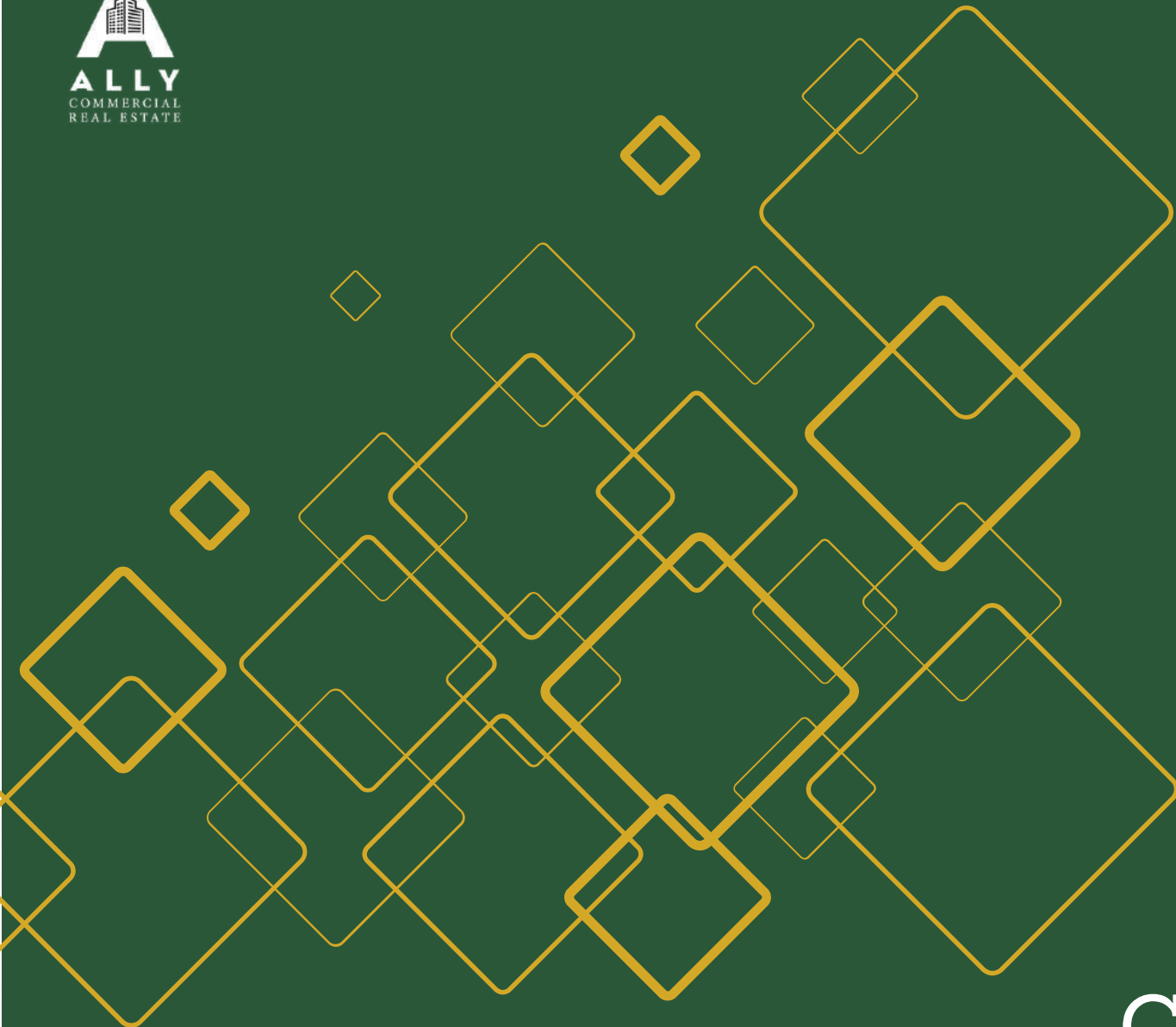
### Loan Summary

- Loan options including SBA are available. Please contact Ally for preferred options!





11333 IOWA AVE.



# COMPARABLES



*Section 03*

# Sale Comps Map

Sale Comparables

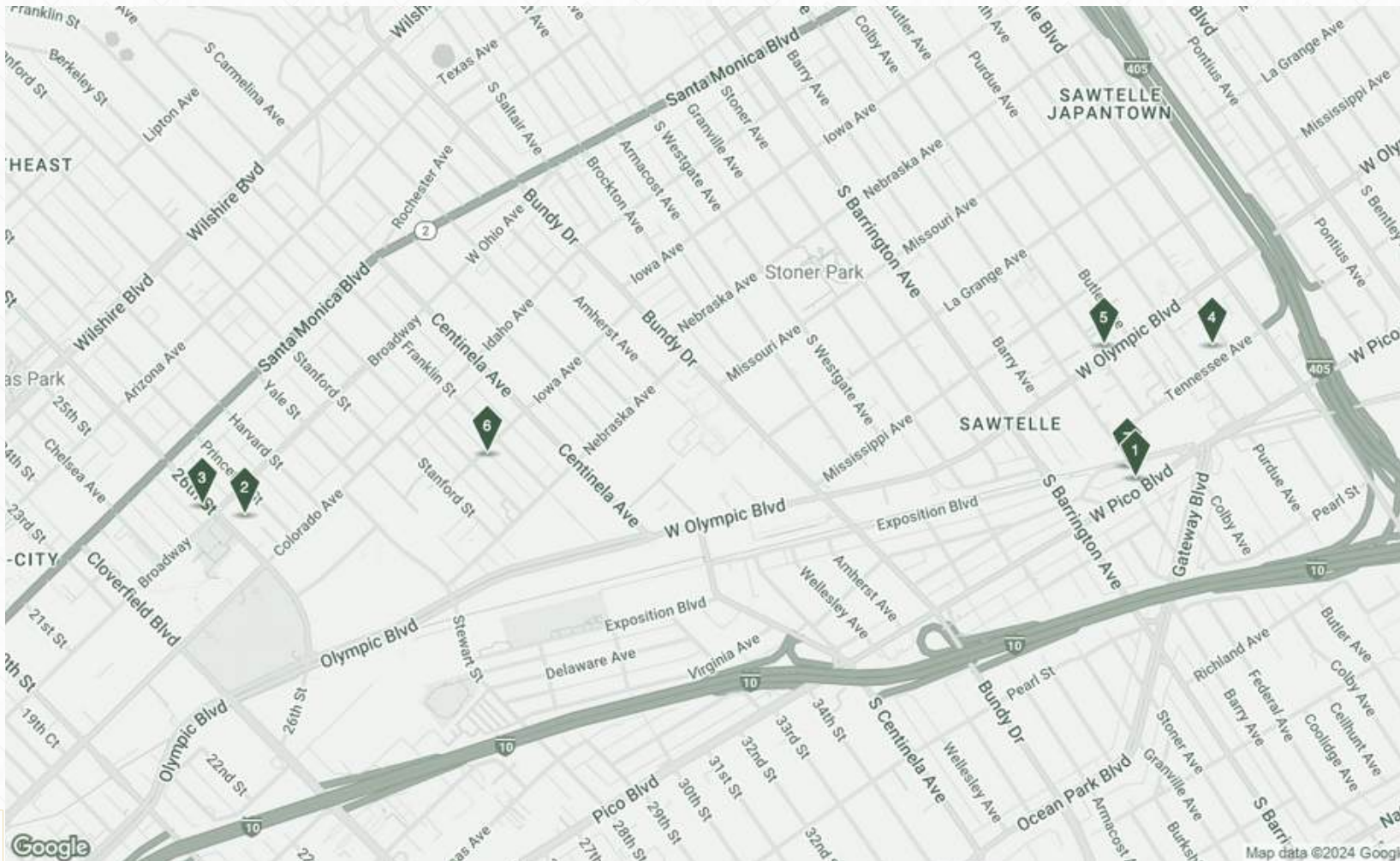
7

Avg. Cap Rate

5.3%

Avg. Price/SF

\$1,046



COMPARABLES

| No. | Property Address                                     | Type            | Year Built | Size     | Sale Date  | Price       | Price/Area |
|-----|------------------------------------------------------|-----------------|------------|----------|------------|-------------|------------|
| 1   | 11601 W Pico Blvd.<br>Los Angeles, CA 90064          | Office          | 1949       | 720 SF   | 2/23/2022  | \$1,100,000 | \$1,527/SF |
| 2   | 1519 26th St.<br>Santa Monica, CA 90404              | Creative Office | 2005       | 6,454 SF | 1/4/2022   | \$7,725,000 | \$1,197/SF |
| 3   | 1452 26th St.<br>Santa Monica, CA 90404              | Medical Office  | 1947       | 2,874 SF | -          | \$2,950,000 | \$1,026/SF |
| 4   | 2237 Corinth Ave.<br>Los Angeles, CA 90064           | Creative Office | 1998       | 3,015 SF | 8/20/2024  | \$3,090,000 | \$1,025/SF |
| 5   | 11543-11545 W Olympic Blvd.<br>Los Angeles, CA 90064 | Medical Office  | 1956       | 6,560 SF | 5/31/2022  | \$6,600,000 | \$1,006/SF |
| 6   | 3110 Pennsylvania Ave.<br>Santa Monica, CA 90404     | Creative Office | 1961       | 2,904 SF | 3/30/2022  | \$2,900,000 | \$999/SF   |
| 7   | 11602 Exposition Blvd.<br>Los Angeles, CA 90064      | Creative Office | 1981       | 3,400 SF | 11/30/2023 | \$3,050,000 | \$897/SF   |





# MARKET OVERVIEW



## SAWTELLE OVERVIEW

Sawtelle, a vibrant neighborhood in West Los Angeles, is known for its eclectic mix of cultural influences, trendy shops, and renowned dining options. Often referred to as "Sawtelle Japantown," the area boasts an array of Japanese eateries, stylish boutiques, and artisanal cafes, making it a sought-after destination for foodies and shoppers alike. Sawtelle's central location provides easy access to neighboring areas like Brentwood, Santa Monica, and Westwood, further solidifying its appeal to young professionals, families, and students.




Over the years, Sawtelle has transformed into a hub of innovation and creativity, with many tech startups and design firms establishing a presence in the area. The neighborhood also offers a charming balance between bustling commercial streets and quiet residential enclaves, making it an ideal blend of urban convenience and suburban comfort.

### WESTSIDE: THE PERFECT LOCATION

Sawtelle's prime location within the Westside provides unparalleled access to Los Angeles' premier attractions and employment hubs. With its proximity to UCLA, major entertainment studios, and Silicon Beach, Sawtelle is perfectly situated to attract a diverse and dynamic community. Residents enjoy a lifestyle enriched by world-class amenities, lush parks, and a vibrant local culture, making Sawtelle a truly unique neighborhood in Los Angeles.



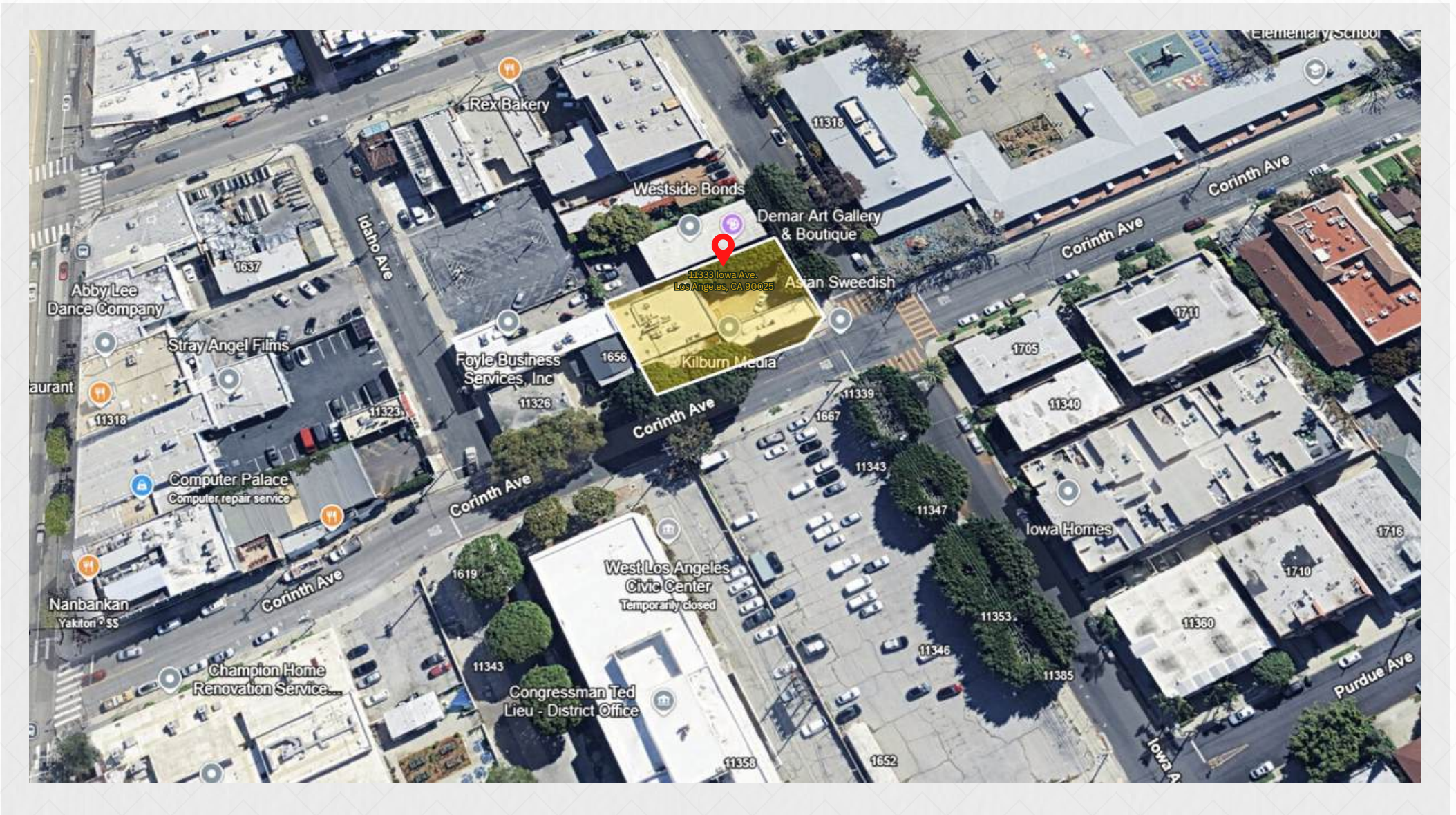
# DEMOGRAPHICS

|                                                                                                         | 2 mile               | 5 mile    | 10 mile   |           |
|---------------------------------------------------------------------------------------------------------|----------------------|-----------|-----------|-----------|
| <br><b>Population</b>  | <b>2020</b>          | 154,185   | 593,227   | 2,026,515 |
|                                                                                                         | <b>2024</b>          | 162,513   | 609,090   | 2,035,748 |
|                                                                                                         | <b>2029</b>          | 160,210   | 597,769   | 1,988,596 |
| <br><b>Income</b>      | <b>Avg Income</b>    | \$130,370 | \$137,578 | \$111,483 |
|                                                                                                         | <b>Median Income</b> | \$98,896  | \$105,398 | \$78,800  |
| <br><b>Households</b> | <b>2020</b>          | 70,916    | 269,248   | 858,888   |
|                                                                                                         | <b>2024</b>          | 74,420    | 275,747   | 861,713   |
|                                                                                                         | <b>2029</b>          | 73,262    | 270,194   | 840,915   |

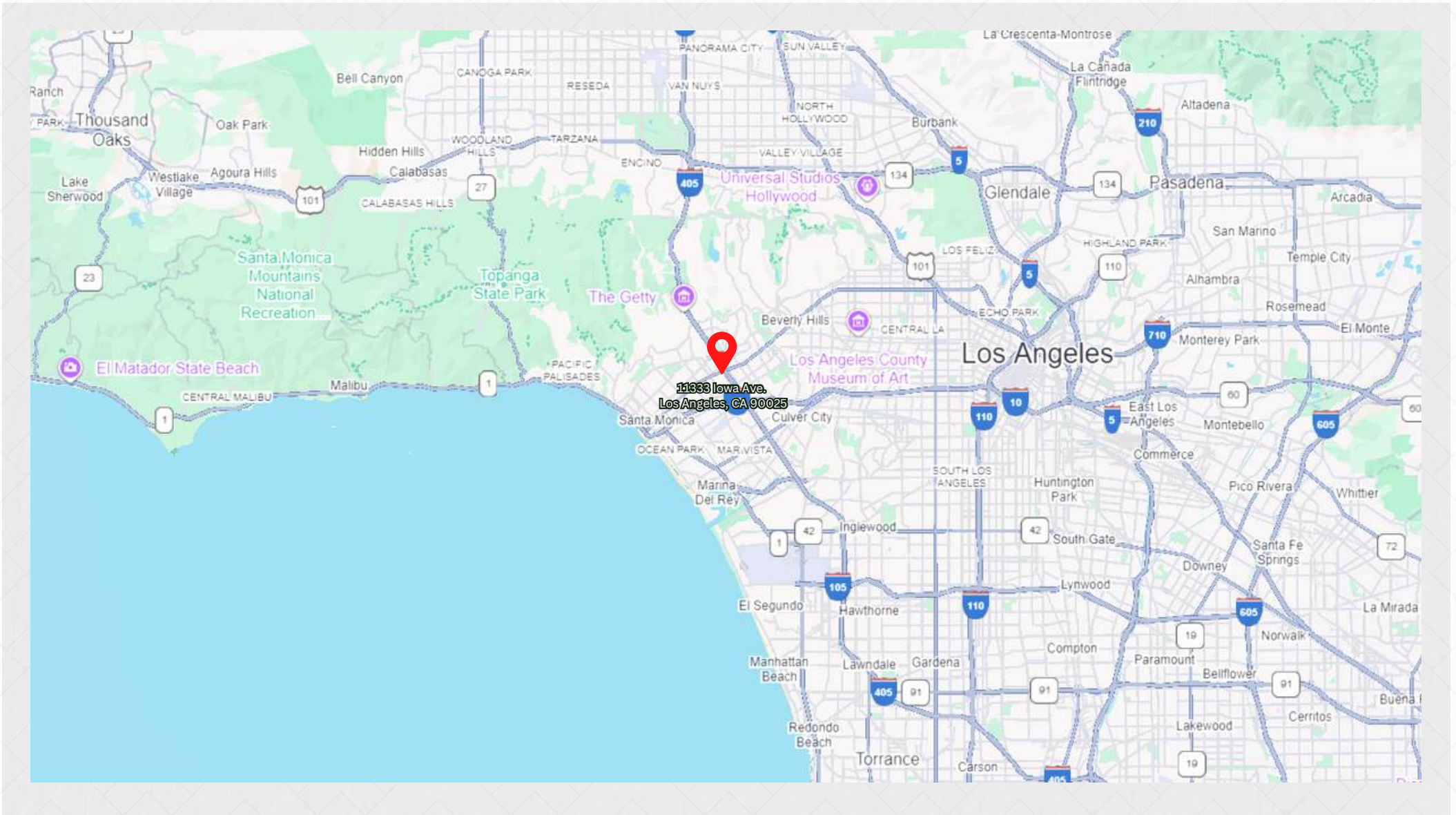








# Overview Map





# MEET OUR TEAM



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