OFFERING MEMORANDUM

1107 N WESTERN AVE

Los Angeles, California 90029

Three-Story Brick Retail & Office in the Heart of East Hollywood

SINGLE-PARCEL VALUE-ADD · OPPORTUNITY ZONE · MONTH-TO-MONTH INCOME

Marcus & Millichap

MOSSANEN COMMERCIAL REAL ESTATE

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THE OFFERING

A Single-Parcel Value-Add on Western Avenue

1107 North Western Avenue is a three-story brick building of approximately 8,280 square feet, set on a high-traffic stretch of East Hollywood's primary north-south commercial corridor. The ground floor is occupied by a long-standing neighborhood pharmacy and medical-supply tenant. Two creative office floors sit above, of which two suites are leased and two are vacant and ready for lease-up or owner occupancy.

All tenancy is month-to-month, giving a new owner full control of the rent roll from the first day of ownership. The building stands one block north of Santa Monica and Western, where more than 43,000 vehicles pass daily, and within a half mile of the Metro B Line at Hollywood and Western. It carries **[Q]C4-2D-CPIO** zoning with Tier 3 Transit Oriented Communities standing, ED 1 eligibility, and federal Opportunity Zone benefits.

Priced at **$1,600,000**, or roughly **$193 per square foot**, the offering pairs in-place income with a clear path to stabilization, an owner-user footprint, and the long-term tax advantages of an Opportunity Zone hold, all within one of the most actively redeveloping corridors in Los Angeles.

LIST PRICE

$1,600,000

$193	$533	8.24%
/ SF BUILDING	/ SF LAND	STAB. CAP

±8,280 RENTABLE SF	±3,000 LOT SF · 30'×100'
3 STORIES	5 UNITS · MTM
1924 YEAR BUILT	Yes OPPORTUNITY ZONE

01 — ASSET

Property & Pricing Summary

PROPERTY SUMMARY

ADDRESS	1107 N Western Ave, LA 90029
APN	5536-011-003
PROPERTY TYPE	Retail / Office (Mixed-Use)
BUILDING SIZE	±8,280 SF
LOT SIZE	±3,000 SF · 30' × 100'
STORIES	3
YEAR BUILT	1924
CONSTRUCTION	Brick Masonry
FRONTAGE	±32' on N Western Ave
TOTAL UNITS	5 (1 Retail · 4 Office)
LEASE TYPE	Modified Gross · Month-to-Month
OCCUPANCY	Ground retail + 2 of 4 offices

PRICING

LIST PRICE	**$1,600,000**
$/SF BUILDING	$193.24
$/SF LAND	$533.33
IN-PLACE INCOME	$45,600
STABILIZED NOI	$131,772
STABILIZED CAP	8.24%

SUBMARKET CONTEXT

Offered at ±$193/SF against an East Hollywood / Silver Lake submarket average sale price near $494/SF, with submarket asking rents above $41/SF.

ZONING & INCENTIVES

ZONING	[Q]C4-2D-CPIO
TOC TIER	Tier 3
TOIA	Tier 2
CPIO	Hollywood · Corridor 2
ED 1 ELIGIBLE	Yes
AB 2097	Yes · No Parking Req.
HQTC (½ MI)	Yes
OPPORTUNITY ZONE	Yes
EXISTING FAR	±2.84 : 1

Investment Highlights

01

FULL CONTROL FROM DAY ONE

All five units lease month-to-month. A buyer steps in with immediate flexibility to lease up, reposition, or occupy, with no long-term encumbrances on the rent roll.

02

IN-PLACE INCOME, CLEAR UPSIDE

A pharmacy anchor and two leased office suites produce current income, while two vacant floors and below-market rents carry the rent roll toward roughly $186,000 gross at stabilization.

03

OWNER-USER FOOTPRINT

Two open office floors of ±2,760 SF each suit a creative, medical, or professional owner-user seeking to occupy and offset cost with ground-floor and adjacent-suite income.

04

PRICED BELOW REPLACEMENT

At ±$193 per square foot, the asset is offered at a fraction of the submarket's average sale price, with brick character that is difficult and costly to replicate.

05

HIGH-LEVERAGE ZONING

[Q]C4-2D-CPIO with TOC Tier 3, TOIA 2, ED 1 eligibility, and AB 2097 parking relief. The standing improvements already deliver ±2.84 FAR, above the by-right limit on the parcel.

06

OPPORTUNITY ZONE HOLD

Located within a federal Opportunity Zone, the asset offers meaningful tax advantages for investors deferring or reinvesting capital gains over a long-term hold.

07

SURROUNDED BY $1B+ IN GROWTH

Two blocks from the $450M Echelon Studios campus delivering in 2026, and one block from the newly completed 735-unit, Whole Foods-anchored community at Sunset & Western.

08

TRANSIT & DEMAND DRIVERS

More than 43,000 vehicles daily at Santa Monica & Western, a half mile to the Metro B Line, and minutes from Netflix, Children's Hospital LA, and Kaiser Permanente.

Property Photographs

1107 N Western Ave

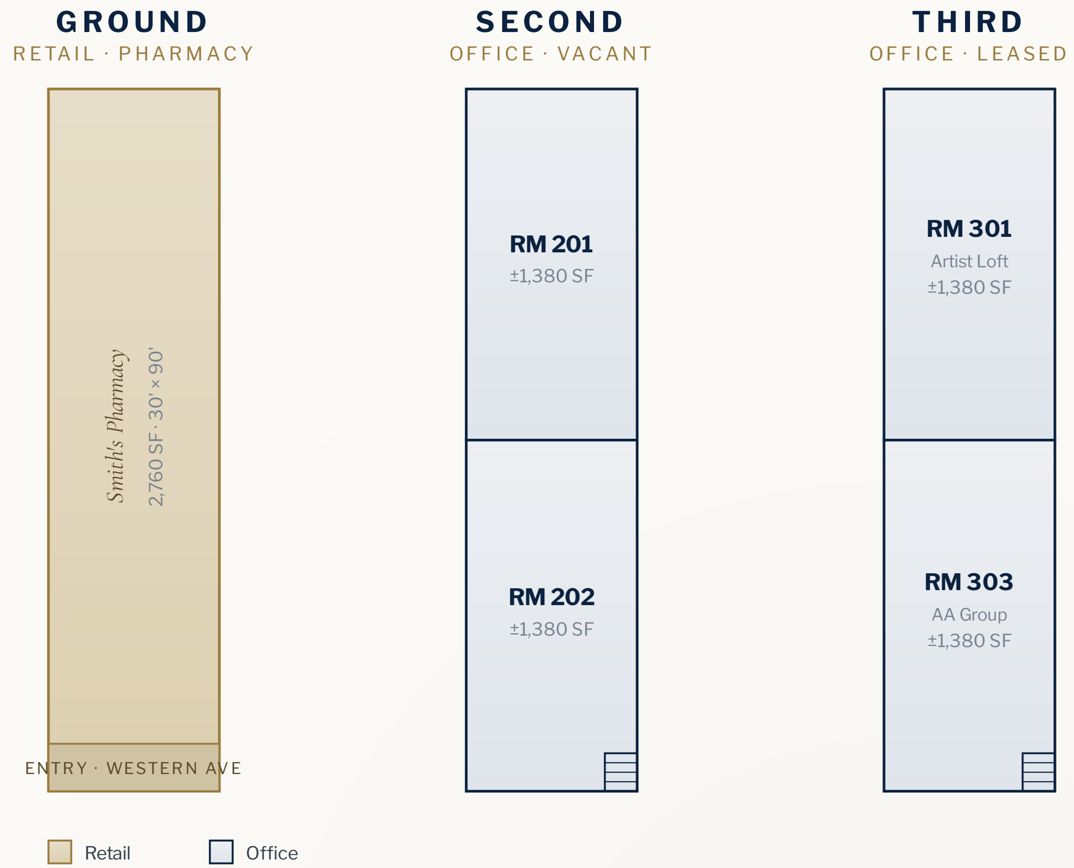
04 — LAYOUT

Floor Plans

The building rises three stories over a ±3,000 square foot footprint. The ground floor is a single open retail space occupied by the pharmacy. The second and third floors each hold two office suites of approximately 1,380 square feet, served by a single internal stair.

STACKING PLAN	
GROUND · RETAIL	2,760 SF
2ND · OFFICE (201 / 202)	2,760 SF
3RD · OFFICE (301 / 303)	2,760 SF
TOTAL RENTABLE	**±8,280 SF**

Schematic representation. All dimensions and areas are approximate and deemed reliable but not guaranteed. Buyer to verify.



Rent Roll

#	TENANT	FLOOR	SF	STATUS	TERM	IN-PLACE / MO	IN-PLACE / YR	MARKET / MO	MARKET / YR
1	Room 201 — Office	2nd Floor	1,380	*Vacant*	—	—	—	$2,070	$24,840
2	Room 202 — Office	2nd Floor	1,380	*Vacant*	—	—	—	$2,070	$24,840
3	Artist Loft — Room 301	3rd Floor	1,380	Leased	M-T-M	$500	$6,000	$2,070	$24,840
4	AA Group — Room 303	3rd Floor	1,380	Leased	M-T-M	$500	$6,000	$2,070	$24,840
5	Smith's Pharmacy Inc	Ground	2,760	Leased	M-T-M	$2,800	$33,600	$7,176	$86,112
	Totals		**8,280**			**$3,800**	**$45,600**	**$15,456**	**$185,472**

5,520
OCCUPIED SF (66.7%)

2,760
VACANT SF (33.3%)

$45,600
IN-PLACE GROSS / YR

$185,472
STABILIZED GROSS / YR

Notes. All units lease modified gross on a month-to-month basis. Office market rents reflect ±$18.00/SF; ground-floor retail market rent reflects ±$31.20/SF, conservative to the broader corridor. Market figures are pro forma and assume lease-up of the two vacant second-floor suites and renewal of in-place tenants to market. Information deemed reliable but not guaranteed; buyer to verify.

06 — LOCATION

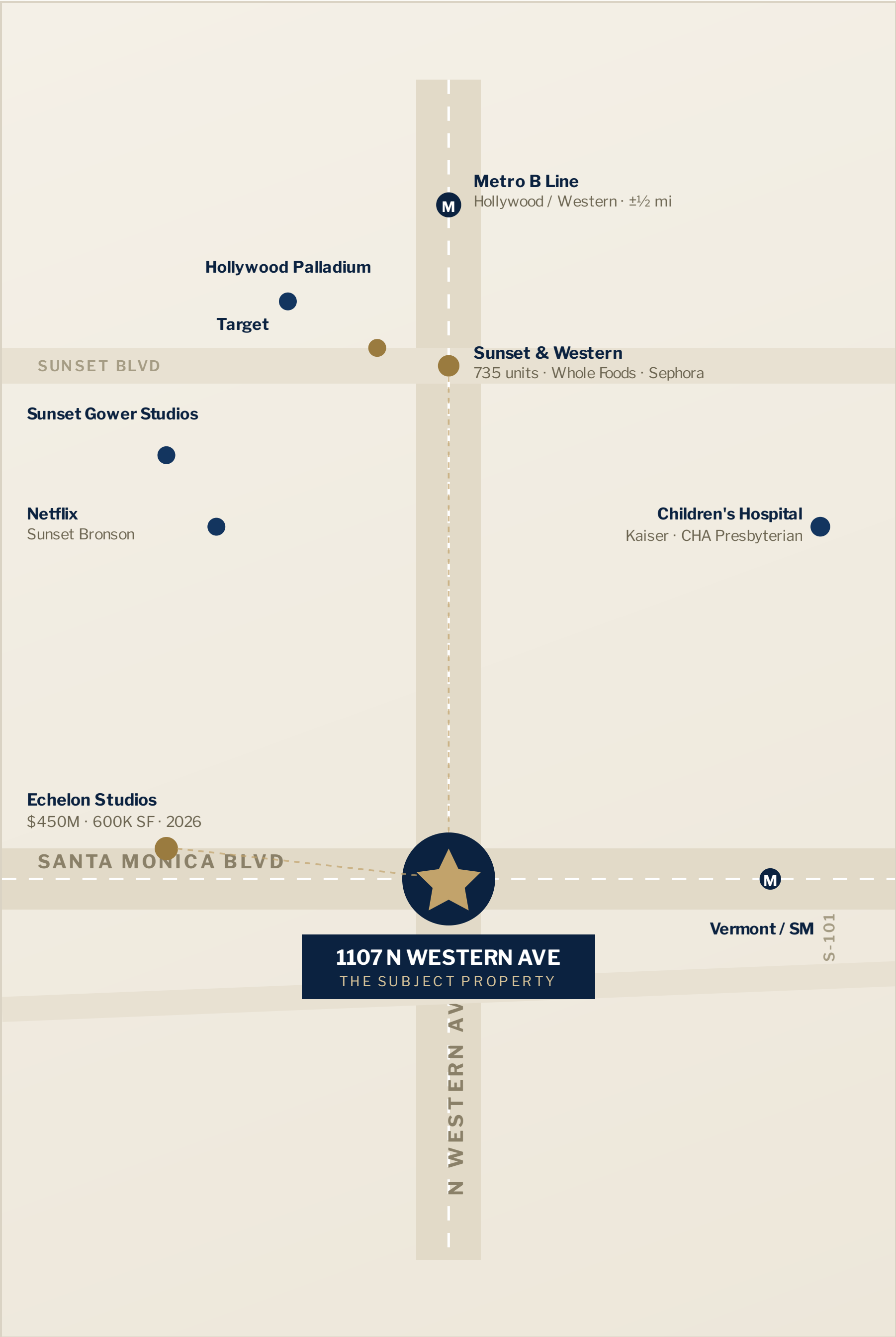
A Corridor in Generational Change

Western Avenue sits at the center of one of the most active redevelopment fronts in Los Angeles. One block north, at Sunset and Western, a 735-unit residential community anchored by a 60,000 square foot Whole Foods and Sephora reached completion in early 2026, joining the Target that already anchors the intersection.

Two blocks west, BARDAS and Bain Capital are completing Echelon Studios, a roughly 600,000 square foot, $450 million campus and the first purpose-built studio lot in Hollywood in more than fifty years, delivering in 2026. Netflix, Sunset Bronson Studios, and Sunset Gower Studios sit just beyond.

The result is a corridor adding thousands of residents and daytime workers directly around an asset that already draws steady neighborhood demand, with the Metro B Line, the 101 Freeway, and major hospitals all within minutes.

$450M ECHELON STUDIOS · 2 BLOCKS · DELIVERING 2026	**735** UNITS AT SUNSET & WESTERN · COMPLETE
4,400+ RESIDENTIAL UNITS PLANNED NEARBY	**43,000+** VEHICLES / DAY AT SM & WESTERN



East Hollywood & the Hollywood Studio District

Hollywood remains one of Los Angeles' most dynamic districts, anchored by entertainment, media, and creative industry employers including Netflix, Paramount Pictures, and the Sunset studio lots. The neighborhood pairs deep daytime employment with dense, transit-served housing, and continues to draw institutional capital into studio, residential, and mixed-use development.

East Hollywood specifically benefits from the Metro B Line, frequent bus service along Western and Santa Monica, and the planned Vermont Transit Corridor, alongside proximity to Children's Hospital LA, Kaiser Permanente, and Los Angeles City College. The combination supports both steady neighborhood retail and long-term residential intensification.

WALKABILITY & TRANSIT

89 WALK SCORE VERY WALKABLE	67 TRANSIT SCORE GOOD TRANSIT	71 BIKE SCORE VERY BIKEABLE

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE
POPULATION	82,123	476,712
HOUSEHOLDS	35,100	217,264
MEDIAN AGE	39.3	39.5
MEDIAN HH INCOME	$58,475	$69,063
DAYTIME EMPLOYEES	44,707	215,958
RENTER-OCCUPIED	~84%	~78%

MAJOR EMPLOYERS & ANCHORS NEARBY

- Netflix
- Sunset Bronson Studios
- Sunset Gower Studios
- Paramount Pictures
- Children's Hospital LA
- Kaiser Permanente
- CHA Hollywood Presbyterian
- Capitol Records
- LA City College
- Target
- Whole Foods (2026)
- Echelon Studios (2026)

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