

3733 MOTOR AVENUE



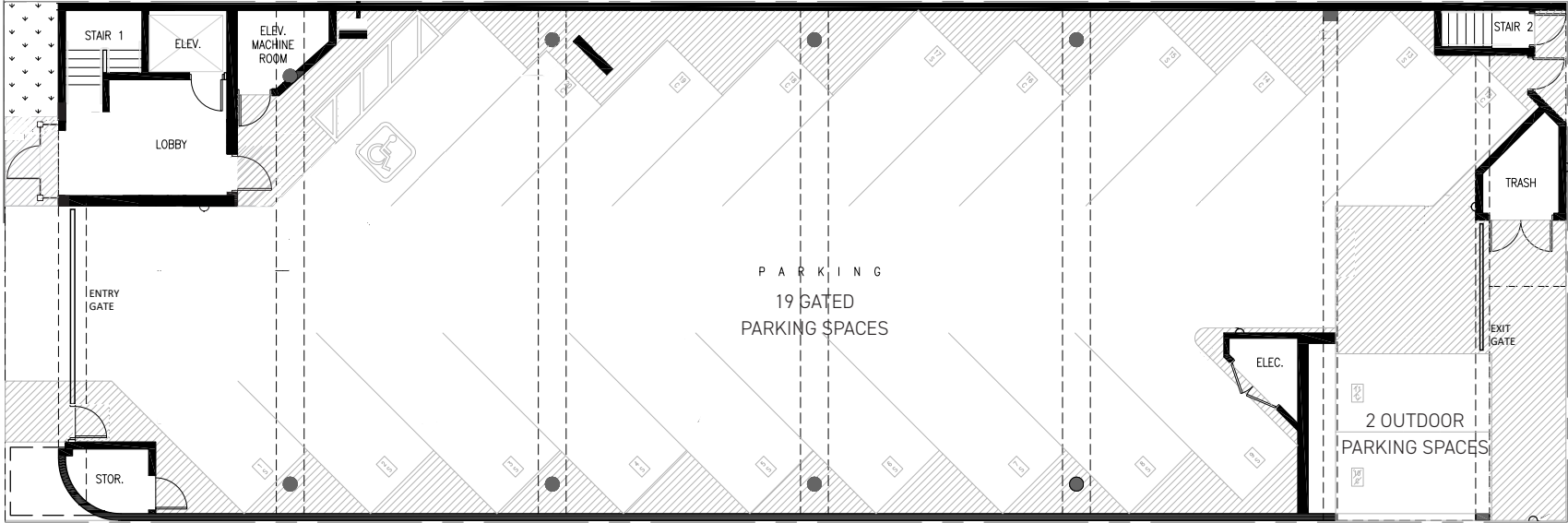
PROPERTY INFORMATION



PREMISES	± 12,100 SF Building (per BOMA) Suite 200: ± 6,275 SF Suite 300: ± 5,825 SF Floors can be leased separately
SALE PRICE	\$9,668,000 (\$799 PSF Building)
LEASE PRICE	\$2.65/SF Net (\$0.85/SF Nets)
AVAILABLE DATE	Immediate
LEASE TERM	2 - 5 Years
PARKING	19 spaces gated and secured. 2 additional spaces outdoors \$150 per space
YEAR BUILT/ RENOVATED	1986/2021/2024
ZONING	LAC2
USE	Office, Business, Broadcasting Studios, School
FEATURES	<ul style="list-style-type: none">- Creative office space with 11' ceilings and high end finishes- Great walkability to the Expo Station, Pilates, and restaurants- Walkability rating 92- Centrally located just minutes from Fox, Sony studios with easy commuting near the 405 and 10 fwy- Adjacent to the Treehouse School and Child Care Center ACC (the Premiere, fiber-only division of AT&T)- Global Capacity ethernet over copper, Coax cable and DSL- Full security camera system in place- Secured garage with remotes and keypad entry

*Offered for Sale or Lease by Rader Properties Group

FIRST FLOOR - PARKING GARAGE

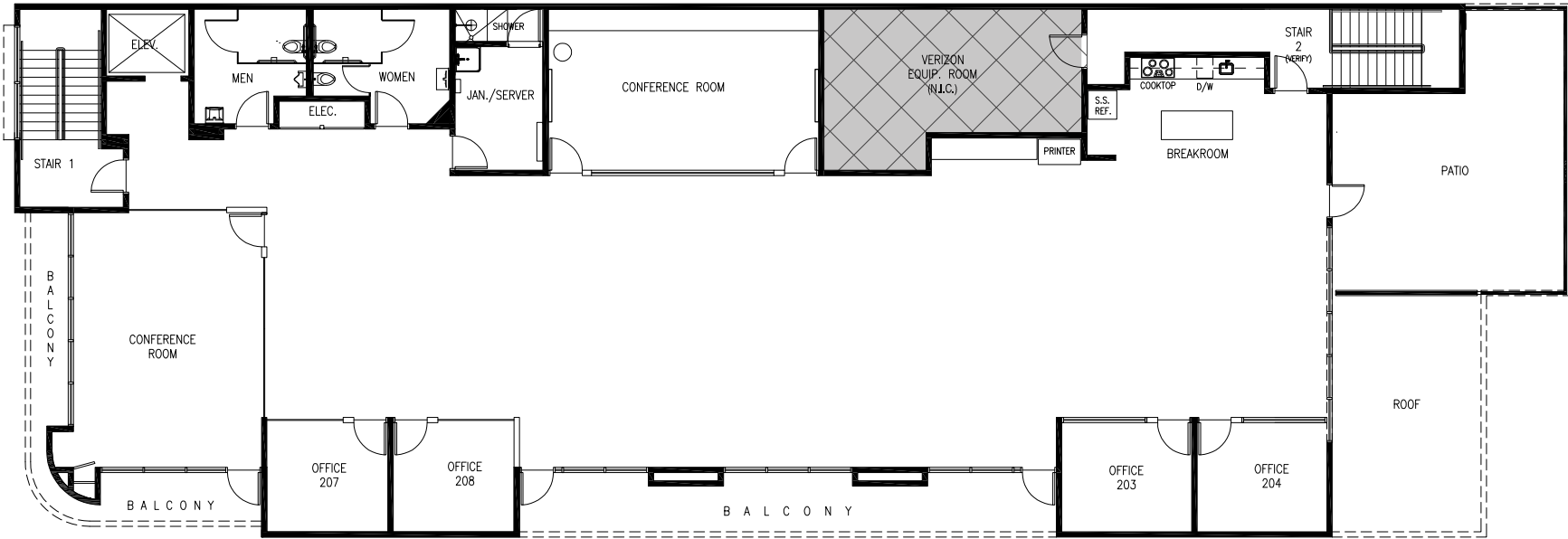


GROUND FLOOR PLAN ± 571 SF



STUDIO 200 - FLOOR PLAN

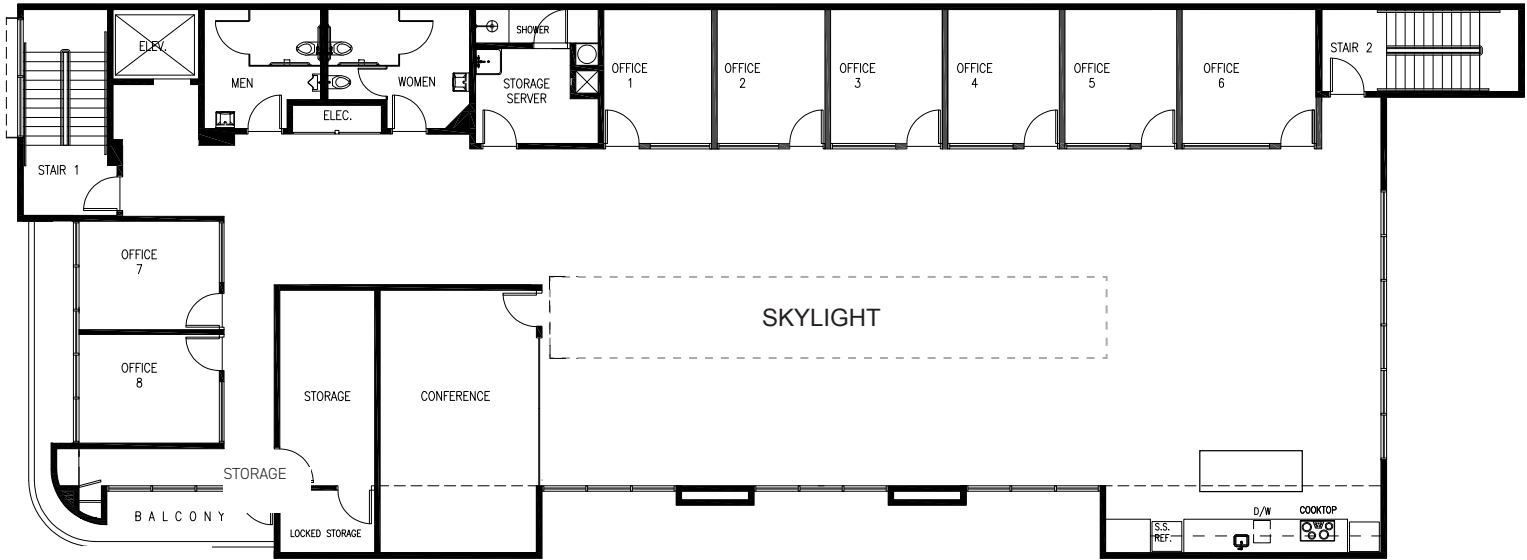
± 400 SF VERIZON
EQUIPMENT ROOM (N.I.C)



SECOND FLOOR PLAN ± 6,275 SF
(INCLUDES ± 285 SF PRO RATA
PORTION OF COMMON AREA SPACE)



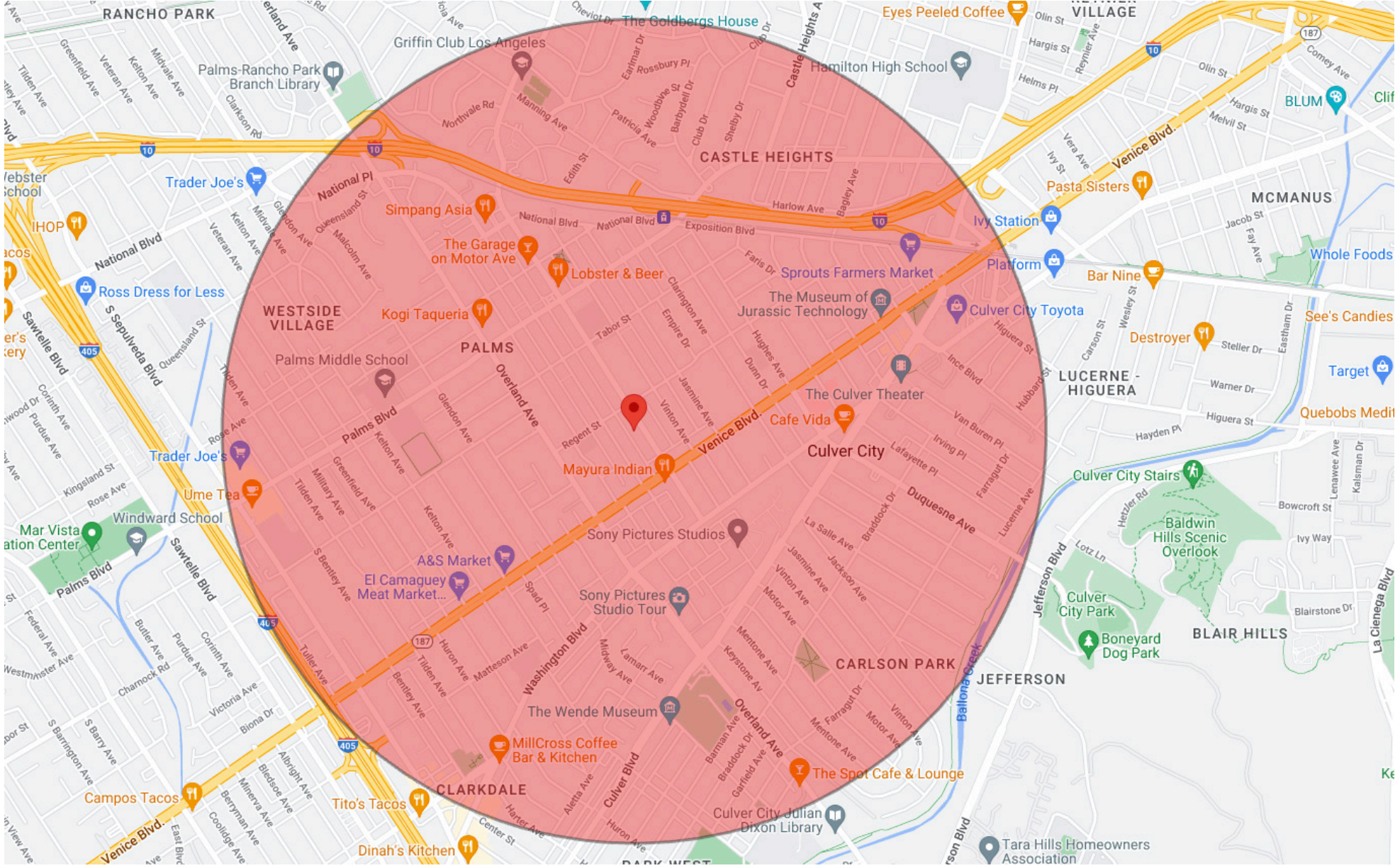
STUDIO 300 - FLOOR PLAN



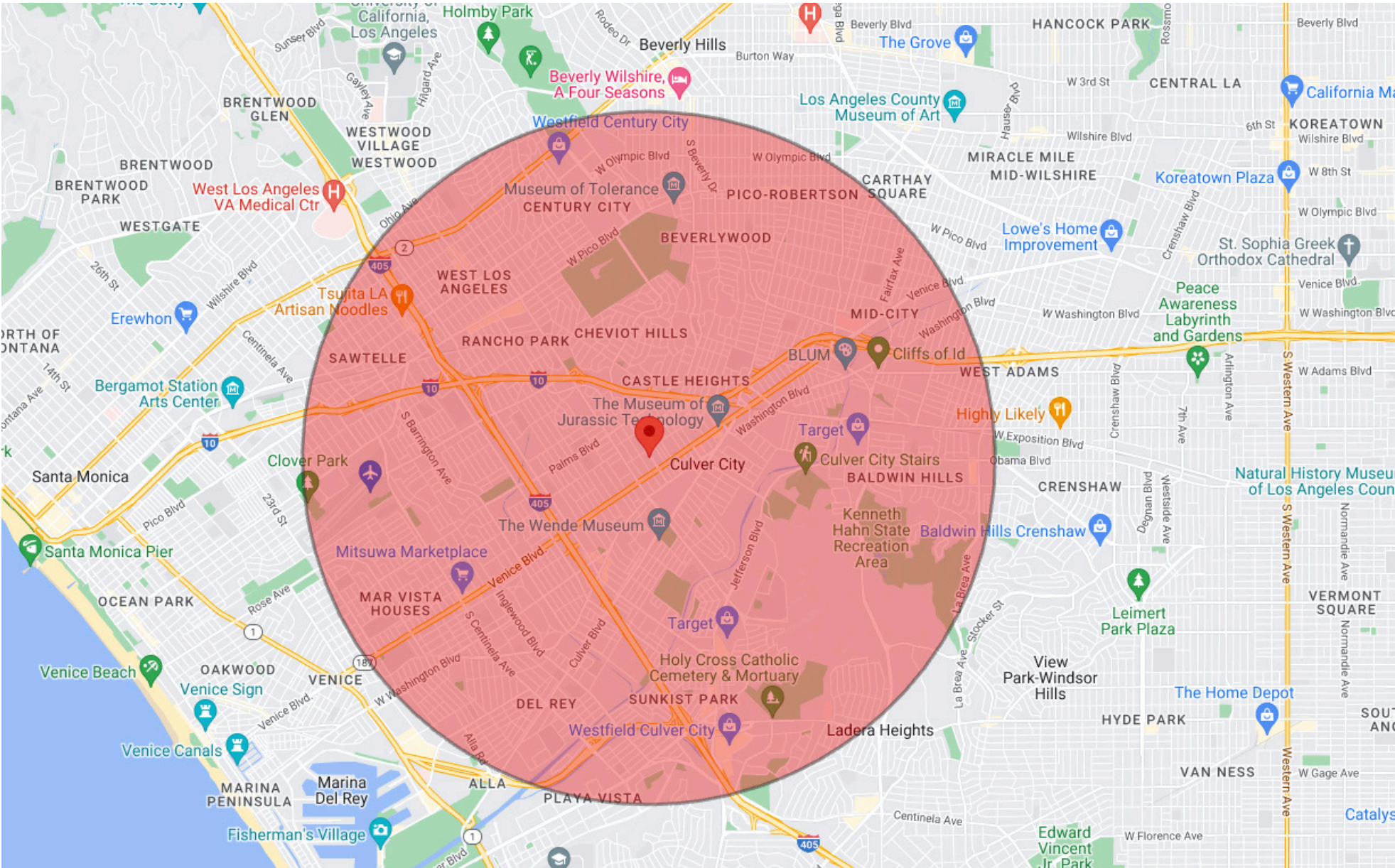
THIRD FLOOR PLAN ± 5,825 SF
(INCLUDES ± 285 SF PRO RATA
PORTION OF COMMON AREA SPACE)



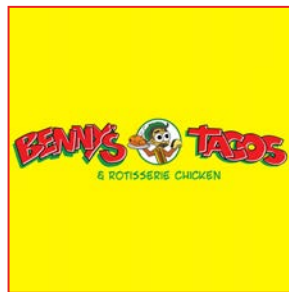
1 MILE RADIUS MAP



3 MILE RADIUS MAP



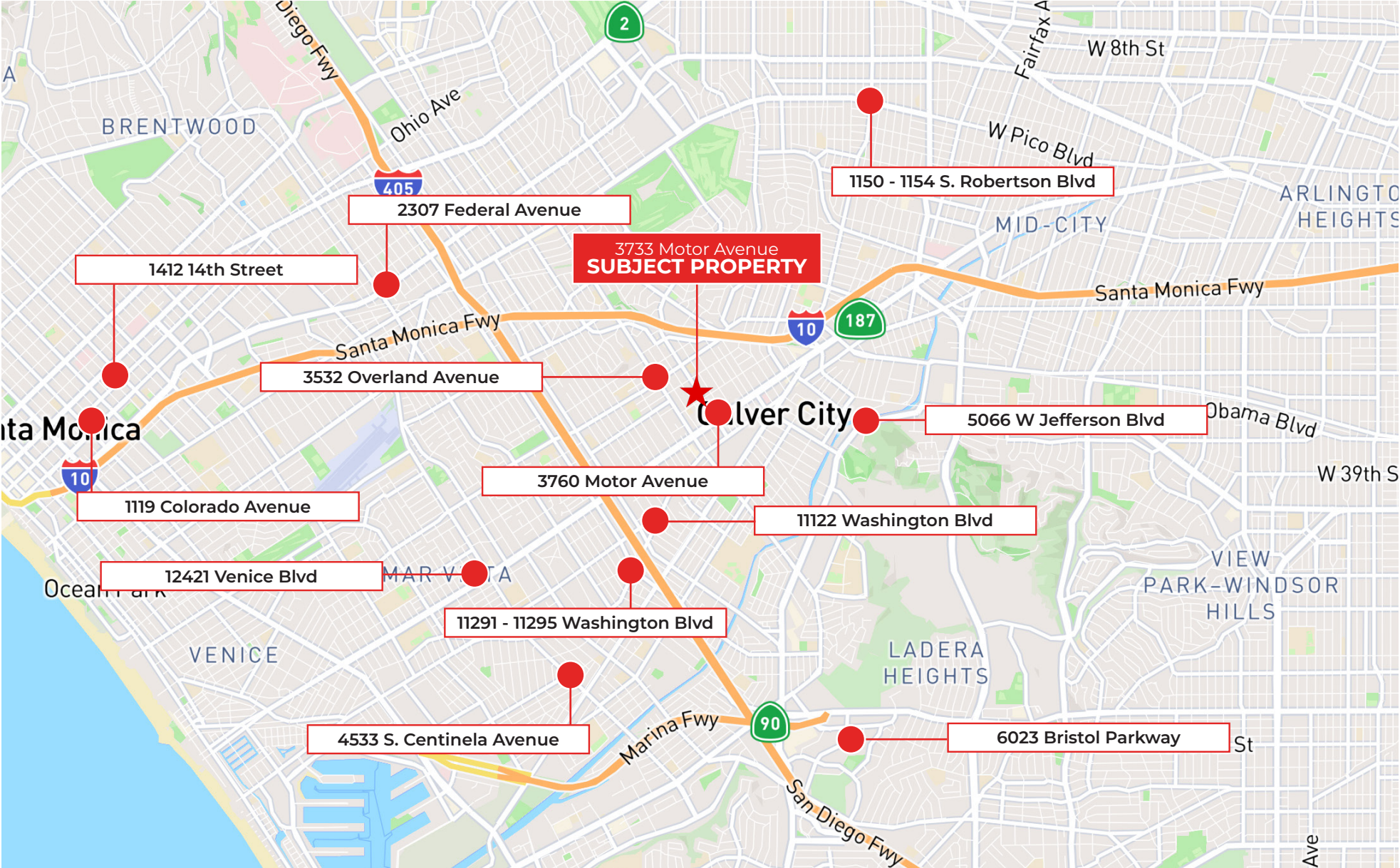
NEARBY AMENITIES



AVAILABLE SALE COMPS

	Address	Building SF	Land SF	Sale Price	Price/SF Bldg	Price/SF Land	Year Built	Zoning
★	3733 Motor Ave SUBJECT PROPERTY	12,100 SF	7,365 SF	\$9,668,000	\$799	\$1,314	1986 Renov 2021/2024	LAC2
1	1150 - 1154 S. Robertson Blvd	5,221 SF	11,465 SF	\$5,995,000	\$1,148	\$523	--	LAC2
2	3760 Motor Ave	11,671 SF	7,405 SF	\$12,800,000	\$1,097	\$1,728	1989 Renov 2016	C2-1
3	4533 S Centinela Ave	6,000 SF	6,098 SF	\$5,900,000	\$983	\$967	2008	LAC2
4	11122 Washington Blvd	6,720 SF	9,147 SF	\$5,795,000	\$862	\$633	1980	C3
5	11291 - 11295 Washington Blvd	5,100 SF	4,791 SF	\$3,750,000	\$735	\$782	1965	C3
6	3532 Overland Ave	7,500 SF	5,662 SF	\$4,950,000	\$660	\$874	1982	C2-1
7	6023 Bristol Parkway	8,768 SF	7,754 SF	\$5,250,000	\$599	\$677	1980 Renov 2015	C3
8	5066 W Jefferson Blvd	5,500 SF	5,662 SF	\$3,162,500	\$575	\$558	1964 Renov 2022	CM
9	2307 Federal Ave	9,038 SF	8,548 SF	\$9,900,000	\$1,095	\$1,158	2003	M2
10	1412 14th St	3,800 SF	7,497 SF	\$4,300,000	\$1,132	\$574	1969	C4YY
11	1119 Colorado Ave	15,600 SF	22,472 SF	\$21,995,000	\$1,410	\$978	1964	SMM1
12	12421 Venice Blvd	4,012 SF	3,049 SF	\$3,515,000	\$876	\$1,152	1965	C2

AVAILABLE SALE COMPS MAP



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Terms of sale or lease are subject to change or withdrawal without notice.

