

PONTIUS AVENUE

2311 - 2327 Pontius Avenue | Los Angeles, CA

FOR SALE/LEASE

West L.A. Light Industrial/Flex/Office



Pontius Avenue

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Exclusively Marketed by:

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01

Executive Summary

Investment Summary

PONTIUS AVENUE

OFFERING SUMMARY

ADDRESS	2311 - 2327 Pontius Avenue Los Angeles CA 90064
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	Westside
OWNERSHIP TYPE	Fee Simple

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	36,553	322,186	648,479
2024 Median HH Income	\$116,546	\$113,112	\$117,208
2024 Average HH Income	\$172,073	\$169,487	\$174,325

2311 Pontius Avenue

- ⇒ An approximate 12,150 sf two story building with ground floor lab/R&D/office/flex space and second floor offices. Potential to remove approximately 4,000 sf of second floor offices to convert to an approximate 8,150 sf building with 4,150 sf of 20 foot clear warehouse and either 1) 2,000 sf of lower clear warehouse/2,000 sf of second floor offices or 2) 4,000 sf of two story offices.
- ⇒ 2311 Pontius is connected to 2317 Pontius through two (2) approximate 8' X 8' openings.

2317 Pontius Avenue

- ⇒ An approximate 3,250 sf single story industrial/flex building.
- ⇒ Includes Six (6) parking spaces in front of the building.

2327 Pontius Avenue

- ⇒ An approximate 6,500 sf parking lot which can accommodate Twenty-Two (22) single striped parking spaces.



HIGHLIGHTS

- ⇒ Perfect for a variety of office, flex, R&D, lab, studio and other light industrial or commercial uses.
- ⇒ Great central, West LA location within close proximity to the 405/10 Freeways, Sawtelle Retail Corridor, the Expo Rail Line and numerous other restaurants and retail amenities.
- ⇒ Private, gated surface parking for nearly thirty (30) cars. Additional street parking available.
- ⇒ Combination of private offices, conference rooms and open area to meet various layout needs (See attached floor plans).
- ⇒ One (1) ground level loading door in 2311 Pontius and one (1) ground level loading door in 2317 Pontius.
- ⇒ 600 amps of electrical power. (Buyer or Tenant to verify)
- ⇒ All square footage is usable with no load factor.

FOR SALE OR LEASE

- ⇒ Asking Sale Price: \$6,995,000 or \$454.22/SF based on 15,400 sf. (\$613.60/sf based on 11,400 sf) Property to be sold as a whole.
- ⇒ Asking Lease Rate: \$34,650/month NNN or \$2.25/sf NNN. Existing Property Taxes and Insurance equal to approximately .30/sf
- ⇒ Preferred lease term: 5-10 years. Possession upon close of escrow or execution of lease.
- ⇒ To Show, call broker.





02

Location

Location Summary

Aerial Map

Drive Times (Heat Map)

Drive Times

PONTIUS AVENUE

⇒ The property is located in the West Los Angeles neighborhood of Sawtelle, known for its vibrant Japanese-American community and delicious dining options such as the popular Sawtelle Japantown area.

⇒ Sawtelle is also home to a mix of residential and commercial properties, providing a diverse and lively atmosphere for businesses and residents alike.

⇒ The neighborhood offers convenient access to major thoroughfares such as the I-405 and I-10 freeways making it easily accessible for commuters and visitors.

⇒ Sawtelle is known for its trendy boutiques, cozy cafes, and unique shops, creating a vibrant and bustling environment that attracts locals and tourists alike.

⇒ Additionally, the area is in close proximity to prestigious neighborhoods like Brentwood and Santa Monica, offering a mix of upscale amenities and a prime location for businesses seeking high-end clientele.

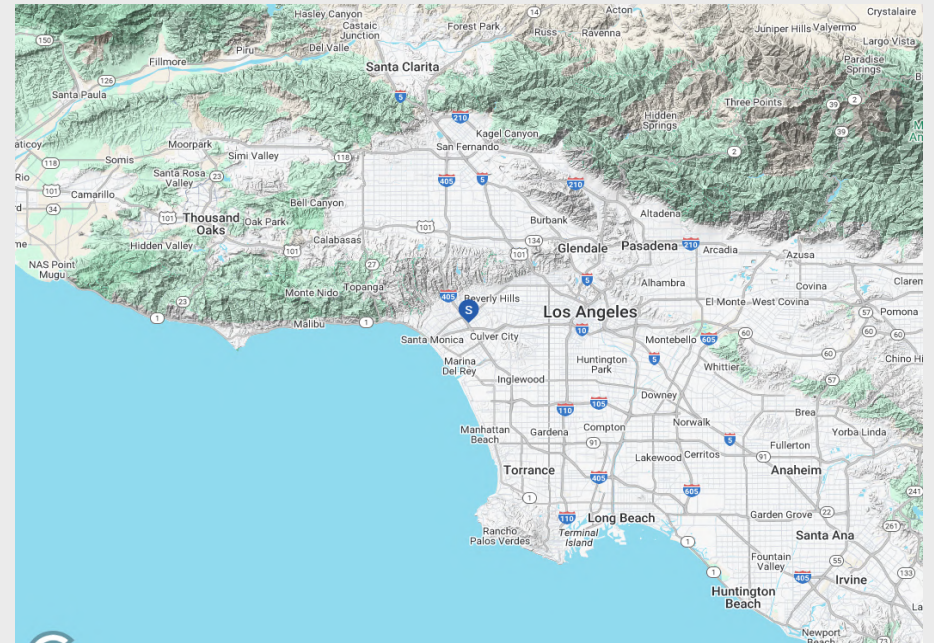
⇒ The property is located in the West Los Angeles neighborhood, known for its vibrant community and diverse cultural scene.

⇒ It is situated near major thoroughfares, including Santa Monica Boulevard and Sepulveda Boulevard, providing easy access to the rest of the city.

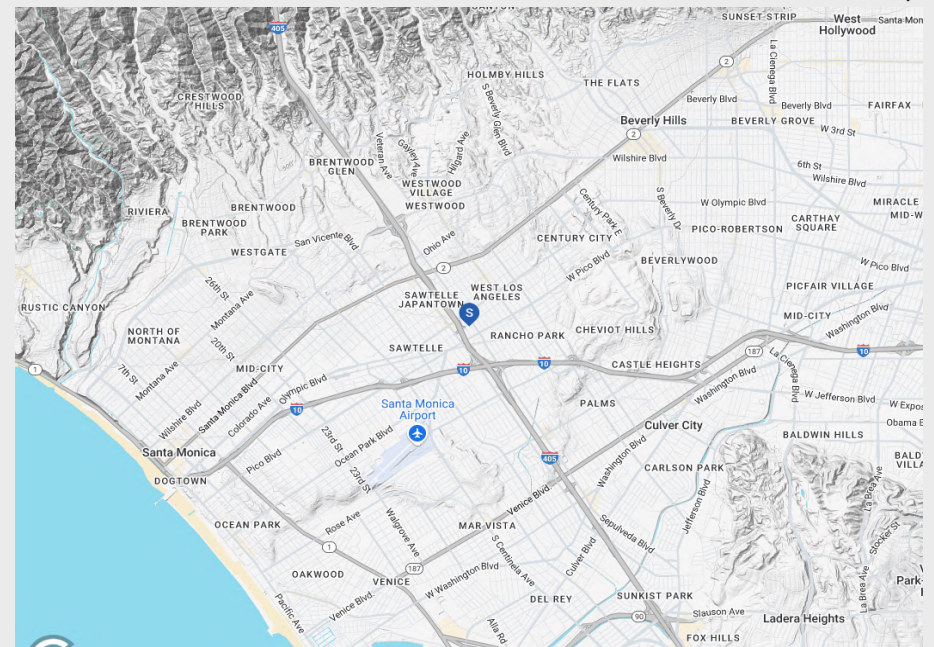
⇒ The neighborhood is home to various amenities such as restaurants like The Six Chow House and The Upper West, offering dining options for potential customers and employees.

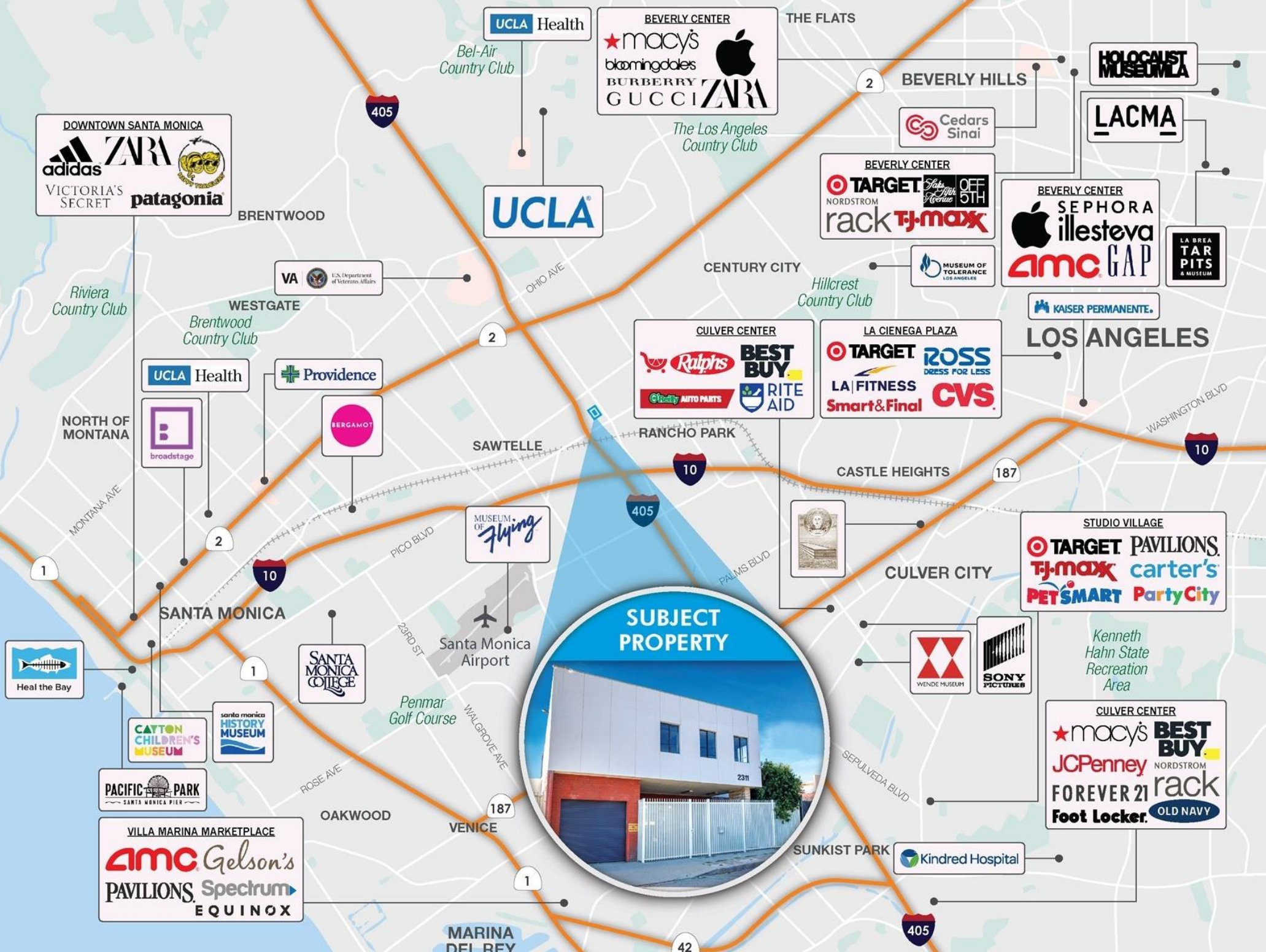
⇒ West Los Angeles is in close proximity to popular attractions like the Los Angeles County Museum of Art (LACMA) and the Petersen Automotive Museum, providing potential leisure activities for clients and employees.

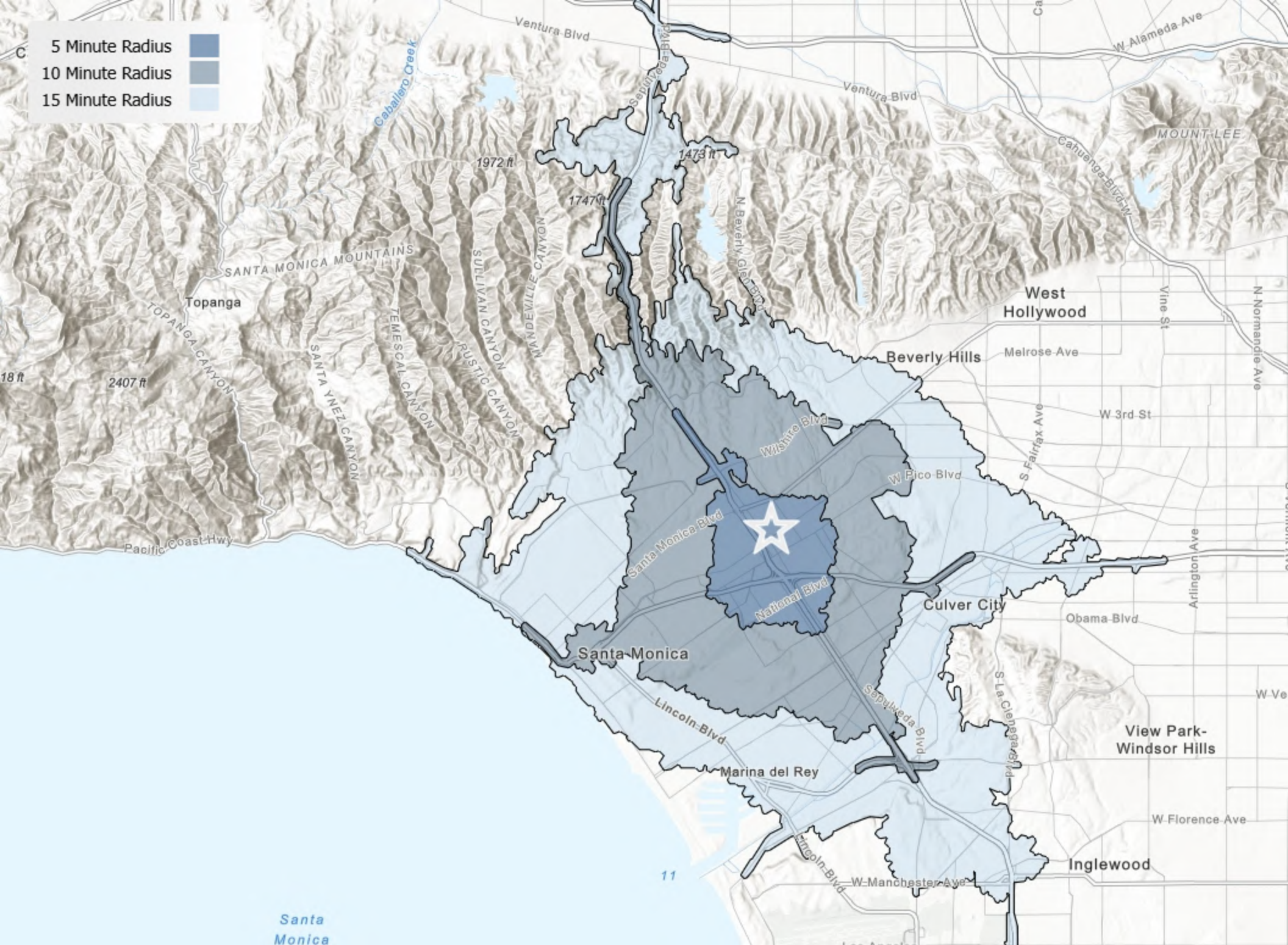
Regional Map



Local Map







1

East of Westwood Boulevard Neighborhood

1.5 miles | 6.3 minutes

2

Paramount Farms

0.64 miles | 2.7 minutes

3

Westwood Gardens Park

2.25 miles | 6.4 minutes

4

Kura Revolving Sushi Bar

0.38 miles | 2.3 minutes

5

Academy of Arts

0.88 miles | 3.8 minutes

6

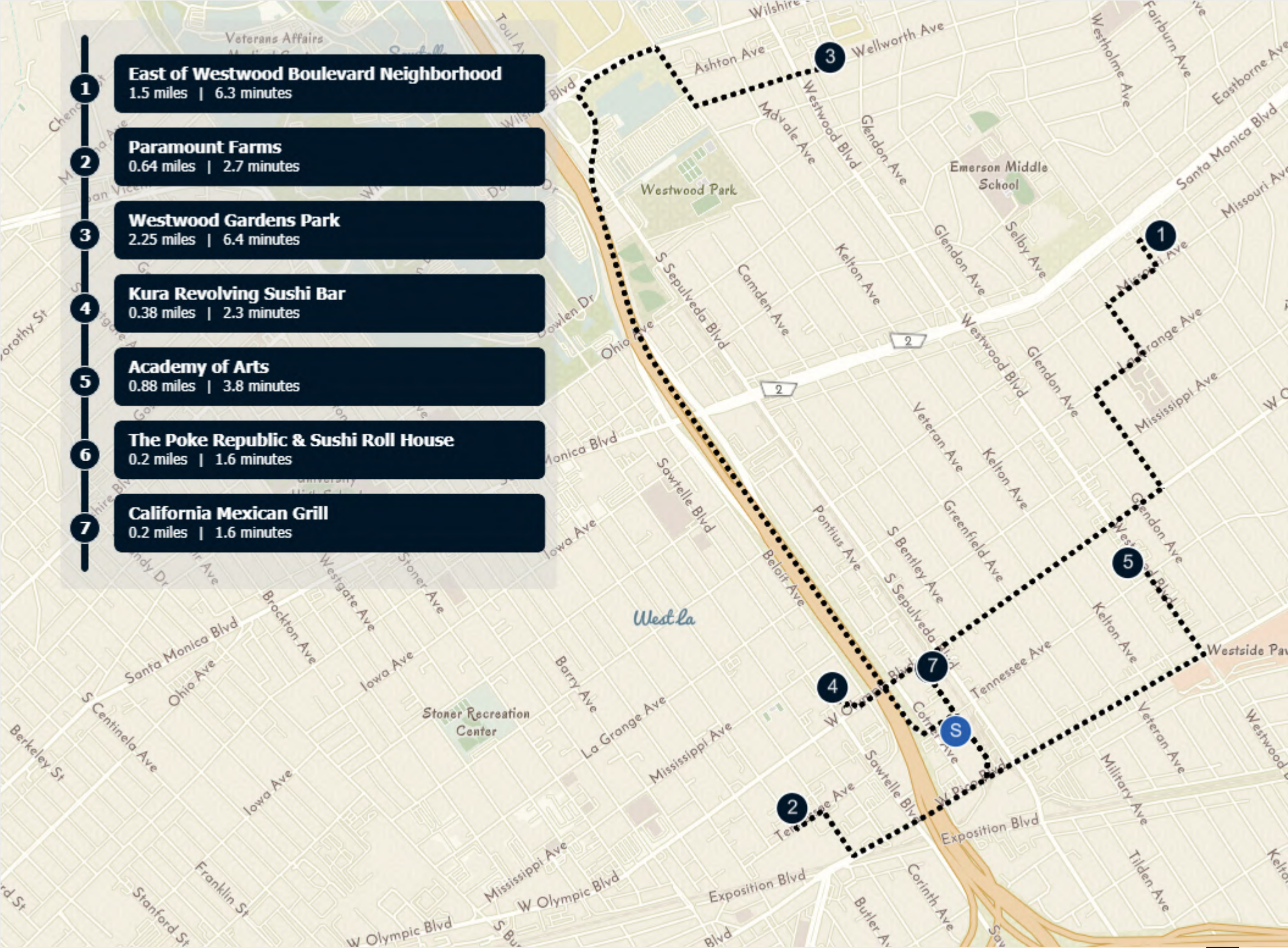
The Poke Republic & Sushi Roll House

0.2 miles | 1.6 minutes

7

California Mexican Grill

0.2 miles | 1.6 minutes





03

Property Description

Site Plan

Property Images

PONTIUS AVENUE

TENNESSEE AVE

PONTIUS AVE

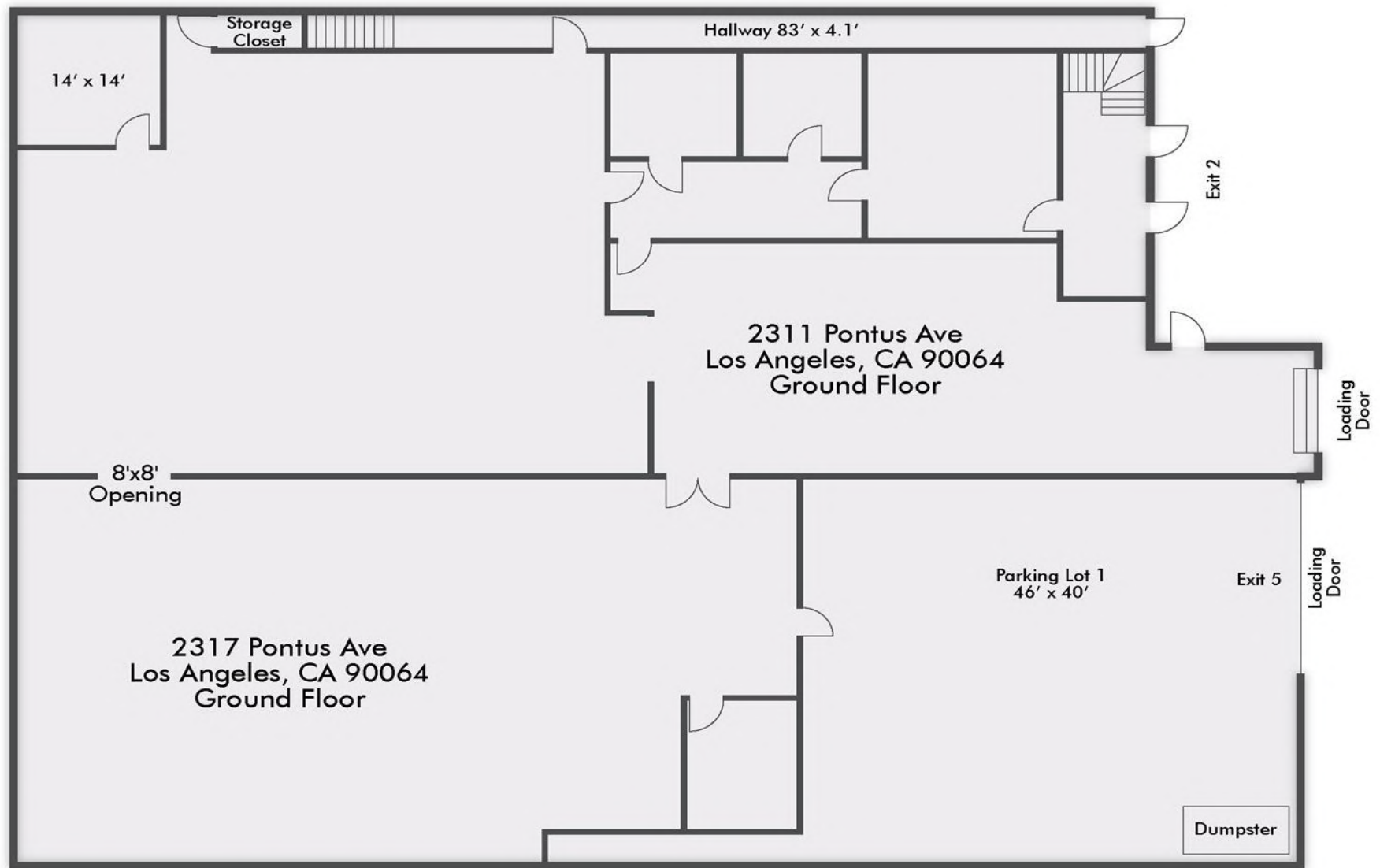
2311 PONTIUS AVE
12,150 SF

2317 PONTIUS AVE
3,250 SF

2327 PONTIUS AVE
6,500 SF PARKING LOT

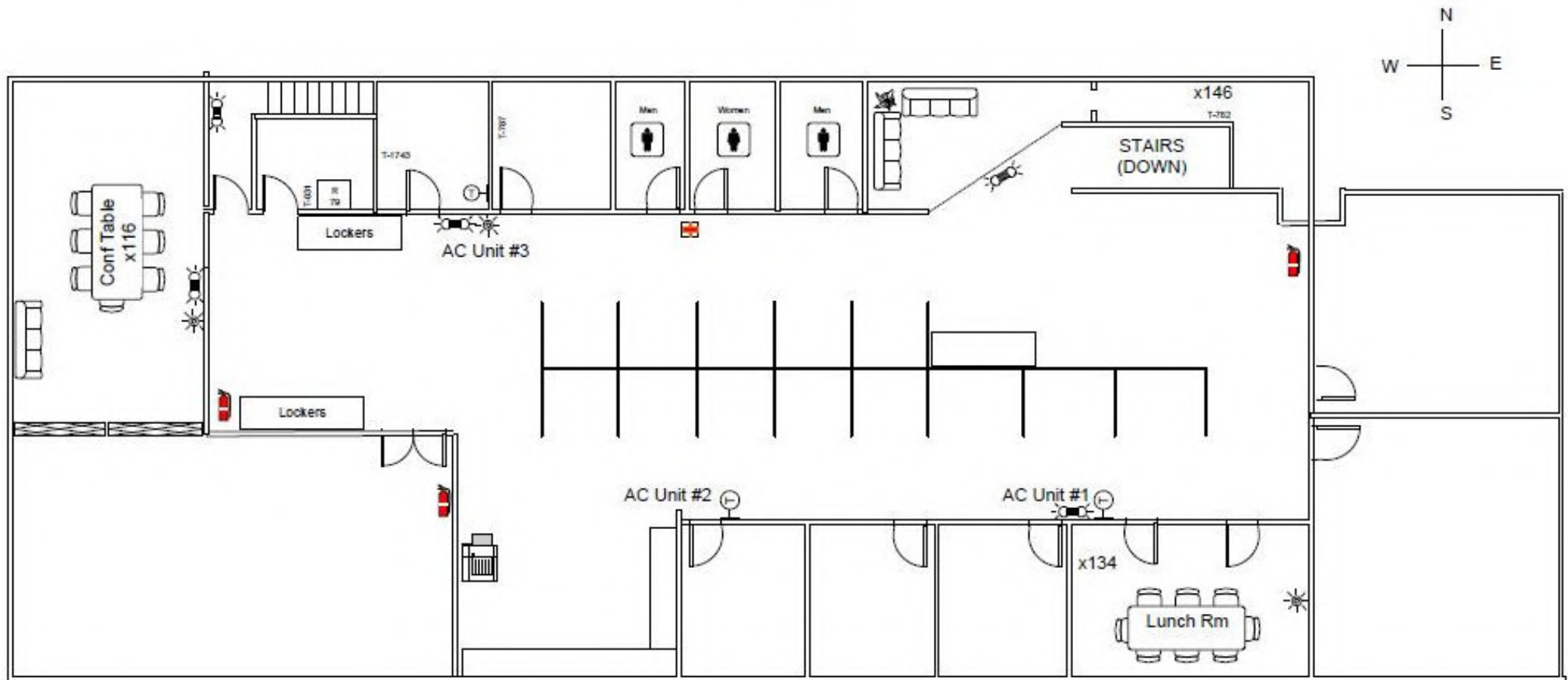
COTNER AVE





2311 PONTUS AVE & 2317 PONTIUS AVE GROUND FLOOR

2311 Pontius Avenue
Los Angeles, CA 90064
2nd Floor





2311 Pontius Entrance



2311 Pontius Executive Office (2nd Floor)



2317 Pontius Warehouse



2317 Pontius Warehouse



2311 Pontius Flex Space (1st Floor)



2311 Pontius Loading Door



2311 Pontius Flex Space (1st Floor)



2311 Pontius Offices (2nd Floor)



2311 Pontius Offices (2nd Floor)



2311 Pontius Offices (2nd Floor)



2317 Pontius Front Elevation



2327 Pontius Parking Lot



04

Demographics

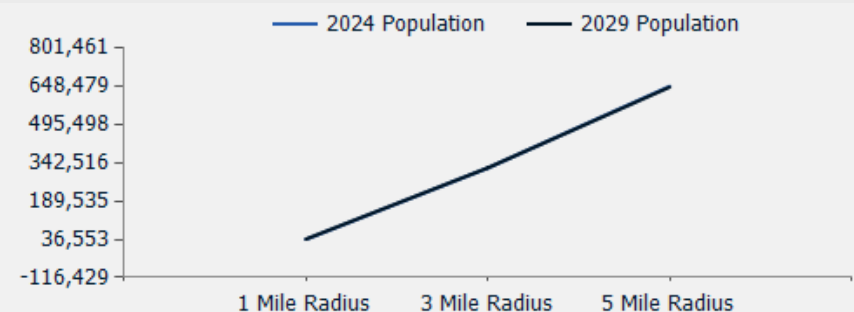
Demographics

PONTIUS AVENUE

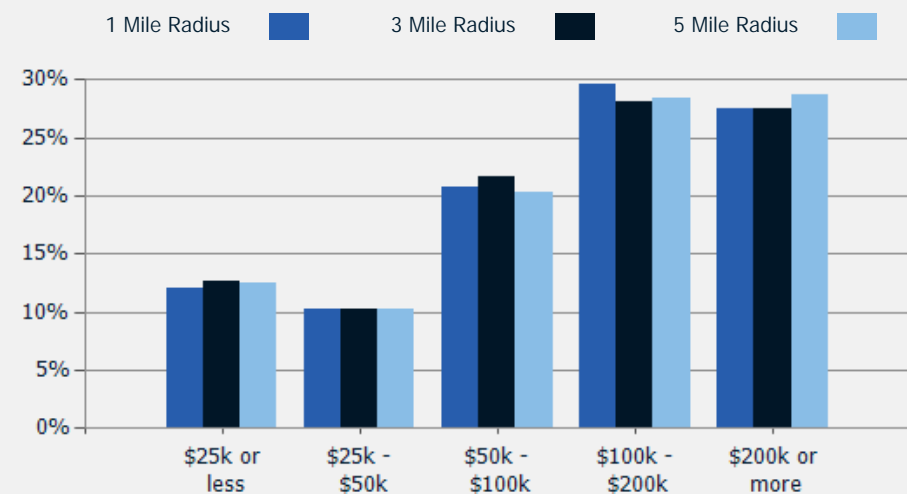
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	31,700	302,566	603,225
2010 Population	32,965	309,851	623,322
2024 Population	36,553	322,186	648,479
2029 Population	37,616	322,648	645,952
2024-2029: Population: Growth Rate	2.85%	0.15%	-0.40%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,201	11,774	24,099
\$15,000-\$24,999	884	6,529	13,523
\$25,000-\$34,999	710	6,037	12,877
\$35,000-\$49,999	1,066	8,688	17,803
\$50,000-\$74,999	1,925	15,847	30,624
\$75,000-\$99,999	1,674	15,377	30,338
\$100,000-\$149,999	2,918	23,520	49,096
\$150,000-\$199,999	2,221	17,094	36,308
\$200,000 or greater	4,767	39,692	86,291
Median HH Income	\$116,546	\$113,112	\$117,208
Average HH Income	\$172,073	\$169,487	\$174,325

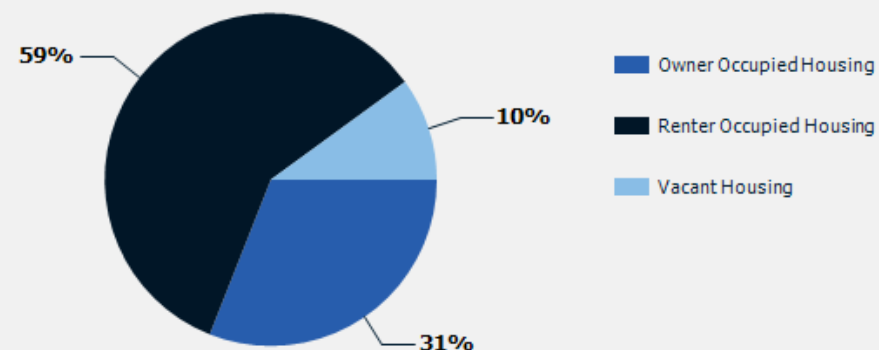
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	15,779	144,993	294,561
2010 Total Households	15,440	139,808	286,704
2024 Total Households	17,366	144,556	300,960
2029 Total Households	18,293	148,798	307,760
2024 Average Household Size	2.08	2.06	2.05
2024-2029: Households: Growth Rate	5.25%	2.90%	2.25%



2024 Household Income



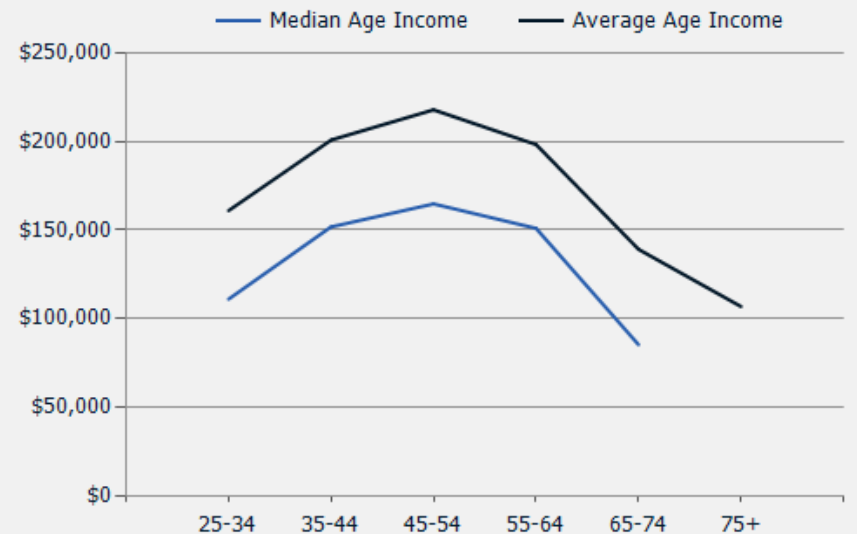
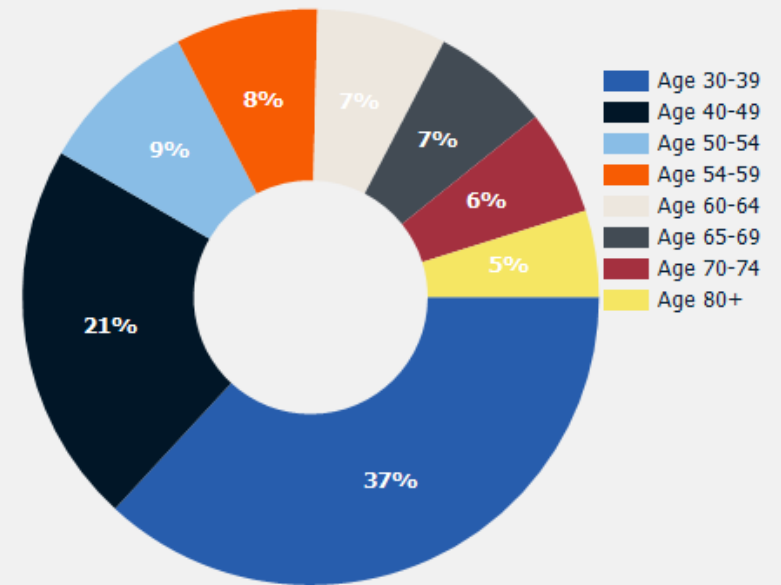
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	4,904	38,385	73,402
2024 Population Age 35-39	3,499	27,692	57,776
2024 Population Age 40-44	2,760	21,966	47,758
2024 Population Age 45-49	2,133	17,690	38,819
2024 Population Age 50-54	2,059	17,418	38,508
2024 Population Age 55-59	1,821	15,254	34,142
2024 Population Age 60-64	1,656	14,400	32,686
2024 Population Age 65-69	1,503	13,401	29,701
2024 Population Age 70-74	1,345	12,030	26,540
2024 Population Age 75-79	1,108	9,955	21,855
2024 Population Age 80-84	715	6,647	14,351
2024 Population Age 85+	770	7,798	16,584
2024 Population Age 18+	31,418	280,545	560,722
2024 Median Age	37	36	38
2029 Median Age	39	38	40

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$110,963	\$105,565	\$110,353
Average Household Income 25-34	\$161,068	\$151,521	\$159,661
Median Household Income 35-44	\$151,854	\$142,635	\$146,063
Average Household Income 35-44	\$200,972	\$195,760	\$198,674
Median Household Income 45-54	\$164,866	\$164,191	\$163,467
Average Household Income 45-54	\$218,057	\$218,043	\$217,961
Median Household Income 55-64	\$151,061	\$151,411	\$147,741
Average Household Income 55-64	\$198,446	\$200,976	\$199,208
Median Household Income 65-74	\$85,245	\$94,529	\$97,323
Average Household Income 65-74	\$139,175	\$153,777	\$157,165
Average Household Income 75+	\$106,793	\$121,836	\$119,437



Pontius Avenue

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