

Lender Facilitated Trade

**PRICE
REDUCTION**

\$20,000,000 (\$65.31 PF)
~~\$25,000,000~~

5901

CENTURY

LOS ANGELES, CA

**Excellent By-Right
Multifamily,
Adaptive Reuse
Opportunity**

February 2025

**Massive Discount to
Replacement Cost**

NEWMARK



EXECUTIVE SUMMARY

Newmark, as the exclusive advisor, is pleased to present the opportunity to acquire 5901 West Century Boulevard (the “Property”)—a 306,243-square-foot office tower primed for multifamily adaptive reuse or multifamily redevelopment exercising the underlying C2 zoning that with the applicable TOC 3 (transit oriented community 3) incentives allows for development of ±300 units.

With ample on-site parking, 11’2” ceiling heights, strong market fundamentals, and a structurally adaptable design, the Property offers a compelling opportunity to reposition a well-located asset in the heart of the South Bay.

Strategically situated adjacent to LAX and near premier destinations such as SoFi Stadium, the NFL’s West Coast headquarters, the newly opened Intuit Dome (home of the Los Angeles Clippers), and Stockbridge’s expansive mixed-use redevelopment of Hollywood Park, 5901 West Century Boulevard is positioned to outperform.

Alternative Conversion Opportunities

5901 Century offers the opportunity for developers who are eager to convert the property into multifamily by-right in one of the South Bay’s most supply-constrained submarkets. In fact, there has been no multifamily development of comparable scale in the South Bay over the past 30 years.

Lender Facilitated Sale

5901 Century is being offered to investors as a lender facilitated sale and provides an investor with an extremely attractive basis opportunity to acquire an office tower at a significant discount from peak pricing.

Robust Multifamily Fundamentals

1.6%
Units Under Construction

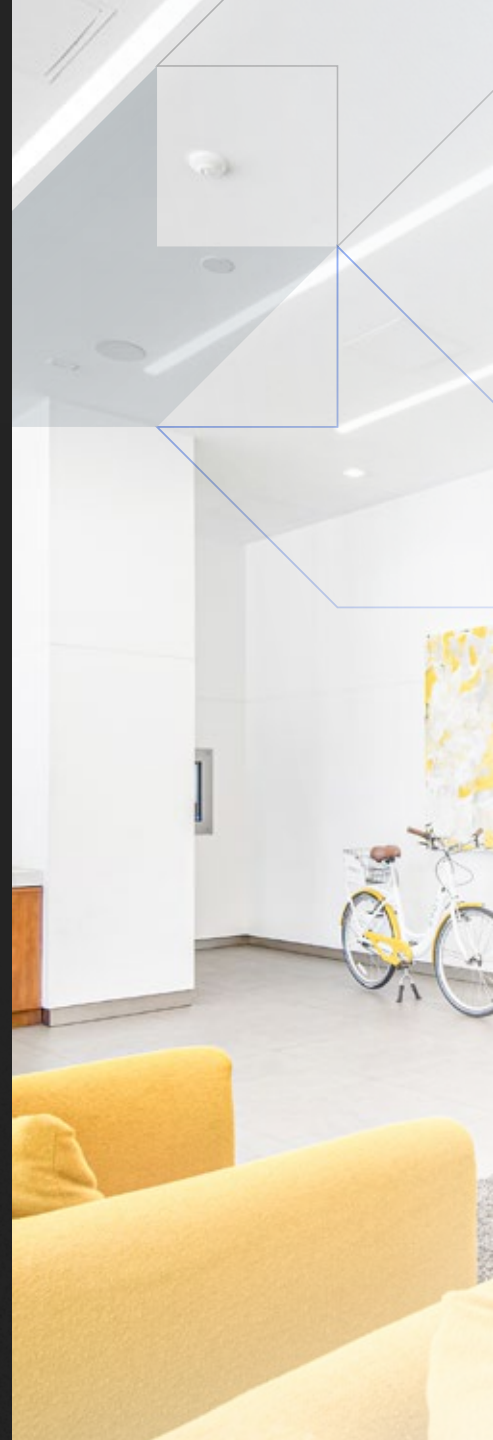
5.2%
2025 Rent Growth

3.5%
2025–2028 Rent Growth

\$3,875
Market Asking Rent/Unit
*100+ Unit Projects, 2015+

2
Projects Under Constructions
100+ Units

*Subject submarket Cluster



By-Right Multifamily Adaptive Reuse Opportunity





Property Summary

\$20,000,000 (\$65.31 PSF)

Asking Price

5901 W. Century Blvd.

Los Angeles, CA 90045

306,243 SF

Net Rentable Area

51.14%

Percentage Leased

2.5/1,000 RSF

750 Structure Spaces*
*not including oversell

14

Stories

1968, 2017/18*

Year Built
*renovated

90 Years

Ground Lease

1.63

Acres

C2 (residential adaptive reuse permitted by-right)

Zoning

INVESTMENT HIGHLIGHTS

Tremendous Path of Progress Submarket Location

5901 Century is located in the LAX/Century Blvd. submarket of the Lower West Los Angeles marketplace. The Lower West Los Angeles marketplace includes the submarkets of Playa Vista, Culver City, Marina del Rey, Venice and El Segundo/Beach Cities.

The Lower Westside is defined by some of the most dynamic companies in entertainment, technology, media and business services. Known for its unrivaled quality of life, the Lower Westside is supported by a wide variety of residential neighborhoods, high-end retail, first-class restaurants, leading educational centers, and cultural attractions that have drawn a diversified and educated labor force.



5901

Exceptional Market Location with Access to Top Demand Generators Including SoFi Stadium, Intuit Dome, and Kia Forum (Hollywood Park)

The Property sits in the epicenter of Los Angeles growth, with prime location less than 2 miles from El Segundo, Playa Vista, and Hollywood Park Entertainment District (home to SoFi Stadium, Kia Forum, and Intuit Dome). The recently debuted \$5 billion SoFi Stadium has already generated significant new demand, and is the home of the NFL's Los Angeles Rams and Chargers and future host of the 2026 FIFA World Cup and opening/closing ceremonies of the 2028 Summer Olympics. The \$2.0BN Intuit Dome opened in August 2024 as the new home of the Los Angeles Clippers (NBA) and features 18,000 seats, 40,000 SF wrap-around screen, and an 80,000 SF outdoor plaza. The new venue is additionally set to become a premier international concert venue with major performers scheduled such as David Gilmour and Mary J Blige.



SoFi Stadium



Intuit Dome





Massive Multi-Billion Dollar LAX Capital Improvement Program

The airport is in the midst of a multi-billion dollar capital improvement program, which is expected to continue through 2030. Among the projects underway are terminal improvements and upgrades, roadway improvements, and infrastructure components. One project that recently broke ground is the Automated People Mover (APM), a 2.25-mile above ground transportation system that will connect three on-airport stations to Metro Rail and transit services.

Major Transformation into a Mixed-Use Master-Planned Community

Surrounding the SoFi and Intuit stadium developments, Stockbridge, along with its development partner Wilson Meany, are in the process of redeveloping Hollywood Park into a dynamic mixed-use, master-planned neighborhood which will continue to transform the area into a premier destination in Los Angeles. Stockbridge and Wilson Meany have secured entitlements for nearly four million square feet of development, including up to 2,995 housing units, 620,000 square feet of retail, 75,000 square feet of office, a 120,000-square foot card club and 25 acres of parks and open spaces.



IRREPLACEABLE LOCATION

Santa Monica

Pacific Ocean

Marina Del Rey

Playa Del Rey

LAX

W. Century Boulevard





Airport Boulevard



5901
CENTURY

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Corporate License #01355491

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