

TURNKEY
WESTSIDE
K-8 CAMPUS

5400 & 5401
BEETHOVEN ST



For Sublease

Former Westside Neighborhood School | Playa Vista, CA

Education
Advisory Group

PEAK
FACILITY
PARTNERS

CBRE

Sublease Offering

5400 BEETHOVEN ST

Current NNN Lease Rate:
\$3.35 per SF per month

Total Rentable Area:
15,694 Square Feet

Current Term:
Through August 31, 2034

Zoning:
M2-1, Operating Under
Conditional Use Permit

Parking:
±48 Spaces

Stories:
Two

5401 BEETHOVEN ST

Current NNN Lease Rate:
\$3.08 per SF per month

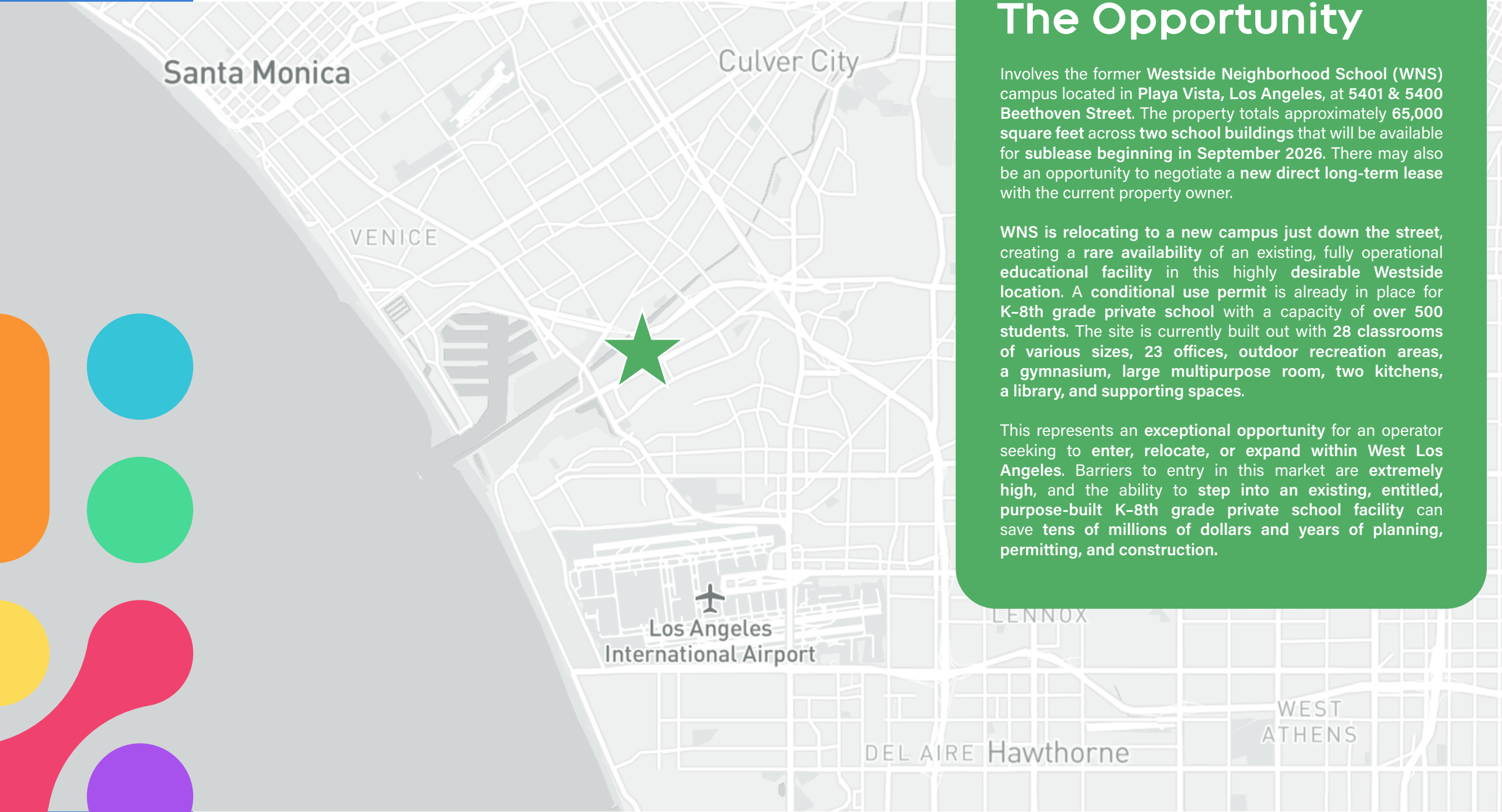
Total Rentable Area:
50,449 Square Feet

Current Term:
Through August 31, 2034

Zoning:
M2-1, Operating Under
Conditional Use Permit

Parking:
±96 Spaces

Stories:
Two



The Opportunity

Involves the former Westside Neighborhood School (WNS) campus located in Playa Vista, Los Angeles, at 5401 & 5400 Beethoven Street. The property totals approximately 65,000 square feet across two school buildings that will be available for sublease beginning in September 2026. There may also be an opportunity to negotiate a new direct long-term lease with the current property owner.

WNS is relocating to a new campus just down the street, creating a rare availability of an existing, fully operational educational facility in this highly desirable Westside location. A conditional use permit is already in place for K-8th grade private school with a capacity of over 500 students. The site is currently built out with 28 classrooms of various sizes, 23 offices, outdoor recreation areas, a gymnasium, large multipurpose room, two kitchens, a library, and supporting spaces.

This represents an exceptional opportunity for an operator seeking to enter, relocate, or expand within West Los Angeles. Barriers to entry in this market are extremely high, and the ability to step into an existing, entitled, purpose-built K-8th grade private school facility can save tens of millions of dollars and years of planning, permitting, and construction.



Property Profile

Campus Overview

5400
BEETHOVEN ST

15,694 SF

Administrative / Education Building

- 3 Classrooms (potentially more)
- 11 Offices
- 1 Conference Room
- 2 Kitchens
- Theater / Multipurpose Room
- Elevator Access

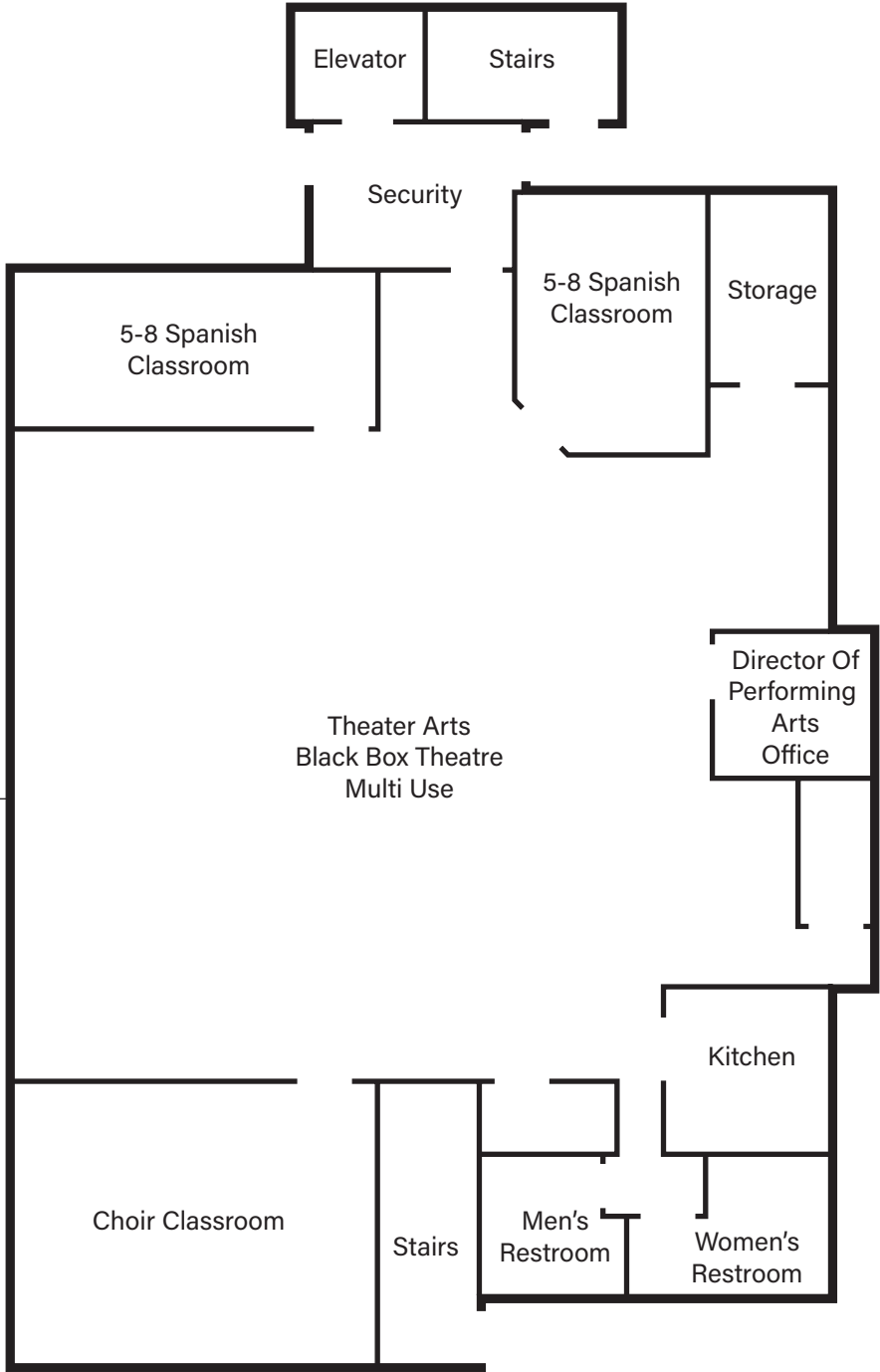
5401
BEETHOVEN ST

50,449 SF

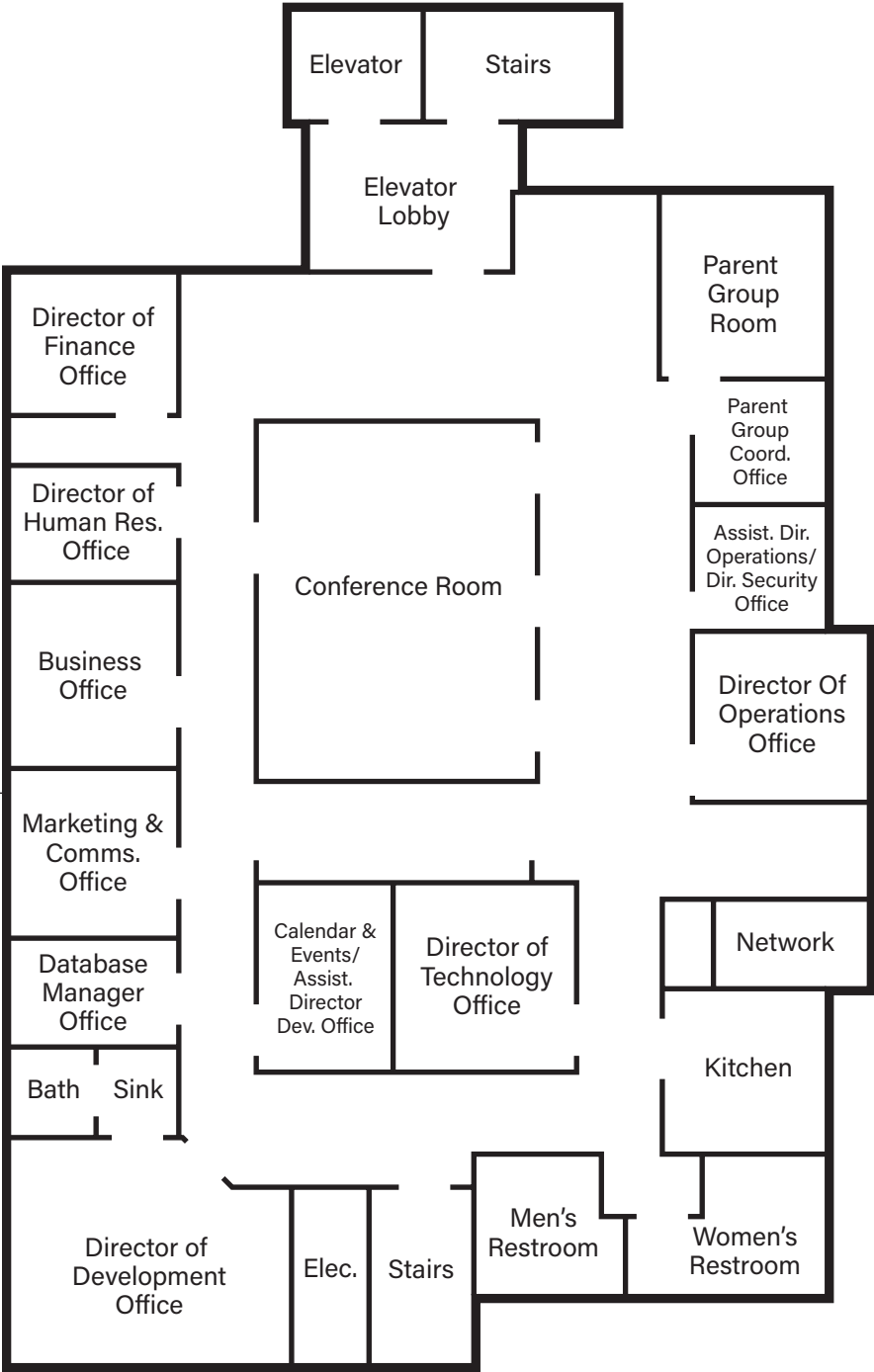
Education Building

- 25 Classrooms
- 6 Breakout Rooms
- 12 Offices
- 1 Gymnasium
- 1 Multi-Media Center / Library
- Elevator Access
- Outdoor Green Space
- Fully Fenced Campus
- Student Lockers
- Solar and EV Charging

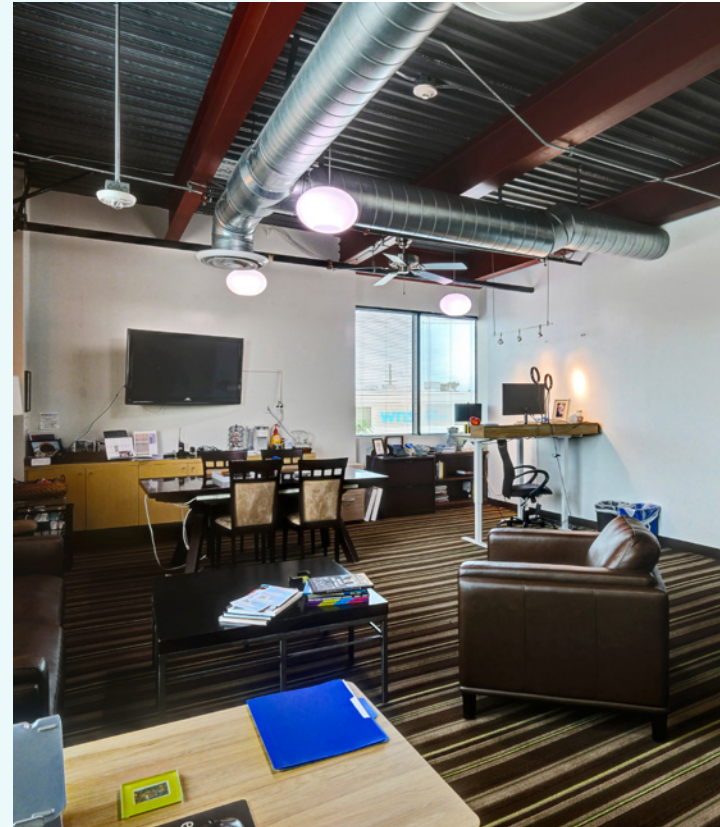
FLOOR PLAN
LOWER LEVEL



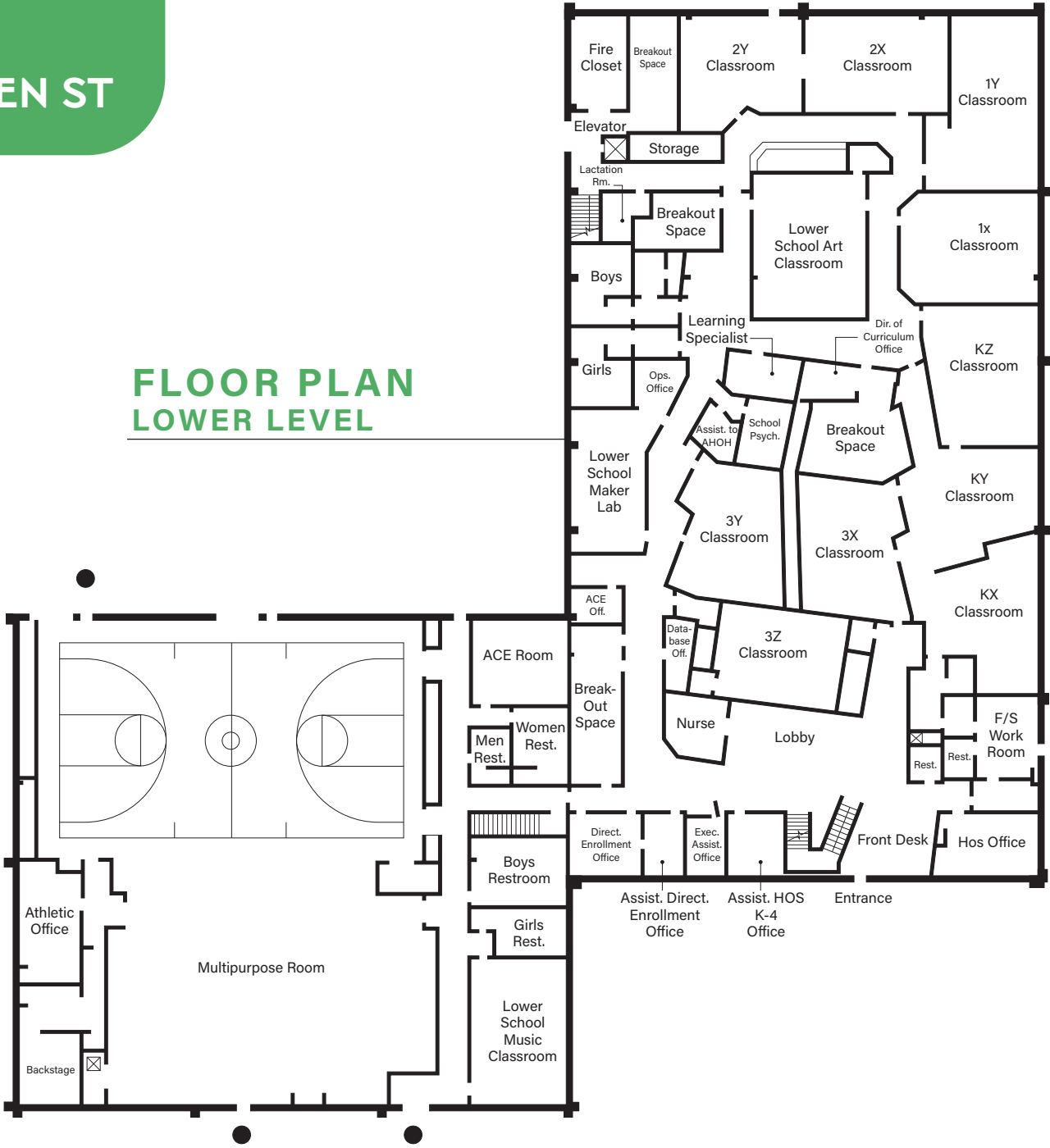
FLOOR PLAN
UPPER LEVEL



5400 BEETHOVEN ST



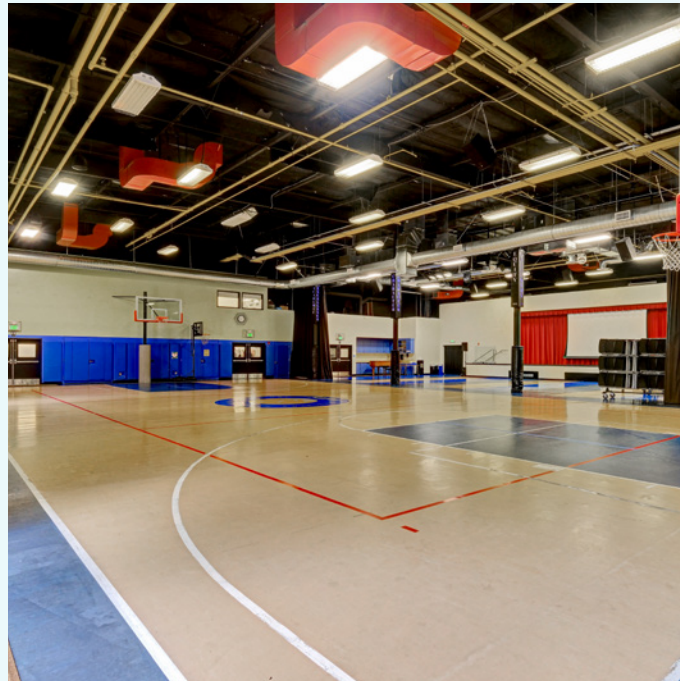
FLOOR PLAN
LOWER LEVEL



FLOOR PLAN
UPPER LEVEL



5401 BEETHOVEN ST



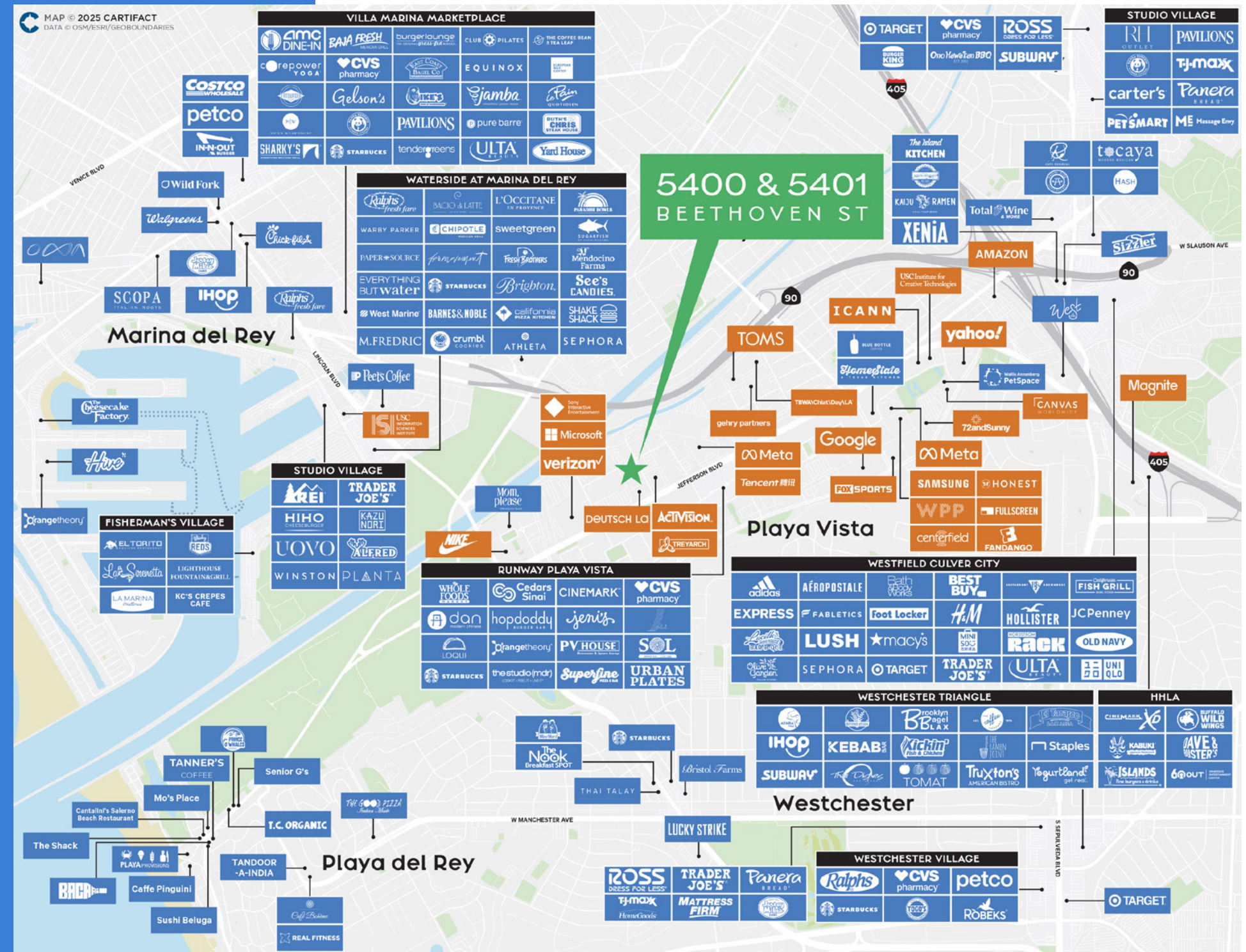
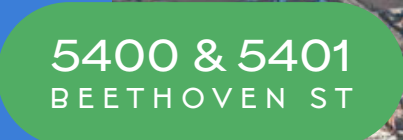
Location Highlights

PLAYA VISTA

Playa Vista is a dynamic community perfectly positioned in the heart of Silicon Beach, offering a lifestyle that seamlessly blends innovation with the laid-back charm of coastal living. With easy access to the iconic beaches of Playa del Rey, Marina del Rey, and Venice, residents enjoy a prime location near major employers like Google and YouTube, as well as convenient routes to the entertainment industry. The community is designed for connectivity, with well-maintained bike paths, walkable streets, and accessible public transportation options ensuring easy navigation throughout the neighborhood and surrounding areas.

More than just a location, Playa Vista cultivates a strong sense of belonging through its extensive parks, community events, and a diverse culinary scene at Runway Playa Vista. Excellent schools, state-of-the-art fitness centers, and convenient shopping options further enhance the appeal, catering to a variety of lifestyles. From young professionals to growing families and tech enthusiasts, Playa Vista provides a vibrant, modern, and convenient living experience, making it a truly sought-after destination within Los Angeles.





5400 & 5401
BEETHOVEN ST



EDUCATION ADVISORY GROUP

Peak Facility Partners

DAN MORRAR

President

+1 323 426 6040

dan@peakfacilitypartners.com

Lic. 01716132

CBRE

MATTHEW MALLERS

Senior Vice President

+1 805 657 6587

matthew.mallers@cbre.com

Lic. 01890027

JEROME FRIED

First Vice President

+1 310 463 7443

jerome.fried@cbre.com

Lic. 01924513

Education
Advisory Group



CBRE

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