

FOR SALE | ±7,983 SF MIXED-USE INVESTMENT OPPORTUNITY

115 E ARBOR VITAE STREET
LOS ANGELES, CALIFORNIA

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PROPERTY OVERVIEW

FOR SALE

Rare opportunity to acquire a fully occupied $\pm 7,983$ SF mixed-use asset located in a highly dynamic Los Angeles submarket near LAX and major entertainment venues.

The property features a diverse tenant mix including residential and retail uses, offering stable in-place income with future repositioning or redevelopment potential under flexible C2 zoning.

Strategically positioned near major freeways and significant regional demand drivers such as SoFi Stadium, the Kia Forum, and the Intuit Dome, the asset benefits from strong visibility and long-term growth fundamentals.

** Rent Roll Upon Request*



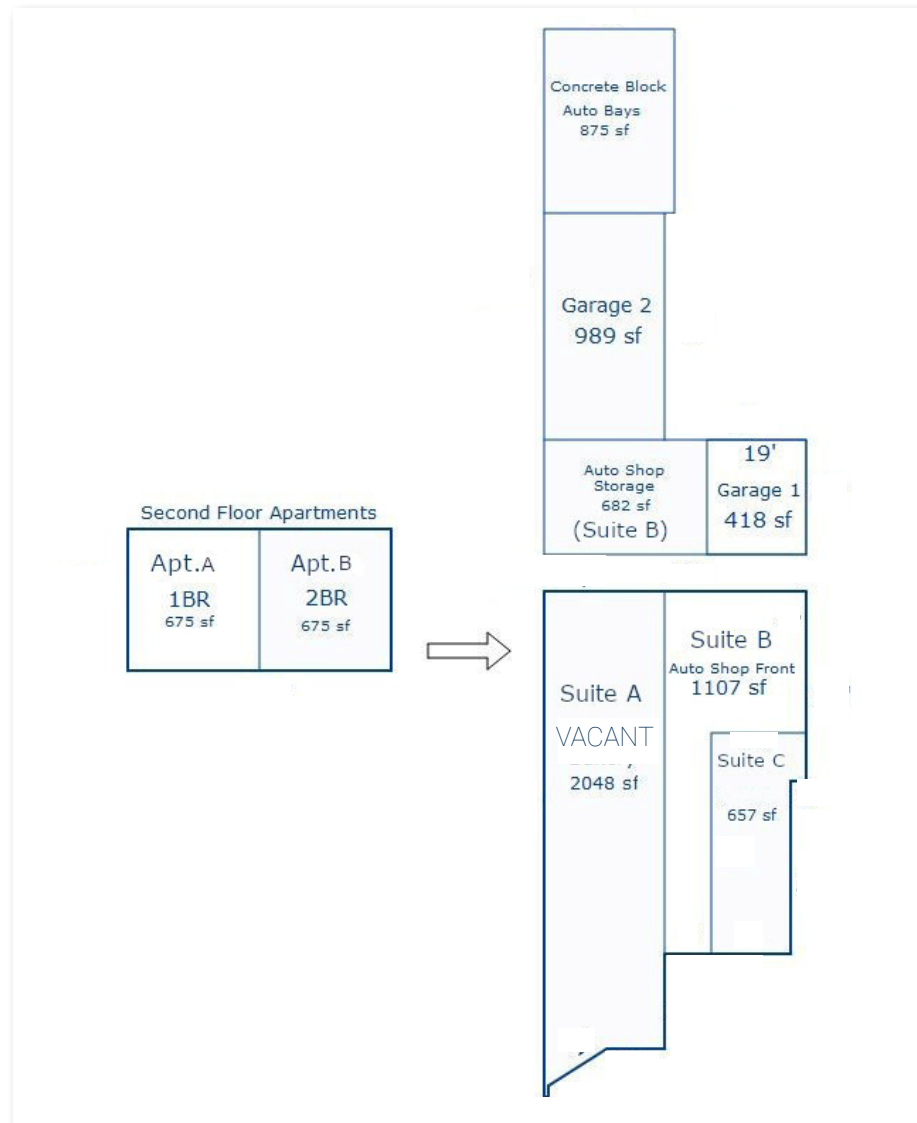
PROPERTY OVERVIEW

PROPERTY:

- ±7,983 SF MIXED-USE COMMERCIAL & RESIDENTIAL PROPERTY
- LOCATED IN LOS ANGELES NEAR INGLEWOOD / LAX CORRIDOR
- C2 MIXED-USE ZONING ALLOWING FLEXIBLE COMMERCIAL USES
- DIVERSE TENANT MIX INCLUDING RETAIL, AUTO, AND RESIDENTIAL
- One (1) Vacant Commercial Unit
- PARCEL SIZE: ±0.23 ACRES
- APPROX. ±2,500 SF OFFICE SPACE
- CLEAR HEIGHT: ±16'
- SURFACE PARKING (±3:1,000 SF RATIO)
- CLOSE PROXIMITY TO MAJOR FREEWAYS (I-405, I-105, I-110)
- NEAR MAJOR VENUES INCLUDING SOFI STADIUM, KIA FORUM, INTUIT DOME & YOUTUBE THEATER



SITE PLAN



SITE HIGHLIGHTS:

- ±0.23 acre site
- ±7,983 SF total building area
- Mixed-use configuration (retail + residential)
- Walking distance to Sofi Stadium + Kia Forum
- Direct frontage along Arbor Vitae Street
- Surface parking at rear and onsite
- Functional layout supporting multi-tenant use

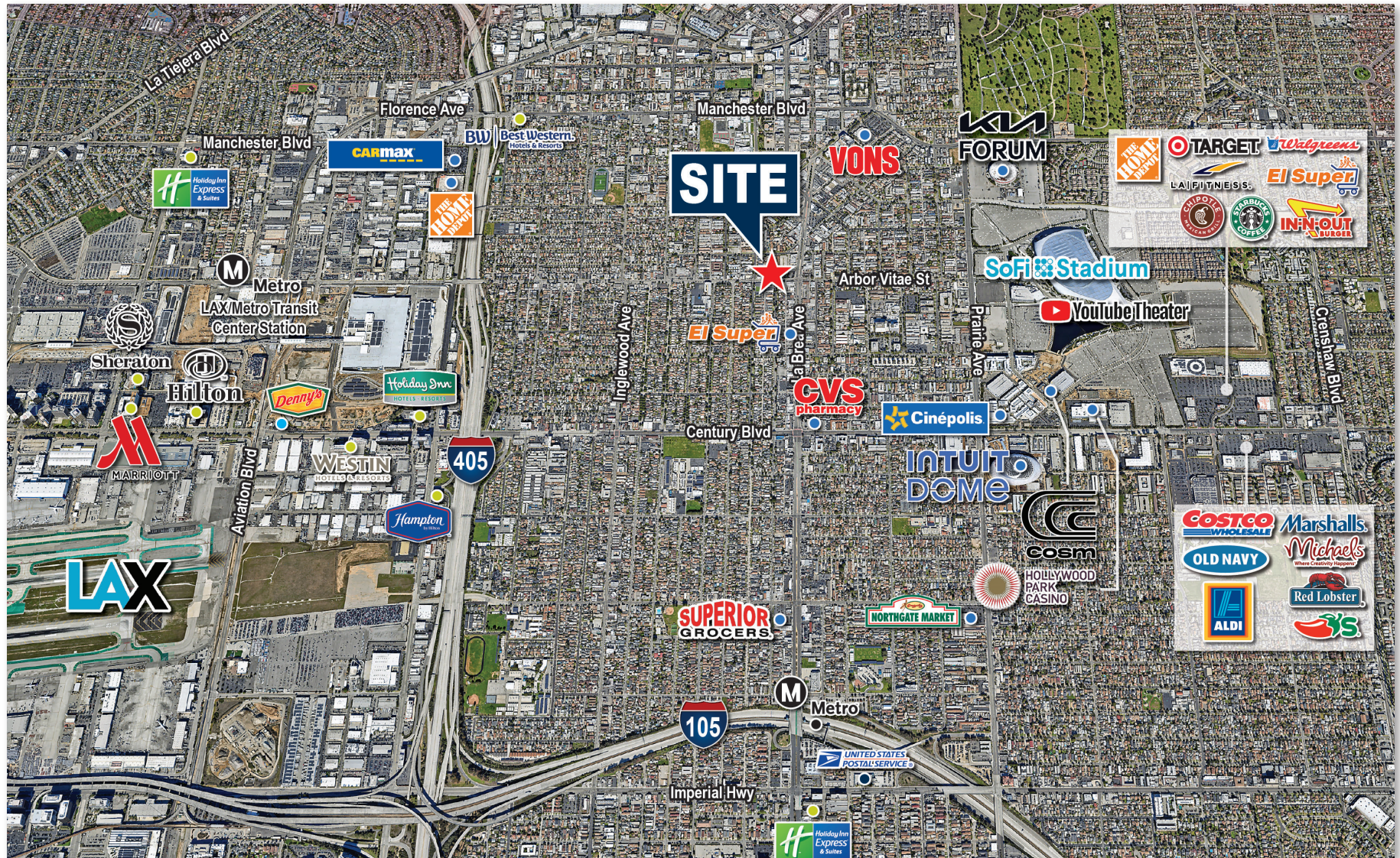
* Conceptual site configuration illustrating mixed-use layout with retail frontage and residential components.

AERIAL



* Property ideally positioned within the rapidly evolving Inglewood submarket, benefiting from proximity to LAX, major entertainment venues, and ongoing regional redevelopment.

REGIONAL AERIAL



* Property ideally positioned within the rapidly evolving Inglewood submarket, benefiting from proximity to LAX, major entertainment venues, and ongoing regional redevelopment.