

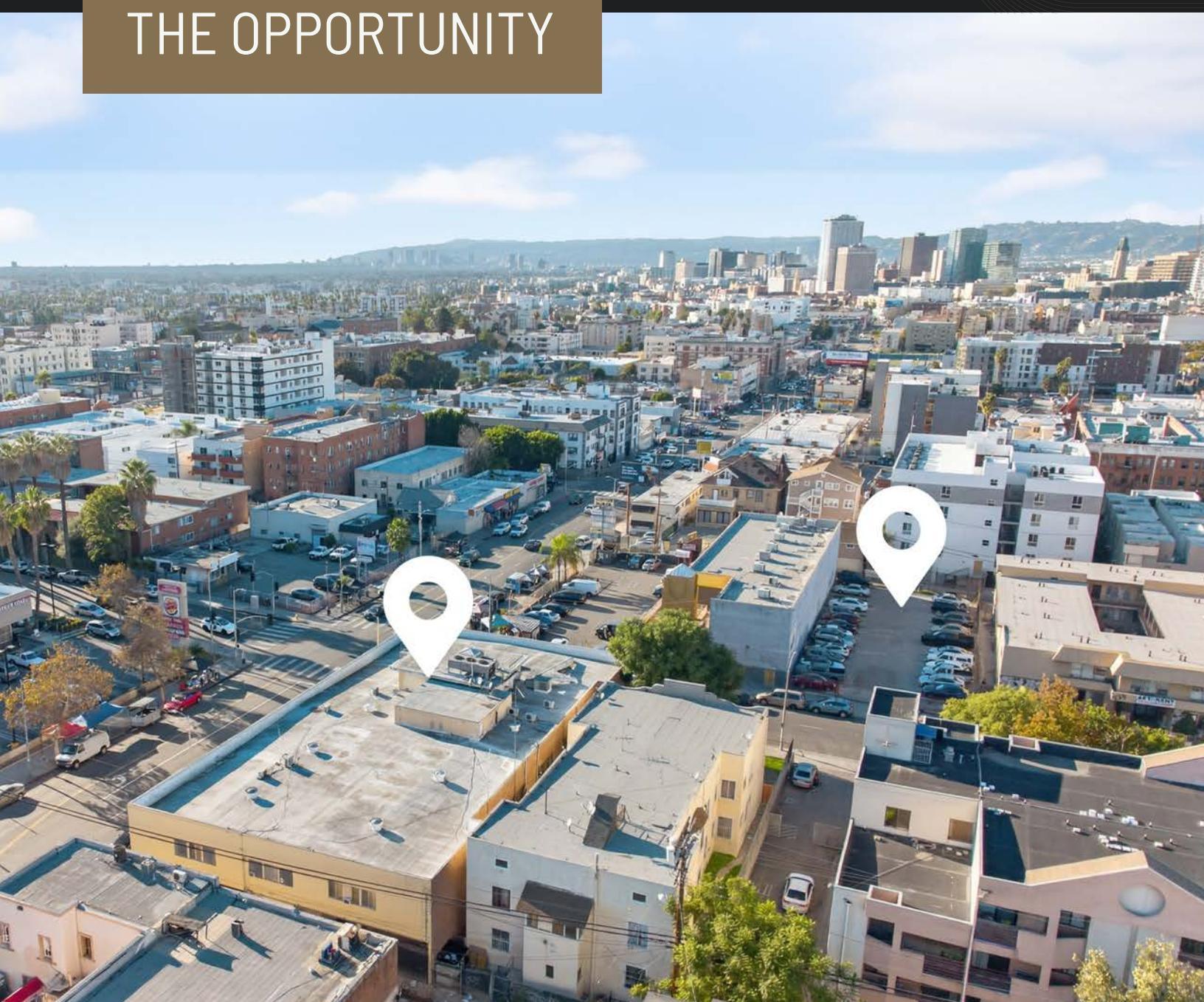


A Rare Two-Asset
Urban Infill Opportunity

In-Place Income, Parking Control, and
Redevelopment Optionality

1833 W 8th St. Building &
741 Bonnie Brae St Parking Lot
Los Angeles, CA 90057

THE OPPORTUNITY



Century 21 Masters Commercial presents a unique opportunity to acquire two immediately adjacent assets in the Westlake / MacArthur Park submarket of Los Angeles.

The Offering combines income today with long-term flexibility, allowing buyers to control operations, parking, and future strategy in a dense urban infill location.



ASSET 1 - 1833 W 8th St. Building

Fully occupied office building providing consistent in-place income.

- Approximately 20,600 rentable square feet
- 100% occupied
- Below-market rents
- Expense optimization potential
- Strong carry profile



ASSET 2 - 741 Bonnie Brae St Parking Lot

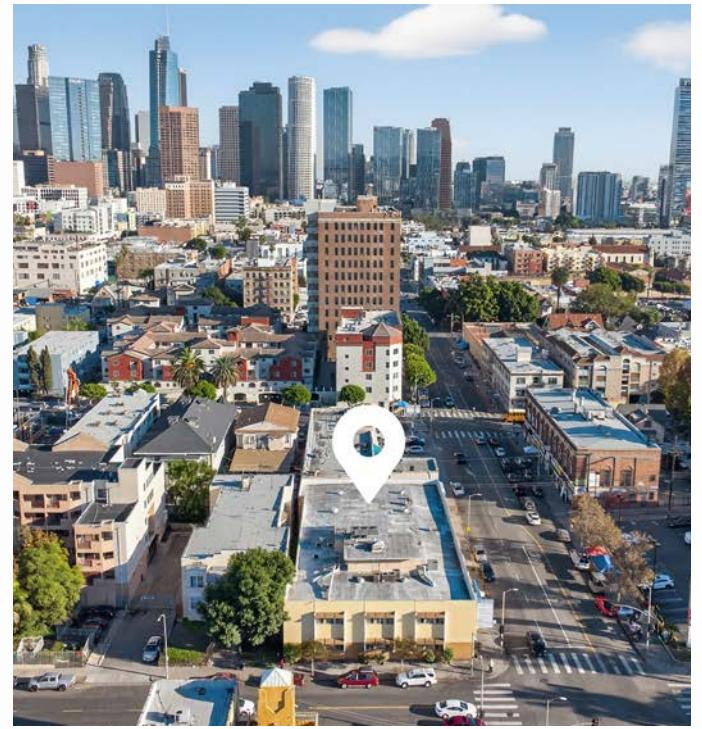
Flat, fully fenced parking parcel located immediately behind the office building.

- Approximately 9,150 square feet
- 36 striped parking spaces
- Alley access
- Existing parking income
- Daily cash flow potential

FINANCIAL HIGHLIGHTS

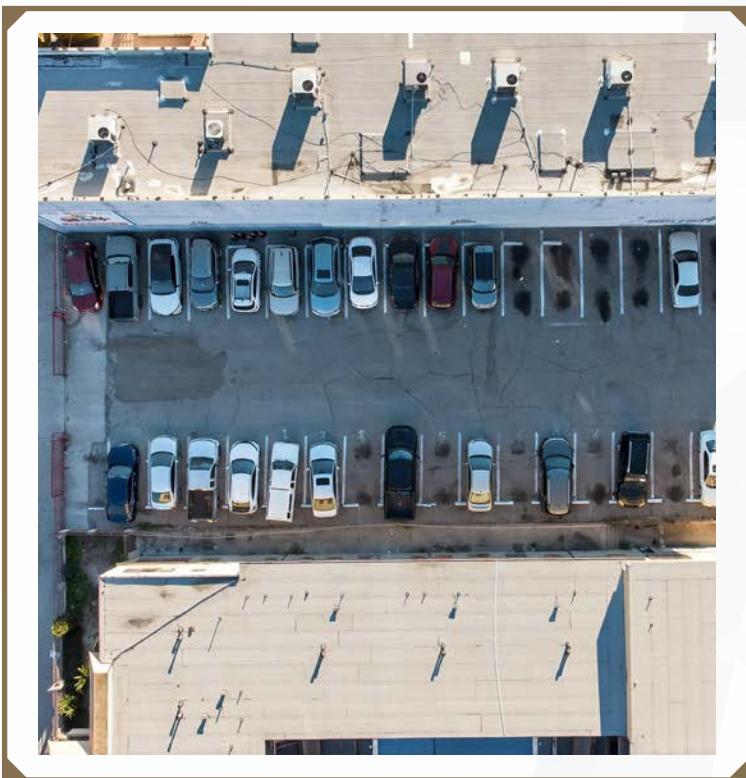
ASSET 1 - Office Building

- **Gross Scheduled Income:**
Approximately \$426,000 annually
- **Net Operating Income (NOI):**
Approximately \$217,000 annually
- Fully occupied



ASSET 2 - Parking Lot

- Parking income in place
- Underutilized relative to capacity and location
- Opportunity to stabilize and increase revenue

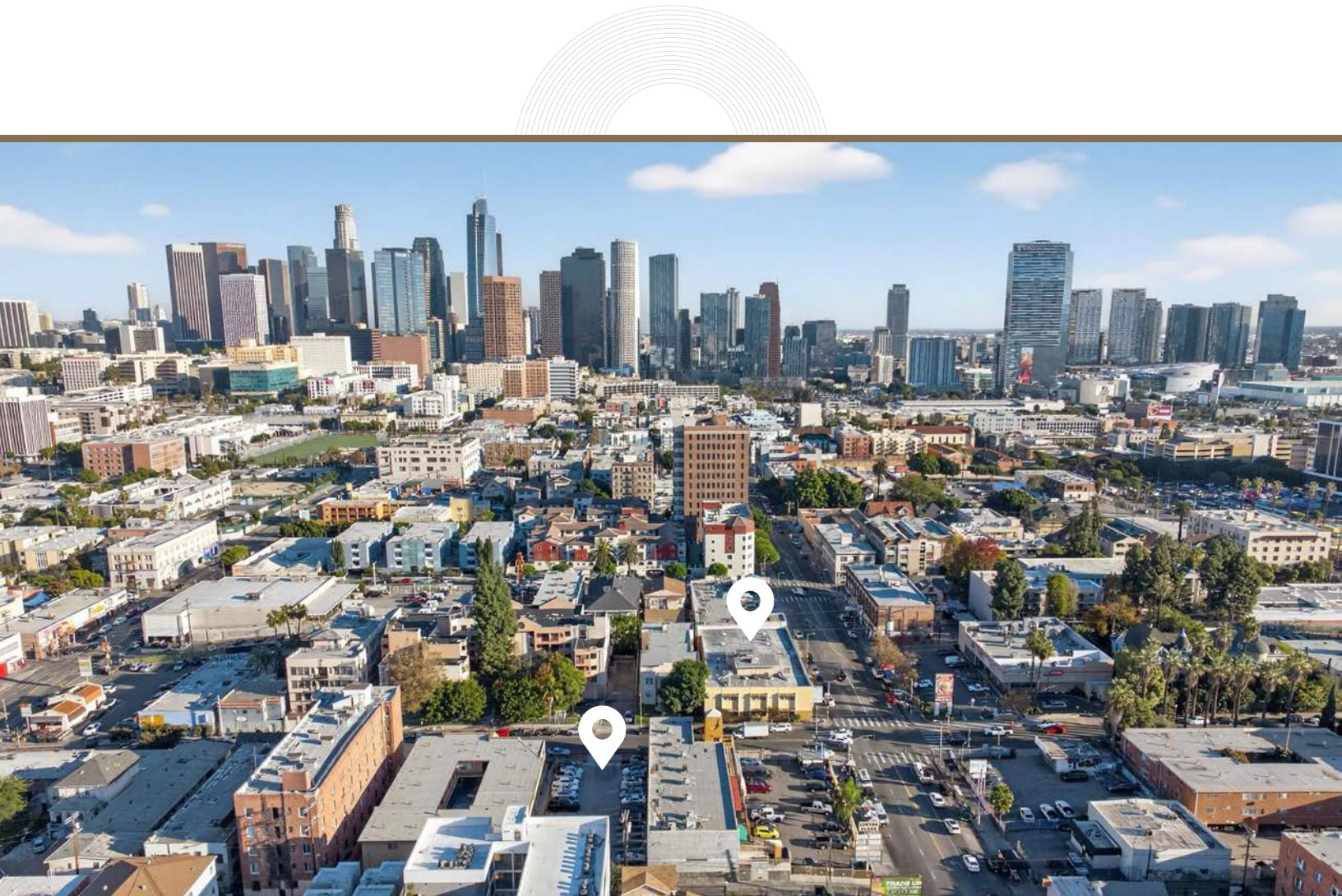


REDEVELOPMENT & UPSIDE

Located within the Westlake Community Plan Area, the property benefits from strong transit access and an active redevelopment environment.

Conceptual redevelopment scenarios may support:

- Residential development: approximately 60 to 90+ units
- Mixed-use development: residential units above ground-floor commercial or community-serving uses



LOCATION OVERVIEW

Westlake / MacArthur Park offers:

- Proximity to Downtown Los Angeles and Koreatown
- Strong transit connectivity
- High population density
- Limited land availability
- Ongoing demand for housing and parking



INVESTMENT PROFILE

This Offering is well suited for:

- Investors seeking income with upside
- Owner-users requiring parking control
- Developers pursuing phased or long-term strategies
- Buyers seeking optionality in an infill market





Offered Exclusively By
Century 21 Masters Commercial

Enrique Vasquez Plaza
Commercial Real Estate Advisor
Century 21 Masters Commercial

📍 Walnut Office
1169 Fairway Drive
Walnut, CA 91789

📱 Phone: 626-324-0388
✉️ Email: enriquec21masters@gmail.com
👉 CA DRE License #01868555

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