

An aerial photograph of Los Angeles, California, showing a dense urban landscape. In the background, the city's skyline is visible with numerous skyscrapers under a clear blue sky with a few clouds. The foreground and middle ground show a mix of residential and commercial buildings, streets, and parking lots. Two white location pin icons are overlaid on the image: one pointing to a parking lot in the lower-left and another pointing to a building in the lower-right. Text labels are placed near these pins and in a separate box at the bottom right.

1833 W 8th St. Building

741 Bonnie Brae St Parking Lot

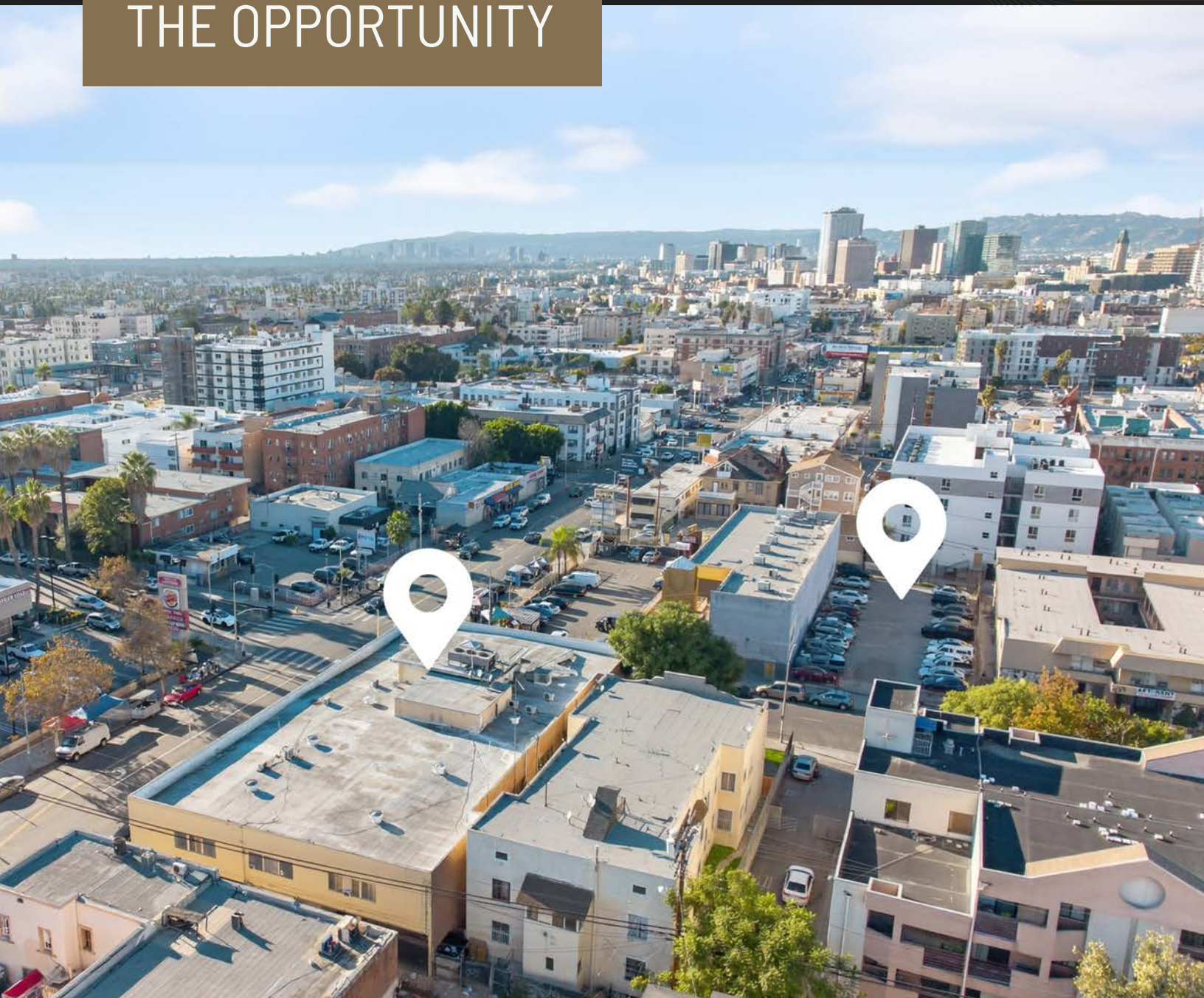
## A Rare Two-Asset Urban Infill Opportunity

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.

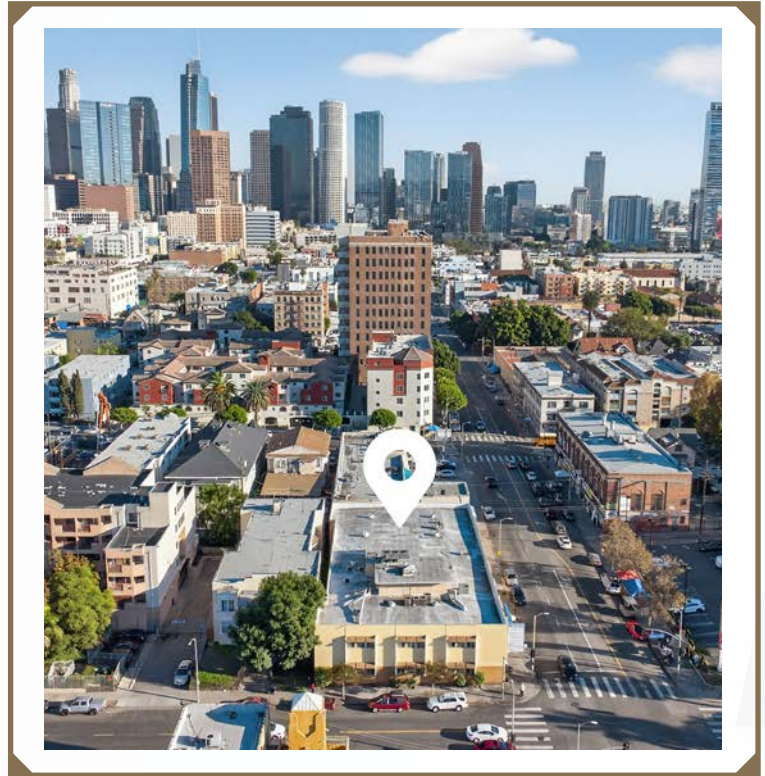
- Approximately 9,150 square feet
- 36 striped parking spaces
- Alley access
- Existing parking income
- Daily cash flow potential



# FINANCIAL HIGHLIGHTS

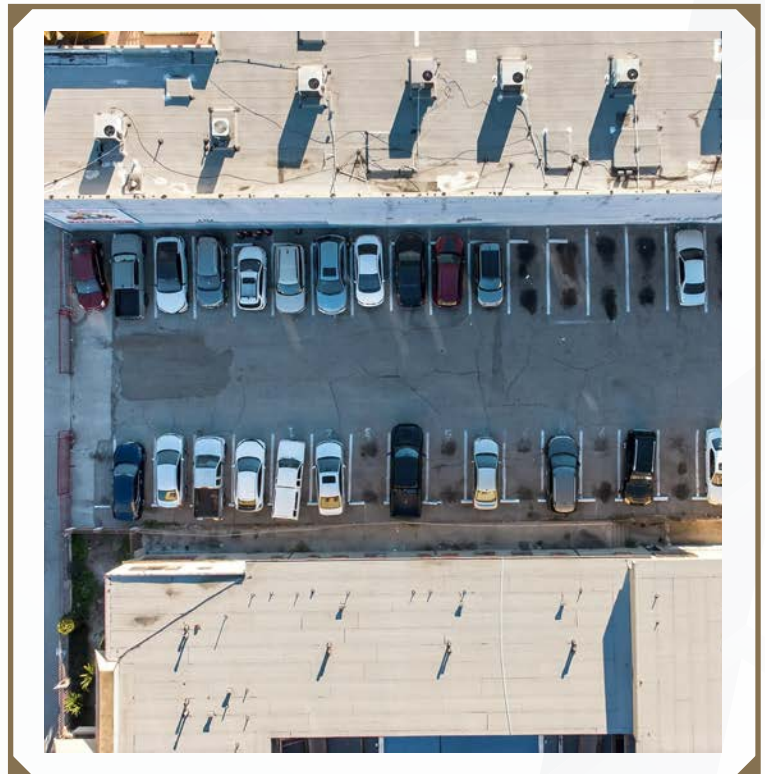
## ASSET 1 – Office Building

- **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



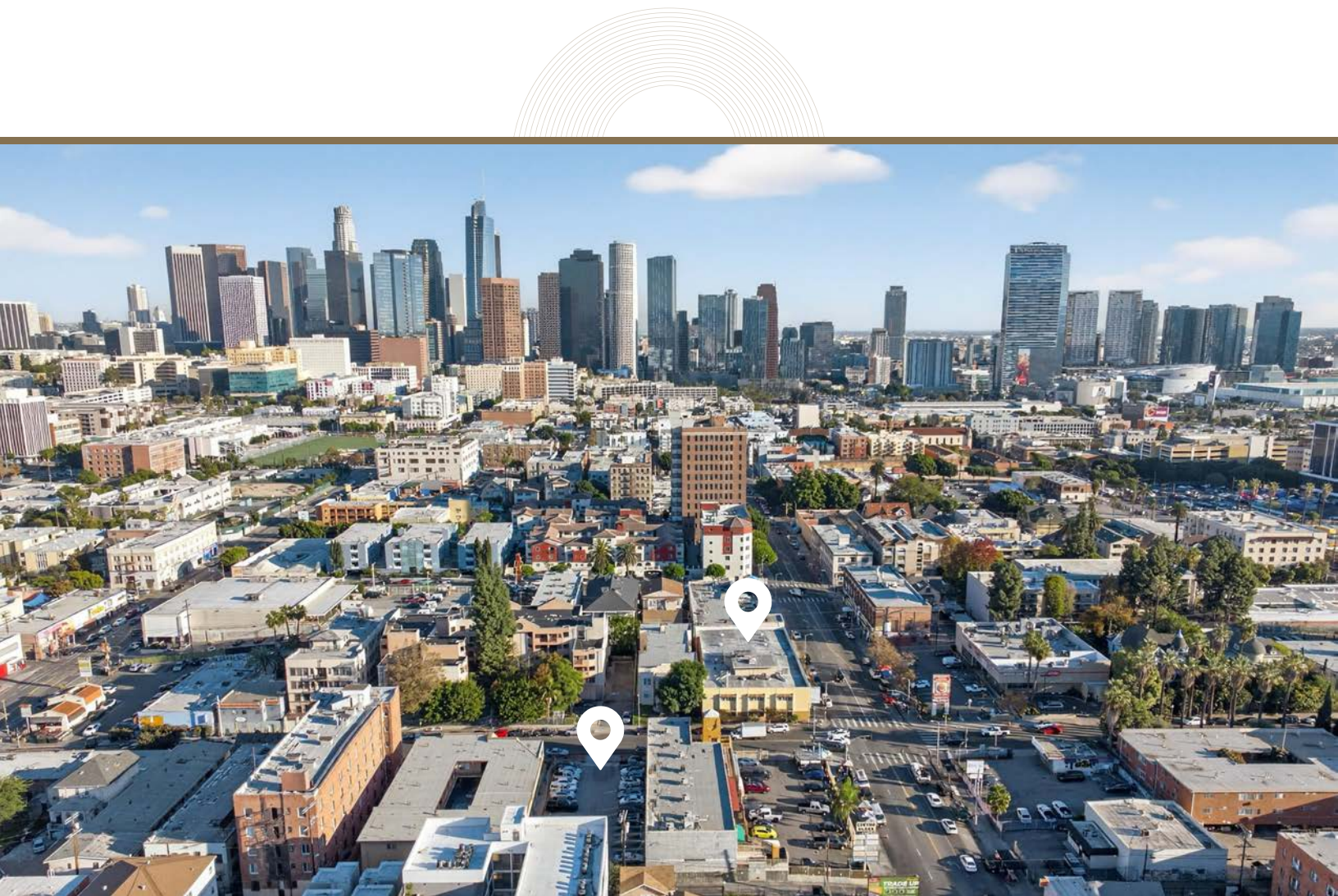


# REDEVELOPMENT & UPSIDE

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  
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