



8729 AVIATION BLVD

INGLEWOOD, CA 90301 / BLDG. 1

PRESENTED BY:
ALEXANDER KOUSTAS / MANAGING PARTNER COMMERCIAL ADVISORY

PROPERTY SUMMARY

The Agency Commercial Advisory, as exclusive representative, is pleased to present the rare opportunity to acquire 8729 Aviation Blvd. (the Property), a recently renovated 22,925 SQ.FT. specialty/industrial building located in the densely populated industrial submarket of Inglewood, CA. Discreetly located just minutes from LAX, this highly secure recording and event space affords new ownership, its tenants and patrons unparalleled state-of-the-art recording, educational and entertainment capability within the privacy of a secure reinforced concrete facility.



PROPERTY HIGHLIGHTS



Offered at \$24,000,000



Industrial property converted to specialty contemporary high-end studios, theater and creative spaces



Year of construction/renovated: 1977 /2023



Parking ratio 0.87/1,000 in secured surface parking lot. *Greater efficiency with Valet



2 Story



Site Area: 0.84 AC / 36,460 Sqf.



Modern lobby with adjacent 2-story foyer



Multiple private and efficient office spaces



Expansive outdoor entertainment/event space



Multiple collaborative spaces, conference rooms and kitchens



Power: Amp, etc. 1600a/280v



Two roll ups in back, 3 former dock high in front







NEXT GENERATION CONTENT FACILITY

THREE STATE-OF-THE-ART RECORDING STUDIOS

Feature SSL J and SSL G+ consoles with recording, playback, scoring, mixing and Dolby Atmos capability. Includes access to private lounges, adjoining live rooms and parking.

DOLBY ATMOS THEATER AND SCREENING ROOM

202-inch screen with a 4K Sony projector and 25 speaker configuration. Customizable social seating which allows the theater to adapt for events, gaming, scoring, presentations, video editing, mixing and private film screenings.

MULTI-PURPOSE SOUNDSTAGE, LIVE / REHEARSAL ROOM

A 2,100 square foot space equipped with lighting rigs and trusses that can be used for video production (live and taped), rehearsals, photo shoots, and high-profile events. Includes a control room with an Avid S6 Live console, hair and make-up room, green room, as well as an editing suite.

PODCAST STUDIO

Features a Podcast mixer, streaming system, radio style mounted mics, 4K video capture to facilitate interviews and discussions. A video display is also integrated into the Podcast Studio for branding opportunities, signage, and exclusive content.

PRODUCTION SUITES

Fully equipped studios that have the perfect mix of comfort and privacy, various production suites offer the ideal location for production, songwriting, vocal tracking, overdubs, and mixing.

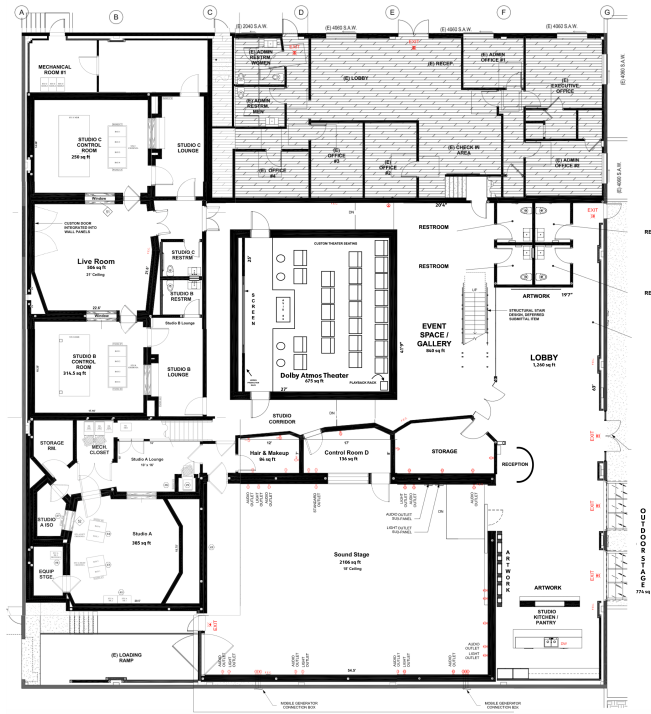
OUTDOOR STAGE

Large stage floor plan (17' 7" x 43', 774 square feet) that can accommodate a tour style lighting & truss rig, PA system and mixing console. Stage can host live performances / concerts, community events, showcases, award ceremonies, industry parties, product launches, outdoor workshops, and more. In addition, the stage can be combined with an outdoor space (65' x 90', 5,850 square feet) that can accommodate up to 1,200 attendees.

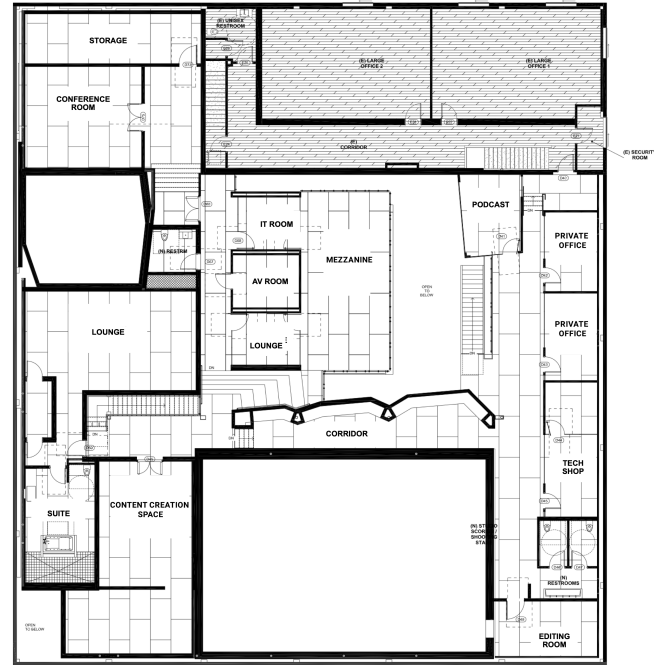
EVENT SPACE

Various studios serve as the perfect canvas for event hosting. Versatile event spaces offer a blend of flexibility and exclusivity, allowing host to bring their vision to life. With state-of-the-art amenities, customizable layouts, and a prime location, events have unlimited capabilities within the space.

FLOORPLANS



FIRST FLOOR



SECOND FLOOR

RECENT CAPITAL INVESTMENTS

Investment of approximately **\$11,548,326.00 (\$503.74 PSF)** in the base building, cosmetic and tenant improvement upgrades, further enhancing the desirability of the Asset.

| TYPES | AMOUNT | PSF |
|--------------------------|----------------|----------|
| Design / Engineering | \$632,105.00 | \$27.57 |
| Building Systems | \$3,753,595.00 | \$163.73 |
| Audio Visual / Acoustics | \$2,470,799.00 | \$107.78 |
| Office / Common Area | \$3,858,914.00 | \$168.33 |
| IT Systems | \$566,999.00 | \$24.73 |
| Parking Lot | \$150,854.00 | \$6.59 |
| Roof | \$115,060.00 | \$5.02 |

***FF&E / STUDIO EQUIPMENT INCLUDED IN SALE.**





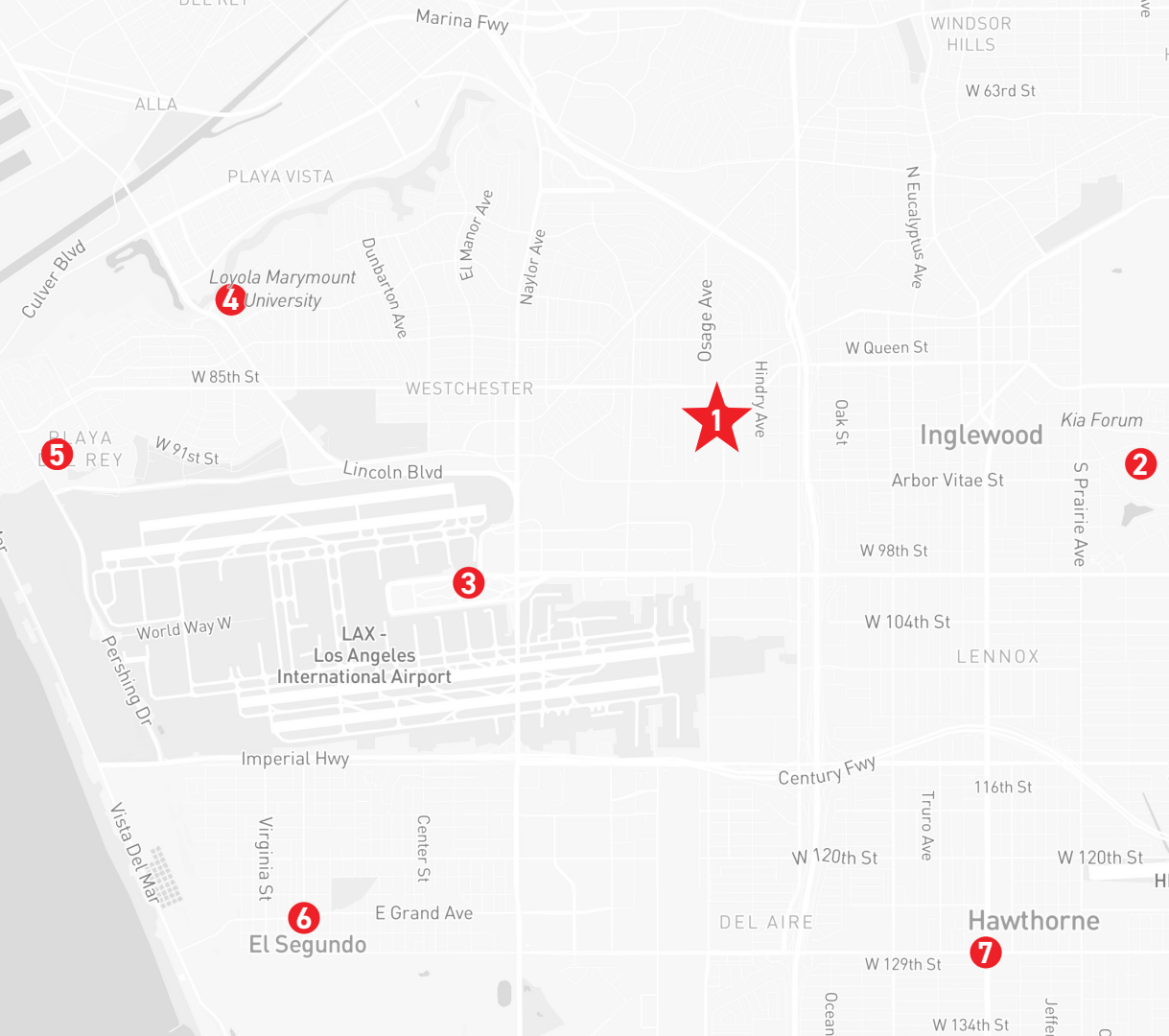
AREA HIGHLIGHTS

8729 Aviation Blvd. offers immediate access to LAX, metro rail greenline and 405 and 105 freeways. The property sits minutes from SoFi Stadium, Kia Forum, Loyola Marymount University, Otis College of Art and Design and the highly sought-after Playa Vista and Venice beach communities.

TRANSIT ORIENTED RICH LOCATION:

Walk Score (78)

Transit Score (51)



AREA HIGHLIGHTS

PROXIMITY TO THE FOLLOWING

1. 8729 Aviation Blvd
2. Sofi Stadium
3. Los Angeles International Airport
4. Loyola Marymount University
5. Playa Del Rey
6. El Segundo
7. Hawthorne



AREA HIGHLIGHTS

PROXIMITY TO LAX

MANHATTAN, HERMOSA,
REDONDO AND
PLAYA DEL REY BEACHES



THE AGENCY COMMERCIAL ADVISORY

ALEXANDER KOUSTAS
MANAGING PARTNER, COMMERCIAL ADVISORY
AKOUSTAS@THEAGENCYRE.COM
323.363.2344 | LIC. #01819148

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