

11685

NATIONAL BOULEVARD

OFFERING MEMORANDUM

RAFAEL PADILLA

DRE#00960188

310.395.2663 x102

RAFAEL@PARCOMMERCIAL.COM

ARTUR PETER

DRE#01068613

310.395.2663 x102

ARTHUR@PARCOMMERCIAL.COM



CONFIDENTIALITY & DISCLAIMER

This Memorandum contains confidential information provided by PAR Commercial regarding the property located at 11685-11695 National Boulevard and 2850-52 S. Barrington Avenue. It is intended solely for your limited use in determining whether you wish to express interest in the Property.

This Memorandum contains selected information and does not purport to be all-inclusive or to contain all the information a prospective purchaser may need or desire. The information has been obtained from sources we believe to be reliable, but PAR Commercial has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm the information within this Memorandum. PAR Commercial, the Owner, and their respective affiliates, agents, and representatives disclaim any and all liability for the accuracy or completeness of this Memorandum or any other written or oral communication transmitted or made available to you.

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This Memorandum does not constitute an offer to sell, nor a solicitation of an offer to buy, the Properties in any jurisdiction in which such offer or solicitation is not authorized.

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PROPERTY OVERVIEW



VALUE-ADD INVESTMENT OPPORTUNITY WITH IMMEDIATE UPSIDE POTENTIAL

Located at the prominent intersection of National Boulevard and South Barrington Avenue in West Los Angeles, this 9,575 square foot retail and office property presents a compelling value-add opportunity for investors seeking to capitalize on below-market occupancy. Currently 43.92% leased, the center offers immediate upside potential through strategic repositioning and tenant improvements to capture demand in this high-traffic retail corridor. The property sits on approximately 11,836 square feet of land with 12 parking spaces, providing flexibility for creative redevelopment or adaptive reuse strategies. Its prime location benefits from excellent visibility, strong surrounding demographics, and proximity to major employment centers and residential neighborhoods that drive consistent consumer traffic. This is an ideal acquisition for experienced operators looking to unlock value through active asset management in one of Los Angeles' most sought-after retail markets.

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EXECUTIVE SUMMARY

11685 NATIONAL BLVD | LOS ANGELES, CA 90064



PURCHASE PRICE
\$7,220,000.00

NET OPERATING INCOME (NOI)
\$361,029.15

**BASED ON 100% OCCUPANCY AND CURRENT OPERATING EXPENSES*

GLA:	Approximately 9,575 SF
Current Occupancy:	43%
Lot Size:	Approximately 11,836 SF
Parking Stalls:	12 Total Spaces
Building FAR:	.81
Zoning:	C2-1VL
Parcel:	4258-009-010

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COMMUNITY OVERVIEW



Mar Vista is a vibrant Westside neighborhood where residential charm meets urban energy. This diverse community blends single-family homes with walkable retail corridors, attracting young professionals, families, and established residents who value convenience and connectivity.

Strategically positioned near UCLA, Westwood, and Sawtelle’s celebrated Japantown, West LA offers metropolitan access with distinct local character. The area’s professional workforce reflects Los Angeles’ multicultural tapestry, with residents in their late 30s forming a dynamic mix of renters and homeowners across diverse ethnic and linguistic backgrounds.

Community appeal centers on exceptional lifestyle amenities: abundant parks and green spaces provide recreation, while Santa Monica Mountains trails and beaches lie minutes away. Sawtelle Boulevard’s culinary scene and the Santa Monica/Pico corridors deliver premier dining and shopping, creating a neighborhood identity defined by both cultural richness and everyday convenience.

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PLAT MAP

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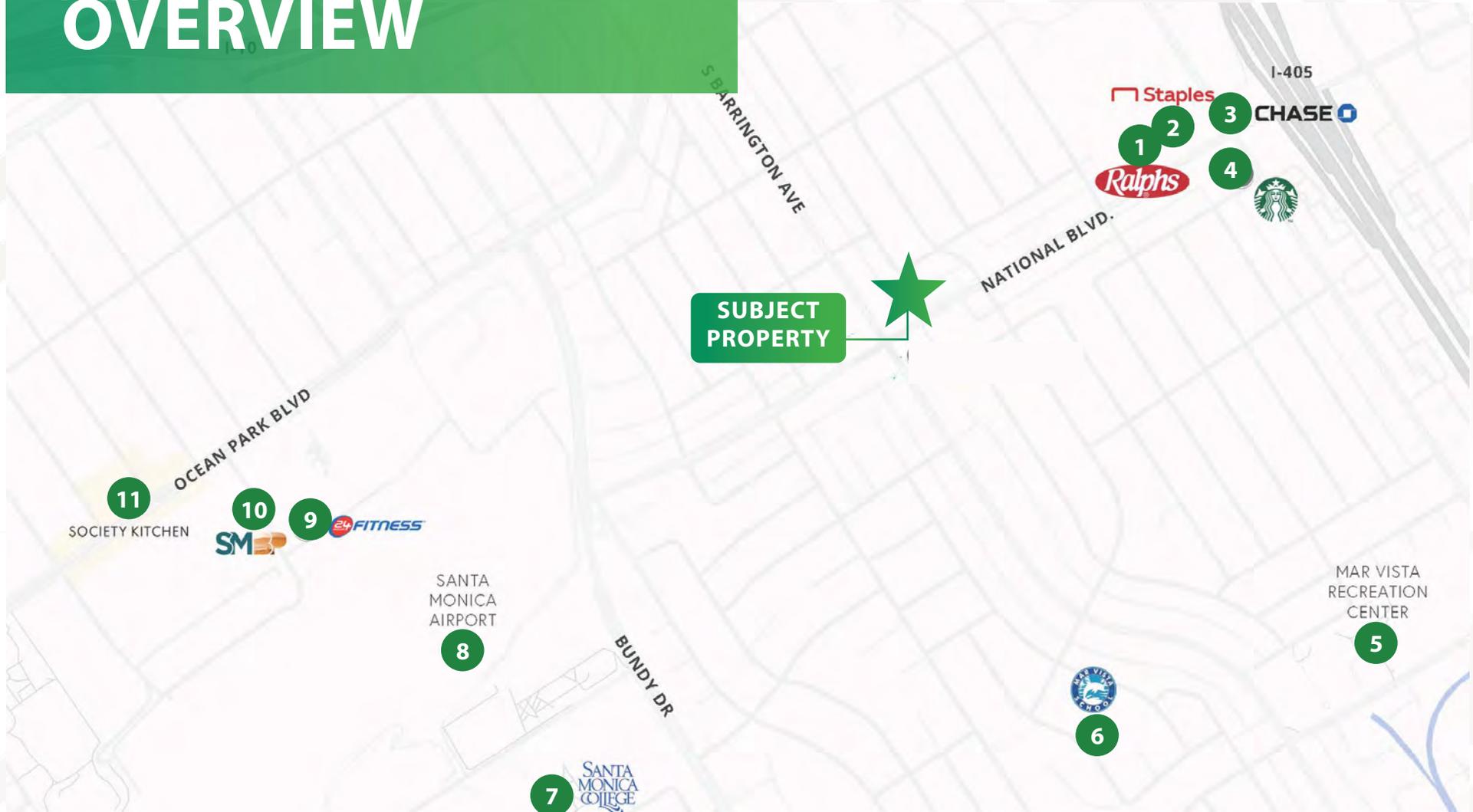
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AREA OVERVIEW



SUBJECT PROPERTY

- 1. RALPHS
- 2. STAPLES
- 3. CHASE BANK
- 4. STARBUCKS
- 5. MAR VISTA REC CENTER
- 6. MAR VISTA ELEMENTARY SCHOOL
- 7. SANTA MONICA COLLEGE BUNDY CAMPUS
- 8. SANTA MONICA AIRPORT
- 9. 24 HOUR FITNESS
- 10. SANTA MONICA BUSINESS PARK
- 11. SOCIETY KITCHEN

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