

**AVISON  
YOUNG**

**5450**  
WEST 83RD  
LOS ANGELES

**FOR SALE OR LEASE**

± 25,000 SQUARE FOOT OWNER-USER OFFICE & WAREHOUSE BUILDING

# DISCLAIMER

Avison Young Southern California Ltd. ("Agents") has been retained as exclusive broker for the sale and lease of 5450 West 83rd Street, Los Angeles, California (the "Property") on behalf of the "Seller".

This Memorandum has been prepared by Agents for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All of the information included herein has been developed by Seller and Agent, and designated sources, and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Agent as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Agent, Seller, Seller's agents, attorneys, representatives, and its employees, disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information.

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Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion.

Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser hereunder.

This Memorandum and its contents, except such information which is a matter of public record or is in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose this memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

If you have further interest in the Property, please contact the listing agents.

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# 01 EXECUTIVE SUMMARY



5450 WEST 83RD STREET

## THE OPPORTUNITY

Stunning flex building situated at 5450 W 83rd St in Los Angeles. This property combines the best of both worlds with beautifully built-out office spaces and a spacious outdoor deck, complemented by a high-ceiling warehouse featuring convenient dock high loading.

The interior showcases a thoughtfully crafted layout, boasting modern finishes, ample natural light, and a comfortable atmosphere that fosters productivity and creativity. The attention to detail is evident, creating an inspiring environment that will impress employees, clients, and visitors alike. Adjacent to the office space on the second floor is a captivating outdoor deck, offering a serene retreat for employees or clients to unwind, collaborate, or enjoy a breath of fresh air. This versatile addition to the property provides an opportunity for outdoor meetings, social gatherings, or simply a space to recharge and find inspiration.

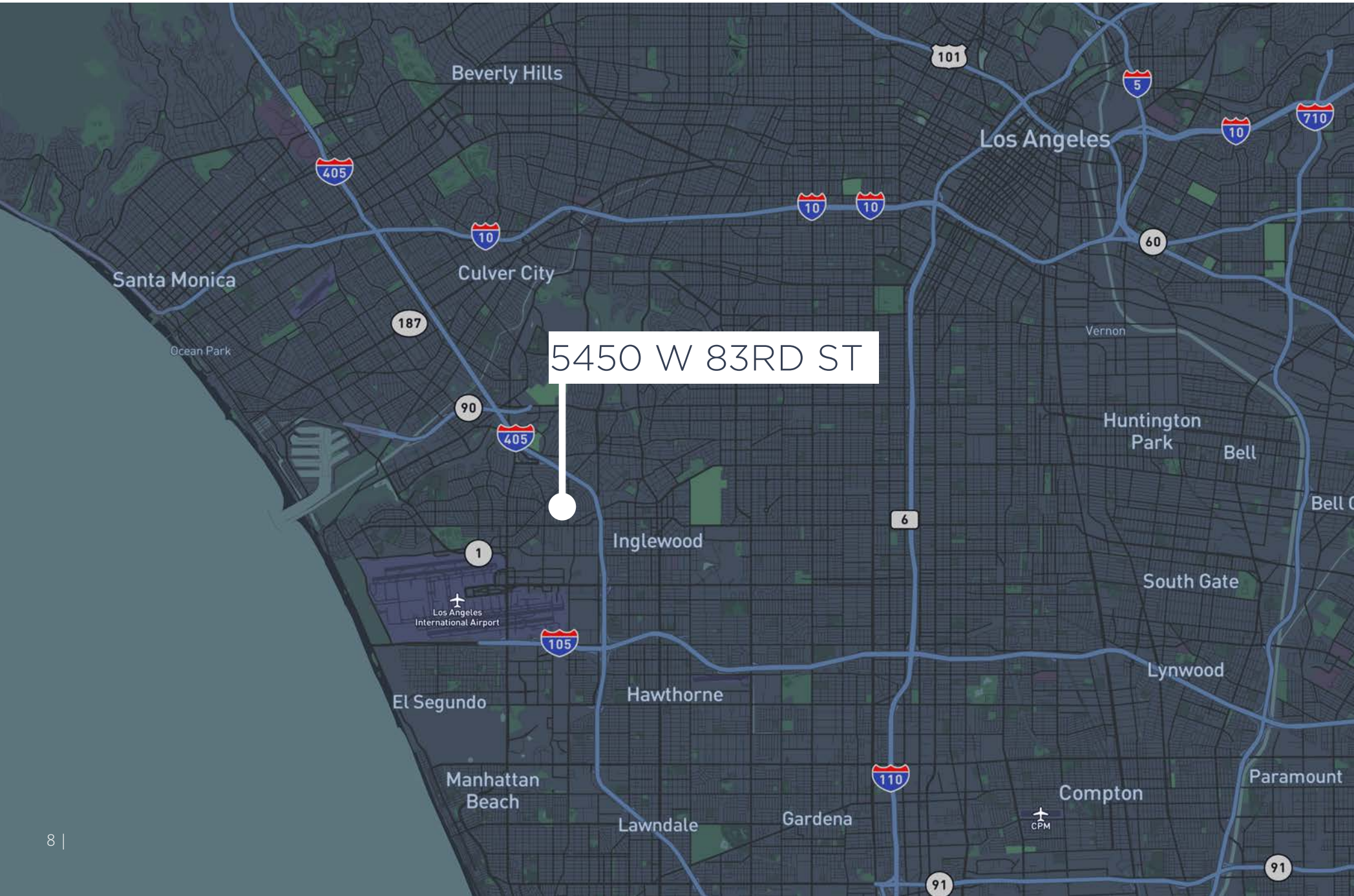
The high-ceiling warehouse is an asset for businesses in need of efficient storage, distribution, or manufacturing capabilities. With dock high loading, logistics become seamless, enabling smooth operations for receiving and dispatching goods. The generous ceiling height allows for vertical storage, maximizing the utilization of space and accommodating various equipment and inventory needs.

This flex building is particularly well-suited for a corporate campus setup, offering a blend of professional office spaces and functional warehouse facilities. It provides an ideal environment for businesses looking to establish a comprehensive and cohesive workspace that combines administrative functions, collaborative areas, and efficient storage under one roof.

Located in Los Angeles, this property benefits from its strategic position in a vibrant commercial area. It enjoys excellent accessibility to major transportation routes, amenities, and a thriving business community. Employees and clients will appreciate the convenience of nearby dining options, retail centers, and other local services.

If you're seeking a versatile and impressive space for your corporate campus, this flex building is an opportunity not to be missed. Schedule a tour today to experience the harmonious fusion of exceptional office design, a captivating outdoor deck, and a high-ceiling warehouse with dock high loading. Embrace the possibilities and unlock the potential of this remarkable property.

## 02 PROPERTY SPECIFICATIONS



## OFFERING SUMMARY

ADDRESS:	5450 W. 83rd Street Los Angeles, CA 90045
SUBMARKET:	Westside Industrial
APN:	4127-025-008
BUILDING SIZE:	± 24,825 SF
BREAKDOWN:	± 13,663 SF Office / ± 11,162 SF Warehouse
STORIES:	2
LAND SIZE:	0.84 Acres / 36,440 SF
ZONING:	M2-1 (Light Industrial)
YEAR BUILT:	1956 & 2000 / Year Updated: 2006
LOADING DOORS:	1 Grade, 3 Dock-High
ELEVATORS:	1 Passenger
FIRE SPRINKERS:	Yes
PARKING:	24 Striped / 1/1,000 SF

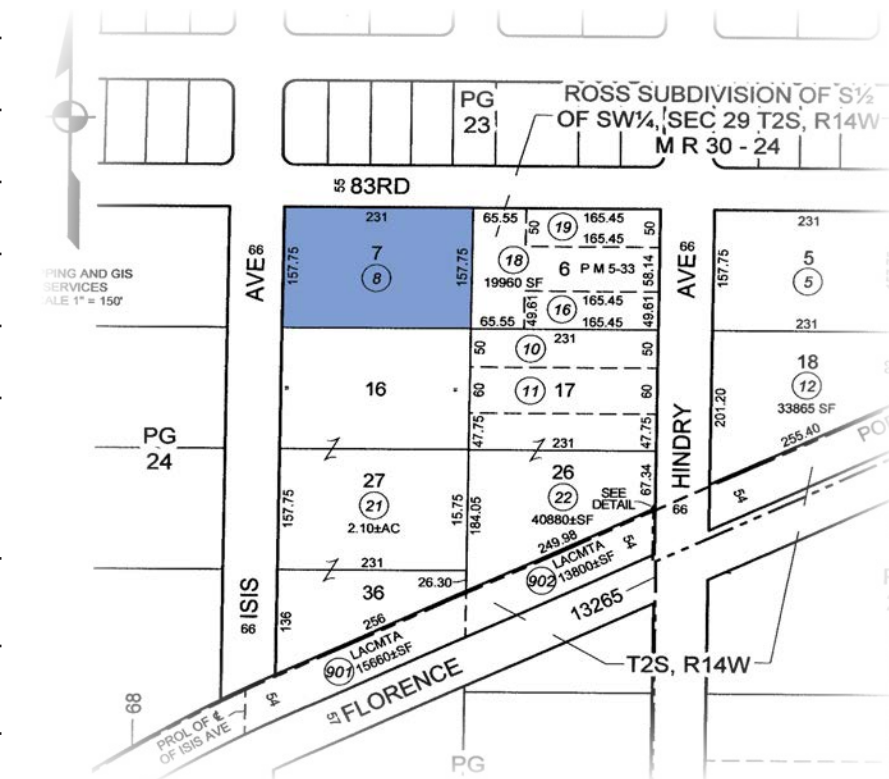
## OFFERING PRICE

SALE PRICE:	\$12,000,000 (\$483/SF Building)
LEASE RATE:	\$2.66 PSF, NNN

## FEATURES

- Easy Access to 405 Freeway , LAX, and SoFi Stadium
- Walking Distance to Westchester/Veterans Metro Station
- High End Finishes / Buildout
- Dock High Loading
- High Image Freestanding Flex Building
- Outdoor Collaboration Space
- Unique Location

## PARCEL MAP

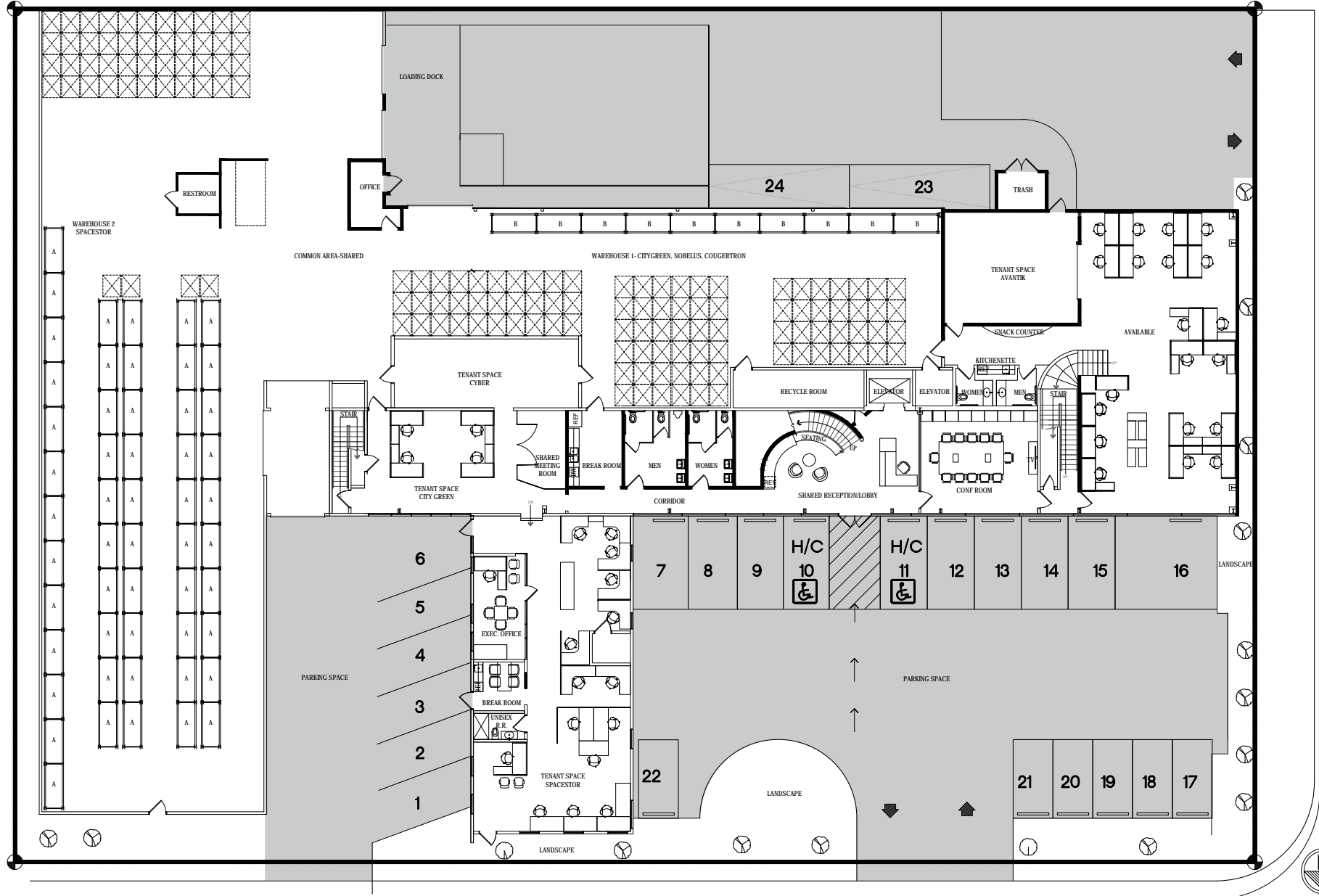


# INTERIOR PHOTOS

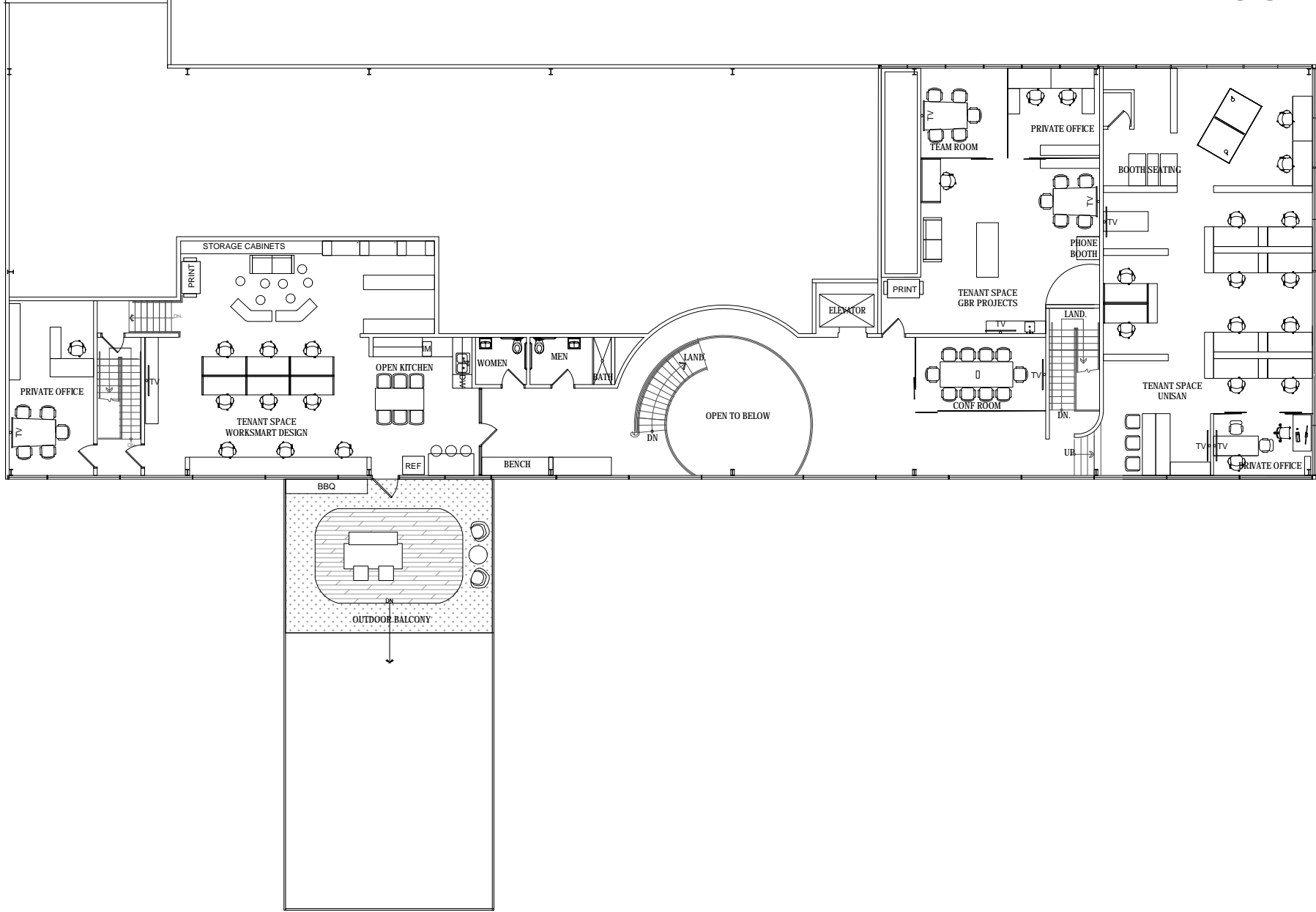


# FLOOR PLANS

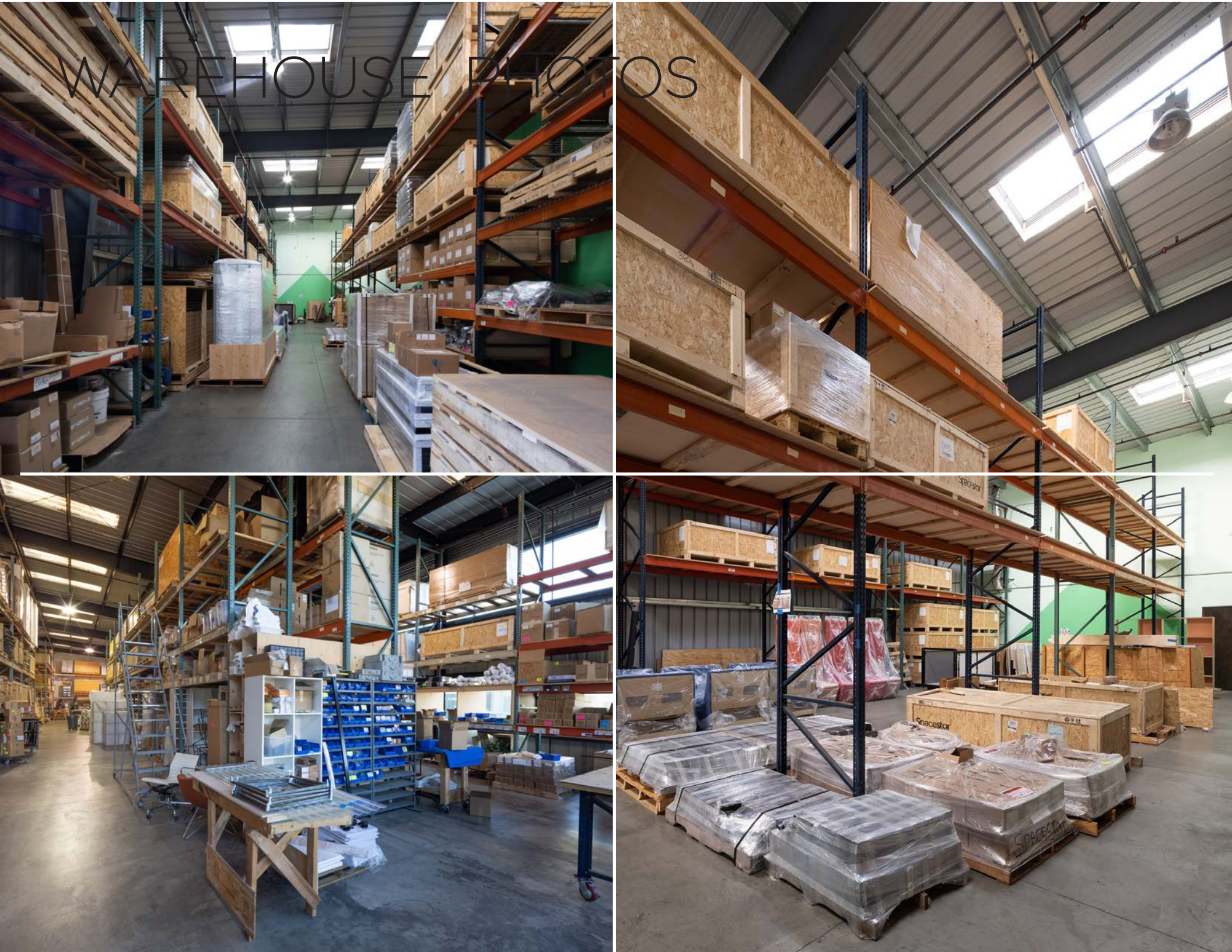
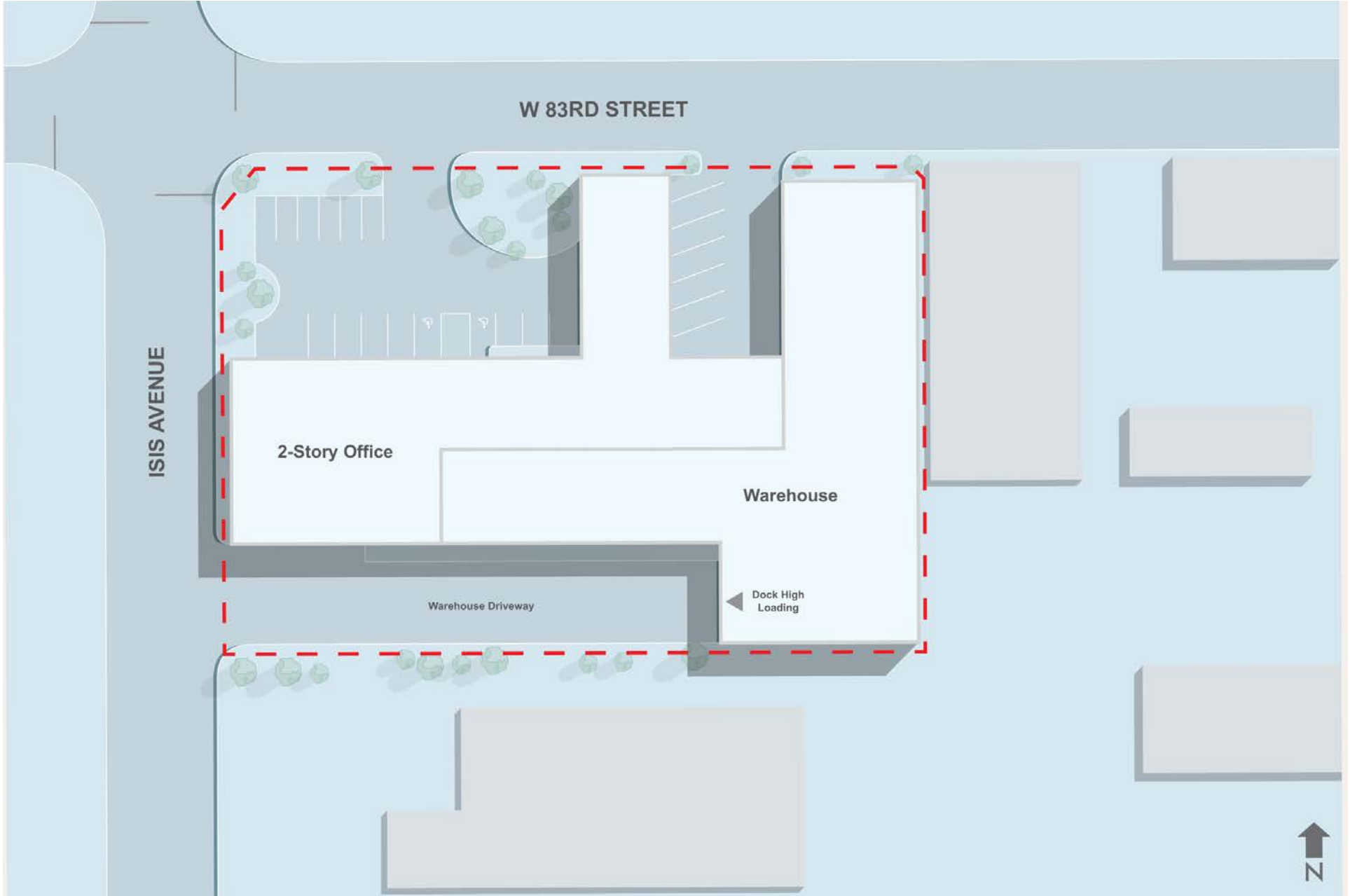
## 1ST FLOOR



## 2ND FLOOR



# SITE PLAN





# 05 MARKET OVERVIEW



# ABOUT THE MARKET



The Westchester-Playa Del Rey community has history rooted in the aerospace industry and WWII-era suburban development. Today, it is known for its proximity to LAX, academic institutions, major job centers, large industrial sites, growing transit access, and natural ecological resources such as the Ballona Wetlands, Coastal Bluffs, and beaches. Looking ahead, the community envisions a thriving, equitable, and sustainable Westchester-Playa Del Rey for residents, workers, and visitors.

The Westchester/Veterans TOD Plan area covers approximately 432 acres near the Westchester/Veterans Metro station, currently under construction as part of the Crenshaw/LAX Line. The TOD Plan aims to implement the City's vision for improving the station area through thoughtful planning and design. It seeks to create a vibrant, well-connected, and transit-friendly environment, promoting mixed-use development, pedestrian and bicycle infrastructure, public spaces, and a sense of community.

The TOD Plan will contribute to the ongoing revitalization of Westchester-Playa Del Rey, embracing sustainable practices, equitable access, and transit-oriented development. With its rich history, strategic location, and forward-looking vision, the community is poised for economic prosperity, social equity, and environmental resilience.

*Demographics are within 3-mile radius of Subject Property.*

# WESTCHESTER/VETERANS STATION



FIGURE 3.2

## Westchester/Veterans Urban Design Framework

- City of Inglewood Boundary
- Westchester Station Planning Area
- Crenshaw/LAX Line
- New Station Portal
- Transit-Oriented Airport Campus
- Transit-Oriented Mixed-Use District
- Transit-Oriented Arts Cluster
- Green Boulevard
- City of Los Angeles Future Protected Bike Lane
- Green Connector
- Neighborhood Connector (with bike lane)
- Neighborhood Connector (without bike lane)
- Parks and Urban Open Spaces
- Public Garden (pollution mitigation)
- Pedestrian Freeway Crossing Improvements
- Mid-Block Passthroughs
- New Connection between Streets
- Street Dead End

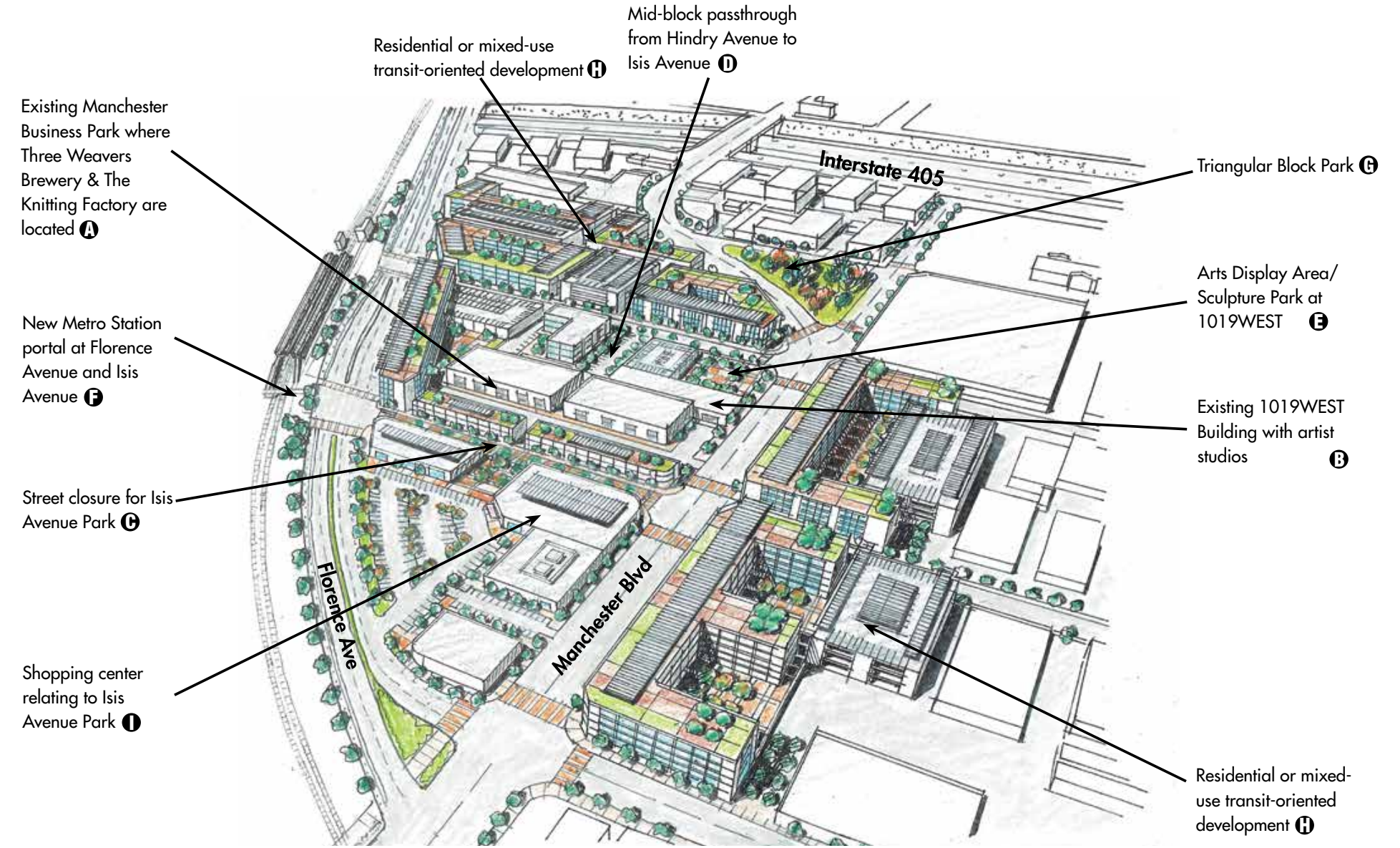


Figure 5.4 Macro Site Design Guidelines for Station Area

# WEST FACING AERIAL



# EAST FACING AERIAL



# 04 NEARBY DEVELOPMENTS



On October 7, 2022, the **K Line** opened to the public, extending from E Line at Expo/Crenshaw Station and merging with C Line at Aviation/LAX Station, connecting the Crenshaw Corridor, Inglewood and El Segundo. The K Line serves the Crenshaw District, Inglewood, Westchester and surrounding areas with eight new stations.



Metro's plan for better transit includes a connection to Los Angeles International Airport (LAX) with the **LAX/Metro Transit Center Station** at Aviation Bl/96th Street. Once in operation, this new station will let riders transfer quickly and easily between LAX and Metro's network.

Located on the Metro K Line the future AMC includes a light rail station, bus plaza, bicycle parking, customer service center, passenger pick-up and drop-off area, and direct connection to the future LAX Automated People Mover (APM) to provide more options for travelers and employees to get to the airport.

Once in operation, this new station, known as the LAX/Metro Transit Center Station, will let riders transfer quickly and easily between LAX and Metro's network.

The **Automated People Mover (APM)** is an electric train system on a 2.25 mile elevated guideway with six stations total – three inside the Central Terminal Area (CTA) and three Outside.

Los Angeles International Airport (LAX) broke ground on the APM project in March of 2019 and anticipates that the system will be operational in 2023. Pre-construction activities—such as utility relocations, geotechnical investigations and surveying—began in 2018 and construction activities are underway at the future Maintenance and Storage Facility and within the CTA. Construction of the guideway—the elevated track along which the APM will run—will start in Fall 2019. Late 2019 will see construction begin on the six stations and the first APM car will be delivered in late 2020. Major construction will be complete in mid-2022, at which point extensive testing will begin for several months. The APM will be open for passenger service in 2023.

During peak hours (9 a.m. to 11 p.m.), the APM will run nine trains, each with four cars. Capable of carrying up to 50 passengers and their luggage, with a total of 200 passengers per train. Train speed will top out at 47 mph. Trains will be available at each station every two minutes during peak hours with a total of 10 minutes’ travel time end-to-end (from the Consolidated Rent-A-Car Facility to the West CTA Station). For easy access, the APM trains will have large, wide doors and each car will have 12 seats designated for travelers in need. The APM will be FREE for all users and operate at all times. With an anticipated use of approximately 30 million passengers per year, it is estimated that the APM will result in 117,000 fewer vehicle miles traveled per day.



**The Consolidated Rent-A-Car (ConRAC) facility** is one of the major components of LAX’s Landside Access Modernization Program (LAMP). Operational in 2024, it will consolidate rental car operations currently spread across the surrounding area of LAX into one location conveniently located adjacent to the 405 freeway.

Bordered by Arbor Vitae Street to the north, Aviation Boulevard to the west, Century Boulevard to the south and La Cienega Boulevard to the east, the approximately 6.3-million-square-foot facility will house over 18,000 rental car vehicles including ready/return, idle storage and employee parking spaces with a rental car leaving the facility approximately every two seconds during peak activities.

The ConRAC facility will provide direct connection to LAX’s Automated People Mover (APM) train system. With this direct connection, rental car shuttles will no longer be needed to shuttle customers to and from the Central Terminal Area (CTA), which will result in the elimination of more than 3,200 daily rental car shuttle trips on the surrounding streets and into and out of the CTA.





The **Intermodal Transportation Facility (ITF) - West** will provide a connected and convenient location outside of the terminals, where passengers, “well-wishers,” and airport employees can either be dropped off, picked up, or park and then ride the APM into the airport. The ITF West includes an above grade 2.8 million square foot, four to five level parking structure that will support approximately 7,700 public parking spaces, concessions, and other passenger amenities. Additionally, the parking structure will include office space for the LAX Security and Badging Office (SBO). The ITF-West will be connected to an Automated People Mover (APM) station via pedestrian walkways. A vehicle circulation area below the APM station will provide pick-up and drop-off for commercial vehicles and the public. The parking structure is expected to open quarter 4 of 2020.



Hollywood Park is 298-acre mixed-use development anchored by the 3M SF, 70,000 seat SoFi Stadium. The \$5B+ structure will host the Super Bowl in 2022, World Cup in 2026, and Summer Olympics in 2028. In addition to the stadium, the surrounding entertainment district under construction includes 500,000 SF of retail, 25 acres of publicly accessible parks, a 6,000 seat performance venue, 600,000 SF of office space, 2,500 residential units, and a 16 million gallon lake.



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WEST EIGHTY THIRD STREET

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