

COMPASS  
COMMERCIAL

4505 W EXPOSITION BLVD.  
LOS ANGELES, CALIFORNIA

ED SATO PLUMBING & HEATING, INC.

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NO STOPPING  
ANY TIME

COMMERCIAL

OFFERING MEMORANDUM

BUILDING SIZE 1,775 SF  
LOT SIZE 5,427 SF  
ZONING C1.5-1-CPIO



FOR SALE

4505 W EXPOSITION BOULEVARD

LOS ANGELES, CA

NORTH





FOR SALE

4505 W EXPOSITION BOULEVARD

LOS ANGELES, CA

SOUTH





FOR SALE

4505 W EXPOSITION BOULEVARD

LOS ANGELES, CA

EAST





FOR SALE

4505 W EXPOSITION BOULEVARD

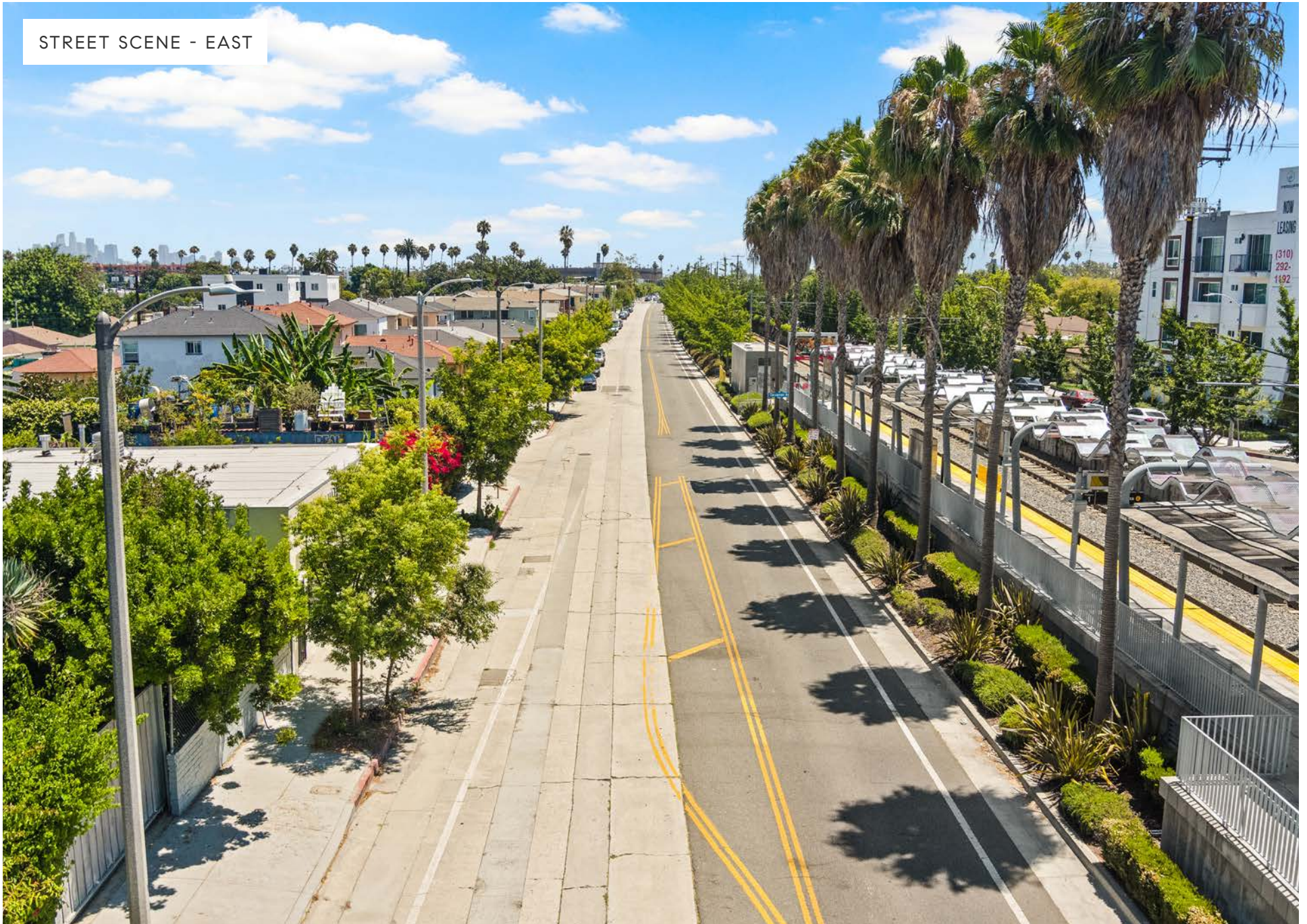
LOS ANGELES, CA

WEST

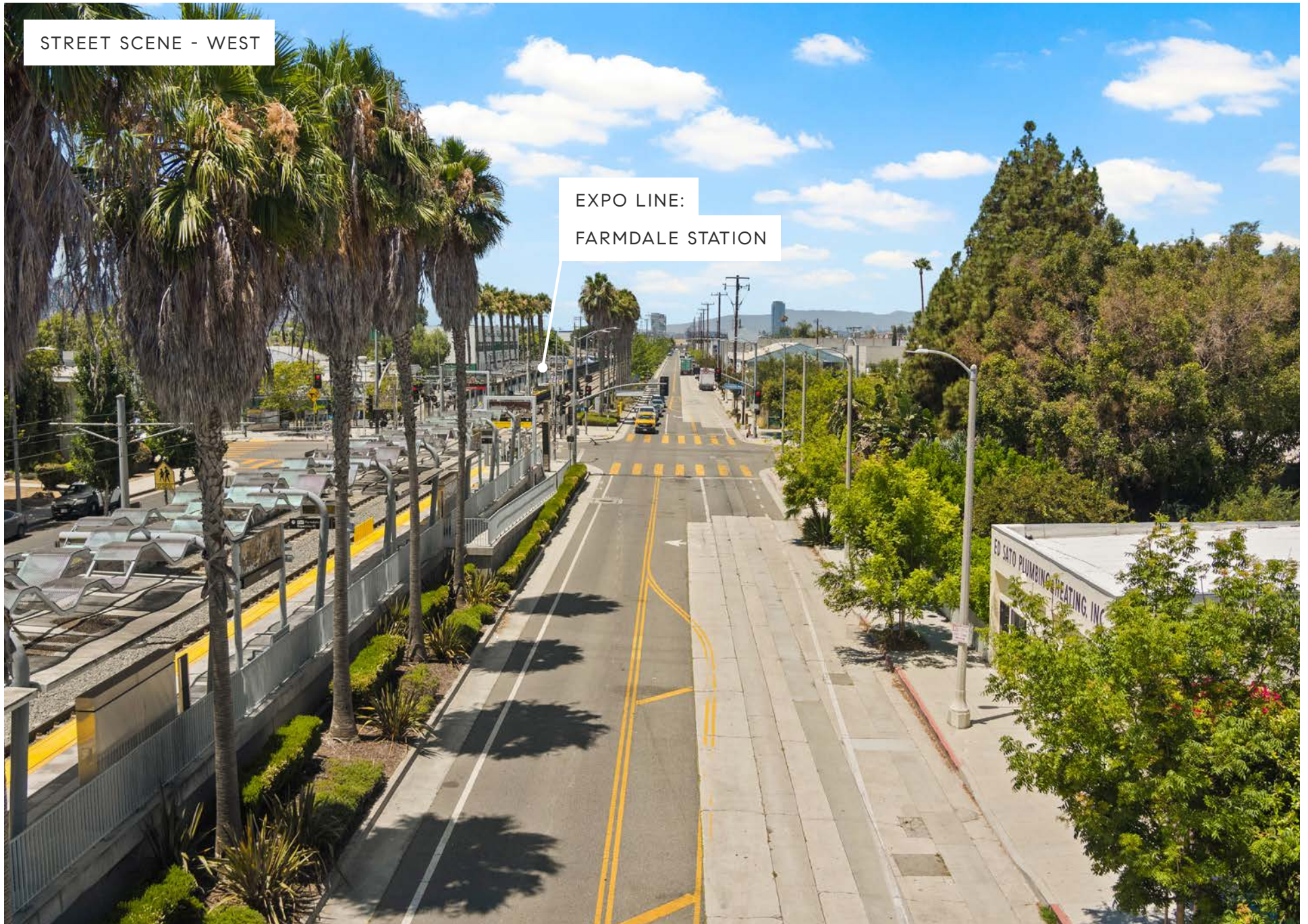




STREET SCENE - EAST







STREET SCENE - WEST

EXPO LINE:  
FARMDALE STATION









## AT A GLANCE

<b>List Price</b>	<b>\$1,495,000</b>	
\$/SF	\$844	
Store Fronts	2	
Building SF	1,772	
Lot Size SF	5,427	
Year Built	1925	
Configuration	596 SF	Kitchen w/ 2 Offices
	1,176 SF	Warehouse
	<b>1,772 SF</b>	<b>Total Building</b>
Carport	504 SF	Total Carport
Parking - Storage	Ample Space	
APN's	5046-009-044	
Zoning	C1.5-1-CPIO	

## EXECUTIVE SUMMARY

### Subject Property

Prime owner-user or investment opportunity commercial building located in the West Adams district.

Located close to Culver City and Downtown Los Angeles, this area displays a thriving economy with strong market fundamentals with new multiple family development and favorable demographics.

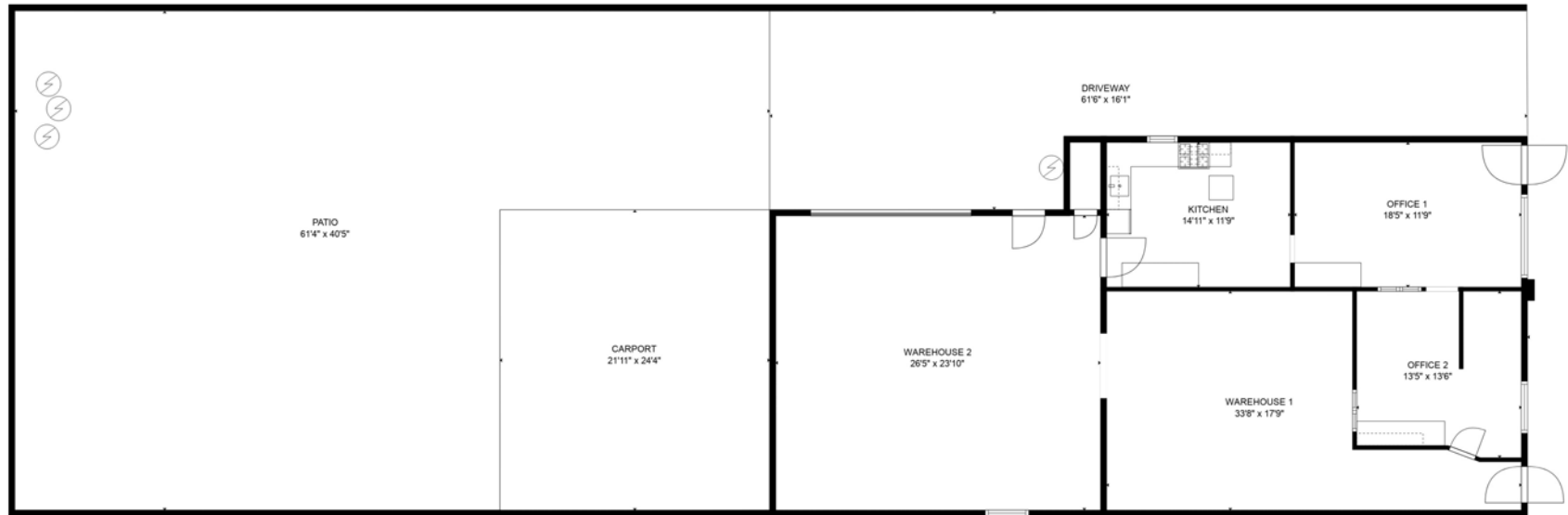
This is a freestanding 1,772 SF, single story commercial building, situated on a 5,427 square foot lot zoned C1.5-1-CPIO. It includes a carport and open storage yard. This building will be delivered vacant at the close of escrow. This building would be great for an owner user business that needs to park equipment and trucks on the property. The building was originally designed for two tenants, with separate address 4505 and 4507 W Exposition, this situation would be ideal for an owner-use to collect additional income.







FLOOR PLAN



**TOTAL: 1772 sq. ft**  
**LOT SIZE: 5227 sq. ft**  
EXCLUDED AREAS: PATIO 2082 sq. ft, CARPORT: 561 sq. ft, DRIVEWAY: 812 sq. ft  
All measurements are approximate, actual size may vary.



## OUR SERVICES

At Elevated LA, we are dedicated to delivering comprehensive and superior services across development, construction, and design. Our team works with clients to identify their real estate goals and build a strategic plan. Learn more about the value-added services we offer.

### ADAPTIVE REUSE



Revitalize underutilized or aging properties. With our adaptive reuse services, we can identify where there is untapped potential and transform properties into valuable assets.

### ASSET MANAGEMENT



Maximize the return on your investments. We provide comprehensive asset management services to maximize the value of your real estate portfolio.

### NEW DEVELOPMENT



Build from the ground up. We specialize in exceptional design and construction for residential, commercial and mixed-use properties.

### DESIGN CONSULTING



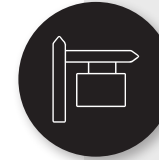
Improve the look and feel of your space. Our expert designers collaborate with clients to bring their vision to life, with a focus on functionality and timeless style.

### TREND FORECASTING



Stay ahead of the curve. We track and analyze trends including competitive properties, market conditions, and building occupancy to provide insightful guidance during major decisions. Our clients have access to the most up-to-date information in the industry.

### NEW DEVELOPMENT SALES



Meet your financial objectives. We offer new development sales services that make selling a seamless process.

### PROPERTY MANAGEMENT



Partner with a trusted manager. Our property management services handle the day-to-day management and maintenance, from tenant relations, rent collection, and repairs to reporting, budgeting, and regulatory compliance.

### MARKETING STRATEGY



Reach the right potential buyers and tenants. We create personalized marketing plans to showcase your property in the best light and to have the most impact.

### LUXURY BRAND STRATEGY



Be set apart from the rest. Our luxury brand strategy services define and promote the unique qualities of your brand.

Our services go much further than purchasing or selling an asset. Working with clients, we identify their real estate investment goals and work side by side to build a strategic real estate investment plan.



**BIO****TIM BYRNE**

EVP | REGIONAL DIRECTOR

An Angeleno with over 20 years experience in Southern California real estate, Tim Byrne is dedicated to helping clients build wealth through real estate.

Tim's diverse background in residential and commercial real estate focuses on the high-end Westside market. He analyzes market trends and projections to help clients make the best financial decisions possible. When should a property owner update, refinance, or sell their rental property? What are the best long-term strategies? And what renovation projects will provide the best ROI for homeowners?

Clients benefit from Tim's award-winning sales ability and expertise, spanning residential and commercial real estate brokerage, asset management, property management, finance, appraisal and leasing. He began his career as a real estate appraiser, working in finance before becoming a commercial broker.

As the Los Angeles real estate market evolved, Tim's investment knowledge and expertise kept pace. He branched out into property and asset management, but did more than the average manager, assisting clients with renovation, marketing and strategy development. Once his investment formula was created, it was applied cross property

types to single family homes, apartments, industrial, office buildings, retail centers, hospitality and business opportunities. Tim concurrently managed a property investment fund, running the day-to-day management of 1,800 apartment units, 1.2 million square feet of multi-tenant industrial space with over 400 tenants, and a mix of hospitality properties.

Tim has closed transactions in Southern California totaling over \$800 million in residential and commercial sales and financing. Ranked as a national top seller, Tim has repeatedly been recognized for outstanding sales achievement.

Tim attended Loyola High School and holds a Bachelor of Science degree with an emphasis in Real Estate Finance from Loyola Marymount University in Los Angeles. Outside the office, Tim is a family man and an avid hiker. When he's not coaching a sporting activity or enjoying a great meal at one of his wife's restaurants, Tim spends his free time trying to convince his wife and two daughters to watch the Dodgers game.

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## DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there

has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are

subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers. In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.



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