

OFFERING MEMORANDUM

LIVE PERFORMANCE
VENUE IN THE HEART
OF HOLLYWOOD



THE IVAR THEATRE

1605 IVAR AVE
HOLLYWOOD | CALIFORNIA

CBRE

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. CMPM 1605 Ivar Ave_OM_Waller_v04_CB 01/29/26



CONTENTS

01

Property Overview

02

Executive Summary

03

Area Overview



PROPERTY OVERVIEW

CBRE is pleased to offer the opportunity to acquire The Ivar Theatre, a prime commercially zoned live performance venue in the heart of Hollywood's Vinyl District. Situated one block south of the world-famous Walk of Fame, The Ivar Theatre represents a buyer with the ability to plant their flag in the entertainment capital of the world.

The subject property consists of a two-story commercial theatre building with mezzanine totaling 8,558 SF on 7,352 SF of land. Highlighted by a 232-seat theatre with stage and mezzanine with projector room, the facility also provides green room, practice space and ancillary support and office space. The property is in close walking distance to iconic venues such as the Pantages Theatre, the Cinerama Dome, The Montalban and The Fonda Theatre as well as high-end lodging such as the W Hotel, Dream Hotel, Hollywood Volume, The Hollywood Grande and Godfrey Hotel.

With flexible commercial zoning and its location within an Opportunity Zone, The Ivar Theatre offers great optionality that is ideal for an owner-user or investor with a variety of potential leasing or redevelopment possibilities in one of Los Angeles' most dynamic live-work-play neighborhoods.

HIGHLIGHTS



With a Walk Score of 99, The Ivar Theatre is walkable to a myriad of entertainment, lodging, shopping and dining options.



Prime location in the entertainment capital of the world.



Hard to find live performance venue.



Excellent Opportunity Zone property for investors or owner-users.





LISTING HIGHLIGHTS



NEGOTIABLE

Asking Price



± 8,558 SF

SIZE



± 7,352 SF (0.17 AC)

Land Area



1950

Year Built



5546-008-018

APN

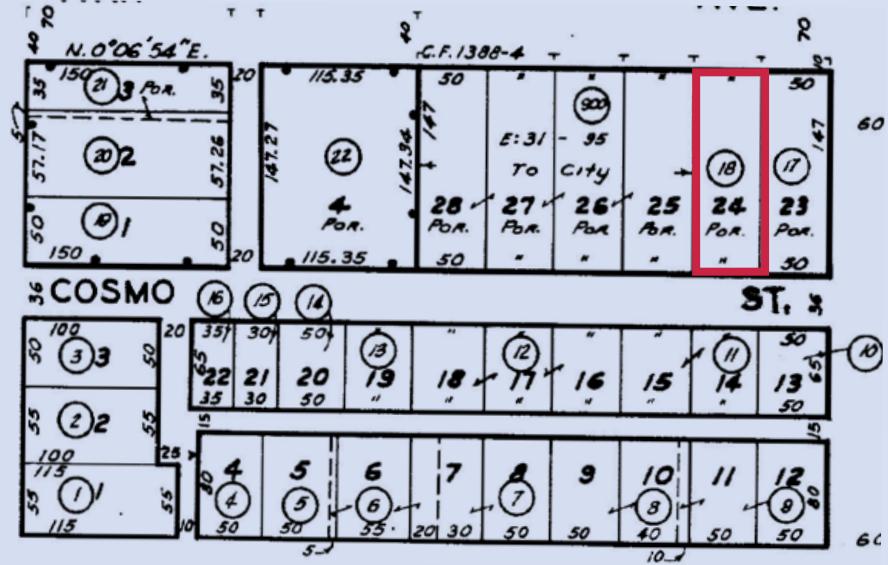


C2-2D-CPIO

ZONING



PARCEL MAP



THE IVAR THEATRE

1605 IVAR AVE

CAHUENGA BLVD

IVAR AVE

VINE ST

SELMA ST

IVAR AVE

SUNSET BLVD

HOLLYWOOD BLVD

1605 IVAR AVE, HOLLYWOOD CA | 7

OPPORTUNITY ZONE

OPPORTUNITY FUND TAX BENEFITS

OPPORTUNITY ZONE INVESTMENTS

PAY 9 - YEAR 5

If investor sells the QOF investment and does not reinvest in the same or another QOF, capital gain on the original investment becomes taxable.

DAY 0

Within 180 days of sale, Investor deploys all gains into a Qualified Opportunity Fund ("QOF") which has at least 90% of its assets within Qualified Opportunity Zone investments.



YEAR 5 - YEAR 7

Taxable gain on the original investment is reduced by 10%.

Y7

Taxable gain on the original investment is reduced by 15%.

HARD ASSESSMENT DATE:

YEAR 10 AND ONWARD

Investor can sell QOF interest without incurring any tax liability on capital gain generated by QOF Investment.

*For Discussion Purposes Only. Please consult your own accountant(s) and/or attorney(s) for details. The information contained has been obtained from sources believed to be reliable but no warranty or representation, expressed or implied, is made as to the content referenced herein or as to the accuracy or completeness of the information contained herein.

EXECUTIVE SUMMARY





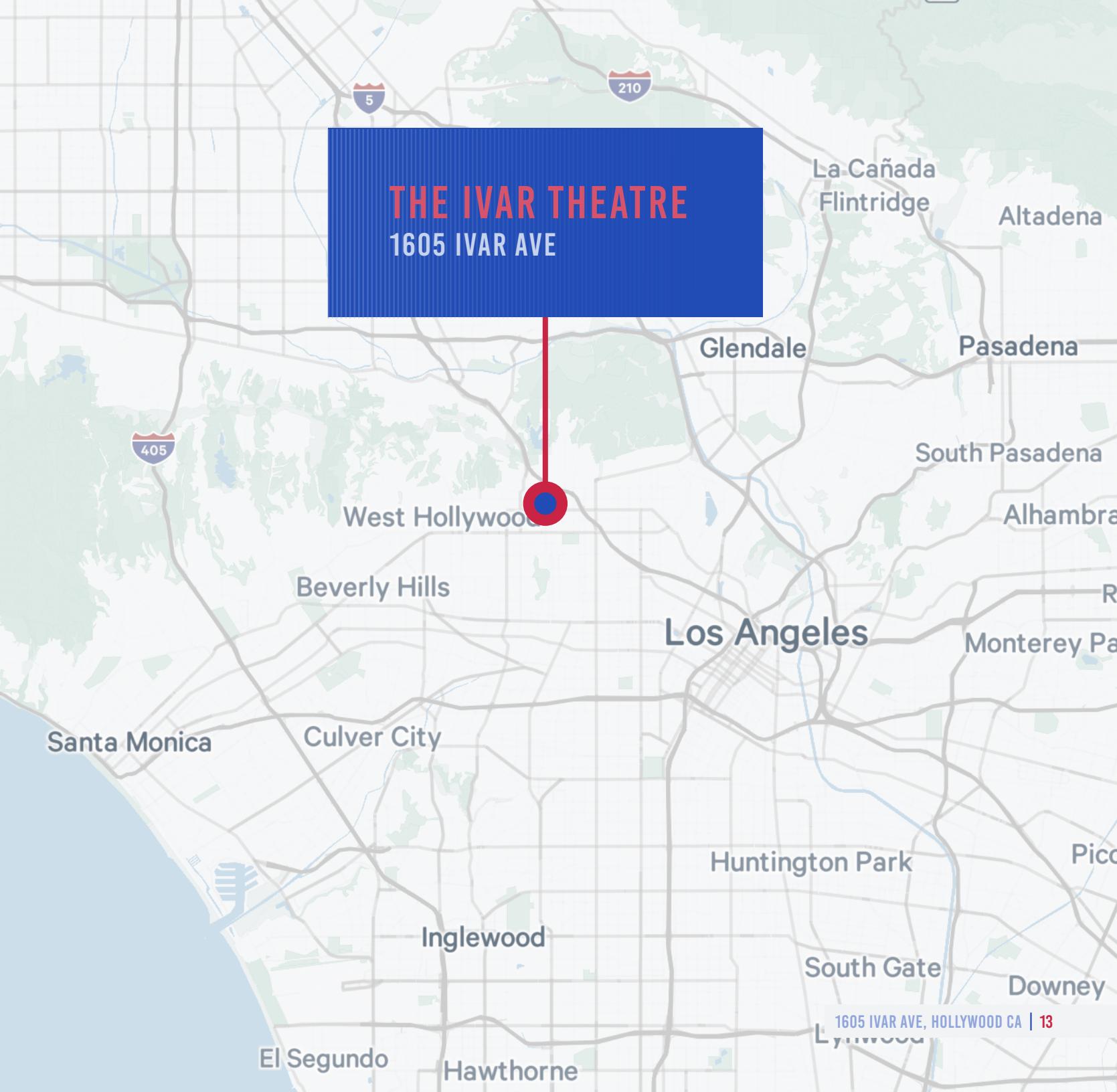
IVAR THEATRE
IVAR AVE



HOLLYWOOD OVERVIEW

Hollywood is synonymous with Los Angeles and remains one of its most popular tourist destinations with approximately 37 million annual visitors. It is centrally located within Los Angeles' vibrant entertainment ecosystem playing home to Netflix and Paramount Studios while being equidistant from Burbank (Warner Bros and The Walt Disney Company) and Century City / Culver City (Fox and Sony). While the community is home to a substantial share of entertainment jobs, Hollywood features a diverse employment base with clusters of technology, healthcare, personal and professional services, and abundant retail and food & beverage industry jobs. With new residential, retail and office / studio development on-going, Hollywood is poised to continue its reign as Los Angeles' most dynamic neighborhood.





THE IVAR THEATRE
1605 IVAR AVE

DEMOGRAPHICS
WITHIN 5 MILES

940,434
Population

540,266
Employees

\$96,985
Average
Household Income

82,441
Homeowners

\$1,058,166
Median Home Value

38.9
Median Age



Foot Locker	HOT TOPIC	PANDORA	SEPHORA
VICTORIA'S SECRET	Walgreens	COLD STONE CREAMERY	Hard Rock Cafe
JINYA	Johnny Rockets	La Fonda	OAKBERRY ASIAN BOWL
Seasoning Alley	UKA	BOPOMOFO CAFE	CapitalOne Cafe
CHADO	LOEWS HOLLYWOOD	DAVE & BUSTERS	Dolby Theatre
JAPAN HOUSE	LUCKY STRIKE	Madame Tussauds HOLLYWOOD	TCL CHINESE THEATERS
		TACO BELL	
		WORLD OF ILLUSIONS	
		ALFRED'S FINE PER	
		MUSO OF FRANK GILL	
		CHAIKHONA	
		DOON WOOD D	
		NO VAGANCY	
		{tequila}	
		POPEYES	
		JAPANESE GRILL	
		Joe's Pizza	
		WILCO CANTINA	
		THE ASTER	
		BirdsEye	
		HOLLYWOOD BOULEVARD	
		M	M
		W HOTELS	
		SHAKE SHACK	
		THE FONDA	
		LA FITNESS	
		Montalban THEATRE	
		DREAM	
		ELBOW ROOM	
		Shinful Pizza	
		C-SHEDER	
		Northern Cafe	
		TRADE JOE'S	
		EQUINOX	
		bbq CHICKEN	
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