

# 2211 CORINTH AVENUE

LOS ANGELES, 90064

FOR SALE



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# CONTENTS

- 04** Executive Summary
- 05** Property Highlights
- 06** Interior Photos
- 08** Exterior Photos
- 09** Parcel Map
- 10** Site Plan
- 13** Rent Roll
- 15** Financials
- 16** Sales Comps
- 17** Area Overview
- 23** Demographics
- 24** Map Overview
- 25** Contact Us

# 2211 CORINTH AVENUE LOS ANGELES, 90064

South Park Group is pleased to present an opportunity for owner users to acquire 2211 Corinth Ave, a multi-tenant office building in Sawtelle, Los Angeles. Ideal location in West Los Angeles with easy access to the 405 and 10 Freeways.

The building is 60% leased with around 10,292 RSF of available space. Renovated in 2022, the building offers a beautiful outdoor courtyard for the tenants to enjoy as well as 69 parking spaces on site.

Located on Corinth Avenue, one block west of Sawtelle Boulevard, the property is within close proximity to major retailers, restaurants and other establishments.

**Sale Price: \$8,200,000**

<b>Address:</b>	2211 Corinth Avenue
<b>Zoning:</b>	M2-1
<b>Building Size:</b>	26,386 RSF
<b>Lot Size:</b>	15,681 SF
<b>Parking:</b>	69 spaces on site
<b>Available SF:</b>	10,292 RSF
<b>Price / SF:</b>	\$310/SF
<b>Current NOI:</b>	Contact Agents
<b>Year Built:</b>	1985
<b>APN Number:</b>	4260-018-023

# PROPERTY HIGHLIGHTS

## ★ OWNER USER OPPORTUNITY

2211 Corinth Avenue offers a rare opportunity for owner-users to acquire a versatile multi-tenant building with approximately 10,292 square feet of vacant space, ready for immediate customization. This property is ideal for growing businesses seeking a prime West Los Angeles location.

## P ON-SITE PARKING

With 69 on-site parking spaces, the property provides a significant advantage in an area where parking is highly sought after. This amenity ensures ease of access for tenants, their employees, and visitors, making it an attractive option for a wide range of businesses.

## 📍 CENTRAL LOCATION

Nestled in the vibrant Sawtelle area of West Los Angeles, this property benefits from unparalleled accessibility to major highways, including the 405 and 10 Freeways. It is surrounded by a dynamic mix of restaurants, shops, and professional services, creating a lively and convenient environment for both employees and clients.

## 🚗 HIGH TRAFFIC / FREEWAY ADJACENT

Positioned just off major traffic arteries, including the I-405, the property enjoys high visibility and ease of access. Its strategic location enhances its appeal for businesses looking to attract local clientele and regional connections alike.

# NEIGHBORING TENANTS

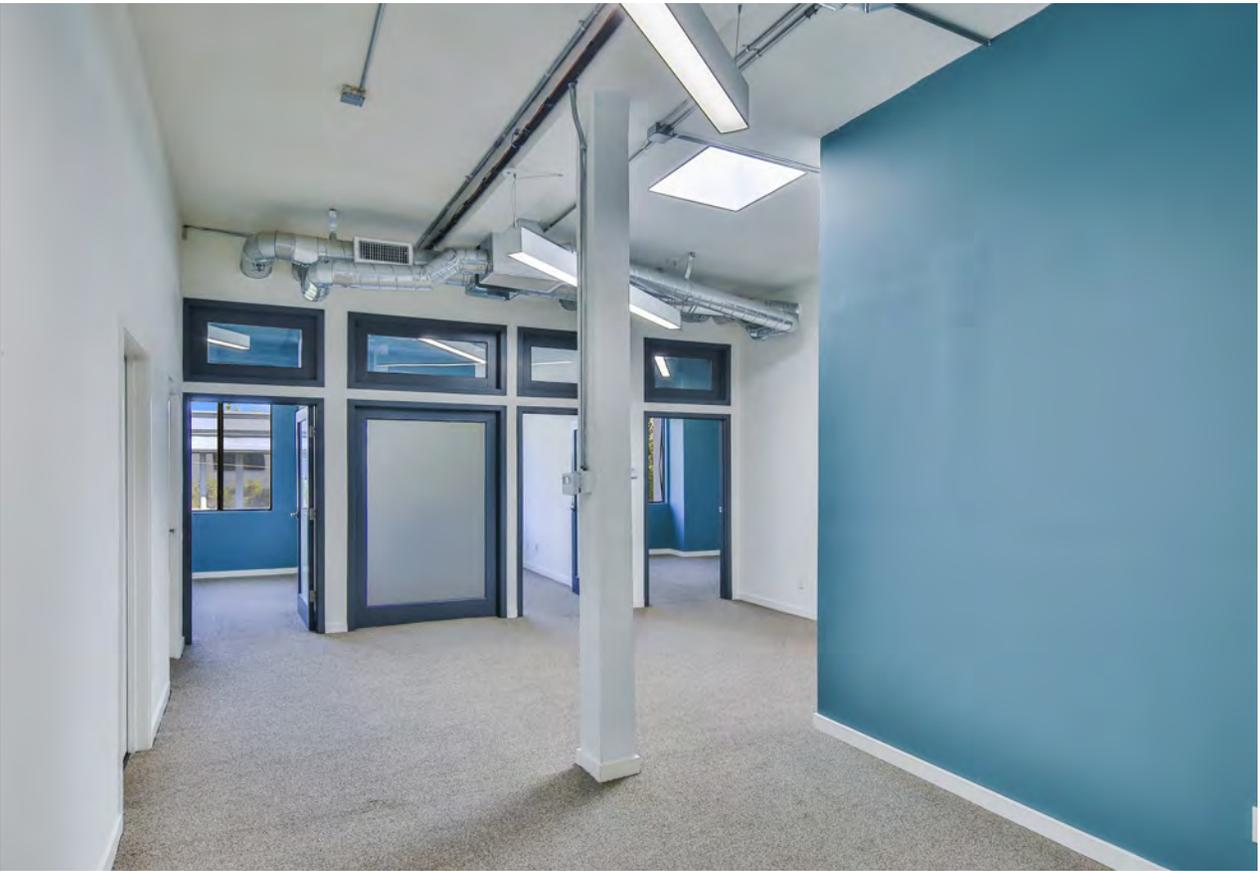
Situated in a dynamic professional community, 2211 Corinth Avenue is surrounded by an impressive mix of neighboring tenants, including medical offices, financial service providers, and cutting-edge startups. This blend of industries fosters a collaborative and innovative environment, making it a desirable location for tenants looking to establish a strong business presence. Additionally, the immediate area offers abundant amenities, such as high-end dining, boutique shopping, and essential services, all within walking distance. The property is further enhanced by its strategic positioning just off major freeways, ensuring excellent accessibility for employees and clients alike.



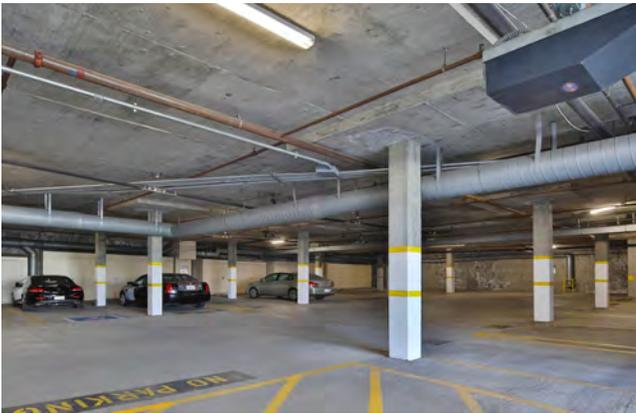
# INTERIOR PHOTOS



# INTERIOR PHOTOS



# EXTERIOR PHOTOS



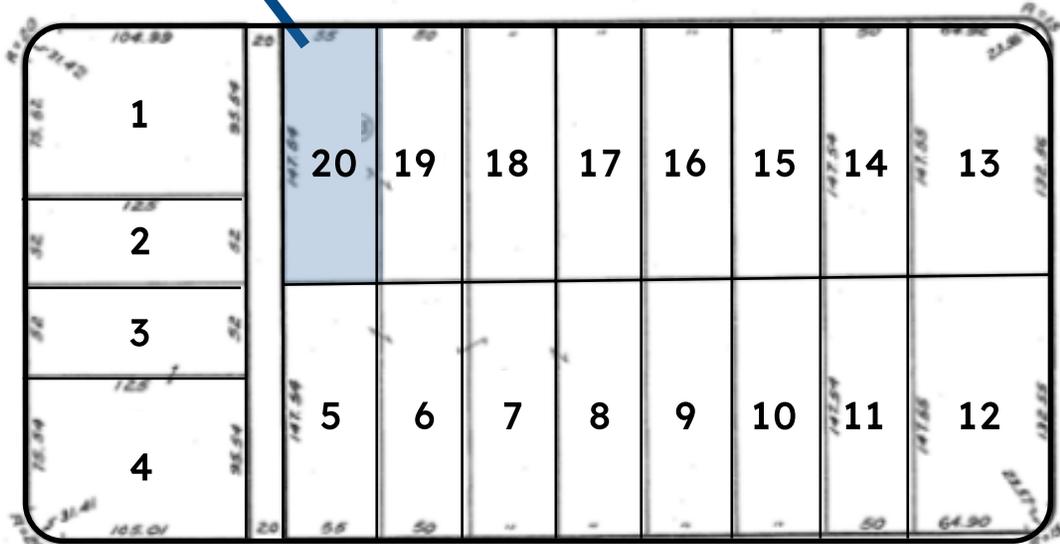
# PARCEL MAP

**2211**  
**CORINTH AVENUE**  
LOS ANGELES, 90064

**OLYMPIC BLVD.**

**CORINTH AVENUE**

**TENNESSEE AVENUE**



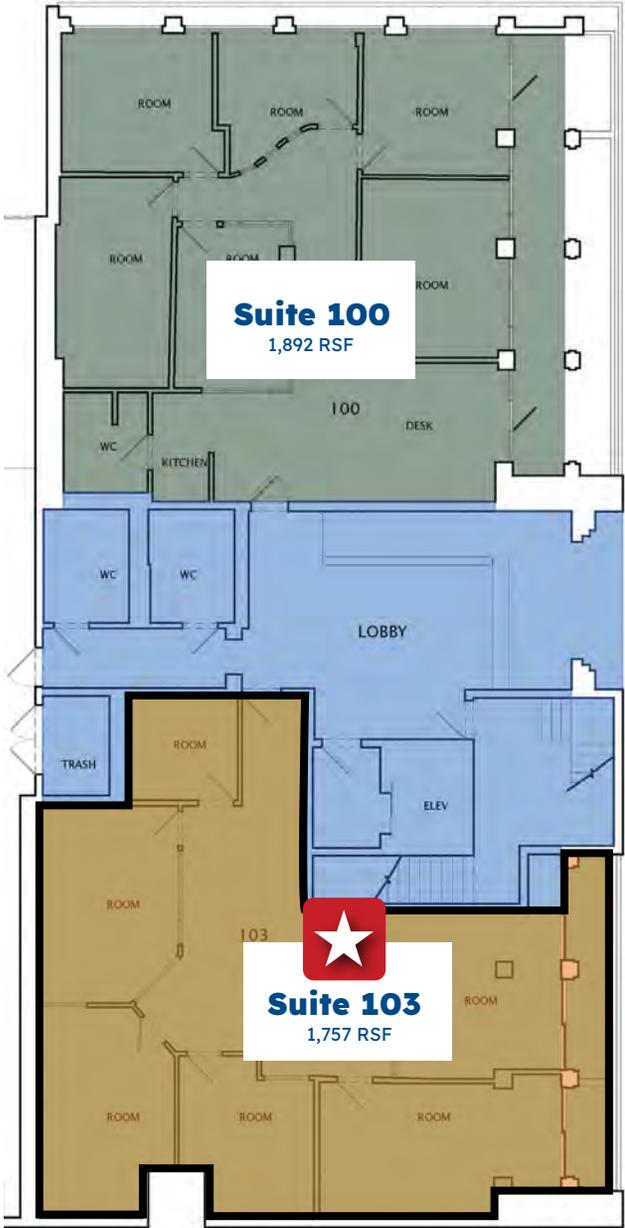
**PURDUE AVENUE**



# SITE PLAN: FIRST LEVEL

**FIRST LEVEL**

**VACANT UNIT**  
SUITE 103  
**RENTABLE SQ. FT**  
1,757



# SITE PLAN: SECOND LEVEL

## SECOND LEVEL

### VACANT UNIT

SUITE 204

### RENTABLE SQ. FT

2,728

### VACANT UNIT

SUITE 205

### RENTABLE SQ. FT

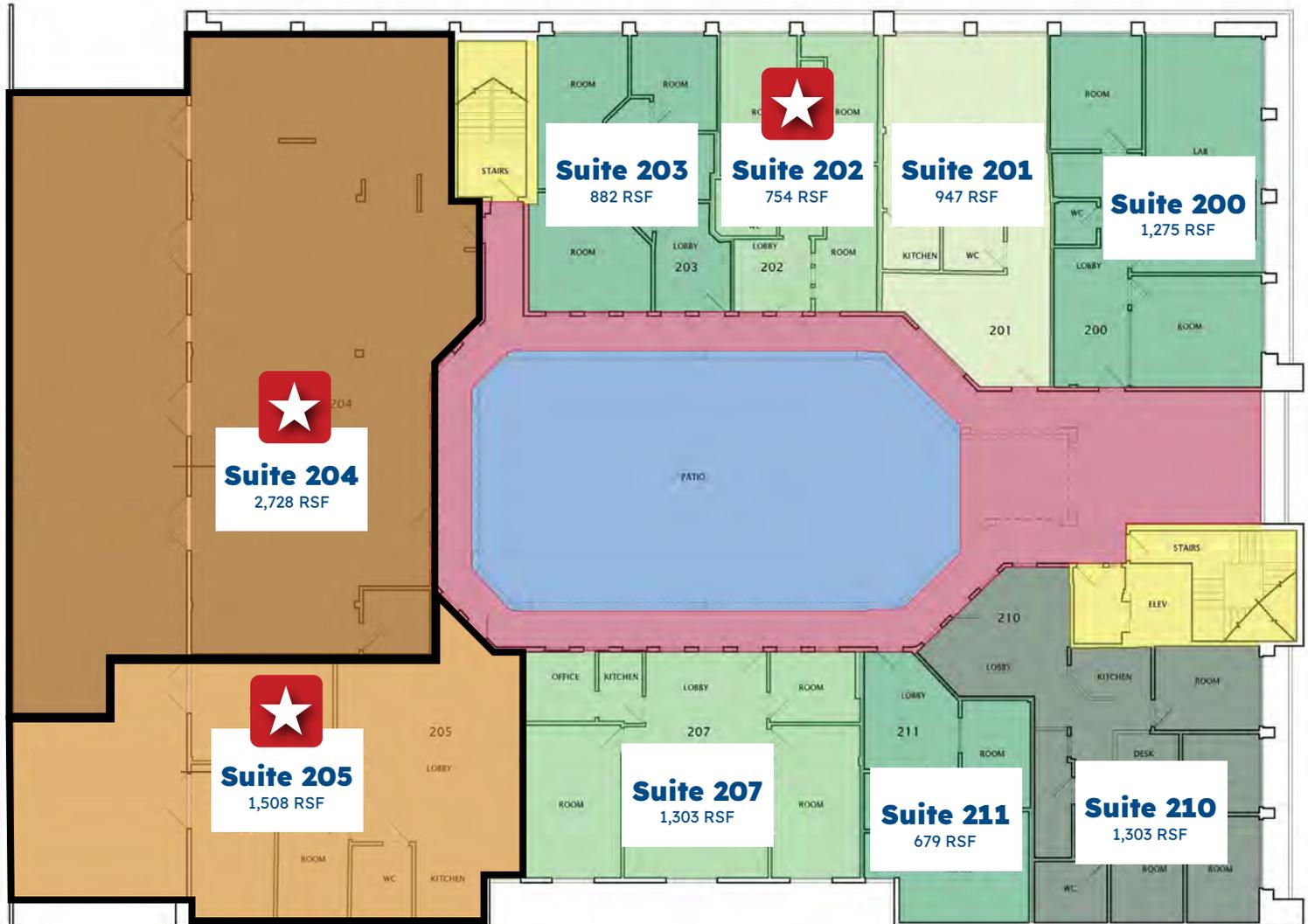
1,508

### VACANT UNIT

SUITE 202

### RENTABLE SQ. FT

754



# SITE PLAN: THIRD LEVEL LEVEL

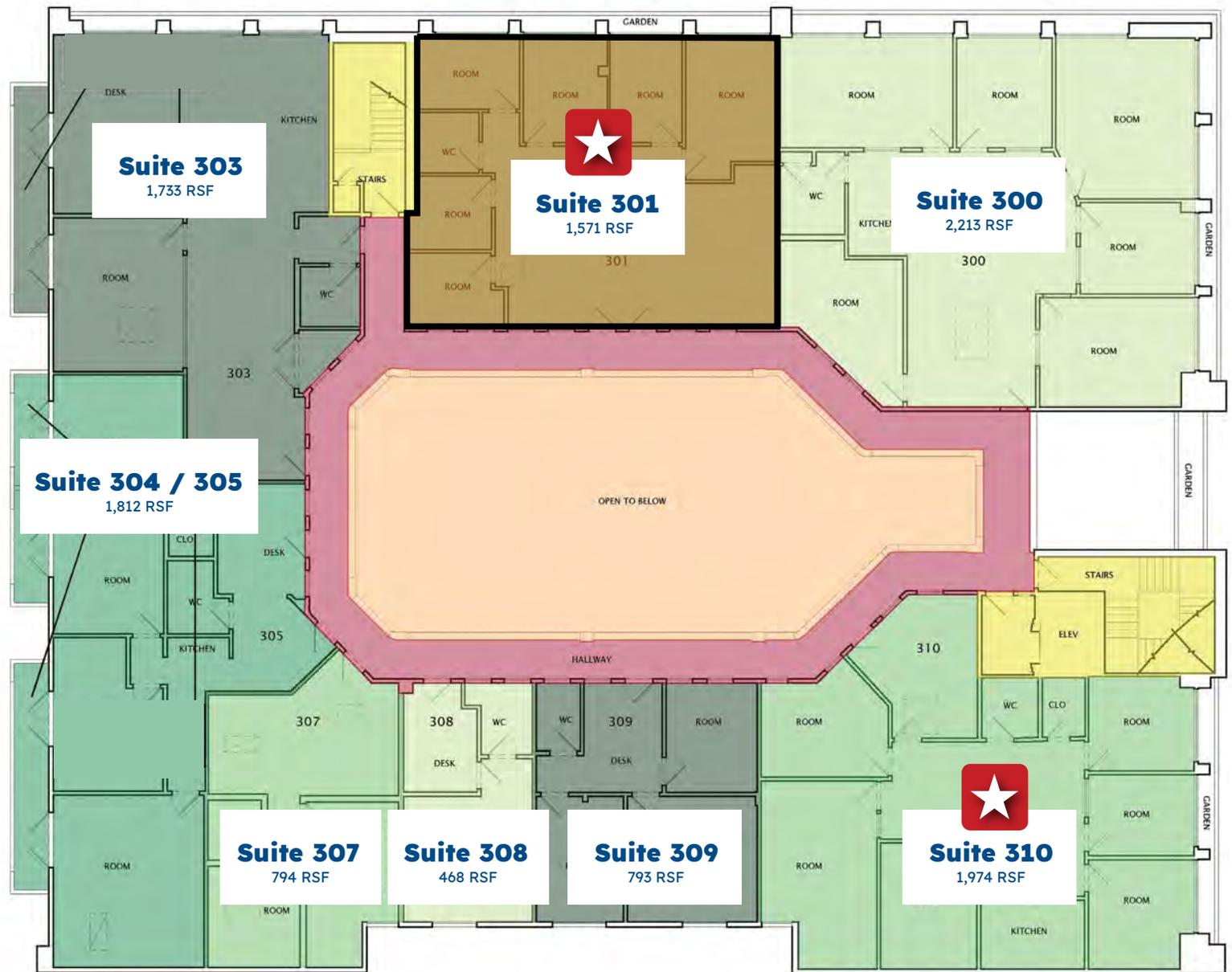
## THIRD LEVEL

**VACANT UNIT**  
SUITE 301

**RENTABLE SQ. FT**  
1,571

**VACANT UNIT**  
SUITE 310

**RENTABLE SQ. FT**  
1,974



# OWNER USER AVAILABILITY

<b>OCCUPIED</b>	13	60%	16,094 RSF
<b>VACANT</b>	6	36%	10,292 RSF

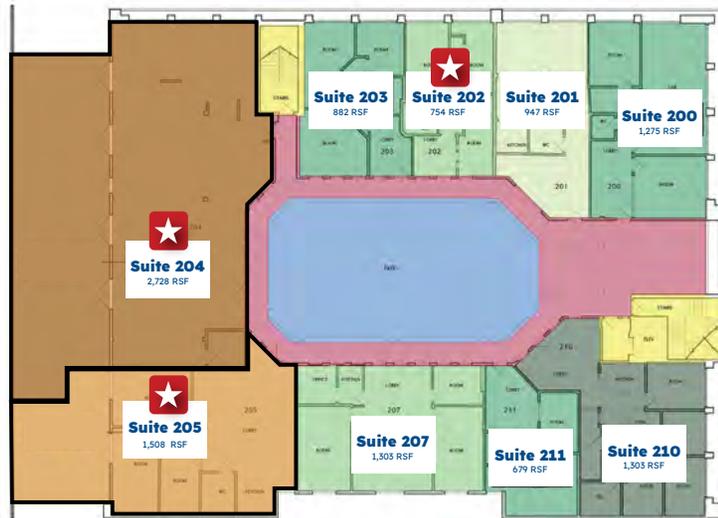
Owner Users can occupy up to 10,292 RSF of space while getting monthly income from existing tenants.

UNIT #	RENTABLE SQ FT
103	1,757
202	754
204	2,728
205	1,508
301	1,571
310	1,974
<b>TOTAL RSF</b>	<b>10,292</b>

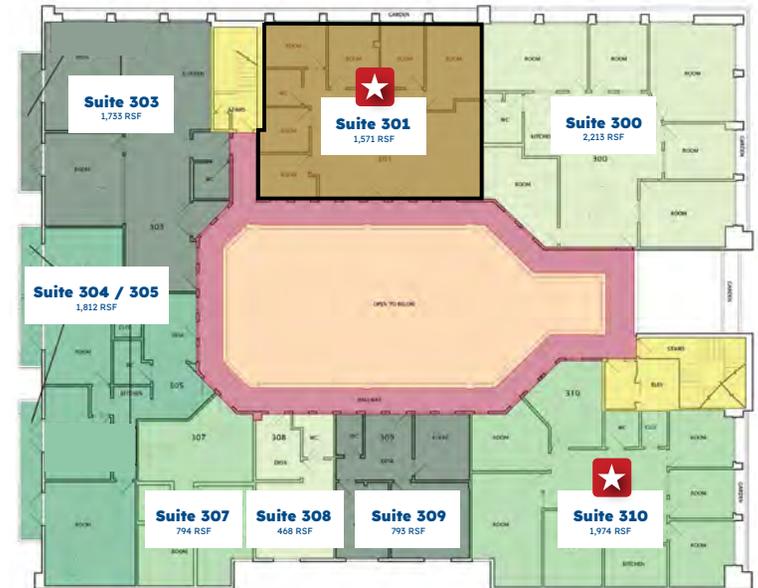
## FIRST LEVEL



## SECOND LEVEL



## THIRD LEVEL



# SALES COMPS

**FOR SALE**



## 2211 CORINTH AVENUE

Los Angeles, CA 90064

**Price: \$8,200,000**

**Building Size:** 26,386 SF

**Lot Size:** 15,681 SF

**Price / SF:** \$310

**Year Built:** 1985



## 11860 WILSHIRE BLVD

Los Angeles, CA 90025

**Price:** \$11,500,000

**Price / SF:** \$731.78

**Lot Size:** 18,730 SF

**Building Size:** 15,715 SF

**Sold:** February 2024



## 10436 SANTA MONICA BLVD

Los Angeles, CA 90025

**Price:** \$8,775,000

**Price / SF:** \$550.16

**Lot Size:** 10,454 SF

**Building Size:** 15,950 SF

**Year Built:** 1985

**Sold:** January 2024



## 11075 SANTA MONICA BLVD

Los Angeles, CA 90025

**Price:** \$16,000,000

**Price / SF:** \$414.37

**Lot Size:** 14,375 SF

**Building Size:** 38,613 SF

**Year Built:** 1982

**Sold:** September 2023



## 520 S. SEPULVEDA BLVD

Los Angeles, CA 90049

**Price:** \$9,300,000

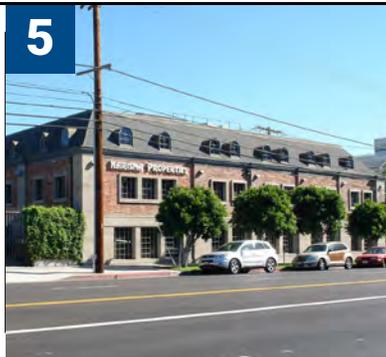
**Lot Size:** 8,712 SF

**Building:** 21,628 SF

**Year Built:** 1970

**Price / SF:** \$430

**Sold:** April 2023



## 1554 S. SEPULVEDA BLVD

Los Angeles, CA 90025

**Price:** \$10,000,000

**Price / SF:** \$510.20

**Lot Size:** 25,130 SF

**Year Built:** 1963

**Building Size:** 16,000 SF

**Sold:** March 2023

AREA OVERVIEW

2211  
CORINTH  
AVENUE  
LOS ANGELES, 90064



# AREA OVERVIEW



# AREA OVERVIEW



CULVER CITY

LAX

MARINA DEL REY

SANTA MONICA 10 FREEWAY

405 FREEWAY

**2211**  
**CORINTH**  
**AVENUE**  
LOS ANGELES, 90064

FIFTH  
SEASON

PLATINUM SECURITY

ESP

segway

the  
Wonderful  
company

Soft NI

teleflora

FIJI  
WATER

# AREA OVERVIEW



# AREA OVERVIEW



## AREA OVERVIEW

Situated in the dynamic heart of West Los Angeles, 2211 Corinth Avenue offers an exceptional opportunity for owner-users seeking prime office space with approximately 10,292 square feet available to occupy. The surrounding area is a thriving business hub, home to the headquarters and regional offices of major corporations and tech companies, fostering an environment rich with professional connections and economic activity. This strategic location ensures that business owners can benefit from close proximity to industry leaders and a robust local economy, making it an ideal spot for growth-oriented enterprises.

Beyond its business advantages, the Corinth Avenue area is a cultural and culinary epicenter. Just minutes away is the lively Sawtelle Japantown, celebrated for its diverse dining options ranging from authentic ramen and sushi to upscale cafes and international cuisine. Employees and clients alike can enjoy the vibrant atmosphere, with plenty of eateries and boutique shopping within walking distance. The property also boasts convenient access to major highways like the I-405 and I-10, streamlining commutes to nearby Santa Monica's coastline and Downtown Los Angeles. Additionally, public transportation options, including the Expo Line, provide seamless connectivity for daily travel.

The location strikes a perfect balance between professional efficiency and quality of life, offering nearby green spaces like Stoner Park for recreational activities, along with a mix of urban conveniences. 2211 Corinth Avenue is a rare opportunity to establish a presence in one of Los Angeles' most desirable business districts, surrounded by innovation, culture, and connectivity.



# DEMOGRAPHICS

## 1 MILES

## 3 MILES

## 5 MILES

	1 MILES	3 MILES	5 MILES
POPULATION	<b>2024 Estimate:</b> 40,386 <b>2029 Projection:</b> 39,833 <b>Growth 2024 - 2029:</b> -1.37%	<b>2024 Estimate:</b> 336,652 <b>2029 Projection:</b> 330,820 <b>Growth 2024 - 2029:</b> -0.3%	<b>2024 Estimate:</b> 642,567 <b>2029 Projection:</b> 630,454 <b>Growth 2024 - 2029:</b> -0.4%
HOUSEHOLDS	<b>2024 Estimate:</b> 18,904 <b>2029 Projection:</b> 18,604 <b>Growth 2024 - 2029:</b> -1.59% <b>2024 Average Household Income:</b> \$131,293 <b>2024 Median Household Income:</b> \$103,734	<b>2024 Estimate:</b> 147,633 <b>2029 Projection:</b> 144,796 <b>Growth 2024 - 2029:</b> -0.4% <b>2024 Average Household Income:</b> \$132,178 <b>2024 Median Household Income:</b> \$100,198	<b>2024 Estimate:</b> 290,237 <b>2029 Projection:</b> 284,301 <b>Growth 2024 - 2029:</b> -0.4% <b>2024 Average Household Income:</b> \$137,828 <b>2024 Median Household Income:</b> \$106,055
HOUSING	<b>Owner Occupied:</b> 30.78% <b>Renter Occupied:</b> 69.22%	<b>Owner Occupied:</b> 46,310 households <b>Renter Occupied:</b> 98,486 households	<b>Owner Occupied:</b> 98,121 households <b>Renter Occupied:</b> 186,180 households
INCOME DISTRIBUTION (2024 HOUSEHOLD INCOME)	<b>Income &lt;\$25,000:</b> 14.70% <b>Income \$25,000 - \$50,000:</b> 10.50% <b>Income \$50,000 - \$75,000:</b> 12.96% <b>Income \$75,000 - \$100,000:</b> 10.34% <b>Income \$100,000 - \$125,000:</b> 10.09% <b>Income \$125,000 - \$150,000:</b> 7.77% <b>Income \$150,000 - \$200,000:</b> 13.47% <b>Income \$200,000+:</b> 20.18%	<b>Income &lt;\$25,000:</b> 22,546 households <b>Income \$25,000 - \$50,000:</b> 17,007 households <b>Income \$50,000 - \$75,000:</b> 18,190 households <b>Income \$75,000 - \$100,000:</b> 15,963 households <b>Income \$100,000 - \$125,000:</b> 14,013 households <b>Income \$125,000 - \$150,000:</b> 10,701 households <b>Income \$150,000 - \$200,000:</b> 16,644 households <b>Income \$200,000+:</b> 32,570 households	<b>Income &lt;\$25,000:</b> 42,983 households <b>Income \$25,000 - \$50,000:</b> 32,955 households <b>Income \$50,000 - \$75,000:</b> 32,987 households <b>Income \$75,000 - \$100,000:</b> 29,722 households <b>Income \$100,000 - \$125,000:</b> 26,714 households <b>Income \$125,000 - \$150,000:</b> 21,231 households <b>Income \$150,000 - \$200,000:</b> 33,158 households <b>Income \$200,000+:</b> 70,485 households



# 642,567

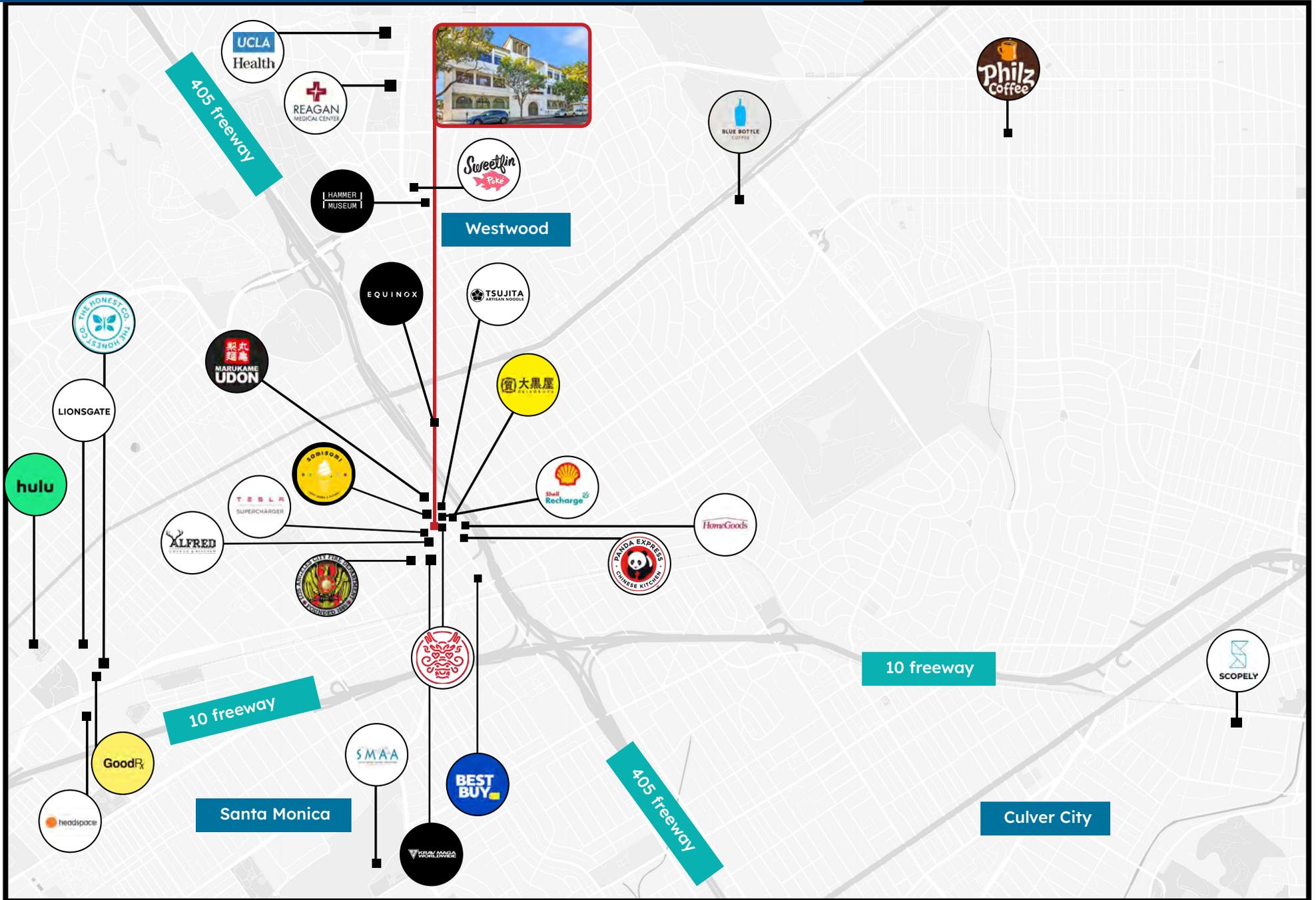
2024 Total population  
Estimate within 5-mile Radius



# 290,237

2024 Total Households  
Estimate within 5-mile Radius

# MAP OVERVIEW & NEIGHBORING TENTANTS



# CONTACT US

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