

PRIME WEST ADAMS / JEFFERSON PARK CREATIVE OFFICE FOR SALE

Owner-User or Sale-Leaseback



5009 EXPOSITION BLVD. | LOS ANGELES, CA 90016



Disclaimer

KWP Real Estate (“Broker”) is solely authorized to present this property investment offering (the “Offering”).

Prior to submitting an offer to acquire the fee interest in 5009 Exposition Blvd., Los Angeles, CA 90016 (the “Property”), interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and improvements, solely on an “As Is, Where Is” basis, without any representations or warranties. No person, including Broker, is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Broker including all information contained in the Offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

This Offering is submitted subject to errors, changes, omissions changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competition, real estate market trends, and other factors beyond the control of the Seller or Broker. Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

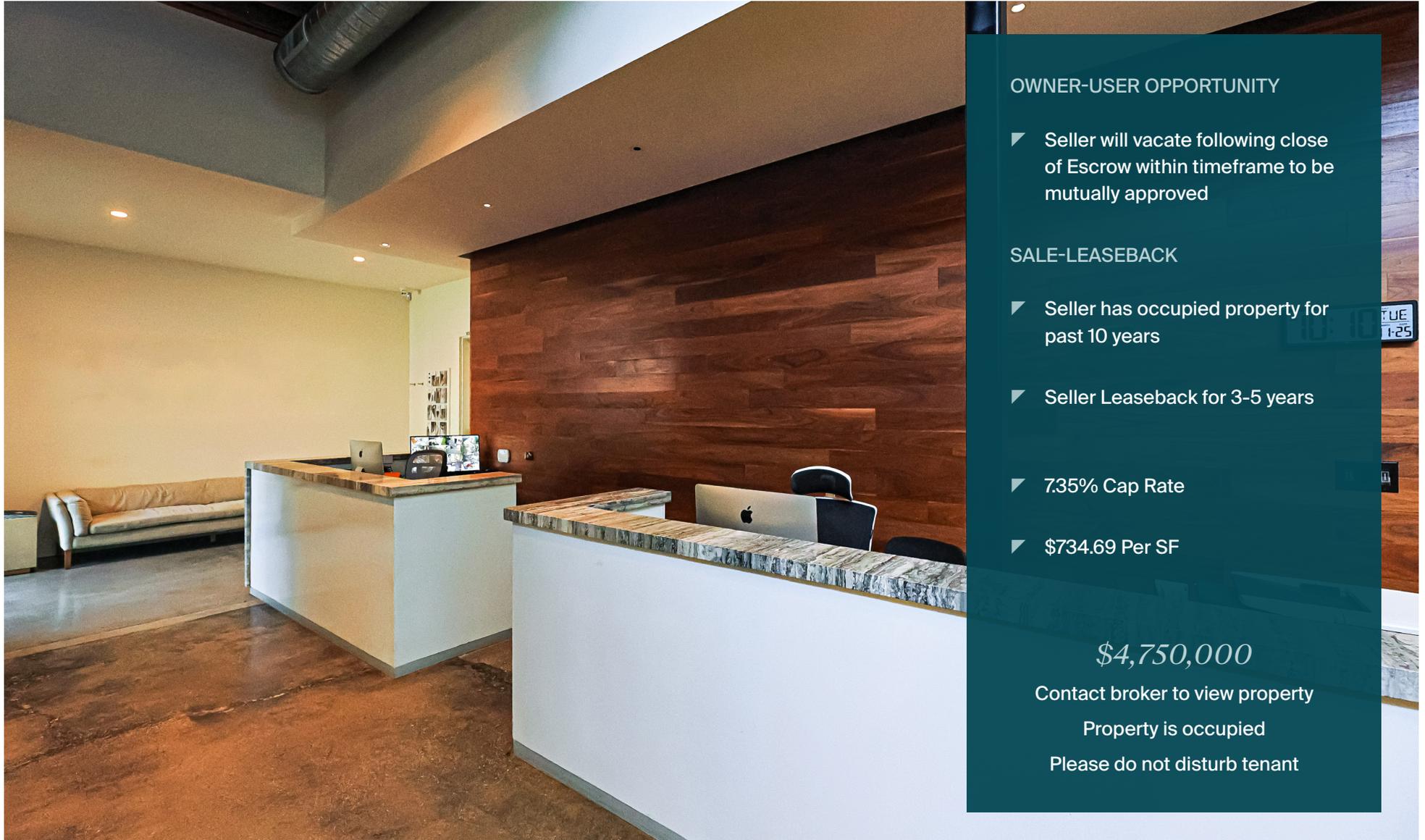
Do not disturb existing tenants.

Investment Advisor

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Investment Summary

Owner-User or Sale-Leaseback



OWNER-USER OPPORTUNITY

- Seller will vacate following close of Escrow within timeframe to be mutually approved

SALE-LEASEBACK

- Seller has occupied property for past 10 years
- Seller Leaseback for 3-5 years
- 7.35% Cap Rate
- \$734.69 Per SF

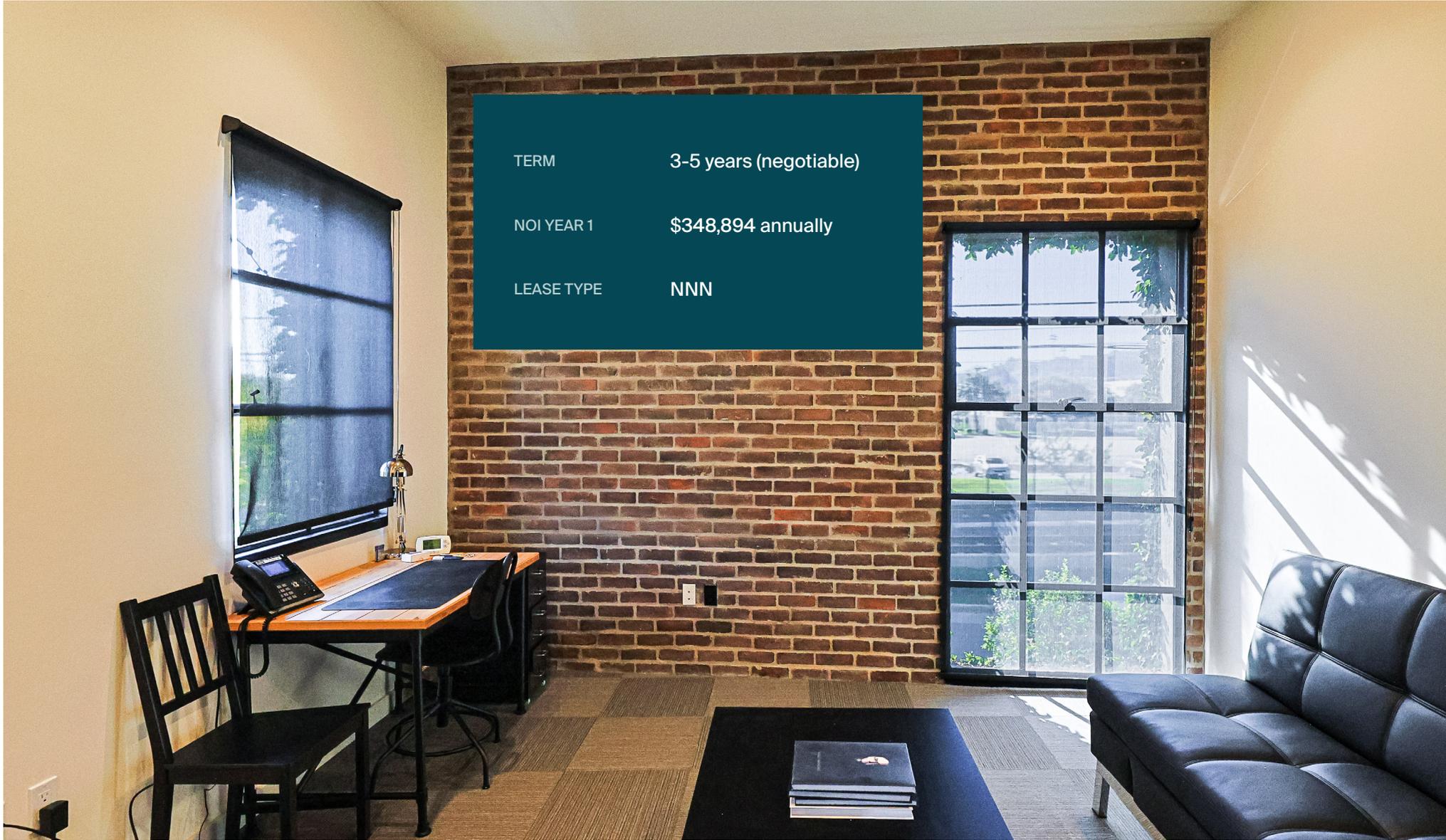
\$4,750,000

Contact broker to view property

Property is occupied

Please do not disturb tenant

Sale-Leaseback Terms



TERM	3-5 years (negotiable)
NOI YEAR 1	\$348,894 annually
LEASE TYPE	NNN

Property Data

Freestanding Creative Office Building



PRODUCT TYPE	Office
BUILDING SIZE	±6,461 SF
LAND	±8,346 SF / 0.19 AC
YEAR BUILT	1948 / Fully renovated
RENOVATED	2013 & 2018
STORIES	2
LEASED	100%
PARKING	10 cars
ZONING	LAM1
APN	5046-012-008



Investment Highlights

Creative Office Jewel

- ▶ **Creative Office Building**
Steel, cement and glass finishes throughout

- Large production/studio area
- Film library with secured vault
- Ground floor & 2nd floor patios
- Visitor and private restrooms

- ▶ **8 Private Offices**
4 Director offices on the 2nd floor (Primary office with bathroom and shower)

- 4 Production offices on the ground floor

- ▶ **Trophy Location**
Located in West Adams / Jefferson Park

- Contiguous to Santa Monica Fwy with access to Metro E Line which had 15.8 million riders in 2024

- ▶ **Strong In-Place Lease**
New lease to commence upon close of escrow



Conference Room



Ground Floor Patio



Production Studio





Your trusted *partners*

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