

# 11700

## NATIONAL BOULEVARD

OFFERING MEMORANDUM



**RAFAEL PADILLA**

DRE#00960188

310.395.2663 x102

RAFAEL@PARCOMMERCIAL.COM

**ARTUR PETER**

DRE#01068613

310.395.2663 x102

ARTHUR@PARCOMMERCIAL.COM



## CONFIDENTIALITY & DISCLAIMER

This Memorandum contains confidential information provided by PAR Commercial regarding the property located at 11700 National Boulevard. It is intended solely for your limited use in determining whether you wish to express interest in the Property.

This Memorandum contains selected information and does not purport to be all-inclusive or to contain all the information a prospective purchaser may need or desire. The information has been obtained from sources we believe to be reliable, but PAR Commercial has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm the information within this Memorandum. PAR Commercial, the Owner, and their respective affiliates, agents, and representatives disclaim any and all liability for the accuracy or completeness of this Memorandum or any other written or oral communication transmitted or made available to you.

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This Memorandum does not constitute an offer to sell, nor a solicitation of an offer to buy, the Properties in any jurisdiction in which such offer or solicitation is not authorized.

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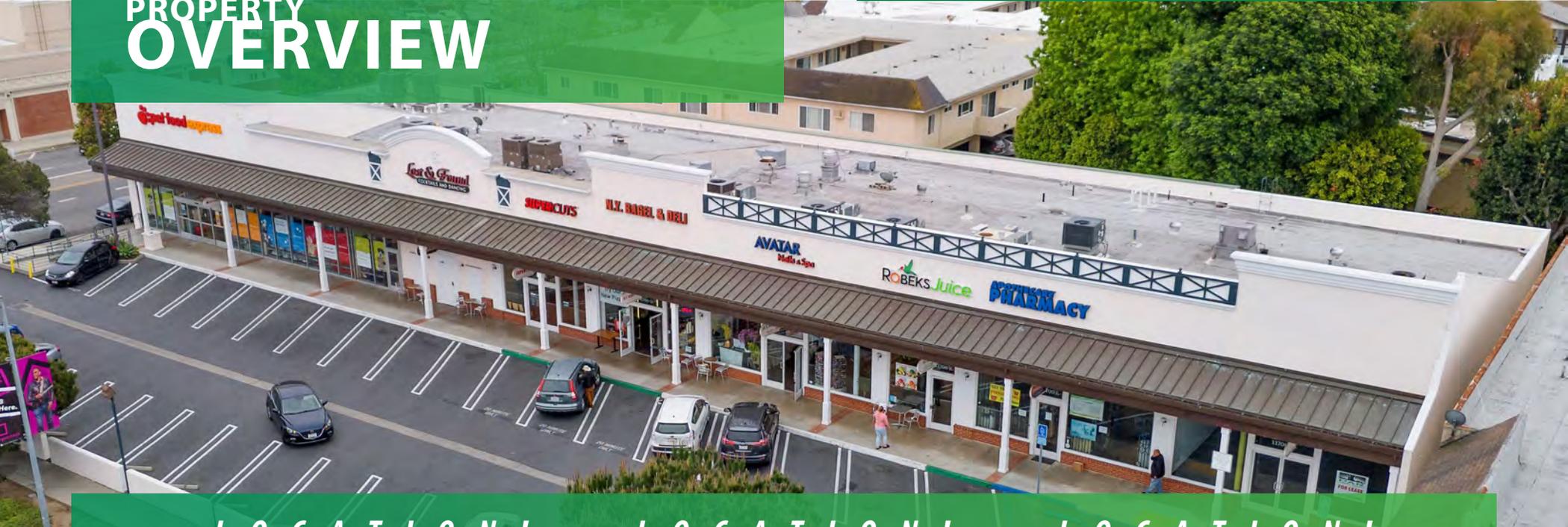
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11700 NATIONAL BLVD | LOS ANGELES, CA 90064

# PROPERTY OVERVIEW



**L O C A T I O N !      L O C A T I O N !      L O C A T I O N !**

**PRIME OPPORTUNITY TO CAPITALIZE ON IRREPLACEABLE REAL ESTATE!** 11700 National Boulevard is a fully occupied retail shopping center delivering stable income in a premier West Los Angeles location. The building, spanning approximately 15,646-square-feet, is situated on approximately 32,302 square feet of C2-1VL zoned land and includes 41 parking spaces in an onsite lot. Currently 100% occupied, the site offers a turnkey investment and long term upside. With its impeccable west Los Angeles address along a bustling retail corridor, well-maintained condition, income-producing asset status in one of Southern California's most resilient markets position this property as a superb investment opportunity.

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# EXECUTIVE SUMMARY



**PURCHASE PRICE**  
**\$16,172,000.00**

**NET OPERATING INCOME (NOI)**  
**\$808,601.69**

GLA:	Approximately 15,646 SF
Current Occupancy:	100%
Lot Size:	Approximately 32,302 SF
Parking Stalls:	41 Total Spaces
Building FAR:	.48
Zoning:	C2-1VL
Parcel:	4250-001-026

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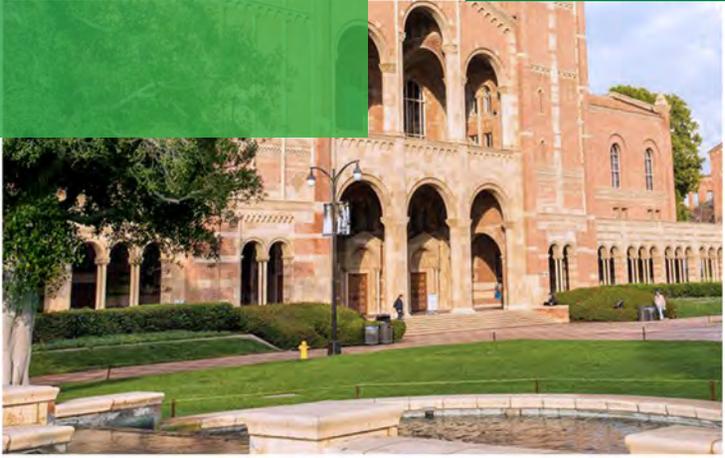
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# COMMUNITY OVERVIEW



Mar Vista is a vibrant Westside neighborhood where residential charm meets urban energy. This diverse community blends single-family homes with walkable retail corridors, attracting young professionals, families, and established residents who value convenience and connectivity.

Strategically positioned near UCLA, Westwood, and Sawtelle's celebrated Japantown, West LA offers metropolitan access with distinct local character. The area's professional workforce reflects Los Angeles' multicultural tapestry, with residents in their late 30s forming a dynamic mix of renters and homeowners across diverse ethnic and linguistic backgrounds.

Community appeal centers on exceptional lifestyle amenities: abundant parks and green spaces provide recreation, while Santa Monica Mountains trails and beaches lie minutes away. Sawtelle Boulevard's culinary scene and the Santa Monica/Pico corridors deliver premier dining and shopping, creating a neighborhood identity defined by both cultural richness and everyday convenience.

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# PLAT MAP

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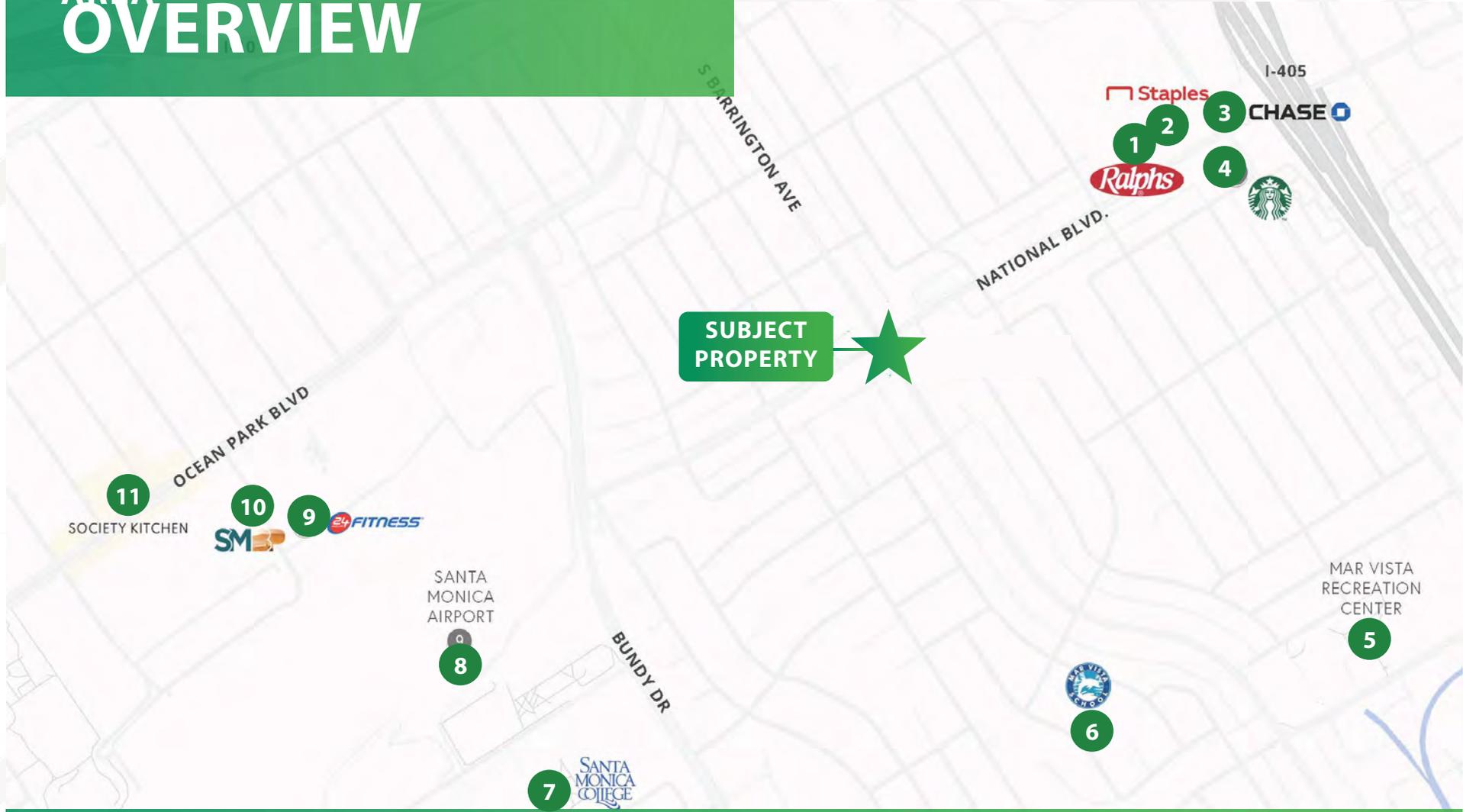
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# AREA OVERVIEW



- 1. RALPHS
- 2. STAPLES
- 3. CHASE BANK
- 4. STARBUCKS
- 5. MAR VISTA REC CENTER
- 6. MAR VISTA ELEMENTARY SCHOOL
- 7. SANTA MONICA COLLEGE BUNDY CAMPUS
- 8. SANTA MONICA AIRPORT
- 9. 24 HOUR FITNESS
- 10. SANTA MONICA BUSINESS PARK
- 11. SOCIETY KITCHEN

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