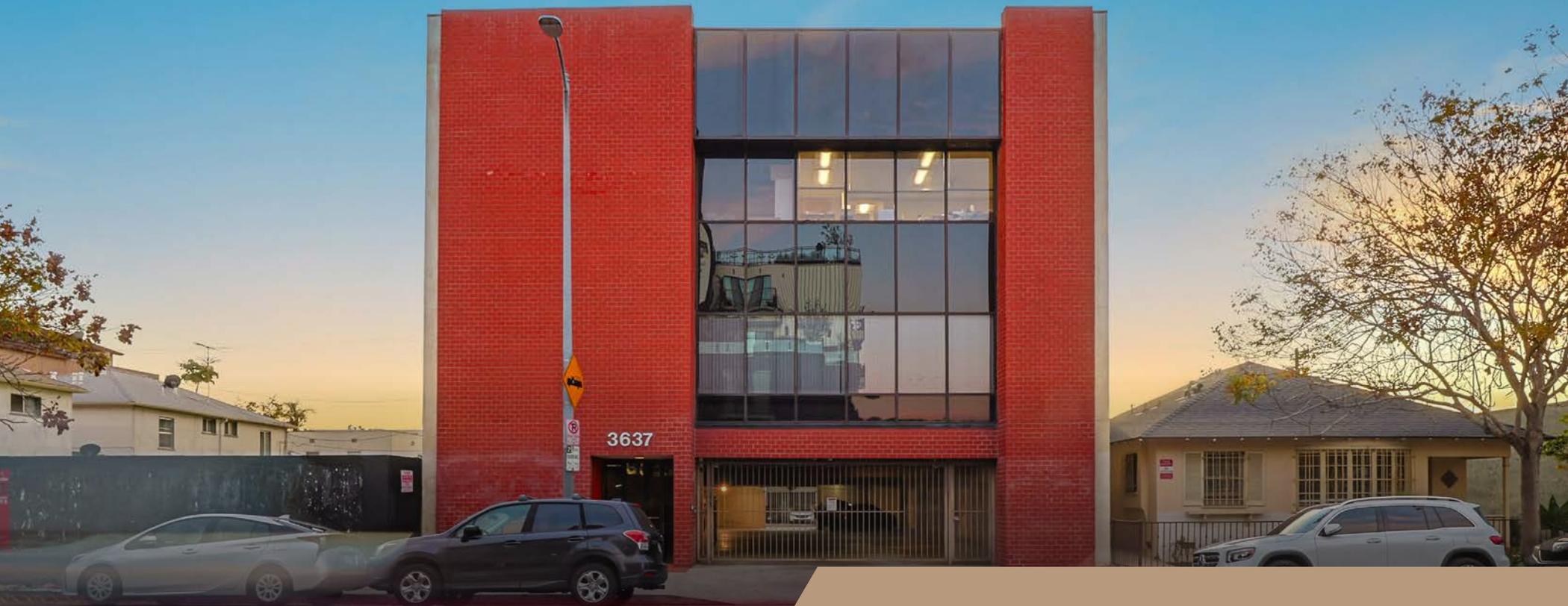


3637

Motor Avenue

▪ 12,453 SF



For Sale – Owner/User or Developer Opportunity

Culver City-Adjacent 3-Story Office Building

NEWMARK

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Market Overview
& Growth Drivers

Broker Contacts:

Suzanne Lee
Executive Managing Director
suzanne.lee@nmrk.com
t 310-407-6511
CA License 01413624

Zachary Caine
Associate Director
zachary.caine@nmrk.com
t 310-491-2089
CA License 02062263

Alexandria (Allie) Dorman
Associate
allie.dorman@nmrk.com
t 310-407-6570
CA License 02215539

3637
Motor Avenue

■ THE OFFERING & INVESTMENT HIGHLIGHTS

01



THE OFFERING

Newmark, as exclusive advisor, is pleased to present the exceptional opportunity to acquire 3637 Motor Ave (the "Property") – a three-story office building totaling **12,453 SF** on **±7,362 SF** of land, strategically located in the Palms submarket of West Los Angeles, Culver City and Century City adjacent. Surrounded by some of LA's largest media, entertainment, and tech companies and situated within one of the city's most dynamic and rapidly evolving residential neighborhoods, 3637 Motor Ave offers a prime opportunity for an owner/user or developer acquisition.



ASKING PRICE

\$3,723,449 (\$299/SF)

INVESTMENT HIGHLIGHTS



Can be delivered vacant and ready for immediate occupancy or improvement on 9/1/2026



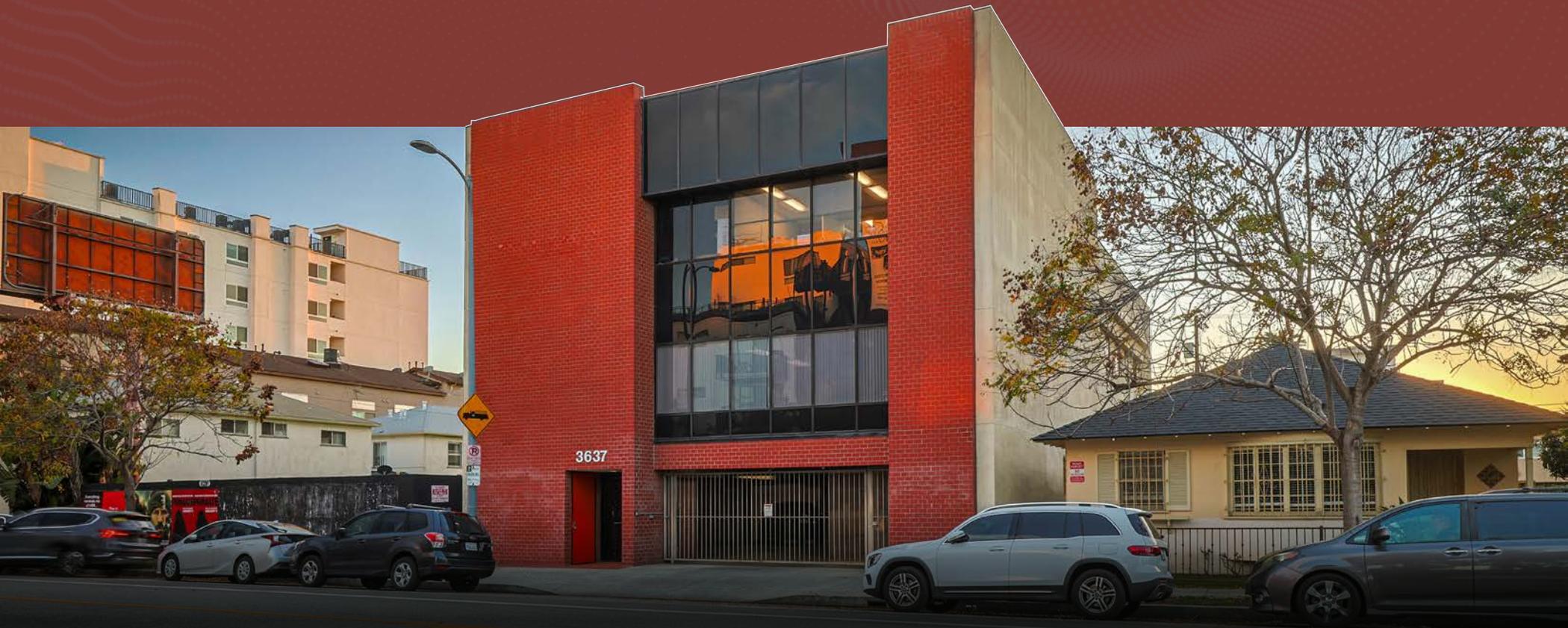
Multiple exit strategies: lease-up, redevelopment, or covered land play



Zoning: Mixed-Use, Entertainment Commercial (MU(EC)) within a Transit Oriented Community (TOC) zone, offering incentives such as increased density, FAR bonuses, reduced parking requirements, and streamlined CEQA for qualifying housing projects; **prime redevelopment parcel**



Excellent connectivity: within ½ mile of the Metro E Line (Palms Station) and near the 10 and 405 freeways



OFFICE SALES COMPARABLES



Property Address	4533 S Centinela Ave	3459 Motor Ave	11134-11136 Washington Blvd	11291-11295 Washington Blvd	6000 Venice Blvd	6086 Comey Ave	2365 Westwood Blvd	1832 Franklin St
Floors	3	1	2	3	2	2	2	1
Submarket	Marina Del Rey/Venice	West Los Angeles	Culver City	Marina Del Rey/Venice	West Los Angeles	Culver City	Olympic Corridor	Santa Monica
Building SF	6,000	2,622	3,750	5,100	5,462	5,764	5,176	7,674
Land SF	6,098	3,049	5,502	4,996	10,019	4,792	6,534	17,860
Sale Price	\$4,500,000	\$1,920,000	\$2,635,000	\$3,315,000	\$3,200,000	\$2,900,000	\$2,591,500	\$3,681,818
Price Per SF	\$750.00	\$732.27	\$702.67	\$650	\$585.87	\$503.12	\$500.68	\$479.78
Sale Date	5/16/25	8/13/24	2/21/25	1/14/2025	1/8/25	9/12/25	8/15/25	10/24/25
Days on Market	114	*288	*387	624	*270	317	154	*453



Property Address	13456 Beach Ave	1666 Euclid St	1918 Main St	13432 Beach Ave	3017 Santa Monica Blvd	929 Colorado Ave	2330 Pontius Ave
Floors	2	2	3	2	3	1	2
Submarket	Marina Del Rey/Venice	Santa Monica	Santa Monica	Marina Del Rey/Venice	Santa Monica	Santa Monica	Olympic Corridor
Building SF	4,427	10,176	17,022	5,371	10,659	24,931	16,323
Land SF	4,356	7,405	9,148	4,557	7,405	30,056	30,056
Sale Price	\$1,950,000	\$4,256,000	\$6,520,000	\$1,850,000	\$2,950,000	\$6,000,000	\$3,730,000
Price Per SF	\$440.48	\$418.24	\$383.03	\$344.44	\$276.76	\$240.66	\$228.51
Sale Date	7/31/25	8/6/25	11/25/25	10/23/25	3/19/25	6/9/25	9/8/25
Days on Market	448	*429	*453	891	*390	*414	*462

\$482

AVERAGE PRICE/SF



Note: "*" indicates average days on the market in applicable submarket used

3637
Motor Avenue

■ PROPERTY OVERVIEW



PROPERTY OVERVIEW

PROPERTY DETAILS

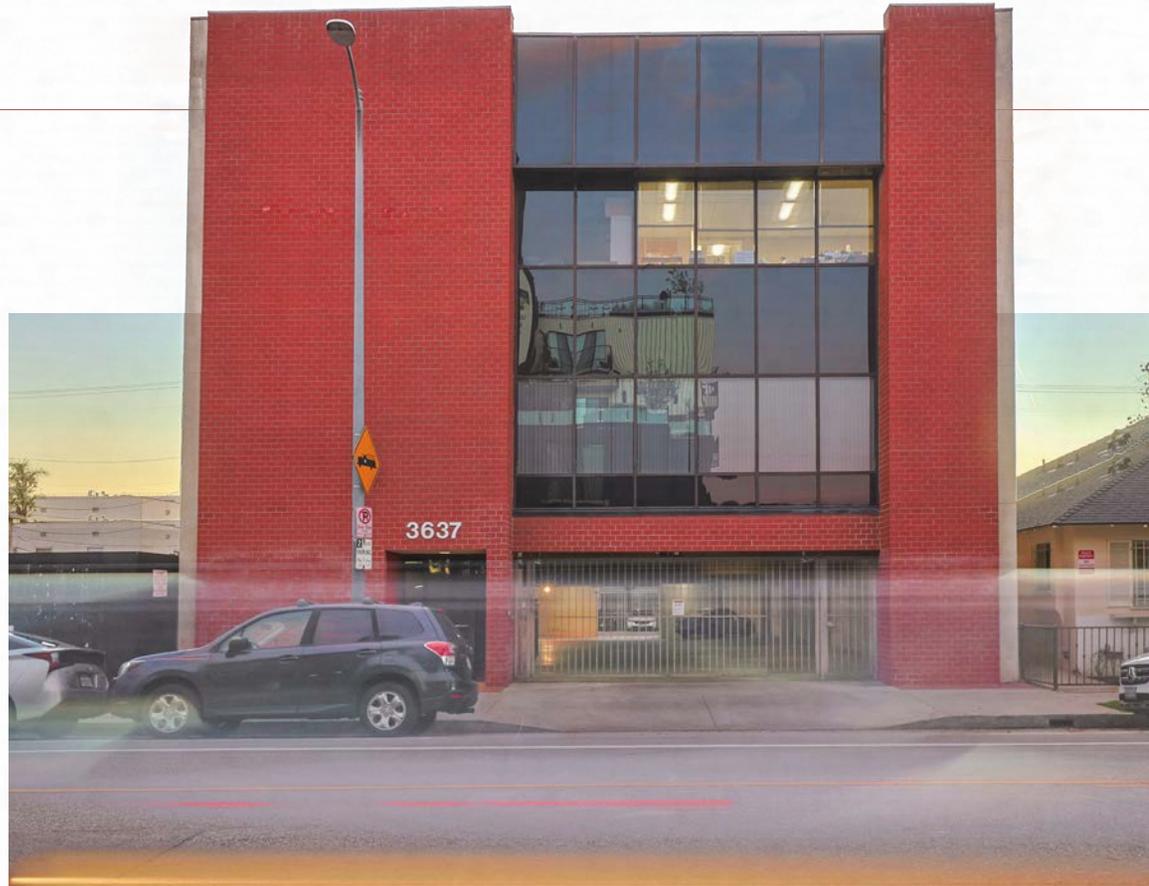
Address	3637 Motor Avenue, Los Angeles, CA 90034
Building SF	12,453 SF
Land Area	7,362 SF/.17 acres
Zoning	MU(EC)
Stories	3
Year Built	1984
APN	4314-008-045
Parking	21 stalls, 19 covered and gated + 2 alley

BUILDING SYSTEMS

HVAC	8 HVAC packaged units (3.0- or 4.0-tons)
Plumbing	Copper supply piping, cast iron waste lines
Electrical	800-amp, 120/240-volt power
Elevator	2,000 lb. hydraulic elevator (manufactured by Otis)
Utilities	Electricity, Water/Sewer

CONSTRUCTION DETAILS

Structure/Foundation	Wood framing with concrete masonry unit perimeter walls on a concrete spread footing system with reinforced-concrete slab-on-grade
Exterior Walls	Stucco with brick masonry accent façades
Windows	Single-pane fixed or operable units with aluminum framing
Roof	Built-up roofing with mineral-surfaced cap sheet over low-slope roof construction



PHYSICAL FEATURES & USE POTENTIAL

- Contemporary three-story design with private, gated parking
- Full Motor Ave frontage with excellent visibility
- Multi-tenant professional services office buildout, including one creative office spec suite; potential for conversion to full creative office, standard office, or post-production use
- Ideal for single- or multi-tenant configuration; elevator-served
- Prime residential conversion neighborhood and zoning

BUILDING EXTERIOR

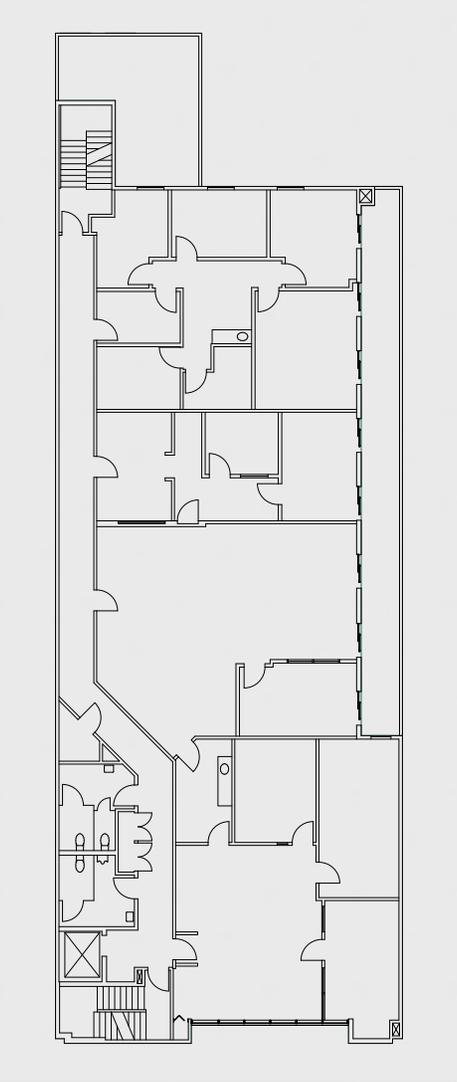


FLOOR PLANS

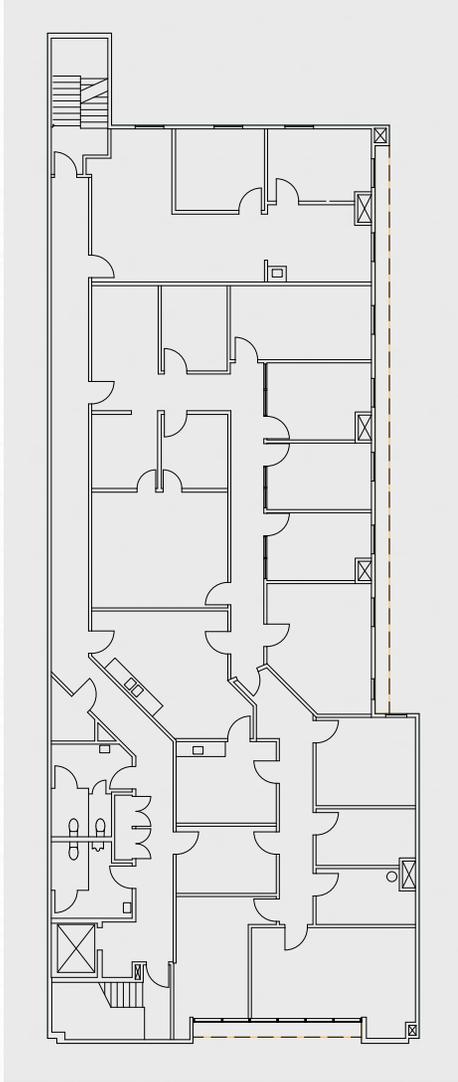
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL

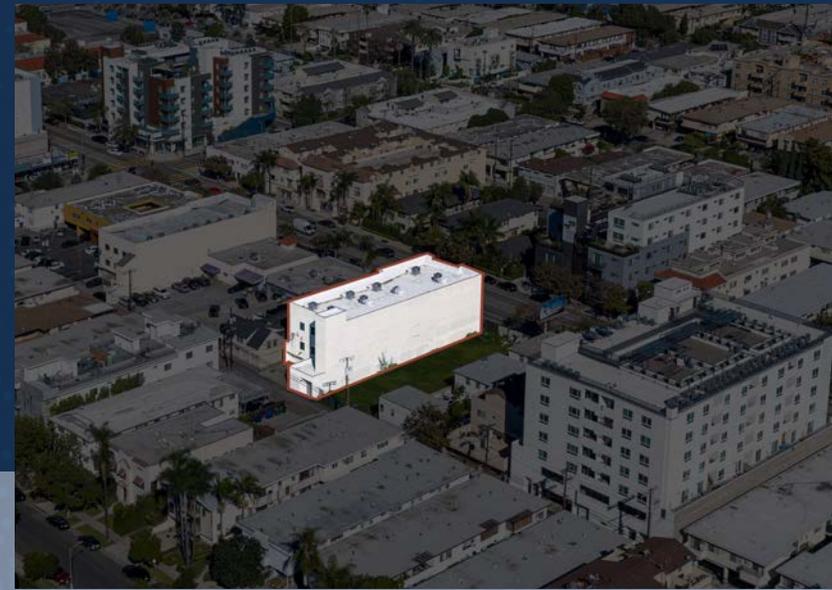
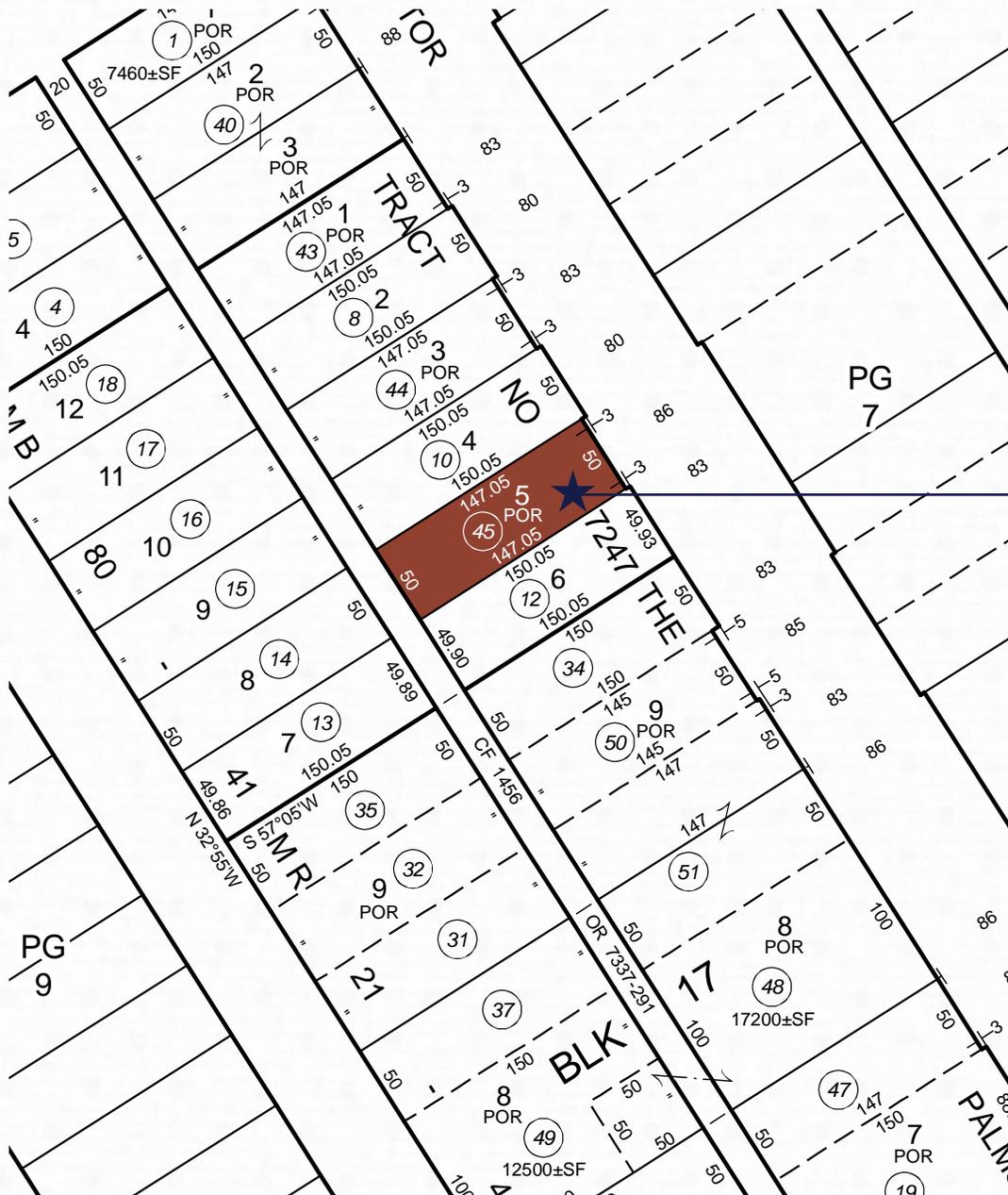


BUILDING INTERIOR

*Representative photos of select suites. Finishes and layouts vary by suite.



PARCEL MAP



3637.
Motor Avenue



3637
Motor Avenue

■ MARKET OVERVIEW & GROWTH DRIVERS



MARKET OVERVIEW

PALMS / MOTOR AVE CORRIDOR

- One of the most densely populated neighborhoods in LA
- Young, professional demographic with strong renter demand
- Walkable amenities along Motor Ave, Venice Blvd, and Overland Ave



CULVER CITY / WESTSIDE MARKET CONTEXT

- Culver City = Hub for Tech & Media (Amazon, Apple, Sony, HBO)
- Major projects: Ivy Station, Cumulus District, Platform, Helms Bakery District



DEVELOPMENT ACTIVITY

- Significant multifamily and mixed-use pipeline in Palms and Culver City
- TOC and ED1 opportunities driving demand for low-rise, parking-rich parcels

PALMS & CULVER CITY | HEART OF WEST LA

MIRACLE MILE

DOWNTOWN LOS ANGELES

PALMS STATION

METRO LINE

FORTUNE 100 TECH COMPANY

WARNER BROS. DISCOVERY

AMAZON STUDIOS

HAYDEN TRACT

CULVER CITY STATION

HBO

IVY STATION CULVER CITY

SONY PICTURES

3637 Motor Avenue

MAJOR AREA EMPLOYERS

Tenant	Industry	Location	SF
Amazon Studios	Entertainment	Culver City	600K+
Fortune 500 Company/Beats	Media/Tech	Culver City	450K+
Sony Pictures	Entertainment	Culver City	1M+
HBO/Warner Bros Discovery	Production	Culver City	120K+
TikTok	Media/Social	Culver City	100K+

PALMS & CULVER CITY | ON THE RISE

MARKET MOMENTUM SNAPSHOT

A transit-served corridor transforming through new housing, creative office, and entertainment anchors.



Surrounded by 1,500+ new residential units under construction or planned



Located within the Exposition Corridor Transit Neighborhood Plan (TOD zone), offering enhanced density potential and reduced parking requirements



Over 530,000 SF of active commercial development nearby



Among LA's most educated and densely populated neighborhoods



Anchored by major corporate tenants (Amazon, Apple, Sony, HBO, TikTok)



Culver City creative-tech expansion fueling spillover demand into Palms



Transit-connected and walkable — steps from the Metro E Line (Palms Station)



High renter concentration driving multifamily and mixed-use development



Median household incomes exceeding \$100K within 3 miles

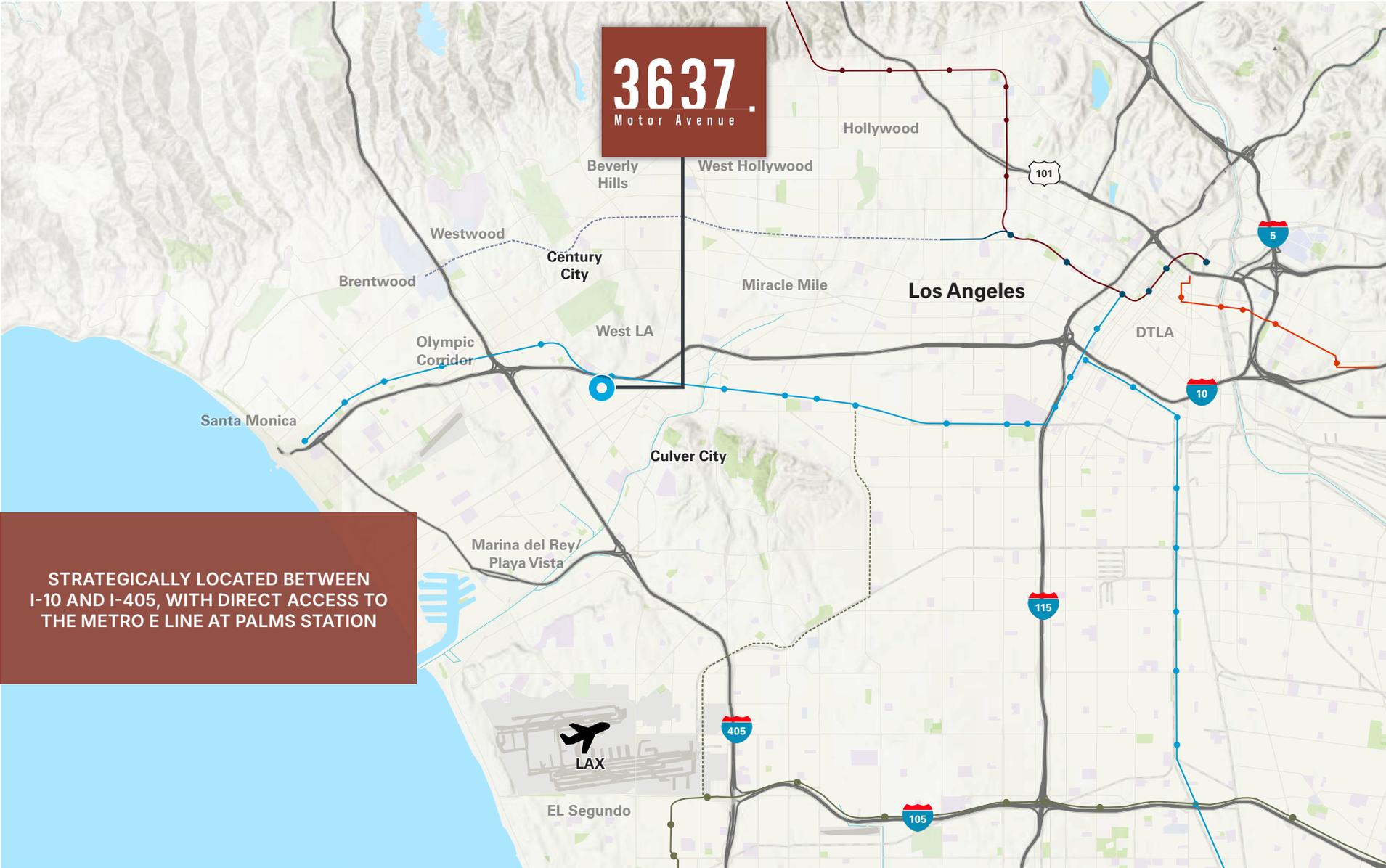


Low-rise office with parking and accessibility is increasingly rare and desirable

PALMS RESIDENTIAL BOOM



PRIME WESTSIDE ACCESS



STRATEGICALLY LOCATED BETWEEN I-10 AND I-405, WITH DIRECT ACCESS TO THE METRO E LINE AT PALMS STATION

3637

Motor Avenue

Newmark (the "Agent") has been engaged as the exclusive sales representative for the sale of 3637 Motor Avenue, Los Angeles, California 90034 (the "Property") by 'Ownership' (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners, and directors, as to its accuracy or completeness. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Seller nor the Agent shall have any liability whatsoever for any other written or oral communication or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property.

The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents will be held and treated in the strictest of confidence; and (b) the recipient shall not contact employees, contractors, sub-contractors or lien-holders of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the Seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Agent. The Seller will be responsible for any commission due to the Agent in connection with a sale of the Property. However, any broker engaged by Purchaser ("Buyer's Broker") shall seek its commission in accordance to the exclusive listing agreement. Under no circumstances will the Agent or the Seller be liable for same and recipient will indemnify and hold the Agent and the Seller harmless from any claims by any brokers having dealt with recipient other than the Agent. Any Buyer's Broker must provide a registration signed by the recipient acknowledging said Buyer's Broker's authority to act on the recipient's behalf.

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Suzanne Lee
Executive Managing Director
suzanne.lee@nrmk.com
t 310-407-6511
CA License 01413624

Zachary Caine
Associate Director
zachary.caine@nrmk.com
t 310-491-2089
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Alexandria (Allie) Dorman
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