

# 12421 VENICE

*Boulevard*



*Play Video*

PRIME OWNER-USER OFFICE OPPORTUNITY IN A RECENTLY RENOVATED SPACE

*Mar Vista, CA 90066*



**PALOMA**  
REALTY PARTNERS

# 12421 VENICE BOULEVARD

*Mar Vista, CA 90066*

## **OLIVER M. FRIES**

**805.259.9638**

**oliver@palomarealtypartners.com**

**DRE #01891656**

## **ADAM KANIZO**

**818.292.1346**

**ak@palomarealtypartners.com**

**DRE #02008361**

## **CHRIS CUNNINGHAM**

**818.481.7891**

**oliver@palomarealtypartners.com**

**DRE #01476244**

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Paloma Realty Partners. and it should not be made available to any other person or entity without the written consent of Paloma Realty Partners. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Paloma Realty Partners. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Paloma Realty Partners. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Paloma Realty Partners. has not verified, and will not verify, any of the information contained herein, nor has Paloma Realty Partners. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or complete-ness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



**PALOMA**  
REALTY PARTNERS



# Executive Summary

12421 VENICE BOULEVARD

# PROPERTY

## Summary

**\$3,000,000**

Price

**Office**  
Type

**4,012**  
Gross SF

LOT SF	2,859
PARKING SPACES	2
YEAR BUILT	1965
YEAR RENOVATED	2019
ZONING	C2



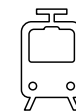
**12421 VENICE BOULEVARD**

*Mar Vista, CA 90066*



**91**

Walker's  
Paradise



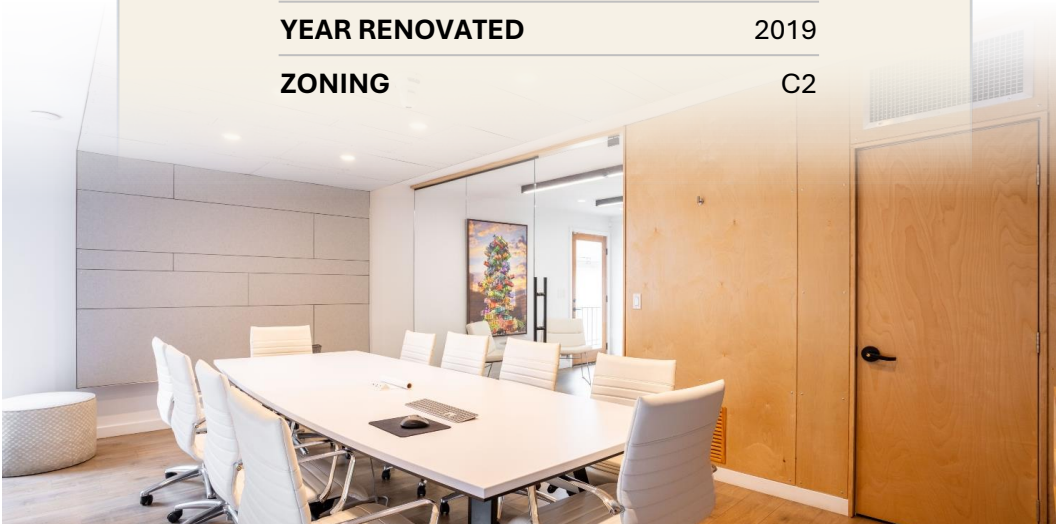
**49**

Some  
Transit



**88**

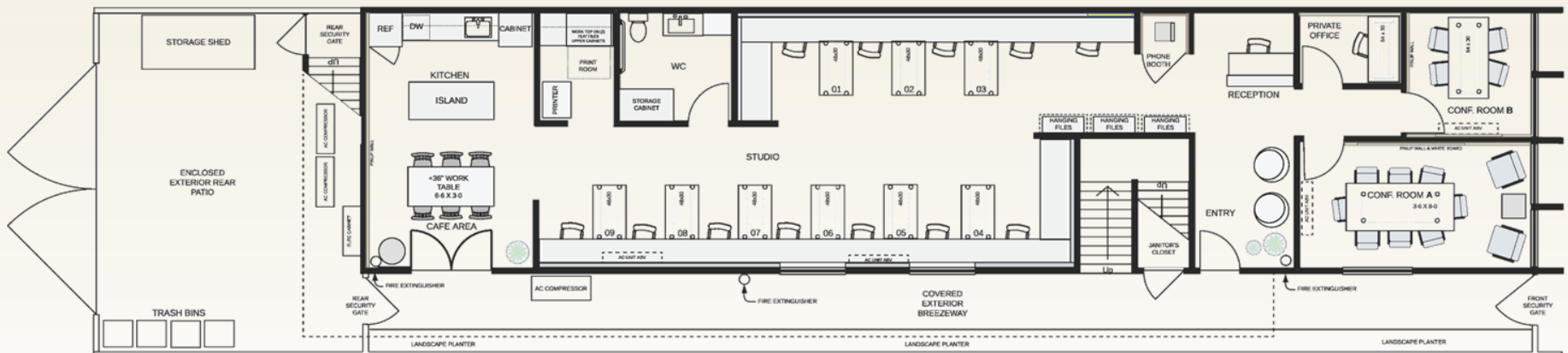
Very  
Bikeable



# SITE & FLOOR PLANS



12421 VENICE BLVD. - SECOND FLOOR & SITE PLAN



12421 VENICE BLVD. - FIRST FLOOR & SITE PLAN



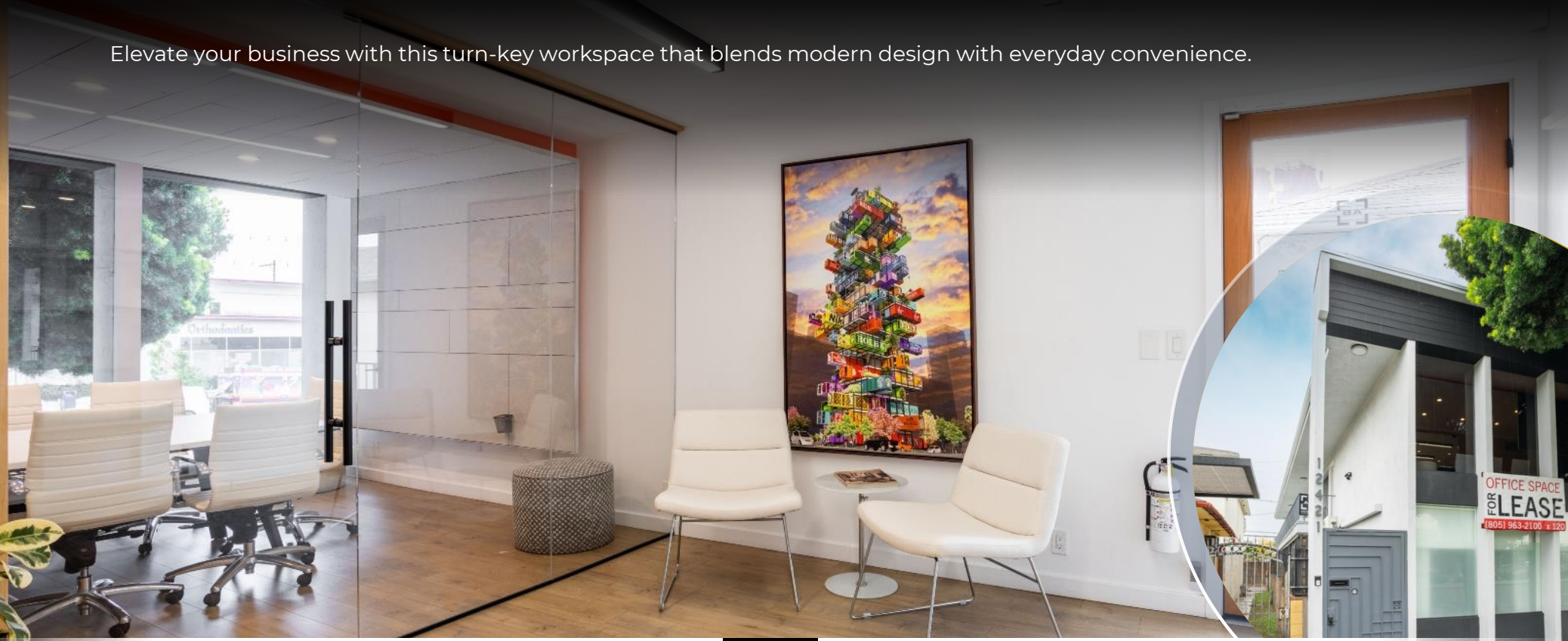


# Investment Overview

This beautifully renovated two story office building offers an exceptional owner-user opportunity with the ability to occupy both floors or enjoy the benefits of leasing out a floor for additional income. Designed with high-end finishes and fixtures throughout for both functionality and style, the space features three conference rooms, a modern kitchen and kitchenette, and nineteen working stations to accommodate a productive work environment.

An automated security system with motion sensors ensures peace of mind, while the convenient location provides easy access to the 405 Freeway. Enjoy a vibrant neighborhood with popular cafés and restaurants, including Blueys, Cafe Laurent, and Alanas Coffee Roasters, all within walking distance.

Elevate your business with this turn-key workspace that blends modern design with everyday convenience.





# 12421 VENICE *Boulevard*







# Financial Analysis

12421 VENICE BOULEVARD

# OWN VS RENT *Analysis*

	ACQUISITION SCENARIO (ALL CASH)			ACQUISITION SCENARIO (90% LTV LOAN)			RENTAL SCENARIO Rental Scenario		
	(\$)	(\$/SF)	(%)	(\$)	(\$/SF)	(%)	(\$)	(\$/SF)	(%)
<b>Occupancy Expenses</b>									
Annual Mortgage Principal & Interest	\$0	\$0.00		\$208,754	\$52.03		\$0	\$0.00	
Annual Rent	\$0	\$0.00		\$0	\$0.00		\$209,426	\$52.20	
Total Occupancy Expenses	\$0	\$0.00		\$208,754	\$52.03		\$209,426	\$52.20	
<b>Operating Expenses</b>									
Property Taxes	\$42,624	\$10.62		\$42,624	\$10.62		\$0	\$0.00	
Insurance	\$7,500	\$1.87		\$7,500	\$1.87		\$0	\$0.00	
Utilities	\$4,012	\$1.00		\$4,012	\$1.00		\$4,012	\$1.00	
Trash	\$0	\$0.00		\$0	\$0.00		\$0	\$0.00	
Repairs & Maintenance	\$4,012	\$1.00		\$4,012	\$1.00		\$0	\$0.00	
Payroll	\$0	\$0.00		\$0	\$0.00		\$0	\$0.00	
General & Administrative	\$0	\$0.00		\$0	\$0.00		\$0	\$0.00	
Management Fee	\$0	\$0.00		\$0	\$0.00		\$0	\$0.00	
Total Operating Expenses	\$58,148	\$14.49		\$58,148	\$14.49		\$4,012	\$1.00	
<b>Total Expenses</b>	<b>\$58,148</b>	<b>\$14.49</b>		<b>\$266,902</b>	<b>\$66.53</b>		<b>\$213,438</b>	<b>\$53.20</b>	

# PROPOSED SBA

## 504 LOAN STRUCTURE

BUILDING ACQUISITION	\$3,000,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$32,000
<b>TOTAL PROJECT COST</b>	<b>\$3,032,000</b>

	SOURCE OF FUNDS	AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
Bank	50%	\$1,500,000	5.85%	10 Years 30 Yr. Amort.	1st Deed	\$8,849	\$106,189
SBA 504 LOAN	40%	\$1,232,000	6.28% Feb '25	25 Years Full Amort.	2nd Deed	\$8,152	\$97,827
BORROWER	10%	\$300,000					
<b>TOTAL</b>	<b>100%</b>	<b>\$3,032,000</b>				<b>\$17,001</b>	<b>\$204,017</b>

**RATES:** Bank: Rate is estimated - will vary depending on lender.  
SBA 504: Rate is FIXED at the time of the debenture sale.

**FEES:** Bank: Vary depending on lender policy.  
SBA/CDC: 2.15%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.  
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

**COLLATERAL:** 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Jacky Dilfer**

213-999-1481 / [Jacky@bfcfunding.com](mailto:Jacky@bfcfunding.com)



**Business Finance Capital**

A tropical scene featuring several palm trees of varying heights against a sky transitioning from a deep blue at the top to a warm orange and pink at the bottom, suggesting a sunset or sunrise. The palm trees are silhouetted against the bright sky, with some showing more detail in the foreground. The overall mood is serene and tropical.

# Location Overview

12421 VENICE BOULEVARD

# MAR VISTA

Mar Vista is has evolved into one of L.A.'s most desirable Westside neighborhoods, with skyrocketing property values to prove it. Projections show the community's average annual household income will grow at 5.2% to \$139,936 in 2027. Venice Boulevard runs through Mar Vista and is lined with trendy shops, restaurants, and numerous thriving businesses. This area is approximately 14 miles from the center of Downtown Los Angeles, Mar Vista sits near the Pacific Ocean neighboring Venice, Santa Monica and Marina Del Rey.



**\$139,936**  
AVG HH INCOME

## By 2027

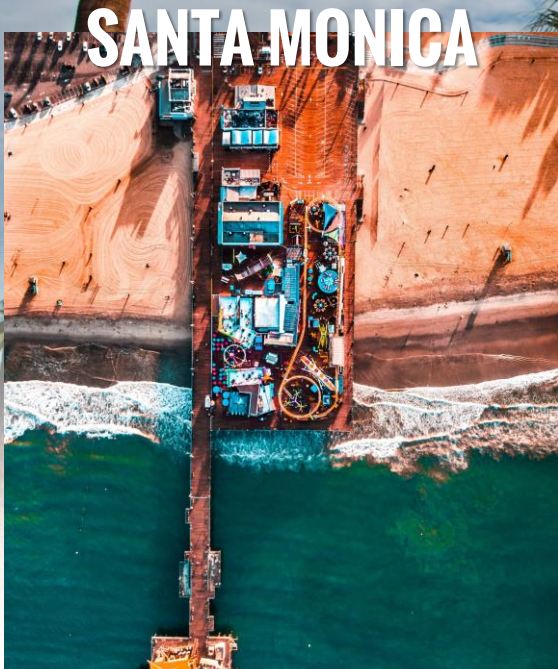
The Tech / Media influx has had major impacts on the type, price and availability of housing in Mar Vista, Venice, Playa Vista, Playa Del Rey, Culver City, Santa Monica, and Marina del Rey. Housing is in short supply and the demand far outpaces what's available. There are more than 2K businesses in the immediate area and nearly 30K employees. Mar Vista has continued to attract millennials from all over the world as a destination to call home. Being central to the corporate tech titans and providing the work/play lifestyle that's in high demand, the area will continue to attract some of the best, brightest and strongest tenants available.

# AMENITIES



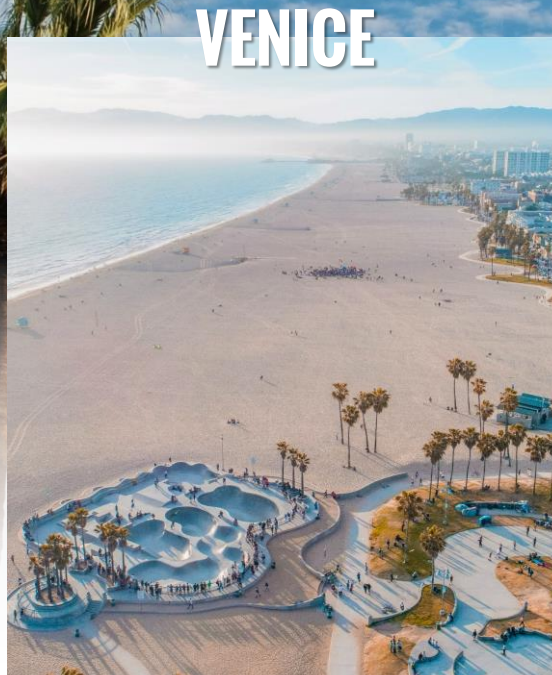
# NEIGHBORING COMMUNITIES

Santa Monica is a beachside city of 8.3 square miles on the westside of Los Angeles County. Offering an environment of unparalleled natural beauty, the city is home to a mix of residential communities, commercial districts, and recreational venues. Recently named by National Geographic as one of the Top "10 Beach Cities in the World" and by TIME as one of the "Best Places to Live", Santa Monica features three miles of Pacific beaches and the Santa Monica Pier.



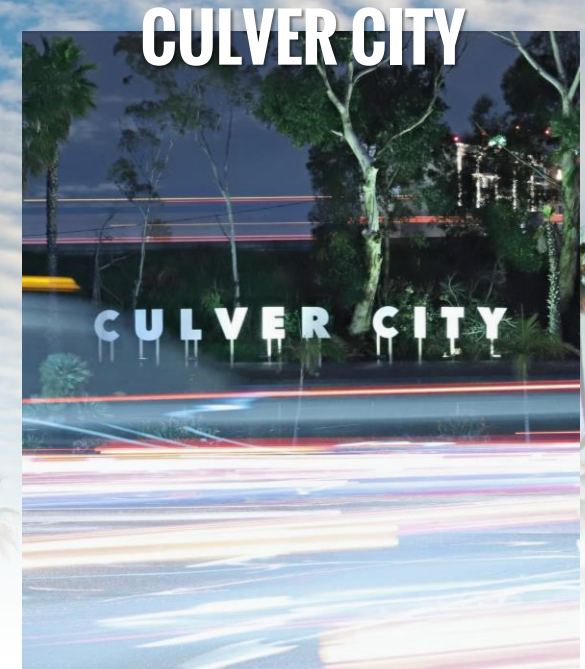
12421 VENICE BOULEVARD

Venice (often referred to as Venice Beach) is a beachfront district on the Westside of Los Angeles, California, known for its canals, funky artist colonies, contemporary restaurants, the eclectic shops and galleries on Abbot Kinney Boulevard, boutique hotels, and of course, its beaches and the circus-like Ocean Front Walk—a two-and-a-half mile pedestrian-only promenade that features performers, fortune-tellers, artists, and vendors.



15

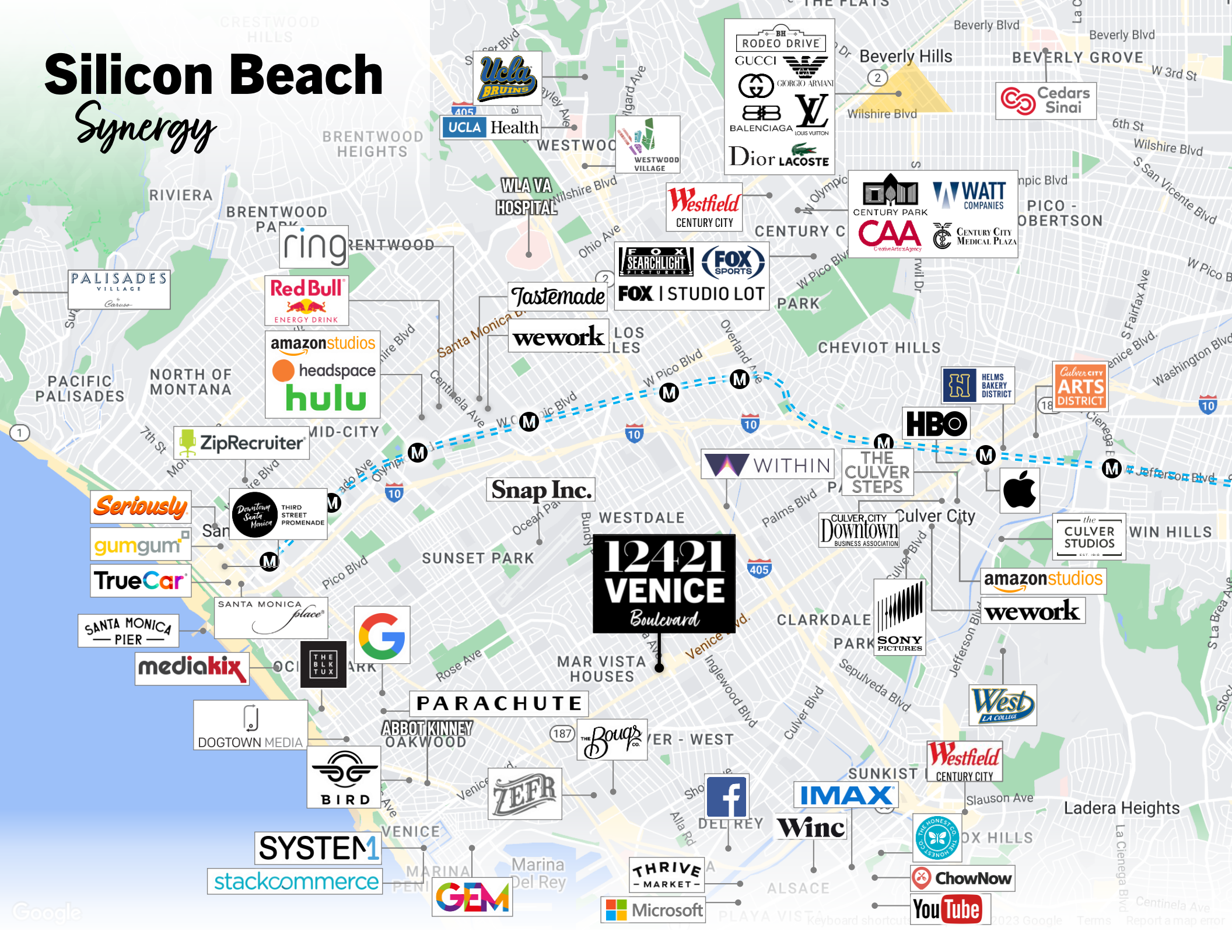
Culver City is a hotbed for entertainment, film industry, and lifestyle brand giants such as Sony Pictures, Amazon Studios, HBO, Apple, Nike, and Beats to name a few. It is predicted that close to 10,000 new employees will descend upon the area in coming years. Since announcing it was moving its headquarters to Culver City in 2017, Amazon Studios has expanded its footprint locally, with roughly 630,000 square feet in the city.



PRIME OWNER-USER OFFICE

# Silicon Beach

Synergy



**12421 VENICE**  
Boulevard



# PRIME

## Los Angeles Location

West Los Angeles is a neighborhood in Los Angeles, California with a population of 13,900. West Los Angeles is in Los Angeles County and is one of the best places to live in California. Living in West Los Angeles offers residents an urban feel and most residents rent their homes. In West Los Angeles there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in West Los Angeles and residents tend to be liberal. The public schools in West Los Angeles are above average.

Metro Rail operates passenger rail service for Los Angeles County, with the light-rail Expo Line connecting the Westside to central LA. There are eight stops within Santa Monica, West LA, and Culver City, and the Expo Line is the easiest way to reach Downtown LA from the Westside without taking a private vehicle.

### LOCATION HIGHLIGHTS

- ❖ Diverse, residential area of both multi- and single-family residences that are home to a large number of renters
- ❖ Residents have convenient access to local employers, cultural attractions, and entertainment destinations
- ❖ Palms Station of the LA Expo Line provides efficient transportation to Downtown Los Angeles (to the East) and Santa Monica (to the West).
- ❖ The Westside is a major force in the Southern California economy, with an area of over 52 million square feet of rentable office space

### MAJOR EMPLOYERS



HBO



amazonstudios



npr



Adjacent Culver City

12421 VENICE BOULEVARD



Westfield Mall



Platform Mall

PRIME OWNER-USER OFFICE

# 12421 VENICE BOULEVARD

*Mar Vista, CA 90066*

## **OLIVER M. FRIES**

805.259.9638

[oliver@palomarealtypartners.com](mailto:oliver@palomarealtypartners.com)

DRE #01891656

## **ADAM KANIZO**

818.292.1346

[ak@palomarealtypartners.com](mailto:ak@palomarealtypartners.com)

DRE #02008361

## **CHRIS CUNNINGHAM**

818.481.7891

[oliver@palomarealtypartners.com](mailto:oliver@palomarealtypartners.com)

DRE #01476244



**PALOMA**  
REALTY PARTNERS