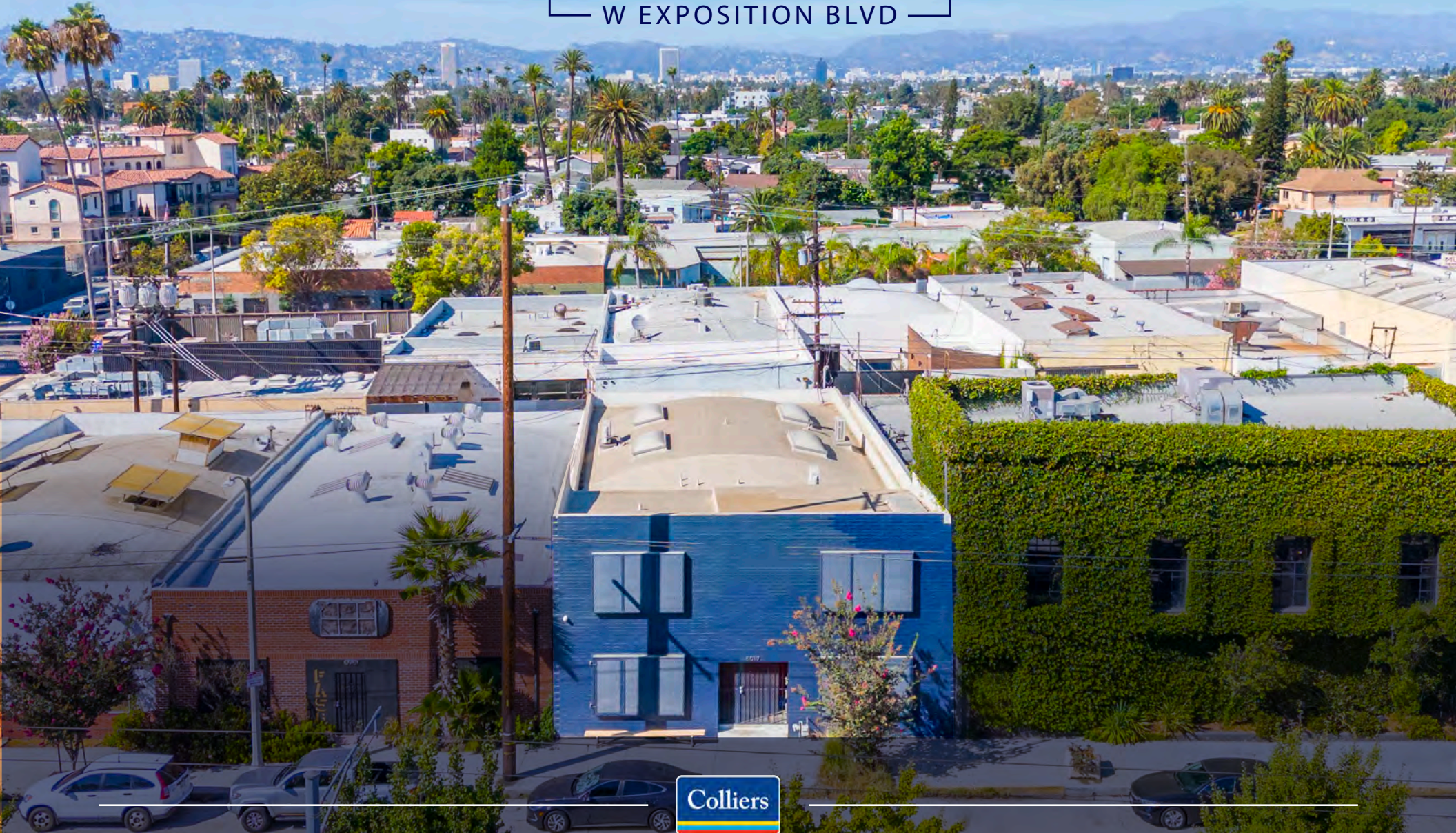


# 5017

— W EXPOSITION BLVD —





**5017**  
Exposition Blvd

# Table of Contents



3

Property  
Overview

5

Floor Plan &  
Photos

7

Local  
Amenities

8

Market  
Overview

# Property Overview



## Property Address

5017 Exposition Blvd  
Los Angeles, CA 90016



## Asking Price

\$3,200,000



## Gross Building Area

4,400 SF\*



## Number of Units

3



## Property Name

Xpo Studios



## Price Per SF

\$727



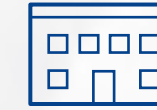
## Gross Land Area

4,036 SF



## APN

5046-012-011



## Building Type

Bow Truss- Stand Alone  
Building



## Number of Floors

2



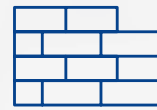
## Use

Flexible - Permitted for 2  
Artist in Residence Live Work  
Units and 1 Flex Office Use.



## Current Occupancy

100%



## Year Built

Originally Constructed  
in 1948, Fully Remodeled  
in 2006



## Parking | Garage Space

2 Tandem Spaces Behind  
The Building, 1 Garage  
Space, Free All Day Street  
Parking



## Zoning

LAM1



## Delivery

+/- February 2025

\*Based on building measurements. Buyer to confirm

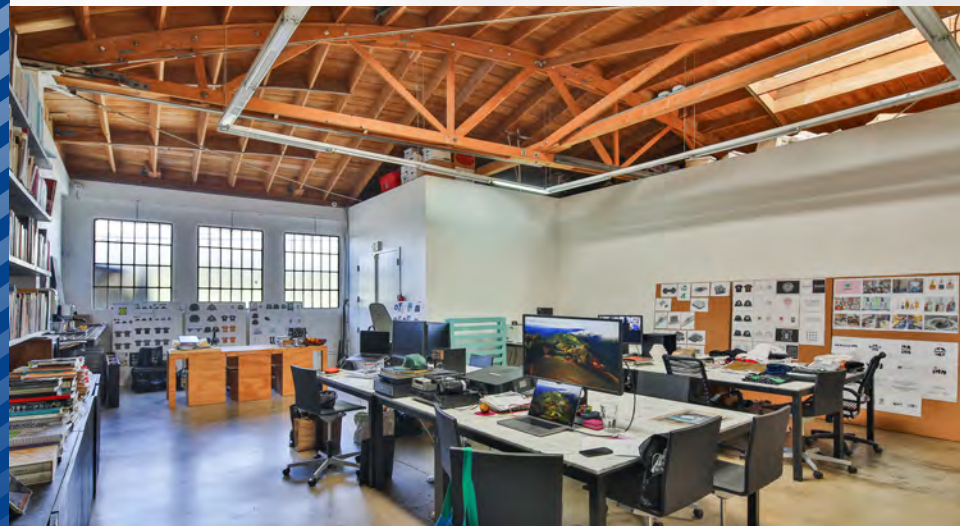
## Facts & Features

- Flex Office Building with 2 Permitted Artist in Residence- Live Work Units
- Building can operate as multi-tenant or single user with minor modifications.
- Washer/Dryer and Utility Sink in Rear Common Area
- Refrigerator and Stove Included in Kitchens
- Tankless High Recovery Water Heaters
- Stainless Steel Kitchen Type Counter and Sink
- Beautiful Bow Truss with Sandblasted Wood Trusses Natural Finish
- 3 Bathrooms with Tile Showers, Wall Hung Sink and Flush Valve Toilets
- Chicago Faucets (Industrial Type) Kitchen and Bath
- Fluorescent Lighting with New T5 Natural Light Bulbs
- 3 Separate Sub-meters with 100 Amp Service per unit



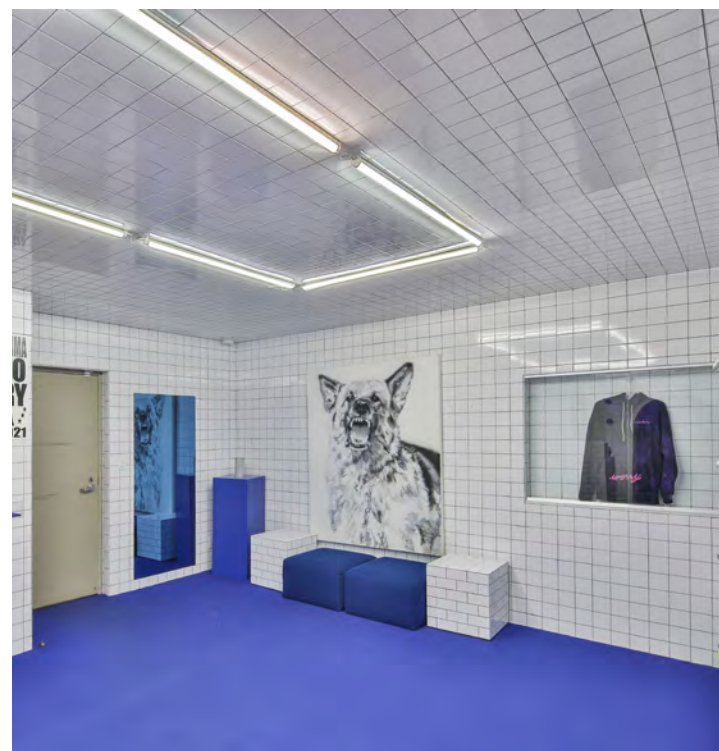
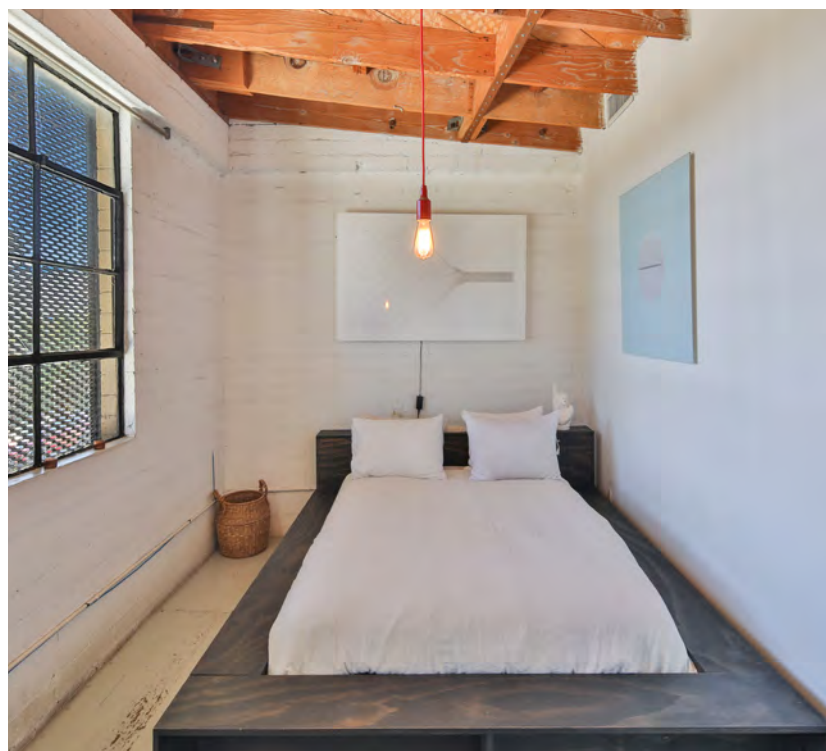
- New Roof in 2022
- New HVAC Units in 2022
- New Operable Skylights, Double Domed, with Screens
- AC/Heat (controlled by each unit)
- Gated Alley
- New Rear Property Fence and Gate (10 ft High)
- 10 ft High x 12 ft Wide Heavy Duty Electric Rollup Door
- Steel Doors throughout with Mortise Locksets
- 8 ft Tall Doors from Units into Loading Area
- New Plywood Floors (Painted White) Upstairs
- Interior Concrete and Smooth Finished Drywall Painted White
- Plywood (under drywall) on Major Art Walls
- Sound Insulation Throughout
- R30 Rigid Insulation on Roof (for sound and energy reduction)
- Operable Steel Industrial Sash Windows

# 5017 Exposition Blvd



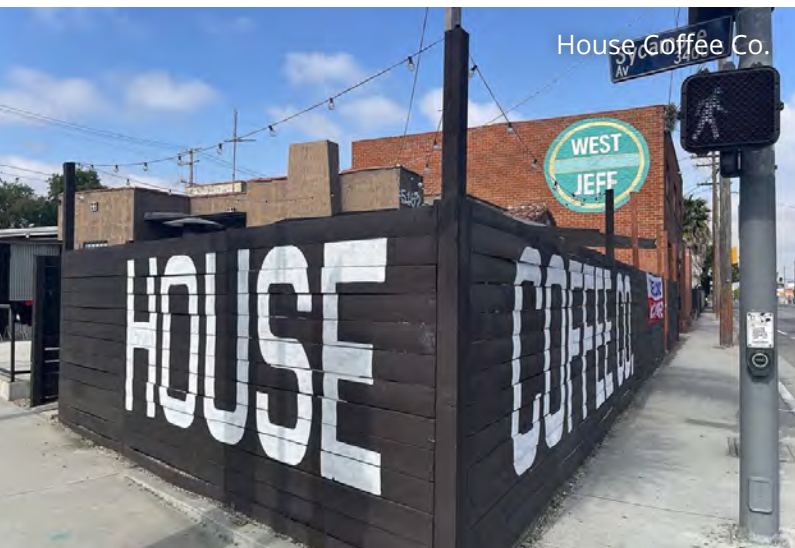
## Floor Plan







Highly Likely



House Coffee Co.



Whole Foods Market

# Amenities

## Restaurants

1. American Deli
2. Burger King
3. Cajun Fried Chicken
4. Carl's Jr.
5. Cento
6. Chipotle
7. Chulita
8. Collins Fish Market
9. Del Taco
10. Delicious Pizza
11. Denny's
12. El Pollo Loco
13. Fatburger, Buffalo's Express
14. Highly Likely
15. Jack in the Box
16. KFC
17. Louisiana Fried Chicken
18. McDonald's
19. Mizlala
20. Panda Express
21. Popeyes
22. Subway
23. Taco Bell
24. Tartine
25. Wienerschnitzel
26. Wingstop
27. Yoshinoya

## Coffee

1. House Coffee Co
2. Krispy Kreme
3. Red Rooster Bakery Cafe
4. Starbucks
5. Veas Cafe

## Metro Rail Stations

1. Expo/Crenshaw
2. Expo/La Brea
3. Farmdale
4. La Cienega/Jefferson
5. Martin Luther King Jr

## Shopping

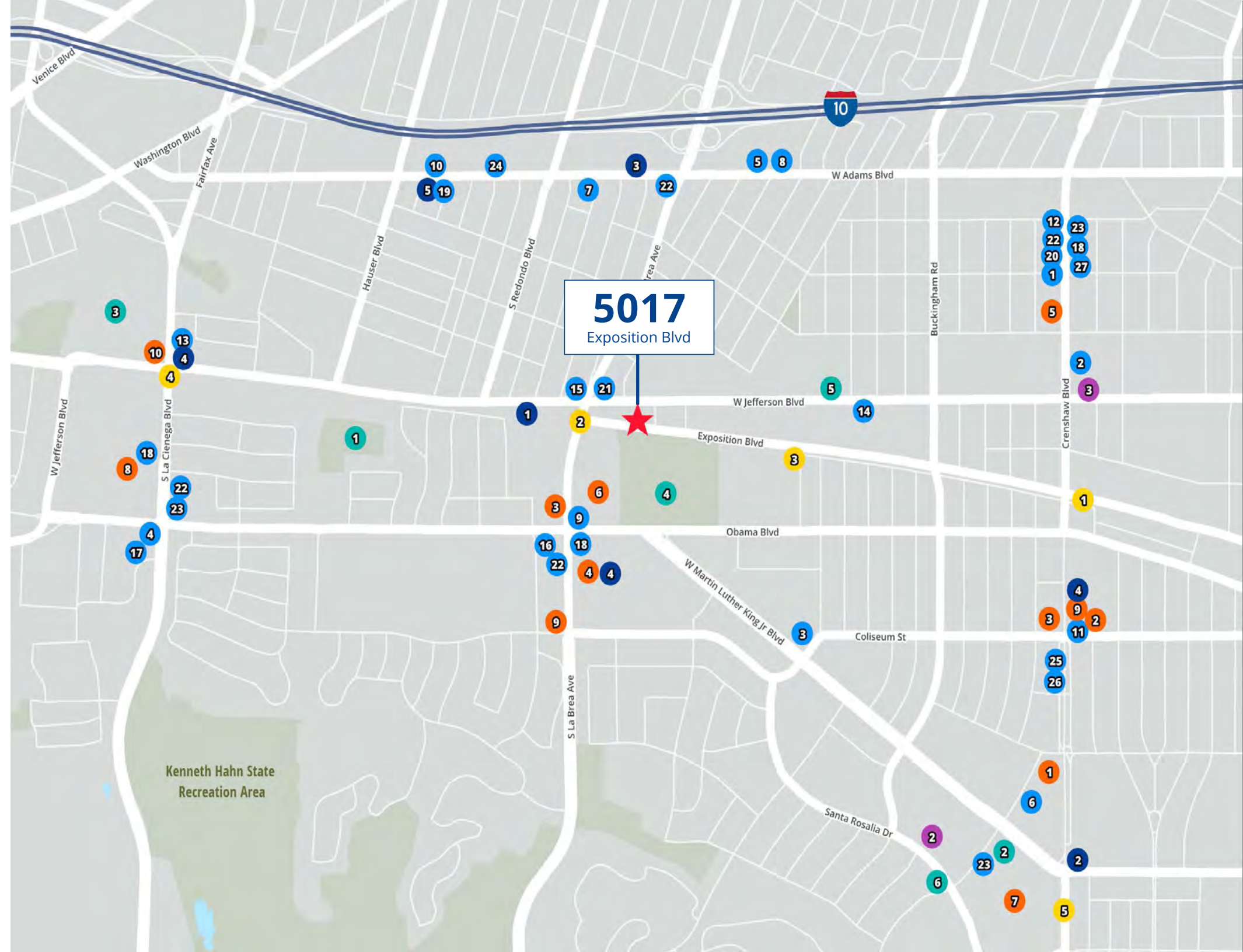
1. Albertsons
2. Big 5 Sporting Goods
3. CVS
4. Ralphs
5. Smart & Final
6. Superior Grocers
7. T.J. Maxx
8. Target
9. Walgreens
10. Whole Foods Market

## Fitness/Recreation

1. Baldwin Hills Rec Center
2. Cinemark
3. GymTonic
4. Rancho Cienega Rec Center
5. West Adams Pilates
6. YMCA

## Medical

1. Baldwin Hills Urgent Care
2. Kaiser Permanente
3. Watts Healthcare - Jefferson Crenshaw Health Center



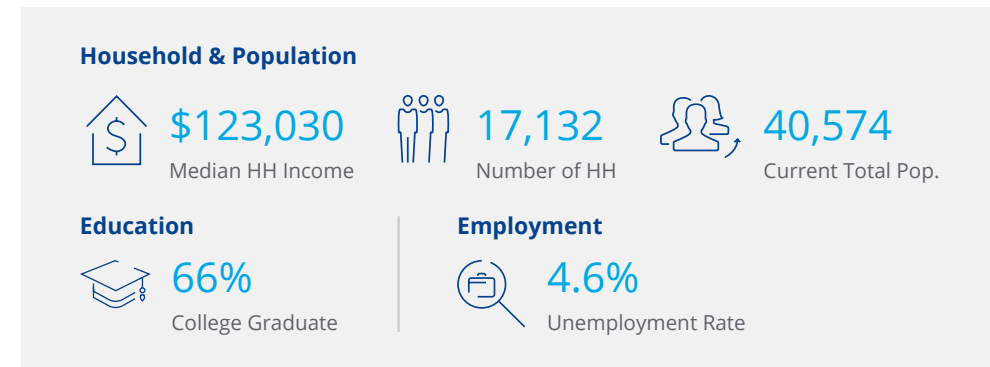
# Culver City Office/ Market Overview

5017 Exposition, though in Los Angeles, is considered part of The Culver City Submarket due to its location. Culver City, just west of downtown LA, is a hub for film and TV with major studios like Sony Pictures and historic sites like Culver Studios. It's also home to Apple's Southern California HQ, HBO, and Amazon Studios.

The city boasts a lively downtown area filled with a diverse array of restaurants, cafes, and shops. The revitalized downtown area also includes the Culver Hotel, a historic landmark that has been featured in numerous films.

Culver City is also known for its strong community vibe, excellent schools, and diverse neighborhoods. It's well-connected by public transit, including the Metro Expo Line, making it a convenient location for those commuting to other parts of Los Angeles.

In addition to its entertainment and business sectors, Culver City is known for its cultural and recreational offerings. The city has numerous parks, including the popular Culver City Park and the Baldwin Hills Scenic Overlook, which provides stunning views of the Los Angeles Basin





# Dense Immediate Submarket with Strong Underlying Demographics

- Over 45,000 people within one mile of the subject properties and over 335,000 people located within three miles.
- Strong average household income of \$101,218 within one mile and \$144,396 within three miles.
- Over 17,000 households within one mile and over 81,000 households within three miles.
- Vibrant residential market, with a median single-family home value of \$891,809 in the immediate area.

Population Summary	1 mile radius	2 mile radius	3 mile radius
2024 Estimated Population	45,931	137,768	335,366
2029 Projected Population	46,208	136,767	334,070
2010 Census Population	-	-	-
2000 Census Population	46,567	137,747	332,052
2023-2028 Annual Pop Change (CAGR)	0.12%	-0.15%	-0.08%
2010-2020 Annual Pop Change (CAGR)	-0.19%	-0.08%	0.09%
2020-2023 Annual Pop Change (CAGR)	-0.73%	0.02%	-0.26%
2022 Total Daytime Population	32,397	117,595	312,359
Workers	8,127	47,710	147,118
Residents	24,270	69,885	165,241

2024 Households by Income	1 mile radius	2 mile radius	3 mile radius
Total Households	17,529	36,699	81,214
<\$15,000	15.6%	11.2%	10.4%
\$15,000 - \$24,999	9.7%	7.6%	6.4%
\$25,000 - \$34,999	8.9%	7.2%	6.7%
\$35,000 - \$49,999	13.1%	11.1%	9.0%
\$50,000 - \$74,999	13.8%	14.4%	13.2%
\$75,000 - \$99,999	10.0%	11.0%	11.3%
\$100,000 - \$149,999	14.1%	15.4%	16.8%
\$150,000 - \$199,999	7.6%	10.1%	10.7%
\$200,000+	7.2%	12.0%	15.6%
Average Household Income	\$101,218	\$127,301	\$144,396
Median Household Income	\$66,175	\$86,470	\$100,665

# Area Office Market Overview

The Culver City sub market has become a major hub for a diverse tenant base of professional and streaming services, fashion and creative industries, including companies such as Sony, Warner Bro's and Apple. Home to roughly 11.1 million sq. ft. of office space, the neighborhood's average asking rent for office and studio space is \$4.35 PSF per month.

## Top Area Employers by SF



# Transportation

Local transit links riders with many connections to the greater Los Angeles area via the Metro Rail. Expo/ La Brea station offers near-continuous service seven days a week from downtown Los Angeles to Santa Monica, within a 10-minute walk.



**Walk Score**  
**80/100**  
Very Walkable



**Transit Score**  
**60/100**  
Good Transit



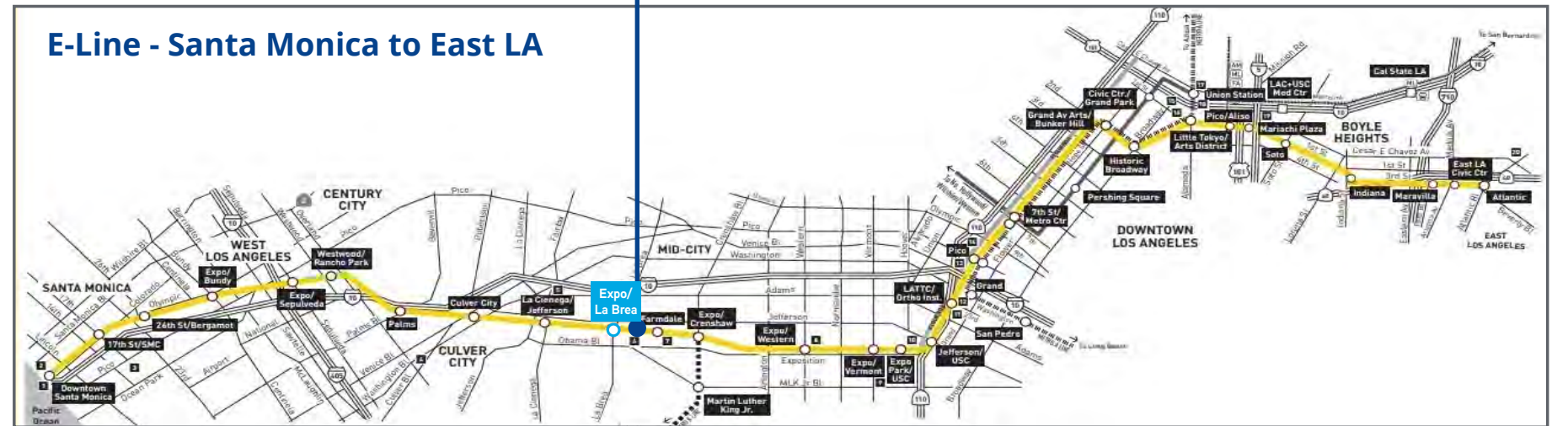
**Bike Score**  
**94/100**  
Very Bikeable



# LA Metro Rail & Busway



**5017**  
Exposition Blvd



  
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