

MAURICE MORALES • mmorales@coldwellbanker.com • (310) 586-0324 • CalBRE #01060477 GEORGE GROSS • geogross@coldwellbanker.com • (310) 586-0344 • CalBRE #01342211



ROBERTSON OFFICE

2370 South Robertson Blvd

PROPERTY OVERVIEW

We are pleased to offer this incredible opportunity to purchase a street-front corner office building on Robertson Boulevard in La Cienega Heights. The investment opportunity is fully leased on a favorable NNN lease with over two years until the end of initial term. The property is two blocks south of Hillsboro Avenue and less than a mile away from the Interstate 10 Freeway.

OFFERING SUMMARY

ADDRESS 2370 SOUTH ROBERTSON

LOS ANGELES, CA 90034

APN 4302-016-036

BUILDING SIZE APPROX. 2,872 SF (PER PUBLIC RECORD)

LOT SIZE APPROX. 4,139 SF (PER PUBLIC RECORD)

PARKING APPROXIMATELY 5 SPACES

YEAR BUILT 1940

ZONING LA C4

NOI BASE RENT \$120,000/YR + BILLBOARD \$6,312/YR) \$126,312

ASKING PRICE SUBMIT BEST OFFER

PLEASE DO NOT DISTURB TENANTS OR EMPLOYEES. SHOWN BY APPOINTMENT ONLY





INVESTMENT HIGHLIGHTS

- Fully Occupied on favorable Lease (\$10,300 Base Rent + NNN /mo. expiring 10/31/23)
- Nine visitation rooms, lounge, two group rooms & two bathrooms
- Newly renovated amenities and fixtures
- High ceiling heights
- Polished concrete floors
- Walk Score® of 85
- Billboard Income (\$526 /mo.)

Quick access to the Interstate 10 Freeway

PLEASE DO NOT DISTURB TENANTS OR EMPLOYEES.
SHOWN BY APPOINTMENT ONLY



COLDWELL BANKER COMMERCIAI

ROBERTSON OFFICE

2370 South Robertson Blvd

CONSUMER SPENDING

2020 Annual Spending	2 Mile	5 Mile	10 Mile
Total Apparel	\$112,230,422	\$657,454,802	\$1,849,318,033
Total Entertainment & Hobbies	\$320,197,382	\$1,869,738,223	\$4,845,749,826
Total Food and Alcohol	\$617,929,564	\$3,610,004,506	\$9,807,004,260
Total Household (Maint., Ops, Furn., etc)	\$375,183,125	\$2,204,800,925	\$5,565,809,780
Total Transportation/Maintenance	\$525,111,077	\$3,086,734,703	\$8,244,011,279
Total Health Care	\$101,846,270	\$590,000,591	\$1,563,265,741
Total Education/Day Care	\$182,104,161	\$1,047,588,160	\$2,609,371,288
Total Specified Consumer Spending	\$2,234,602,001	\$13,066,321,910	\$34,484,530,207



PLEASE DO NOT DISTURB TENANTS OR EMPLOYEES. SHOWN BY APPOINTMENT ONLY

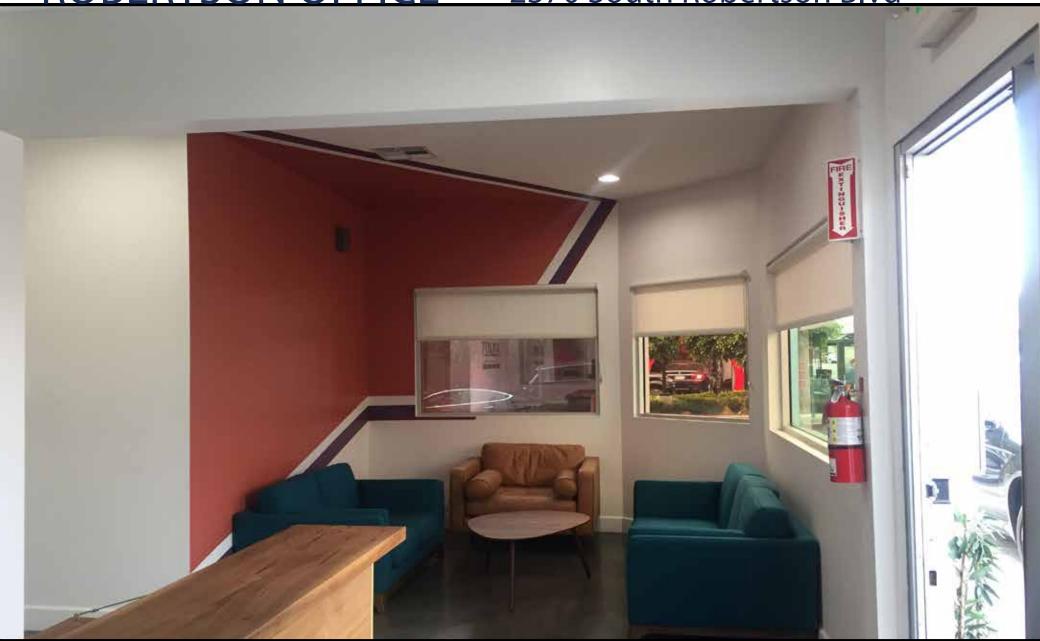
MAURICE MORALES • mmorales@coldwellbanker.com • (310) 586-0324 • CalBRE #01060477

GEORGE GROSS • geogross@coldwellbanker.com • (310) 586-0344 • CalBRE #01342211

















MAURICE MORALES • mmorales@coldwellbanker.com • (310) 586-0324 • CalBRE #01060477
GEORGE GROSS • geogross@coldwellbanker.com • (310) 586-0344 • CalBRE #01342211
DEDEK FORTNEY - devel for the college with a like a large way (210) 871-1225 • CalBRE #02224500

DEREK FORTNEY • derek.fortney@coldwellbanker.com • (310) 871-1235 • CalBRE #02024500

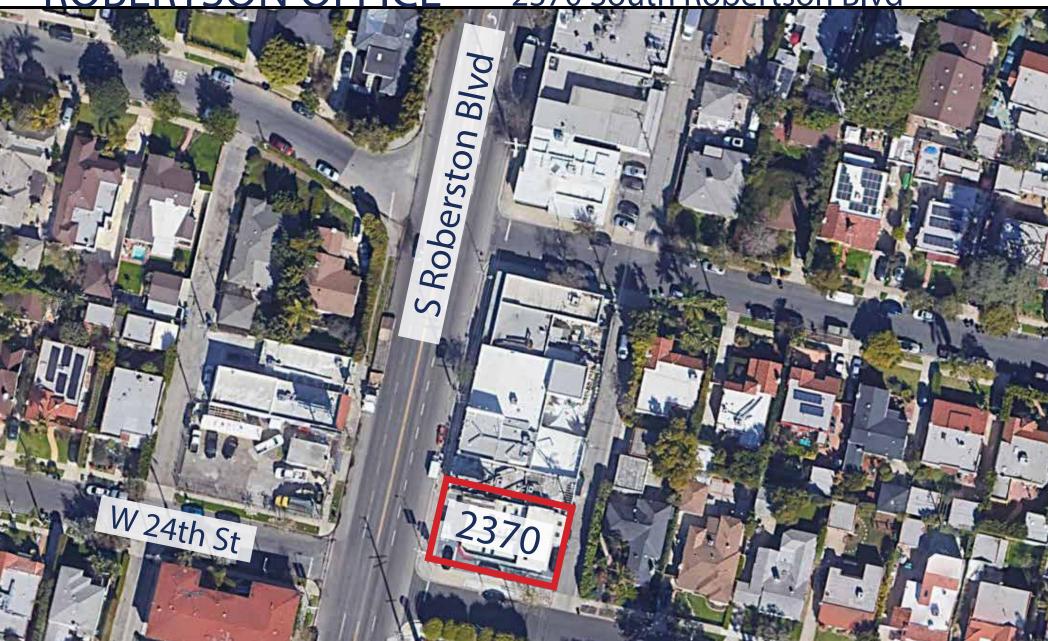
©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker* System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker Real Estate LLC.

System fully supports the principles of the Equal Opportunity Act.









MAURICE MORALES • mmorales@coldwellbanker.com • (310) 586-0324 • CalBRE #01060477

GEORGE GROSS • geogross@coldwellbanker.com • (310) 586-0344 • CalBRE #01342211



2370 South Robertson Blvd Westfield Century City MIRACLE MILE W Olympic Blvd MID-WILSHIRE CARTHAY PICO -W Pico Blvd ROBERTSON SOUARE CENTURY CITY (2) DOC BEVERLYWOOD FAIRCREST CRESTVIEW HEIGHTS RANCHO PARK PICFAIR VILLAGE MONTE 2370 S Robertson Blvd. MAR VISTA Los Angeles, CA 90034 CHEVIOT HILLS W Washington I REYNIER Santa Monica Fwy VILLAGE (187 Christo ART DISTRICT WEST ADAMS W Adams Blvd TO CASTLE HEIGHTS MCMANUS CULVER JUNCTION National Blvd W Jefferson Blvd WESTDALE W Jefferson Blvd PALMS LUCERNE -HIGUERA DOWNTOWN Obama Blvd Obama Blvd Culver-City BALDWIN HILLS Baldwin Col/seum St CREN Hills Scenic WASHINGTON AR VI Location Overlook CULVER BALDWIN BLAIR HILLS VILLAGE Kenneth

