

ROBERTSON OFFICE

2370 South Robertson Blvd



Offering Memorandum

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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 <small>BASE RENT \$120,000/YR + BILLBOARD \$6,312/YR)</small>	\$126,312
ASKING PRICE	SUBMIT BEST OFFER

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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

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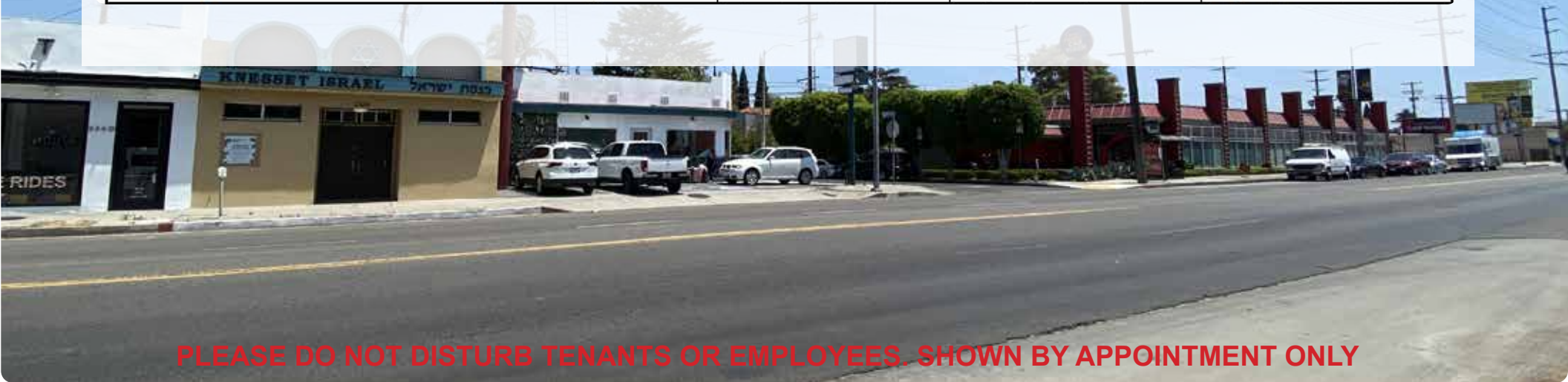


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CONSUMER SPENDING

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



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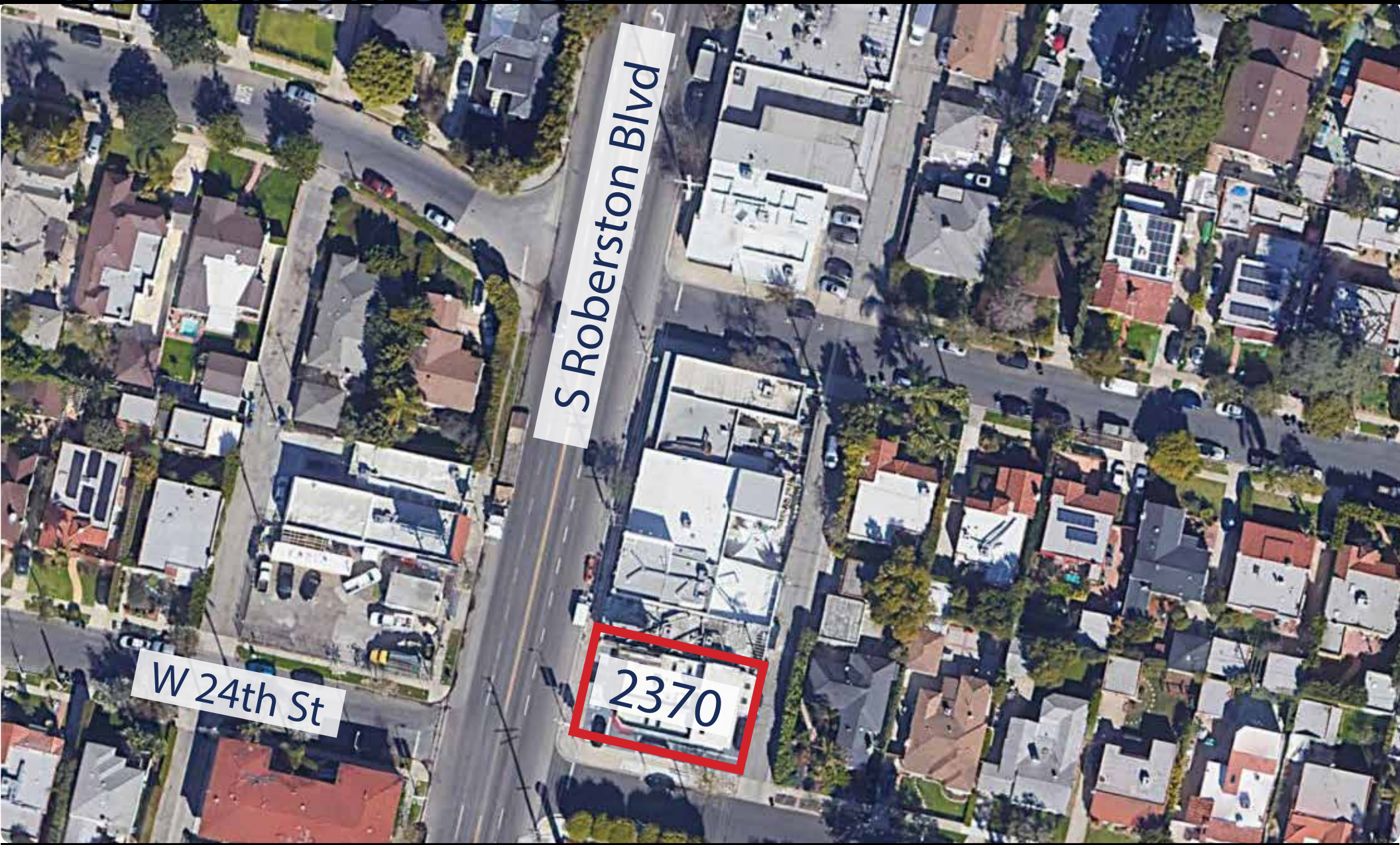


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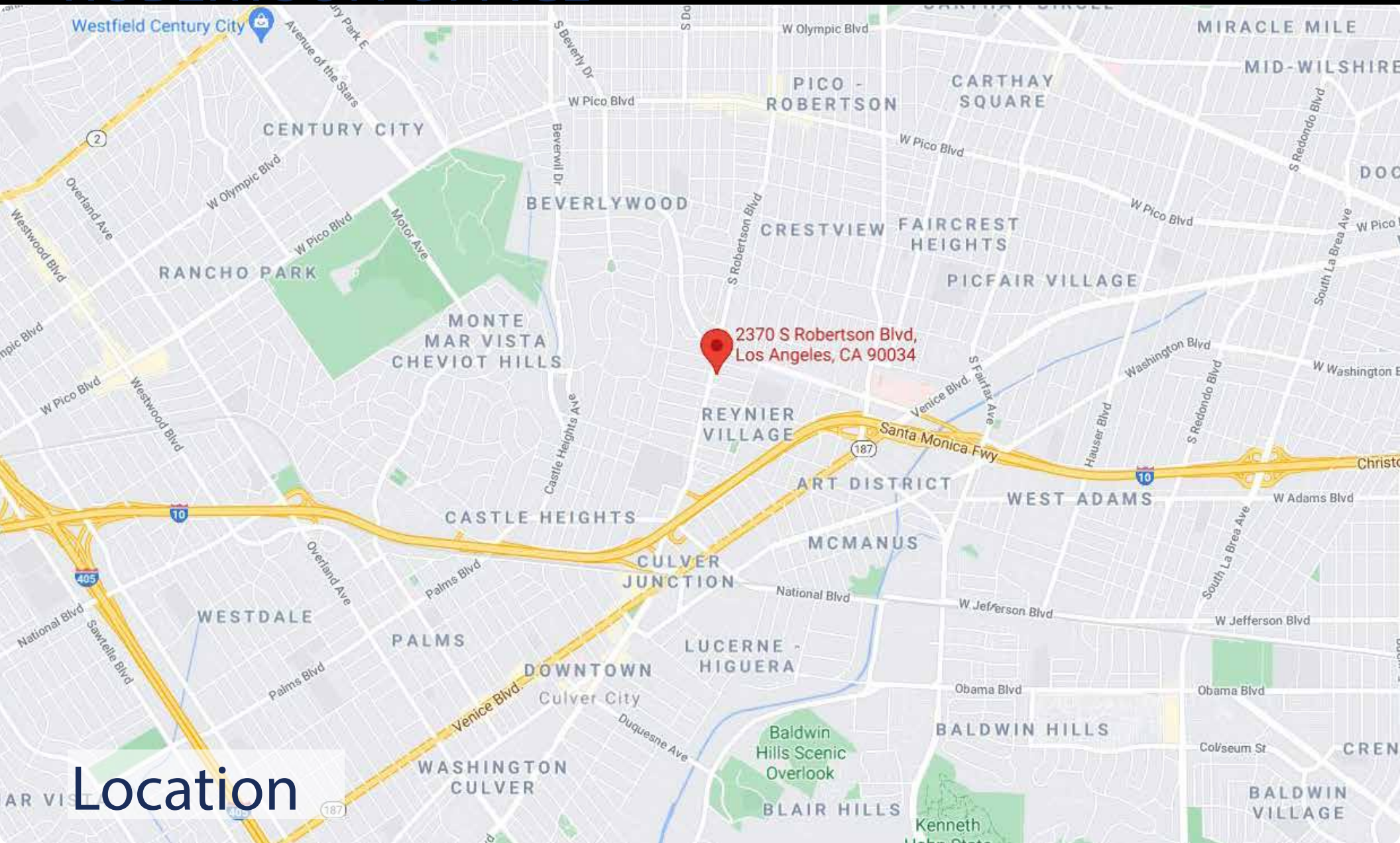


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