



Properties for Sale

1 5318 S Vermont Ave, Los Angeles, CA 90037



Property Details

Price	\$5,699,999
No. Unit	0
Gross Leasable Area	11,198 SF
Total Lot Size	0.33 AC
Property Type	Retail
Cap Rate	5.31%
No. Stories	2
Building Class	B
Year Built	1995
Status	Active

Property Notes

Sale Notes

Core+ investment opportunity in a prime Enterprise Zone with a national tenant (7-ELEVEN) anchor and a coveted tenant mix. Current tenants are on a 100% triple-net lease with key tenants at 7-12.5 years remaining on their terms. The tenants provide long-term passive incomes with annual rent increases to hedge inflation, with staggered lease end dates to maximize flexibility.

The property underwent a full renovation in 2019, that improved marketability, with ideal and superior storefront visibility for over 36,500+ vehicles daily. Some nearby developments include the Hollywood park high-end live-work pedestrian development, the LA Clippers Intuit Dome and NBA practice facility, and the new state-of-the-art monorail system servicing Inglewood and surrounding areas.

Highlights

Coveted Hard Corner Signalized Intersection with Close Proximity to USC, LA Memorial Coliseum, Banc of CA Stadium, DTLA Fashion District, and More

Long Term Passive Income with Key Tenants having 7-12.5 Years Remaining on Term

100% Leased with Optimal Tenant Mix to Diversify Investment - Retail, Dental, Restaurant, Service/Beauty, and Office

Recent Major Renovation with a Complete Overhaul in 2019 of the Entire Property with Ideal Frontage and Superior Storefront (36,500+ Cars Daily)

Built-In Customer Base with Over 70,000+ People Living within a 1-mile Radius of the Subject Property, Median Household Income of \$40,060

Dynamic Consumer Spending of \$3.5Bn in Consumer Spending with 3-miles and Major New Developments Coming to the Hottest Southern CA Submarket

Photos





Property Details

Price	\$24,096,000
No. Unit	0
Rentable Building Area	21,970 SF
Total Lot Size	0.27 AC
Property Type	Office
Cap Rate	5%
No. Stories	3
Building Class	B
Zoning Description	C2
Status	Active

Property Notes

Sale Notes

Broker of Record
 David Harrington
 License No. 02168060 (CA)
 (866) 889-0550
 Matthews Real Estate Investment Services, Inc
 2321 Rosecrans Ave.,
 Suite 1225, El Segundo, CA 90245

Highlights

“AA” INVESTMENT GRADE CREDIT TENANT – The Regents of The University of California holds an “AA” credit rating from S&P/Fitch.

EXTENSIVELY RENOVATED STATE OF THE ART BUILDING – ~\$8 million in renovations is being spent in improving the interior of the property

BRAND NEW TROPHY UCLA INVESTMENT – UCLA has chosen this location as a strategic entry point into downtown Santa Barbara

RECESSION PROOF OPERATOR & INVESTMENT – UCLA Health and the healthcare industry as a whole, fared exceptionally well through 2008 and 2020.

PASSIVE NNN LEASE STRUCTURE – UCLA executed a long-term NNN lease, providing passive cash flow and wealth security

PROPERTY TAX EXEMPTION – Any property leased by the University can be exempt from property taxation, according to the California Revenue Taxation Code

Photos





Property Details

Price	\$6,600,000
No. Unit	0
Rentable Building Area	15,510 SF
Total Lot Size	1.17 AC
Property Type	Office
Cap Rate	7.80%
No. Stories	1
Building Class	B
Zoning Description	LBPD29
Status	Active

Property Notes

Sale Notes

Marcus & Millichap is pleased to present to the market the Social Security Administration Building located in Long Beach, California. The Long Beach Social Security Administration Branch Office was a brand-new build-to-suit for the department in 2003.

The property consists of a 15,510-square foot single story building on a 1.17-acre lot with street frontage on Long Beach Boulevard. The premise was leased to the GSA in 2003 for 10 years and in 2013 the lease was renewed by the Federal Government on a 15-year lease with 10 years firm term. There was in excess of \$700,000 in tenant improvements that were put in and completed in 2016. The property is situated on Long Beach Boulevard in very close proximity to the downtown area. The population in a three-mile and five-mile radius is 267,624 and 518,345 respectively.

This offering provides an opportunity for an investor to acquire a very rare and desirable Southern California asset, which has a prime location in Long Beach immediately adjacent to a brand-new retail center which includes 99 Cent Store, Wing Stop, and many other retailers and has over 370' frontage on Long Beach Boulevard.

Highlights

Single Tenant Investment with AAA (Moody's) - U.S. Government

Prime Location with 370' Frontage on Long Beach Boulevard Occupied by Social Security Administration

15-Year Lease Term with 10 Years Firm Term Signed in 2013; Over \$700,000 in Tenant Improvements Completed in 2016

2003 Build-to-Suit Single Story Building Located on 1.17-Acres of Land Surrounded by Major Retailers

Five-Mile Radius Population is over 518,345

Photos





Property Details

Price	\$26,500,000
No. Unit	0
Rentable Building Area	5,000 SF
Total Lot Size	0.35 AC
Property Type	Office
No. Stories	2
Building Class	B
Year Built	2008
Zoning Description	LAC2
Status	Active

Property Notes

Sale Notes

One of the most exceptional opportunities in Venice. This incredible live/work compound on a 15,394 sqft lot is located on a PRIME Abbot Kinney corner. Offering three contiguous lots – the makeup of the property includes a 5,000 sqft iconic Mark Mack architectural flex space and two side-by-side vacant lots - no property compares. These properties allow ample space to create a unique and attractive restaurant or storefront and build units or office spaces. Considerable upside/development potential, with the ability to maximize this property's commercial zoning and surplus of land, you have a range of opportunities and expansion.

Enjoy all the bells & whistles in this exceptional property, including Mitsubishi all-electric heat pumps for heating and cooling, a tankless natural gas water heater, and a natural gas stove top and oven in the kitchen. With a fabulous 17.52 kW SunPower solar system and a 40.5 kWh Tesla energy storage system, this property offers energy independence, even when the utility is down. In addition to these amenities, the property also has Frontier FiOS and Spectrum internet/TV service. The property also features an 80-amp universal EV charging station, compatible with all cars, and a security camera system with remote monitoring and recording stored offsite capabilities. The roof deck has a sink, under-counter fridge, ice maker, natural gas BBQ grill, and Wi-Fi, making it the perfect spot to entertain guests.

Situated on Venice's most sought-after street, this property boasts high visibility and foot traffic, making it an excellent spot for commercial ventures. Abbot Kinney is known for its trendy shops, award-winning restaurants, and vibrant nightlife, offering a top year-round destination for locals and tourists alike. This is the ideal property with high visibility, foot traffic, and commercial zoning. Take advantage of this incredible investment in one of the most coveted streets in Los Angeles!

Highlights

Incredibly Mixed Use Compound

3 Contiguous Lots for Sale

Corner Lot on Abbot Kinney

Live/Work Designed by Mark Mack

Rare Opportunity for Huge Development Potential

Photos





Property Details

Price	\$9,750,000
No. Unit	0
Rentable Building Area	11,500 SF
Total Lot Size	0.76 AC
Property Type	Office
No. Stories	2
Building Class	B
Zoning Description	LAWC
Status	Active

Property Notes

Sale Notes

Landmark building located in the heart of Warner Center which has two ground-floor retail tenant and the 2nd floor has single-tenant office with high-end creative office finishes. The current Owner will enter into a sale lease back at \$4.00 NNN for a term up to 5 years or vacant at the close of escrow. Close to restaurants, shopping, movie theater with easy access to 101 freeway. Multi-interior offices, some with valley views. Interior designed for high profile tenants and clients.

This property is subject to Lender short-pay approval(s).

Highlights

Excellent Warner Center Location

Potential for an Owner/User to Occupy the Property and Obtain SBA Financing

Large Lot, Over 33,000 SF

Close Proximity to "The Village in Woodland Hills"

Lender Pre-Foreclosure Sale

Photos

