

6368 ARIZONA CIRCLE

Los Angeles, CA 90045



6368 ARIZONA CIRCLE
VIRTUAL TOUR

±6,900 SF Class A
Creative Office For Sale/Lease





THE OFFERING

Lee & Associates is pleased to present the opportunity to acquire an approximately 6,900 SF creative office located at 6368 Arizona Circle in Los Angeles, CA. The opportunity presents optionality for an owner user or tenant to occupy the entirety of the space, or to a discerning investor to implement a lease-up strategy in one of the most dynamic markets in the nation. Ideally located between Playa Vista, Culver City, and El Segundo/LAX, this high-image property is in excellent “turnkey” condition with natural light, operable windows, covered outdoor seating areas and private restrooms.



PREMISES

± 6,900 SF Building*

± 13,950 SF Land

**Additional ±1,055 SF Patio Not Included in Square Footage*

Opportunity to purchase as a two-building portfolio with 6374 Arizona Circle for a total of 15,000 SF.

SALE PRICE

\$6,560,000

LEASE RATE

Call Agent for Lease Rate

YEAR BUILT

1958

PARKING

15 Total Parking Spaces

ZONING

LAM1

PARCEL

4110-014-007

FEATURES

- Fully Remodeled Creative Office
- Single Tenant Building
- Modern Amenities
- Adjacent to Silicon Beach
- Minutes from Amenities at Westfield Mall & the Runway

CONTACT

Keith Fielding

310.899.2719

kfielding@leewestla.com

AGT DRE 01729915

Aleks Trifunovic, SIOR

310.899.2721

atrifunovic@leewestla.com

BKR DRE 01363109

Tibor Lody, SIOR

310.899.2720

tlody@leewestla.com

AGT DRE 01261129

Tommy Isola

310.899.2709

tisola@leewestla.com

AGT DRE 01974024



A DIVISION OF
LEE & ASSOCIATES

1508 17th Street, Santa Monica, CA | 310.899.2700

WWW.LEEWESTLA.COM | DRE 01222000

No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease are subject to change or withdrawal without notice.

PROJECTED PRO FORMA

Property Information

Rentable Building Area	6,900										
Market NNN Rent	\$4.95										
Parking Spaces	15										
Market Parking Rate	\$175										

Acquisition

PSF

Acquisition Price		(\$6,560,000)	(\$951)								
Closing Costs	0.25%	(\$16,400)	(\$2)								
Total Aquisition Cost		(\$6,576,400)	(\$953)								

Operating Revenues

		FY 1	FY 2	FY 3	FY 4	FY 5	FY 6	FY 7	FY 8	FY 9	FY 10
Potential Base Rent	3.0%	\$409,860	\$422,156	\$434,820	\$447,865	\$461,301	\$475,140	\$489,394	\$504,076	\$519,198	\$534,774
Total Expense Recoveries	95.0%	\$103,413	\$104,447	\$105,492	\$106,547	\$107,612	\$108,688	\$109,775	\$110,873	\$111,981	\$113,101
Parking (w/ escalator)	3.0%	\$31,500	\$32,445	\$33,418	\$34,421	\$35,454	\$36,517	\$37,613	\$38,741	\$39,903	\$41,100
Effective Gross Revenue		\$544,773	\$559,048	\$573,730	\$588,833	\$604,367	\$620,345	\$636,782	\$653,690	\$671,083	\$688,976

Operating Expenses

		FY 1	FY 2	FY 3	FY 4	FY 5	FY 6	FY 7	FY 8	FY 9	FY 10
Insurance	.07 per 100	(\$4,592)	(\$4,638)	(\$4,684)	(\$4,731)	(\$4,778)	(\$4,826)	(\$4,875)	(\$4,923)	(\$4,972)	(\$5,022)
Repairs & Maintenance	\$0.07	(\$5,796)	(\$5,854)	(\$5,912)	(\$5,972)	(\$6,031)	(\$6,092)	(\$6,153)	(\$6,214)	(\$6,276)	(\$6,339)
CAM	\$0.03	(\$2,484)	(\$2,509)	(\$2,534)	(\$2,559)	(\$2,585)	(\$2,611)	(\$2,637)	(\$2,663)	(\$2,690)	(\$2,717)
Janitorial	\$0.05	(\$4,140)	(\$4,181)	(\$4,223)	(\$4,265)	(\$4,308)	(\$4,351)	(\$4,395)	(\$4,439)	(\$4,483)	(\$4,528)
Utilities	\$0.01	(\$828)	(\$836)	(\$845)	(\$853)	(\$862)	(\$870)	(\$879)	(\$888)	(\$897)	(\$906)
Management	3.0%	(\$12,296)	(\$12,419)	(\$12,543)	(\$12,668)	(\$12,795)	(\$12,923)	(\$13,052)	(\$13,183)	(\$13,315)	(\$13,448)
Real Estate Taxes	1.200%	(\$78,720)	(\$79,507)	(\$80,302)	(\$81,105)	(\$81,916)	(\$82,736)	(\$83,563)	(\$84,398)	(\$85,242)	(\$86,095)
Total Operating Expenses	\$1.31	(\$108,856)	(\$109,944)	(\$111,044)	(\$112,154)	(\$113,276)	(\$114,409)	(\$115,553)	(\$116,708)	(\$117,875)	(\$119,054)

Cash Flow

		FY 1	FY 2	FY 3	FY 4	FY 5	FY 6	FY 7	FY 8	FY 9	FY 10
Project Equity		(\$6,576,400)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Cash Flow		\$435,917	\$449,104	\$462,687	\$476,678	\$491,091	\$505,937	\$521,229	\$536,982	\$553,208	\$569,922
Untrended Cash on Cash Return		6.6%	6.8%	7.0%	7.2%	7.5%	7.7%	7.9%	8.2%	8.4%	8.7%

EXTERIOR PHOTOS



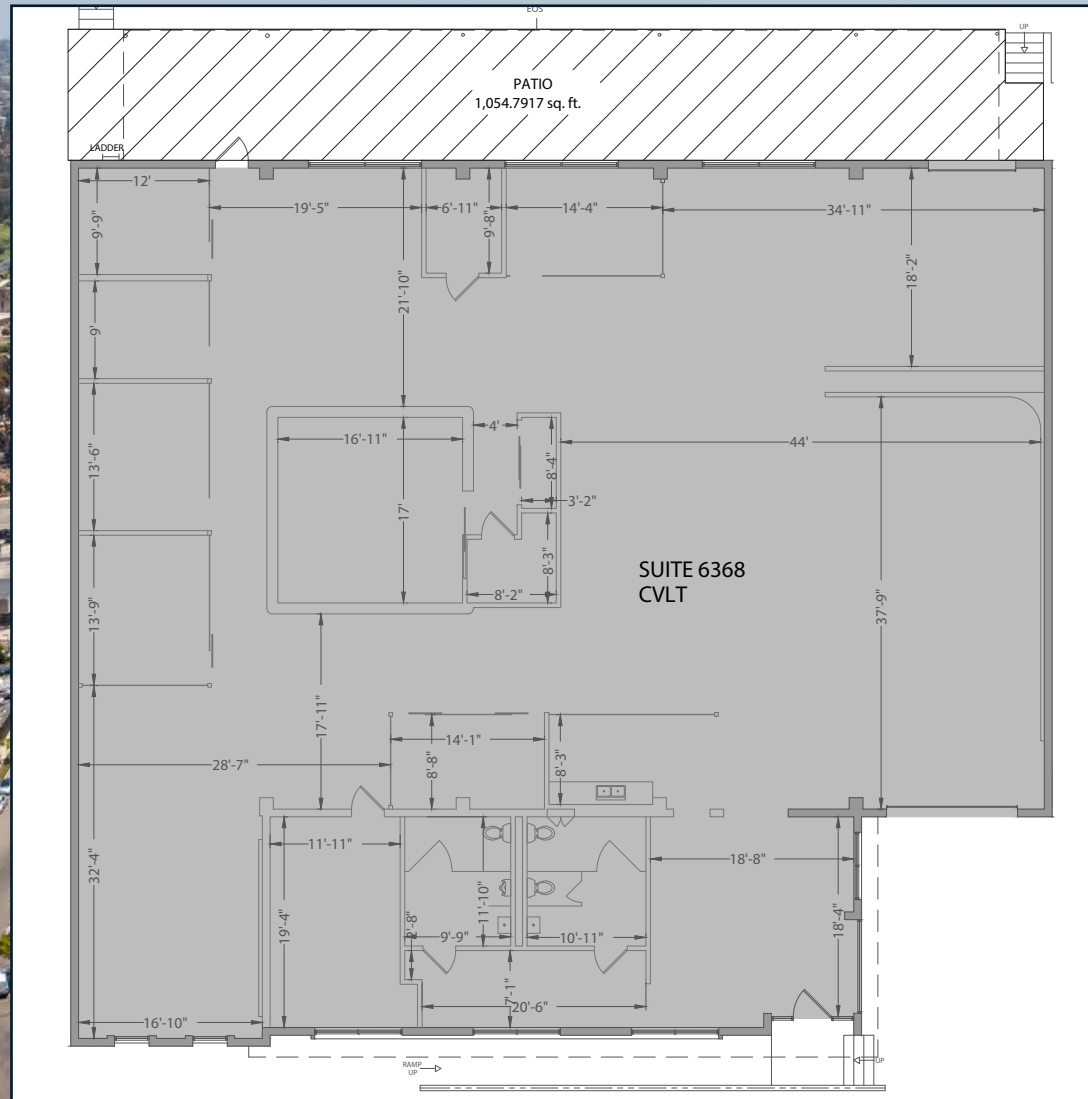
A DIVISION OF
LEE & ASSOCIATES

INTERIOR PHOTOS



A DIVISION OF
LEE & ASSOCIATES

FLOOR PLAN



A DIVISION OF
LEE & ASSOCIATES

BIRDS EYE OVERVIEW



NOTABLE NEIGHBORS

INTERSTATE
405

CALIFORNIA
90

amazon



facebook

6368
ARIZONA
CIRCLE
LOS ANGELES, CA

pepsi

facebook

MINDSHARE

ignitionCREATIVE

IMAX

Google

HONEST
72andSunny



Tencent

You Tube



verizon media

Microsoft

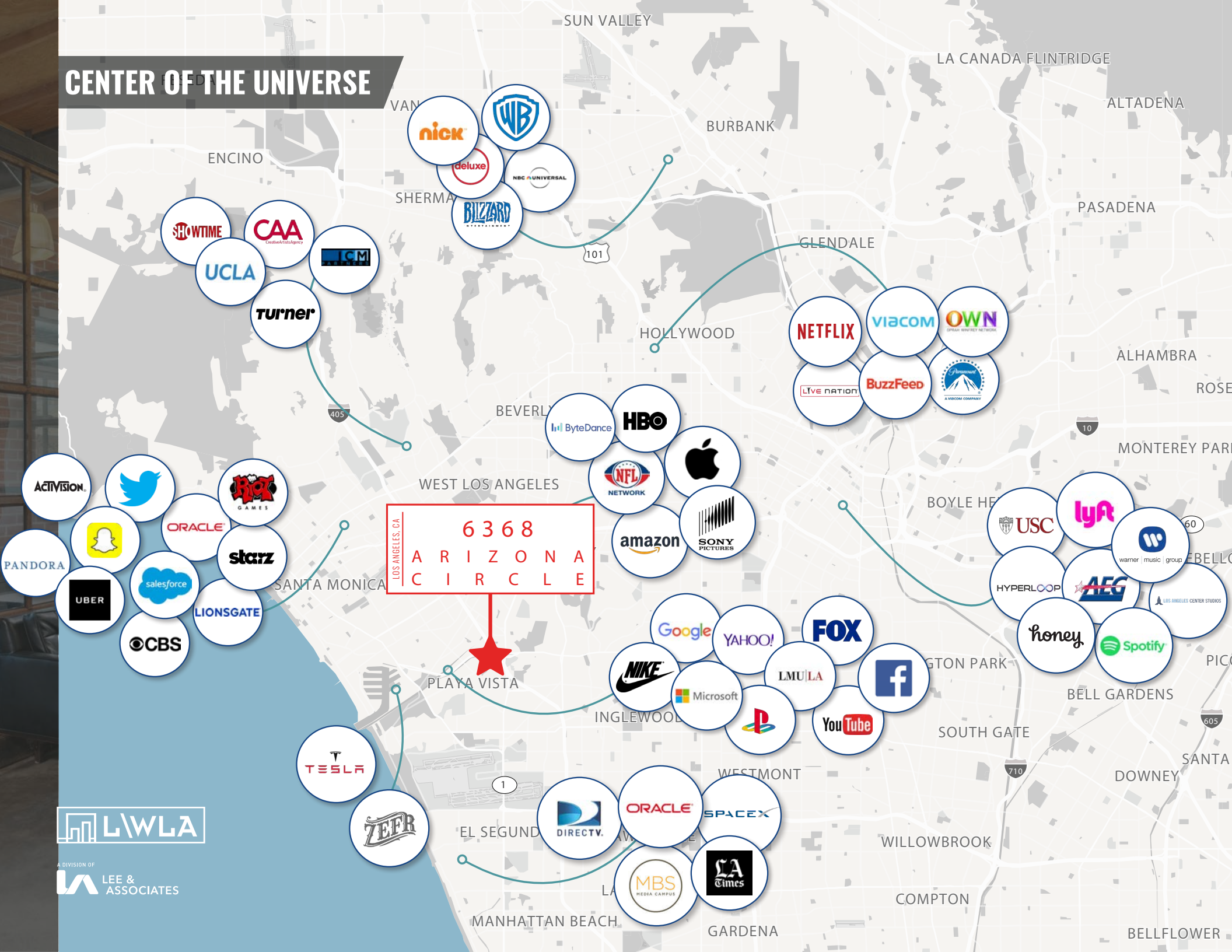
SONY

trimone

LEE & ASSOCIATES



CENTER OF THE UNIVERSE



LWLA

A DIVISION OF
LEE & ASSOCIATES



A DIVISION OF



LEE &
ASSOCIATES

Keith Fielding
+1 310 899 2719
kfielding@leewestla.com
AGT DRE 01729915

Aleks Trifunovic, SIOR
310.899.2721
atrifunovic@leewestla.com
BKR DRE 01363109

Tibor Lody, SIOR
310.899.2720
tlody@leewestla.com
AGT DRE 01261129

Tommy Isola
310.899.2709
tisola@leewestla.com
AGT DRE 01974024

© 2021 Lee & Associates Los Angeles West, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Lee & Associates and the Lee & Associates logo are service marks of Lee & Associates Los Angeles West, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Lee & Associates. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.