

3733 Motor Avenue
Los Angeles, CA 90034

For Sale or Lease



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PROPERTY DESCRIPTION



PREMISES

± 12,100 SF Building
Suite 200: ± 6,275 SF

LEASE PRICE

Year One: \$2.25/SF, Net
Year Two: \$2.65/SF, Net
Year Three +: \$3.00/SF, Net
Nets: \$0.72/SF, Month

LEASE TERM

1 - 3 Years

YEAR BUILT/ RENOVATED

1986/2021/2025

PARKING

19 Spaces gated &
secured. 2 Additional spaces
outdoors.
\$150/space

USE

Office/Business/Studios

AVAILABILITY

Immediate

SALE PRICE

\$8,457,900
(\$699 PSF Building)

ZONING

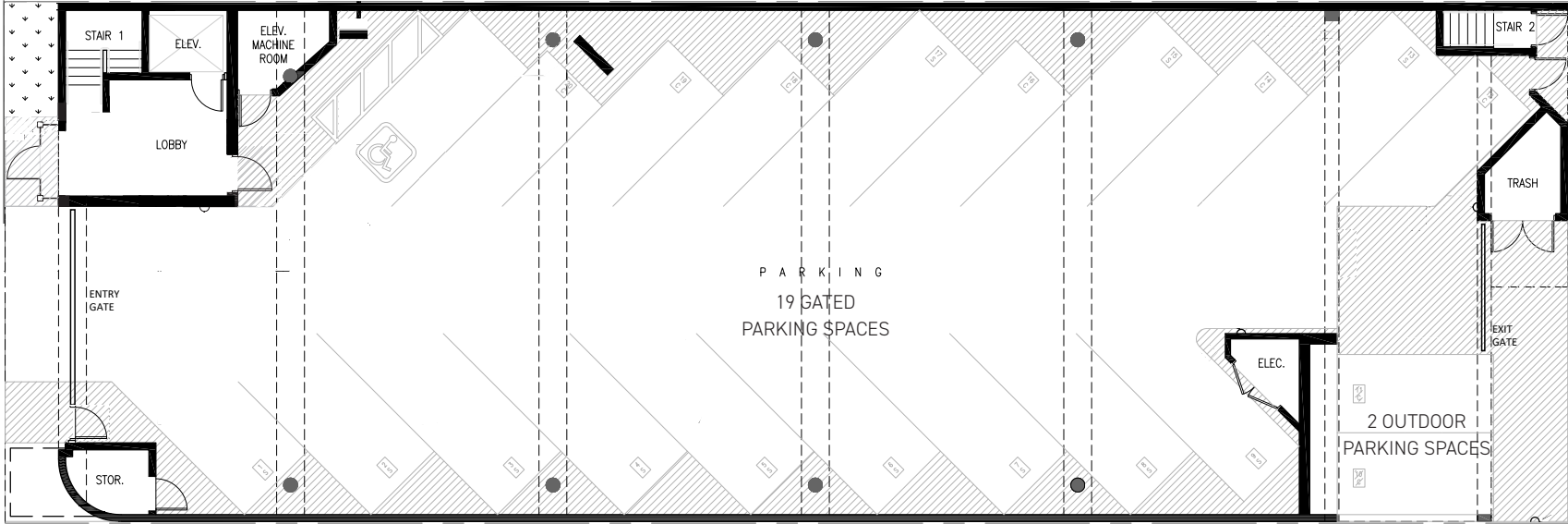
LAC2

FEATURES

- Creative office space with 11' ceilings and high end finishes
- Great walkability to the Expo Station, Pilates, and restaurants
- Walkability rating 92
- Centrally located just minutes from Fox, Sony studios with easy commuting near the 405 and 10 fwy
- Global Capacity ethernet over copper, Coax cable and DSL
- Full security camera system in place
- Secured garage with remotes and keypad entry

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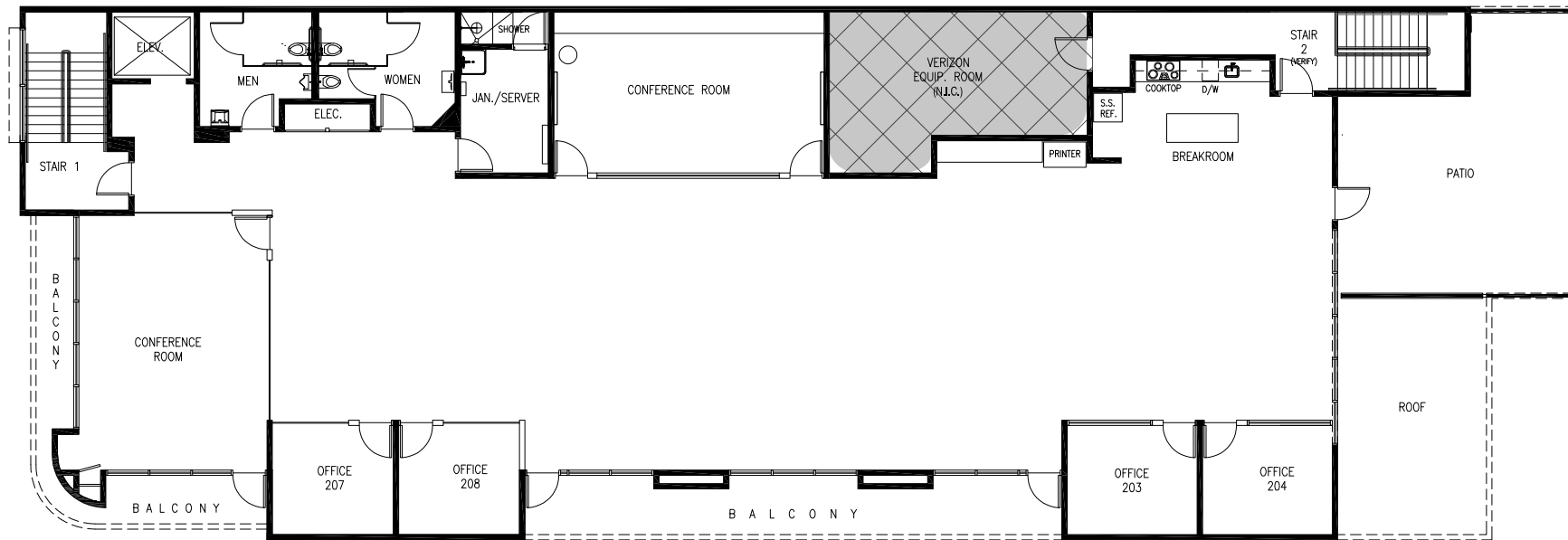
FIRST FLOOR - PARKING GARAGE



GROUND FLOOR PLAN ± 571 SF

STUDIO 200 - FLOOR PLAN

± 400 SF VERIZON
EQUIPMENT ROOM (N.I.C.)



SECOND FLOOR PLAN ± 6,275 SF
(INCLUDES ± 285 SF PRO RATA
PORTION OF COMMON AREA SPACE)

PROPERTY PHOTOS



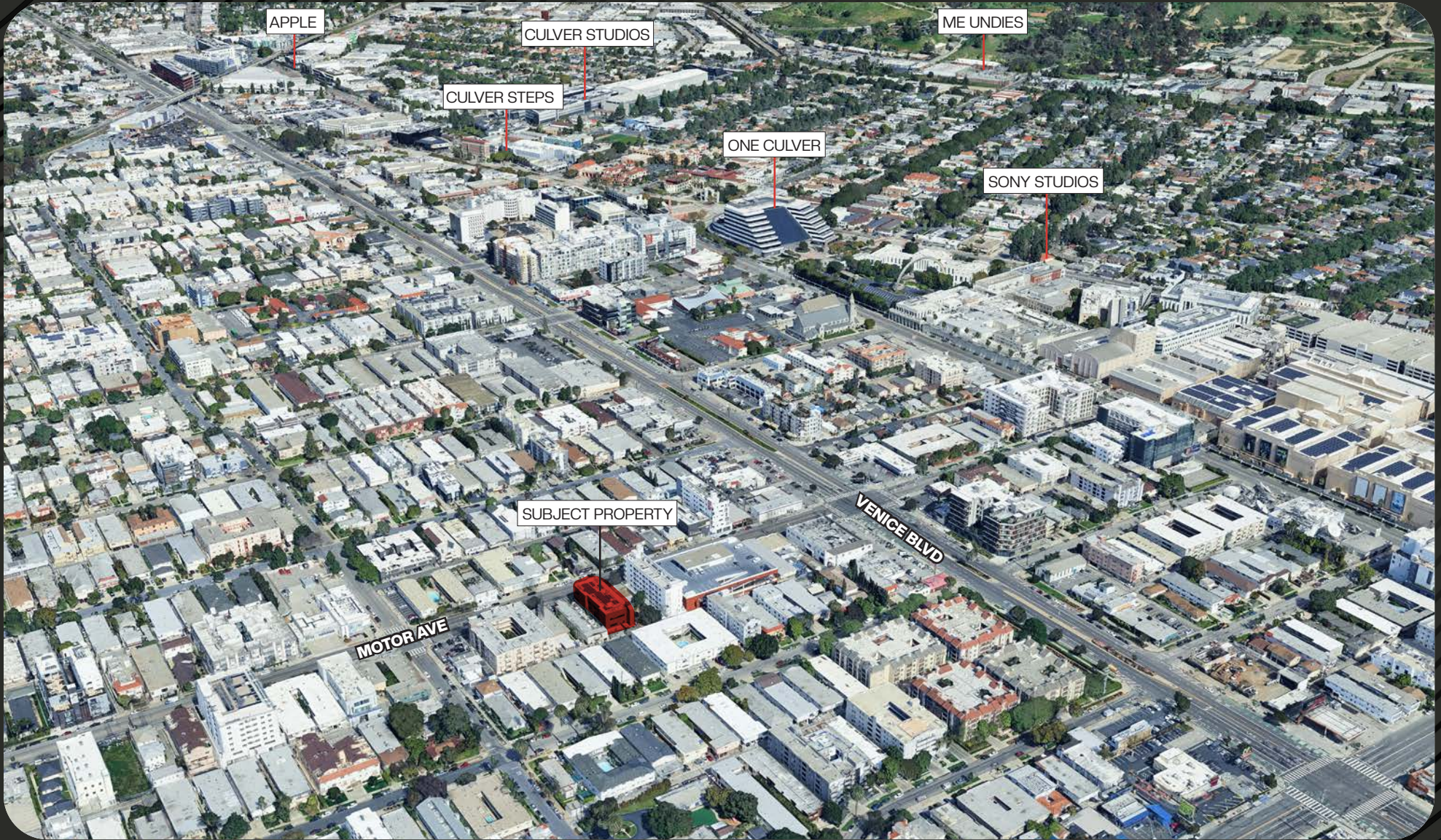
PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL MAP




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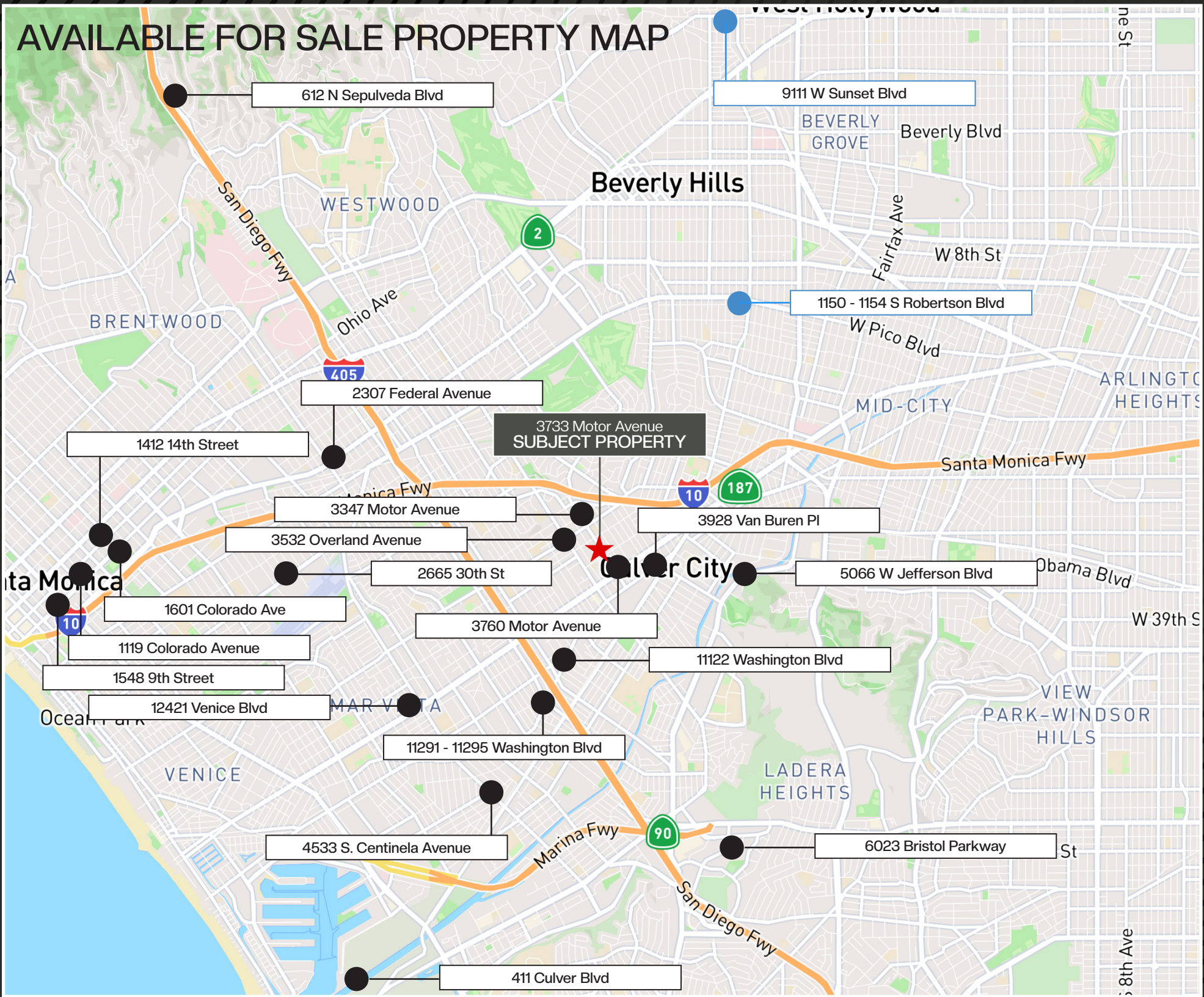
NEARBY AMENITIES



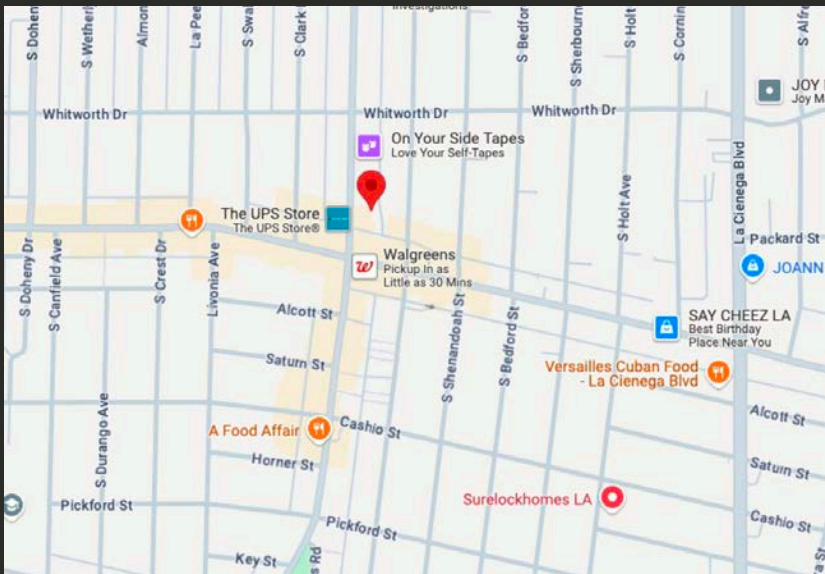
AVAILABLE PROPERTIES FOR SALE

	ADDRESS	BUILDING SF	LAND SF	SALE PRICE	PRICE/SF BLDG	YEAR BUILT	ZONING
	3733 Motor Ave SUBJECT PROPERTY	12,100 SF	7,365 SF	\$8,457,900	\$699	1986 Renov 2021/2024	LAC2
1	3760 Motor Ave	11,671 SF	7,405 SF	\$12,800,000	\$1,097	1989 Renov 2016	C2-1
2	4533 S Centinela Ave	6,000 SF	6,098 SF	\$5,900,000	\$983	2008	LAC2
3	11122 Washington Blvd	6,720 SF	9,147 SF	\$5,795,000	\$862	1980	C3
4	11291 - 11295 Washington Blvd	5,100 SF	4,791 SF	\$3,750,000	\$735	1965	C3
5	3532 Overland Ave	7,500 SF	5,662 SF	\$4,950,000	\$660	1982	C2-1
6	6023 Bristol Parkway	8,768 SF	7,754 SF	\$5,250,000	\$599	1980 Renov 2015	C3
7	5066 W Jefferson Blvd	5,500 SF	5,662 SF	\$3,162,500	\$575	1964 Renov 2022	CM
8	2307 Federal Ave	9,038 SF	8,548 SF	\$9,900,000	\$1,095	2003	M2
9	1412 14th St	3,800 SF	7,497 SF	\$4,300,000	\$1,132	1969	C4YY
10	1119 Colorado Ave	15,600 SF	22,472 SF	\$21,995,000	\$1,410	1964	SMM1
11	1601 Colorado Ave	5,900 SF	7,405 SF	\$4,450,000	\$754	1955	M1
12	12421 Venice Blvd	4,012 SF	3,049 SF	\$3,515,000	\$876	1965	C2
13	1441 - 1445 4th St	13,485 SF	7,405 SF	\$8,950,000	\$664	1929	SMBSC3
14	3347 Motor Ave	3,180 SF	3,752 SF	\$2,650,000	\$833	1958 Renov 2000	MU (EC)
15	3928 Van Buren Place	9,600 SF	10,019 SF	\$7,900,000	\$798	2005	C3
16	1548 9th St	5,400 SF	7,405 SF	\$4,995,000	\$925	1999	SMM1
17	612 N Sepulveda Blvd	7,200 SF	6,970 SF	\$6,900,000	\$1,037.13	1957	LAC2
18	411 Culver Blvd	4,392 SF	2,501 SF	\$4,950,000	\$1,127.05	1968 Renov 2004	LAC4
19	2665 30th St	10,836 SF	18,009 SF	\$6,995,000	\$645.53	1976	NC

AVAILABLE FOR SALE PROPERTY MAP

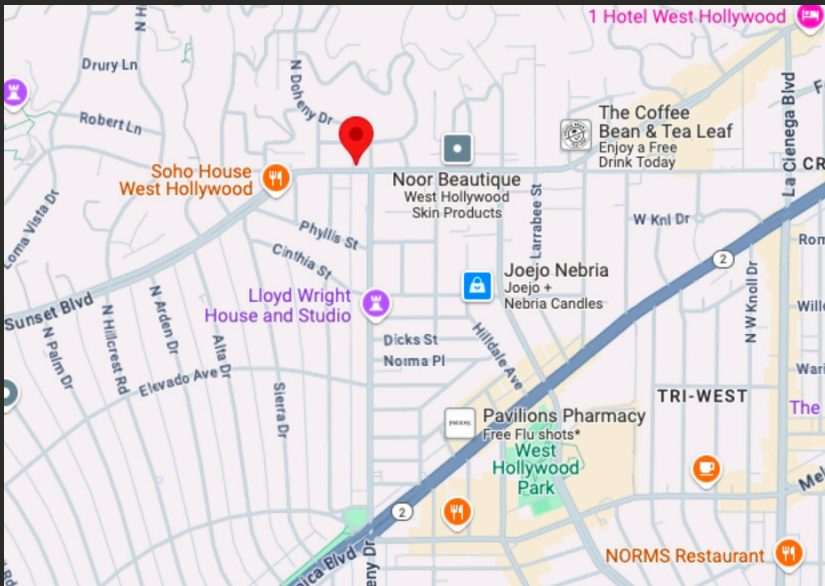


1150 - 1154 S ROBERSTON SOLD COMP



CLOSE DEAL DATE	10/30/24
SELLER	LLC (Amir Ahdoot)
BUYER	Mesh Re LLC (Emily Waitt)
PROPERTY CLASS	B
NO. OF STORIES	1
YEAR BUILT	1981, Renovated in 2017
BUILDING SIZE	5,221 SF
LAND SIZE	11,326 SF
PARKING COUNT	17
ZONING	C2
USE	Creative Office
PURCHASE PRICE	\$6,300,000
PRICE PER BUILDING SF	\$1,206/SF
PRICE PER LAND SF	\$549/SF
SELLER'S AGENCY	Owner/Seller
BUYER'S AGENCY	Owner/Seller

9111 W SUNSET BLVD SOLD COMP

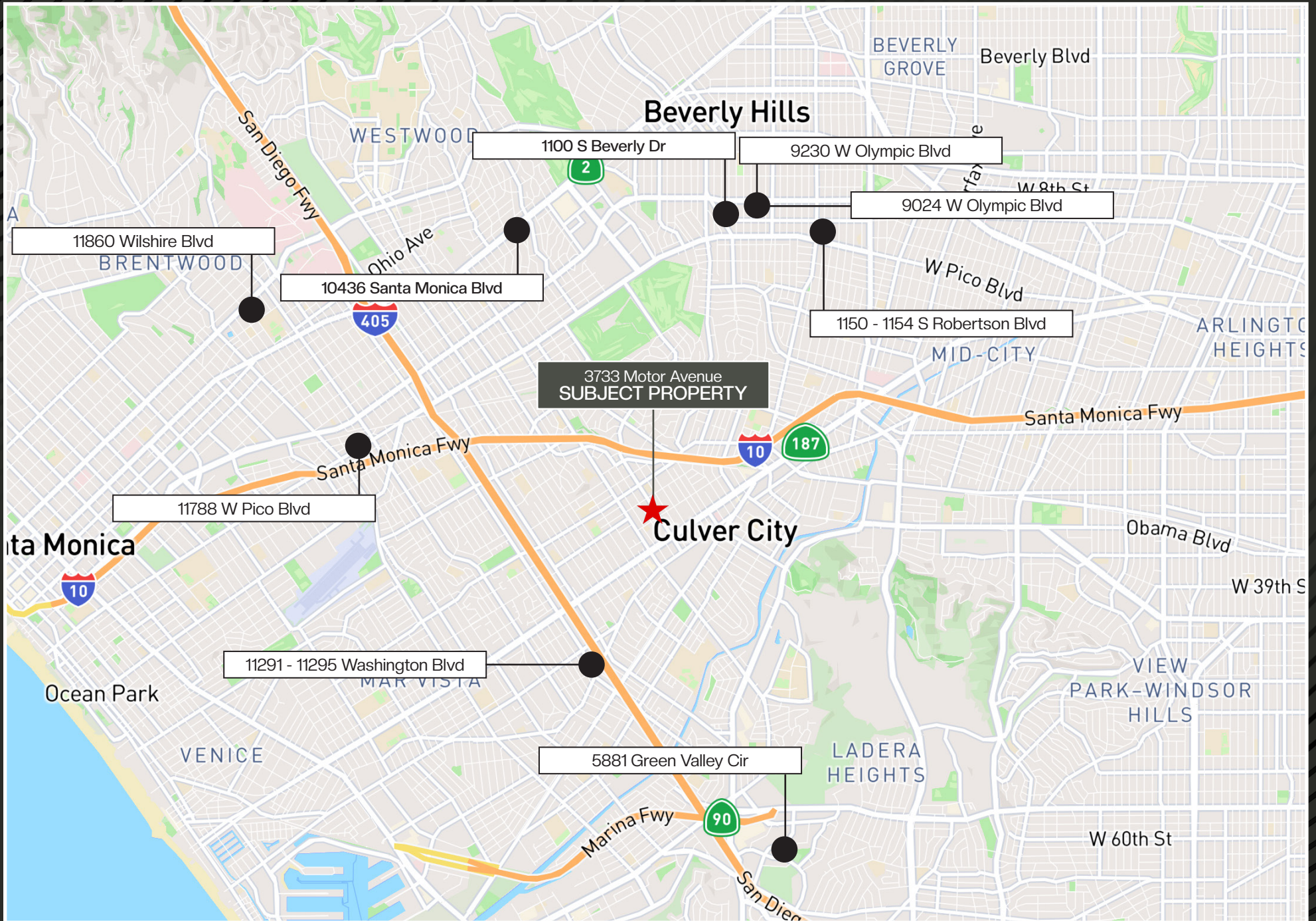


CLOSE DEAL DATE	10/30/24
SELLER	Estate of Barry Tarlow
BUYER	Cleopatra Studios
PROPERTY CLASS	B
NO. OF STORIES	2
YEAR BUILT	1935, Renovated in 1985
BUILDING SIZE	4,700 SF
LAND SIZE	11,100 SF
PARKING COUNT	14
ZONING	SPP
USE	Office
PURCHASE PRICE	\$7,263,500
PRICE PER BUILDING SF	\$1,545/SF
PRICE PER LAND SF	\$654/SF
SELLER'S AGENCY	Lee & Associates Los Angeles West Inc.
BUYER'S AGENCY	CBRE

SOLD PROPERTIES

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	3733 Motor Ave SUBJECT PROPERTY	12,100 SF	7,365 SF	\$8,457,900	\$699	1986 Renov 2021/2024	LAC2
1	11291 - 11295 Washington Blvd	5,100 SF	4,996 SF	\$3,315,000	\$650	1965	C3
2	1150 - 1154 S Robertson Blvd	5,221 SF	11,326 SF	\$6,300,000	\$1,207	1981 Renov 2017	C2
3	11788 W Pico Blvd	7,000 SF	5,227 SF	\$4,150,000	\$593	2004 Renov 2022	C2
4	5881 Green Valley Cir	6,464 SF	27,709 SF	\$4,200,000	\$650	1979	CCC3E*
5	11860 Wilshire Blvd	15,715 SF	18,73 SF	\$11,500,000	\$732	1963 Renov 2005	C2-4
6	1100 S Beverly Dr	8,460 SF	6,534 SF	\$4,500,000	\$532	1952	C2
7	9230 W Olympic Blvd	8,211 SF	12,197 SF	\$9,500,000	\$1,157	1983 Renov 2011	C3
8	10436 Santa Monica Blvd	15,950 SF	10,454 SF	\$8,775,000	\$550	1989	C2-1
9	9024 W Olympic Blvd	6,058 SF	6,098 SF	\$8,112,500	\$1,339	1958	BHC3YY

SOLD PROPERTIES MAP



CONTACTS

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