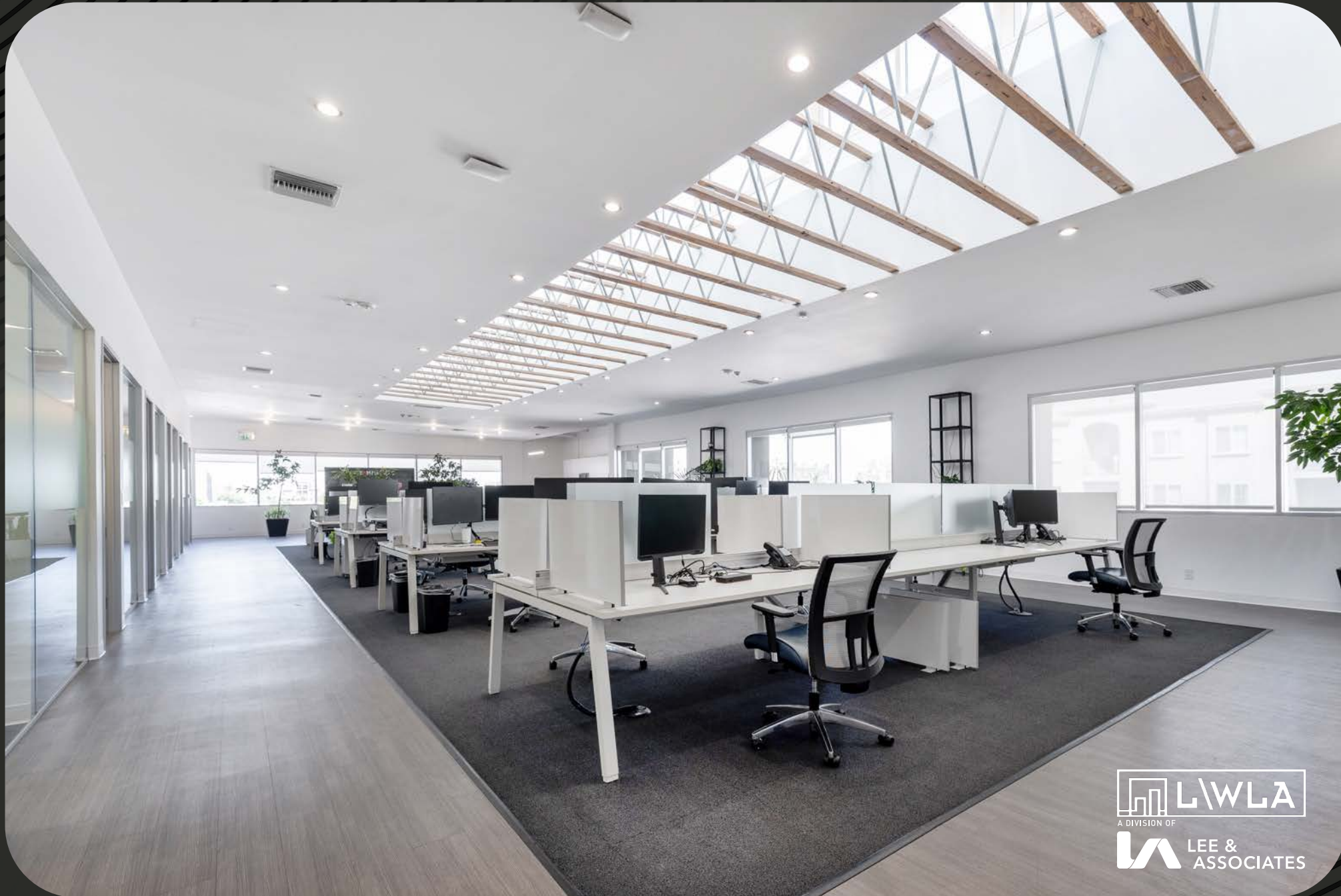


**3733** Motor Avenue  
Los Angeles, CA 90034

For Sale or Lease



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**3733** Motor Avenue  
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DRE 02075191

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# PROPERTY DESCRIPTION



## PREMISES

± 12,100 SF Building  
Suite 200: ± 6,275 SF  
Suite 300: ± 5,825 SF  
Floors can be leased separately

## LEASE PRICE

\$2.65/SF Net  
(\$0.71/SF Nets)

## LEASE TERM

1 - 3 Years

## YEAR BUILT/ RENOVATED

1986/2021/2024

## PARKING

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

## USE

Office/Business/Studios/  
School

## AVAILABILITY

Immediate

## SALE PRICE

\$9,062,900  
(\$749 PSF Building)

## ZONING

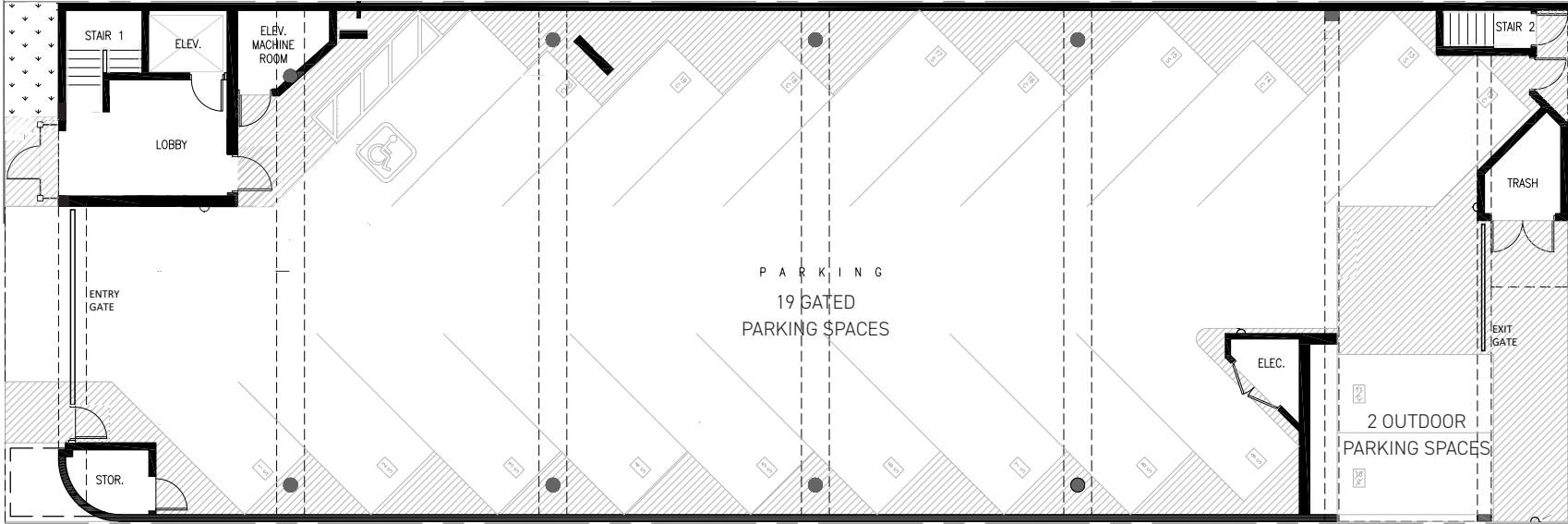
LAC2

## 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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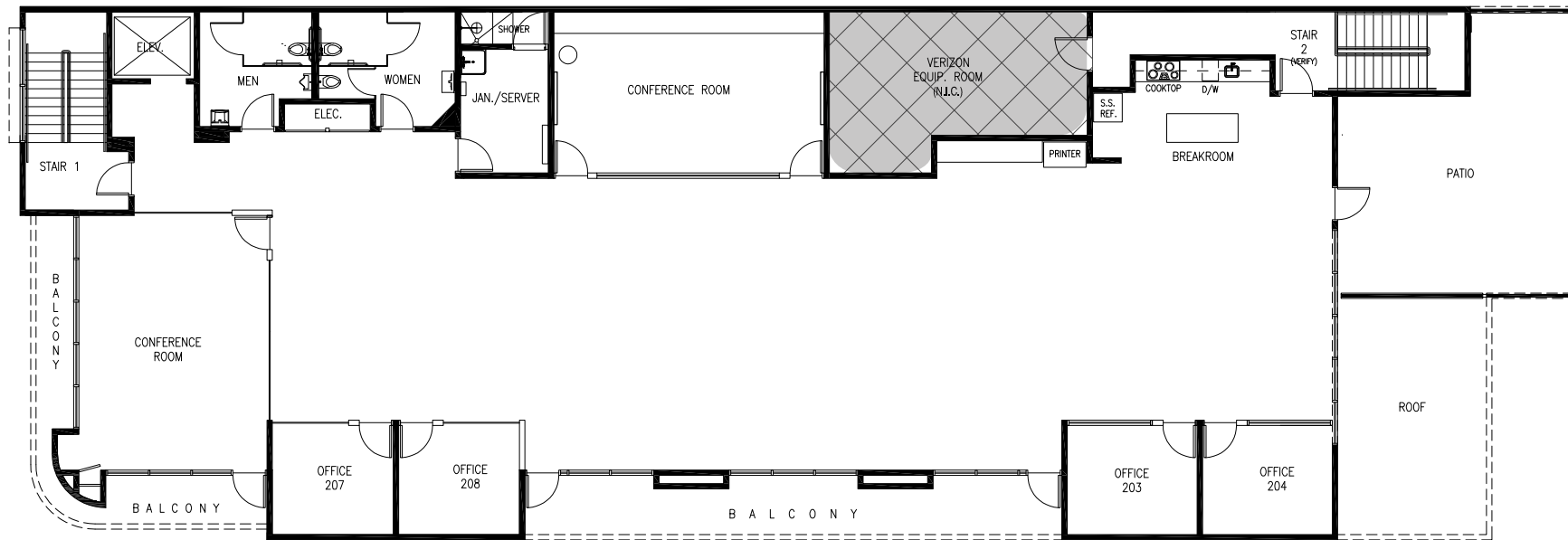
# FIRST FLOOR - PARKING GARAGE



GROUND FLOOR PLAN ± 571 SF

# STUDIO 200 - FLOOR PLAN

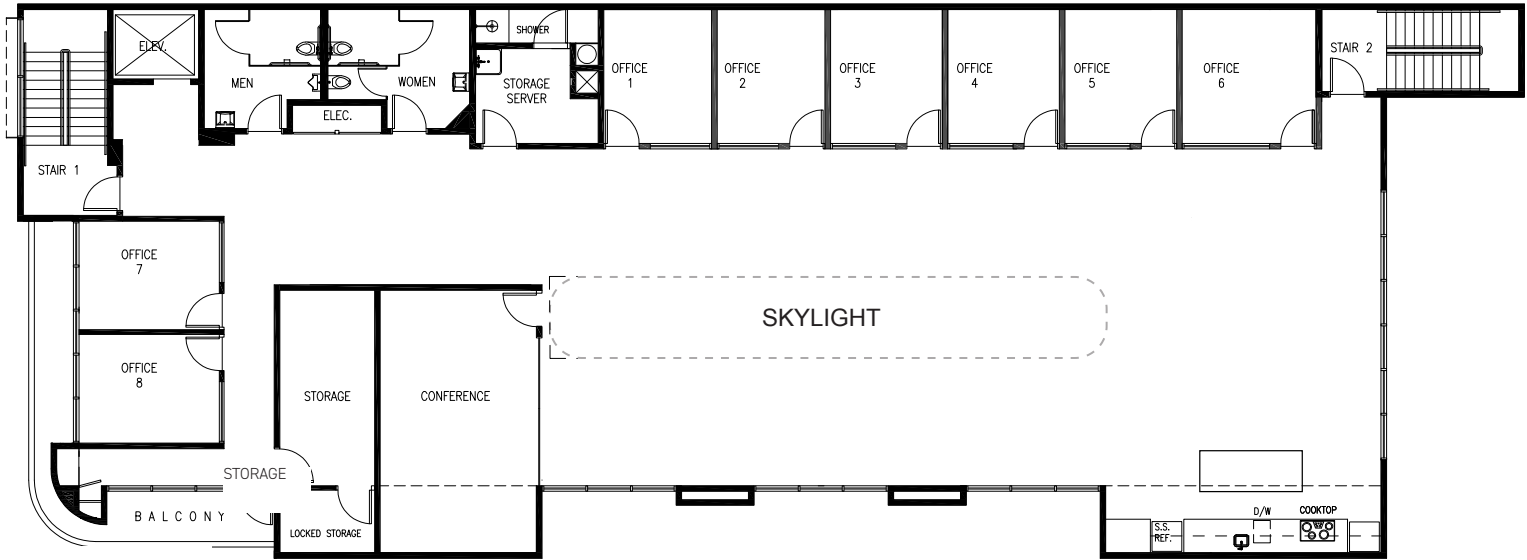
± 400 SF VERIZON  
EQUIPMENT ROOM (N.I.C.)



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



# STUDIO 300 - FLOOR PLAN



THIRD FLOOR PLAN ± 5,825 SF  
(INCLUDES ± 285 SF PRO RATA  
PORTION OF COMMON AREA SPACE)

# PROPERTY PHOTOS





# PROPERTY PHOTOS



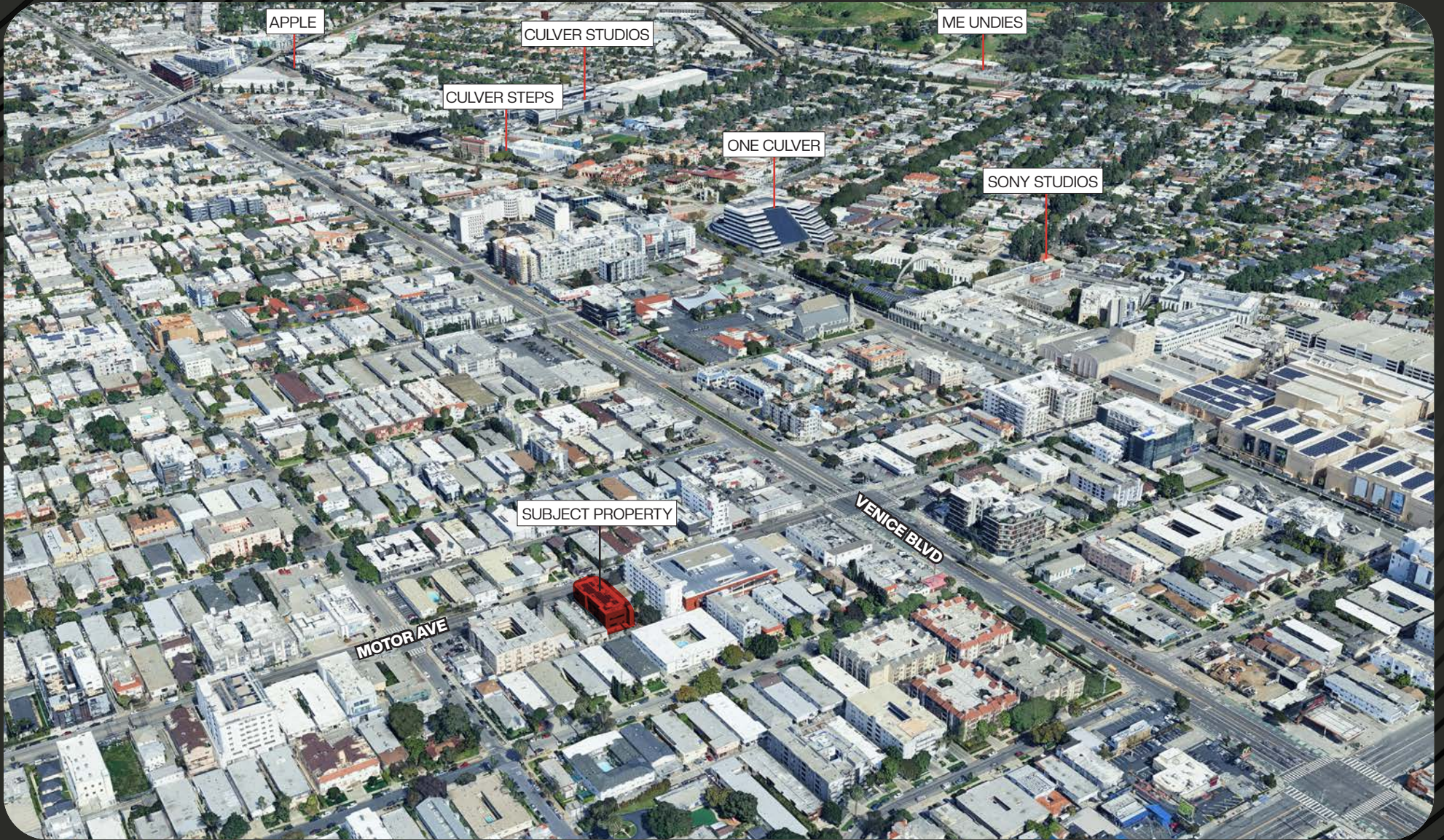


# PROPERTY PHOTOS





# AERIAL MAP



**3733** Motor Avenue  
Los Angeles, CA 90034



# NEARBY AMENITIES



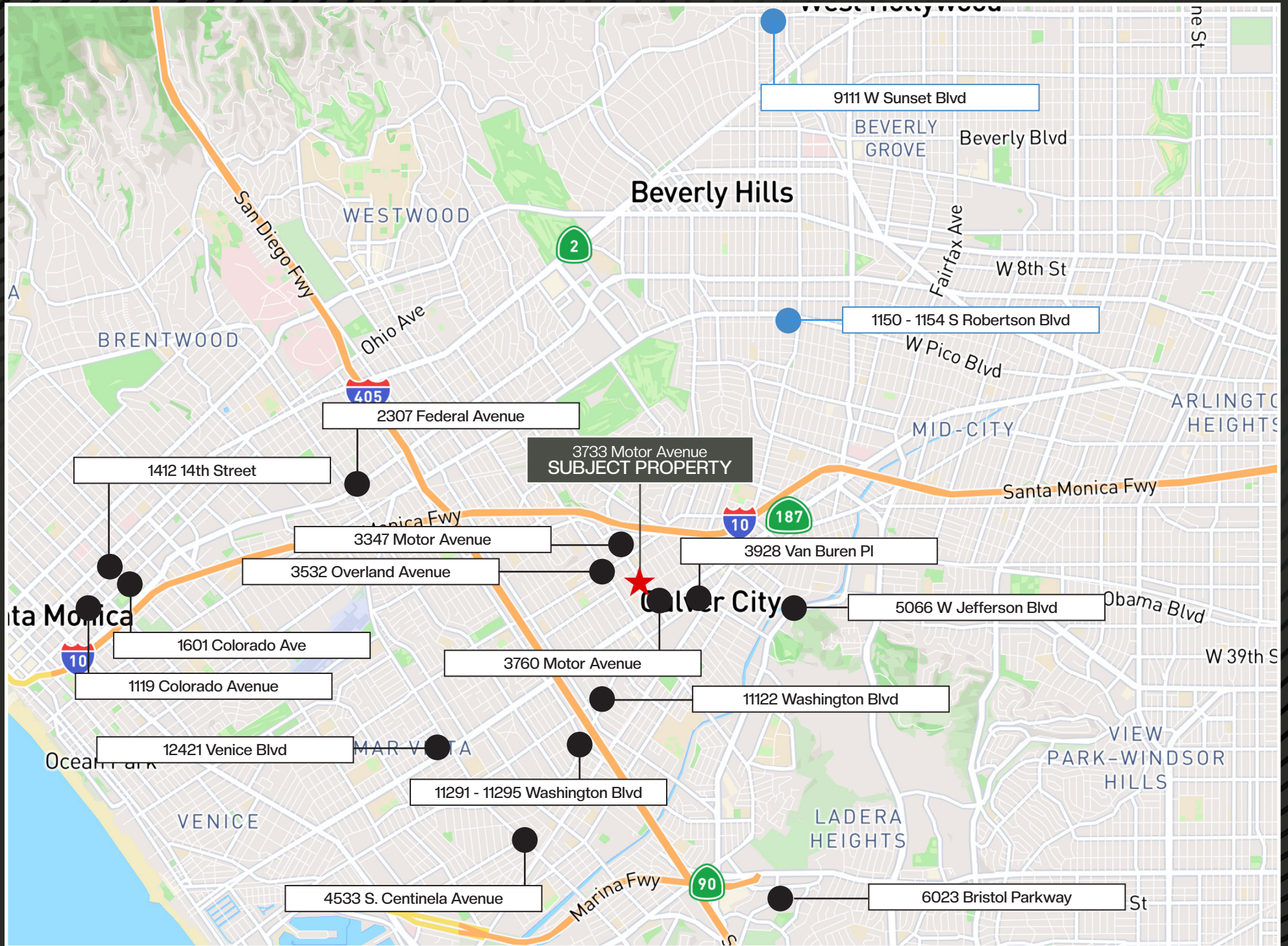
# AVAILABLE PROPERTIES FOR SALE

	ADDRESS	BUILDING SF	LAND SF	SALE PRICE	PRICE/SF BLDG	YEAR BUILT	ZONING
	3733 Motor Ave SUBJECT PROPERTY	12,100 SF	7,365 SF	\$9,062,900	\$749	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	\$3,230,000	\$860	1958 Renov 2000	MU (EC)
15	3928 Van Buren Place	9,600 SF	10,019 SF	\$7,900,000	\$798	2005	C3

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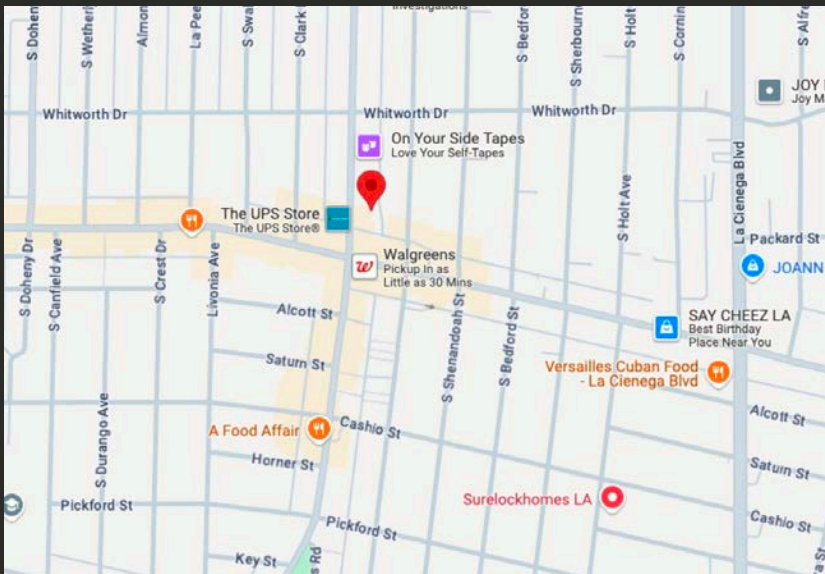


# AVAILABLE SALE COMPS MAP





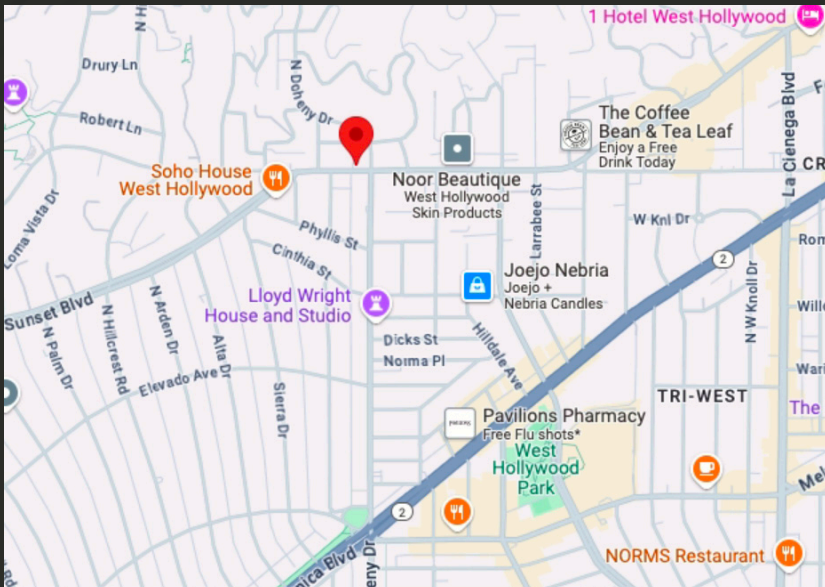
# 1150 - 1154 S ROBERSTON SOLD COMP



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



# 9111 W SUNSET BLVD SOLD COMP



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



# CONTACTS

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