

# 3733 MOTOR AVENUE



# PROPERTY INFORMATION



Offered for Sale by *Rader Properties Group*

## PREMISES

Three Story Commercial Building  
± 12,100 SF Building per BOMA study from SAA  
± 7,365 SF Land

## SALE PRICE

\$9,680,000 (\$800 PSF Building)

## PARKING

19 spaces gated and secured  
2 additional spaces outdoors

## YEAR BUILT/ RENOVATED

1986/2021

## ZONING

LAC2

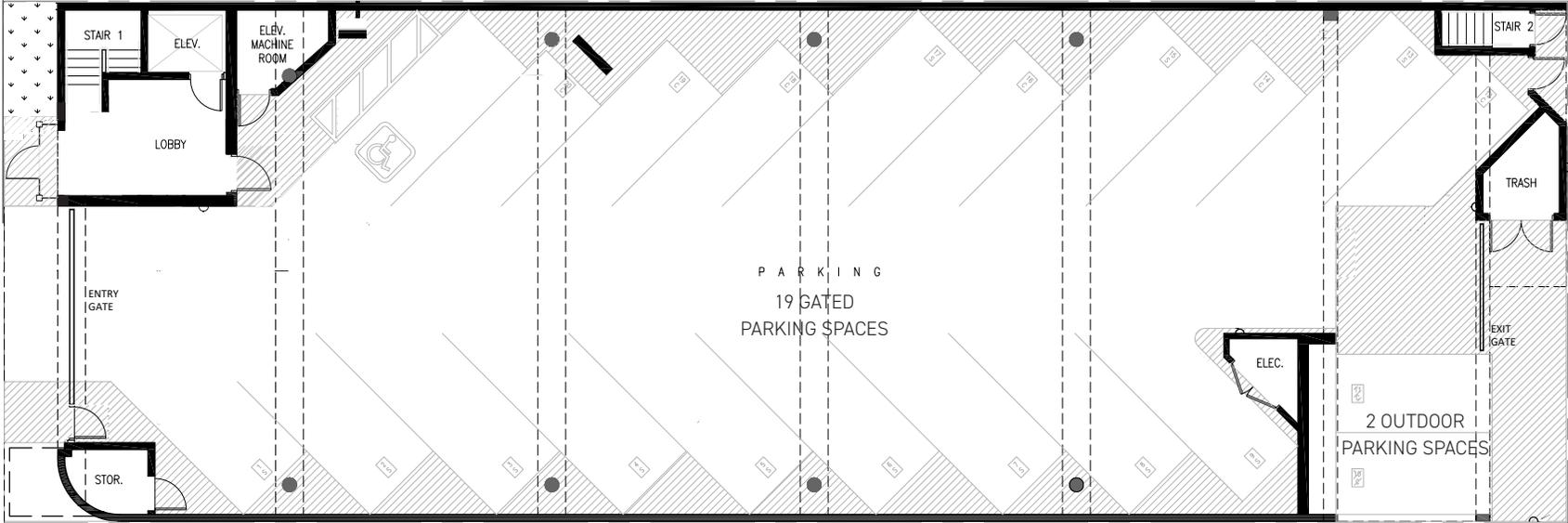
## USE

Office, Business, Broadcasting Studios, School

## FEATURES

- Creative office space with 11' ceilings and high end finishes
- Fully paid in place solar panels and system
- 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
- Adjacent to the Treehouse School and Child Care Center
- Time Warner Cable (Now Spectrum), ACC (the Premiere, fiber-only division of AT&T)
- Global Capacity ethernet over copper, Coax cable and DSL

# FIRST FLOOR - PARKING GARAGE

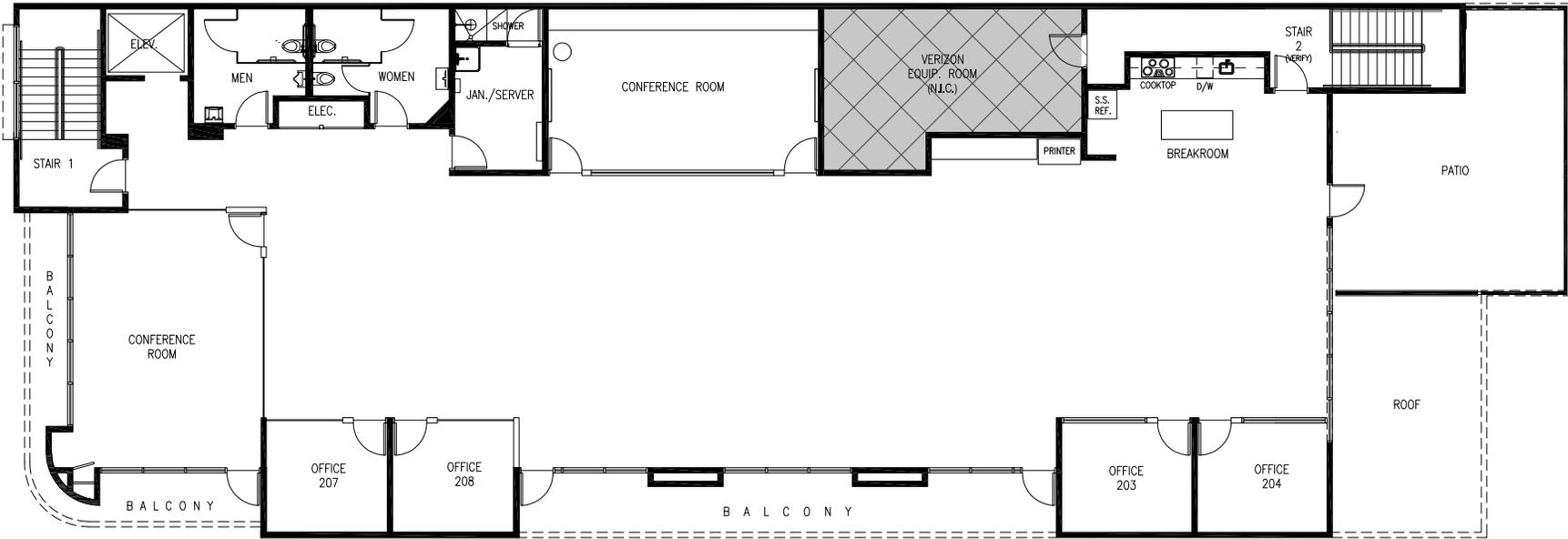


GROUND FLOOR PLAN ± 571 SF



# STUDIO 200 - FLOOR PLAN

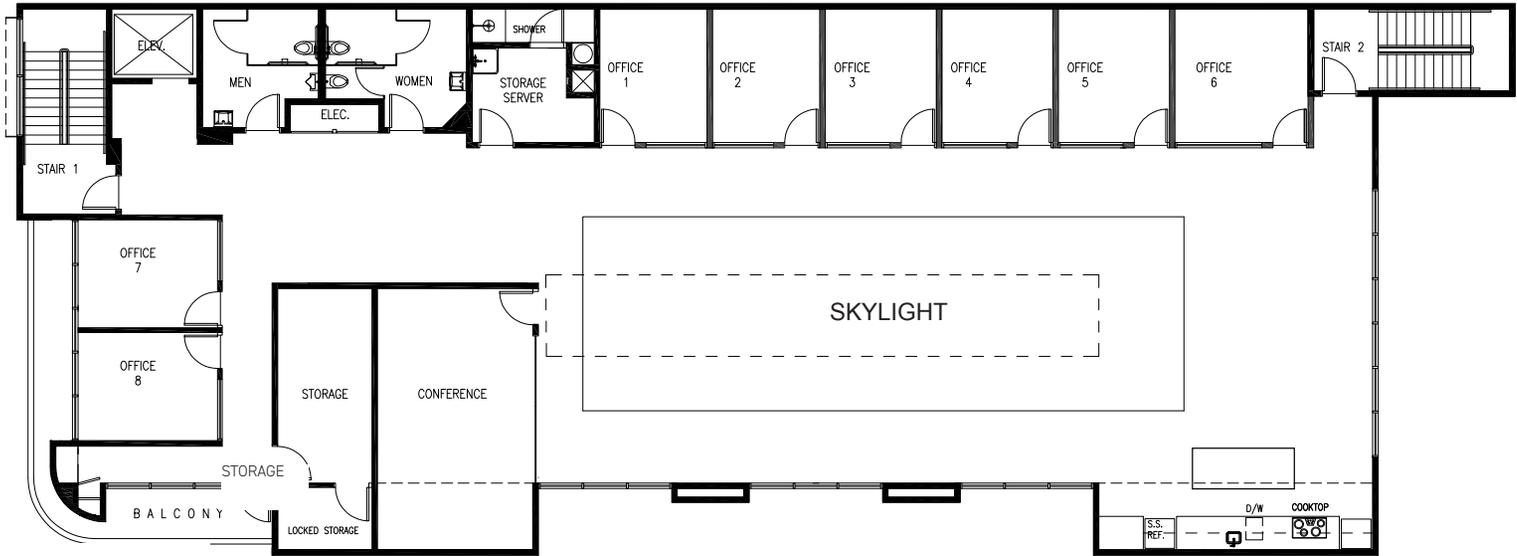
± 400 SF VERIZON  
EQUIPMENT ROOM (N.I.C.)



SECOND FLOOR PLAN ± 5,989 SF



# STUDIO 300 - FLOOR PLAN



THIRD FLOOR PLAN ± 5,540 SF



# NEARBY AMENITIES



# AVAILABLE COMPS

	Address	Building SF	Land SF	Sale Price	Price/SF Bldg	Price/SF Land	Year Built	Zoning
	3733 Motor Ave <b>SUBJECT PROPERTY</b>	12,100 SF	7,365 SF	\$9,680,000	\$800	\$1,314	1986 Renov 2021	LAC2
1	1150 - 1154 S. Robertson Blvd	5,221 SF	11,465 SF	\$5,995,000	\$1,148	\$523	--	LAC2
2	3760 Motor Ave	11,671 SF	7,405 SF	\$12,800,000	\$1,097	\$1,728	1989 Renov 2016	C2-1
3	4533 S Centinela Ave	6,000 SF	6,098 SF	\$5,900,000	\$983	\$967	2008	LAC2
4	11122 Washington Blvd	6,720 SF	9,147 SF	\$5,795,000	\$862	\$633	1980	C3
5	11291 - 11295 Washington Blvd	5,100 SF	4,791 SF	\$3,750,000	\$735	\$782	1965	C3
6	3532 Overland Ave	7,500 SF	5,662 SF	\$4,950,000	\$660	\$874	1982	C2-1
7	6023 Bristol Parkway	8,768 SF	7,754 SF	\$5,250,000	\$599	\$677	1980 Renov 2015	C3
8	5066 W Jefferson Blvd	5,500 SF	5,662 SF	\$3,162,500	\$575	\$558	1964 Renov 2022	CM



# CONTACT



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