

# LAND FOR SALE

AVAIL SF: 17,990ACRES: 0.41ADDRESS 11261 SANTA MONICA BL. LOS ANGELES, CA ZIP 90025

High Visibility Prime West L.A. Development Site  
Corner Location - #405 Freeway Exposure  
No Other Structure Abutting Property  
Positive Soils Report  
Former Remodeled Chevron Station With C Store  
Commercial –Hospitality – Auto Related – Mixed Use

LEASE RENTAL \$ NFL /mo Gross \_\_\_\_\_ Net 0.000 Term \_\_\_\_\_  
SALE PRICE \$ 13,000,000 Price/SF \$ 772.42 Tax \$ TBD Yr 2009-2010  
Possession Immediate Assessor's Parcel # 4261-007-030  
Avail SF 17,990 Fenced Yes Paved Yes Rail NONE  
Min. SF 17,990 Bldg(s) SF Description Verify  
Net Avail SF 17,990  
Land Description Environmental Rpts: VERIFY

Sewer Lines Y Water Lines Y Gas Lines Y Thomas Bk Pg# 632-A5 Zone C2-1VL  
Utility Comments Yes – On Site

AGENT Michael Meraz (323)585-3000 x19 Region C Listing # 1223758  
FIRM Magnum Properties, Inc.

FTCF CB200N000S200/OAA Notes Sale Terms: Cash. Contact broker for full marketing package. Add'l St. Ded: TBD.  
Fenced & Paved Easements: Per Alta Survey. Bldg(s) SF & Description: 2,500. Environmental report: Current Environmental reports available.

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.

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## MIKE MERAZ

mikem@magnumprops.com

Tel (323) 585.3000

Fax (323) 585.3335

Broker Lic. 00884582

## MAGNUM PROPERTIES

Commercial and Industrial Real Estate

2222 East Washington Blvd., Los Angeles, California 90021

www.magnumprops.com

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# PROPERTY OVERVIEW

# PROPERTY OVERVIEW

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*11261 Santa Monica Blvd., Los Angeles, CA 90025*

<b>SITE</b>	Address:	11261 W. Santa Monica Blvd. Los Angeles, CA 90025
	Lot Area:	17,990
	Santa Monica Blvd. Frontage:	131.89 Feet
	Beloit Avenue Frontage:	136.22 Feet
	Zoning:	C2-1VL
	APN:	4261-007-030
	Thomas Bros Grid:	Page 632-A5
	Community Plan Area:	West Los Angeles

## IMPROVEMENTS

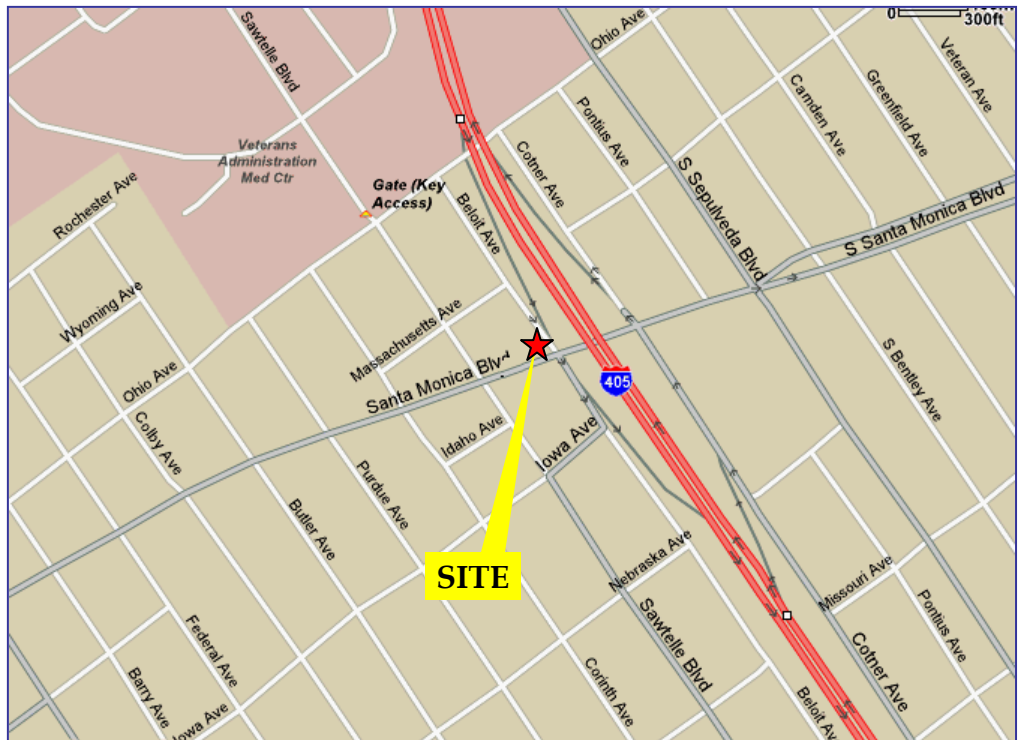
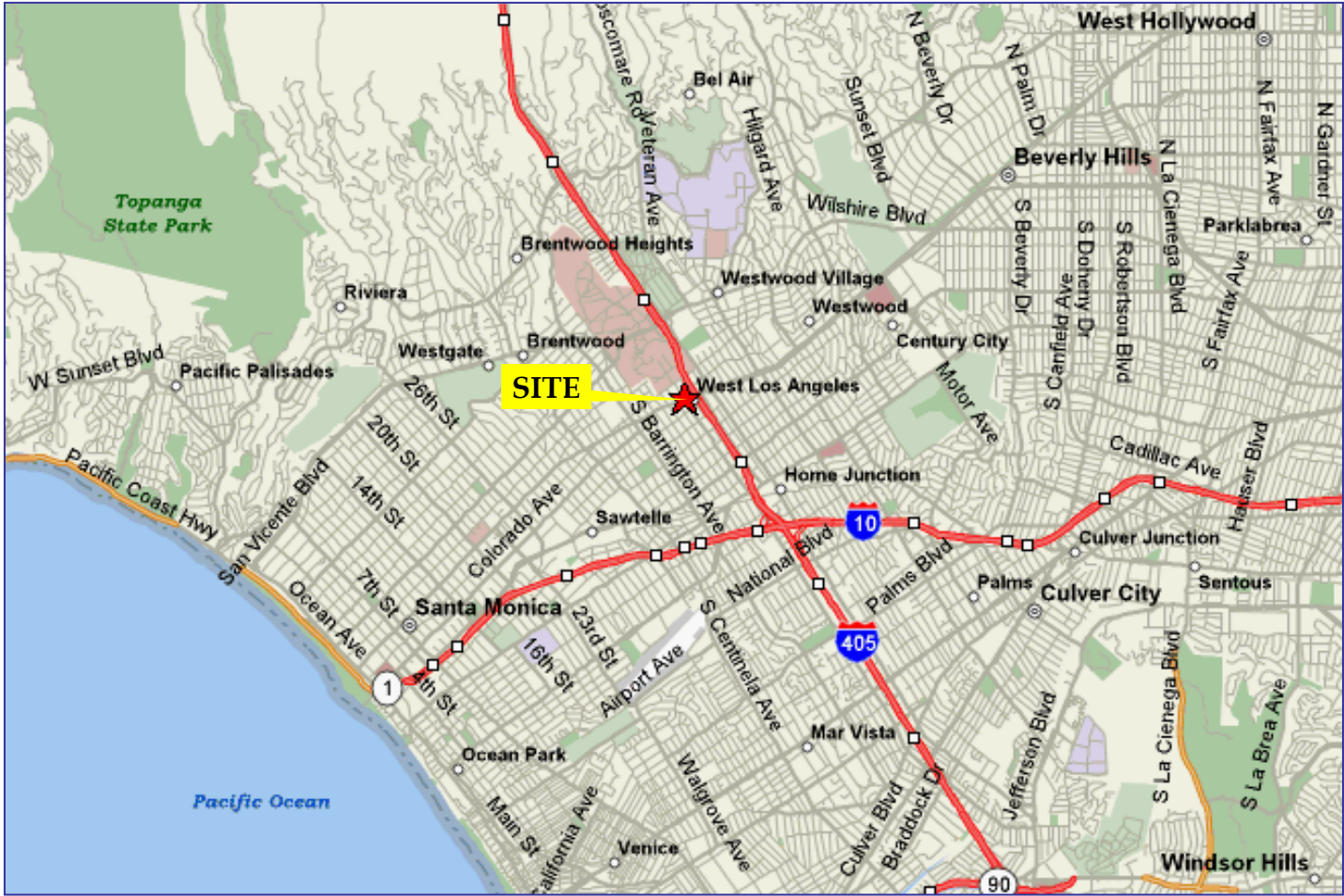
An operating Chevron gas station with restaurant that has been in operation since 1977. The Chevron lease is month-to-month. It was totally remodeled in 2003 and has an environmental closure report and a clean Phase II.



AREA MAPS

# AREA MAPS

11261 Santa Monica Blvd., Los Angeles, CA 90025



# 3 PROPERTY PHOTOS

# PROPERTY PHOTOS

11261 Santa Monica Blvd., Los Angeles, CA 90025



I-405 San Diego Freeway looking west across the Santa Monica Blvd. off-ramp and Beloit Avenue which abuts site. Building across Santa Monica Blvd. to the south (left) of site is the 4-story Holiday Inn Suites, which is **averaging 90% occupancy**. Immediately to the subject property's north (right) is a City parking lot and next to that two apartment buildings.



Subject property, Beloit Avenue and the Santa Monica Blvd. off-ramp from across Santa Monica Blvd. looking north with the I-405 Freeway to the east of property.

# PROPERTY PHOTOS

11261 Santa Monica Blvd., Los Angeles, CA 90025



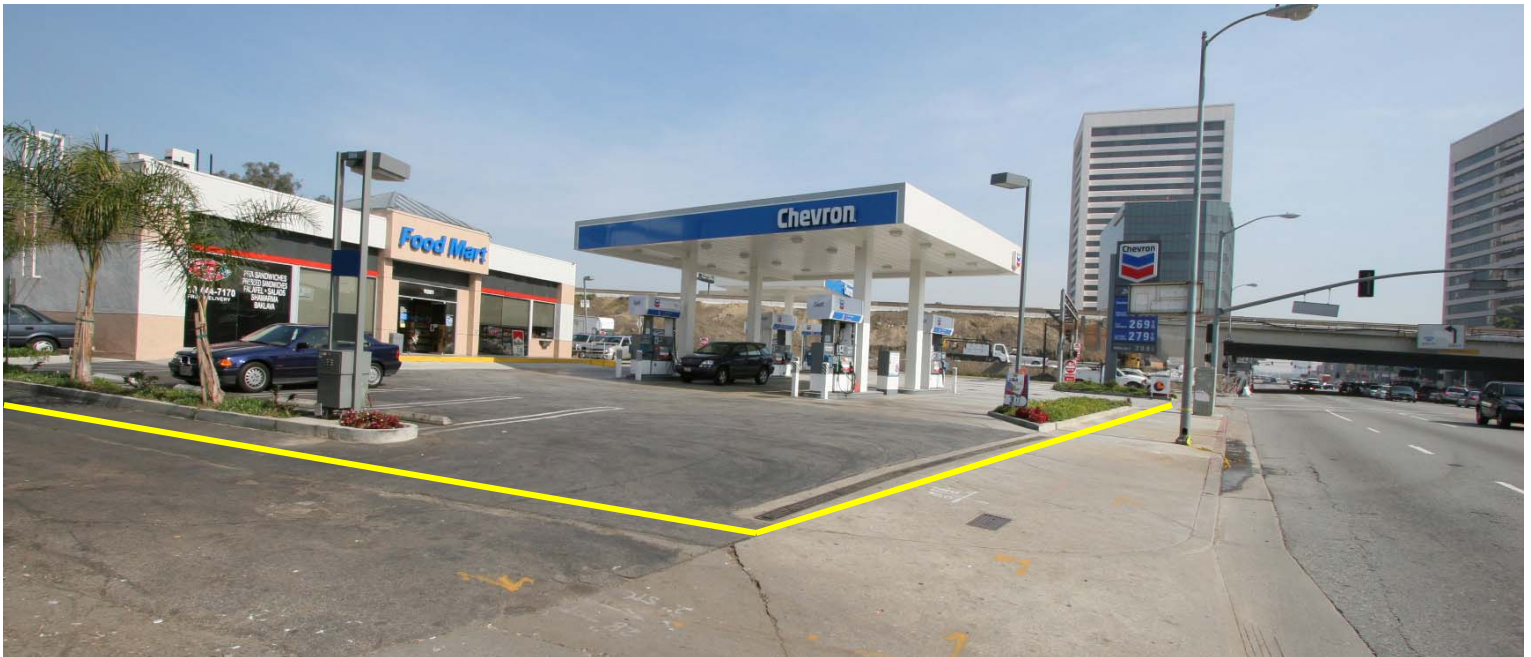
View of subject from diagonally across the street shows the corner of Santa Monica and Beloit and to the right, the Santa Monica Blvd. off-ramp from the I-405 Freeway.



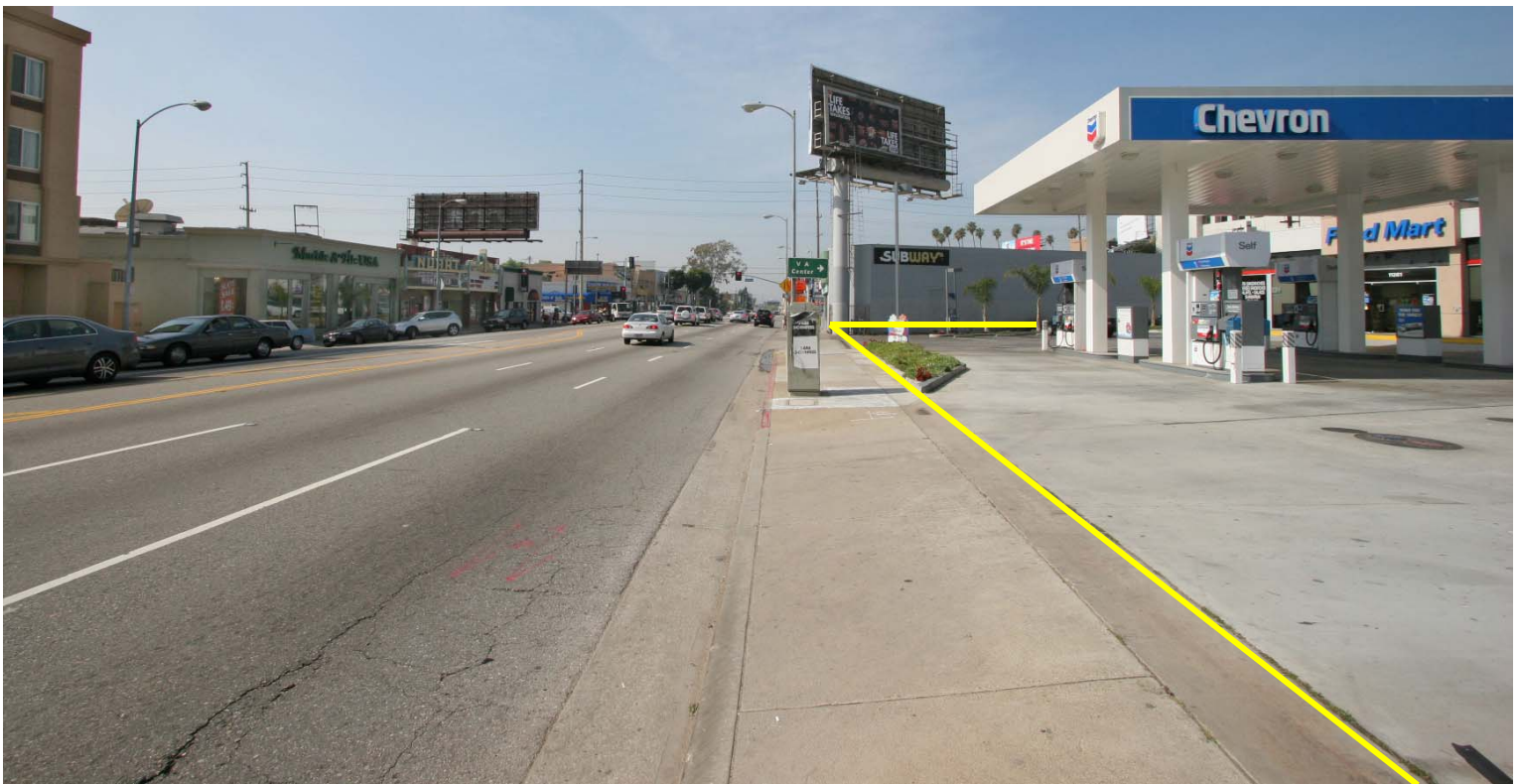
Subject from across Santa Monica Blvd. looking north with the I-405 Freeway to the east of property.

# PROPERTY PHOTOS

11261 Santa Monica Blvd., Los Angeles, CA 90025



Looking northeast from the southwest corner of property shows the site fronting on Santa Monica Blvd. and I405 Freeway. Beyond the freeway on the right are the Westwood Gateway Buildings at Santa Monica and Sepulveda Boulevards.



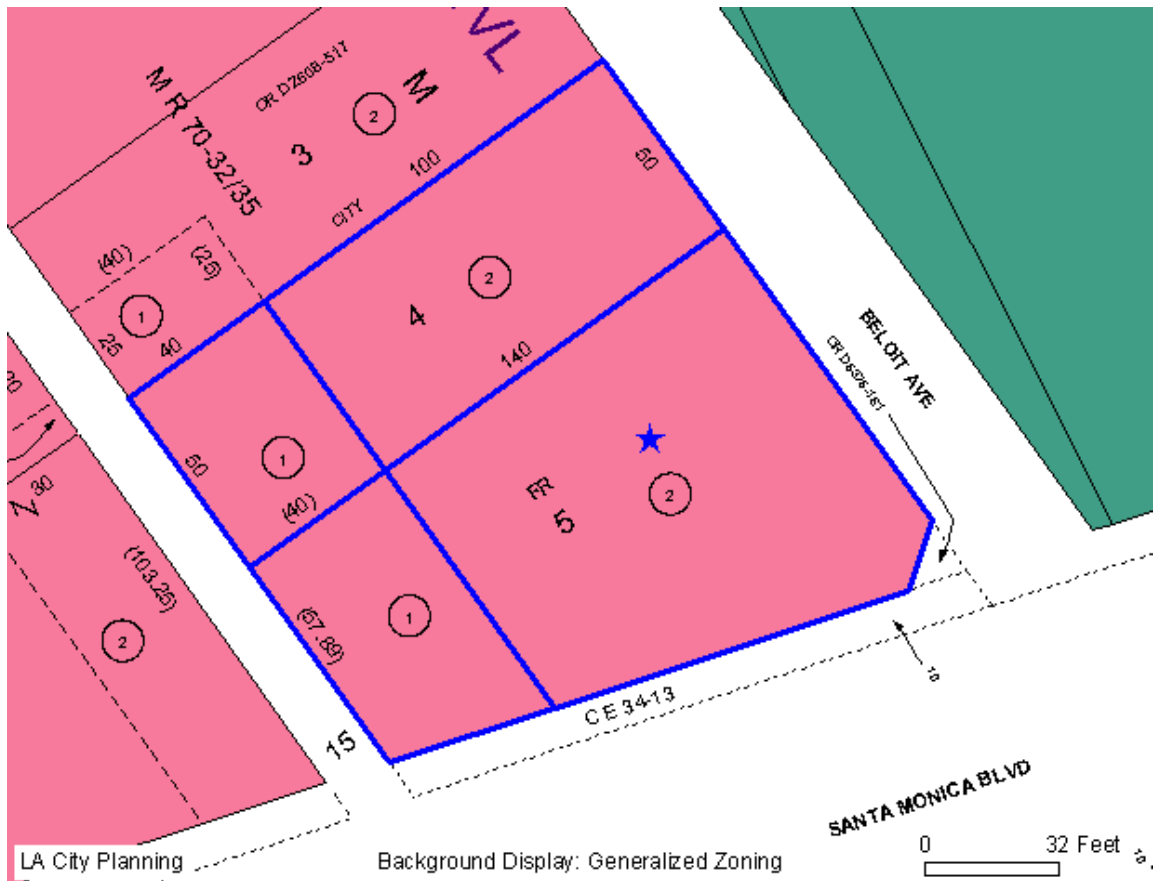
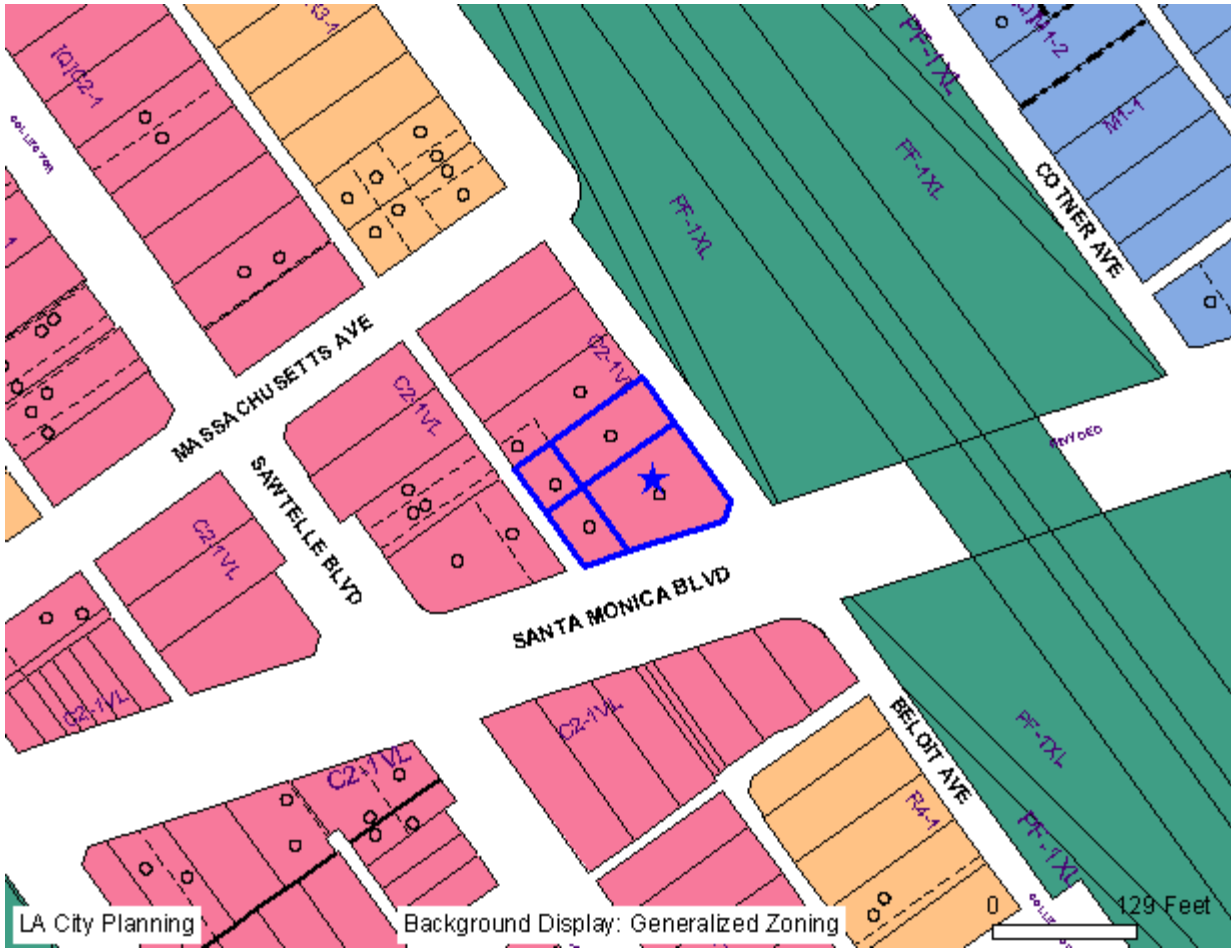
Subject property and Santa Monica Boulevard looking west.

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## SITE MAPS

# SITE MAPS

11261 Santa Monica Blvd., Los Angeles, CA 90025



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## SITE PROFILE



**City of Los Angeles  
Department of City Planning**

06/27/2007

**PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

1617 S BELOIT AVE

**ZIP CODES**

90025

**RECENT ACTIVITY**

None

**CASE NUMBERS**

ZA-2006-8846-CU-ZV-SPR  
ZA-2002-6306-CU-CUB-1A  
ENV-2006-8847-EAF  
ENV-2002-6307-MND  
PRIOR-06/01/1946

**Address/Legal Information**

PIN Number: 129B149 343  
Area (Calculated): 5,012.9 (sq ft)  
Thomas Brothers Grid: PAGE 632 - GRID A5  
Assessor Parcel Number: 4261007030  
Tract: BARRETT VILLA TRACT  
Map Reference: M R 70-32/35  
Block: M  
Lot: 4  
Arb (Lot Cut Reference): 2  
Map Sheet: 129B149

**Jurisdictional Information**

Community Plan Area: West Los Angeles  
Area Planning Commission: West Los Angeles  
Neighborhood Council: West Los Angeles  
Council District: CD 11 - Bill Rosendahl  
Census Tract #: 2673.00  
LADBS District Office: West Los Angeles

**Planning and Zoning Information**

Special Notes: None  
Zoning: C2-1VL  
Zoning Information (ZI): ZI-1802 Hillside Grading Ordinance Exemption Area  
Neighborhood Commercial  
General Plan Land Use: See Plan Footnotes  
Plan Footnote - Site Req.: West Los Angeles  
Additional Plan Footnotes: West Los Angeles Transportation Improvement and Mitigation  
Specific Plan Area:  
Design Review Board: No  
Historic Preservation Review: No  
Historic Preservation Overlay Zone: None  
Other Historic Designations: None  
Mills Act Contract: None  
POD - Pedestrian Oriented Districts: None  
CDO - Community Design Overlay: None  
Streetscape: No  
Sign District: No  
Adaptive Reuse Incentive Area: None  
35% Density Bonus: Eligible  
CRA - Community Redevelopment Agency: None  
Central City Parking: No  
Downtown Parking: No  
Building Line: None  
500 Ft School Zone: No  
500 Ft Park Zone: No

**Assessor Information**

Assessor Parcel Number: 4261007030  
Parcel Area (Approximate): 17,990.3 (sq ft)  
Use Code: No  
Building Class: S75  
Assessed Land Val.: \$819,088  
Assessed Improvement Val.: \$106,771  
Year Built: 1972  
Last Owner Change: 10/21/03  
Last Sale Amount: \$0  
Number of Units: 0  
Number of Bedrooms: 0

Number of Bathrooms:	0
Building Square Footage:	1,736.0 (sq ft)
Tax Rate Area:	67
Deed Reference No.:	None

**Additional Information**

Airport Hazard:	None
Coastal Zone:	None
Farmland:	Area not Mapped
Very High Fire Hazard Severity Zone:	No
Fire District No. 1:	No
Fire District No. 2:	Yes
Flood Zone:	None
Hazardous Waste / Border Zone Properties:	No
Methane Hazard Site:	Methane Zone
High Wind Velocity Areas:	No
Hillside Grading:	No
Oil Wells:	None
Alquist-Priolo Fault Zone:	No
Distance to Nearest Fault:	1.55011 (km)
Landslide:	No
Liquefaction:	Yes

**Economic Development Areas**

Business Improvement District:	None
Federal Empowerment Zone:	None
Renewal Community:	No
Revitalization Zone:	None
State Enterprise Zone:	None
Targeted Neighborhood Initiative:	None

**Public Safety**

Police Information:	
Bureau:	West
Division / Station:	West Los Angeles
Report District:	853
Fire Information:	
District / Fire Station:	59
Batallion:	9
Division:	1
Red Flag Restricted Parking:	No

# CASE SUMMARIES

Note: Information for Case Summaries is Retrieved from the Planning Department's Plan Case Tracking System (PCTS) Database.

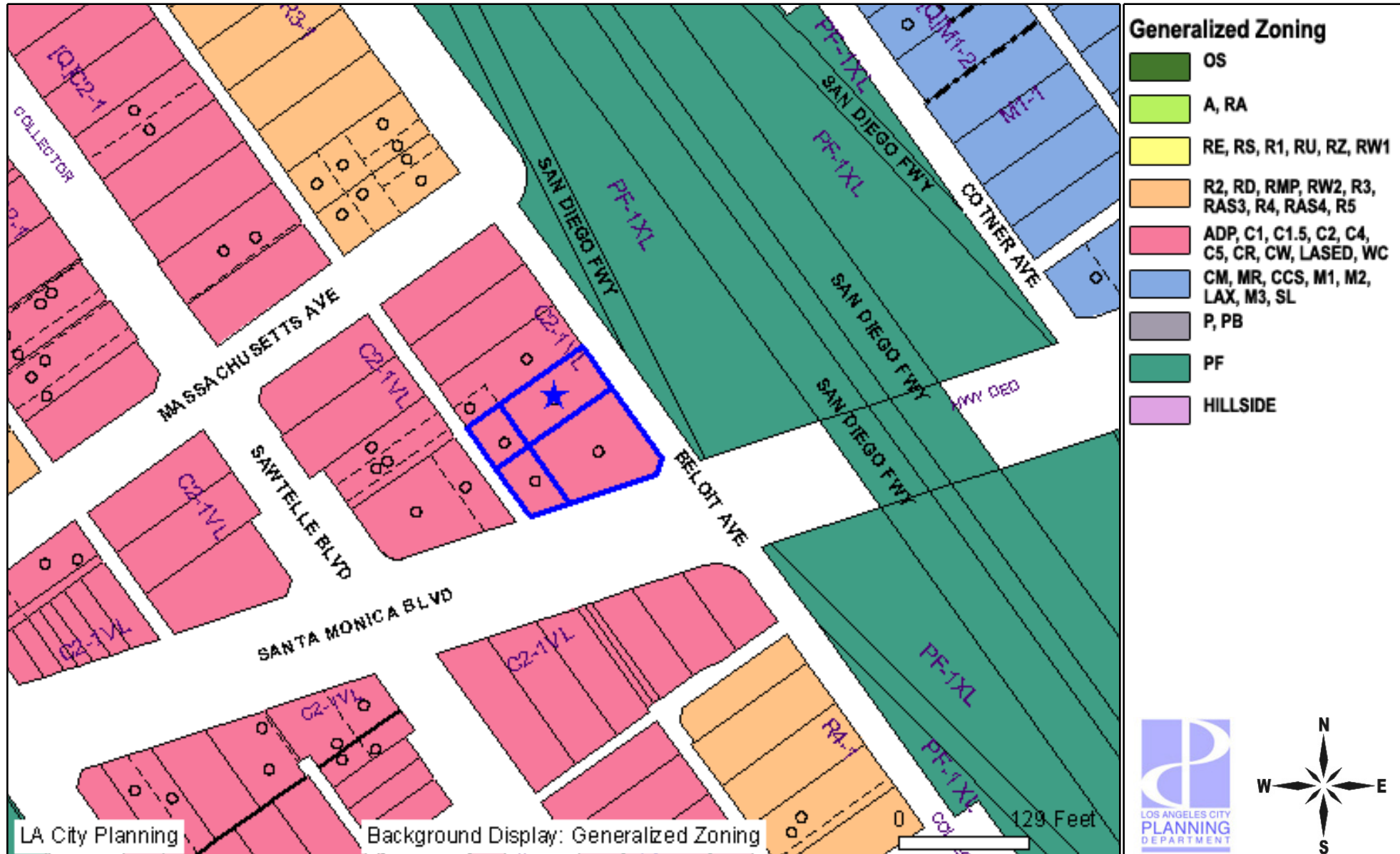
**Case Number:** ZA-2006-8846-CU-ZV-SPR  
**Required Action(s):** SPR-SITE PLAN REVIEW  
ZV-ZONE VARIANCE  
CU-CONDITIONAL USE  
**Project Description(s):** CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW 72,100 SQUARE FOOT, 5-LEVEL SELF-STORAGE/RETAIL FACILITY WITHIN 500 FEET OF A RESIDENTIAL USE.  
  
CONDITIONAL USE PERMIT TO ALLOW A COMMERCIAL CORNER DEVELOPMENT TO OBSERVE A VARIABLE 0- TO 5-FOOT LANDSCAPED BUFFER ALONG THE EASTERLY PROPERTY ...

**Case Number:** ZA-2002-6306-CU-CUB-1A  
**Required Action(s):** CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)  
CU-CONDITIONAL USE  
**Project Description(s):** REQUEST TO CONVERT EXISTING AUTO REPAIR, REMODEL AND ADD 389 SQ. FT. TO A CHEVRON SERVICE STATION FOODMART WITH TAKE-OUT FASTFOOD WITH DRIVE-THRU.

**Case Number:** ENV-2006-8847-EAF  
**Required Action(s):** EAF-ENVIRONMENTAL ASSESSMENT  
**Project Description(s):** CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW 72,100 SQUARE FOOT, 5-LEVEL SELF-STORAGE/RETAIL FACILITY WITHIN 500 FEET OF A RESIDENTIAL USE.  
  
CONDITIONAL USE PERMIT TO ALLOW A COMMERCIAL CORNER DEVELOPMENT TO OBSERVE A VARIABLE 0- TO 5-FOOT LANDSCAPED BUFFER ALONG THE EASTERLY PROPERTY ...

**Case Number:** ENV-2002-6307-MND  
**Required Action(s):** MND-MITIGATED NEGATIVE DECLARATION  
**Project Description(s):** REQUEST TO CONVERT EXISTING AUTO REPAIR, REMODEL AND ADD 389 SQ. FT. TO A CHEVRON SERVICE STATION FOODMART WITH TAKE-OUT FASTFOOD WITH DRIVE-THRU.

**Case Number:** PRIOR-06/01/1946  
**Required Action(s):** MND-MITIGATED NEGATIVE DECLARATION  
**Project Description(s):** REQUEST TO CONVERT EXISTING AUTO REPAIR, REMODEL AND ADD 389 SQ. FT. TO A CHEVRON SERVICE STATION FOODMART WITH TAKE-OUT FASTFOOD WITH DRIVE-THRU.



**Generalized Zoning**

- OS
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS3, R4, RAS4, R5
- ADP, C1, C1.5, C2, C4, C5, CR, CW, LASED, WC
- CM, MR, CCS, M1, M2, LAX, M3, SL
- P, PB
- PF
- HILLSIDE



LA City Planning

Background Display: Generalized Zoning

129 Feet

**Address: 1617 S BELOIT AVE**  
**APN: 4261007030**  
**PIN #: 129B149 343**

**Tract: BARRETT VILLA TRACT**  
**Block: M**  
**Lot: 4**  
**Arb: 2**

**Zoning: C2-1VL**  
**General Plan: Neighborhood Commercial**

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## AREA INFORMATION

# AREA INFORMATION

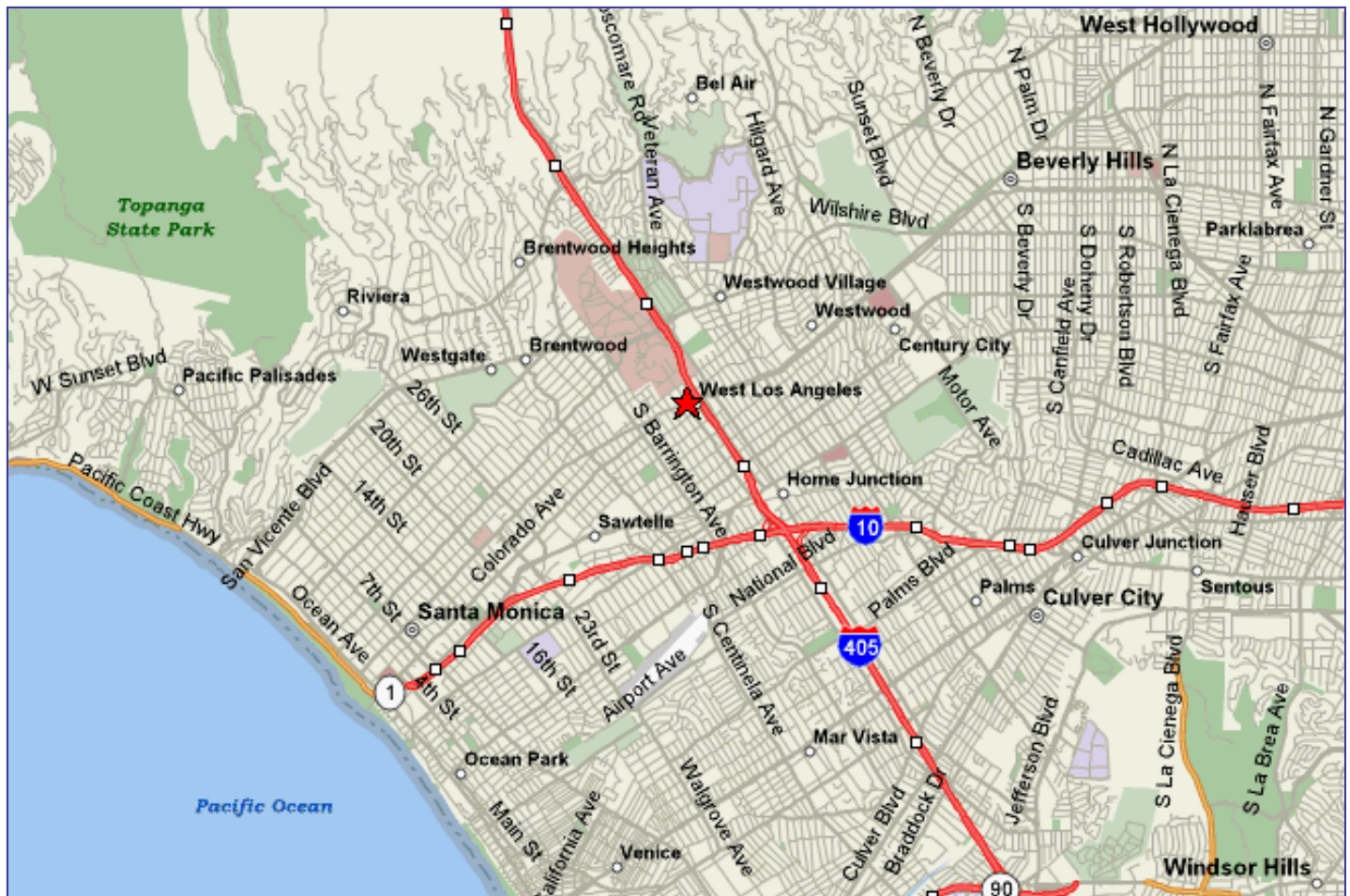
*11261 Santa Monica Blvd., Los Angeles, CA 90025*

Located in the highly desirable West Los Angeles area on the Northwest corner of Santa Monica Boulevard and Beloit Avenue abutting the San Diego Freeway and just ¼ mile from the I-10 Santa Monica Freeway.

Within minutes of the cities of Beverly Hills, Brentwood, Century City, Culver City, Pacific Palisades, Santa Monica, Venice and Westwood, all of which are easily accessed using either Wilshire, Santa Monica or Sepulveda Boulevards.

In close proximity to such institutions as UCLA, The Getty Museum, Los Angeles County Museum of Art, Armand Hammer Museum, Skirball Center, Sony Picture Studios, Santa Monica Pier and the Venice Boardwalk.

**DIRECTLY ACROSS SANTA MONICA BOULEVARD TO THE SOUTH OF THE SITE SITS THE BEST WESTERN WESTWOOD PACIFIC HOTEL, A 78-ROOM HOTEL CURRENTLY AVERAGING APPROXIMATELY 90% OCCUPANCY AT AN AVERAGE DAILY RATE OF APPROXIMATELY \$145.**



# AREA INFORMATION

11261 Santa Monica Blvd., Los Angeles, CA 90025

THE PROPERTY ABUTS THE SANTA MONICA BOULEVARD TRANSIT PARKWAY PROJECT TO THE WEST. APPROXIMATELY \$70,000,000 IS BEING INVESTED TO IMPROVE THE 2.5 MILE STRETCH BETWEEN BEVERLY HILLS AND BELOIT AVENUE.

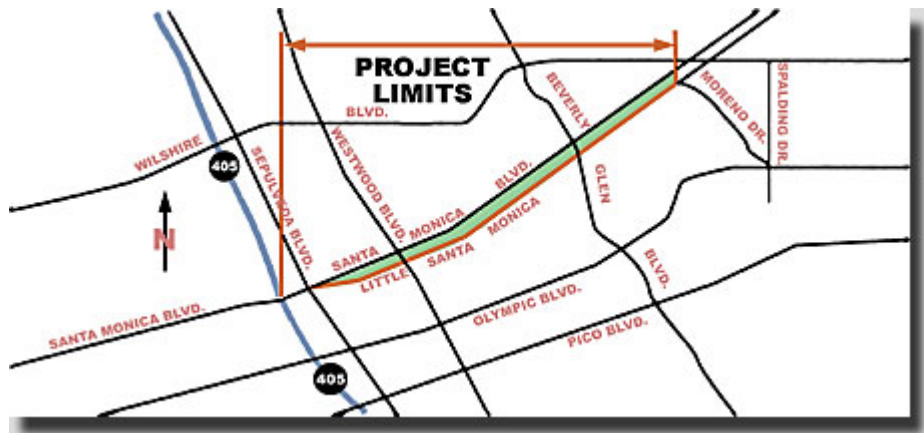
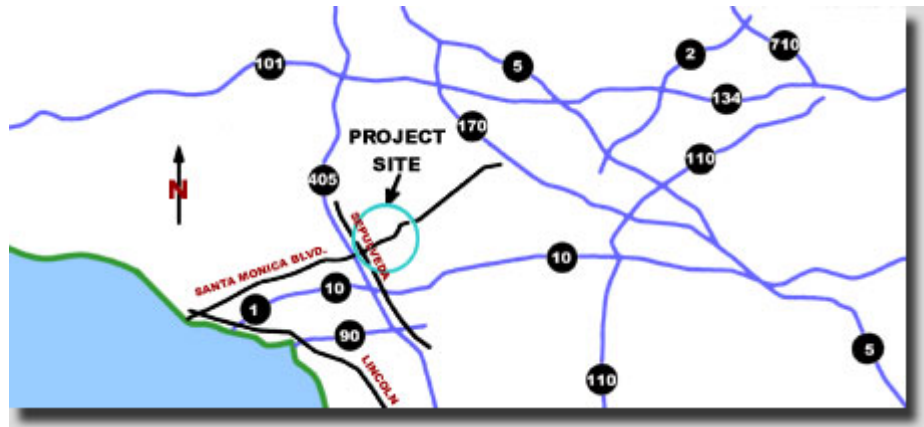
## What is the Santa Monica Boulevard Transit Parkway Project?

The Santa Monica Boulevard Transit Parkway Project is the reconstruction and reconfiguration of 2.5 miles of Santa Monica Boulevard between I-405 on the west (Beloit Avenue) and the Beverly Hills city limit on the east (Moreno Drive). The new boulevard will have three eastbound and three westbound travel lanes. Neighborhood access roads on the north and south sides of the main road are planned. The project will include a new street lighting and traffic signal system, a landscaped median, bicycle lanes and bus priority features. Additionally, the on-ramps to the northbound and southbound I-405 Freeway will be improved by adding High Occupancy Vehicle (HOV) bypass lanes onto the freeway.

## Why is this project important?

The merging of the two roadways and the railroad right-of-way will improve the vehicular level of service through the corridor. A dedicated bus lane in Century City will enhance bus transit operations. In addition, impressive landscaped medians and sidewalks along the 2.5 mile project will lend a unique character to the area which the community can enjoy for years to come. The project team meets regularly with the community to share the progress and confirm that requirements of the Environmental Impact Report are being met. The project team is available to meet individually with community groups. For a project presentation contact the Public Affairs Office (213) 978-0333.

## Santa Monica Boulevard Transit Parkway Project



Source: [www.lacity.org/BPW/SantaMonica/Index.htm](http://www.lacity.org/BPW/SantaMonica/Index.htm)

# AREA INFORMATION

11261 Santa Monica Blvd., Los Angeles, CA 90025

## How will construction be managed?

The agencies involved in this project are working aggressively to minimize adverse impact.

We will:

- Provide an incentive to the contractor to complete the work sooner.
- Develop a business access and public parking plan in coordination with local businesses and neighborhood groups to maintain existing parking spaces when possible.
- Maintain walkway and driveway access to businesses.
- Operate street sweepers routinely to minimize dust on paved roads.
- Install signs directing patrons to active parking locations and signs clearly identifying open businesses.
- Suspend construction work during holiday season moratorium November 15 through January 1.
- Work with the Small Business Administration and the Los Angeles Mayor's Business team to provide businesses with effective business marketing strategies.
- A City representative is available between 8 a.m. to 5 p.m. Monday through Friday at our field office: 10350 Santa Monica Blvd.  
*Monthly community meetings are planned to address project issues.*

## Santa Monica Boulevard Transit Parkway Project

## How long will the construction last and what is the daily work schedule?

Construction of the Santa Monica Boulevard Transit Parkway is a five-phase process. Construction began March 2003. Roadway construction is expected to be completed in August 2006, while an additional six months are required to complete project landscaping. Crews are expected to work approximately 8 hours daily Monday through Friday between 7:00 a.m. and 3:30 p.m. Occasional Saturday work is planned.

## Who is funding the project and how much will it cost?

<b>MTA</b>	<b>\$23,593,000</b>
<b>Federal Government (FHWA)</b>	<b>\$25,900,000</b>
<b>State of California (FCR)</b>	<b>\$8,235,000</b>
<b>City of Los Angeles</b>	<b>\$8,128,000</b>
<b>Los Angeles County</b>	<b>\$2,595,000</b>
<b>Total</b>	<b>\$68,451,000</b>

Source: [www.lacity.org/BPW/SantaMonica/Index.htm](http://www.lacity.org/BPW/SantaMonica/Index.htm)

# AREA INFORMATION

11261 Santa Monica Blvd., Los Angeles, CA 90025

## Traffic Counts

Street	Cross Street	Traffic Count	Dist. *	Dir. *
<b>I 405</b>	<b>SANTA MONICA BLVD</b>	<b>155,000</b> Year: 2001	0.05	E
SAWTELLE BLVD	IDAHO AVE	7,420 Year: 1995	0.07	SW
STATE HWY 2	PONTIUS AVE	34,000 Year: 2001	0.13	E
STATE HWY 2	PONTIUS AVE	34,000 Year: 2001	0.13	E
CORINTH AVE	SANTA MONICA BLVD	4,441 Year: 1995	0.14	W
BELOIT AVE	OHIO AVE	2,489 Year: 1998	0.17	NW
OHIO AVE	COTNER AVE	24,814 Year: 1998	0.2	N
NEBRASKA AVE	SAWTELLE BLVD	1,079 Year: 1995	0.2	SE
MASSACHUSETTS AVE	S SEPULVEDA BLVD	2,122 Year: 1995	0.2	NE
S SEPULVEDA BLVD	SANTA MONICA BLVD	31,915 Year: 1996	0.18	E

Current year data is for the year **2005**, 5 year projected data is for the year **2010**.

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Crime data © 2005 by Experian/ Applied Geographic Solutions.

The retail centers data used in this site is licensed by National Research Bureau (NRB).

Traffic Count data © 2005 by GDT.

Properties data © 2005 by Property & Portfolio Research (PPR) Inc. and Dodge Pipeline All rights reserved.

The information presented herein, while not guaranteed, was obtained from sources we believe to be reliable.

Neither STDB, Inc. nor the CCIM Institute assumes any liability for errors or omissions.

# AREA INFORMATION

11261 Santa Monica Blvd., Los Angeles, CA 90025

## Retail Centers

Retail Centers Within 1 mile radius of Site					
Name	Address	Intersection	Sq. Feet	Dist *	Dir. *
UNNAMED SHOPPING CENTER	1640 Sawtelle Ave, Los Angeles, CA 90025	SWC Santa Monica Blvd & Sawtelle Ave	7,000	0.03	S
BARRINGTON SQUARE SHOPPING CENTER	, Los Angeles, CA 90025	Barrington Ave. & Santa Monica Blvd.	36,000	0.5	W
SAWTELLE PLACE	2130 Sawtelle Blvd, Los Angeles, CA 90025	Sawtelle Blvd & Olympic & Mississippi Blvd	30,000	0.63	SE
SAWTELLE CENTER	2134 Sawtelle, Los Angeles, CA 90025	SWC Sawtelle Blvd. & Mississippi Ave.	0	0.63	SE
WESTSIDE VILLAGE	, Los Angeles, CA 90024	Westwood Blvd & Rochester St	43,000	0.73	NE
THE OLYMPIC COLLECTION	, Los Angeles, CA 90064	NWC Olympic Blvd & Sawtelle Blvd	0	0.72	SE
ONE WESTSIDE PLACE	11270 W Olympic Blvd, Los Angeles, CA 90064	SEC Olympic Blvd. & Sawtelle Blvd.	100,000	0.72	SE
MOSS PLAZA	1820-60 Westwood Blvd., Los Angeles, CA 90025	n/a	18,000	0.7	E
LA MANCHA SHOPPING CENTER	, Los Angeles, CA 90049	SWC Olympic & Sepulveda Blvd.	60,656	0.75	SE
GEORGE TOWN PLAZA	, Los Angeles, CA 90025	Santa Monica Blvd & Westgate	30,000	0.78	SW
WESTWOOD VILLAGE SQUARE	1133 Westwood Blvd, Los Angeles, CA 90024	NWC Westwood Blvd & Lindbrook Dr & Kinross Ave	58,045	0.89	N
VILLA WESTWOOD SHOPPING CENTER	, Los Angeles, CA 90025	Westwood Blvd. & Gayley & Lindbrook Aves.	34,206	0.9	N
BRENTWOOD PLAZA SHOPPING CENTER	11701 Wilshire Blvd, Los Angeles, CA 90025	NEC Wilshire Blvd & Barrington Ave	0	0.76	W
WESTWOOD MARKETPLACE	1142-1154 Westwood Blvd, Los Angeles, CA 90024	NEC Westwood Blvd & Lindbrook Dr	150,000	0.93	N
UNNAMED SHOPPING CENTER	2311 Cotner, Los Angeles, CA 90064	n/a	20,000	0.86	SE
GAYLE-KINROSS SHOPS	10914 Kinross Ave, Los Angeles, CA 90067	NWC Gayley & Kinross Ave	14,626	0.95	N
WESTSIDE PLAZA	11901-11915 Olympic Blvd., Los Angeles, CA 90064	NEC Olympic Blvd. & Bundy Dr.	0	0.99	S
THE GRANVILLE PLAZA	, Brentwood, CA 94513	Wilshire Blvd.	40,000	0.85	W
GRANVILLE PLAZA	11819 Wilshire Blvd., Los Angeles, CA 90025	Wilshire Blvd. btwn Westgate & Granville Ave.	40,000	0.86	W
WESTWOOD CENTER	2180 S Westwood Blvd, Los Angeles, CA 90025	W Olympic Blvd & Westwood Blvd	26,370	0.95	E

Source: Transwestern Outlook – LA Basin Snapshot at Year-end 2005 Report

## THE L.A. BASIN'S HOTEL OCCUPANCY & CORE INDUSTRIES CONTINUE TO STRENGTHEN:

1. **TOURISM / HOSPITALITY ACTIVITY IS EXPANDING, AS OCCUPANCY LEVELS AND DAILY ROOM RATES INCREASE, SUPPORTED BY FOREIGN VISITORS, WHILE THE U.S. DOLLAR REMAINS WEAK.**
  2. **Manufacturing** activity is steady, but burdened with job losses in textiles and apparel.
  3. **Trade** volume continues to grow, with record amounts of container traffic in 2005.
  4. **The Tech** sector is staging a comeback with rising demand and increased venture capital investment activity.
  5. **The Entertainment** industry remains strong, as television productions continue to surge.
- Source: U.S. Conference of Mayors, Delta Associates; December 2005.

**TOURISM/HOSPITALITY:** This sector is expanding as the weak dollar fuels international travel simultaneously with the rebound in convention and business spending. HOTEL OCCUPANCY RATES AVERAGED 80% IN LA COUNTY AND 79% IN ORANGE COUNTY THROUGH SEPTEMBER 2005, UP 5.5% AND 9%, RESPECTIVELY, OVER THE SAME PERIOD LAST YEAR. IN ADDITION, AVERAGE DAILY ROOM RATES ARE UP 8.5% IN LA COUNTY AND 10.8% IN ORANGE COUNTY, ACCORDING TO SMITH TRAVEL RESEARCH. Employment in the Leisure and Hospitality industry grew by 6,700 jobs in the LA Basin over the 12 months ending October 2005. This sector should continue to see robust growth in the near-term, as it continues to benefit from the 50th anniversary of Disneyland, exhibit of King Tut, and the weak dollar.

**Manufacturing** activity continues to grow at a steady pace in the LA Basin, and has been outperforming the nation during the past year. On the other hand, employment in this sector continues to decline. 5,800 manufacturing jobs were cut in the LA Basin over the 12 months ending in October 2005, as a result of the impact of Chinese imports in the Apparel and Textile industries. The California Purchasing Manager's Index declined to 59 in the 3rd quarter 2005, as new orders slowed and commodity prices continued to rise. Overall, expansion in the manufacturing industry should continue in the near-term, as defense contractors remain active and as a favorable high-tech export environment continues.

# AREA INFORMATION

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**Trade** activity in the LA Basin is booming, as consumer and business spending continue to rise. Container traffic through the twin ports of Los Angeles and Long Beach is on pace to surpass last year's record level, due to growth at Long Beach. In addition, air cargo tonnage in the LA Basin is at a new high in 2005. As a result, Transportation and Warehousing employment in the LA Basin continues to grow - 2,000 jobs were added during the 12 months ending in October. Cargo has flowed better through the twin ports this year, as longer operating hours, more dockworkers, and larger ships have been added to accommodate the record amount of goods.

Source: Ports of LA and Long Beach; December 2005.

**Entertainment:** This sector continues to grow at a steady pace, with television production a driving force. However, film production continues to decline, as many producers are fleeing to other states and countries such as Canada, which offer tax incentives. While film production is leaving the state, television production is helping the region keep its status as the entertainment capital of the world. 2,600 new motion picture and sound recording jobs were created in Los Angeles over the 12 months ending October 2005. However, the number employed in this industry remains below peak levels achieved in 1999. In addition, domestic box office receipts continue to decrease, as piracy remains a major issue. Nevertheless, the entertainment industry should continue to perform at high levels in the near-term.

Source: Entertainment Industry Development Corp.; December 2005.

**Technology:** Business spending in LA and Orange County is rebounding, as demand increases. And venture capital investments are on pace to reach \$1.5 billion in 2005, compared to \$957 million one year ago. As a result, computer systems and telecommunication employment in both counties is starting to recover - 700 jobs were added over the 12 months ending October.