LAND FOR SALE

ADDRESS
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

SALE PRICE $ 13,000,000

Price/SF $ 772.42

Tax $ TBD

Term Yr 2009-2010

Net 0.000

Gross

Posession 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.

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

Member of the AMERICAN INDUSTRIAL REAL ESTATE ASSOCIATION  Vernon Business Owners Association
# TABLE OF CONTENTS

1. **Property Overview**  
2. **Area Maps**  
3. **Property Photos**  
4. **Site Maps**  
5. **Site Description**  
6. **Area Information**
PROPERTY OVERVIEW
PROPERTY OVERVIEW

11261 Santa Monica Blvd., Los Angeles, CA 90025

SITE

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
PROPERTY PHOTOS
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.
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.
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.
SITE MAPS
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: None
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: S75
Building Class: No
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**

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**Economic Development Areas**

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**Public Safety**

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<td>Bureau</td>
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<td>Red Flag Restricted Parking</td>
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## CASE SUMMARIES

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

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<tr>
<th>Case Number</th>
<th>Required Action(s)</th>
<th>Project Description(s)</th>
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| ZA-2006-8846-CU-ZV-SPR | SPR-SITE PLAN REVIEW  
ZV-ZONE VARIANCE  
CU-CONDITIONAL USE | 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 ... |
| ZA-2002-6306-CU-CUB-1A | CUB-CONDITIONAL USE BEVERAGE (ALCOHOL)  
CU-CONDITIONAL USE | 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. |
| ENV-2006-8847-EAF    | EAF-ENVIRONMENTAL ASSESSMENT                     | 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 ... |
| ENV-2002-6307-MND    | MND-MITIGATED NEGATIVE DECLARATION               | 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. |
| PRIOR-06/01/1946     | MND-MITIGATED NEGATIVE DECLARATION               | 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. |
AREA INFORMATION
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 \( \frac{1}{4} \) 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.**
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.

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.

Source: www.lacity.org/BPW/SantaMonica/Index.htm
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.

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?

| Source: www.lacity.org/BPW/SantaMonica/Index.htm |
## Traffic Counts

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<thead>
<tr>
<th>Street</th>
<th>Cross Street</th>
<th>Traffic Count</th>
<th>Year</th>
<th>Dist.</th>
<th>Dir. *</th>
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<td>I 405</td>
<td>SANTA MONICA BLVD</td>
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<td>2001</td>
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<td>SAWTELLE BLVD</td>
<td>IDAHO AVE</td>
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<td>STATE HWY 2</td>
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<td>CORINTH AVE</td>
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<td>BELOIT AVE</td>
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<td>OHIO AVE</td>
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<td>S SEPULVEDA BLVD</td>
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Current year data is for the year 2005, 5 year projected data is for the year 2010.
Demographic data © 2005 by Experian/Applied Geographic Solutions.
Crime data © 2005 by Experian/Applied Geographic Solutions.
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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

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<th>Dist.*</th>
<th>Dir.*</th>
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<td>1640 Sawtelle Ave, Los Angeles, CA 90025</td>
<td>SWC Santa Monica Blvd &amp; Sawtelle Ave</td>
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<td>WESTSIDE VILLAGE</td>
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<td>THE OLYMPIC COLLECTION</td>
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<td>26,370</td>
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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.


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.
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.


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.