

# OPPORTUNITY ZONE SALE: UNIQUE CORNER OFFICE/FLEX PROPERTY - LOS ANGELES CA

8701 - 8705 S VERMONT AVE  
LOS ANGELES • CA 90044



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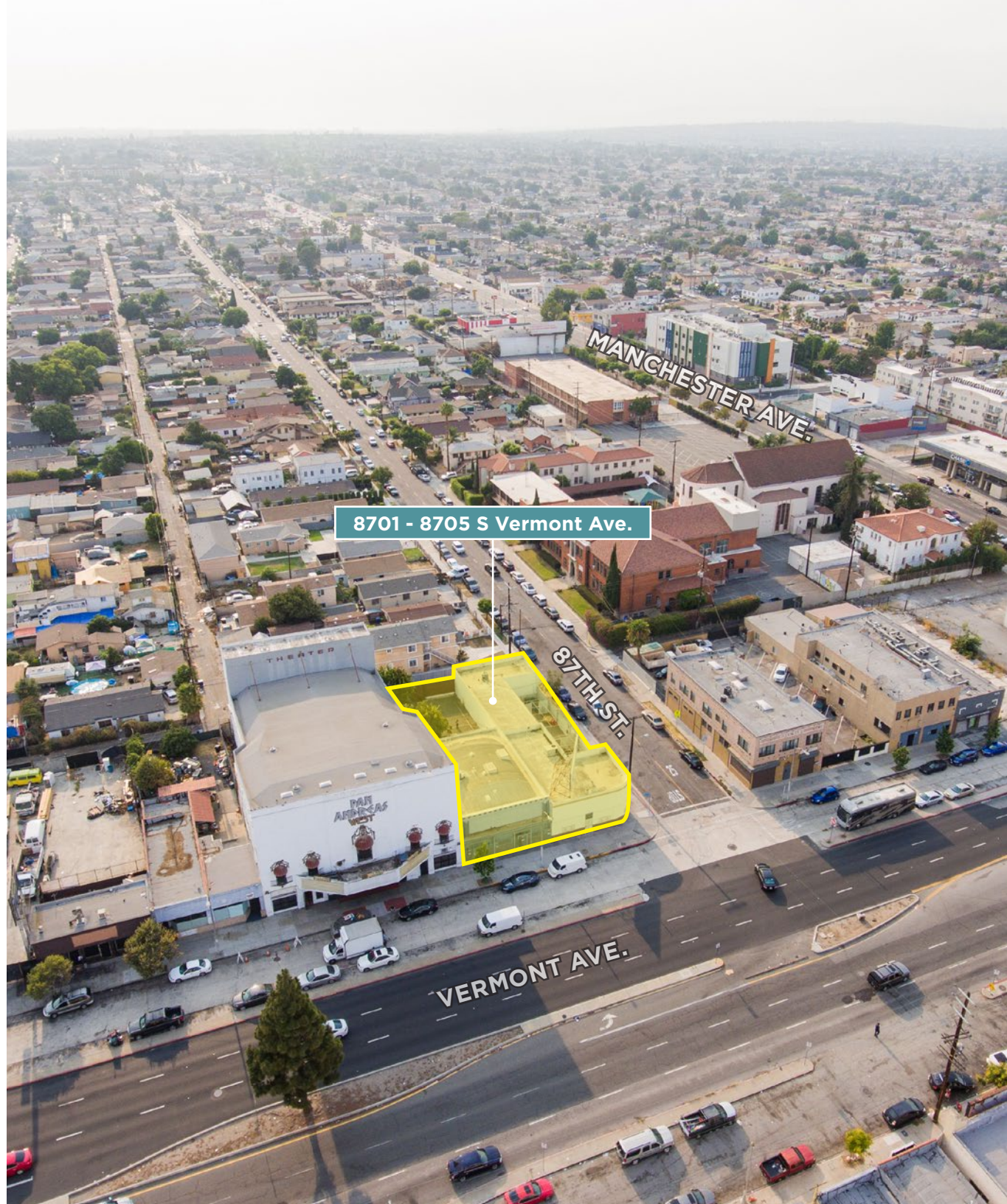
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## EXECUTIVE SUMMARY



Savills is pleased to offer this exclusive listing of 8701-8705 S Vermont Avenue in Los Angeles, California (the "Property"). The Property is an approximately 7,552 RSF office and flex property on 10,454 SF of land in South Los Angeles. The Property resides within the boundaries of the qualified Opportunity Zone - Census Tract: 06037600100.

The Property is being marketed on a vacant "As-Is Where-Is" basis. Both offices buildings maintain high ceiling heights throughout the open areas with well placed sky lights for excellent lighting throughout the office areas. Similarly, a mezzanine area has been built out with private offices in each half of

the Property. Both prospective investors or owner-users would have the ability to combine both structures into a single contiguous office property or keep the existing demising wall for a split configuration.

## INVESTMENT HIGHLIGHTS

### **Located in a Certified Opportunity Zone |**

The property resides in the 06037600100 Census Tract and qualifies for all benefits associated with a Certified Opportunity Zone investment. The preferential tax treatment in acquiring such property can be very significant and meaningful. The main benefits include: a temporary tax deferral, a step-up in basis, and permanent exclusion of taxable income from capital gains. Prospective buyers are encouraged to explore the tax benefits during their own due diligence.

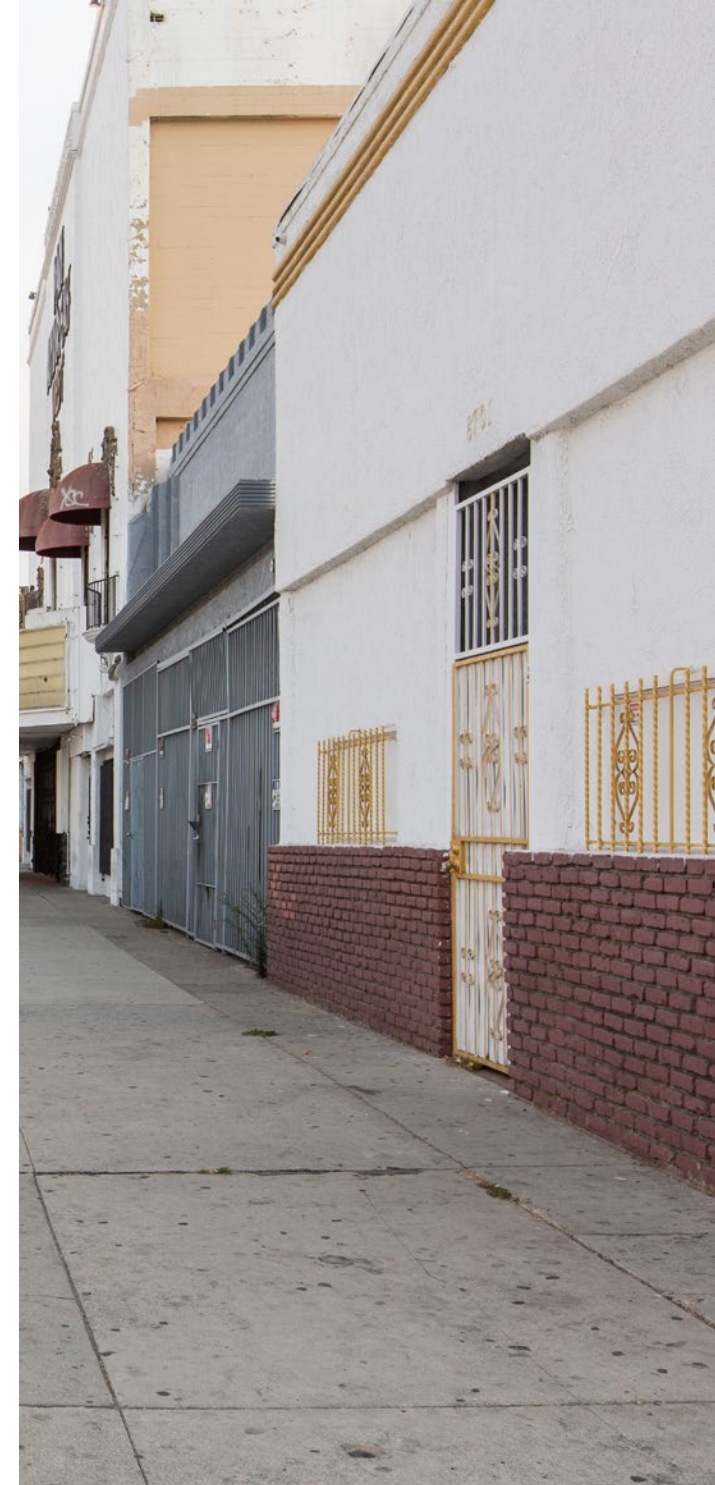
### **Adjacency to Popular Destinations and Landmarks |**

The Property is within a 5 minute drive or 3 miles west of The Forum and the new NFL Hollywood Park Stadium. South LA/ Inglewood is already experience valuation growth in areas that are immediately adjacent to these large venues.

**Corner Location |** The property will appeal to both owner-users or investors as well as those looking for a longer term redevelopment asset. The property has a much higher development potential as it provides for multiple egress/ ingress points with the back alley available as a second option for access.

### **Great Owner-User/Investor Potential |**

The Property provides a unique ability for a prospective owner-user to create a campus-like setting with unique outdoor space in the rear and abundant private parking. Similarly, an owner-user has the ability to take advantage of the split configuration in the buildings and occupy one and lease the balance of the space to another tenant for income purposes. Excellent SBA financing terms are available and should be considered by all prospective buyers looking to acquire the Property on an owner-user basis.





# PROPERTY OVERVIEW

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## PROPERTY OVERVIEW

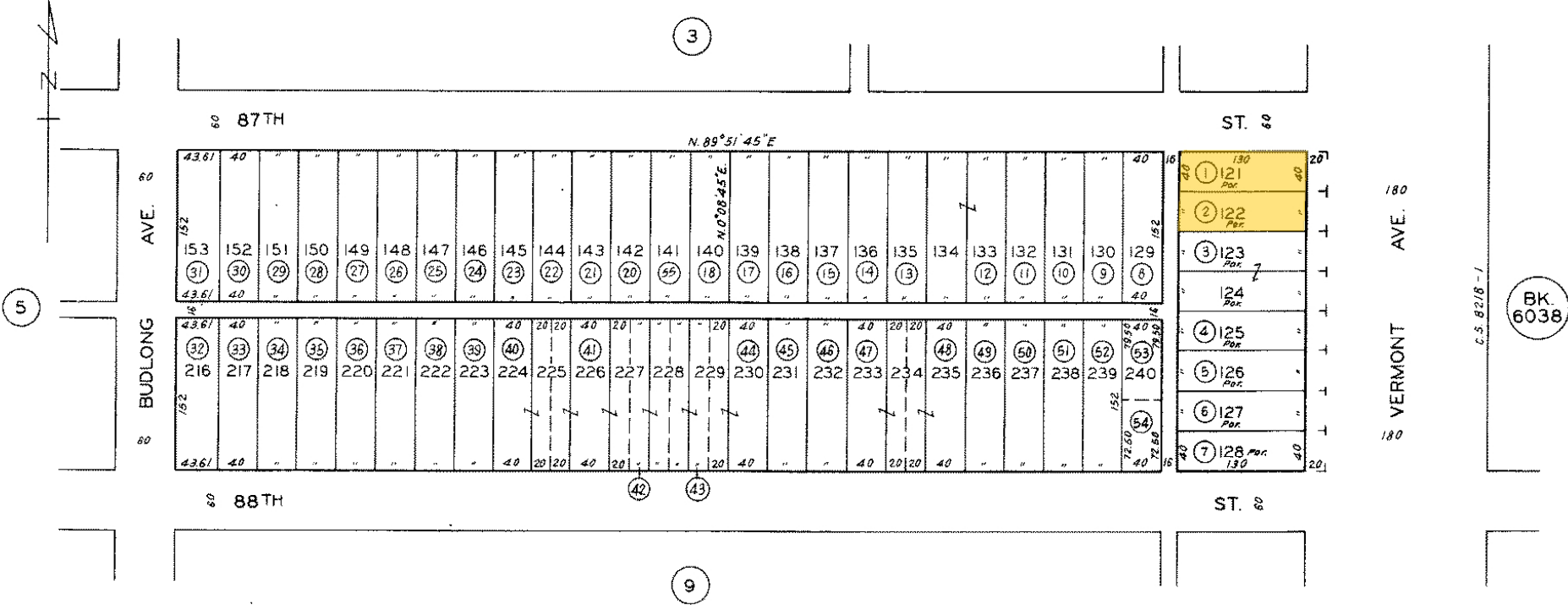
### PROPERTY PROFILE

<b>Asking Price:</b>	\$2,350,000 (\$311 PSF)
<b>Address:</b>	8701-8705 S Vermont Avenue, Los Angeles CA 90044
<b>Building GLA:</b>	8701 S Vermont Ave - 3,966 SF 8705 S Vermont Ave - 3,586 SF Total 7,552 SF
<b>Land Square Footage:</b>	Approximately 10,454 SF
<b>Parking:</b>	8701 S Vermont Ave - 7 spaces 8705 S Vermont Ave - 4 spaces
<b>Year Built:</b>	1930/1946
<b>Ceiling Height:</b>	8701 S Vermont Ave - 16 ft. 8705 S Vermont Ave - 15 ft.
<b>Parcel Number:</b>	6047-004-001, 6047-004-002
<b>Zoning:</b>	C3 Unlimited Commercial
<b>Opportunity Zone:</b>	Yes, property is located within a Certified Opportunity Zone. Census Tract 06037600100
<b>Building Measurement Standard:</b>	BOMA 2010
<b>Billboard Signage</b>	Existing billboard on 8701 S Vermont Avenue is unencumbered and available for use or lease

The Property presents a unique opportunity for investors to acquire a rare and limited asset type with in a core Southern California market. The Property is located just 4 miles south of University of Southern California near the major intersection of Manchester Ave and Vermont Ave. The Property is also located 3 miles east of a few landmark destinations including The Forum and the new Hollywood Park NFL stadium.



PARCEL MAP



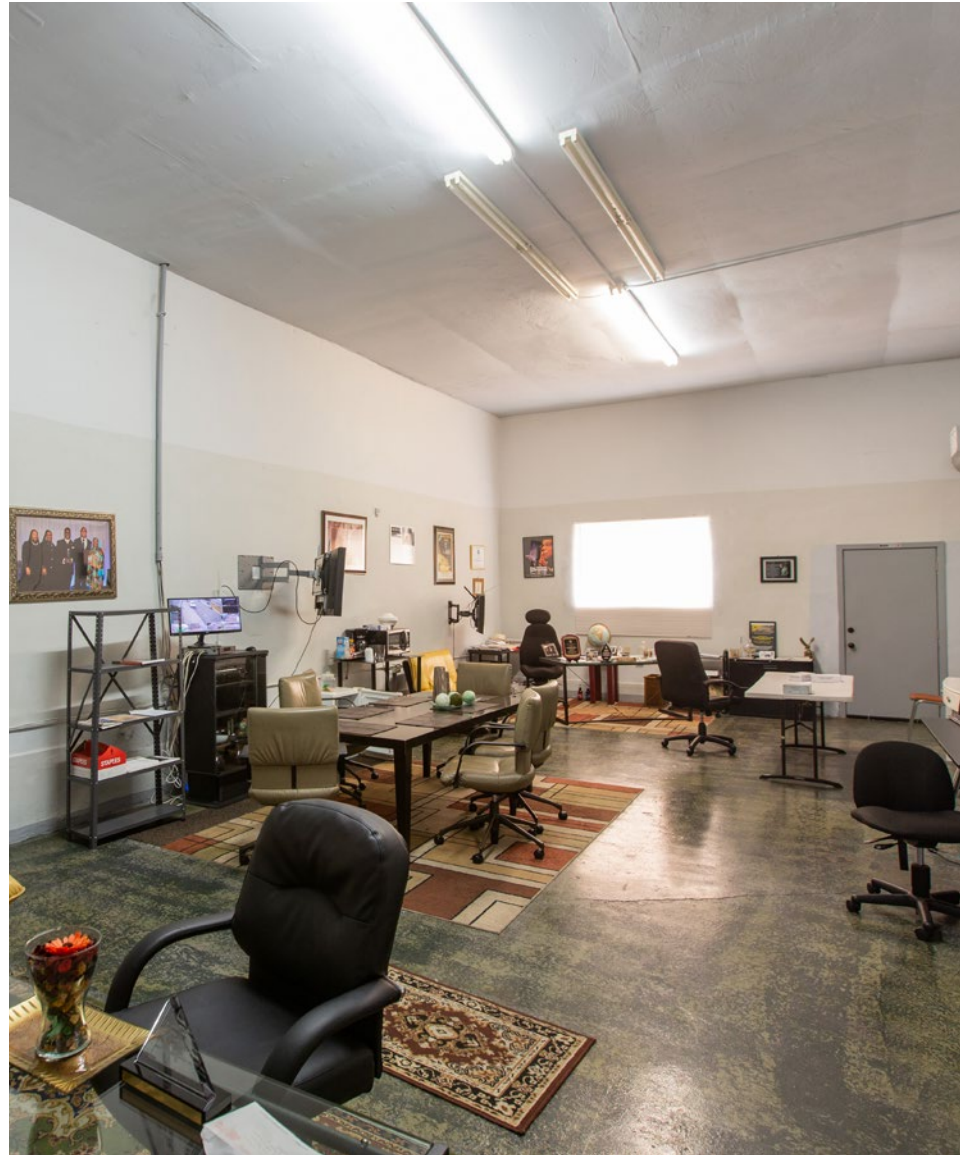
INTERIOR OF 8705 S VERMONT AVE.



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## OUTDOOR SPACE OF 8701 S VERMONT AVE.



OUTDOOR SPACE OF 8705 S VERMONT AVE.



Rear Entrance and Outdoor Area



## ADDITIONAL PHOTOS





# MARKET OVERVIEW

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## AREA OVERVIEW

**SOUTH LOS ANGELES** sometimes still referred to as South-Central LA, is a region just south of downtown Los Angeles. This region is made up of 28 neighborhoods that spans 51 spans miles and serves 910,000 people. South LA is currently experiencing a large wave of developments, with the completion of the multi billion dollar Rams stadium. Below are some of South LA's larger commercial developments.

- **Hilton Tru Hotel** - 120 room hotel located at 1111 S Prairie
- **Destination Crenshaw** - this 1.3-mile-long project is an open-air museum that will acknowledge the contributions of black Angelenos.
- **Baldwin Hills Crenshaw Plaza** is slated to be radically transformed into a mixed-use complex. The city approved a plan that consists of 961 new condos and apartments, along with a 400-room hotel, new offices, restaurants and retail space.
- **Inglewood Market Gateway** - 242 unit apartment complex at the corner of Florence and La Brea
- **Hollywood Park Redevelopment** - 3,000 apartment units, 620,000 sf of retail, and a 300 room hotel.
- **Yola Center** - designed by Frank Gehry

## MARKET BREAKDOWN/ PORT PROXIMITY

South Los Angeles, an area built on a strong industrial base. Tenants, users, and investors are drawn to this market area because of its excellent regional transportation system access, proximity to the Ports of Long Beach and Los Angeles, access to Los Angeles International Airport (LAX), and its abundant pool of skilled, semi-skilled, and managerial labor. The subject property is located less than 10 miles from Los Angeles International Airport which is ranked the 3rd busiest airport in the world. On average it services more than 64 million passengers per year and over 1.9 million tons of air cargo. South LA's close proximity to many of LA's major freeway as well as the major trade ports makes it a prime location for businesses in need of industrial or flex space.

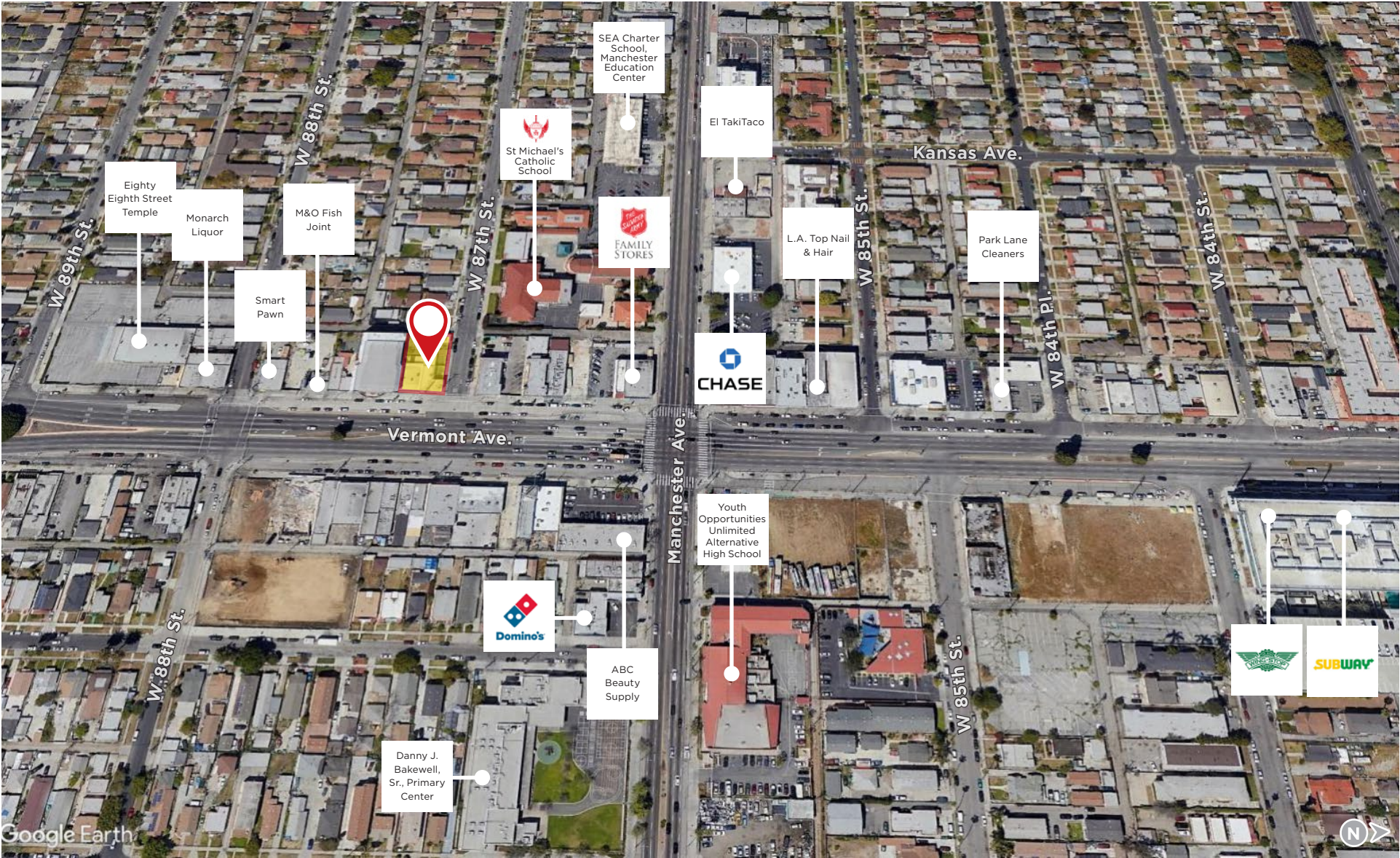
## EDUCATION

**University of Southern California (USC):** is consistently ranked as one of the top universities in the nation. The school is only 5 miles away from the subject property. USC has a total of 48,500 Graduate and Undergrad students, it also has a more than 5,000 full time employees and 23,000 part time employee. The University has an Endowment of \$5.5 billion and spends more than \$890 million on research every year. The school just completed the USC Village, which was their \$700 million project off Jefferson Blvd. The University continues to grow year by year and develop new assets surrounding the campus.

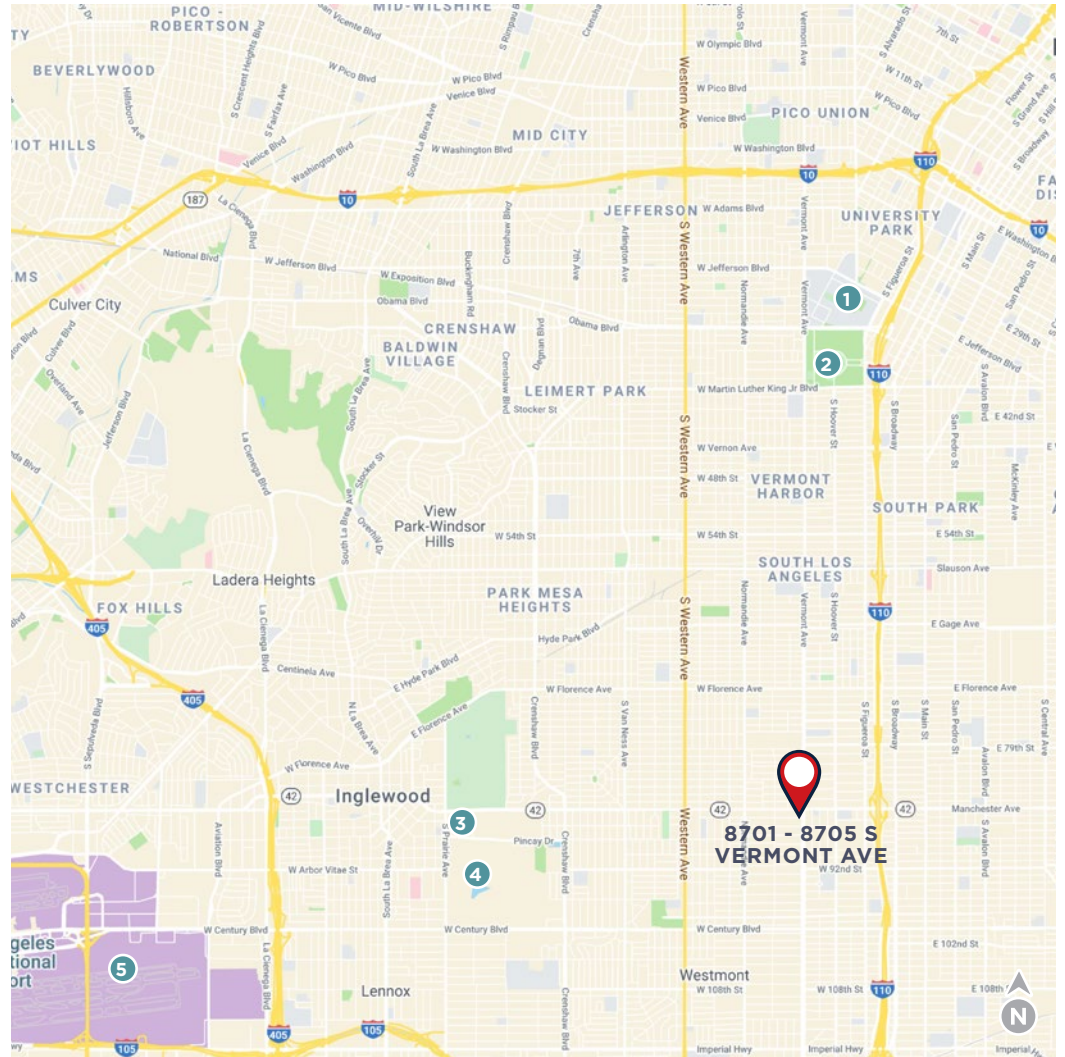
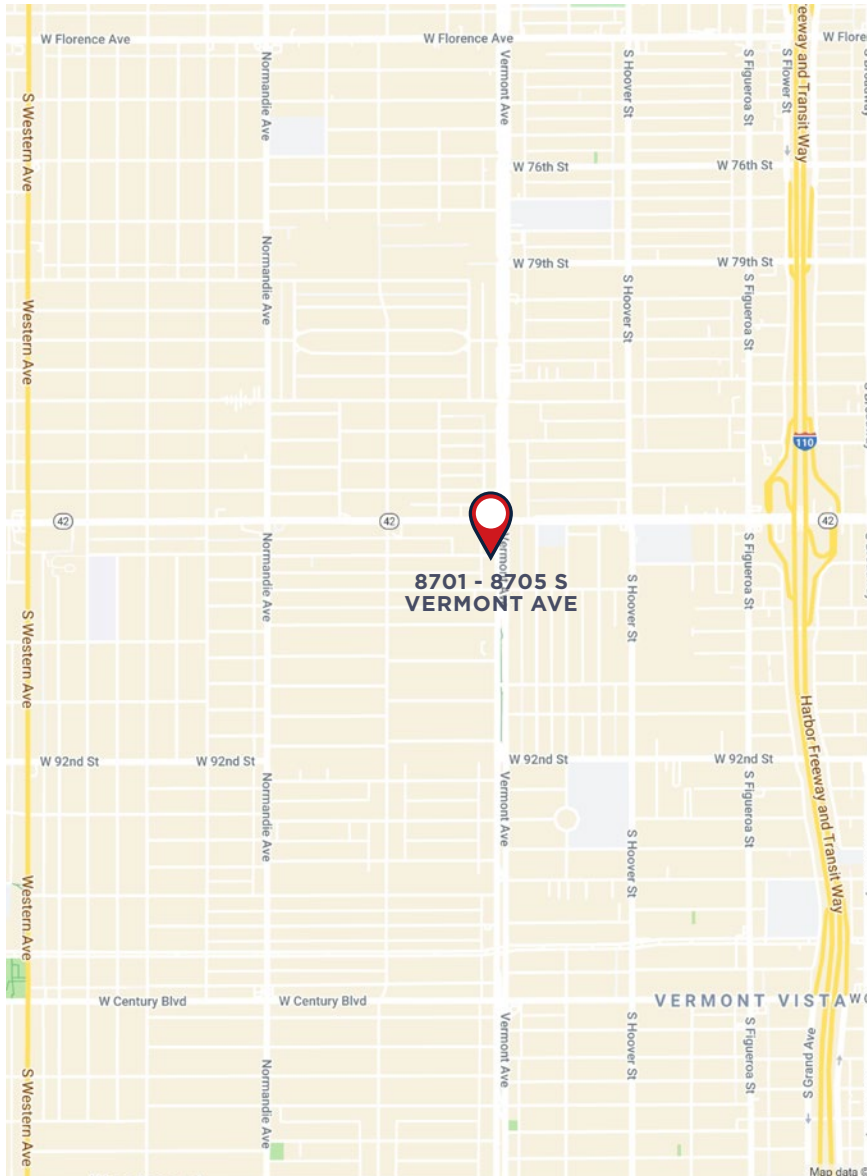


Source: Alfred Twu

AREA OVERVIEW



## AREA OVERVIEW



- 1 USC    2 LA Memorial Coliseum    3 The Forum    4 Hollywood Park NFL Stadium
- 5 LAX

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
<b>Estimated Population (2020)</b>	54,916	407,239	1,113,760
<b>Census Population (2010)</b>	56,507	413,035	1,118,774
<b>Projected Population (2025)</b>	54,391	404,472	1,108,221

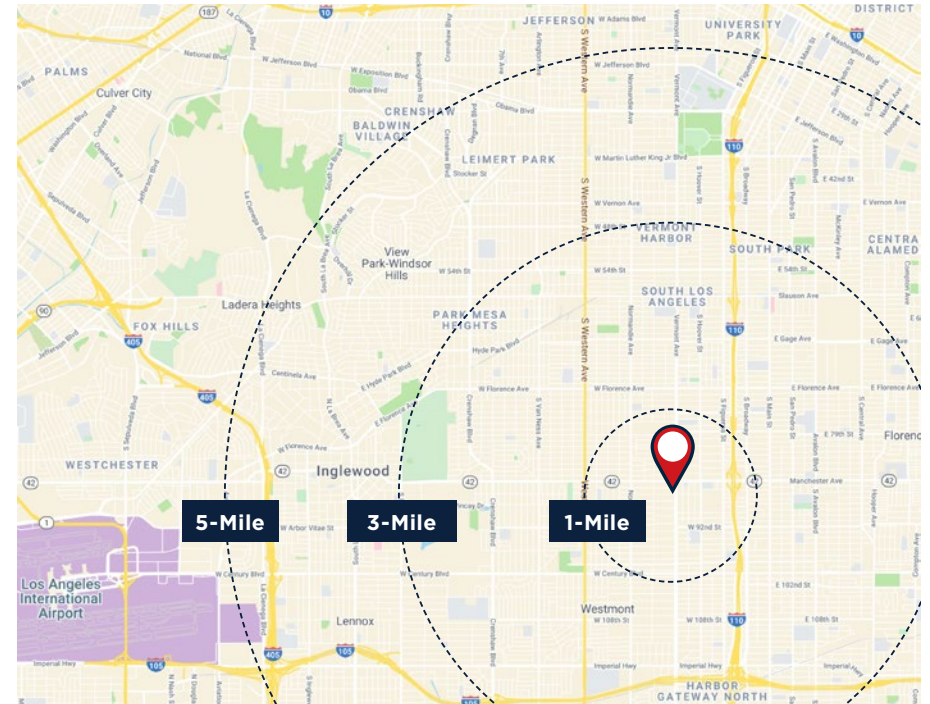
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
<b>Estimated Households (2020)</b>	15,524	109,988	307,109
<b>Census Households (2010)</b>	16,204	112,796	309,844
<b>Projected Households (2025)</b>	15,331	109,011	305,339

Projected Growth			
<b>2020-2025</b>	(1.24%)	(0.89%)	(0.58%)

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
<b>2020 Average</b>	\$50,282	\$55,552	\$58,977
<b>2020 Median</b>	\$36,085	\$40,134	\$43,167



POPULATION BY RACE	CENSUS 2010	2020	2025
<b>White</b>	30,101	234,557	699,536
<b>Black</b>	22,270	153,179	329,419
<b>American Indian</b>	921	6,890	20,853
<b>Asian</b>	361	2,939	34,247
<b>Pacific Islander</b>	124	982	3,936
<b>Other Races</b>	1,138	8,692	25,769

## DISCLAIMER

Savills Inc, representative of the Seller, is solely authorized to present this property investment offering (the “Offering”). This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of (the “Property”).

Prior to submitting an offer to purchase the Property, interested parties should perform and rely upon their own investigations, analyses, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and tenant improvements, solely on an “As-Is, With-All-Fault” basis, without any representations or warranties. No person is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Savills, Inc., including all information contained in the Offering, is provided without any representation or assurance express or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

The Owner expressly reserves the right, as its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with an entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property

have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

The material contained herein is confidential and is presented strictly as information for the exclusive use of the prospective purchaser. Receipt and review of this Offering by the prospective purchaser constitutes an agreement not to divulge, share or distribute the information to any other party, except the prospective purchaser's legal counsel and financial advisors, without the prior specific written authorization of the Seller or Savills, Inc. Each prospective purchaser shall also agree to and comply with the provisions of the confidentiality agreement executed by such prospective purchaser prior to receipt of this Offering.

This Offering is submitted subject to errors, changes, omissions, changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analyses, estimates, and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competitions, real estate market trends, and other factors beyond the control of the Seller or Savills, Inc.

Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

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