



OWNER/USER PROPERTY FOR SALE ON SUNSET BLVD

7176 W SUNSET BLVD, LOS ANGELES, CA 90046

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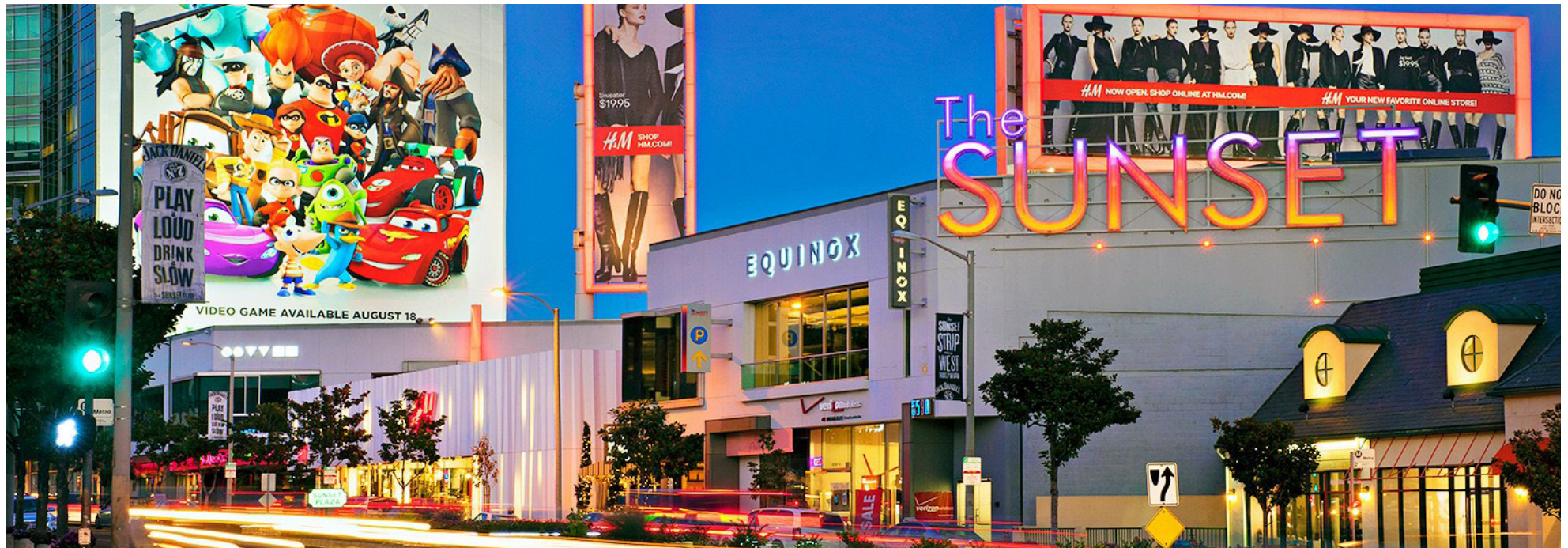
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ASSET GROUP

OFFERING SUMMARY

7176 W SUNSET BLVD, LOS ANGELES, CA 90046

Pricing	\$3,050,000
Proforma Net Operating Income	\$2.25/SF = \$136,296
Proforma Cap Rate	4.5%
Price Per Square Foot	\$604.20
Rentable Area	+/-5,048 SF
Year Built	1934
Land Area	+/-5,000 SF
Parking	4 Surface Spaces
Parcel Number	5548-018-012

A freestanding building occupier opportunity located on the “Sunset Strip”. Situated on the southwest corner of Sunset Boulevard and N. Formosa Avenue. The subject property benefits from the high density population of over 300,000 consumers within a 3-mile radius, over 212,000 daytime employees within 3 miles, and approximately 131,000 vehicles per day drive-by. In addition, the subject property has “rare” on-site parking which greatly enhances the intrinsic value. Currently zoned C4, and if combined with the adjacent property, the subject property has future potential redevelopment opportunities to include retail and two (2) additional levels of high density residential.



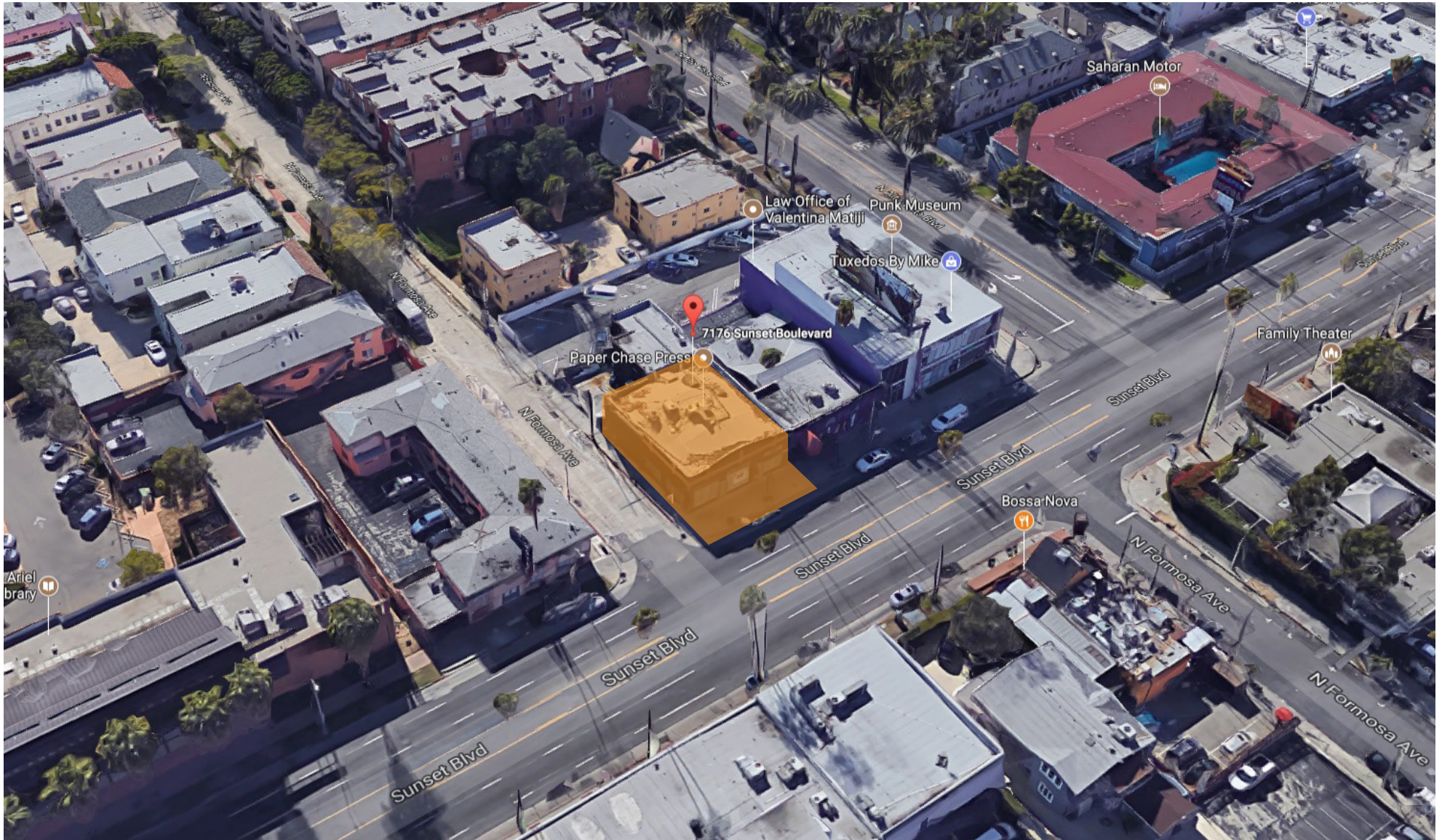
PROPERTY PHOTOS

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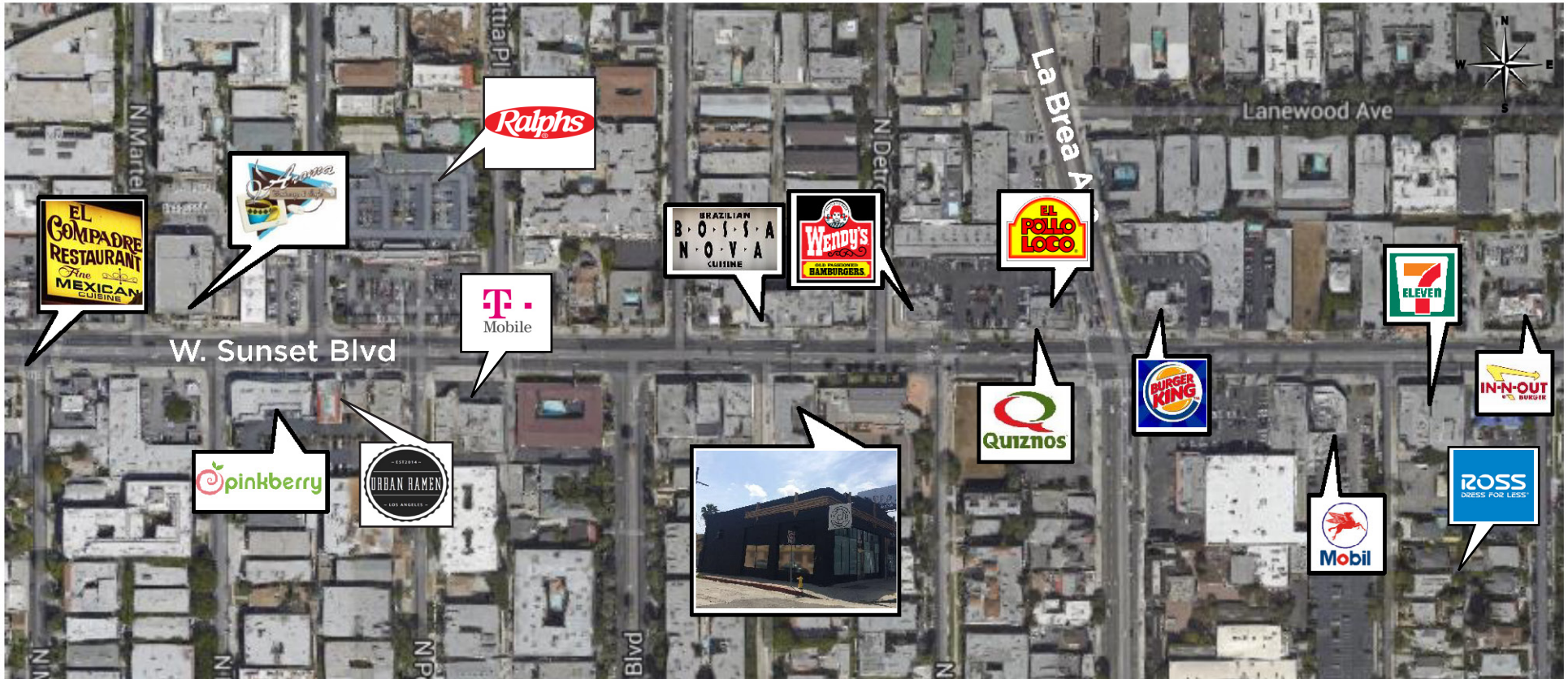
AERIAL

7176 W SUNSET BLVD, LOS ANGELES, CA 90046



AERIAL NEIGHBORHOOD MAP & TRAFFIC COUNTS

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TRAFFIC COUNTS

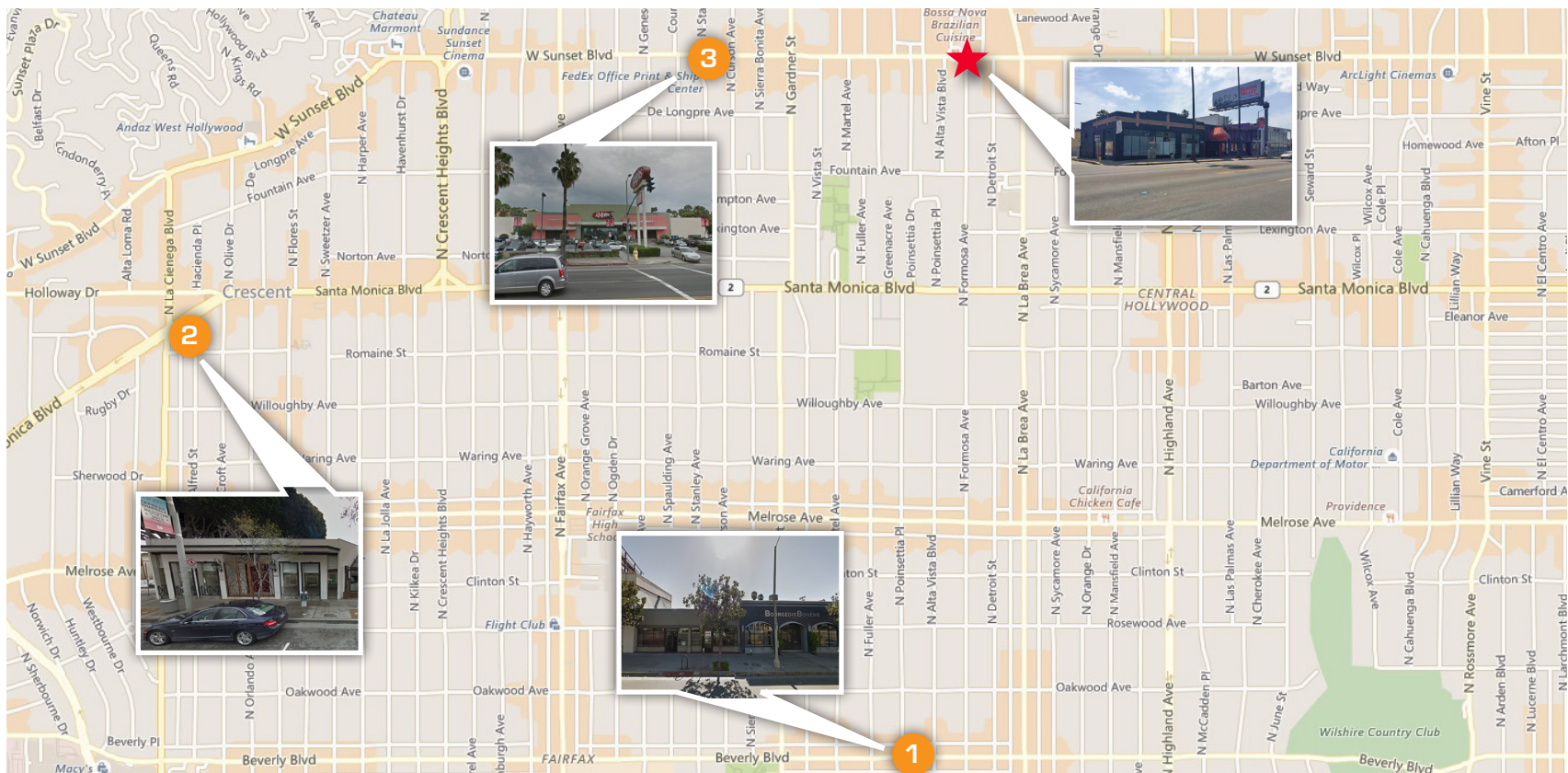
COLLECTION STREET	CROSS STREET	TRAFFIC VOL.	YEAR	DISTANCE
La Brea Ave	Sunset Boulevard	86,224	2015	0.06 mi
Sunset Boulevard	La Brea Avenue	108,308	2015	0.06 mi

CLOSED MARKET SALES

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	Address	Building SF	Price/SF	Sale Price	Sale Date
1	7260 Beverly Blvd, Los Angeles, CA 90036	4,386	\$585.96	\$2,570,000	8/18/16
2	7627 W Sunset Blvd, Los Angeles, CA 90046	4,978	\$783.45	\$3,900,000	7/29/16
3	8460 Santa Monica Blvd, West Hollywood, CA 90069	5,840	\$603.60	\$3,525,000	5/31/2016
★	Subject Property				

The average price per square foot is \$657/square foot.

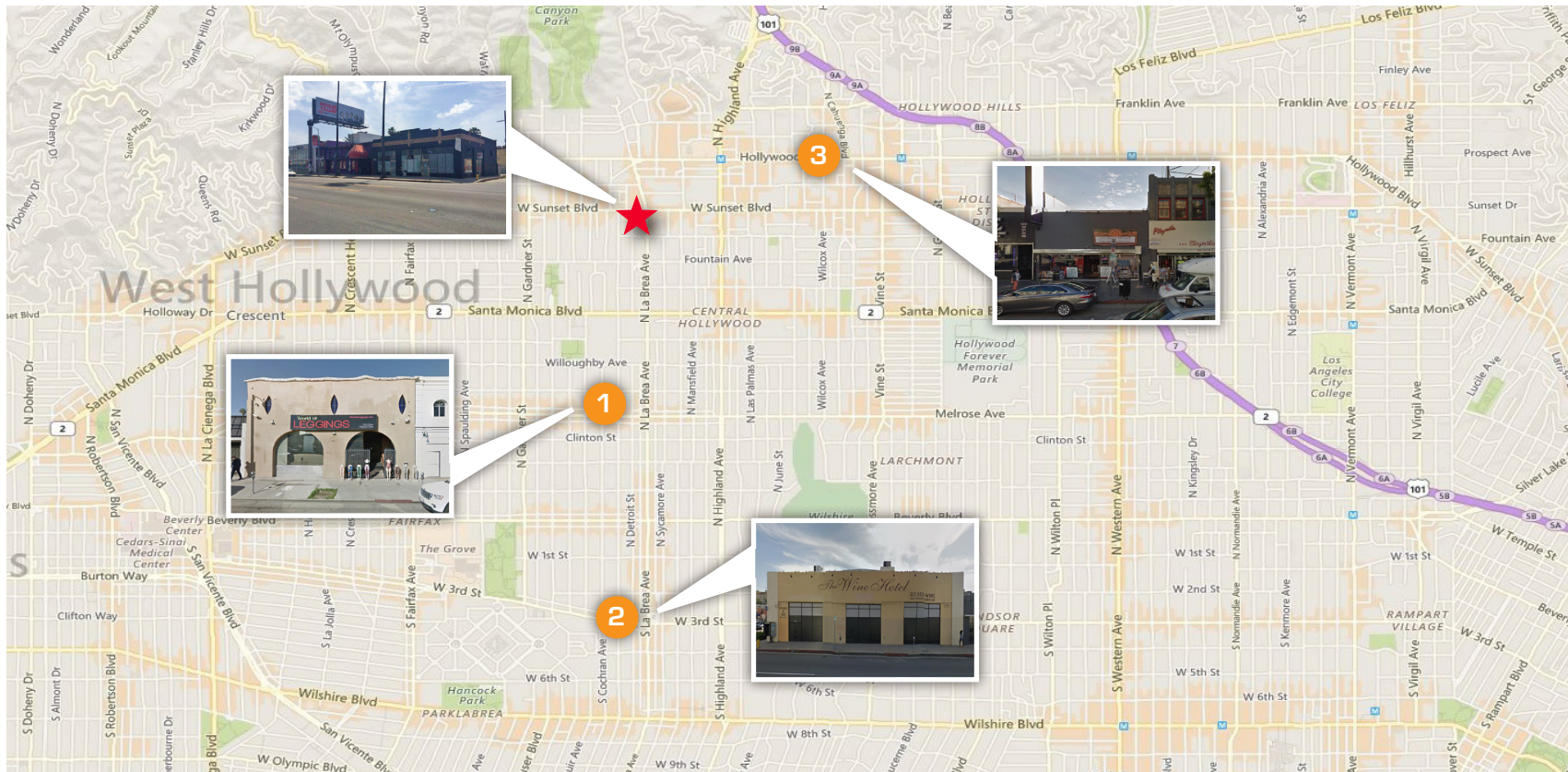


LEASED TRANSACTIONS: 4,000 - 5,000 SF

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	Address	Building SF	Price/SF/MG	Parking	Sign Date
1	7207 Melrose Ave Los Angeles, CA 90046	4,600	\$2.50	4 Spaces	Oct 2017
2	5810 W 3rd St, Los Angeles, CA 90036	4,000	\$3.00	3 Spaces	Mar 2017
3	6430-6434 Hollywood Blvd, Los Angeles, CA 90028	4,500	\$2.25	6 Spaces	Dec 2016
★	Subject Property				

The average price per square foot is \$2.58/SF/MG and \$2.25/SF/NNN

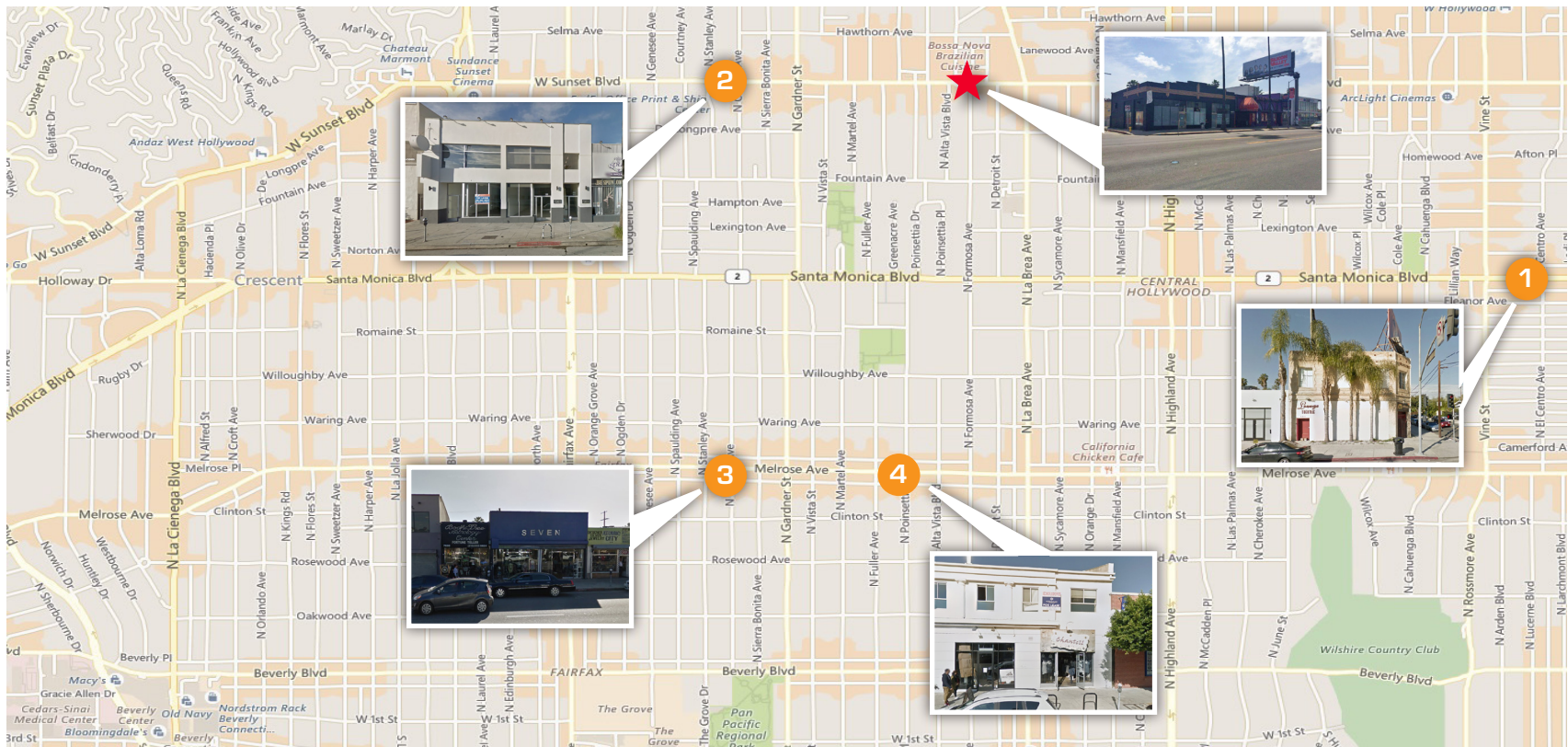


LEASED TRANSACTIONS: 2,000 - 3,000 SF

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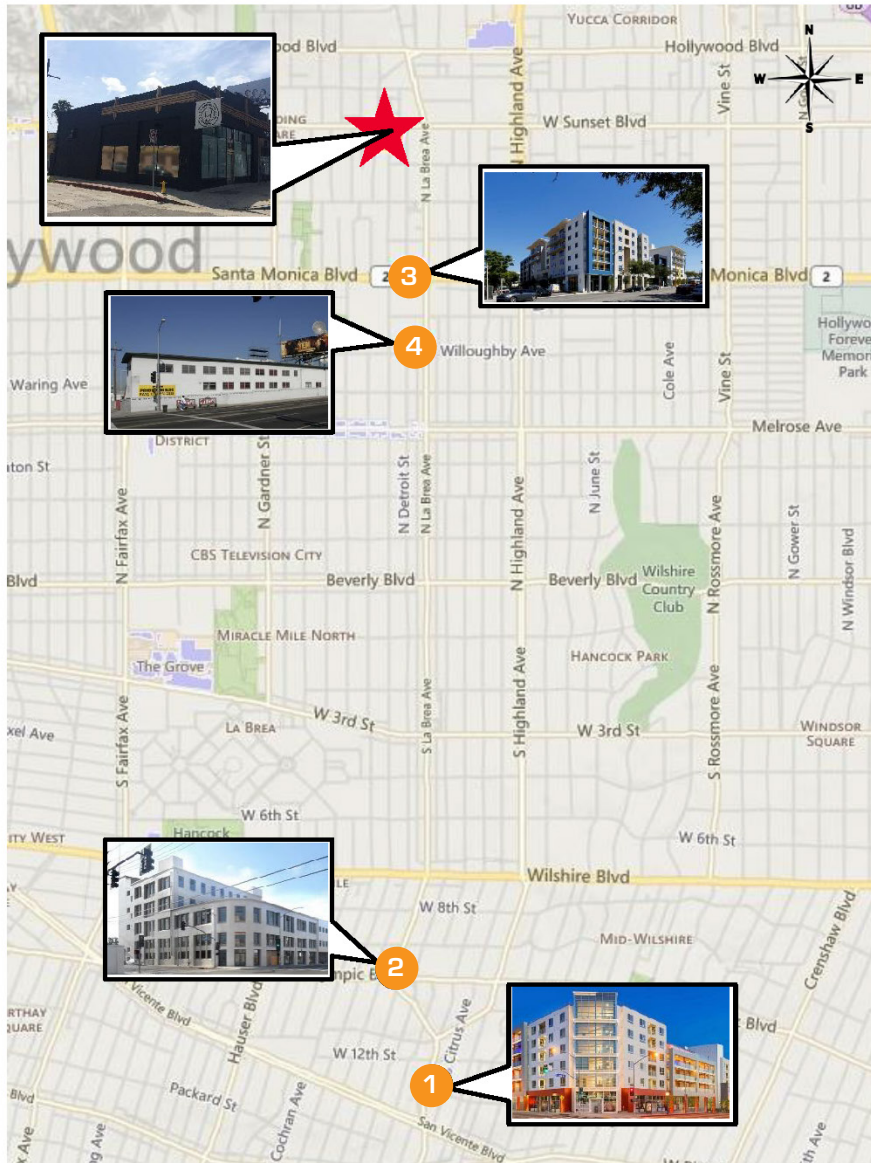
	Address	Building SF	Price/SF/MG	Parking	Sign Date
1	6201-6209 Santa Monica Blvd, Los Angeles, CA 90038	2,500	\$2.20	12 Spaces	Aug 2017
2	7561 W Sunset Blvd, Los Angeles, CA 90046	2,175	\$3.50	6 Spaces	May 2017
3	7608-7610 Melrose Ave, Los Angeles, CA 90046	3,000	\$2.50	0 Spaces	May 2017
4	7309 Melrose Ave, Los Angeles, CA 90046	2,800	\$2.50	8 Spaces	Dec 2016
★	Subject Property				

The average price per square foot is \$2.68/SF/MG and \$2.50/SF/NNN



LA BREA CORRIDOR PROJECTS

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1 1234 La Brea at La Brea & Fountain: The Monarch Group is in the final stages of development of a 6 story, mixed use project with 18,000 SF of ground-floor retail space & 187 luxury apartments-38 are affordable units- and underground parking. The site was formerly a Jon's Supermarket with an expansive parking lot. Although the project is not completed, the residential portion is 40-50% leased & retail is 50% leased.

2 960 La Brea at La Brea & Romaine: Once an abandoned industrial building, will now be converted into a mixed-use commercial development to include 11,500 SF of ground-level retail space and 33,000 square feet of office space on the second through fifth floors. Completion is anticipated this year.

3 7119 Santa Monica Blvd: Santa Monica & La Brea: The Monarch Group is in its final stages of construction of a 6 story, mixed-use project. It will incorporate 12,800 SF of retail space and 184 apartments, 36 of which will be affordable units. The project is located across the street from an existing Target.

4 915 N. La Brea at La Brea & Willoughby: The former KCOP Studios is set to be converted into a mixed-use project. It is situated on the northwest corner of the intersection known as the La Brea Gateway. The Martin Group is building a 4-story, mixed-use project, consisting of 33,500 SF of ground floor retail and 179 residential units (10% of which will be affordable units), plus 2 levels of subterranean parking. Set to open in late 2015/early 2016.

BROKER PROFILE

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SHARONA E. JAVAHERI

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Sharona E. Javaheri joined Commercial Asset Group as Director in December, 2016, where she specializes in the leasing and sales of retail store fronts and offices in Beverly Hills and greater West Hollywood.

Her marketing and leasing strategies, leasing sale processes, and experience with deftly handling negotiations are some of the qualities that Javaheri brings with her to CAG. Prior to joining, she spent three years at Charles Dunn Company. Among her significant transactions in just a few months' time were the sales of a 10,000 square foot creative office building on 14th St. for \$4.25 million in Santa Monica; the sale of a 2,833 square foot retail/office building on Melrose Ave. in Los Angeles, which sold for \$1.65 million (\$50,000 above asking); the leasing of 18,688 square foot industrial/flex space on Olympic Blvd. in Santa Monica, and the leasing of 17,589 square foot shopping center on W. 3rd St. in Los Angeles.

Javaheri has also held the position of surgery coordinator for The Center for Ambulatory Surgical Treatment; her attention to detail and exceptional work ethic there made her the highest-compensated person in the position for the four consecutive years (2009-2013) she was there.

Born and raised in Los Angeles, Javaheri grew up in Beverly Hills. She attended Beverly Hills High School, and graduated from California State University Northridge with a degree in Business Administration. In her spare time, Javaheri loves to work out and cook, and generously volunteers her time and resources to rescue animals and shelters.

BROKER PROFILE

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DAVID J. ICKOVICS

PRINCIPAL

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From day one in the real estate business, David has operated under a primary business philosophy: service the client with diligence, honesty, and integrity. When he opened the doors of CAG in 2009, this credo became the brokerage company's core value--one that continues on today.

Named by Los Angeles Business Journal as one of the Top Commercial Real Estate Brokerage Firms in 2014, 2015 and 2016, CAG is a full-service firm specializing in the leasing, sale, and management of investment properties throughout Southern California. David's personal and professional touch has allowed CAG to become an immediate force in the brokerage industry. As such, CAG holds 100 to 150 exclusive listings, represents over a million square feet of property, and has done more than \$2 billion in transactions since the company began.

The myriad of skills necessary to achieve CAG's specific brand of success and service have roots in the beginnings of David's experience in the field. In 2001, David began his career at the Charles Dunn Company's Studio City Office, where he focused on the leasing and sales of office and retail buildings as well as shopping centers. His impact on the business was immediate, and helped him earn Charles Dunn's company-wide Rookie of the Year award, and the Largest Sale award in 2002.

In 2005, David moved to Charles Dunn's West Los Angeles office and immediately became one of Charles Dunn's top-producing brokers, which earned him membership into Charlie's Club (Charles Dunn's group of highest-producing brokers) for four consecutive years, and earned him top honors as Broker of the Year, company-wide in 2007. While at the Charles Dunn Company David earned several other awards for his outstanding performance such as: Millionaires Club, Top Sales Volume, Largest Commission of the Year, Largest Multi-Family Sale, Most Land Transactions and Largest Sale of the Year.

Beyond Charles Dunn, David has earned numerous honors including Southern California Real Estate Magazine's "Top 30 Brokers Under 30" award, and Real Estate Forum Magazine's "Rising Stars in Real Estate." To date, David has personally sold and leased over \$1 billion dollars of commercial real estate, ranging from retail shopping centers, freestanding retail buildings, office buildings, and multi-family buildings.



For more information, please call.



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