

For Sale

2333 - 2345 Pontius Avenue, West Los Angeles, CA 90064

Centrally located three tenant net leased building

CONTACT:

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OFFICE LOCATION

1539 Sawtelle Blvd. STE 18
Los Angeles, CA 90025



Property Information

Building size : 16,000 SF
Site size : 26,143 SF
Sale Price : \$8,650,000
CAP rate : 3.72

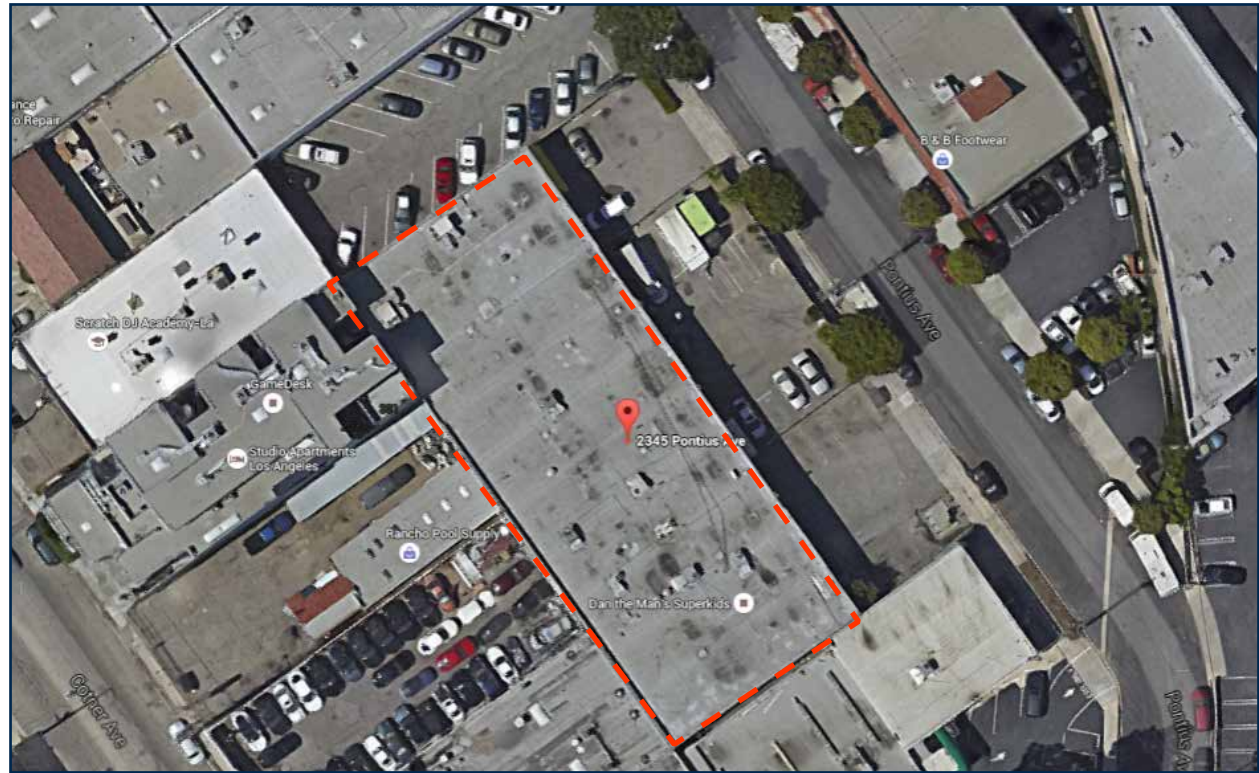
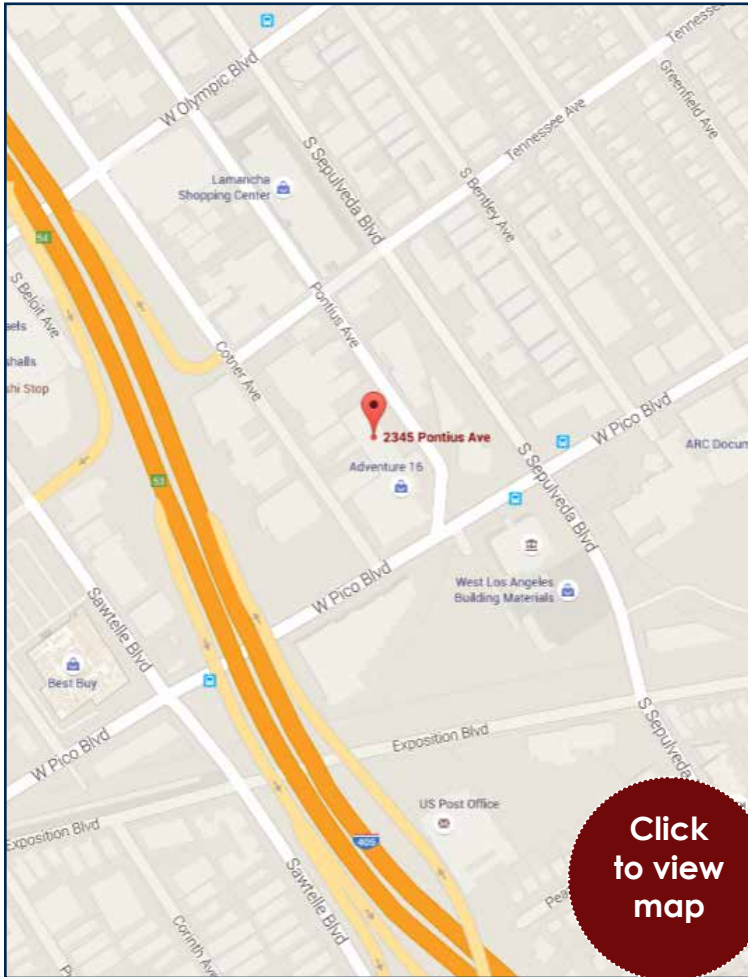
Net Operating Income : \$321,848*

* Call Broker regarding income

**Three unit multi-tenant industrial net lease building
in a Central west Los Angeles location.**

www.lancelotcommercial.com

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FEATURES

- Outstanding asset appreciation over time
- Enormous upside in rents to creative office or development - would more than double to \$3.50 PSF, NNN
- Great parking, 20' high ceiling clearance and HVAC throughout
- One block south to expo train line entrance/exit at Sepulveda and Exposition
- One block to 405 freeway at Olympic on/off ramp

NOTE: All measurements are approximate and while the information furnished comes from reliable sources, we assume no liability.

“Regardless of the professional broker you choose, it is critical to have a broker who is well versed in all aspects of the market in which you are dealing. You will not find a better brokerage company than Lancelot Commercial with this kind of track record.”

- Lance Levin, President

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Tenants

Dan the Man - 2345 Pontius

Size	: 4,800 SF	:	\$/SF	: \$1.69
Lease start	: July 1, 2012	:	Increases	: Annual 3%
Lease End	: Aug 31, 2017	:	Options	: (2) 5 year
Annual Rent	: \$97,548	:	Type	: Market

Dan the Man specializes in teaching children's gymnastics.
Dan Levi is a former Olympic athlete.

West Coast Undercover - 2341 Pontius

Size	: 8,000 SF	:	\$/SF	: \$1.62
Lease start	: May 1, 2012	:	Increases	: Annual 3%
Lease End	: July 31, 2022	:	Options	: (2) 5 year
Annual Rent	: \$155,072	:	Type	: Market

West Coast Undercover owns an automobile and motorcycle showroom.

Todd Person d/b/a Metabolic Project - 2333 Pontius

Size	: 3,200 SF	:	\$/SF	: \$1.80
Lease start	: May 1, 2012	:	Increases	: Annual 3%
Lease End	: April 30, 2022	:	Options	: (2) 3 year
Annual Rent	: \$69,228	:	Type	: Market

The Metabolic Project specializes in physical training and conditioning of athletes.

Total size: 16,000 SF

Average \$/SF \$1.68

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