

OFFERING MEMORANDUM

MULTI FAMILY OPPORTUNITY

LOT SIZE

1748: 6,663 sqft

1754: 5,901 sqft

x x x x x x x



1748 & 1754 Malcolm Avenue, Los Angeles, California 90024

Sotheby's
INTERNATIONAL REALTY

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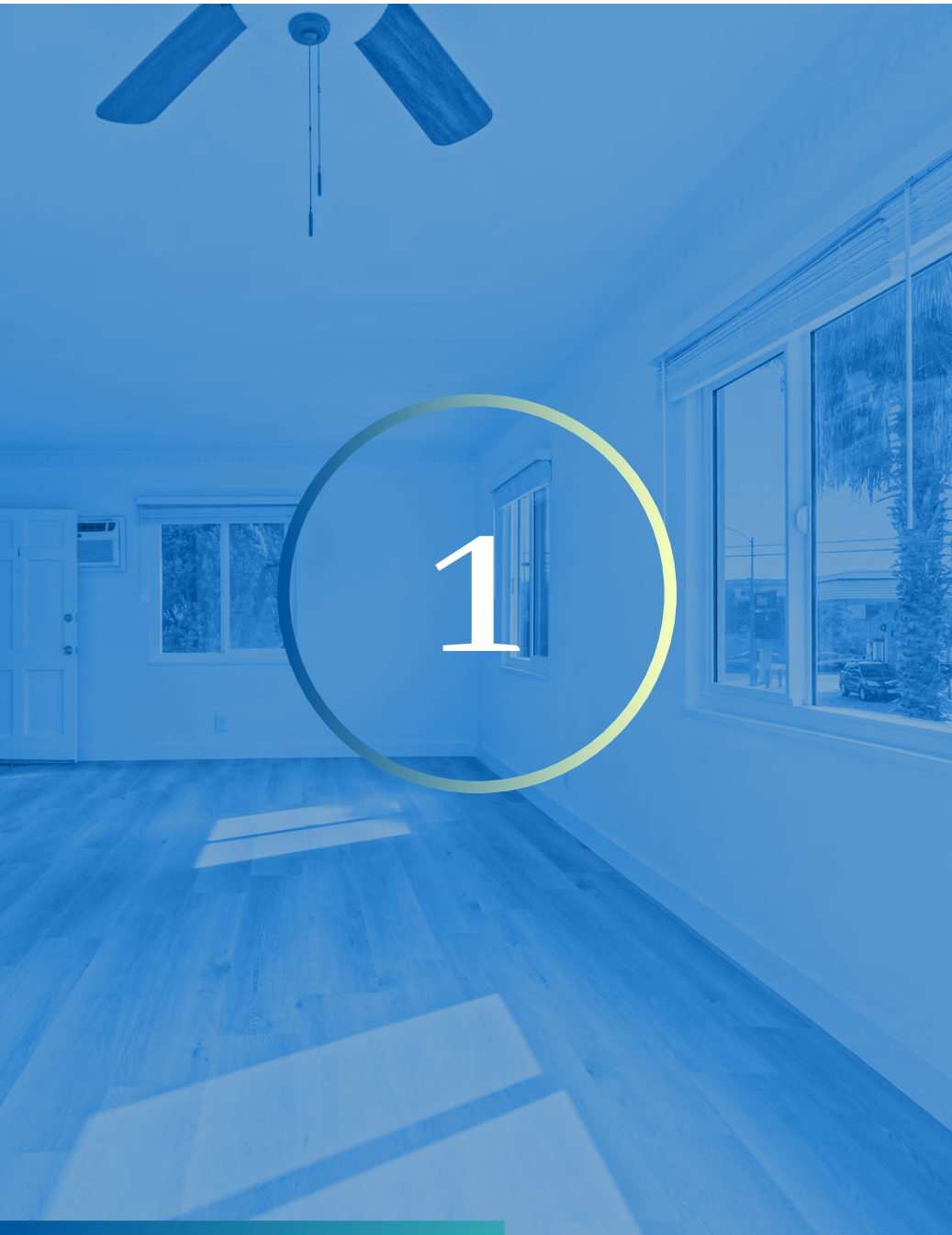
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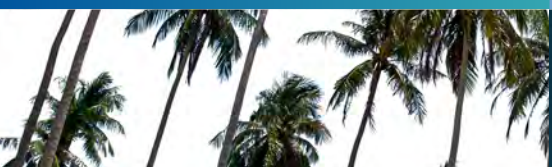
1748 & 1754
Malcolm Avenue

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EXECUTIVE SUMMARY



THE OPPORTUNITY

A rare Westwood multifamily investment opportunity featuring two side-by-side apartment buildings in one of Los Angeles' most desirable rental markets. Located in prime Westwood near UCLA, Century City, Beverly Hills, and Santa Monica, this nine-unit offering includes a four-unit building and an adjacent five-unit building, delivering stable rental income, strong tenant demand, and significant long-term upside.

The properties are available for purchase individually or as a combined package, providing flexibility for investors seeking a single asset acquisition, a strategic portfolio addition, or a larger-scale West Los Angeles multifamily investment.

Each building offers a favorable unit mix with bright, spacious apartments that blend classic Westwood architectural charm with tasteful modern updates. Interiors are well-proportioned and filled with natural light, creating comfortable living spaces that consistently attract high-quality tenants. Historically low vacancy and steady occupancy highlight the strength of this central Westside location.

Two units will be delivered vacant, providing immediate value-add potential for an investor to achieve market rents, accommodate owner-user needs, or create executive/family housing. This flexibility enhances both near-term income growth and long-term positioning.

The contiguous parcels total approximately 12,464 square feet of land – a rare double-lot footprint in Westwood – offering compelling future development or redevelopment potential for multifamily or luxury residential use (buyer to verify).

Ideal for investors seeking a West Los Angeles multifamily asset with dependable cash flow, rental upside, and development potential, this unique offering presents the opportunity to secure scale and presence in one of LA's most consistently high-demand rental corridors.

1748 Malcolm Ave: \$1,999,000 | 1754 Malcolm Ave: \$2,350,000 | Package price: \$4,349,000



THE OVERVIEW

Prime Westwood Location with Development Potential

Located on a prestigious tree-lined street in Westwood's coveted 90024 zip code, 1748 & 1754 Malcolm Avenue presents a unique dual-lot opportunity combining prime location with significant development upside. This rare offering provides both immediate income stability and substantial long-term value creation potential in one of Los Angeles' most consistently strong markets.

High-Demand Westwood Village Neighborhood

Situated in the heart of Westwood, these adjacent parcels benefit from the area's exceptional demographics and enduring appeal. This well-established property offers a compelling blend of current income-producing stability and future development opportunity in a neighborhood known for sustained appreciation and minimal vacancy.

Multiple Development Scenarios

The combined lots offer flexibility for various redevelopment approaches. Preliminary studies suggest opportunities ranging from luxury residential condominiums to mixed-use configurations that could maximize density and capitalize on the location's premium positioning within the Westwood market

Proximity to Major Institutions and Amenities

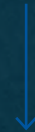
Minutes from UCLA, Westwood Village, Century City, and Beverly Hills, the property benefits from its central location within LA's Westside corridor. The site is surrounded by world-class educational institutions, premier shopping and dining, Fortune 500 corporate headquarters, and extensive entertainment options—attracting both residential and commercial demand supported by excellent access and established neighborhood character.



1748 & 1754
Malcolm Avenue

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PROPERTY PROFILE

MULTI FAMILY OPPORTUNITY

Property Features 1748 Malcolm Ave

x x x x x x x

UNIT 01 | 1752

- 2Bd/1 Bath

- Fully sprinklered

- 5 parking spaces

UNIT 02 | 1750

- 2Bd/1 Bath

- Brand new renovations including: parking lot, brand new roof, and landscaping

UNIT 03

- 1Bd/1 Bath

1748 Malcolm Ave: \$1,999,000

Package price: \$4,349,000

UNIT 04 | 1748 1/2

- Studio/1 Bath

MULTI FAMILY OPPORTUNITY

Property Features 1754 Malcolm Ave

x x x x x x x

UNIT 01

- 1Bd/1 Bath

UNIT 02

- 1Bd/1 Bath

UNIT 03

- 2Bd/1 Bath
- Private Patio

UNIT 04

- 1Bd/1 Bath

UNIT 05

- 2Bd/1 Bath
- Office Space

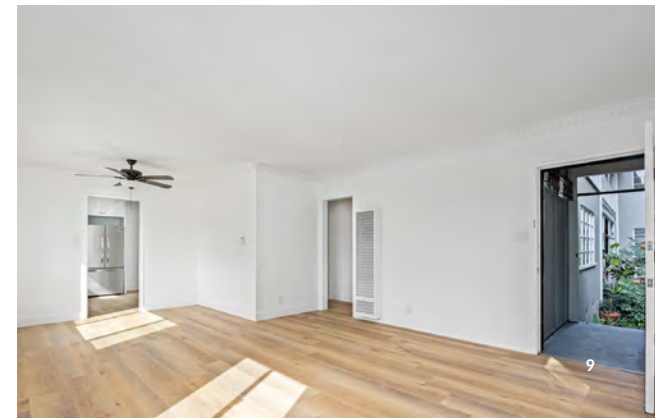
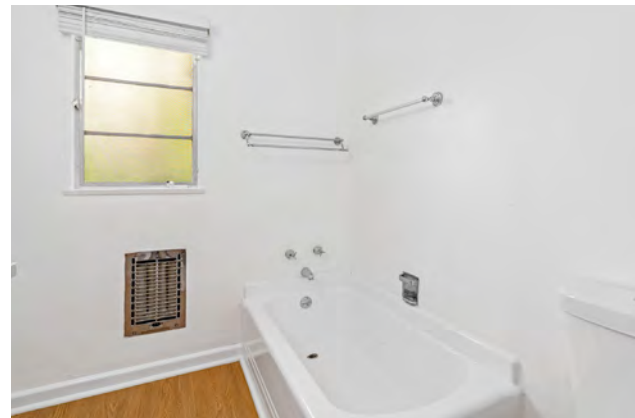
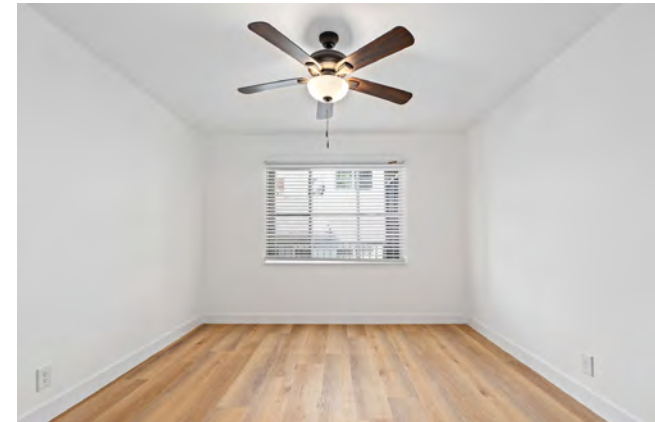
- Fully sprinklered

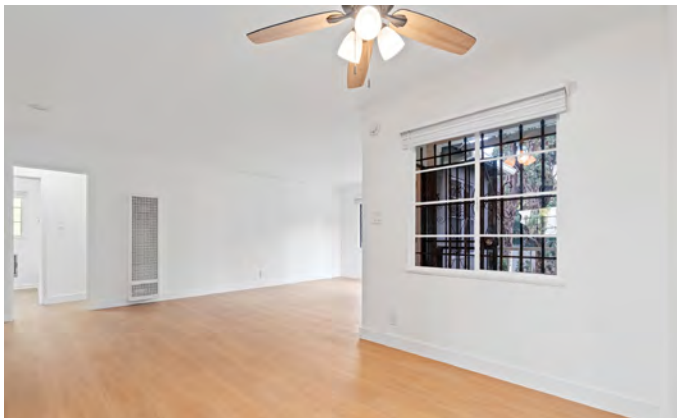
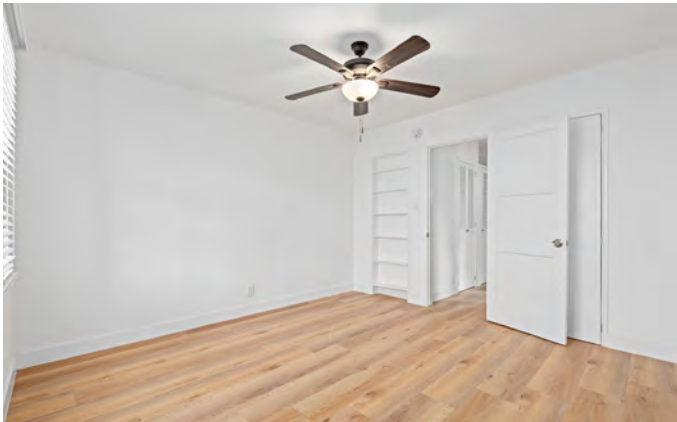
- 5 parking spaces

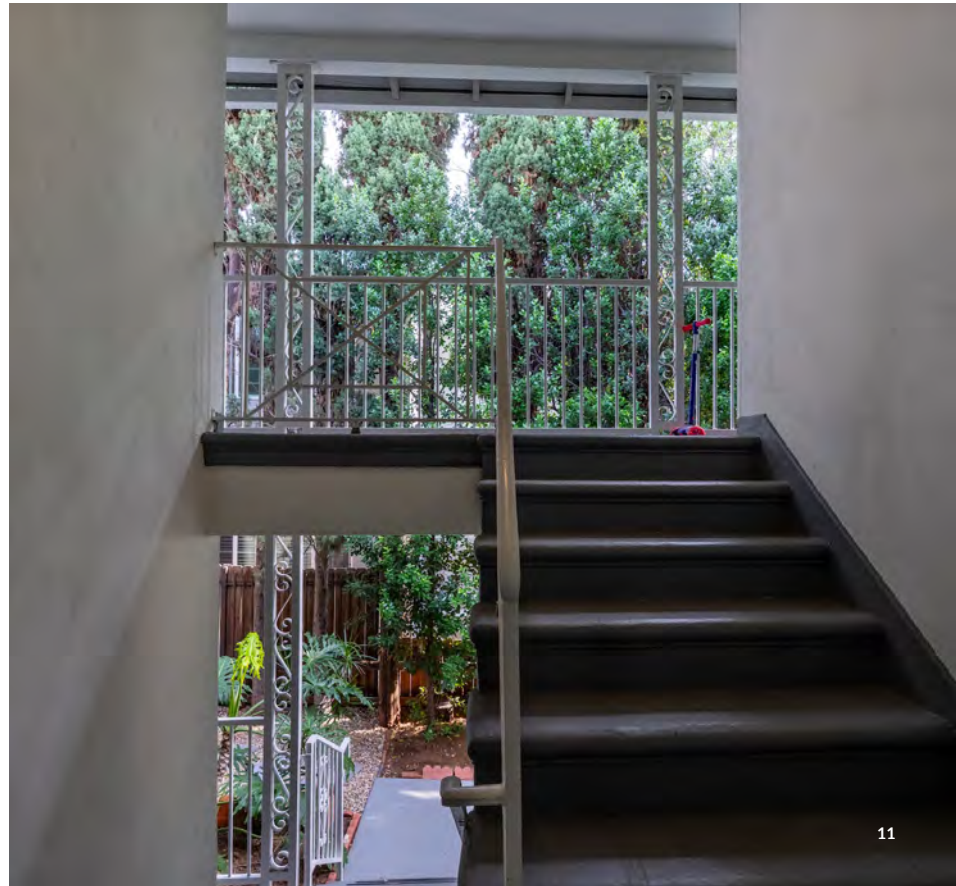
- Brand new renovations including: parking lot, brand new roof, and landscaping

1754 Malcolm Ave: \$2,350,000

Package price: \$4,349,000

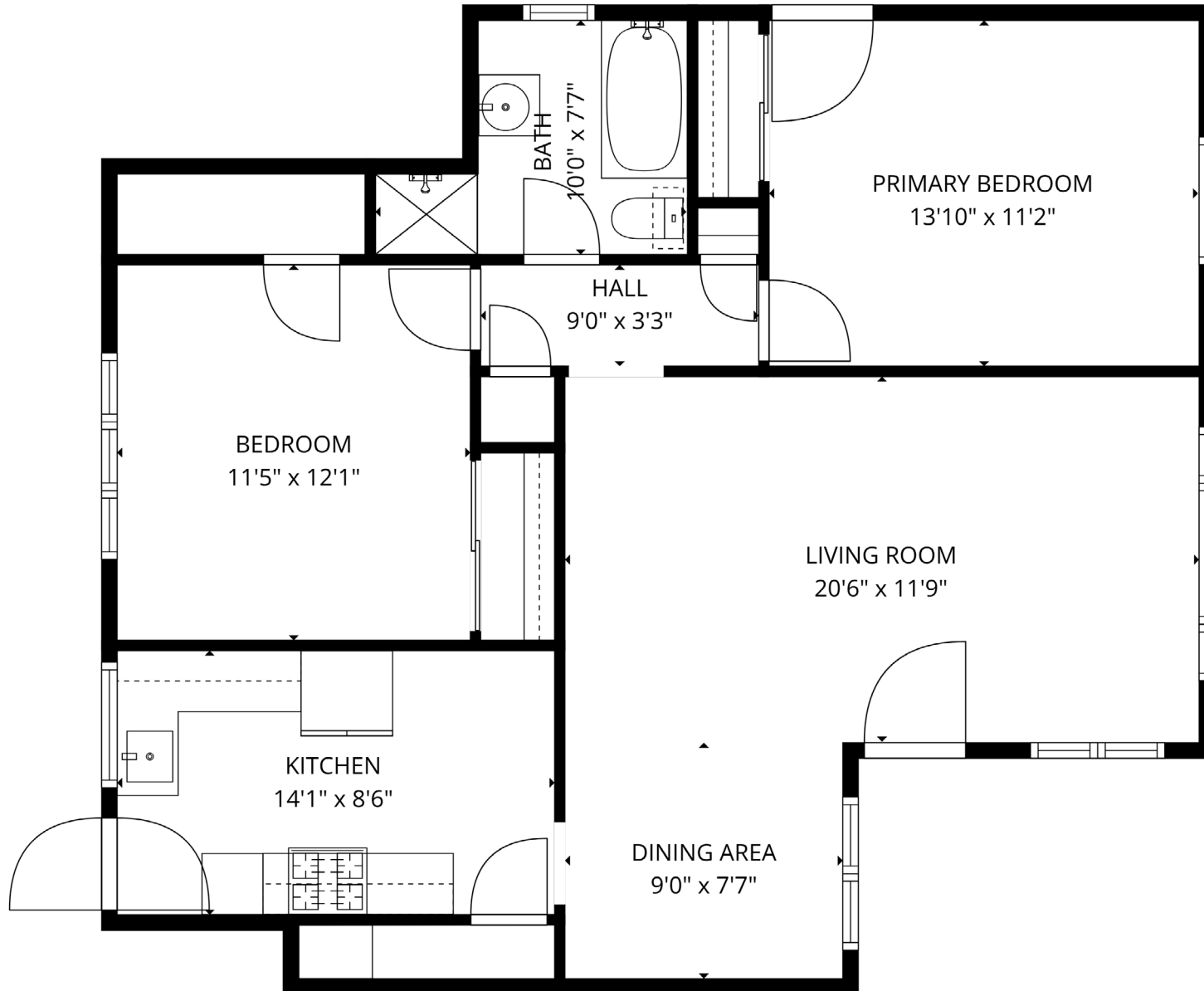






Floor Plan

923 Sq Ft



Parking Map

1754 Malcolm Ave

	Garage Door 1		Garage Door 2		
Space	1	2	3	4	5
Unit	2	4	3		



Drive Times

Key Destinations from 1748 & 1754 Malcolm Avenue:

0-15 Minutes:

UCLA Campus
Westwood Village
Century City
Beverly Hills
Bel Air
Brentwood
West Hollywood (WeHo)
Culver City

15-30 Minutes:

Santa Monica
Venice Beach
Marina del Rey
Downtown Los Angeles
(DTLA)
Hollywood
Malibu (via PCH)
LAX Airport
Playa Vista

30-45 Minutes:

Pasadena
Burbank
Glendale
Manhattan
Beach Hermosa
Beach El
Segundo





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1748 & 1754
Malcolm Avenue

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LOCATION &
MARKET
OVERVIEW

MARKET OVERVIEW

Westwood stands as one of Los Angeles' most prestigious and enduring neighborhoods, situated on the city's coveted Westside between Beverly Hills, Bel Air, and Brentwood. With UCLA, Westwood Village, and Century City at its core, this established area boasts a population of exceptional demographics and consistent demand. Renowned for its tree-lined streets and proximity to world-class institutions, Westwood presents a unique landscape where academic excellence, cultural sophistication, and residential stability converge. Offering walkable village charm, premier shopping and dining, and direct access to major employment centers, residents and investors alike benefit from a neighborhood that has maintained its prestige for generations.

Over the past three decades, the region's economy has undergone significant evolution and strengthening, with technology, entertainment, healthcare, finance, and professional services emerging as key sectors supporting sustained growth. According to the Los Angeles Economic Development Corporation, the Westside submarket generates over \$150 billion in economic output annually. The area is home to more than 2,500 businesses ranging from Fortune 500 headquarters to innovative startups, solidifying its position as a critical economic engine for the greater Los Angeles region.

As demographic shifts drive population movement from other parts of Los Angeles to the Westside, Westwood's residential market is poised for sustained growth. This growth is anticipated to absorb vacant space, drive up property values, and solidify Westwood's position as what The Wall Street Journal has called **"One of America's Most Desirable Neighborhoods."**



WESTWOOD HIGHLIGHTS



World-Class Education Hub

Westwood is home to UCLA, one of the world's premier public research universities with combined undergraduate enrollment of over 32,000 students.



Growth of Tech Talent

From 2015 to 2020, the LA tech and creative talent pool grew by 35%, second only to San Francisco in California



Pro Business State

Los Angeles County added over \$50 billion in economic output in 2021, with the Westside contributing significantly to this growth.



Capital Market Activity

More than \$75 billion in commercial real estate capital market activity closed in 2021 in Los Angeles County, \$25 billion in Westside markets.



Flood of Major Headquarters

Major companies including Google, Amazon, Apple, Netflix, and HBO have expanded offices in the Westside corridor, creating thousands of high-paying jobs since 2020.

Westwood by the Numbers

#1

Westwood ranks among the top 3 most desirable neighborhoods in Los Angeles based on property values and demand.

#1

UCLA is ranked #1 among US public universities and top 15 globally (US News & World Report).

#3

Los Angeles International Airport (LAX) is the 3rd busiest airport in the United States, located just 25 minutes from Westwood.



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Malcolm Avenue

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COMPARABLES & FINANCIALS

Lease Comps Summary

Property Address	Units	SqFt	PP/SqFT	Lot Size	Cap Rate	GOI	GRM	LP	\$/Unit
1. 10721 Ashton Ave	4	4,016	\$572.71	6,000	3.77	\$132,684	16.81	\$2,300,000	
2. 10620 Holman Ave	4	3,700	\$620.27	6,507	4.17		16.14	\$2,295,000	\$573,750
3. 10773 Ashton Ave	2	3,656	\$622.26	6,009				\$2,275,000	
4. 1861 Midvale Ave	5	5,538	\$388.23	6,500	5.28	\$179,292	11.99	\$2,150,000	
5. 10440 Eastborne Ave	4	3,945	\$532.32	7,152		\$101,877	20.61	\$2,100,000	

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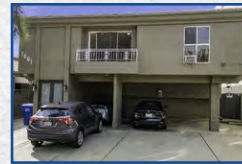
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Pricing Analysis

1748 Malcolm Avenue

Current as of March 2026

Unit	Type	Monthly Rent	Annual Rent
1752	2 Bed / 1 Bath	\$1,599	\$19,188
1750	2 Bed / 1 Bath	\$1,795	\$21,534
Single	1 Bed / 1 Bath	\$1,650	\$19,800
1748 1/2	Studio/ 1 Bath	\$2,250	\$26,995
		\$7,293	\$87,516

1754 Malcolm Avenue

Current as of March 2026

Unit	Type	Monthly Rent	Annual Rent
01	1 Bed / 1 Bath	Vacant	N/A
02	1 Bed / 1 Bath	\$2,117	\$25,404
03	2 Bed / 1 Bath	\$2,994	\$35,928
04	1 Bed / 1 Bath	\$2,006	\$24,072
05	2 Bed / 1 Bath + Office	Vacant	N/A
		\$7,116	\$85,404

Disclaimers

AFFILIATED BUSINESS DISCLOSURE

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Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the Owner.

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MULTI FAMILY OPPORTUNITY

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