

**LYON STAHL**  
INVESTMENT REAL ESTATE

**SAMIMI**  
INVESTMENTS

OFFERING MEMORANDUM

**10372 ASHTON AVE**

LOS ANGELES, CA 90024 4 UNITS \$2,095,000

CAMERON SAMIMI

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CaIDRE #02035763

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# PROPERTY INFORMATION



# THE OFFERING



## **10372 Ashton Ave! The most affordable home (4 unit) in Westwood!**

This impeccably located **4 unit building** is ready for you to make it your own home. A **2 bedroom and one bath** unit is **vacant** for a owner to occupy while receiving income from 3 other units requiring minimal mortgage payments. There is a second studio unit vacant at close of escrow. Once fully leased the property generates \$10,000+ a month.

Positioned in the heart of Westwood, 10372 Ashton Ave stands out as the most affordable 4 unit opportunity on the West Side. This well-maintained, income-producing asset features four spacious units across 3,064 SF with a great mix of two 2-bed units and two studios, and on-site laundry. The property is a short distance to UCLA. Why pay rent for your son or daughter? Buy a 4 Plex that makes them money.

If you prefer value add turn this asset into a cash producing machine. The two detached garages, offer the potential for conversion to up to **Four (1+1) ADU units**, capitalizing on recent ADU laws. With rents and property values in Westwood up nearly 9% year-over-year, this offering lets a buyer secure stable cash flow with substantial upside.

This location enables superior tenant retention and rental premiums, thanks to proximity to UCLA, Century City, Westwood Village, and key transit arteries. Turnkey, scalable, and rare in today's inventory-starved Westside market, 10374 Ashton Ave is perfectly positioned for both immediate yield and long-term appreciation in one of LA's most desirable rental corridors.

# PROPERTY INFORMATION

## PROPERTY DETAILS

<b>Address</b>	<b>10372 Ashton Ave Los Angeles, CA 90024</b>
Total Units	4
Total Building Sqft.	3,064SF
Total Lot Size	4,786 SF
Year Built	1940
Zoning	LARD1.5
APN	4327-012-005



### INVESTMENT HIGHLIGHTS

- **A Two-Bedroom unit is available for a owner occupied buyer - Vacant**
- Strong curb appeal; including **Storage & On-Site Laundry**
- **Strong Upside with 4 ADUs**— Two separate garages at the rear offer a prime opportunity for ADU conversion, adding value and future income streams. **11.83% CAP & 7 GRM**
- **Premier Location:** Walk to UCLA, Century City, & Westwood Village, high rental demand

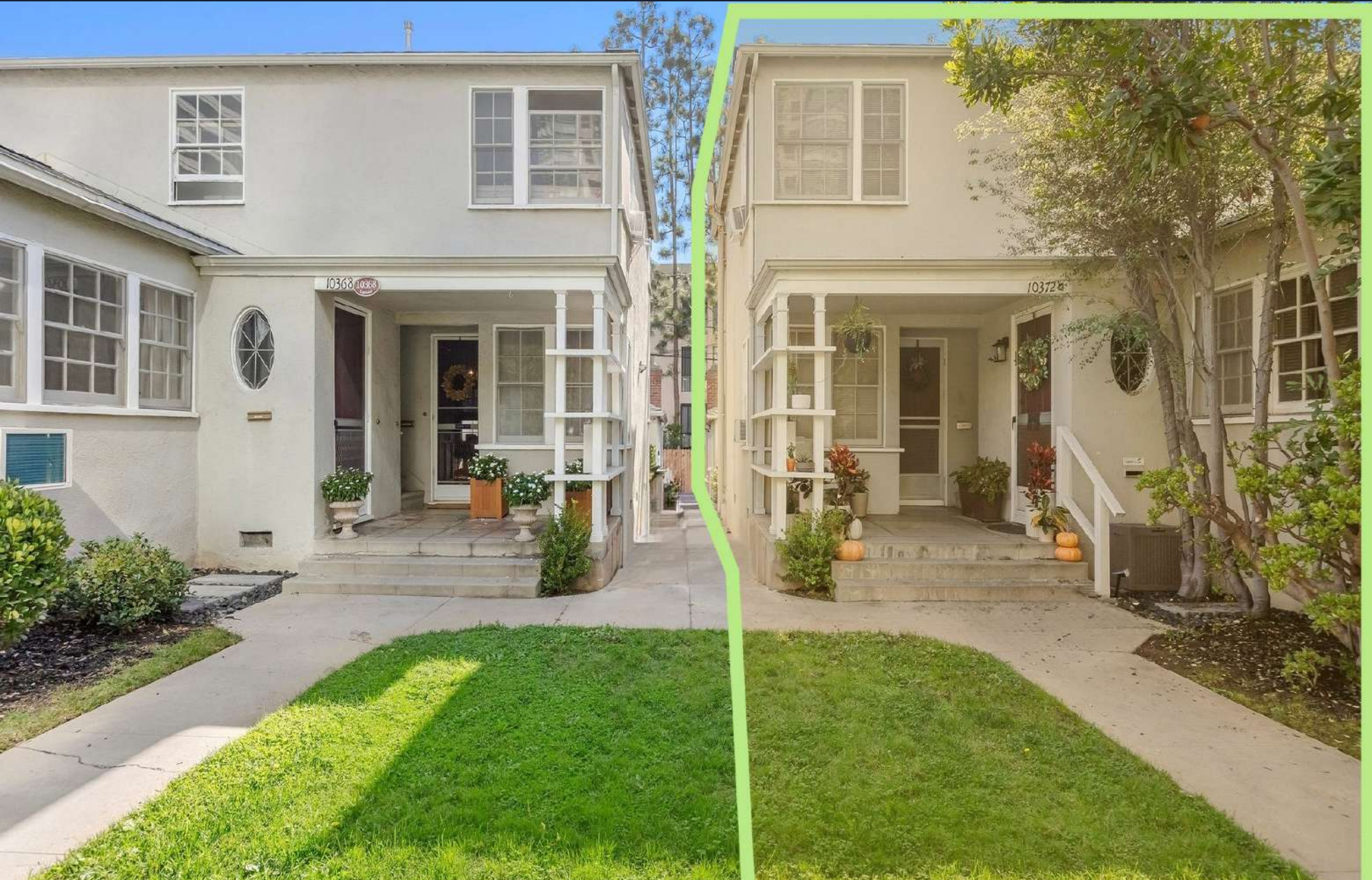
# PROPERTY PHOTOS



PROPERTY PHOTOS  
**PROPERTY PHOTOS**

**SAMIMI**  
INVESTMENTS

10372 Ashton Ave - Los Angeles, CA 90024



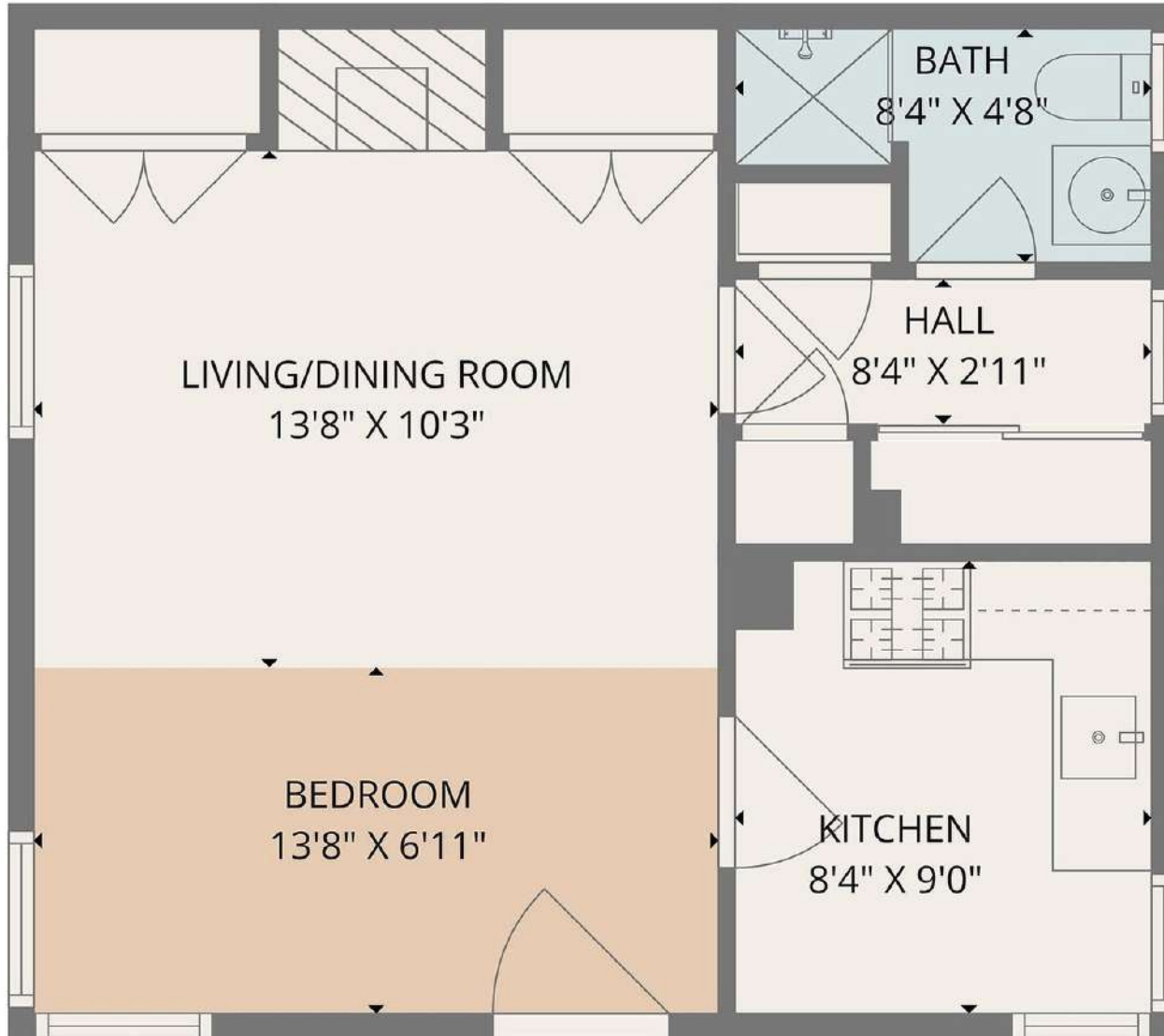
PROPERTY PHOTOS  
**PROPERTY PHOTOS | EXTERIOR**



PROPERTY INFORMATION  
**PROPERTY PHOTOS**



# FLOOR PLAN | VACANT STUDIO



# 4 ADU RENDERING W/ ROOF TOP



Image is for illustrative purposes only. Buyer to verify all development potential, zoning, permits, design, and feasibility through their own independent due diligence.

# FINANCIAL OVERVIEW

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FINANCIAL OVERVIEW  
**RENT ROLL**

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	LEASE START	LEASE END
10370	-	1	400 SF	\$2,400	\$6.00	\$2,400	-	Studio/Vacant at COE
10370 1/2	-	1	400 SF	\$1,404	\$3.51	\$2,400	6/15/2002	Studio
10372	2	1	1,100 SF	\$2,250	\$2.05	\$4,000	1/01/2010	-
10372 1/2	2	1	1,100 SF	\$4,000	\$3.64	\$4,000	-	Vacant
4	1	1	-	-	-	\$12,000	-	Potential ADU
<b>TOTALS</b>			<b>3,000 SF</b>	<b>\$10,054</b>	<b>\$15.20</b>	<b>\$24,800</b>		

All dimensions, square footage, layouts, and features are approximate and not guaranteed. Buyers should conduct their own due diligence, verify all information, and consult a qualified professional to confirm details important to them before making any offers.

# FINANCIAL OVERVIEW

## EXPENSES

### EXPENSES SUMMARY

New Taxes (New Estimated): ~ 1.25%	\$26,188
Maintenance (\$500/unit/year):	\$2,000
Insurance (\$1.25/SF):	\$3,830
Utilities (\$1000/unit/year):	\$4,000
<b>OPERATING EXPENSES</b>	<b>\$36,018</b>

# FINANCIAL OVERVIEW SET UP SHEET

Property Address		Annualized Operating Data		Current Rents		Market Rents	
<b>List Price:</b>	\$2,095,000	<b>Scheduled Gross Income:</b>	\$121,848		\$298,800		
<b>Down Payment:</b>	25.0% \$523,750	<b>Vacancy Rate Reserve:</b>	\$3,655	3% *1	\$14,940	5% *1	
<b>Number of units:</b>	4	<b>Gross Operating Income:</b>	\$118,193		\$283,860		
<b>Cost per Unit:</b>	\$523,750	<b>Expenses:</b>	\$36,018	30% *1	\$36,018	12% *1	
<b>Current GRM:</b>	17.19	<b>Net Operating Income:</b>	\$82,175		\$247,843		
<b>Market GRM:</b>	7.01	<b>Loan Payments:</b>	\$107,057		\$107,057		
<b>Current CAP:</b>	3.92%	<b>Pre Tax Cash Flows:</b>	-\$24,882	-4.75% *2	\$140,786	26.88% *2	
<b>Market CAP:</b>	11.83%	<b>Principal Reduction:</b>	\$21,166		\$21,166		
<b>Year Built / Age:</b>	1940	<b>Total Return Before Taxes:</b>	-\$3,715	-0.71% *2	\$161,952	30.92% *2	
<b>Approx. Lot Size:</b>	4,786						
<b>Approx. Gross RSF:</b>	3,064	*1 As a percent of Scheduled Gross Income					
<b>Cost per Net RSF:</b>	\$683.75	*2 As a percent of Down Payment					

Proposed Financing				Scheduled Income							
<b>First Loan Amount:</b>	\$1,571,250	<b>Amort:</b>	30		<b>Current Income</b>		<b>Market Income</b>				
<b>Terms:</b>	5.50%	<b>Fixed:</b>	5	<b># of Units</b>	<b>Bdrms/Baths</b>	<b>Notes</b>	<b>Monthly Rent/Average</b>	<b>Total Monthly Income</b>	<b>Monthly Rent/Unit</b>	<b>Total Income</b>	
<b>Payment:</b>	\$8,921	<b>DCR:</b>	0.77	1	0+1	Vacant at COE	\$2,400	\$2,400	\$2,400	\$2,400	
				1	0+1	Studio/10370 1/2	\$1,404	\$1,404	\$2,400	\$2,400	
				1	2+1	10372	\$2,250	\$2,250	\$4,000	\$4,000	
				1	2+1	10372 1/2   Vacant	\$4,000	\$4,000	\$4,000	\$4,000	
				4	1+1	Potential ADUs	\$0	\$0	\$3,000	\$12,000	
				<b>Total Scheduled Rent:</b>				\$10,054		\$24,800	
				Laundry				\$100		\$100	
				Garages				\$0		\$0	
<b>Total Expenses:</b>	\$36,018			<b>Monthly Scheduled Gross Income:</b>				\$10,154		\$24,900	
<b>Expenses as %/SGI</b>	29.56%			<b>Annualized Scheduled Gross Income:</b>				\$121,848		\$298,800	
<b>Per Net Sq. Ft:</b>	\$11.76			Utilities Paid by Tenant:				Gas & Electric			
<b>Per Unit</b>	\$9,004										

# SALE COMPARABLES



# SALE COMPARABLES

# SALE COMPS

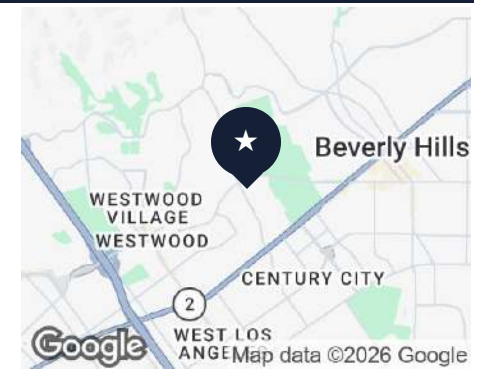


**10372 ASHTON AVE**

10372 Ashton Ave, Los Angeles, CA 90024

**Subject Property**

Price:	\$2,095,000	Bldg Size:	3,064 SF
Lot Size:	4,786 SF	No. Units:	4
Cap Rate:	3.92%	Year Built:	1940
Price/SF:	\$683.75		



**10620 HOLMAN AVE**

Los Angeles, CA 90024

**On Market**

Price:	\$2,200,000	Bldg Size:	3,700 SF
Lot Size:	6,507 SF	No. Units:	4
Cap Rate:	4.52%	Year Built:	1948
Price/SF:	\$594.59		



**1738 KELTON AVE**

Los Angeles, CA 90024

**Sold 3/21/2024**

Price:	\$3,775,000	Bldg Size:	4,925 SF
Lot Size:	6,835 SF	No. Units:	4
Cap Rate:	6.07%	Year Built:	1936
Price/SF:	\$766.50		



# SALE COMPARABLES

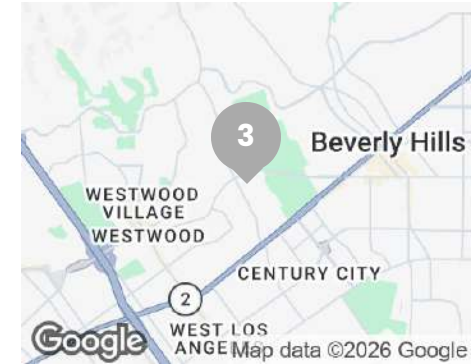
# SALE COMPS



**3**  
10354 ASHTON AVE  
Los Angeles, CA 90024

Sold 6/5/2025

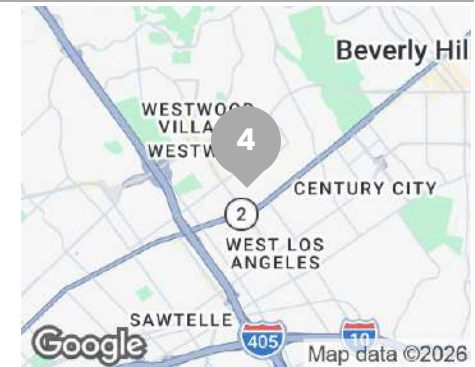
Price:	\$1,985,000	Bldg Size:	3,195 SF
Lot Size:	4,785 SF	No. Units:	3
Cap Rate:	2.96%	Year Built:	1947
Price/SF:	\$621.28		



**4**  
1643 SELBY AVE  
Los Angeles, CA 90024

Sold 10/31/2023

Price:	\$2,155,000	Bldg Size:	2,926 SF
Lot Size:	6,239 SF	No. Units:	3
Cap Rate:	4.15%	Year Built:	1950
Price/SF:	\$736.50		



**5**  
1827 THAYER AVE  
Los Angeles, CA 90025

Sold 10/31/2024

Price:	\$2,352,000	Bldg Size:	3,596 SF
Lot Size:	7,000 SF	No. Units:	3
Cap Rate:	3.46%	Year Built:	1947
Price/SF:	\$654.06		



# SALE COMPARABLES

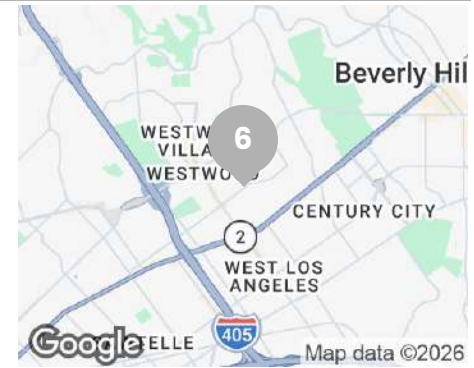
## SALE COMPS



**10745 OHIO AVE**  
Los Angeles, CA 90024

On Market

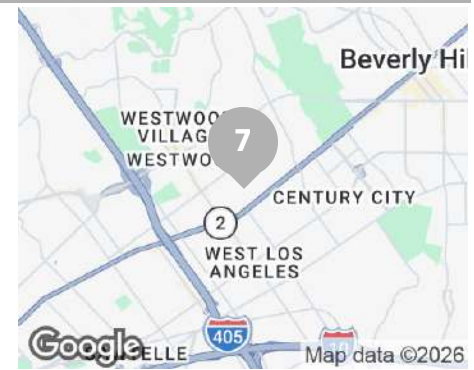
Price:	\$2,395,000	Bldg Size:	3,062 SF
Lot Size:	5,022 SF	No. Units:	3
Cap Rate:	2.64%	Year Built:	1936
Price/SF:	\$782.17		



**1621 MANNING AVE**  
Los Angeles, CA 90024

On Market

Price:	\$2,400,000	Bldg Size:	2,791 SF
Lot Size:	6,465 SF	No. Units:	3
Cap Rate:	3.06%	Year Built:	1948
Price/SF:	\$859.91		



# SALE COMPARABLES ANALYSIS

Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix
10620 Holman Ave	\$2,200,000	4	1948	3,700	6,507	15.47	4.52%	\$594.59	\$550,000	10/31/2025	(4) 2+1
1738 Kelton Ave	\$3,775,000	4	1936	4,925	6,835	11.34	6.07%	\$766.50	\$943,750	03/21/24	(2) 5+3, 2 (3+3)
10354 Ashton Ave	\$1,985,000	3	1947	3,195	4,785	23.69	2.96%	\$621.28	\$661,667	6/5/2025	(2) 2+1, (1)1+1
1643 Selby Ave	\$2,155,000	3	1950	2,926	6,239	16.86	4.15%	\$736.50	\$718,333	10/31/2023	(1)3+2, (2)1+1
1827 Thayer Ave	\$2,352,000	3	1947	3,596	7,000	20.21	3.46%	\$654.06	\$784,000	10/31/2024	(1)2+1,(1)2+2, (1)1+1
10745 Ohio Ave	\$2,395,000	3	1936	3,062	5,022	22.82	2.64%	\$782.17	\$798,333	Active	(1)1+1, (2) 2+1
1621 Manning Ave	\$2,400,000	3	1948	2,791	6,465	20.79	3.06%	\$859.91	\$800,000	Active	(4) 1+1
<b>Averages</b>				<b>3,456</b>	<b>6,122</b>	<b>18.74</b>	<b>3.84%</b>	<b>\$716.43</b>	<b>\$750,869</b>		
10372 Ashton Ave	\$2,095,000	4	1940	3,064	4,786	17.19	3.83%	\$683.75	\$523,750	N/A	(2) 2+1, (2) 0+1

# SALE COMPARABLES

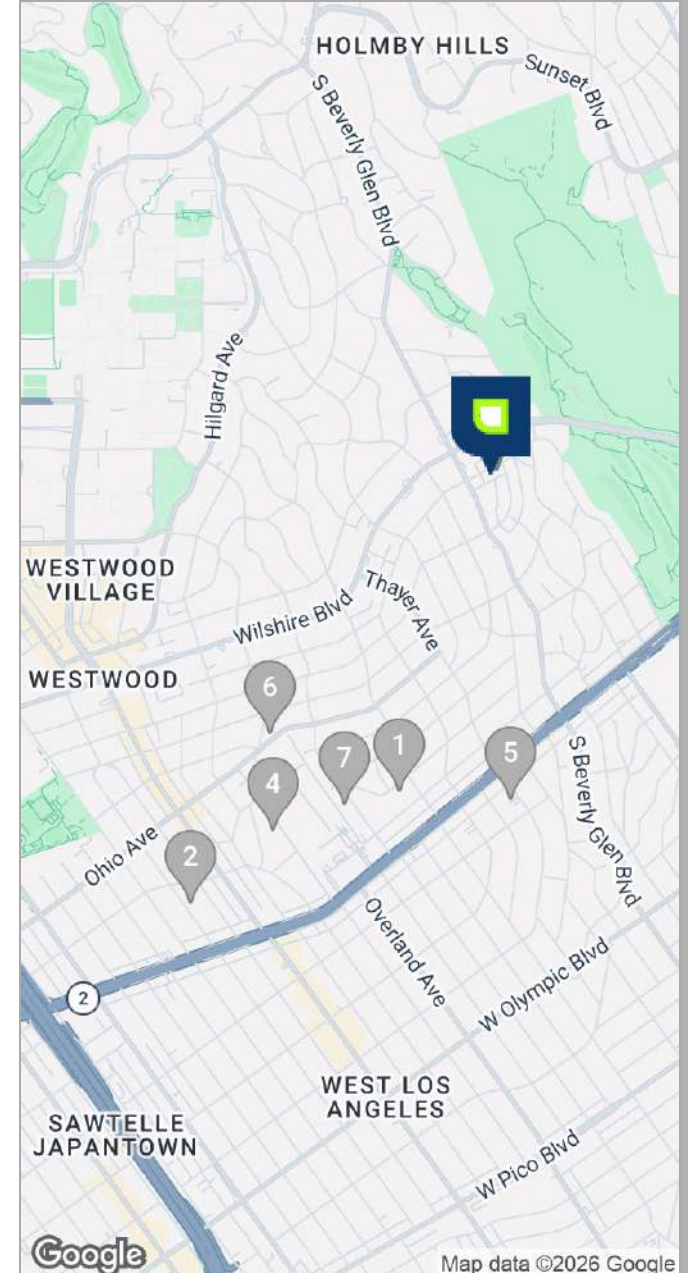
# SALE COMPS MAP & SUMMARY

★ **10372 ASHTON AVE**

10372 Ashton Ave  
Los Angeles, CA

Price	\$2,095,000
Bldg Size	3,064 SF
No. Units	4
Cap Rate	3.92%
GRM	17.1936

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	GRM
1	<b>10620 Holman Ave</b> Los Angeles, CA	\$2,200,000	3,700 SF	4	4.52%	15.47
2	<b>1738 Kelton Ave</b> Los Angeles, CA	\$3,775,000	4,925 SF	4	6.07%	11.34
3	<b>10354 Ashton Ave</b> Los Angeles, CA	\$1,985,000	3,195 SF	3	2.96%	23.69
4	<b>1643 Selby Ave</b> Los Angeles, CA	\$2,155,000	2,926 SF	3	4.15%	16.86
5	<b>1827 Thayer Ave</b> Los Angeles, CA	\$2,352,000	3,596 SF	3	3.46%	20.21
6	<b>10745 Ohio Ave</b> Los Angeles, CA	\$2,395,000	3,062 SF	3	2.64%	22.82
7	<b>1621 Manning Ave</b> Los Angeles, CA	\$2,400,000	2,791 SF	3	3.06%	20.79
<b>AVERAGES</b>		<b>\$2,466,000</b>	<b>3,456 SF</b>	<b>3</b>	<b>3.84%</b>	<b>18.74</b>



# LEASE COMPARABLES



# LEASE COMPARABLES

## LEASE COMPS



### 10372 ASHTON AVE

10372 Ashton Ave, Los Angeles, CA 90024

Subject Property

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
0 br / 1 ba	\$1,902	400 SF	\$4.76
2 br / 1 ba	\$3,125	1,100 SF	\$2.84
1 br / 1 ba	\$0	0 SF	

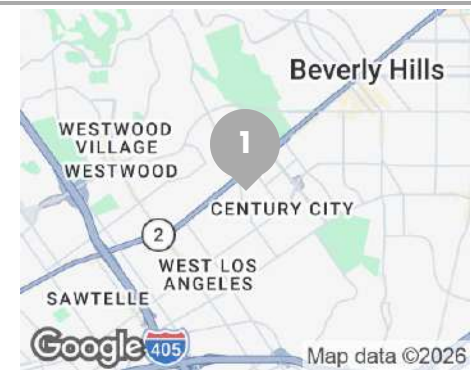


### 1875 BENEZIA AVE

Los Angeles, CA 90025

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
0 br / 1 ba	\$2,950	700 SF	\$4.21



### 1263 DEVON AVE

Los Angeles, CA 90024

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
0 br / 1 ba	\$2,575	600 SF	\$4.29



# LEASE COMPARABLES

## LEASE COMPS

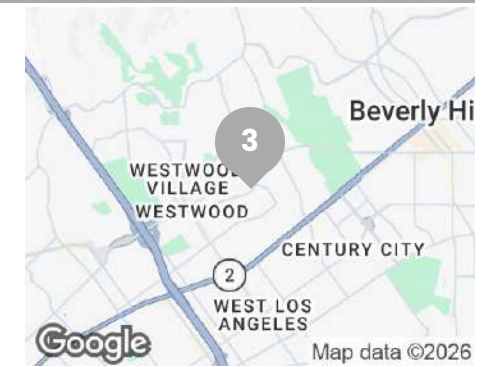


3

**10599 WILSHIRE BLVD**  
Los Angeles, CA 90024

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
0 br / 1 ba	\$2,894	423 SF	\$6.84

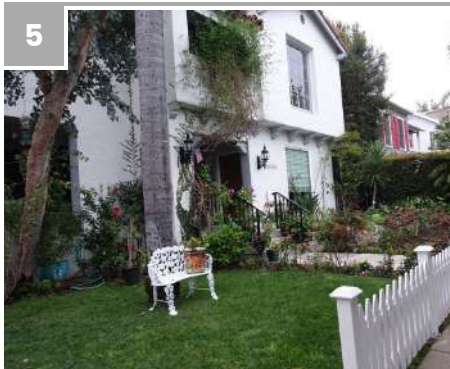


4

**10275 MISSOURI AVE**  
Los Angeles, CA 90025

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
0 br / 1 ba	\$2,595	520 SF	\$4.99

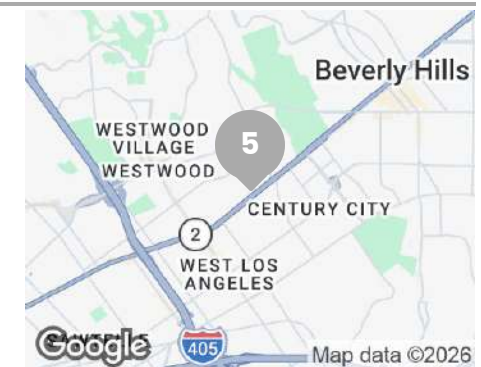


5

**10520 EASTBORNE AVE #1**  
Los Angeles, CA 90024

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
0 br / 1 ba	\$2,490	750 SF	\$3.32



# LEASE COMPARABLES

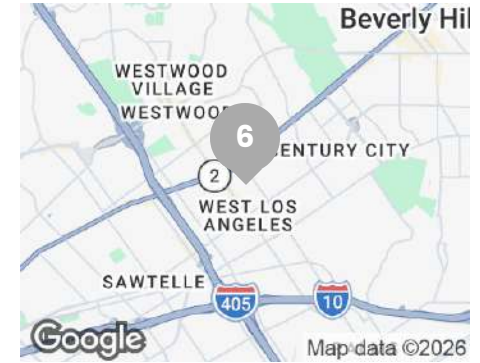
## LEASE COMPS



**6**  
1951 SELBY AVE # 6  
Los Angeles, CA 90025

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$2,995	750 SF	\$3.99



**7**  
10652 1/2 OHIO AVE  
Los Angeles, CA 90024

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$2,995	1,200 SF	\$2.50



**8**  
969 HILGARD AVE # 1006  
Los Angeles, CA 90024

Leased

UNIT TYPE:	SIZE SF:	RENT/SF:
1 br / 1 ba	728 SF	\$4.40



# LEASE COMPARABLES

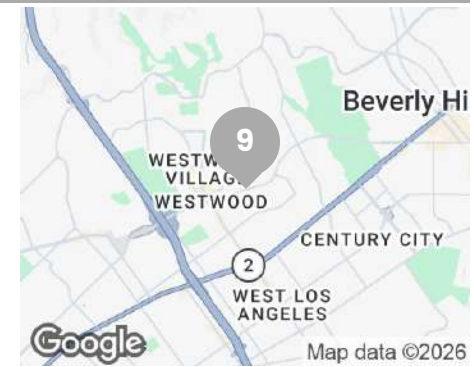
## LEASE COMPS



**9**  
10747 WILSHIRE BLVD # 1103  
Los Angeles, CA 90024

Leased

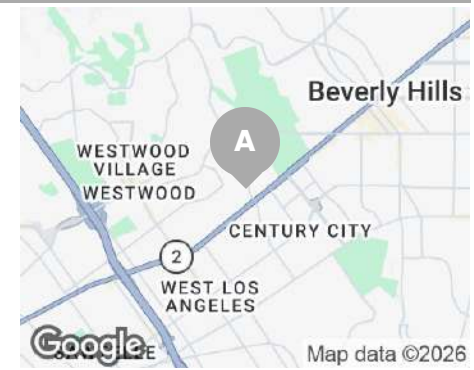
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 br / 1 ba	\$3,700	1,076 SF	\$3.44



**A**  
1611 S BEVERLY GLEN  
Los Angeles, CA 90024

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$3,795	1,000 SF	\$3.80



**B**  
1844 THAYER AVE  
Los Angeles, CA 90025

Leased

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$4,250	1,600 SF	\$2.66



# LEASE COMPARABLES

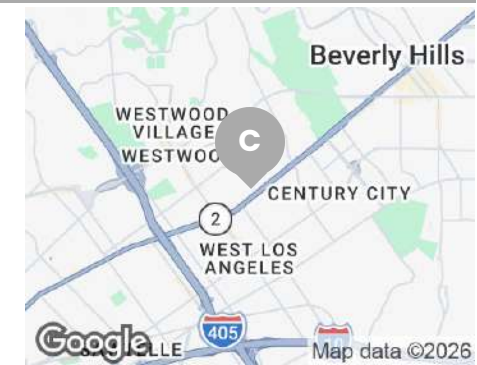
## LEASE COMPS



**C**  
10633 EASTBORNE AVE # 301  
Los Angeles, CA 90024

Leased

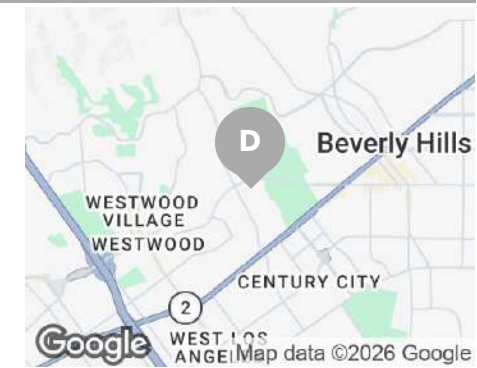
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$4,550	1,500 SF	\$3.03



**D**  
10332 ASHTON AVE  
Los Angeles, CA 90024

Leased

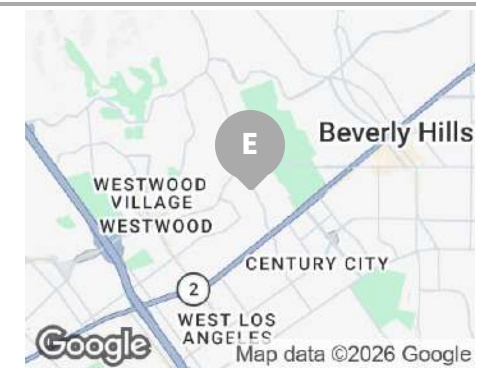
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 1 ba	\$4,800	873 SF	\$5.50



**E**  
1301 S BEVERLY GLEN BLVD  
Los Angeles, CA 90024

Leased

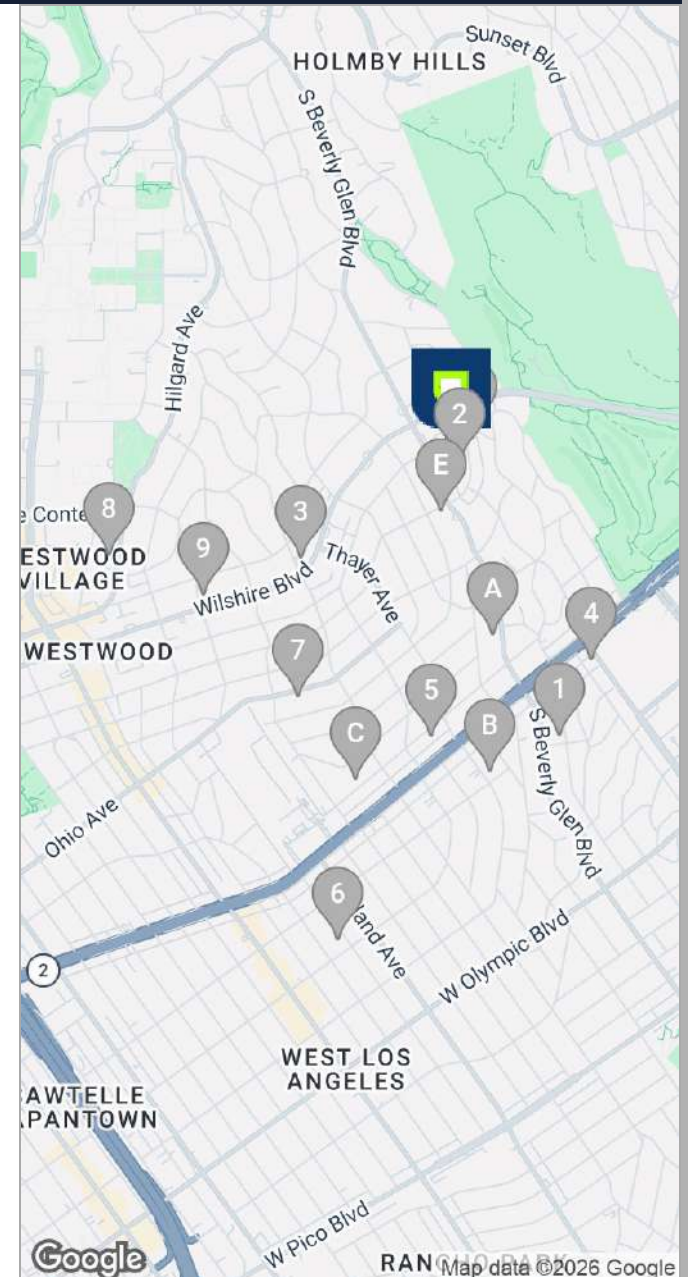
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$4,850	1,550 SF	\$3.13



# LEASE COMPARABLES

## LEASE COMPS MAP & SUMMARY

	NAME/ADDRESS	AVG RENT/SF	AVG RENT	SPACE SIZE
★	<b>10372 Ashton Ave</b> 10372 Ashton Ave Los Angeles, CA	\$3.35	\$2,011	-
1	<b>1875 Benecia Ave</b> Los Angeles, CA	\$4.21	\$2,950	700 SF
2	<b>1263 Devon Ave</b> Los Angeles, CA	\$4.29	\$2,575	600 SF
3	<b>10599 Wilshire Blvd</b> Los Angeles, CA	\$6.84	\$2,894	423 SF
4	<b>10275 Missouri Ave</b> Los Angeles, CA	\$4.99	\$2,595	520 SF
5	<b>10520 Eastborne Ave #1</b> Los Angeles, CA	\$3.32	\$2,490	750 SF
6	<b>1951 Selby Ave # 6</b> Los Angeles, CA	\$3.99	\$2,995	750 SF
7	<b>10652 1/2 Ohio Ave</b> Los Angeles, CA	\$2.50	\$2,995	1,200 SF
8	<b>969 Hilgard Ave # 1006</b> Los Angeles, CA	\$4.40	\$3,200	728 SF
9	<b>10747 Wilshire Blvd # 1103</b> Los Angeles, CA	\$3.44	\$3,700	1,076 SF
A	<b>1611 S Beverly Glen</b> Los Angeles, CA	\$3.80	\$3,795	1,000 SF
B	<b>1844 Thayer Ave</b> Los Angeles, CA	\$2.66	\$4,250	1,600 SF
C	<b>10633 Eastborne Ave # 301</b> Los Angeles, CA	\$3.03	\$4,550	1,500 SF
D	<b>10332 Ashton Ave</b> Los Angeles, CA	\$5.50	\$4,800	873 SF
E	<b>1301 S Beverly Glen Blvd</b> Los Angeles, CA	\$3.13	\$4,850	1,550 SF
<b>AVERAGES</b>		<b>\$4.01</b>	<b>\$3,474</b>	<b>948 SF</b>



# LOCATION OVERVIEW



## LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County’s population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

### POPULATION



# 10M

Residents

### TOTAL AREA



# 4,084

Square Miles

### CITIES



# 88

Incorporated Cities

### Economy



# 950B

Gross Domestic Product



# LOCATION OVERVIEW LOS ANGELES



Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.

## 100

Over 100 colleges and universities, including UCLA, USC, and Caltech

## 5M

Highly educated and diverse workers

## 950B

GDP. One of the largest county economies in the world



# 2028 OLYMPICS | LOS ANGELES

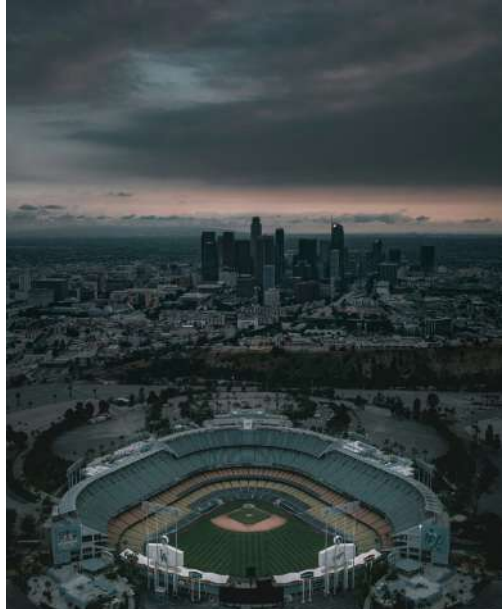


In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



### ECONOMIC IMPACT

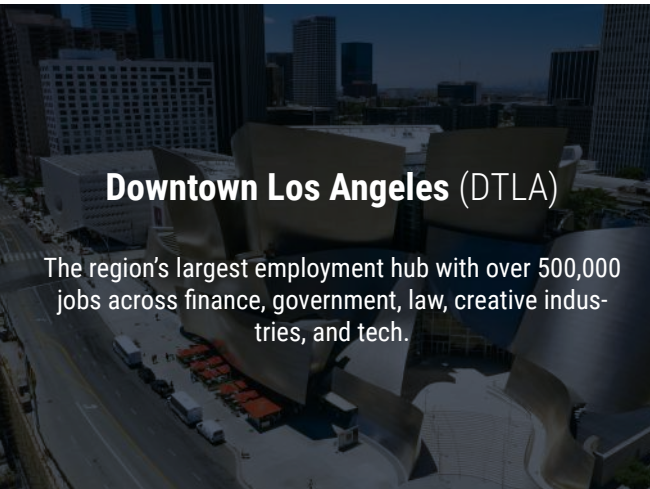
The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.



### INFRASTRUCTURE INVESTMENTS

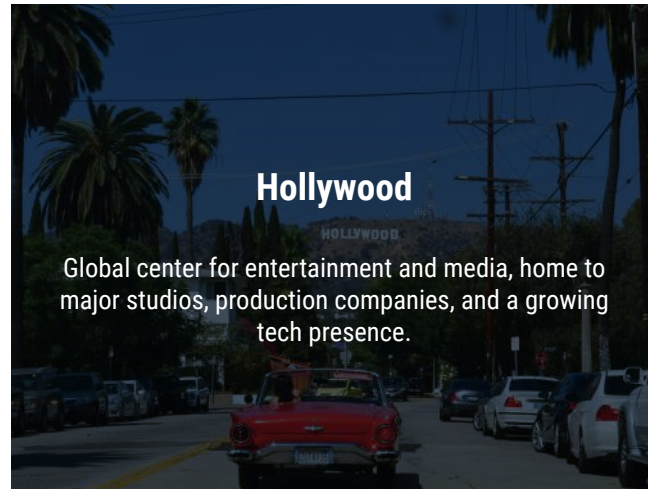
Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.

## CENTRAL TO EMPLOYMENT CENTERS



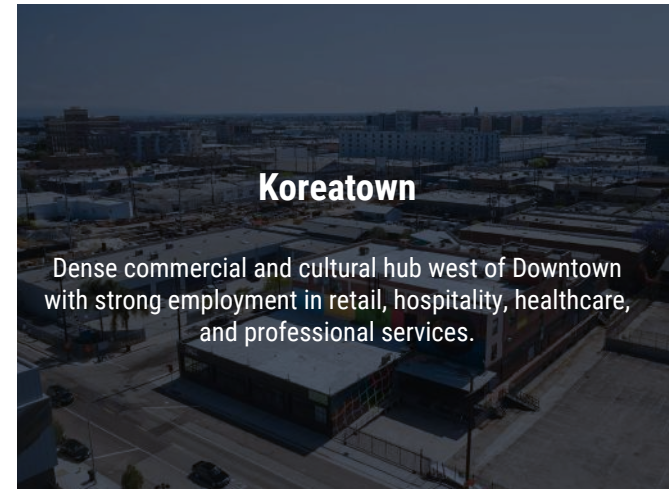
### Downtown Los Angeles (DTLA)

The region's largest employment hub with over 500,000 jobs across finance, government, law, creative industries, and tech.



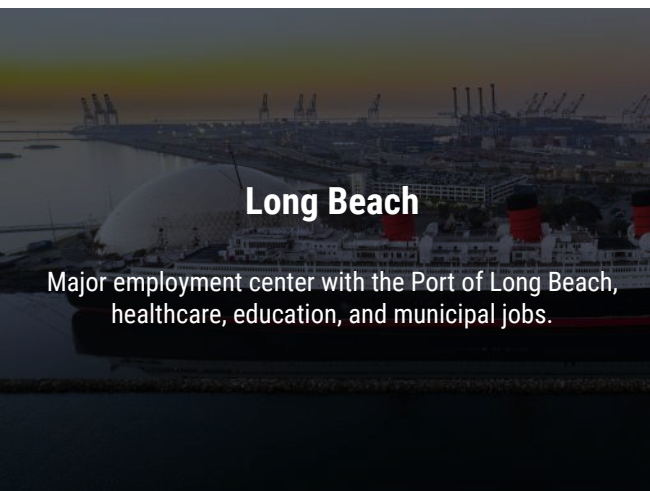
### Hollywood

Global center for entertainment and media, home to major studios, production companies, and a growing tech presence.



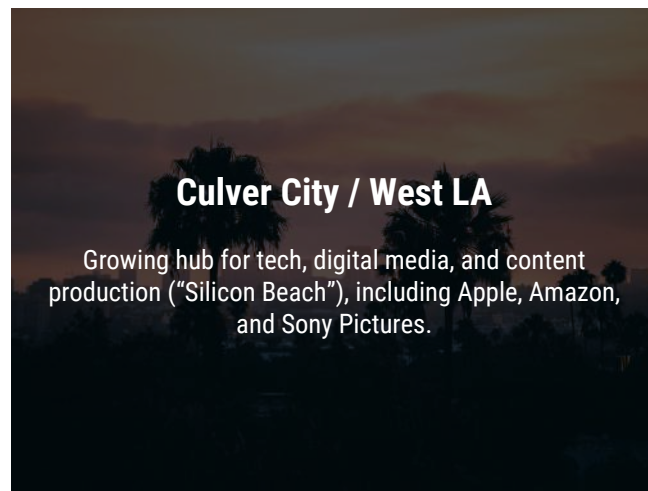
### Koreatown

Dense commercial and cultural hub west of Downtown with strong employment in retail, hospitality, healthcare, and professional services.



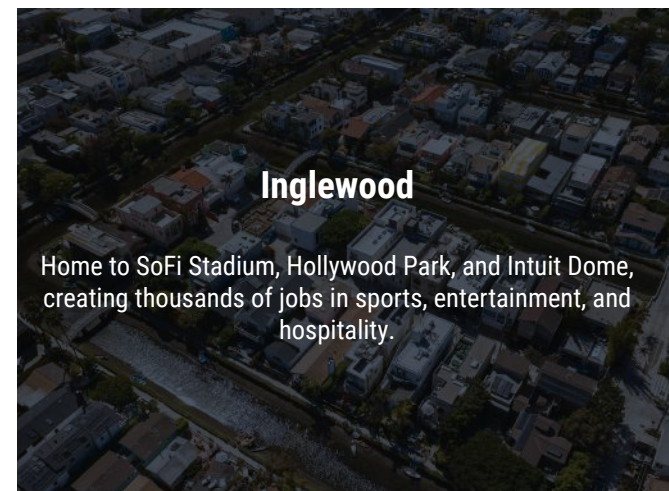
### Long Beach

Major employment center with the Port of Long Beach, healthcare, education, and municipal jobs.



### Culver City / West LA

Growing hub for tech, digital media, and content production ("Silicon Beach"), including Apple, Amazon, and Sony Pictures.



### Inglewood

Home to SoFi Stadium, Hollywood Park, and Intuit Dome, creating thousands of jobs in sports, entertainment, and hospitality.

LOCATION OVERVIEW  
**HOLLYWOOD PARK**

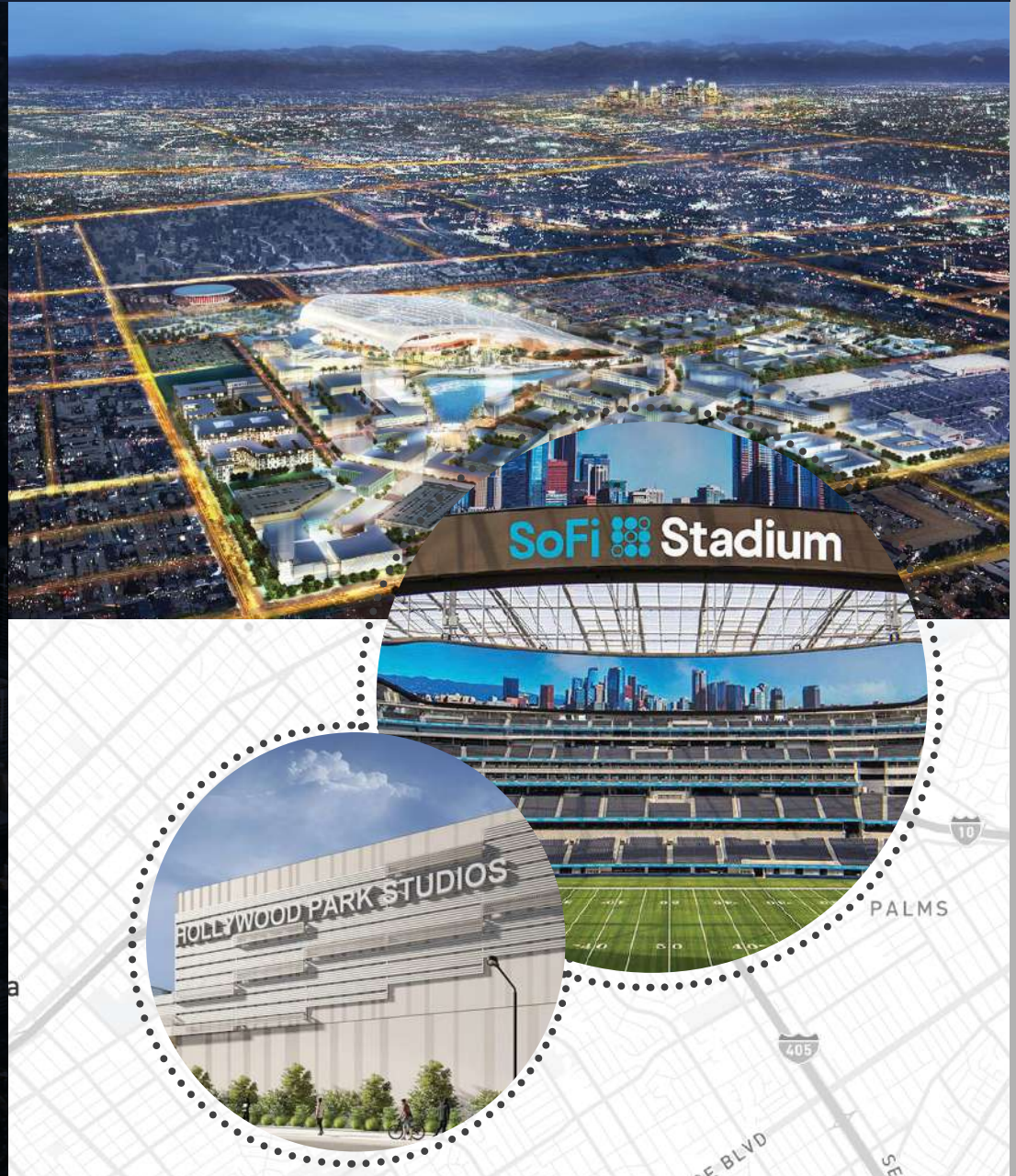
# HOLLYWOOD PARK

Hollywood Park is a transformative 300-acre mixed-use development in Inglewood that serves as a central hub for the Westside, South Bay, and greater Los Angeles communities.

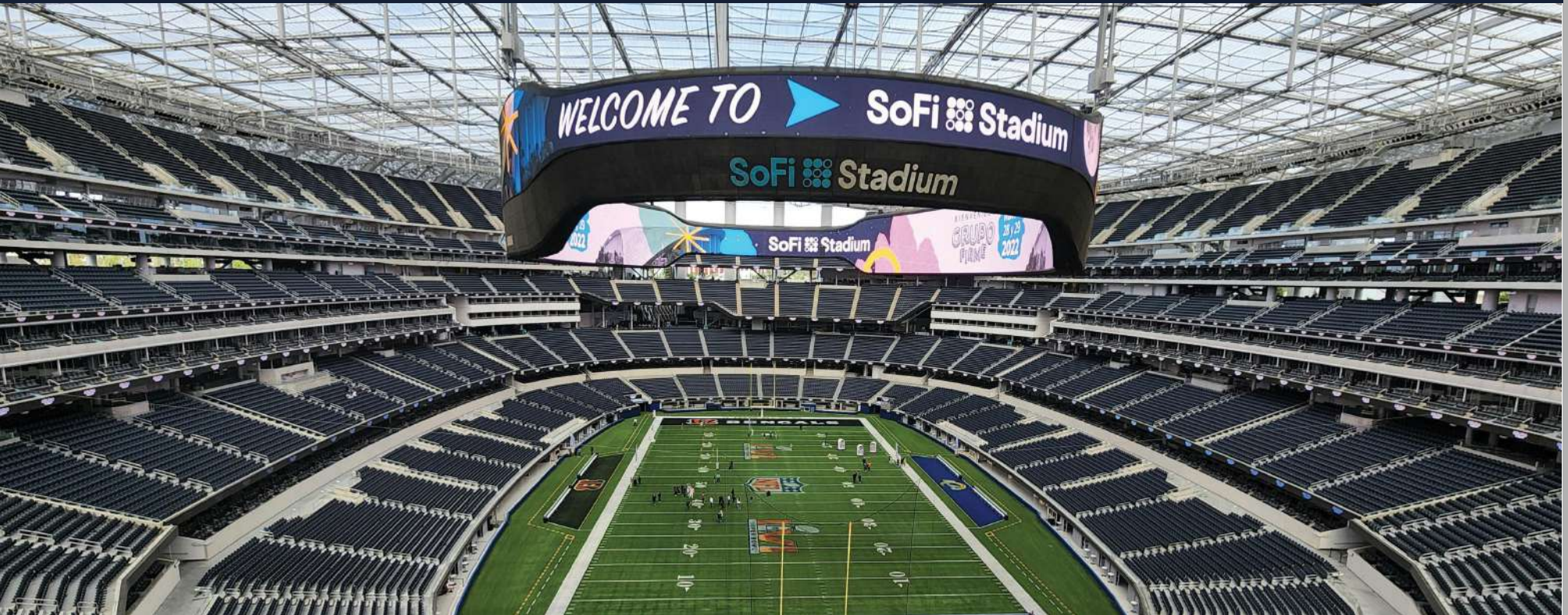
Anchoring one end of the project is a dynamic 500,000-square-foot retail and entertainment district, featuring a curated mix of global and local brands, distinctive dining experiences, and vibrant nightlife. This district is complemented by luxury residential communities and next-generation office campuses, designed with best-in-class technology and sustainability features that foster collaboration and community engagement.

At the heart of Hollywood Park is SoFi Stadium, home to the Los Angeles Rams and Chargers, and a world-class venue that will host major global events including the 2028 Summer Olympics. Surrounding amenities include the YouTube Theater, a 6,000-seat performance venue, and Hollywood Park Studios, a new creative campus set to become the International Broadcast Center for the Olympic Games.

Together, these elements establish Hollywood Park as one of the most significant developments in Southern California—a premier destination for sports, entertainment, business, and lifestyle that will continue to shape the economic and cultural landscape of Los Angeles for decades to come.



LOCATION OVERVIEW  
**SOFI STADIUM**



# SOFI STADIUM

SoFi Stadium is the landmark centerpiece of the Hollywood Park development and serves as the home of the Los Angeles Rams and Los Angeles Chargers. At over 3 million square feet, it is the largest and most technologically advanced stadium in the NFL. The venue seats 70,240 fans, with the flexibility to expand to over 100,000 for major events.

Built at a cost exceeding \$5 billion, SoFi Stadium set a new standard for sports and entertainment architecture. Since opening, it has already hosted marquee global events, including the Super Bowl LVI in 2022 and the College Football Playoff National Championship in 2023, with the FIFA World Cup (2026) and the Summer Olympics (2028) on the horizon.

SoFi Stadium is more than just a sports venue—it is a cultural landmark for Los Angeles, anchoring the 300-acre Hollywood Park project and reinforcing the city's position as a global capital for sports, entertainment, and innovation.

LOCATION OVERVIEW  
**INTUIT DOME**



**INTUIT**  
DOME

Intuit Dome, the new home of the Los Angeles Clippers, is a \$2 billion, privately financed arena in Inglewood that seats approximately 18,000 fans. It was built to deliver one of the most innovative and fan-focused experiences in professional sports.

Highlights include a 360-degree halo video board, a signature single-tier “Wall” section with 4,700 passionate fans, and advanced sustainability systems that make it one of the most energy-efficient arenas in the world.

Strategically located next to SoFi Stadium and the broader Hollywood Park development, Intuit Dome cements Inglewood as a premier destination for sports and entertainment. In addition to Clippers games, the arena is expected to host concerts, special events, and play a role in the 2028 Summer Olympics, adding to its international significance.

With its cutting-edge design, technology integration, and focus on fan engagement, Intuit Dome represents a new benchmark for modern sports venues and a powerful driver of economic activity in Los Angeles County.

# LOS ANGELES INTERNATIONAL AIRPORT



## LAX

Los Angeles International Airport continues its \$15 billion capital improvement program, which includes the Automated People Mover, new terminals, and improved passenger amenities, positioning LAX as a world-class international gateway ahead of the 2028 Olympics.

## LOS ANGELES CONVENTION CENTER

Plans are advancing to expand and modernize the Convention Center, adding meeting space, exhibition halls, and outdoor public areas to support large-scale events such as Olympic competitions and global conventions.



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