



ALLY COMMERCIAL REAL ESTATE PRESENTS

1674 Corinth Ave

Los Angeles, CA 90025

PURCHASE PRICE

\$1,750,000



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ALLY COMMERCIAL REAL ESTATE

THE OPPORTUNITY

executive summary

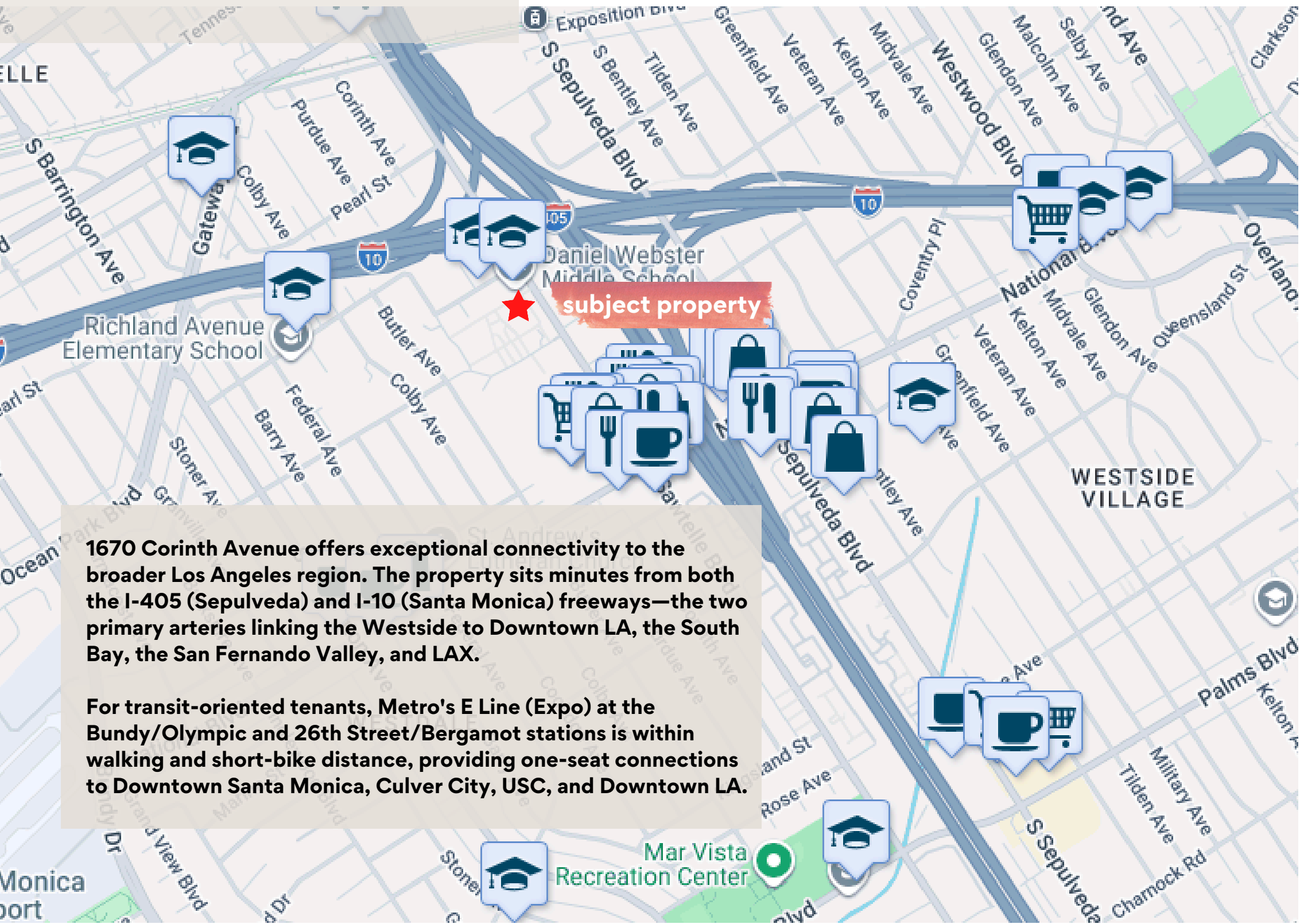
1674 Corinth Avenue is ideally positioned to capitalize on West Los Angeles' continued evolution as Southern California's premier creative office and innovation corridor. Situated in the heart of Sawtelle—known as "Little Osaka"—the property sits at the intersection of three of the Westside's defining demand drivers: the tech and entertainment employment base radiating from Silicon Beach, the institutional anchor of UCLA, and the dense, high-income residential pockets of Brentwood, Santa Monica, and Westwood. Direct access to both the 405 and 10 freeways further reinforces the location's connectivity to Greater Los Angeles. Sawtelle's transformation over the past decade has been remarkable. Once a quiet enclave, the area has emerged as one of West LA's most sought-after submarkets, with tech startups, design firms, and creative agencies establishing a presence alongside the neighborhood's renowned culinary and retail scene.

A distinguishing feature of this offering is the seller's willingness to execute a sale-leaseback at market rental rates, providing immediate, in-place cash flow from day one. For investors, this structure delivers stabilized income with zero lease-up risk; for owner-users, it preserves optionality to either retain the existing tenancy or take occupancy upon natural lease expiration. Coupled with the property's pricing dislocation relative to comparable sales and the continued strength of the Sawtelle creative office market, 1674 Corinth Avenue is well-positioned to deliver both immediate income certainty and long-term appreciation.



immediate area overview

sawtelle / west side

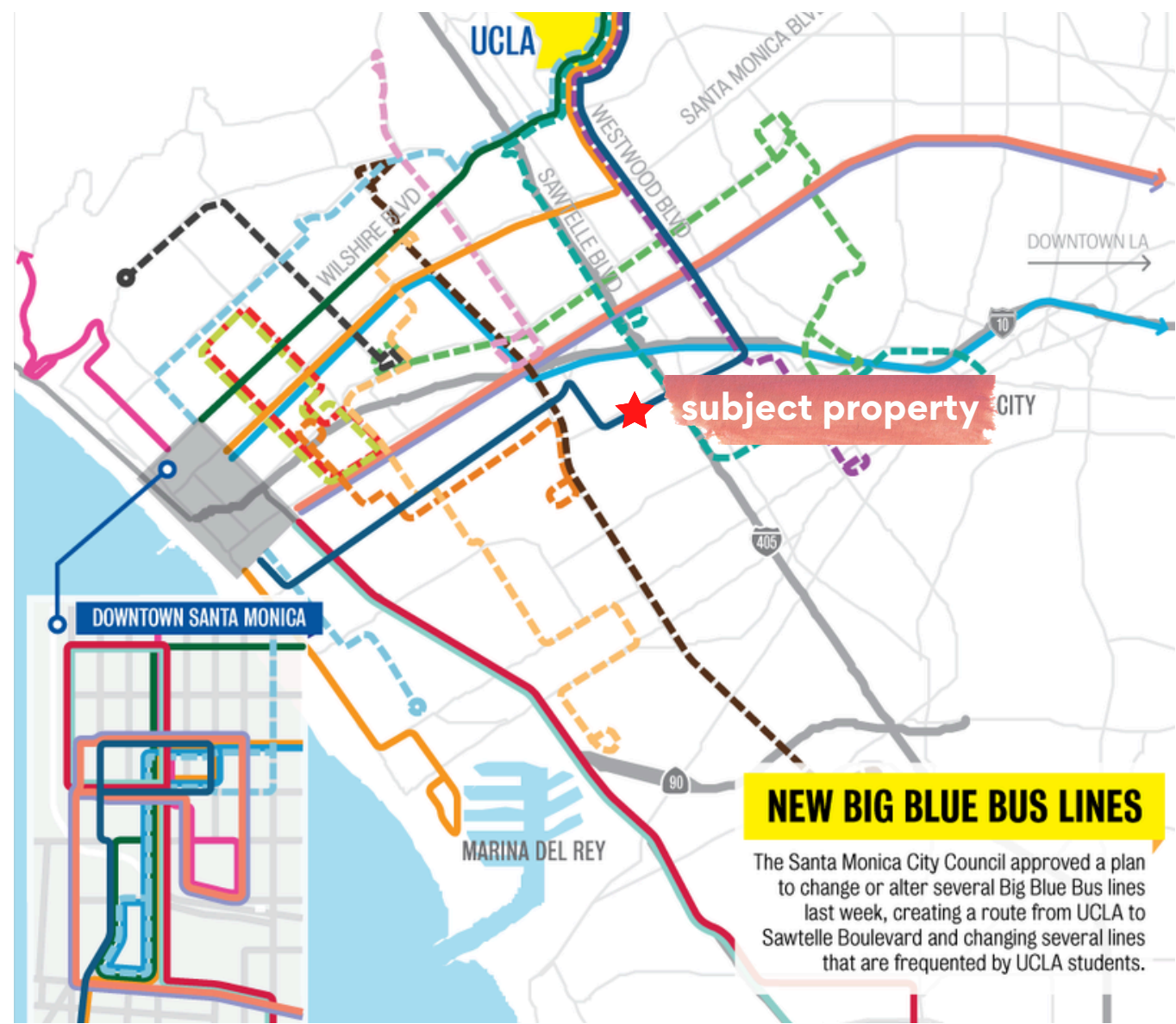


1670 Corinth Avenue offers exceptional connectivity to the broader Los Angeles region. The property sits minutes from both the I-405 (Sepulveda) and I-10 (Santa Monica) freeways—the two primary arteries linking the Westside to Downtown LA, the South Bay, the San Fernando Valley, and LAX.

For transit-oriented tenants, Metro's E Line (Expo) at the Bundy/Olympic and 26th Street/Bergamot stations is within walking and short-bike distance, providing one-seat connections to Downtown Santa Monica, Culver City, USC, and Downtown LA.

the people mover

Beyond freeway access, 1670 Corinth Avenue benefits from a layered transit network: Metro's E Line at Bundy/Olympic and 26th Street/Bergamot provides rail service to Downtown LA, USC, and Santa Monica, while Big Blue Bus operates direct lines from Sawtelle Boulevard to UCLA, Westwood, and Culver City."



NEW BIG BLUE BUS LINES
 The Santa Monica City Council approved a plan to change or alter several Big Blue Bus lines last week, creating a route from UCLA to Sawtelle Boulevard and changing several lines that are frequented by UCLA students.

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japantown / sawtelle

The neighborhood is anchored by long-running institutions like Daikokuya, Tsujita, and Nijiya Market, alongside a continually evolving wave of new openings—izakayas, sushi bars, modern Asian fusion concepts, specialty coffee, and boba shops—that keep the corridor relevant to younger demographics.

This dense, walkable mix of cultural heritage and contemporary energy gives tenants at 1670 Corinth Avenue an amenity base that few West LA office locations can match, and is a primary reason creative and tech firms continue to migrate into the submarket.



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investment overview

Ally Commercial Real Estate is pleased to present 1670 Corinth, a creative office space in the vibrant and trendy neighborhood of Sawtelle / Japantown.

\$1,750,000

OFFERING PRICE

Price / Square Foot	\$736
NOI	\$114,048
Cap Rate	6.52% CAP
Rent PSF	\$4 PSF NNN
Lease Back Term	1-2 YEARS

property overview

Address	1670 Corinth Ave, Los Angeles, CA 90025
Year Built	1960 / 2021
Building SF	2,376 sq ft
Lot Size SF	1,188 sq ft
Zoning	<u>C2-1</u>
Parcel Number	4261-009-028
Number of Offices	6
Number of Bathrooms	2
Number of Stories	2



investment highlights

Low Barrier to Entry on Prime Real Estate

Fully Built Out Suites

Heavy Foot Traffic on Sawtelle BLVD

Possible Sale Lease Back Option



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financial analysis

pricing & financials

investment summary

rent roll

1674 CORINTH AVE

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Pricing & Financials

financial summary

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Year Built	1960 / 2021
Building SF	2,376 sq ft
Lot Size SF	1,188 sq ft
Price per SF	\$736
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CAP RATE	6.52% CAP
RENT PSF:	\$4 PSF NNN
Lease Back Term	1-2 Years





market overview

aerial map/ nearby amenities

demographics

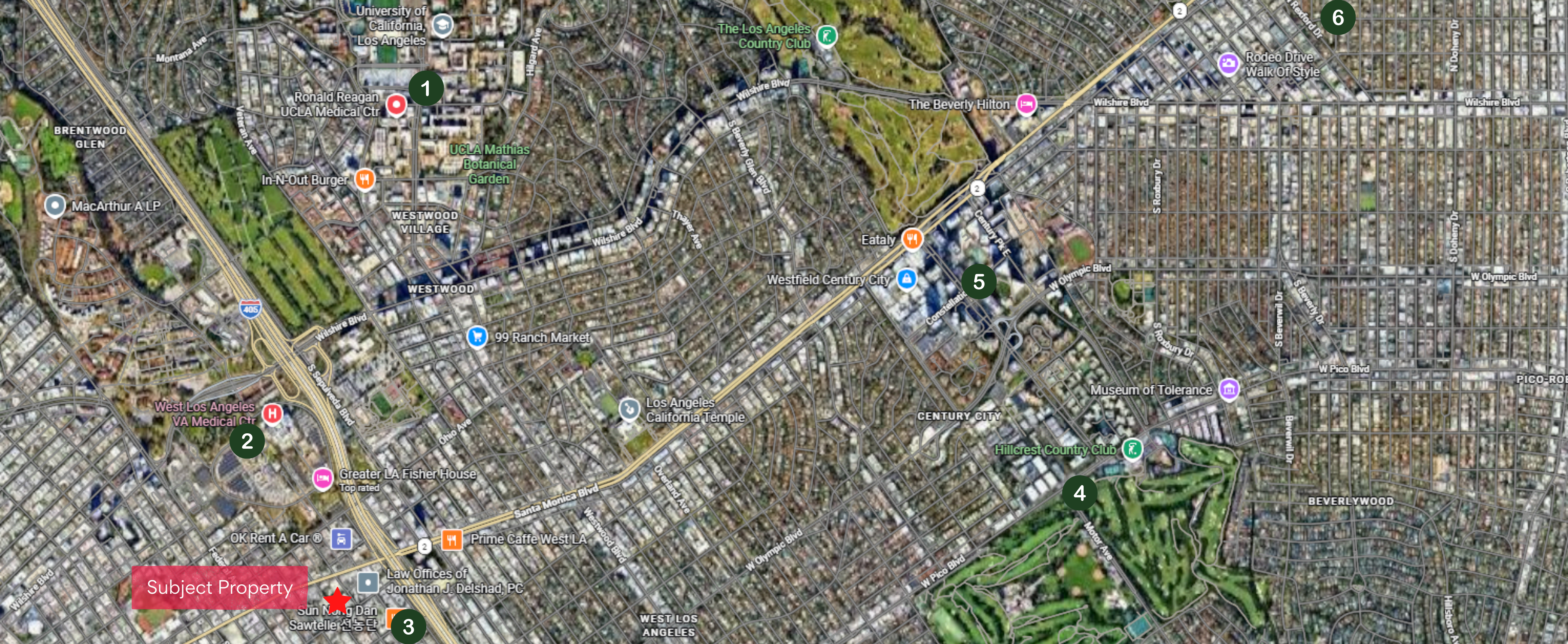
Meet the team

1674 CORINTH AVE

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1 UCLA : **1.7 miles**

2 West LA VA Medical Center : **0.9 miles**

3 Sun Nong Dan Sawtelle : **0.2 miles**

4 Rancho Park : **2.5 miles**

5 Century City Mall : **2.3 miles**

6 Beverly Hills : **3.5 miles**



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demographics



households

	1 mile	3 mile	5 mile
2020	24,368	124,462	269,269
2025	25,835	129,100	276,174
2030	26,149	130,045	277,497



income & housing

avg income	\$137,999	\$149,916	\$151,030
housing	\$104,049	\$115,822	\$117,630



population

2020	48,462	285,797	593,271
2025	51,826	297,141	610,943
2030	52,558	299,498	614,483

MEET THE TEAM

ALLY COMMERCIAL REAL ESTATE

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