

OFFERING MEMORANDUM



**OWNER-USER
OFFICE BUILDING
IN THE HEART OF KOREATOWN**

2836 W 8TH STREET, LOS ANGELES, CA 90010

TABLE OF CONTENTS

01

PROPERTY
OVERVIEW

02

FINANCIAL
ANALYSIS

03

PHOTOS

Exclusively Listed By

TOM PARK

Berkshire Hathaway Commercial

281.825.1305

tom@theparkcre.com

LIC N° 01921090

BHHS CRE.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Berkshire Hathaway and should not be made available to any other person or entity without the written consent of Berkshire Hathaway.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Berkshire Hathaway has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with State and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable however, Berkshire Hathaway has not verified, and will not verify, any of the information contained herein, nor has Berkshire Hathaway conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



2836 W 8TH ST | LOS ANGELES, CA

PROPERTY OVERVIEW

Section 01

PROPERTY HIGHLIGHT

Discover a rare Owner-User or Multi-Tenant office opportunity in the heart of Koreatown. This single-story office building offers $\pm 5,376$ SF of improvements on a 6,260 SF lot, complete with 16 gated surface parking spaces — an increasingly scarce amenity in this dense, transit-oriented submarket. Positioned on a high-visibility street with $\pm 41,500$ vehicles per day, the property delivers unparalleled exposure and accessibility. Just blocks from the [Wilshire/Vermont Metro Station](#), and minutes to major freeways, this asset provides a strategic footprint for users and investors alike.

Key Highlights

- **Ideal for an Owner-User**
Purpose-built, single-story office structure allows a user to occupy the entire building and tailor the interior layout to their operational needs.
- **Rare Parking Amenity**
Includes 16 dedicated, gated surface parking spaces, offering convenience for staff, clients, and tenants.
- **Value-Add Upside**
Can be delivered 100% vacant, providing immediate lease-up potential at market rates or full occupancy for an owner-user.
- **Repositioning & Redevelopment Potential**
Located within R4-2 zoning, offering flexibility for re-tenanting, re-configuring the space, or exploring higher-density redevelopment options.
- **Exceptional Visibility**
Prominent frontage on a major Koreatown corridor with significant daily traffic, enhancing branding and signage opportunities.



PROPERTY DETAIL

THE OFFERING

Property Address: 2836 W 8th St
Los Angeles, CA 90038

Assessor's Parcel Number: 5077-022-007

Zoning: LAR4-2

SITE DESCRIPTION

Building Size: 5,376 SF

Lot Size: 6,260 SF

Number of Stories: 1 Story Above Ground Parking

Year Built: 1959

TOC: Tier 3

Parking Spaces: 16 Surface Parking Spaces

Tenancy: Owner-User/Multi-tenant

TRAFFIC COUNT: ±41,501 CPD on Vermont & 8th
±17,582 CPD on 8th & Magnolia

PRICING

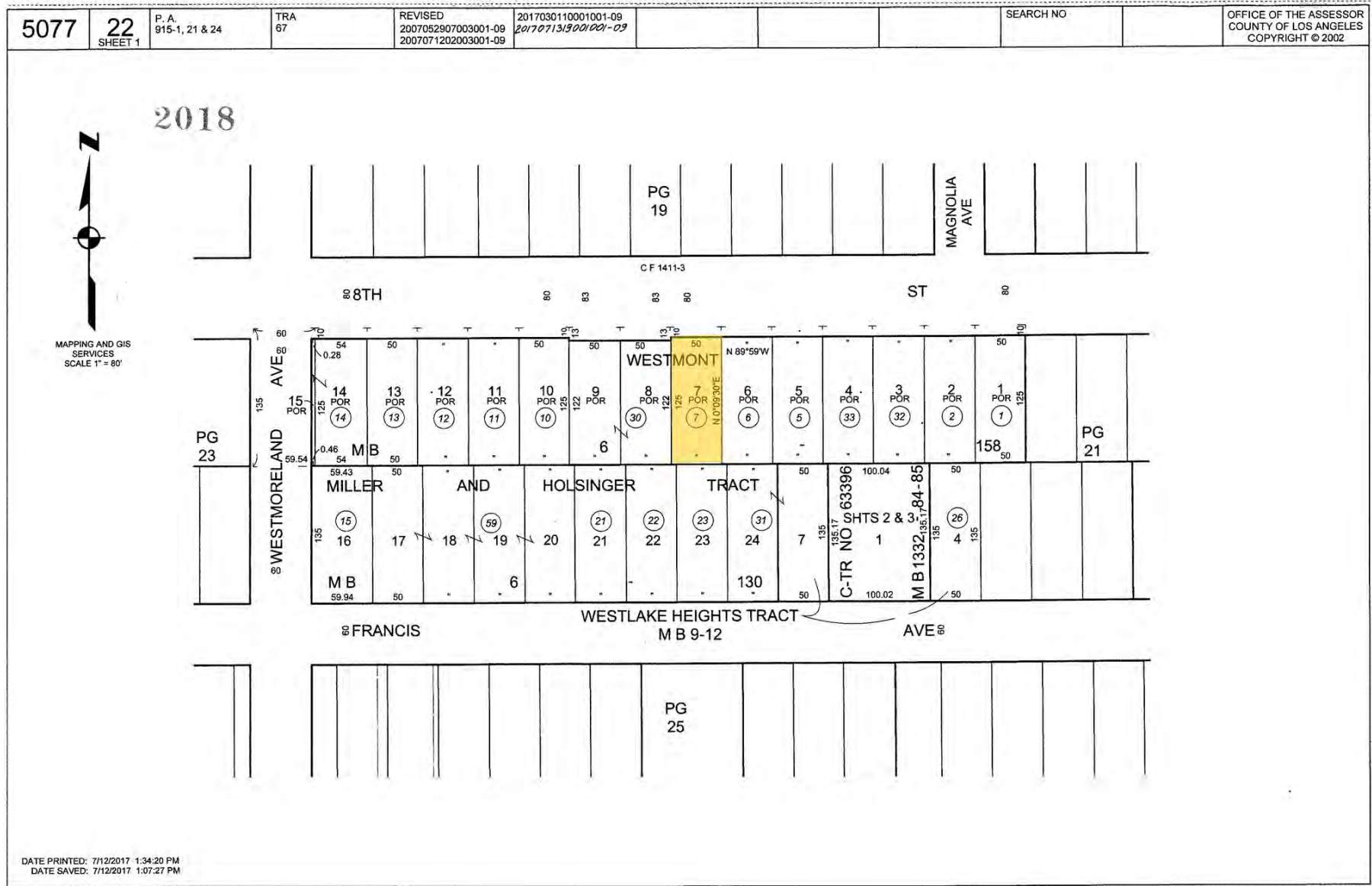
Offering Price: \$1,899,900

Building PSF: \$353

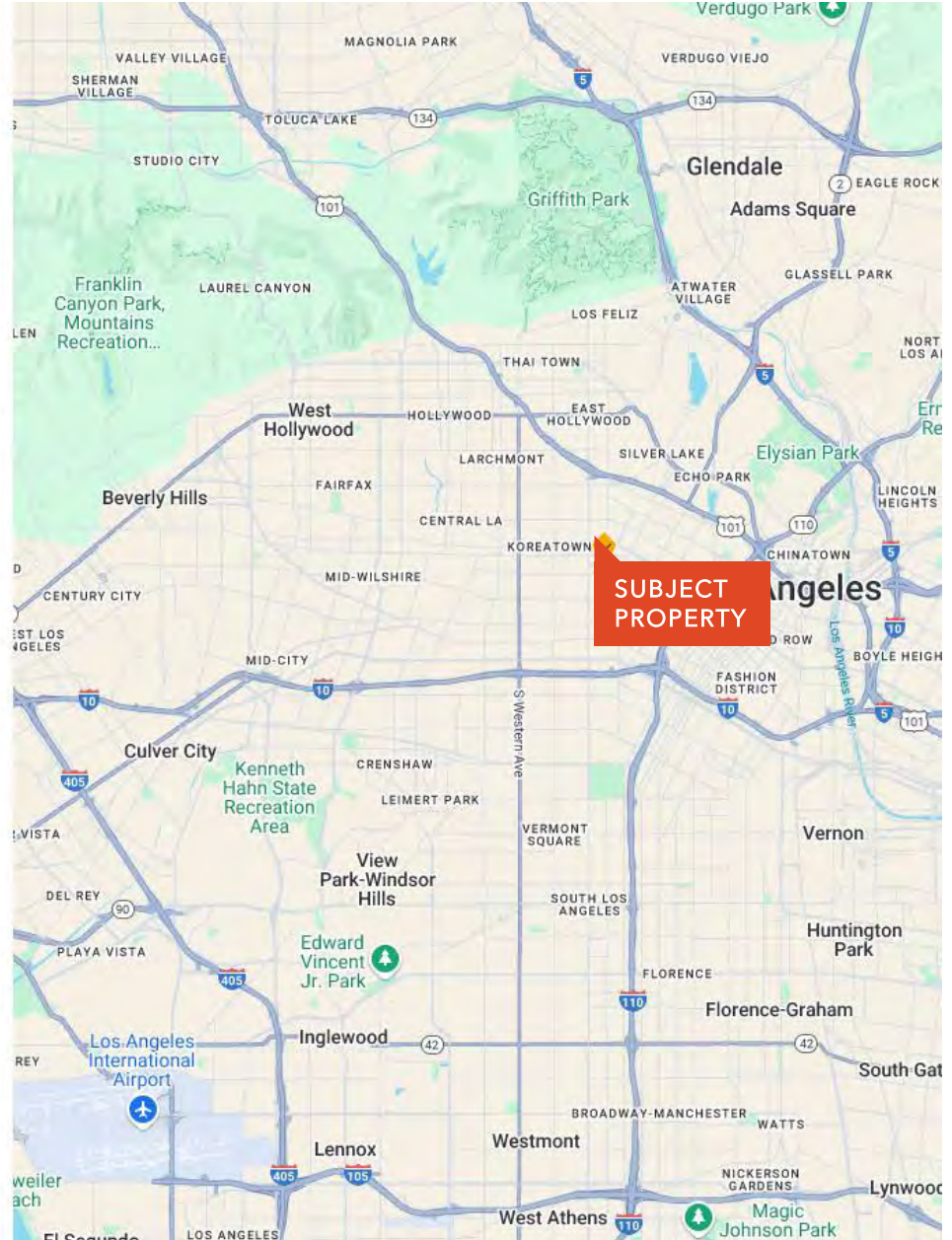
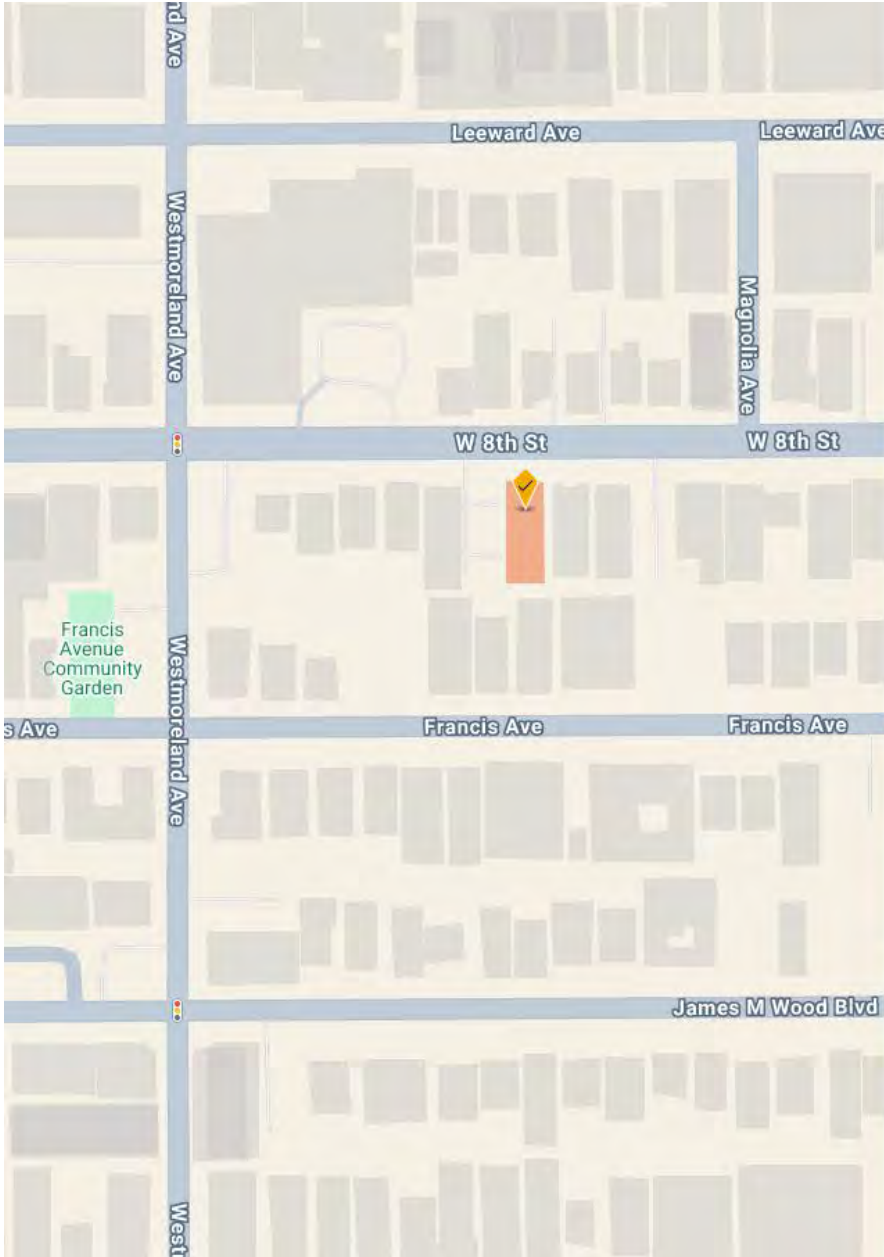
Lot PSF: \$303



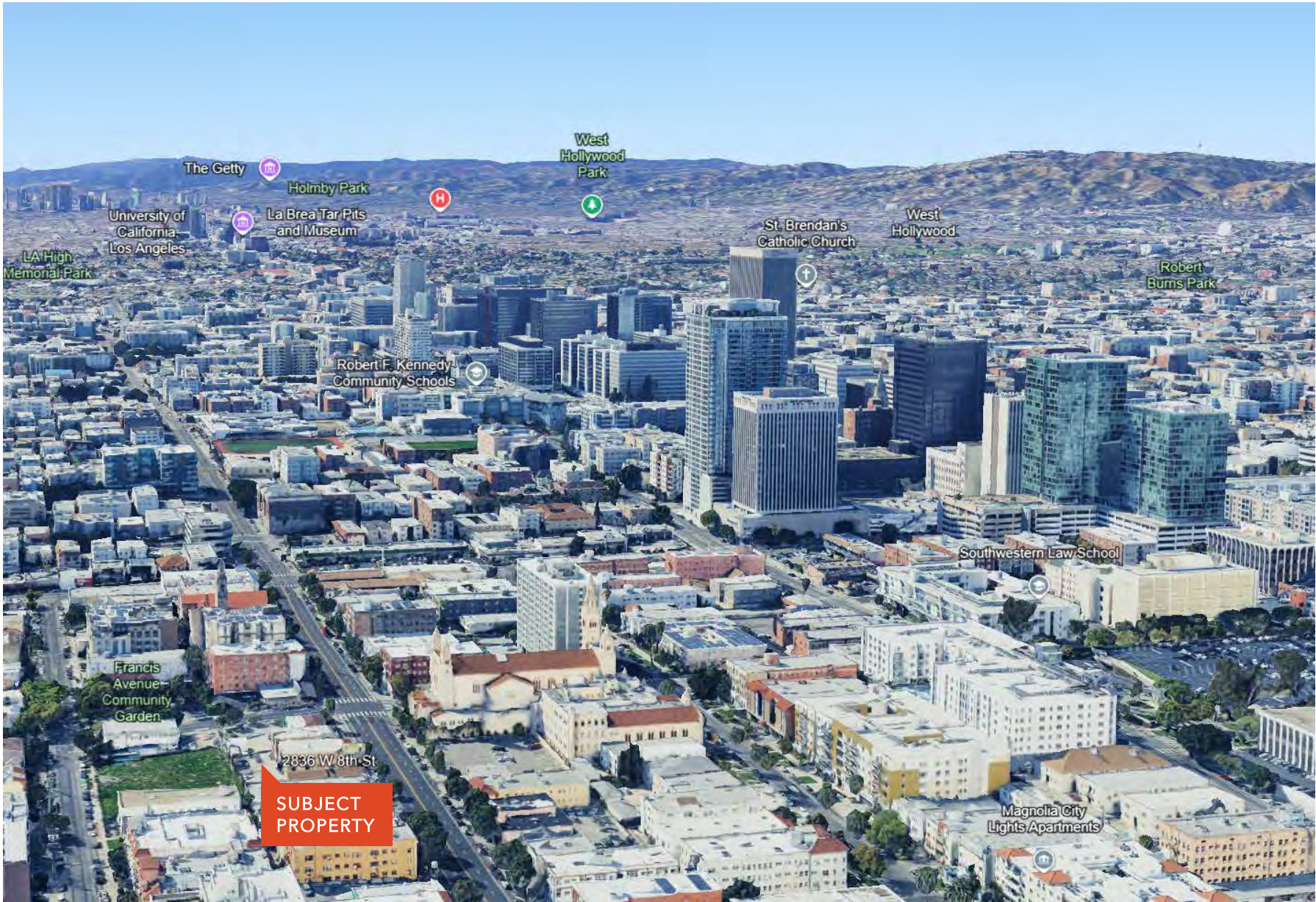
PARCEL MAP



REGIONAL MAP



AERIAL MAP



AERIAL MAP





2836 W 8TH ST | LOS ANGELES, CA

FINANCIAL ANALYSIS

Section 02

FINANCIAL ANALYSIS

UNIT	TENANT	SF*	% OF GLA	CURRENT RENT	MARKET RENT	PSF	NOTE
01	Vacant	250	5%		\$625	\$2.50	With Free Monthly Parking
02	Vacant	500	9%		\$1,250	\$2.50	With Free Monthly Parking
03	Owner Occupied	1,100	20%		\$2,750	\$2.50	With Free Monthly Parking
04	Vacant	300	6%		\$750	\$2.50	With Free Monthly Parking
05	Owner Occupied	950	18%		\$2,375	\$2.50	With Free Monthly Parking
06	Vacant	350	7%		\$875	\$2.50	With Free Monthly Parking
07	Vacant	950	18%		\$2,375	\$2.50	With Free Monthly Parking
08	Vacant	300	6%		\$750	\$2.50	With Free Monthly Parking
09	Vacant	676	13%		\$1,690	\$2.50	With Free Monthly Parking
		5,376	100%		\$13,440	\$2.50	

* Total building size is per title. Individual square footages are estimates.

ESTIMATED OPERATING DATA

DESCRIPTION	ESTIMATED
Income and Expenses	
Scheduled Lease Income	\$161,280
Vacancy @ 3%	\$3,871
Expenses	\$37,639
Net Operating Income	\$119,770
Pro-Forma Cap Rate	6.30%

ESTIMATED EXPENSES

DESCRIPTION	ESTIMATED	PSF
Operating Expenses		
Taxes (1.25%)	\$23,749	\$4.42
Insurance	\$4,000	\$0.74
Utilities	\$6,600	\$1.13
Trash	\$2,340	\$0.44
Repairs & Maintenance	\$950	\$0.19
Total Operating Expenses	\$37,639	\$6.92

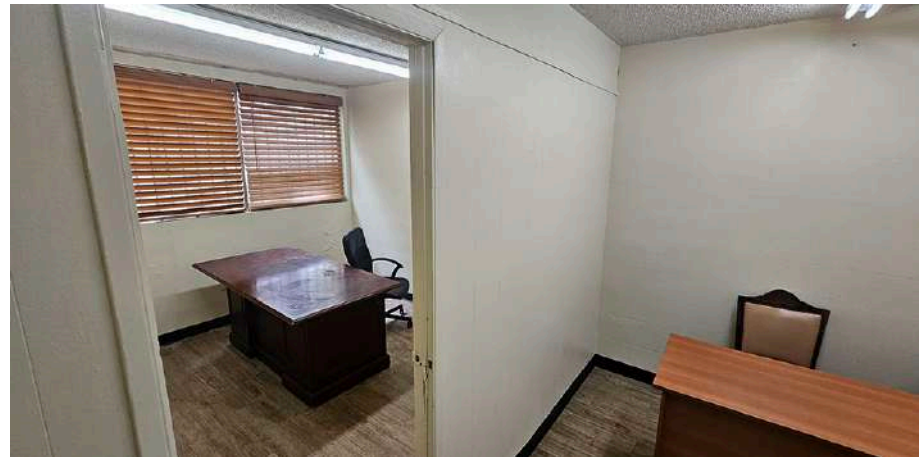
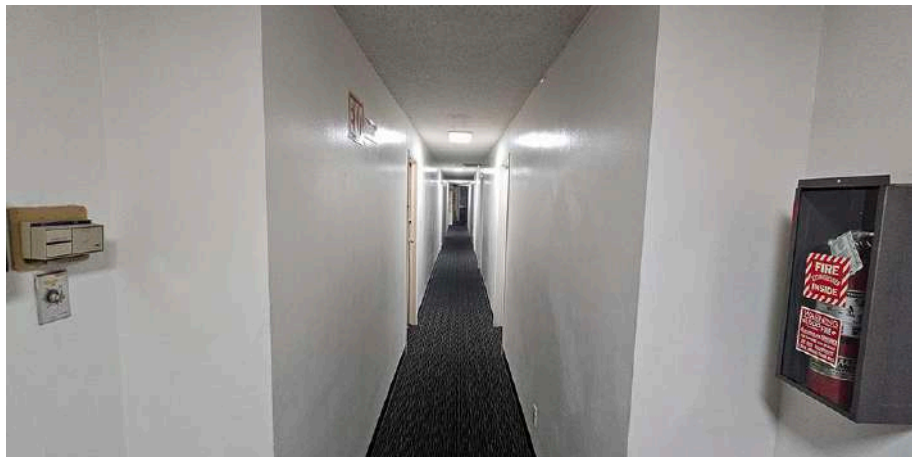
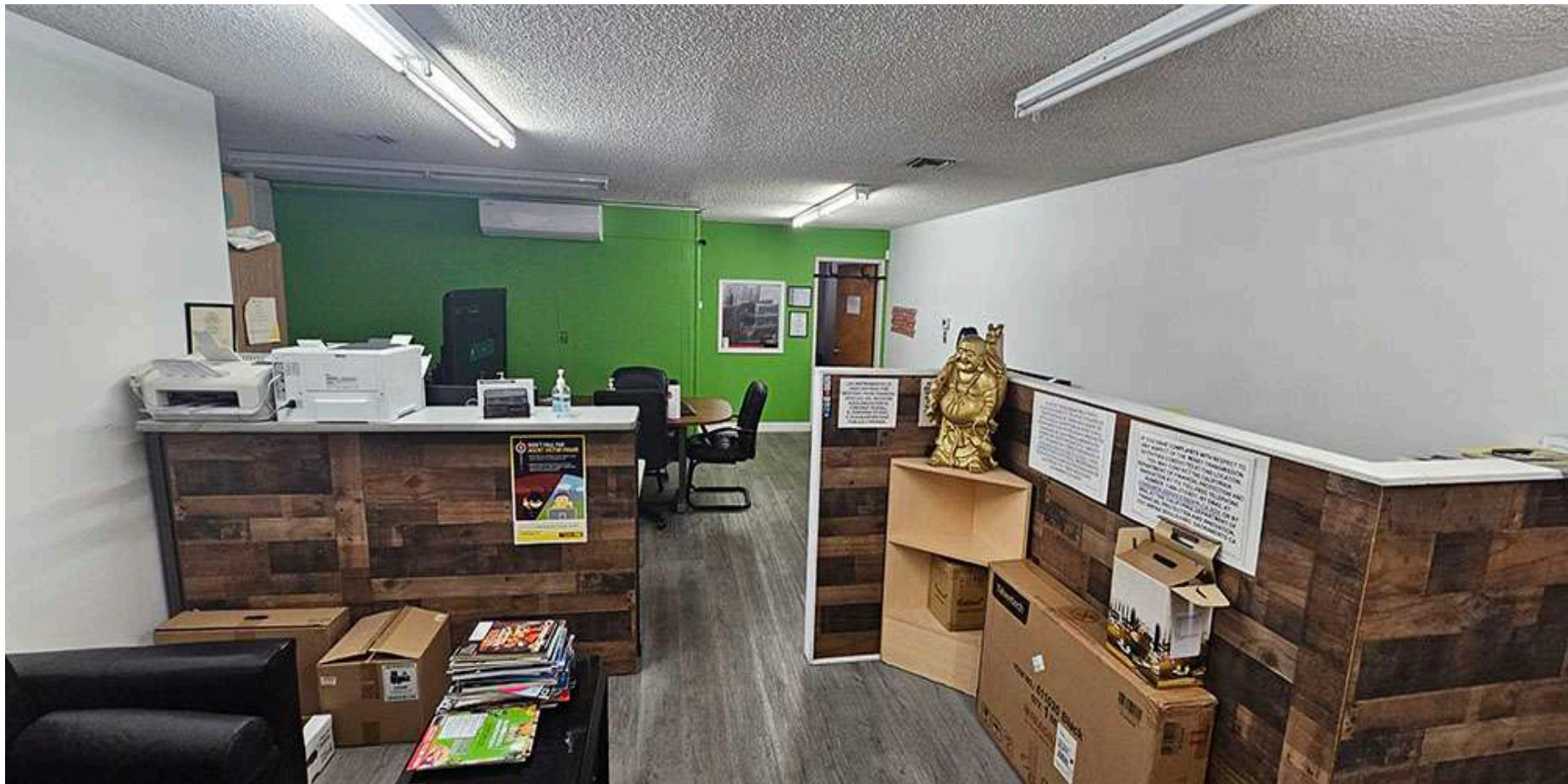


2836 W 8TH ST | LOS ANGELES, CA

PHOTOS









Exclusively Listed By

TOM PARK

Berkshire Hathaway Commercial

281.825.1305

tom@theparkcre.com

LIC N° 01921090

BHHS CRE.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Berkshire Hathaway and should not be made available to any other person or entity without the written consent of Berkshire Hathaway.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Berkshire Hathaway has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with State and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Berkshire Hathaway has not verified, and will not verify, any of the information contained herein, nor has Berkshire Hathaway conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.