

OFFERING MEMORANDUM



OWNER-USER
OFFICE BUILDING
IN THE HEART OF KOREATOWN

2836 W 8TH STREET, LOS ANGELES, CA 90010

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PROPERTY OVERVIEW

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.
- **Relocation & 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

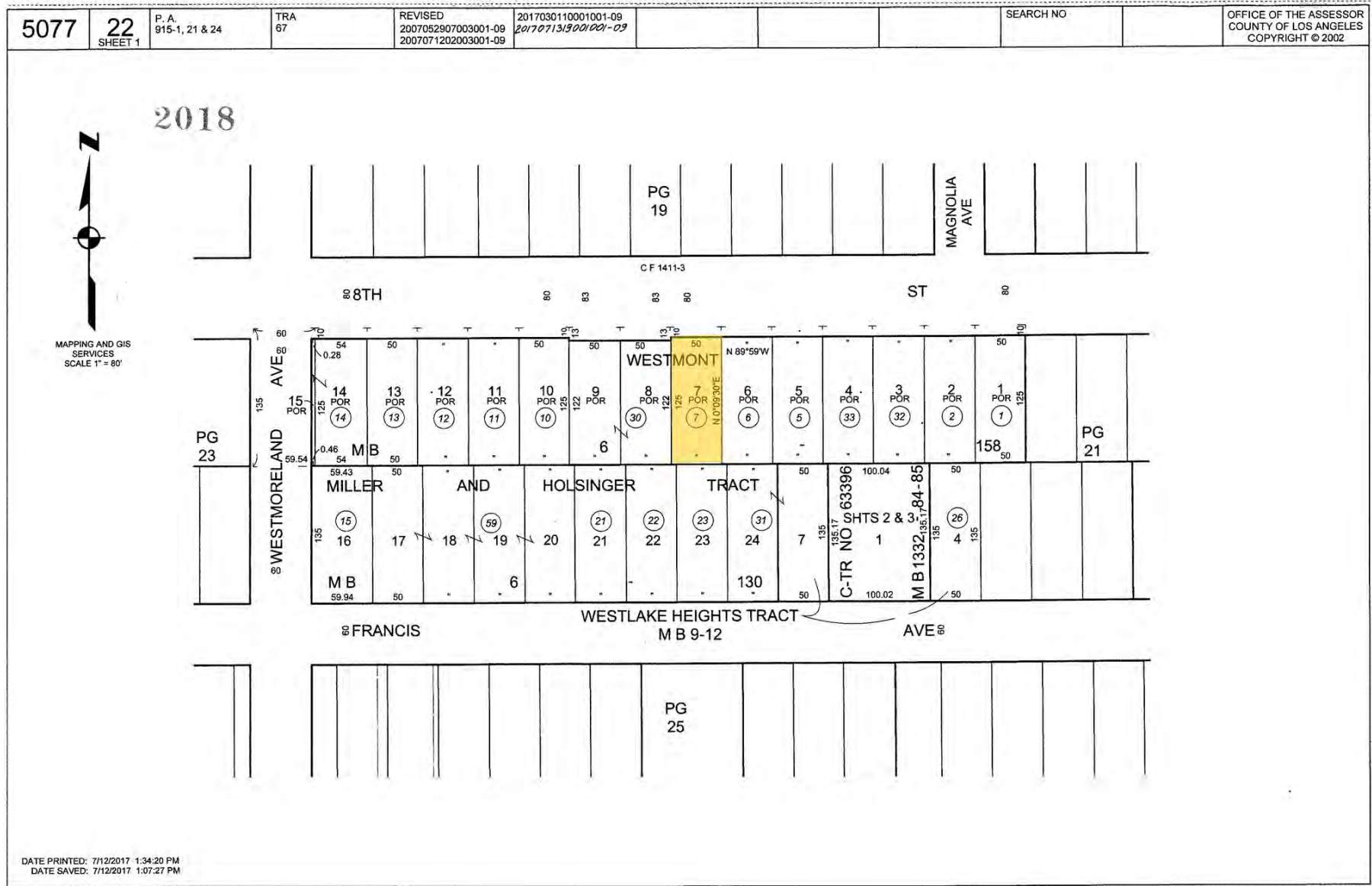
Building Size: 5,276 SF
Lot Size: 6,260 SF
Number of Stories: 1 Story Above Ground Parking
Year Built: 1959
TOC: Tier 3
Parking Spaces: 16 Surface Parking Spaces
Tenancy: Owner-User/Multi-tenant
TRAFFIC COUNT: ±41,501 CPD on Vermont & 8th
±17,582 CPD on 8th & Magnolia

PRICING

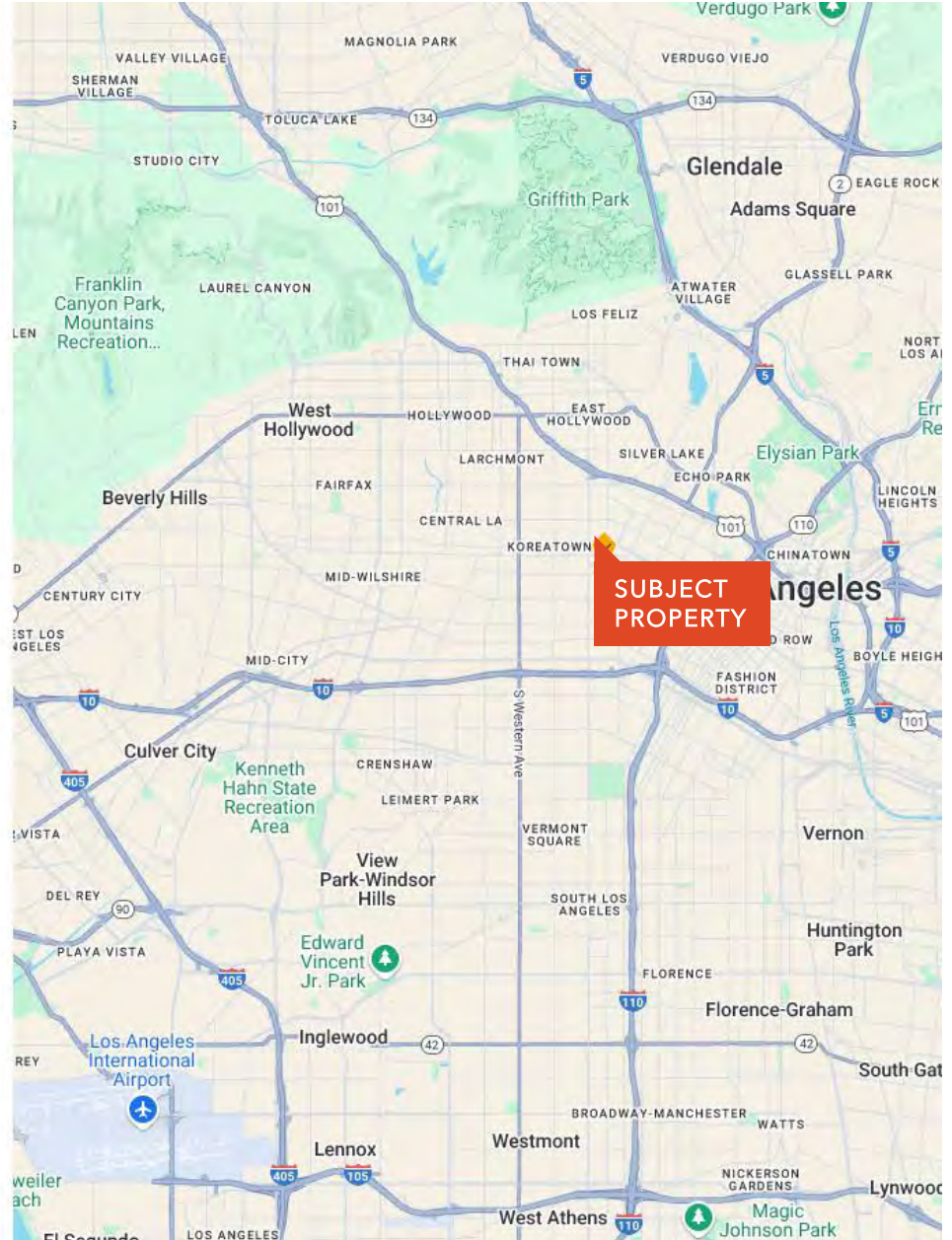
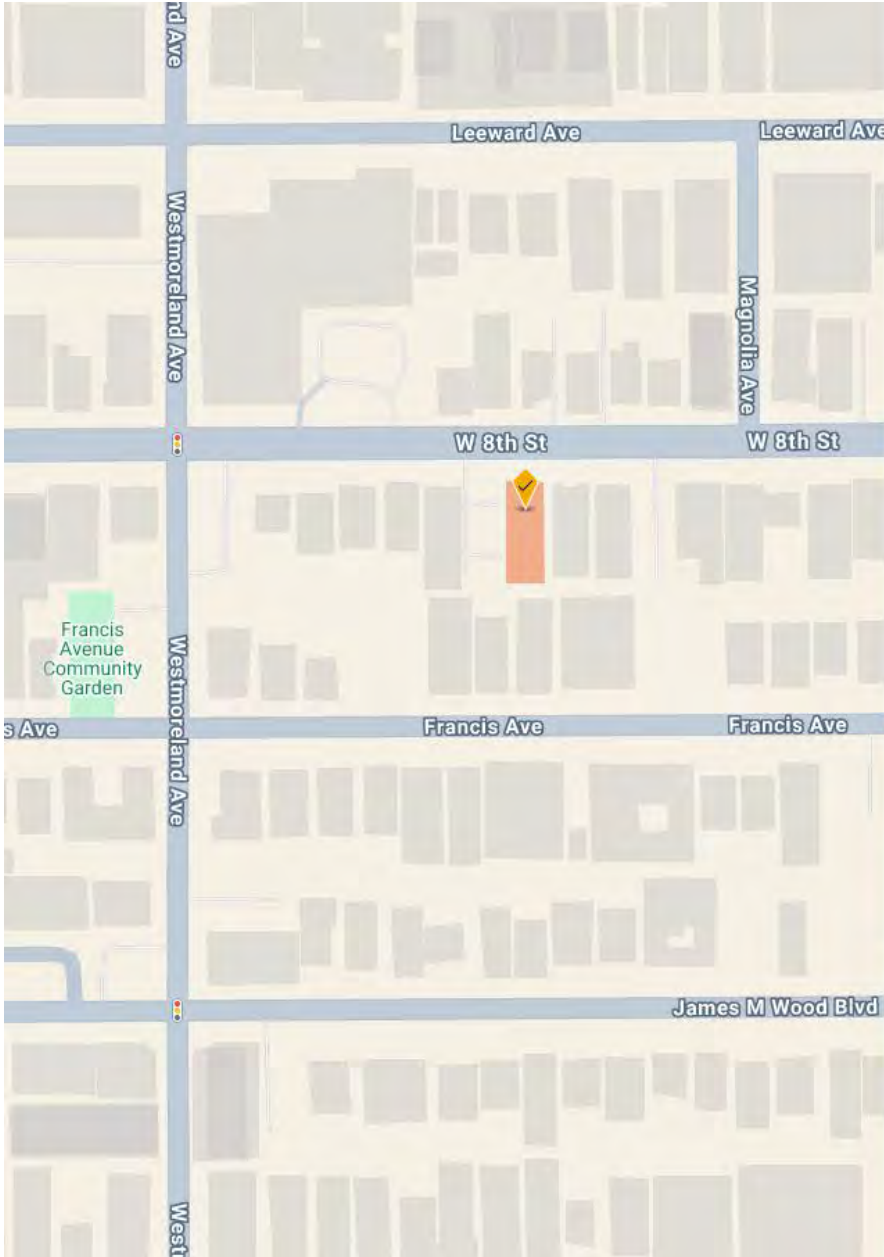
Offering Price: \$1,799,900
Building PSF: \$341
Lot PSF: \$288



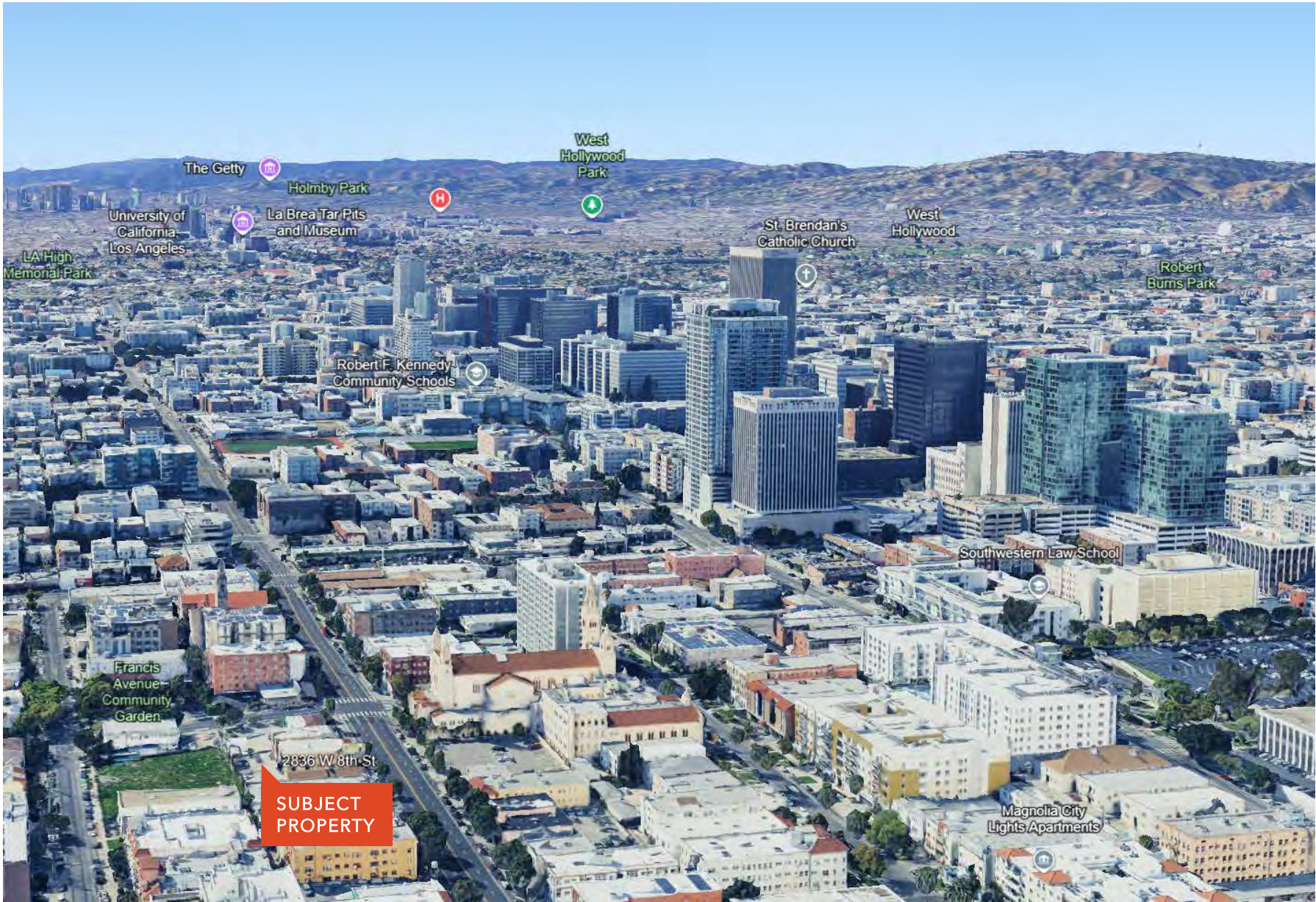
PARCEL MAP



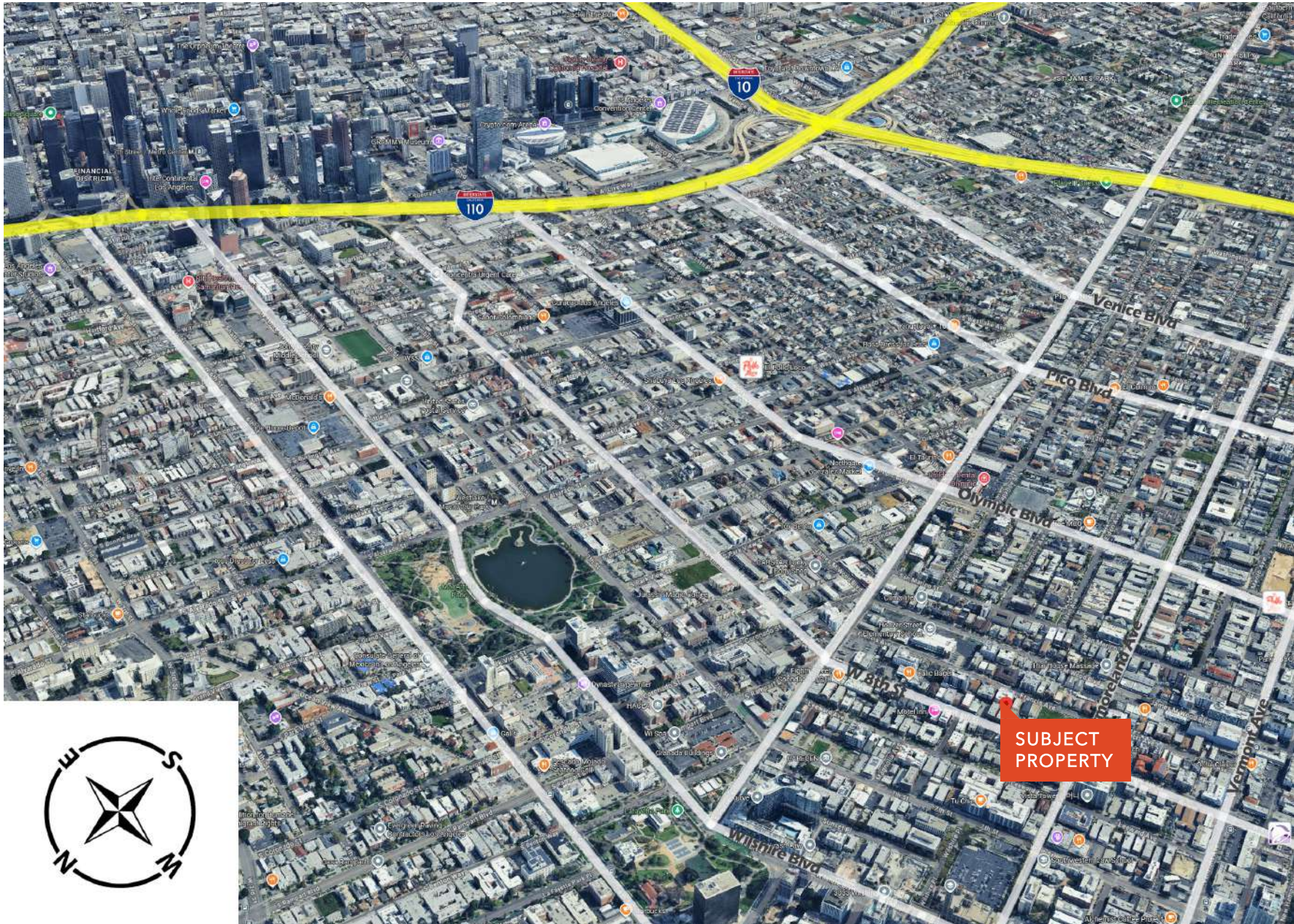
REGIONAL MAP



AERIAL MAP



AERIAL MAP



FINANCIAL ANALYSIS

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	6.65%

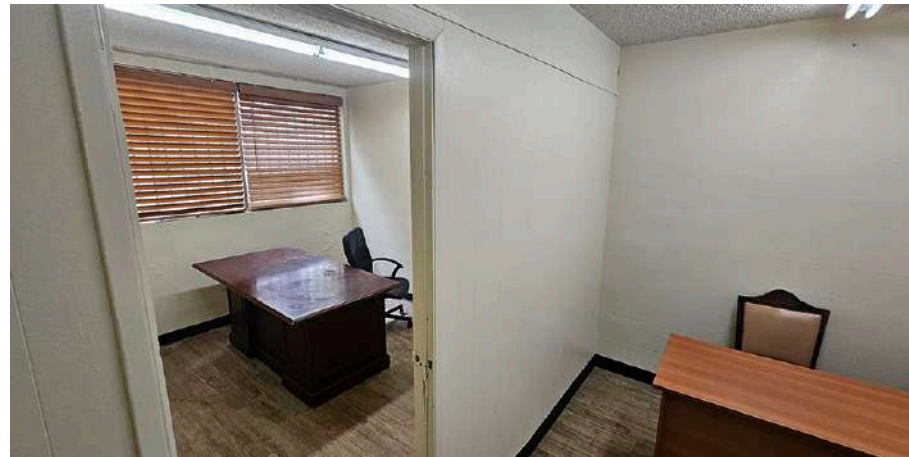
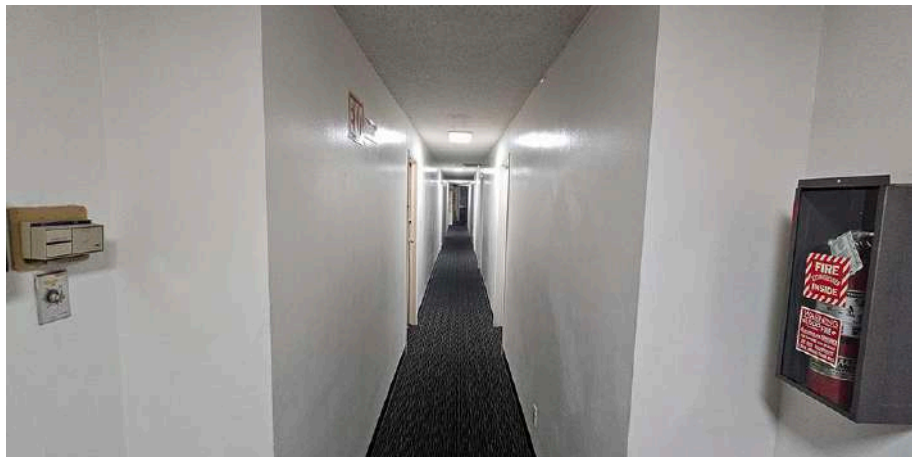
ESTIMATED EXPENSES

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

PHOTOS









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