

for sale - 1072-1080 gayley avenue



method
COMMERCIAL

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section 1

**the
opportunity**

1072-1080 GAYLEY AVENUE**LOS ANGELES, CA 90024****SALE PRICE: CALL**

The right building in the right location. The Property leverages high retail and medical demand, benefits from UCLA's and local owners' investment in a unique destination (Business Improvement District (BID), First Thursdays, Broxton Plaza, Farmer's Market, Regency Village Theatre renovation and proposed "Entertainment Zone"), and profits from significant new transit infrastructure.

- Hub for shopping, dining, entertainment, and medical/wellness
- Proven economic benefit from new Metro Station
- Elevator served perfect medical office in core medical area
- Right-sized ground floor retail units
- Affluent residential and diverse UCLA populations create a strong trade area
- Economic boost from the 2028 Olympic Village

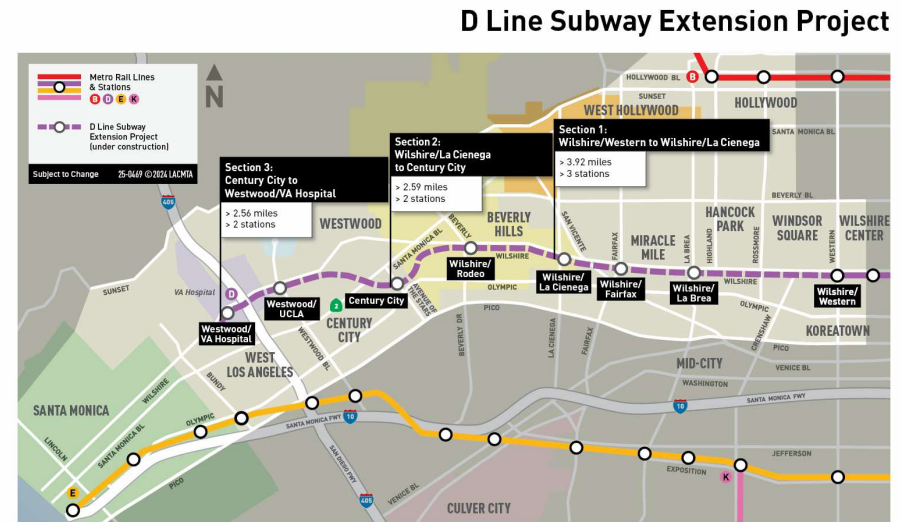


Lot Size:	8,800 SF
Building Size:	11,200 SF
Zoning:	C4-2D-O
Parking:	18
APN:	4363024016
Roof:	2022

entertainment zone, strong bid, and olympic village,



economic multiplier effect of metro station



METRO STATION ECONOMIC IMPACT

- UCLA study shows a 55% greater increase in property value along the route compared to the rest of the City.
- UCLA study shows a 12% greater increase in median gross rent along the route compared to the rest of the City.

UCLA Institute of Transportation Studies

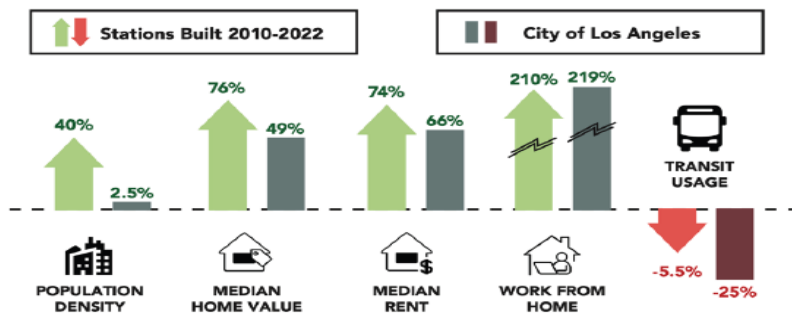
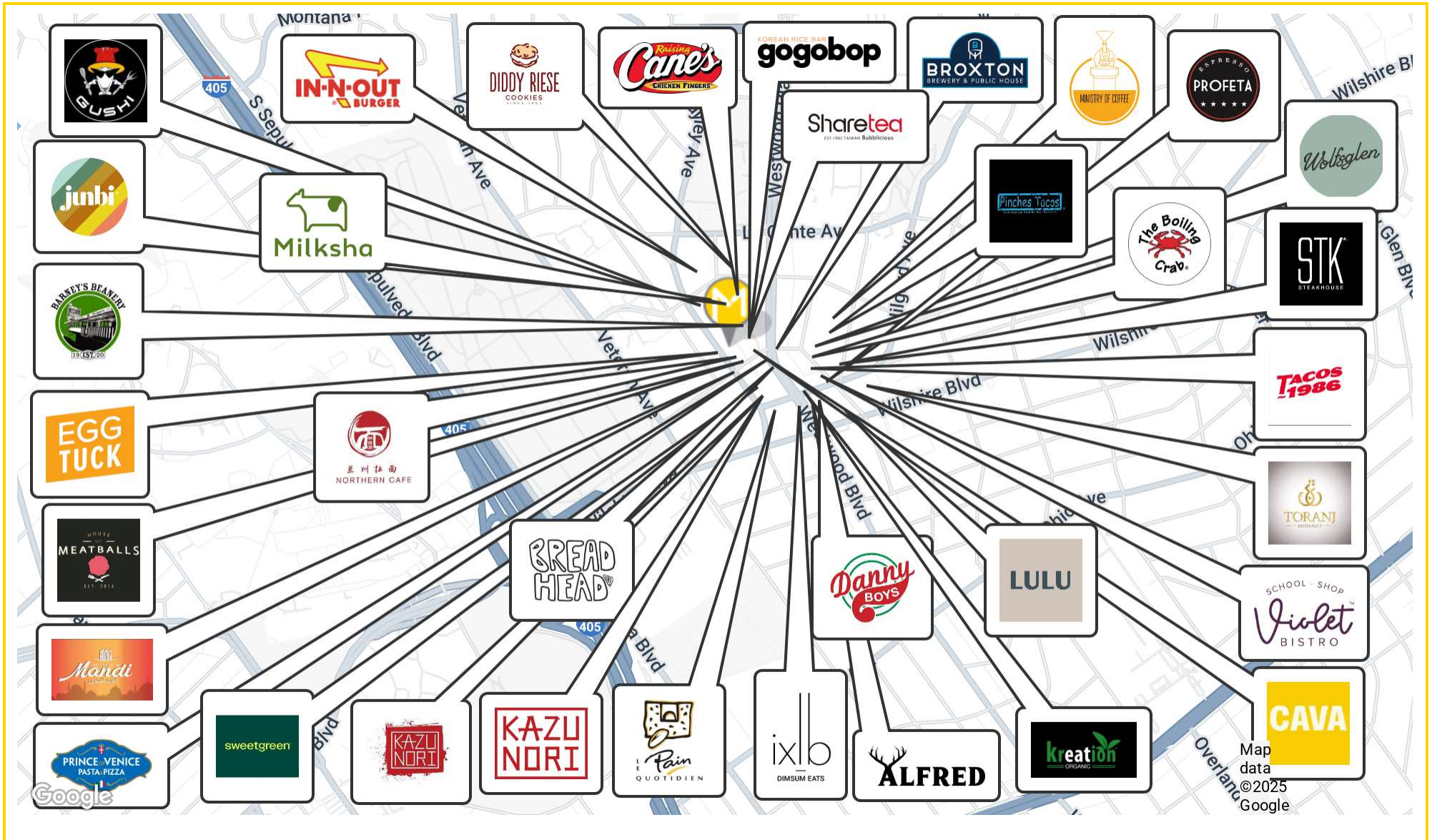


Figure 2. Key findings comparing areas surrounding stations built between 2010 and 2022 to the City of Los Angeles more broadly

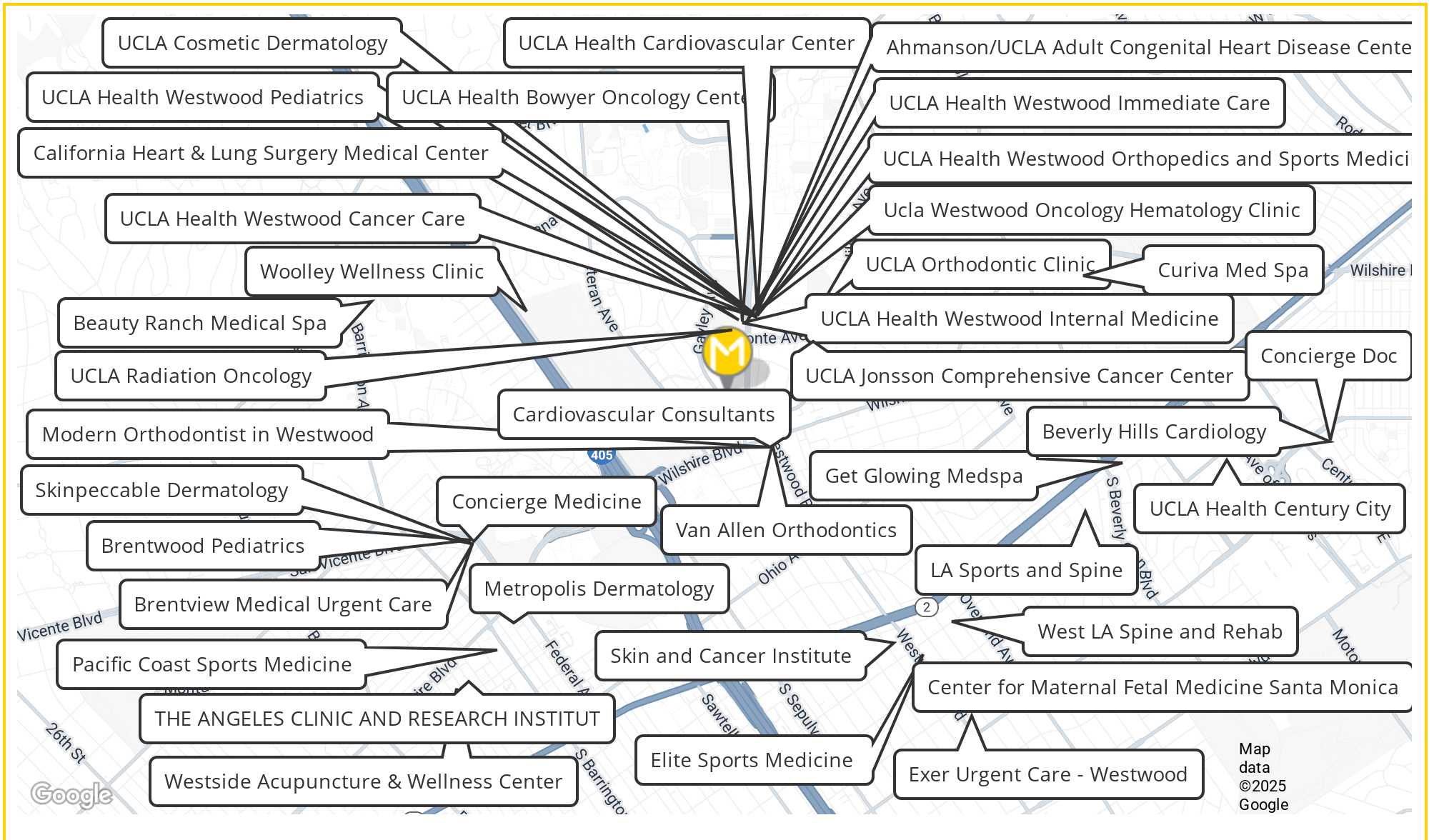
home of 4 stars+ food and beverage



first thursdays, farmers market, broxton plaza



this is where medical office is located!





section 2

**property
information**



PROPERTY DESCRIPTION

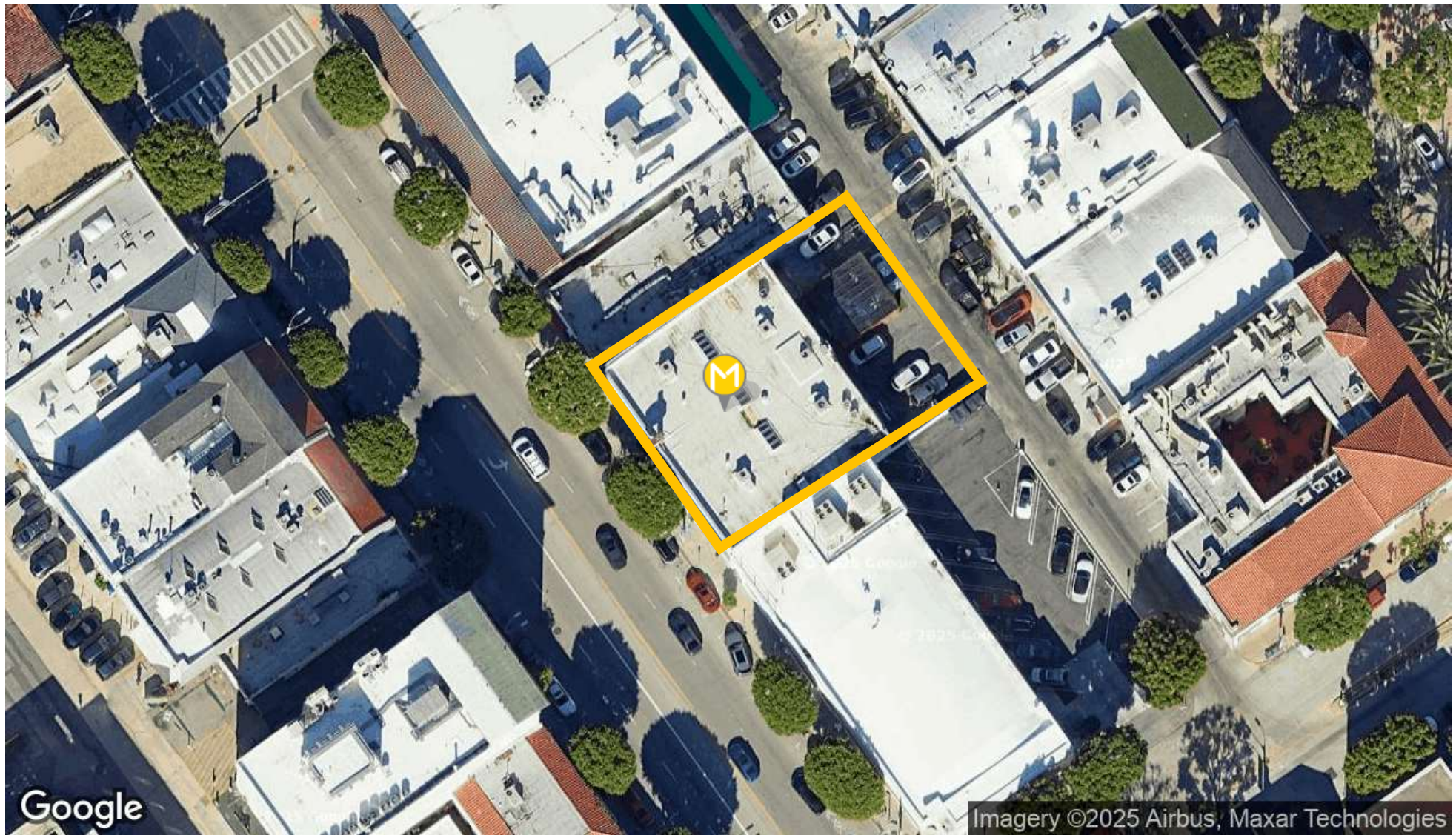
This is a two-story mixed-use property with a 2022 new roof. The ground floor currently presents three retail units, however, one unit could be reconfigured to bring the total ground floor to four units with all under 1,500 square feet (the perfect size for Westwood). One unit is currently leased as a restaurant with a lease term and options to extend. The other units are month-to-month. The second floor is served by an elevator and two sets of stairs. It was last used as a medical office by UCLA. This is a bright space with windows along the entire front and back facing walls and a thirty-foot skylight. Building signage includes a rooftop sign, blade sign, and retail signage. The improvements are older. The property is presented as-is.

PARKING DESCRIPTION

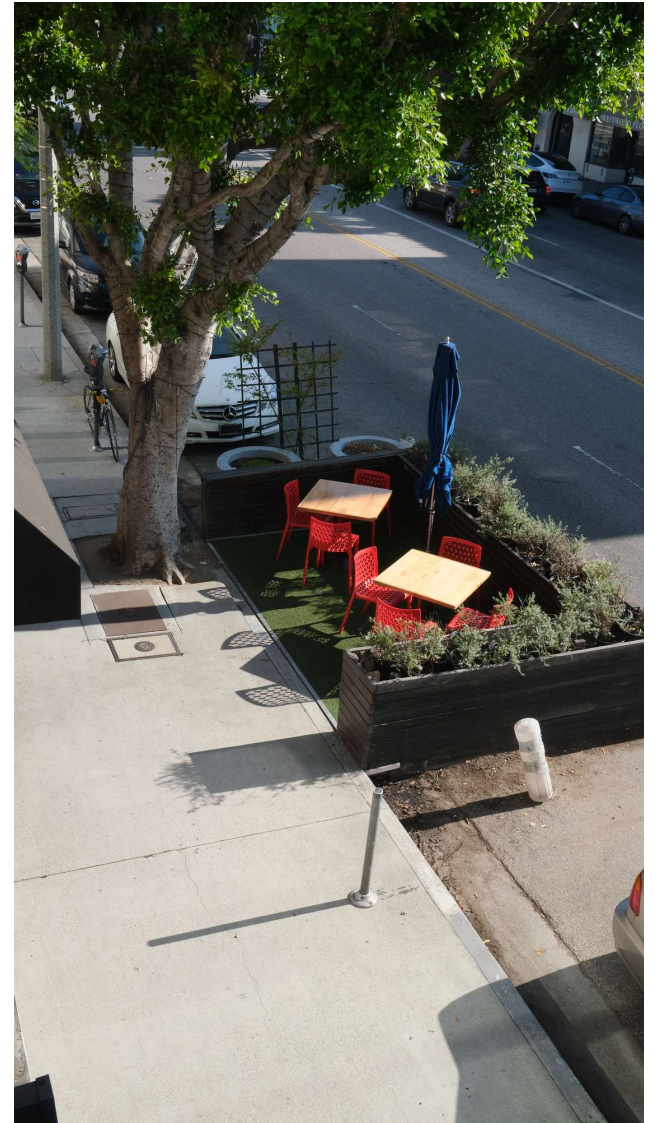
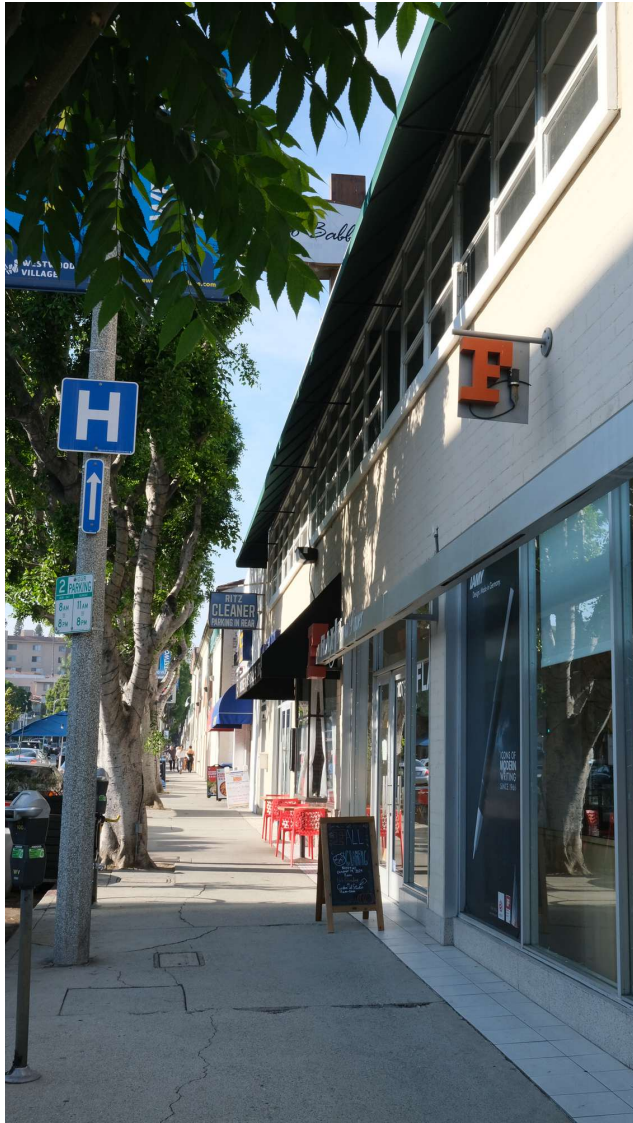
Nine tandem spaces for eighteen cars.

ZONING

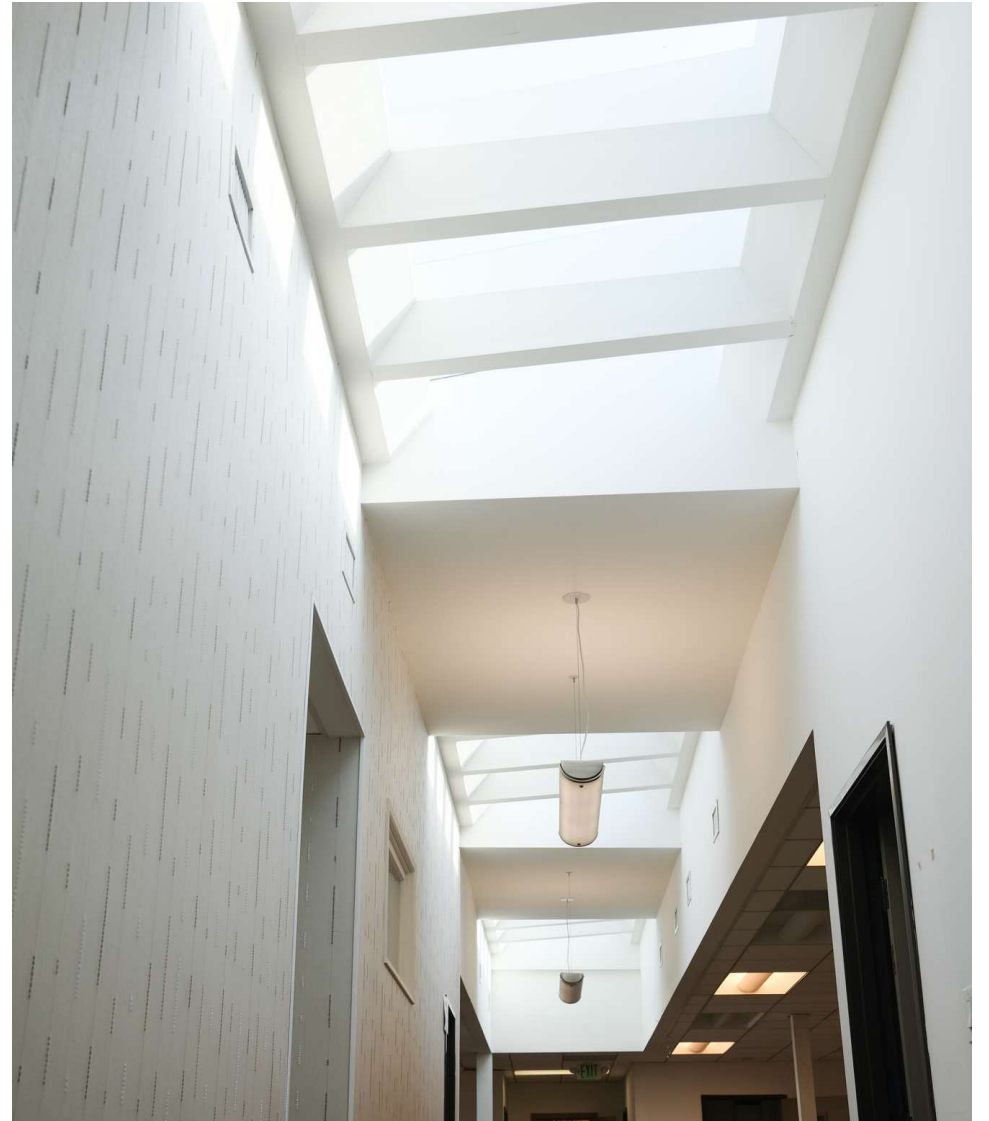
- C4-2D-O
- AB 2097
- TOC Tier 4
- Westwood Specific Plan
- Not Historical



ground floor photos



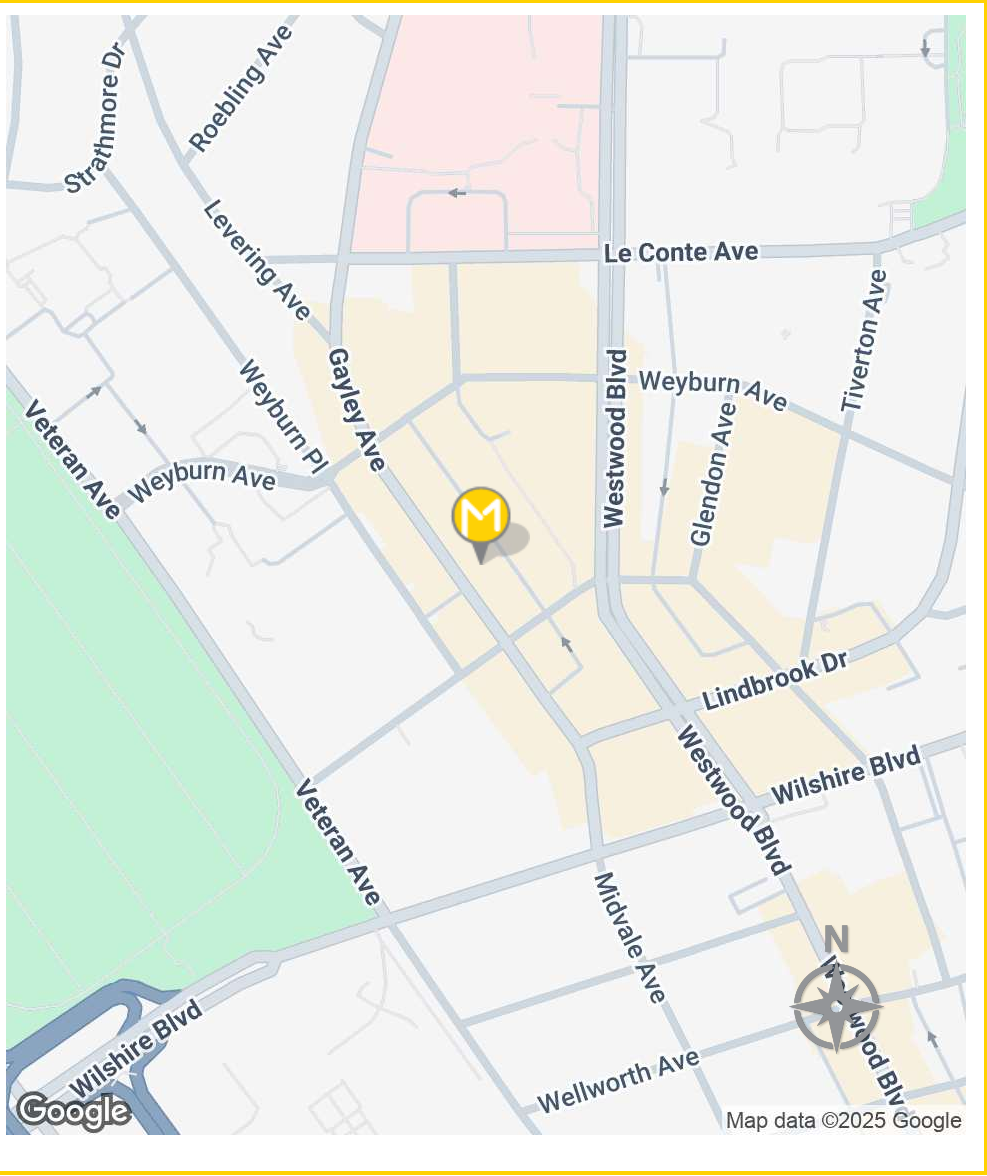
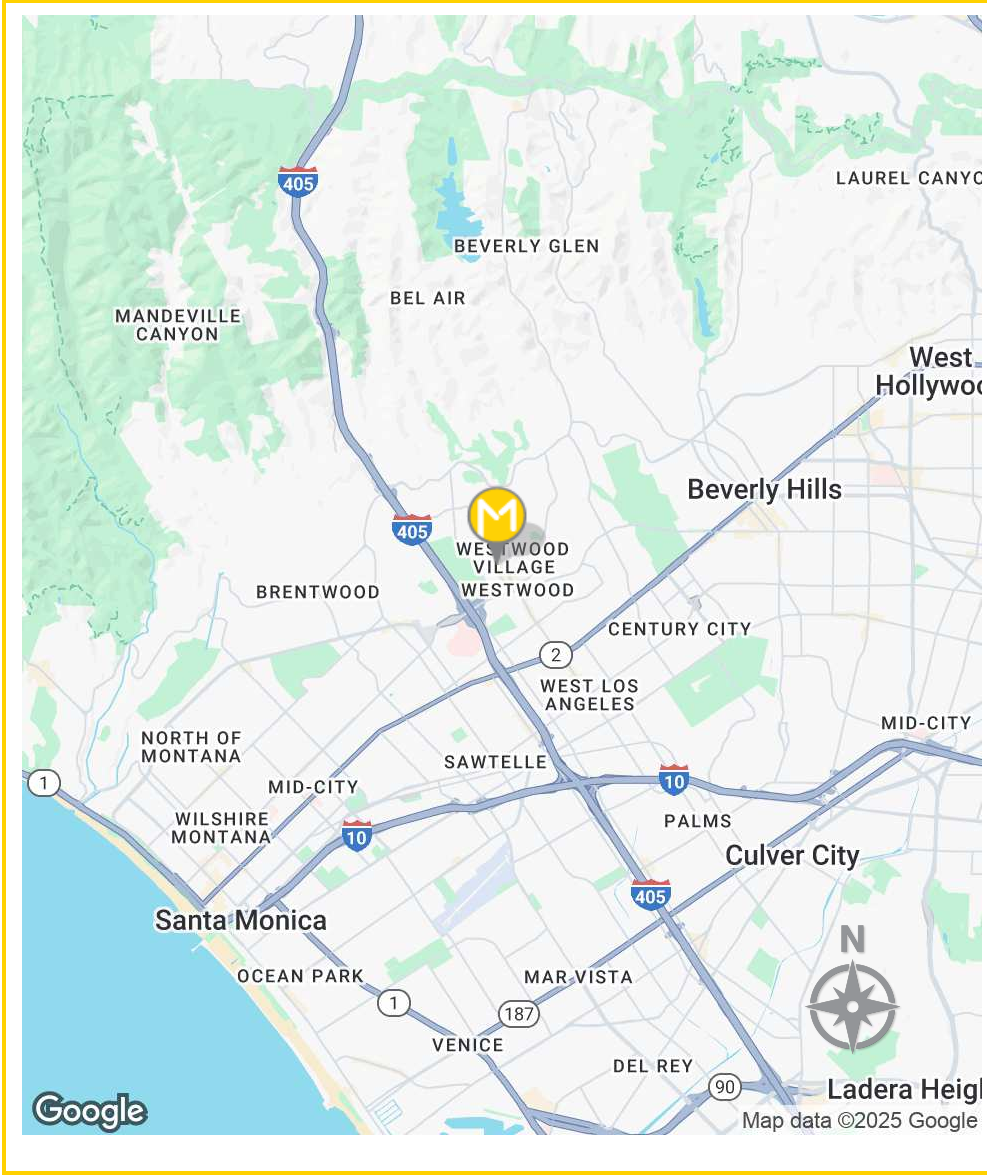
2nd floor photos





section 3

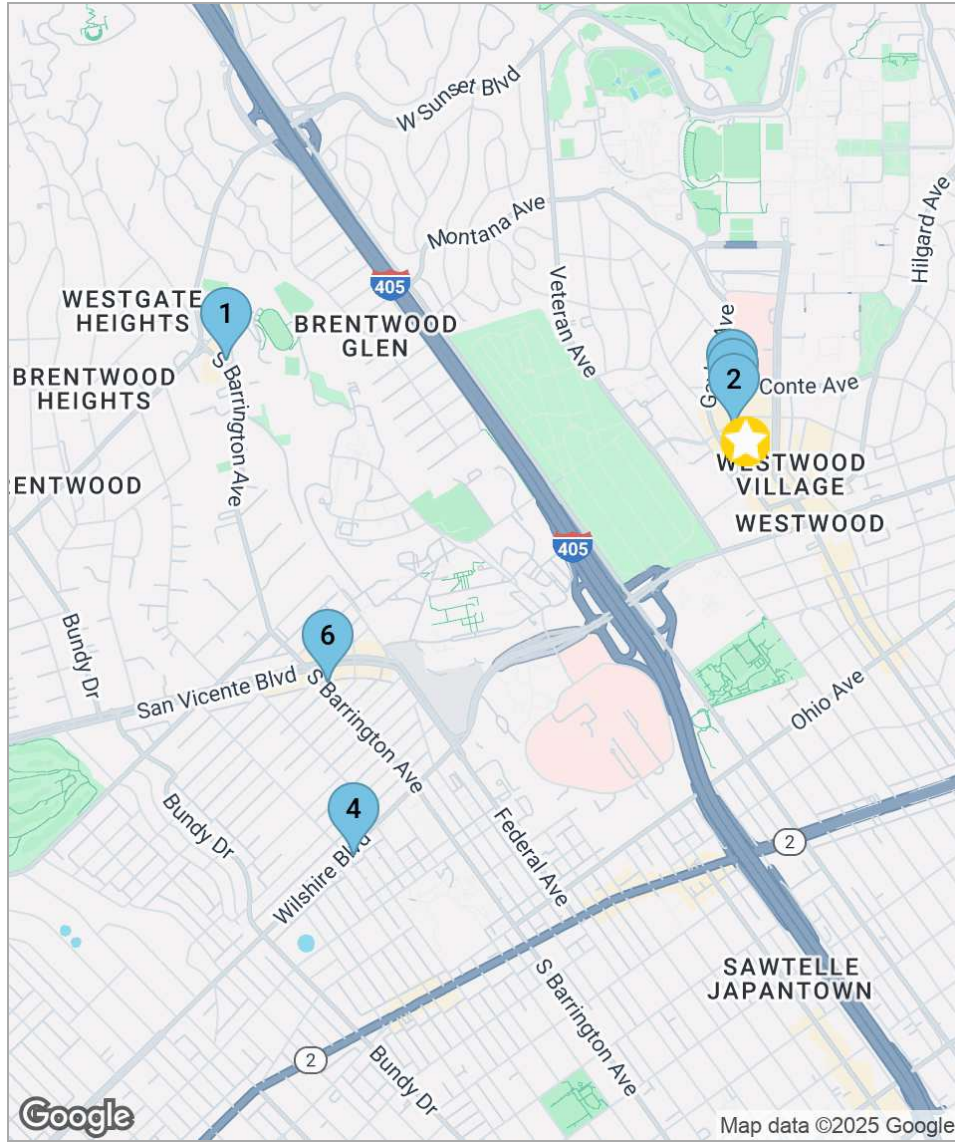
**location
information**





section 4

**sales
comparables**



SUBJECT PROPERTY

1072-1080 Gayley Avenue | Los Angeles, CA 90024



1 146-150 S Barrington Ave

Los Angeles, CA 90049



2 1001-1009 Broxton Ave

Los Angeles, CA 90024



3 921-927 Broxton Ave

Los Angeles, CA 90024



4 11860 Wilshire Blvd

Los Angeles, CA 90025



5 945 Broxton Ave


Los Angeles, CA 90024



6 910 S Barrington Ave

Los Angeles, CA 90049

sale comps summary

SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CLOSE
 1072-1080 Gayley Avenue Los Angeles, CA 90024	Unpriced	11,200 SF	-	-
SALE COMPS	PRICE	BLDG SF	PRICE/SF	CLOSE
146-150 S Barrington Ave 1 Los Angeles, CA 90049	\$6,250,000	6,340 SF	\$985.80	06/21/2024
1001-1009 Broxton Ave 2 Los Angeles, CA 90024	\$13,500,000	17,086 SF	\$790.12	06/04/2024
921-927 Broxton Ave 3 Los Angeles, CA 90024	\$3,550,000	3,861 SF	\$919.45	03/18/2024
11860 Wilshire Blvd 4 Los Angeles, CA 90025	\$11,500,000	15,715 SF	\$731.78	02/23/2024
945 Broxton Ave 5 Los Angeles, CA 90024	\$15,500,000	24,099 SF	\$643.18	02/08/2024
910 S Barrington Ave 6 Los Angeles, CA 90049	\$4,859,000	4,742 SF	\$1,024.67	04/09/2025
AVERAGES	\$9,193,167	11,974 SF	\$767.76	-

1



146-150 S BARRINGTON AVE

Los Angeles, CA 90049

DETAILS

Price:	\$6,250,000
Bldg Size:	6,340 SF
Lot Size:	3,769 SF

DESCRIPTION

60% vacant at sale, ground floor restaurant, and second floor office. No parking. Similar condition to Subject Property.

1001-1009 BROXTON AVE

Los Angeles, CA 90024

DETAILS

Price:	\$13,500,000
Bldg Size:	17,086 SF
Lot Size:	10,019 SF

DESCRIPTION

Ground floor retail with second floor office and no parking. Historical designation adds to costs and constraints to ownership, but also is a draw for tenants. Similar condition to the Subject Property

2



3



921-927 BROXTON AVE

Los Angeles, CA 90024

DETAILS

Price:	\$3,550,000
Bldg Size:	3,861 SF
Lot Size:	3,920 SF

DESCRIPTION

80% vacant at sale. No parking. Property damaged by fire.

11860 WILSHIRE BLVD

Los Angeles, CA 90025

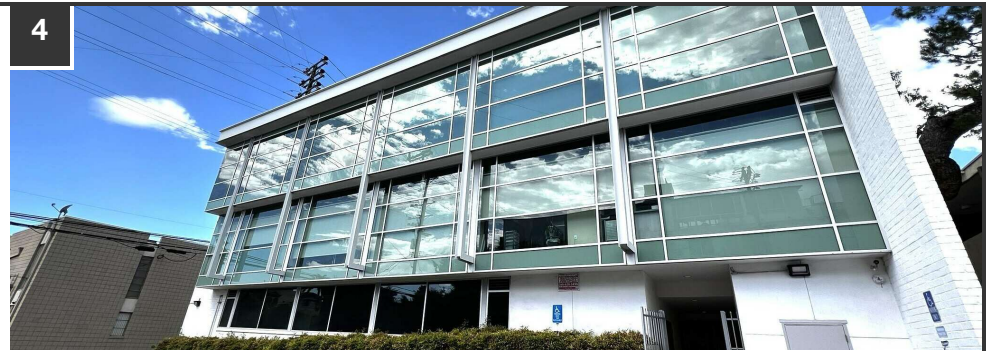
DETAILS

Price:	\$11,500,000
Bldg Size:	15,715 SF
Lot Size:	18,731 SF

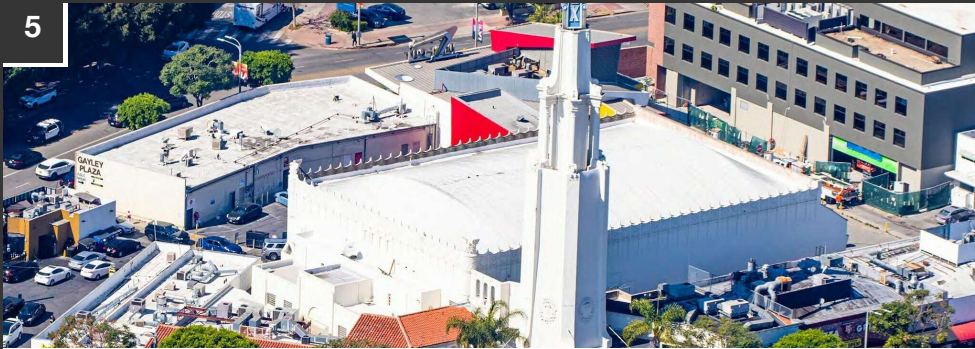
DESCRIPTION

Owner-user purchase. Medical office use.

4



5



945 BROXTON AVE

Los Angeles, CA 90024

DETAILS

Price:	\$15,500,000
Bldg Size:	24,099 SF
Lot Size:	39,425 SF

DESCRIPTION

Purchased by a consortium of 22 well-known Entertainment leaders, including Jason Reitman, J.J. Abrams, and Steven Spielberg, who are investing significantly in its renovation.

910 S BARRINGTON AVE

Los Angeles, CA 90049

6



DETAILS

Price:	\$4,859,000
Bldg Size:	4,742 SF
Lot Size:	4,356 SF

DESCRIPTION

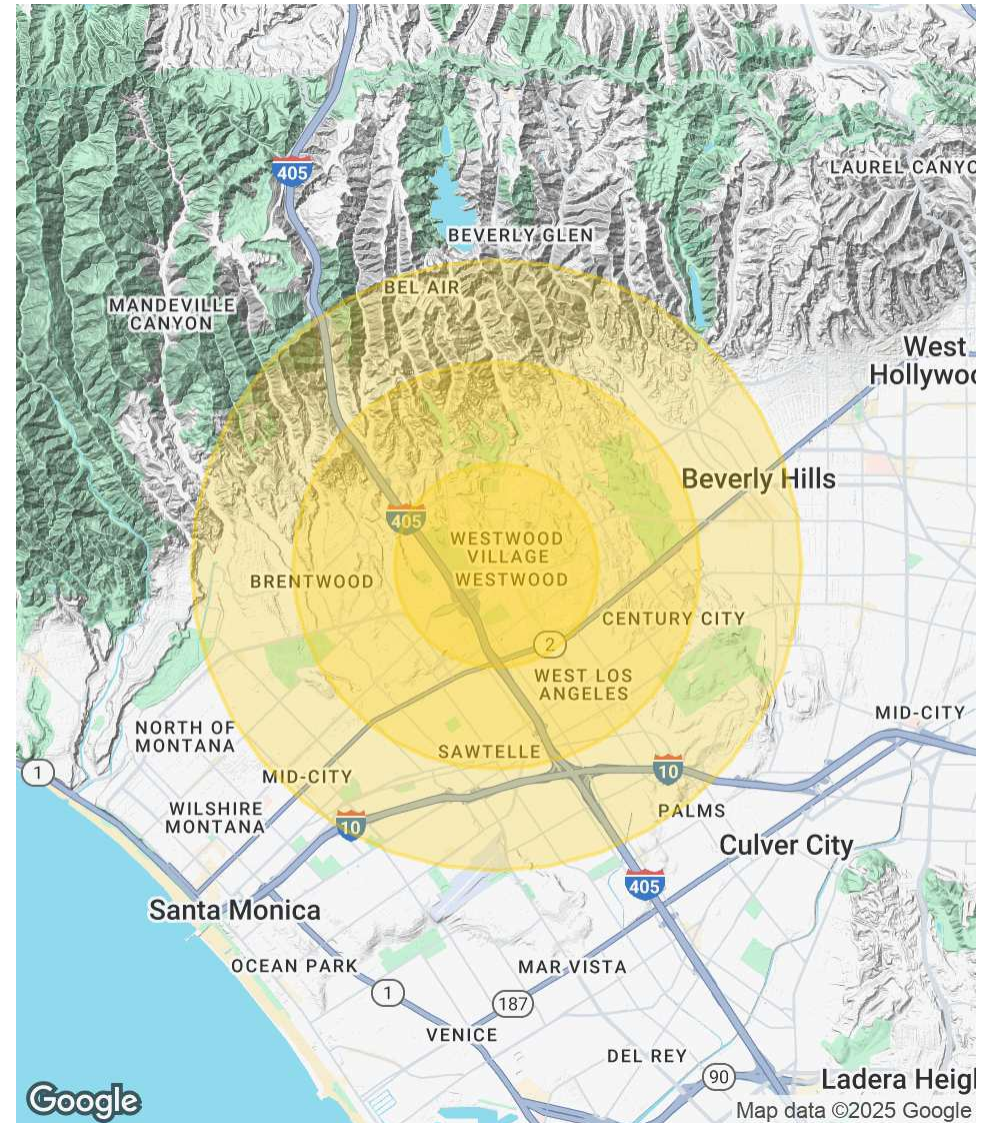
Two-story retail and office building with 7 parking spaces was purchased by a value-add investor.



section 5

demographics

HEADER 1	1 MILE	2 MILES	3 MILES
2024 Population	44,542	143,798	232,305
Avg. Household Income	\$107,832	\$132,071	\$139,298
Median Home Value	\$1,064,292	\$1,082,529	\$1,104,506
Traffic Volume is 24,339 cars per day			
Health Care Spending	\$26,021,722	\$97,695,601	\$169,772,385
Food and Alcohol Spending	\$163,572,374	\$589,298,751	\$988,231,676
Entertainment Spending	\$82,821,674	\$311,289,030	\$533,432,562





section 6

advisor bio

MARTIN MCDERMOTT
Managing Director



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 CalDRE #01369084

Professional Background

Since 2002, Martin McDermott has assisted clients in achieving their strategic business goals through the sale, purchase, and leasing of office, retail, industrial, and development properties. While Mr. McDermott represented the United States Postal Service in all its lease renewals from Santa Barbara County through Orange County over four years, most of the focus has been on the private investor. Mr. McDermott co-founded Method Commercial in 2017 to better serve this group, primarily comprised of local family offices, private trusts, high-net worth individuals, non-profits, owner-users, developers, and value-add investors.

Mr. McDermott is an expert at negotiating in difficult positions, including lease renewals, recessionary economies, environmental and other encumbrances, and off-market opportunities. He also has a twenty-three-year track record of uncovering overlooked value.

Mr. McDermott is currently a certified mentor in the Small Business Administration's Los Angeles division SCORE program. From 2013 to 2020, he designed and taught courses for the prestigious Urban Land Institute. Clients benefit from the coaching, leadership, and management skills Mr. McDermott honed working with Fortune 500 business leaders while Director of Business Development at the Ross School of Business at the University of Michigan.

Before co-founding Method Commercial, Mr. McDermott was a leading agent at Grubb & Ellis and a Founding Principal at Avison Young, Los Angeles.

Memberships & Affiliations

Mr. McDermott is a certified Small Business Administration SCORE mentor, a former instructor with the Urban Land Institute and the Los Angeles chapter of the Real Estate Associate Program (REAP), a Certified Commercial Investment Member (CCIM), and holds a California Real Estate Broker's license.

Education

A.B. in Diplomacy and World Affairs and an emphasis in International Environmental Policy from Occidental College. Executive education courses in Sales, Marketing, Strategy and Leadership at The Ross School of Business at the University of Michigan.

Thank You

For more
information or to
schedule a tour...

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