

For Sale: 10020 National Blvd

LOS ANGELES, CA 90034

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This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 10020 National Blvd, Los Angeles, CA 90034 (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

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Executive Summary

Compass Commercial is pleased to present 10020 National Blvd, an architecturally distinctive office building for sale at the signalized corner of National Blvd and Palms Blvd in West Los Angeles. The offering delivers a rare owner-user opportunity: a design-forward headquarters building in one of West LA's most established submarkets.

The building consists of $\pm 6,224$ square feet on a $\pm 6,918$ square-foot lot, configured across two suites with multiple individual offices and rooms, well suited for an owner user or multi user occupancy. The property is zoned MU(EC) within the TNP Expo Corridor Plan, offering flexible, city-approved use for medical, office, or creative occupancy. It includes 14 covered parking spaces and distinctive architectural finishes that set it apart from typical West Los Angeles offices.

The property sits directly across from the Palms Metro E Line station, offering rare walk-to-transit access, and is visible from the I-10 Santa Monica Freeway, placing this opportunity near Culver City, Beverly Hills, and Santa Monica.





UCLA

CENTURY CITY

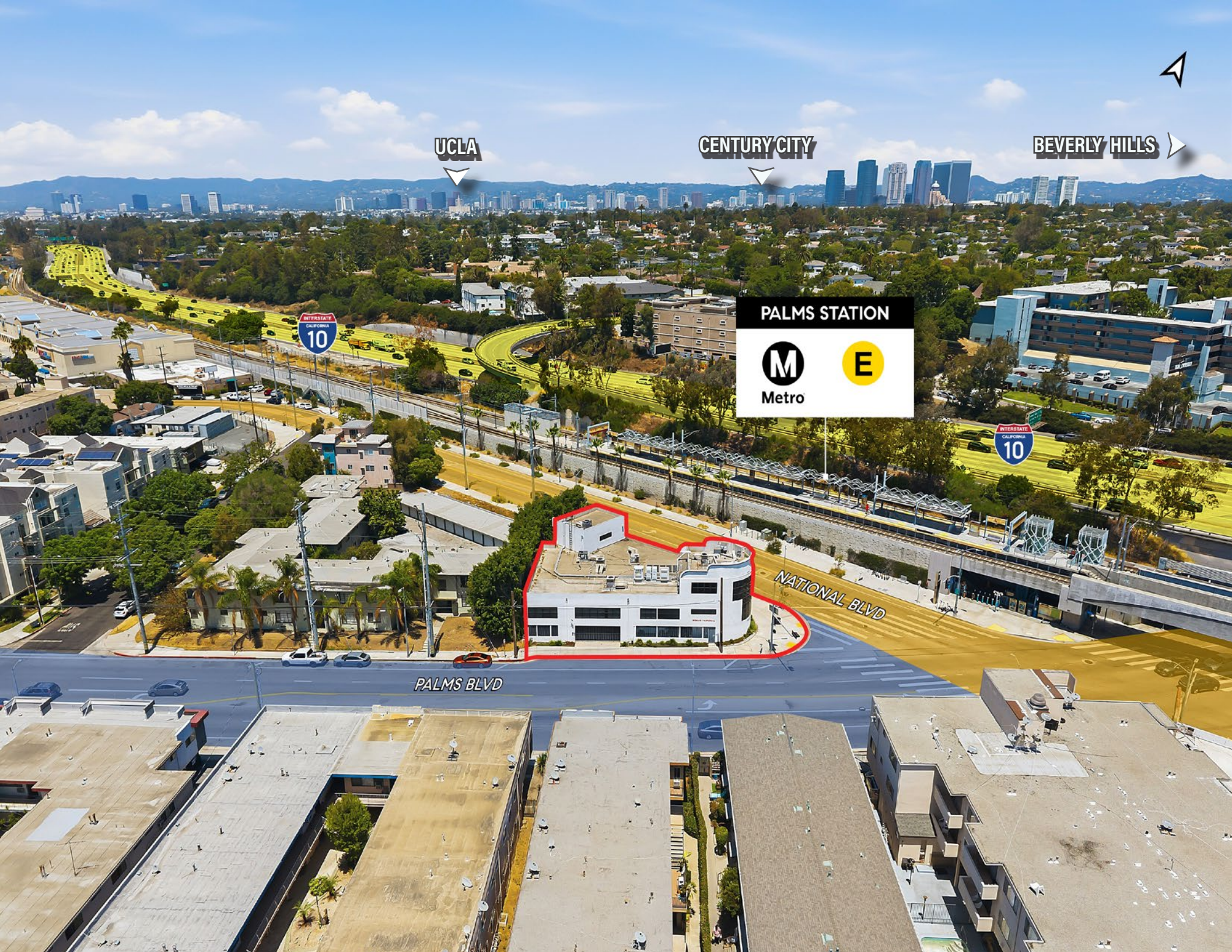
BEVERLY HILLS

PALMS STATION



NATIONAL BLVD

PALMS BLVD





Property Overview

PROPERTY DATA

6,224 SF

TOTAL BUILDING SIZE

6,918 SF

LAND AREA

1987

YEAR BUILT

±32,249

VEHICLES PER DAY

\$3,899,000

OFFERING PRICE

MU(EC)

ZONING

4313-001-032

APN

14 GATED SPACES

PARKING

*SQUARE FOOTAGE PER ASSESSOR.

*BUYER TO VERIFY ANY AND ALL ACCURACY OF INFORMATION

Investment Highlights

- / Distinctive Architectural Office Building with Strong Street Presence
- / Transit-Oriented Location Directly Across from the Palms Metro E Line Station
- / Zoned for Future Growth Within the TNP Expo Corridor Plan, MU(EC) — Transit Oriented Communities (TOC) Tier 3
- / Minutes from the I-10 Santa Monica Freeway, Providing Convenient Access To Santa Monica, Culver City, and Downtown LA

- / Ideal Owner-User Opportunity with SBA Financing Available to Qualified Buyers
- / Flexible Use — City-Approved for Medical, Office, or Creative Occupancy Under the TNP Overlay, with Multiple Rooms & Suites
- / Gated and Secured Parking (14 Spaces)
- / Excellent Street Signage Along High-Traffic National and Palms Boulevard, Visible from the I-10 Freeway with ±253,758 VPD





Elevated Signage
Curved Corner Facing National
& Palms Intersection

Right Wall Signage
National Blvd Facing Exposure

Entry Signage
Building ID/ Logo Opportunity

Canopy Signage
Street Level Frontage

Signage Opportunities



Area & Market Overview

10020 National Blvd sits in the heart of Palms, directly across from the Palms Metro E Line station and adjacent to the I-10 Santa Monica Freeway and Venice Blvd, putting transit and the freeway minutes away. Palms is known for its walkability, diversity, and easy Metro access, and sits just minutes from Culver City, Beverly Hills, West Hollywood, and Santa Monica. The immediate trade area is affluent and densely populated, with a median household income exceeding \$111,000 and over 313,000 residents within three miles. The property is zoned MU(EC) within the TNP Expo Corridor Plan, supporting flexible, city-approved use for medical, office, or creative occupancy. National Blvd sees approximately 32,249 vehicles per day while being adjacent to the freeway, which sees approximately 253,758 vehicles per day, underscoring the site's position along one of the Westside's most connected commercial corridors.



← Exposition
National →

10020

Palms Bl
10000 W













G
Feet

B







FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:

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