



ALLY COMMERCIAL REAL ESTATE PRESENTS

11333 Iowa Avenue

Los Angeles, CA 90025

PURCHASE PRICE

\$5,500,000



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THE OPPORTUNITY

executive summary

11333 Iowa 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.

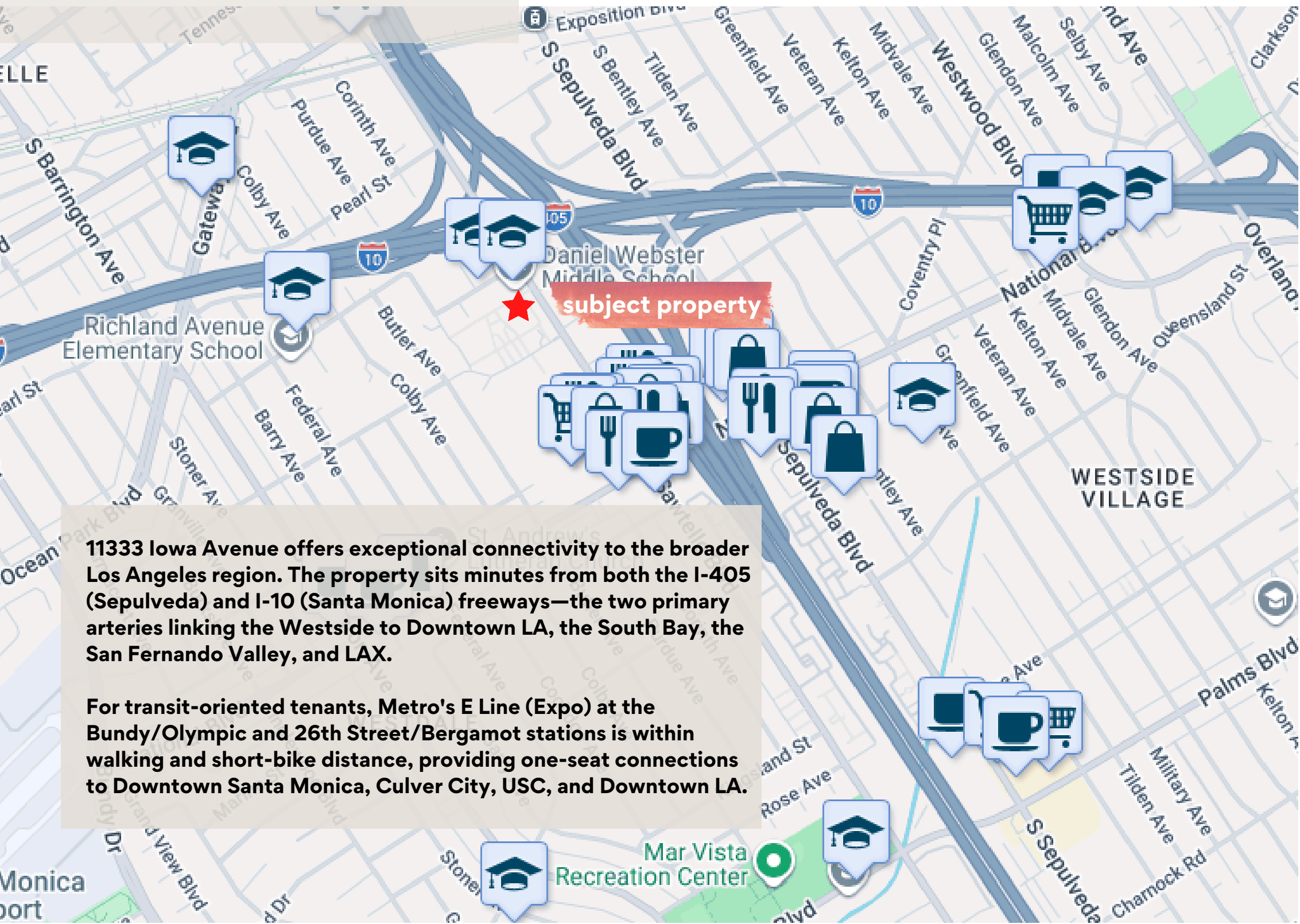
Sawtelle's transformation over the past decade has been remarkable. Once a quiet enclave, the area has emerged as one of West LA's most sought-after submarkets, with tech startups, design firms, and creative agencies establishing a presence alongside the neighborhood's renowned culinary and retail scene.

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. Iowa also includes private tandem parking with 1 EV charger. 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, 11333 Iowa Avenue is well-positioned to deliver both immediate income certainty and long-term appreciation.



immediate area overview

sawtelle / west side

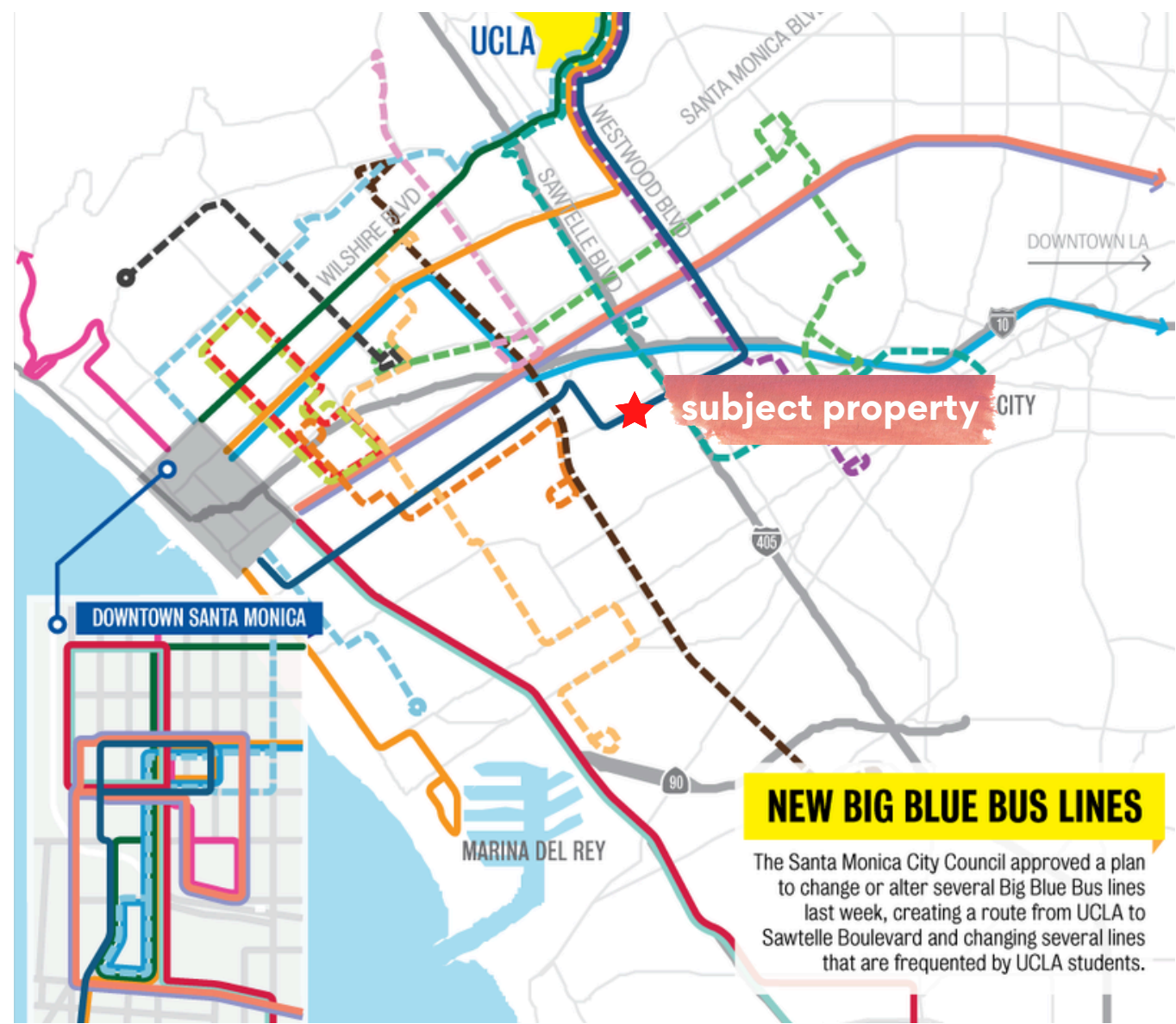


11333 Iowa Avenue offers exceptional connectivity to the broader Los Angeles region. The property sits minutes from both the I-405 (Sepulveda) and I-10 (Santa Monica) freeways—the two primary arteries linking the Westside to Downtown LA, the South Bay, the San Fernando Valley, and LAX.

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, 11333 Iowa 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 11333 Iowa 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 11333 Iowa Ave, a creative office space in the vibrant and trendy neighborhood of Sawtelle / Japantown.

\$5,500,000

OFFERING PRICE

Price / Square Foot	\$676 PSF
NOI	\$390,000
Cap Rate	7%
Rent PSF	\$4 PSF NNN
Lease Back Term	1-2 years

property overview

Address	11333 Iowa Ave, Los Angeles, CA 90025
Year Built	1960 / 2021
Building SF	8,125 sq ft
Lot Size SF	7,840 sq ft
Zoning	<u>C2-1</u>
Parcel Number	4261-009-026 4261-009-027
Number of Offices	12+
Number of Parking	8
Number of Parcels	2



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investment highlights

Prime Real Estate

Fully Built Out Suites

Heavy Foot Traffic on Sawtelle BLVD

Possible to deliver Vacant or with Sale Lease Back

Private Parking



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financial analysis

pricing & financials

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Pricing & Financials

financial summary

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Year Built	1960 / 2021
Building SF	8,125 sq ft
Lot Size SF	7,840 sq ft
Price per SF	\$676
NOI:	\$390,000
CAP RATE	7% CAP
RENT PSF:	\$4 PSF NNN
Lease Back Term	1-2 Years





market overview

Aerial map/ nearby amenities

Demographics

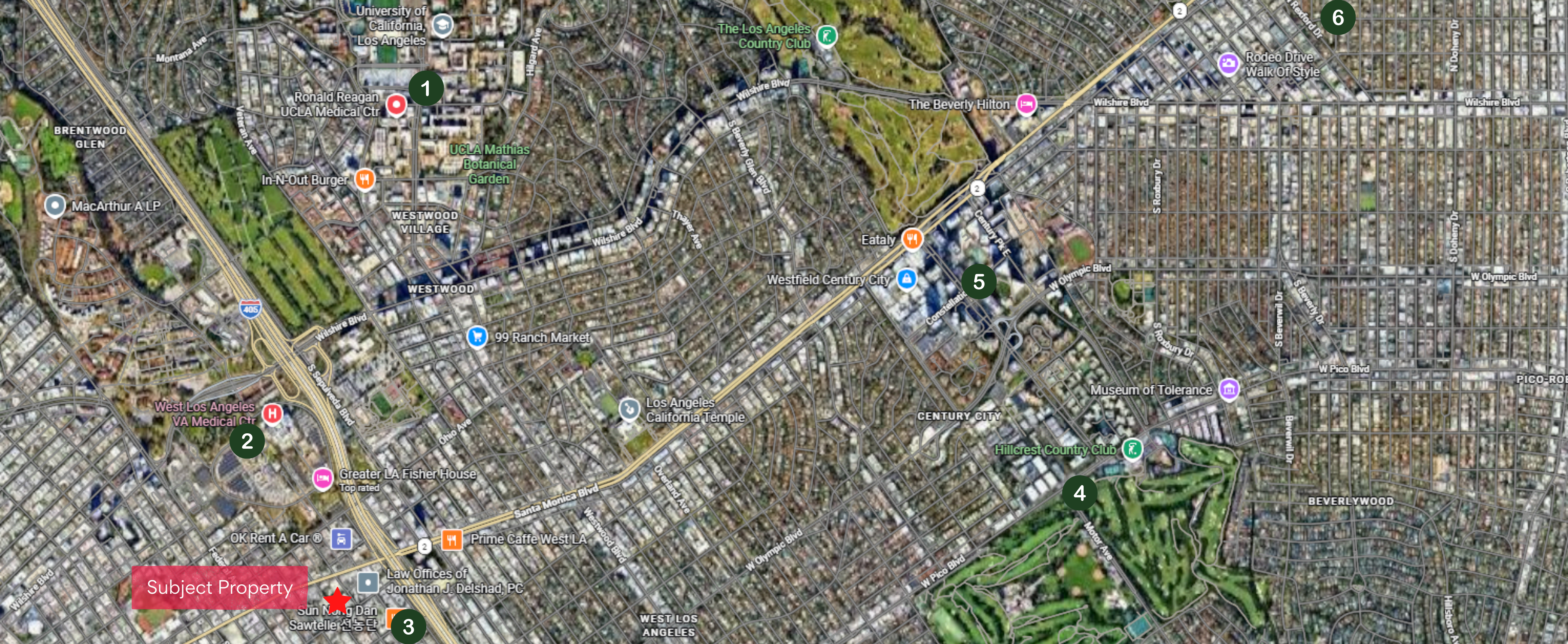
Meet the team

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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**

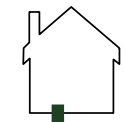


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demographics



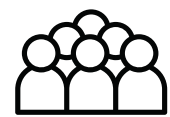
households

	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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