

2275 SOUTH  
CARMELINA AVE  
WEST LOS ANGELES CA, 90064

Turnkey Trophy West Los Angeles  
Creative & Production Campus with  
\$3.5M+ in Recent Capital Improvements

OFFERING MEMORANDUM

Marcus & Millichap  
BRANDON MICHAELS GROUP



2275 SOUTH  
CARMELINA AVE  
WEST LOS ANGELES CA, 90064

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BRANDON MICHAELS

Senior Managing Director Investments  
Senior Director, National Retail Group  
Tel: 818.212.2794  
brandon.michaels@marcusmillichap.com  
CA License: 01434685

BMG TEAM

STEVEN SCHECHTER

Managing Director Investments  
CA License: 01089464

EMIN GABRIMASSIHI

Associate  
CA License: 02112980

DANIEL GAMBOA

Associate  
CA License: 02235252



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EXECUTIVE SUMMARY

Meticulously Reimagined West Los Angeles Creative & Production Campus with \$3.5M+ in Recent Capital Improvements

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 2275 S Carmelina Avenue (the “Property”), a 7,480 SF freestanding, meticulously reimagined creative and production campus situated on an 11,573 SF parcel in the heart of West Los Angeles, one of the most supply-constrained, affluent, and creatively dense infill submarkets in the Greater Los Angeles region. The Property is offered without a formal asking price, inviting the market to establish value for a turnkey, infrastructure-rich asset of a type that is structurally difficult to replicate at this location.

Property Highlights

|                 |                        |
|-----------------|------------------------|
| Price           | \$9,950,000            |
| Building Size   | 7,480 SF               |
| Lot Size        | 11,573 SF              |
| Price/SF (Bldg) | \$1,330                |
| Price/SF (Land) | \$860                  |
| Year Built      | 1951                   |
| Parking         | 10 Parking Spaces      |
| Parking Ratio   | 1.34 Space(s) per 1000 |
| APN             | 4259-026-012           |



EXECUTIVE SUMMARY

Delivered Vacant, *A Rare Owner-User Opportunity* to Acquire a Meticulously Reimagined Creative Campus

The Asset

The Property has undergone a comprehensive capital transformation exceeding \$3,500,000, reimagining a well-located mid-century industrial building into a purpose-built video production and post-production campus. The scope of work is not cosmetic. It is infrastructural, encompassing an upgraded 800-amp power system with machine room UPS and generator-ready transfer switch, a fully zoned high-capacity HVAC system, a tunable architectural lighting package, a purpose-built 24-seat screening theater with immersive audio, and a dedicated server and machine room. This level of buildout is the defining opportunity. The improvements are expensive, time-consuming, and operationally complex to reproduce, and they position the Property to command immediate demand from a deep pool of creative, media, and production users for whom this infrastructure would otherwise represent years of capital and entitlement risk.

The asset is a preferred construction type for its intended use. The building features desirable masonry construction with high bow truss ceilings, delivering the open volume, structural integrity, and architectural character that creative and production tenants consistently prioritize and that newer construction cannot easily replicate. The Property is delivered vacant, providing an owner-user with immediate operational control and a clean path to occupancy.

One of *the Most Supply-Constrained*, Amenity-Rich, Creatively Dense Infill Submarkets *in the Greater Los Angeles Region*

The Location

2275 S Carmelina Avenue is positioned within West Los Angeles’ established creative and media corridor, with convenient access to the 405 and 10 Freeways and immediate proximity to the entertainment, digital media, and content production employment base anchored by the Santa Monica Media District, Culver City, Silicon Beach, and Century City. Average household income exceeds \$143,000 within one mile of the Property and rises to \$152,400 within five miles, supporting a deep, specialized creative labor pool and a durable demand environment for creative and production users.



INVESTMENT HIGHLIGHTS

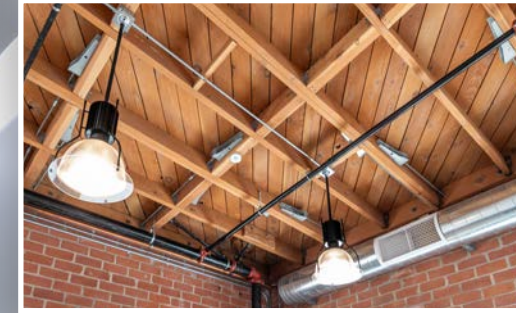
# Turnkey Production Campus *with Best-in-Class Buildout*

## Over \$3,500,000 in Recent Capital Improvements Delivering a Move-In-Ready Campus

The Property has undergone an extensive capital program exceeding \$3.5 million, spanning power infrastructure, HVAC, architectural lighting, a screening theater, and a dedicated machine room. A buyer acquires a fully-operational production and post-production campus on day one, eliminating the capital outlay, construction timeline, and execution risk that replicating this buildout would otherwise require.

## Purpose-Built Video Production and Post-Production Infrastructure

The building is configured end-to-end for media production, with editing bays, color suites, soundproofed work areas, a 24-seat immersive screening theater, and server and telecom rooms. This is a complete operating environment for a film, video, streaming, animation, VFX, or post-production user, not a generic shell requiring tenant buildout.

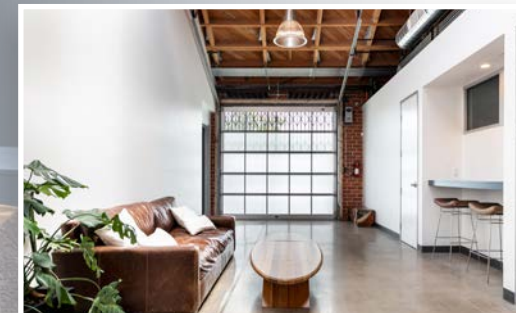


## High-Capacity Power, HVAC, and Technical Systems Supporting Intensive Use

: The Property is supported by an 800-amp three-phase electrical service, a machine room UPS, a generator-ready transfer switch, and a fully zoned HVAC system serving pods, suites, the theater, and the machine room independently. This infrastructure supports the continuous, equipment-intensive operations that production and media tenants require and that standard commercial buildings cannot accommodate without significant investment.

## Soundproofed, State-of-the-Art Creative Environment

The screening theater is finished with acoustical soundproof paneling, a high-contrast RGB laser projection system, a motorized masking screen, and a 21-speaker immersive audio system, while color suites and common areas are equipped with a tunable, dimmable architectural lighting system. The result is a controlled, professional-grade creative environment that is highly attractive to discerning production users and exceptionally costly to build from scratch.



## Delivered Vacant for Immediate Occupancy or Repositioning

: The building will be delivered vacant, providing an owner-user with immediate operational control of a turnkey campus and an investor with an unencumbered asset and a clean path to a creative or production lease-up at market rents.

## IMPROVEMENTS & UPGRADES

# A \$3.5M+ Infrastructure *Transformation*

2275 S Carmelina Avenue has been transformed through a comprehensive capital improvement program exceeding \$3,500,000, repositioning a well-located West Los Angeles masonry building into a turnkey, purpose-built video production and post-production campus. The scope below is infrastructural rather than cosmetic. Each system was specified to support the continuous, equipment-intensive demands of professional media production, and together they represent a depth of buildout that is expensive, time-consuming, and operationally complex to replicate. For a creative or production user, the Property eliminates years of capital outlay, construction risk, and entitlement uncertainty. For an investor, it represents a differentiated, infrastructure-rich asset with a defensible position in a supply-constrained submarket.

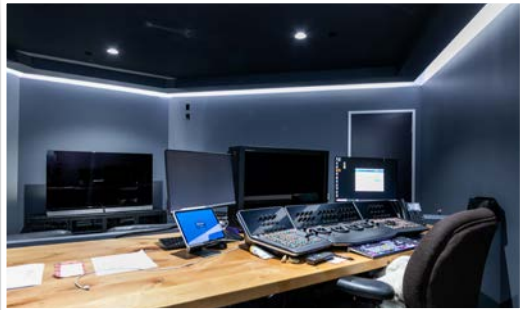
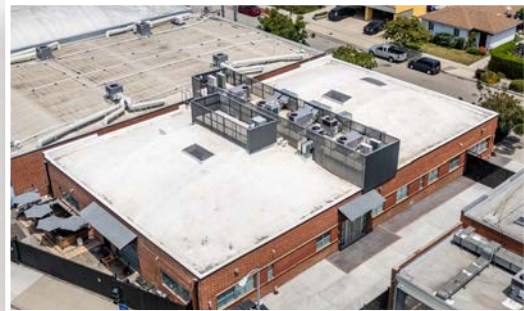
### Power Systems

The Property is served by an upgraded 800-amp, 120/240V three-phase electrical service supported by a 150 KVA dry-type transformer. A dedicated machine room UPS provides uninterrupted power to critical production and server infrastructure, and a 400-amp three-phase transfer switch delivers generator-ready redundancy. This is a power profile built for intensive technical use, and one that standard commercial buildings cannot accommodate without substantial investment and lead time.



### Climate Control Systems

A fully zoned HVAC system independently serves the production pods, conference area, conform suite, color suites, screening theater, common areas, and machine room, with dedicated split units supporting the server environment. Roof-mounted heat pump units are installed on vibration isolation rails to protect sound-sensitive work. The system is engineered for the precise, segmented climate control that production and post-production operations require.

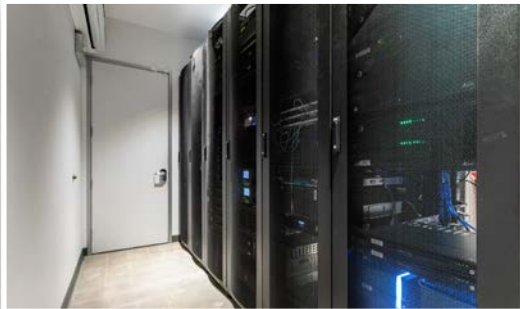


### Architectural Lighting

Common areas, color suites, and the theater are equipped with a tunable, dimmable RGB architectural lighting system, complemented by prismatic pendant fixtures in the common areas. Edit suites and offices are fully dimmable throughout. The lighting package delivers the controlled, color-accurate environment essential to professional color and creative work.

### Screening Theater

The Property includes a purpose-built 24-seat screening theater finished to a professional standard, with a high-contrast RGB laser projection system and dedicated processor, a wide-format projection screen, a motorized lateral masking system, a 21-speaker plus dual-subwoofer immersive audio system, and acoustical soundproof paneling. An artist console anchors the room. The theater is a turnkey review and presentation environment that would be both costly and disruptive to construct within an occupied building.

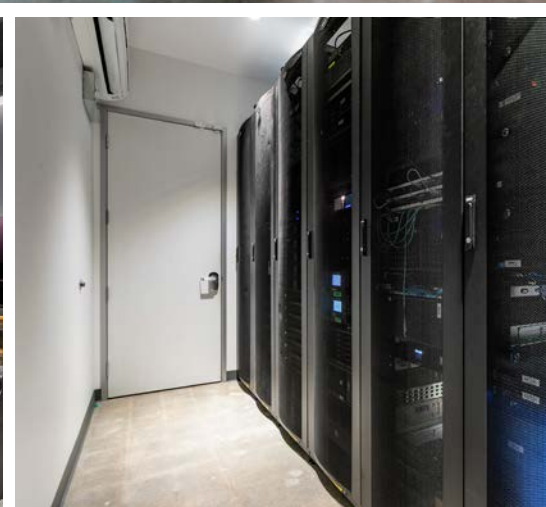
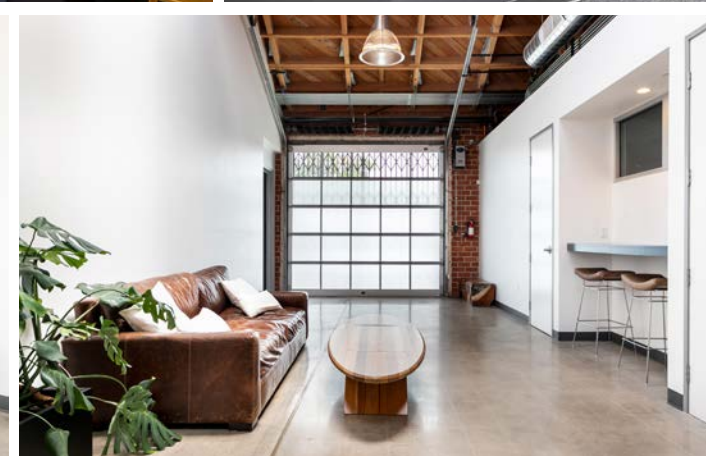
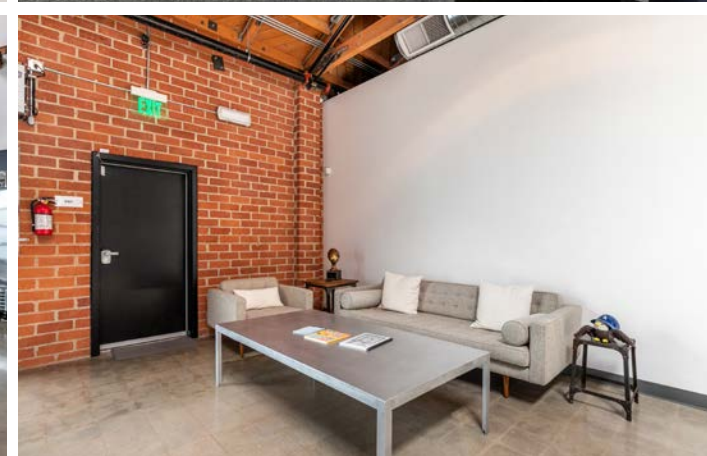
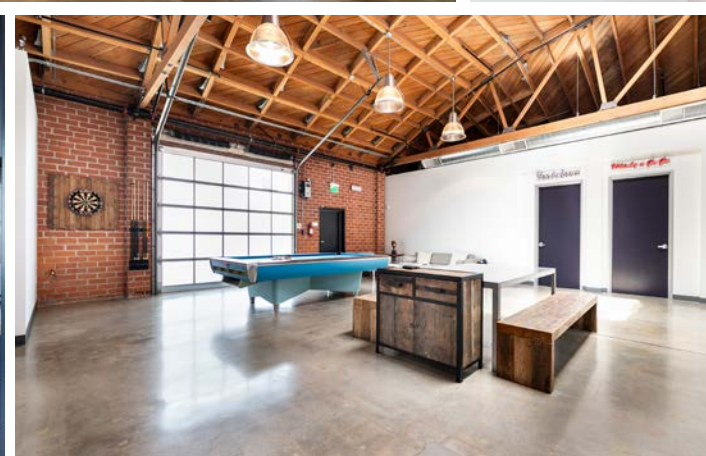
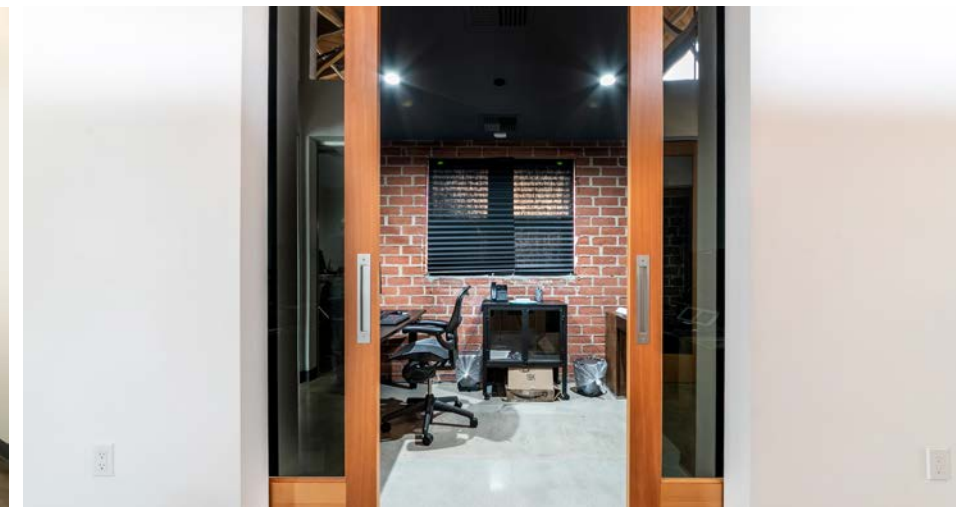
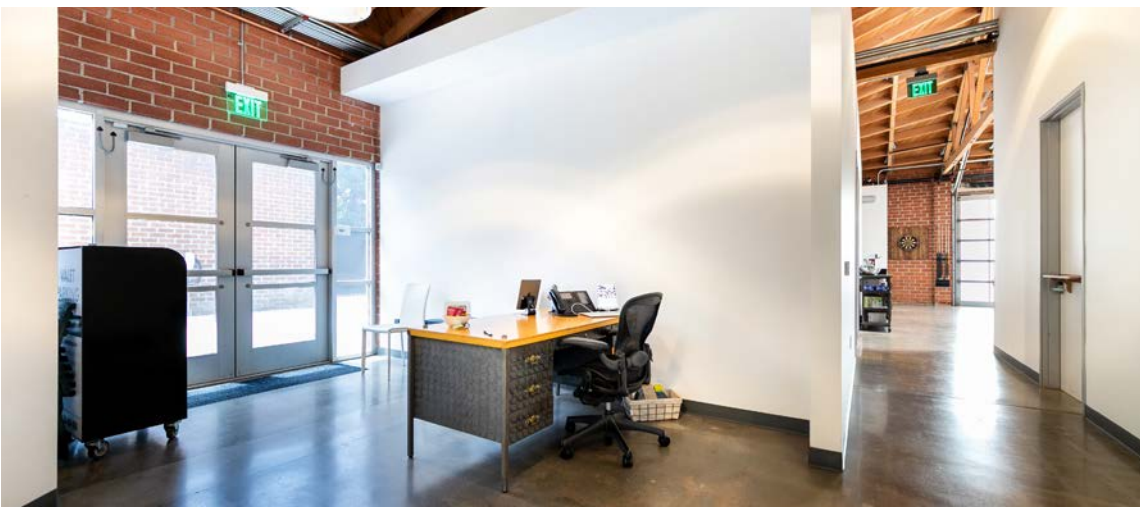


### Machine Room

A dedicated, climate-controlled machine room houses the Property's server and telecom infrastructure, configured with multiple enclosed server cabinets and a telecom rack. The machine room centralizes and protects the technical backbone of the facility, supporting the data-intensive workflows of modern post-production.

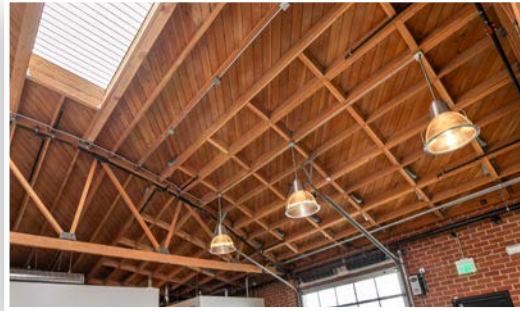
### Summary

Collectively, these improvements represent more than \$3,500,000 of recent, infrastructure-grade investment in a building whose masonry construction and high bow truss ceilings already make it a preferred form for creative and production use. The result is a rare West Los Angeles asset that is fully built, fully operational, and structurally difficult to replicate, delivered vacant and ready for an owner-user to occupy or an investor to position toward a creative lease-up.



INVESTMENT HIGHLIGHTS

# Architecturally Distinct *Creative & Production Environment*



## Desirable Masonry Construction with High Bow Truss Ceilings

The building features masonry construction with high bow truss ceilings, a construction type specifically sought by creative and production users for its open volume, structural integrity, and architectural character. This building form is increasingly scarce in West Los Angeles and is structurally difficult to replicate under current construction costs and entitlement conditions.

## Efficient 7,480 SF Freestanding Building on an 11,573 SF Parcel

The Property is an efficiently sized, single-tenant freestanding building well suited to a single creative or production user seeking identity, control, and a contiguous floor plate, with flexible interior configuration across pods, suites, theater, and common areas.



## M1 Zoning Supporting a Broad Range of Creative, Office, and Light Industrial Uses

The Property's M1 zoning accommodates a wide spectrum of office, production, creative, and light industrial uses, providing meaningful flexibility for both an owner-user and an investor underwriting alternative tenancy across multiple user categories.



## Secured and Private Creative Campus Environment

The Property is secured by a gated perimeter, providing enhanced privacy, controlled access, and security for occupants, clients, talent, and equipment. The gated configuration is particularly attractive to creative, production, entertainment, and high-profile users seeking discretion, operational security, and a more controlled campus-style environment.

## On-Site Parking with Optimization Potential

The Property provides 10 on-site parking spaces at a ratio of 1.34 per 1,000 SF, supplemented by valet optimization potential and consistent with the operating profile of creative and production users in the West Los Angeles submarket.

## INVESTMENT HIGHLIGHTS

# Premier West Los Angeles *Creative & Technology Corridor*

West Los Angeles sits at the center of the Westside's creative and production economy, one of the deepest concentrations of film, video, post-production, and interactive-media activity in the country. Anchored by the Santa Monica Media District and reinforced by a fast-growing technology base, the corridor pairs an entrenched production ecosystem with major studios, streaming platforms, and games companies, all drawing on a single, specialized creative workforce. 2275 S Carmelina Avenue is positioned within this corridor, sharing its demand drivers and buyer pool while offering a more accessible basis.

### Anchored by the Santa Monica Media District

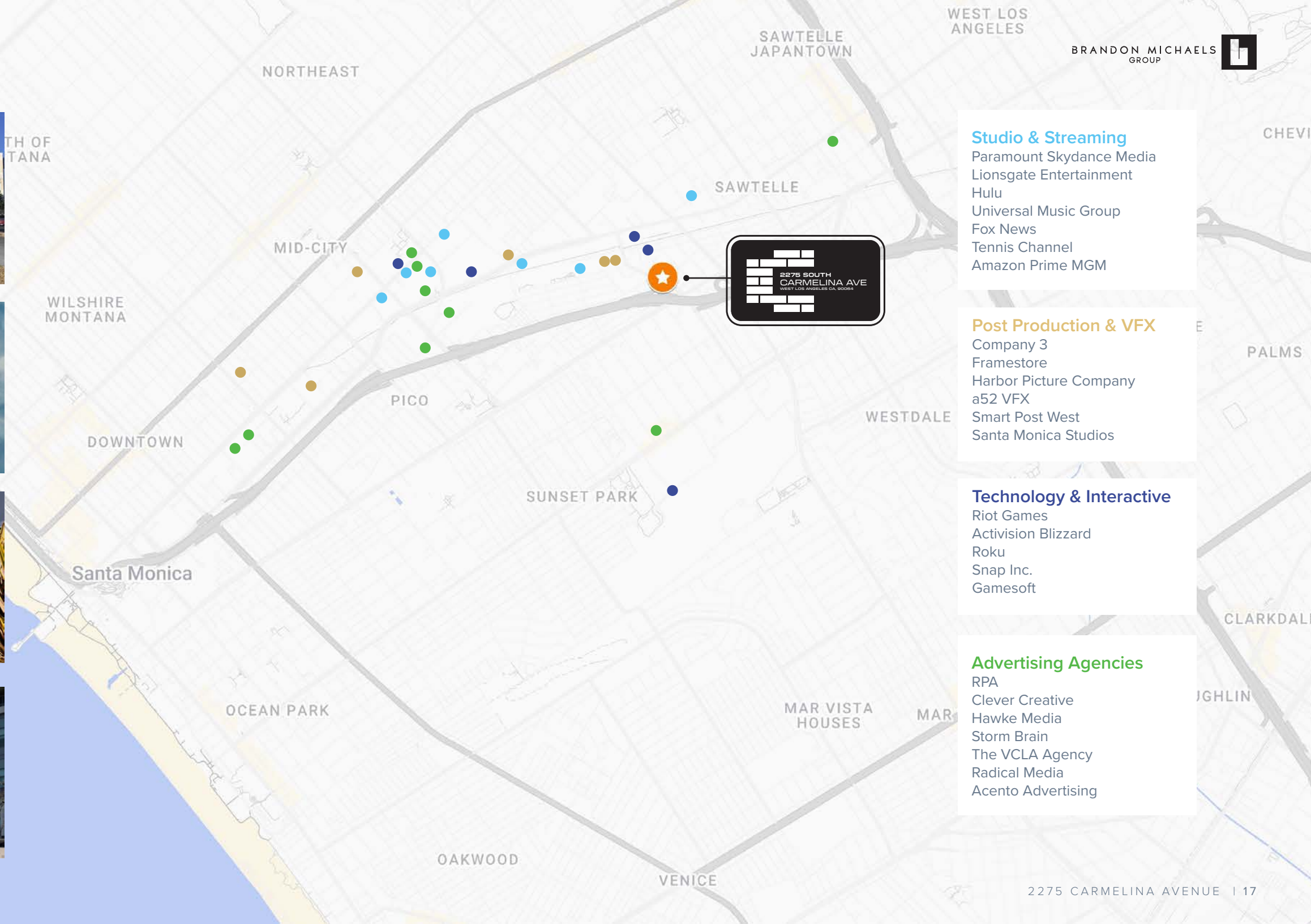
Immediately to the west, the Santa Monica Media District is one of the most established creative and post-production clusters on the Westside, home to Paramount Skydance, Lionsgate, Hulu, and Universal Music Group. The Property shares this corridor's demand drivers and buyer pool.

### A Growing Technology and Interactive Hub

The corridor's creative economy now extends well beyond film. Riot Games anchors the technology base from the same 90064 zip code as the Property, alongside Activision Blizzard, Roku, Snap, and Roku, broadening demand to games, streaming, and digital media users.

### A Supply-Constrained Infill Submarket

Limited developable land and a scarce inventory of masonry creative buildings make this product structurally difficult to replicate. These dynamics concentrate demand on the corridor's existing infill stock and support long-term pricing power.



INVESTMENT HIGHLIGHTS

# Transformational Transit-Oriented Development *Directly Adjacent to the Property*

Carmel Bundy Development Project: *Major Transit-Oriented Residential Development Immediately Adjacent to the Property*

- **621-unit Residential Development** located at 2275 S. Carmelina Avenue / Bundy Drive, adjacent to the Expo/Bundy Metro Station
- **Immediate Rail Connectivity** to Santa Monica, Culver City, Downtown Los Angeles, and the broader Metro network
- **Spans Approximately Three Blocks** within the Exposition Corridor Transit Neighborhood Plan area
- **Developed Under the Transit Oriented Communities Program**, with 11% of units reserved for extremely low-income households
- **Planned as Three Eight-Story Residential Buildings** with upper-floor step-backs designed to capture ocean, city, and Downtown Los Angeles views
- **Located Less Than 0.2 of a Mile** from the subject property, positioning the asset within the heart of the rapidly evolving Expo/Bundy transit-oriented corridor



— LOCATION OVERVIEW

# West Los Angeles, *California*

2275 S Carmelina Avenue is positioned within West Los Angeles, one of the most economically productive, demographically affluent, and creatively dense submarkets in Los Angeles County. West Los Angeles is defined by structural commercial strength, characterized by a high-income residential base, a deep and specialized creative labor pool, limited developable land, and consistent demand from the entertainment, media, and content production industries. For creative and production real estate, West Los Angeles represents one of the most fundamentally sound and low-risk infill environments available in the greater Los Angeles marketplace.



### Proximity to Employment Hubs and Regional Connectivity

The Property is located near major employment centers including Culver City’s media hub, Silicon Beach, and Century City, supporting a strong labor pool and direct client access for creative and production tenants. The site offers convenient access to both the 405 and 10 Freeways, providing connectivity to Santa Monica, Culver City, Century City, and the broader Westside, and expanding the Property’s effective labor and client draw well beyond its immediate neighborhood.

### Affluent and Dense Surrounding Demographics

The Property is surrounded by one of the most affluent residential trade areas on the Westside. Average household income exceeds \$143,000 within one mile of the Property, \$145,300 within three miles, and \$152,400 within five miles, well above regional benchmarks. The surrounding population of approximately 349,200 residents within three miles, supported by more than 39,100 businesses within the same radius, provides the consistent, high-quality demand base that sustains creative and office occupancy through varying market conditions and reinforces the long-term appeal of a well-positioned asset in this corridor.

### The West LA Creative Corridor

The Property sits within an established West Los Angeles creative and media corridor, an entrenched cluster of production, post-production, digital media, and content creation users. The corridor’s identity, talent base, and concentration of complementary businesses create a self-reinforcing demand environment, and the subject Property’s location places it at the center of this activity with a building type and infrastructure profile that the corridor’s most demanding users actively seek.



DEMOGRAPHICS

# Affluent Westside Demographics Anchoring *a Specialized Creative Workforce*

## Dense Urban Population with Strong Rental Demand

The 1-mile area includes approximately 34,500 residents and 16,100 households, with renters significantly outnumbering homeowners. The median age is 39.4, and average household income reaches \$143,000. The area also supports around 4,400 businesses.

## High-Income Trade Area

Within 3 miles, the population expands to 349,200 residents across 164,000 households. The area maintains strong income levels, with average household income at \$145,300 and median income at \$112,000. A large renter population and nearly 39,100 businesses contribute to a strong urban consumer base.

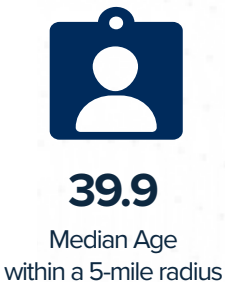
## Large Consumer Base

The 5-mile radius captures roughly 590,100 residents and 265,200 households, creating a substantial regional trade area. Average household income exceeds \$152,000, while renter households continue to dominate the market. The area also features a dense commercial presence with approximately 66,300 businesses.

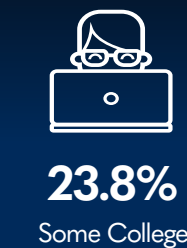
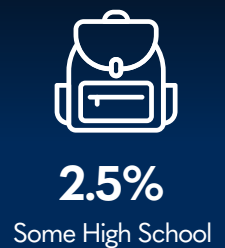
### Demographics

|                            | 1 Mile    | 3 Mile    | 5 Mile    |
|----------------------------|-----------|-----------|-----------|
| Population                 | 34,500    | 349,200   | 590,100   |
| Households                 | 16,100    | 164,000   | 265,200   |
| Average Household Size     | 2.1       | 2         | 2.1       |
| Median Age                 | 39.4      | 39.5      | 39.9      |
| Owner Occupied Households  | 4,600     | 49,300    | 92,300    |
| Renter Occupied Households | 11,600    | 115,900   | 173,900   |
| Average Household Income   | \$143,000 | \$145,300 | \$152,400 |
| Median Household Income    | \$104,400 | \$112,000 | \$119,500 |
| Businesses                 | 4,400     | 39,100    | 66,300    |

### Population



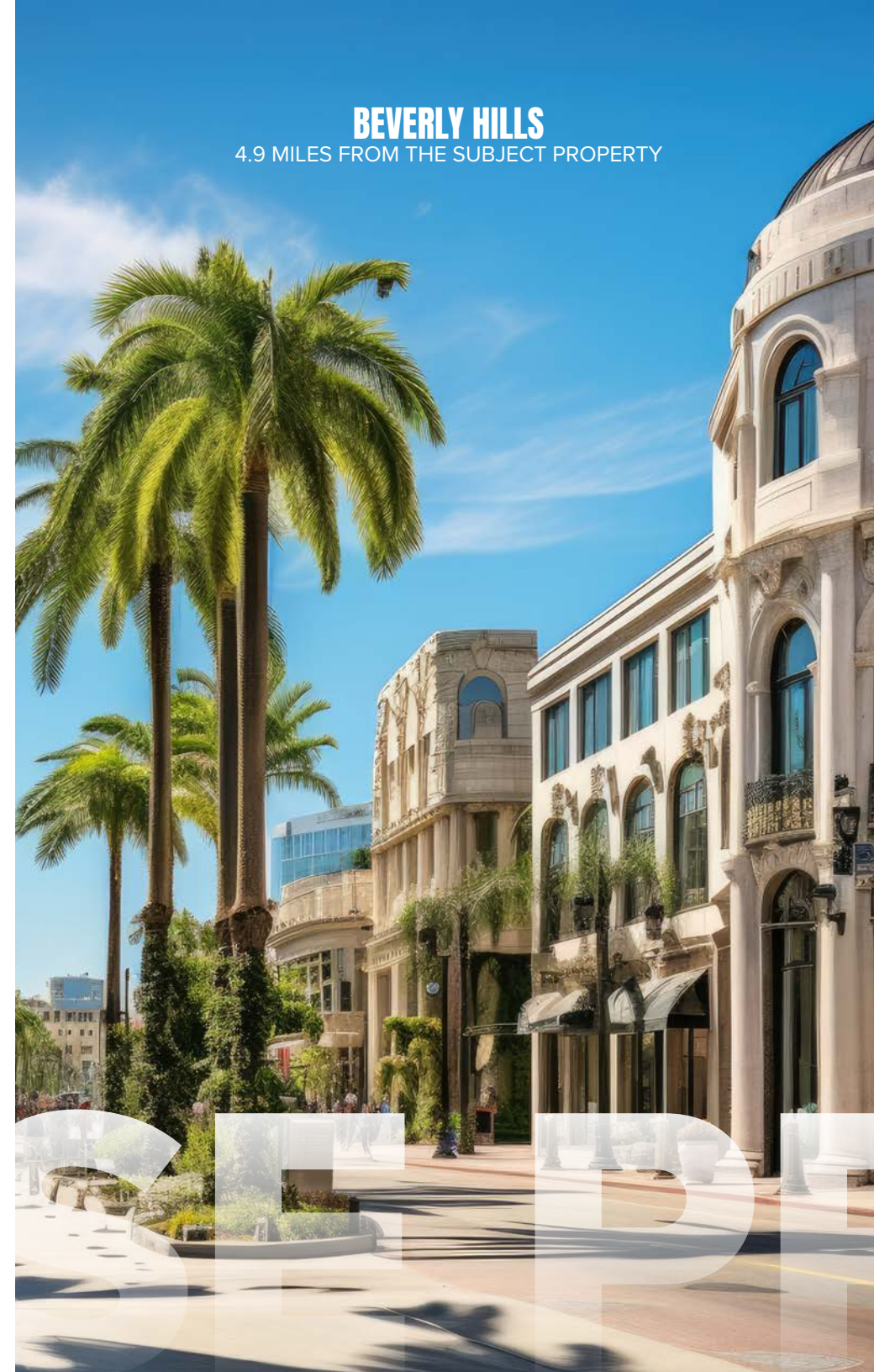
### Education





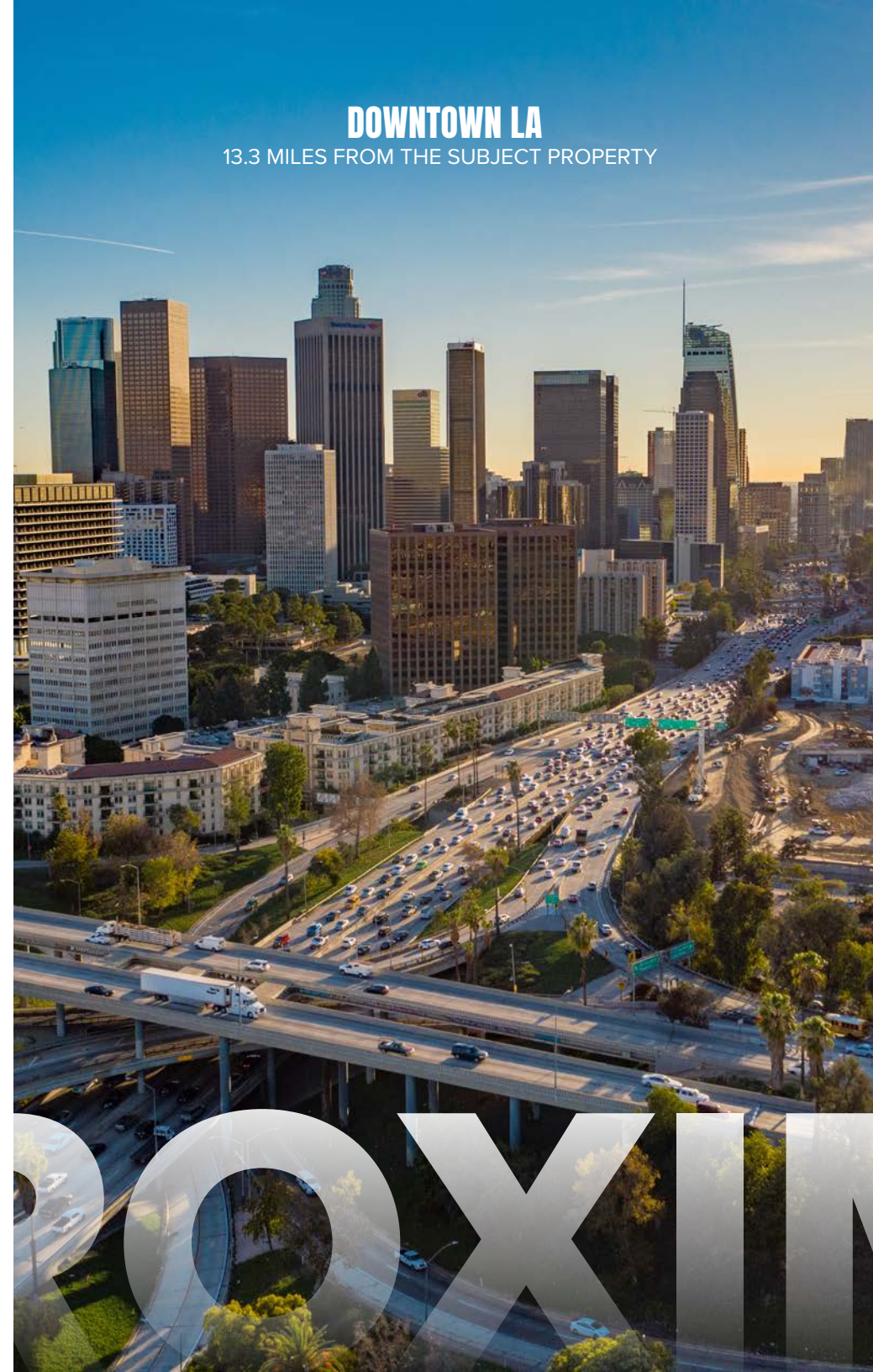
## LAX

9.6 MILES FROM THE SUBJECT PROPERTY



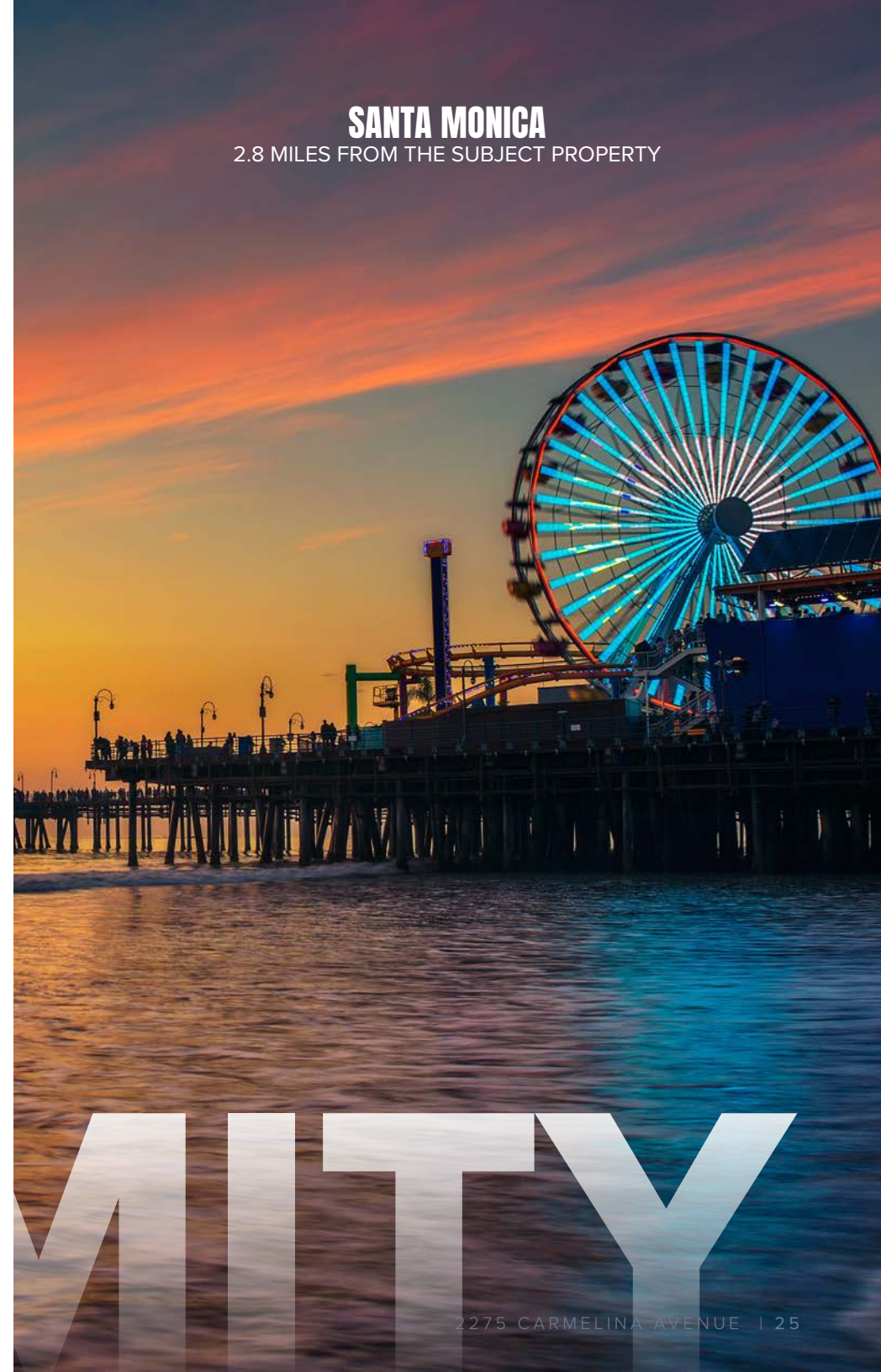
## BEVERLY HILLS

4.9 MILES FROM THE SUBJECT PROPERTY



## DOWNTOWN LA

13.3 MILES FROM THE SUBJECT PROPERTY



## SANTA MONICA

2.8 MILES FROM THE SUBJECT PROPERTY



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