

**MAJOR PRICE REDUCTION**

3539  
& 3545  
motor  
avenue

LOS ANGELES  
CALIFORNIA

**FOR SALE – Owner/User or Investor Opportunity**

**12,516 SF + 12,313 SF = 24,829 SF Total**

Two-Building Office Portfolio | Also Available Individually

Downtown Culver City Adjacent

**NEWMARK**

CONFIDENTIAL OFFERING MEMORANDUM

# CONFIDENTIALITY & CONDITIONS

**FOR MORE INFORMATION,  
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Newmark (the "Agent") has been engaged as the exclusive sales representative for the sale of 3539 & 3545 Motor Avenue, Los Angeles, California 90034 (the "Property") by "Ownership" (the "Seller").

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers ("Purchasers") of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a "Registered Potential Investor" or as a "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

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The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

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# 3539 & 3545 motor avenue

LOS ANGELES  
CALIFORNIA

## TABLE OF CONTENTS

01 THE  
OFFERING

02 INVESTMENT  
HIGHLIGHTS

03 PROPERTY  
OVERVIEW  
& DESCRIPTION

04 MARKET  
OVERVIEW  
& GROWTH  
DRIVERS

NEWMARK

# The Offering

Newmark, as exclusive advisor, is pleased to present the remarkable opportunity to acquire **3539 & 3545 Motor Ave., Los Angeles** (the “Property”)—a 2-building, 24,829 SF (12,516 SF & 12,313 SF) boutique office campus strategically located at the **midpoint between Culver City and Century City**—the Westside’s most active office submarkets.

**Available as a portfolio acquisition or individually**, 3539 & 3545 Motor Ave. are connected by walkways located at both office levels (2nd and 3rd floors), providing internal access between the two adjacent buildings (but can be easily sealed).

Fully occupied by Pixelogic Media Partners, **a global media company**, **through 10/31/2027, the Property can also, potentially, be delivered vacant upon the close of escrow.** In-place rent provides valuable flexibility and bridge income for both owner-users as well as investors contemplating repositioning the Property.

**Proximate to both I-10 and I-405, and located within a 5-minute walk of the Palms light rail station** and multiple bus lines, the location provides excellent commuter access.

**Previously \$495/SF → Now \$375/SF 24% REDUCTION**

**\$4,693,500**

3539 MOTOR AVENUE  
12,516 SF

**\$4,617,375**

3545 MOTOR AVENUE  
12,313 SF

**\$9,310,875 (\$375/SF)**

TOTAL ASKING PRICE

24,829 SF

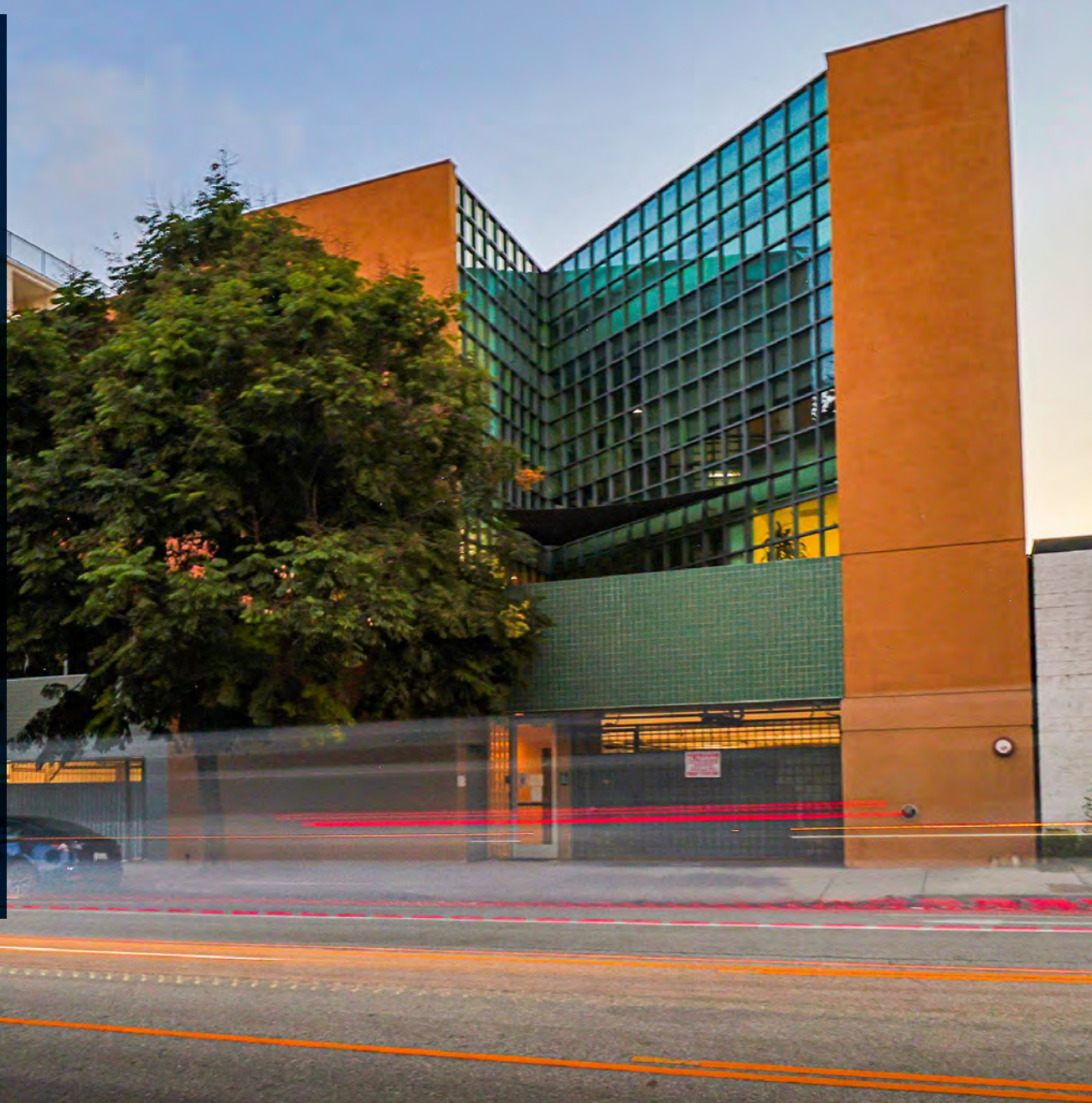
Offered TOGETHER or INDIVIDUALLY

Subject to existing lease (through 10/31/2027)  
Potential to be delivered vacant upon close of escrow



# Investment Highlights

- Flexible Occupancy – option to use one or both buildings, or continue income from current tenant
- Exit Strategies – lease-up, repositioning, or covered land play
- Creative/Medical/Professional Use Potential – adaptable floorplates
- Redevelopment Potential – located within the Exposition Corridor Transit Neighborhood Plan (TOD zone) with TOC/ED1 eligibility, offering density bonuses, reduced parking, and long-term upside
- Location – near Metro E Line (Palms Station) and 10/405 freeways





# Property Overview

Two contiguous 3-story office buildings totaling **24,829 SF** (3539: 12,516 SF & 3545: 12,313 SF) situated on **14,719 SF of land**. Combined, these properties represent a rare Westside owner-user or investment opportunity with flexibility across use types — creative office, post-production, medical, or professional.

## PHYSICAL FEATURES & USE POTENTIAL:

- Contemporary 3-story designs with efficient floorplates
- Full Motor Ave frontage and strong visibility
- Ideal for single or multi-tenant configuration
- Elevator-served; potential for creative, medical, or production use

## REDEVELOPMENT CONTEXT:

Located within the **Exposition Corridor Transit Neighborhood Plan (TOD zone)** with zoning **MU(EC)** (Mixed Use – Expo Corridor). The site qualifies for **TOC and ED1 incentives**, offering potential increases in allowable height, floor area ratio (FAR), and reductions in parking requirements for future mixed-use or residential redevelopment.

## CONSTRUCTION DETAILS

|                               |                                                                                                                     |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>Structure / Foundation</b> | Load-bearing concrete masonry unit walls with reinforced concrete columns and a reinforced slab-on-grade foundation |
| <b>Exterior Walls</b>         | Painted stucco with decorative ceramic tiles                                                                        |
| <b>Windows</b>                | Double-pane fixed units with aluminum framing                                                                       |
| <b>Roof</b>                   | Built-up roofing with mineral surfaced cap sheet over low-slope roof construction                                   |

## PROPERTY DETAILS

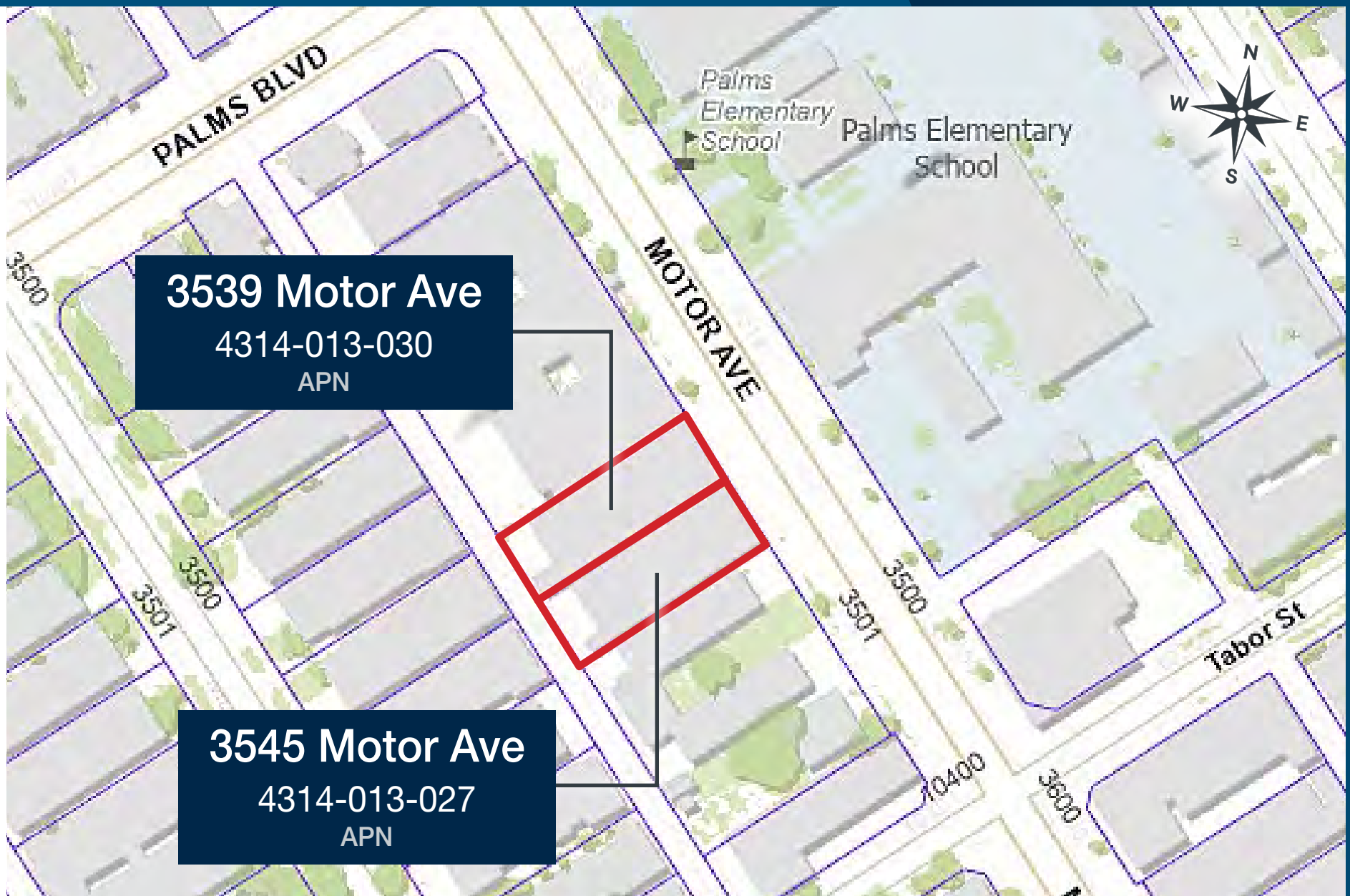
|                    | 3539 MOTOR AVE                             | 3545 MOTOR AVE                             |
|--------------------|--------------------------------------------|--------------------------------------------|
| <b>Address</b>     | 3539 Motor Avenue<br>Los Angeles, CA 90034 | 3545 Motor Avenue<br>Los Angeles, CA 90034 |
| <b>Building SF</b> | 12,516 SF                                  | 12,313 SF                                  |
| <b>Land Area</b>   | 7,360 SF/0.17 acres                        | 7,359 SF/0.17 acres                        |
| <b>Zoning</b>      | LAC2                                       | LAC2                                       |
| <b>Stories</b>     | 3                                          | 3                                          |
| <b>Year Built</b>  | 1989                                       | 1987                                       |
| <b>APN</b>         | 4314-013-030                               | 4314-013-027                               |
| <b>Parking*</b>    | 21 Spaces                                  | 19 Spaces                                  |

\* Parking is secured, single-stall on the ground floor

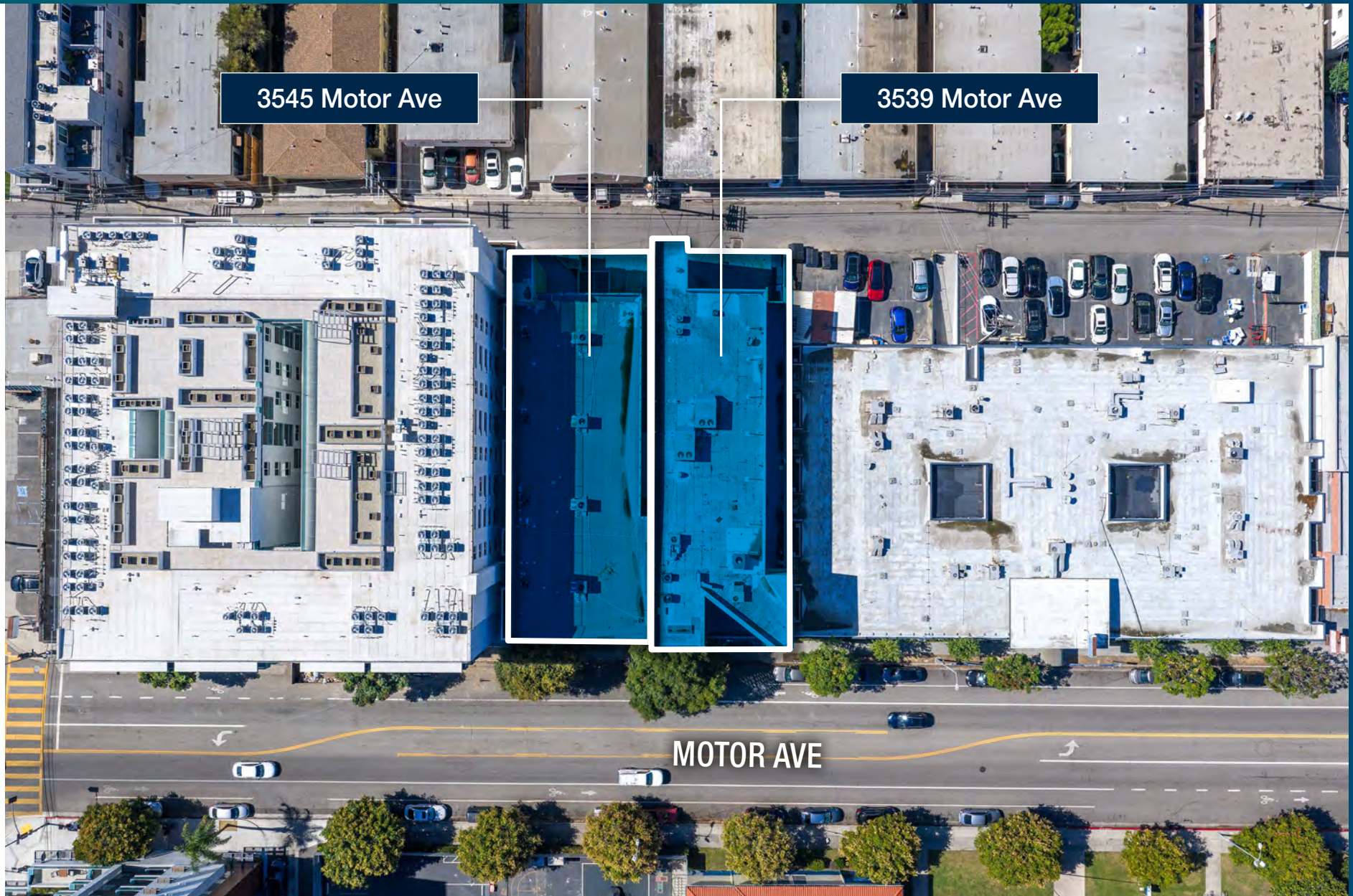
## BUILDING SYSTEMS

|                   | 3539 MOTOR AVE                                                                                                                     | 3545 MOTOR AVE                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| <b>HVAC</b>       | 5 HVAC units and 5 heat pumps on the roof, a mini-split cluster for the server/mechanical rooms, and 6 heat pumps on the 2nd floor | 4 HVAC units and 4 split units                              |
| <b>Plumbing</b>   | Copper supply piping, waste lines are copper and cast iron                                                                         | Copper supply piping, waste lines are cast iron             |
| <b>Electrical</b> | 800 amperes, 3-phase, 4-wire, 120/240 volts                                                                                        | 600 amperes, 3-phase, 4-wire, 120/240 volts                 |
| <b>Elevator</b>   | 2,000 lb. hydraulic elevator                                                                                                       | 2,000 lb. hydraulic elevator                                |
| <b>Utilities</b>  | Electricity, natural gas, water/sewer, fiber-optic internet                                                                        | Electricity, natural gas, water/sewer, fiber-optic internet |

# Parcel Map

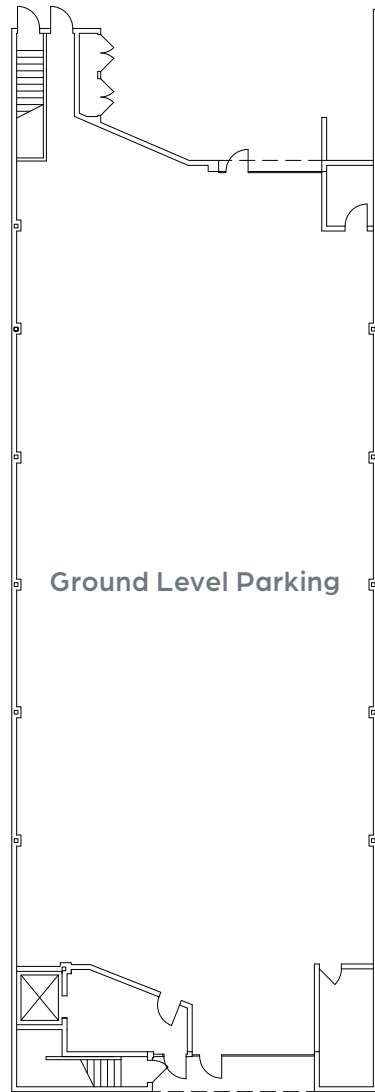


# Site Plan

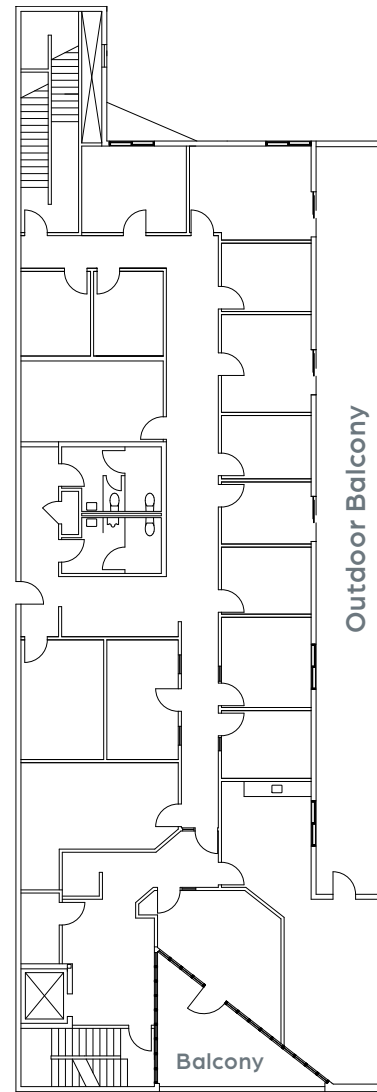


# Floorplans | 3539 Motor Ave

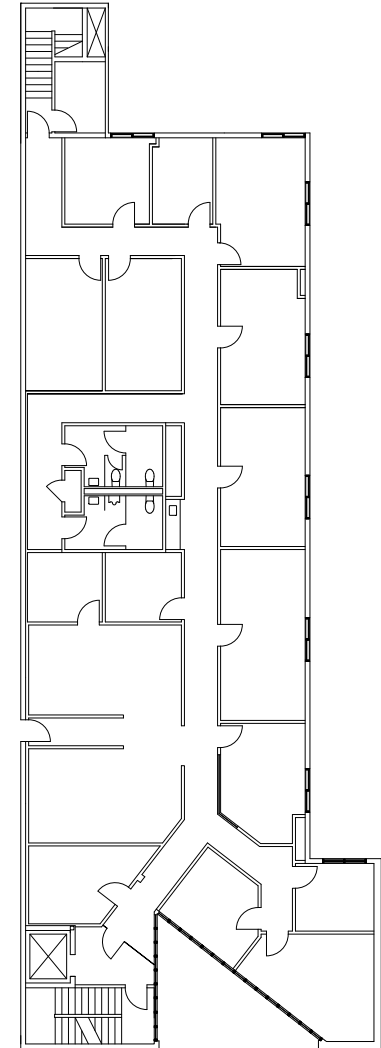
FIRST LEVEL



SECOND LEVEL



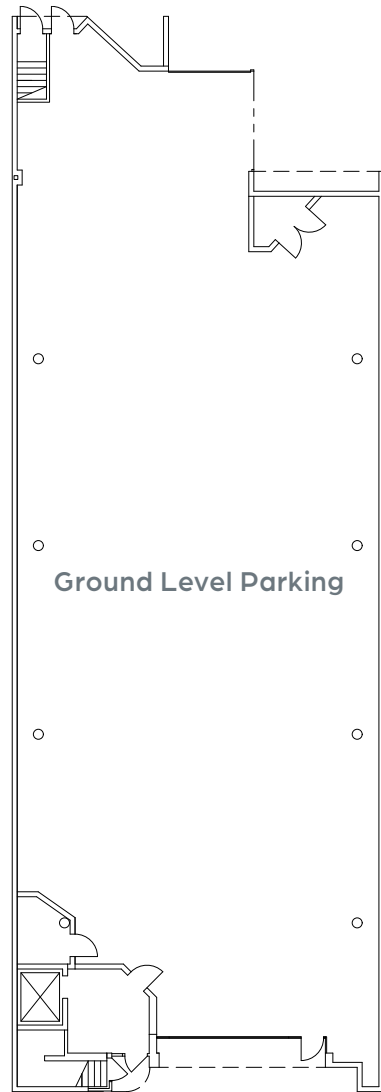
THIRD LEVEL



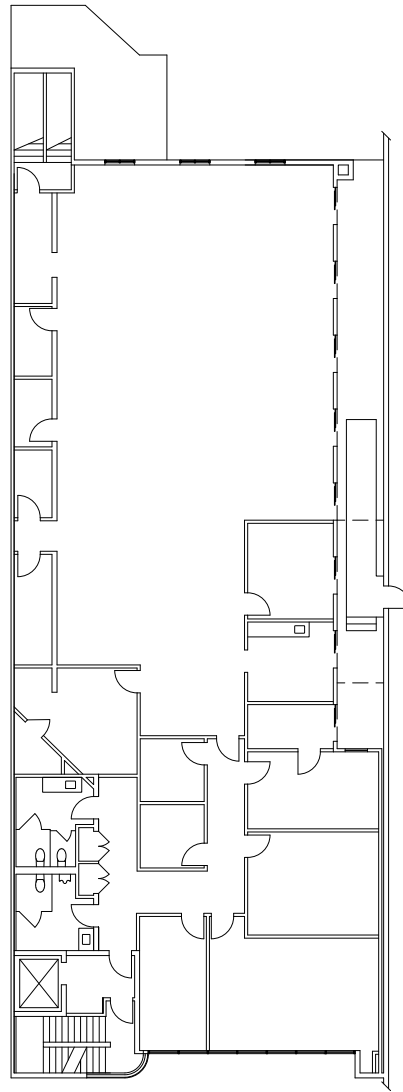
MOTOR AVE FRONTAGE

# Floorplans | 3545 Motor Ave

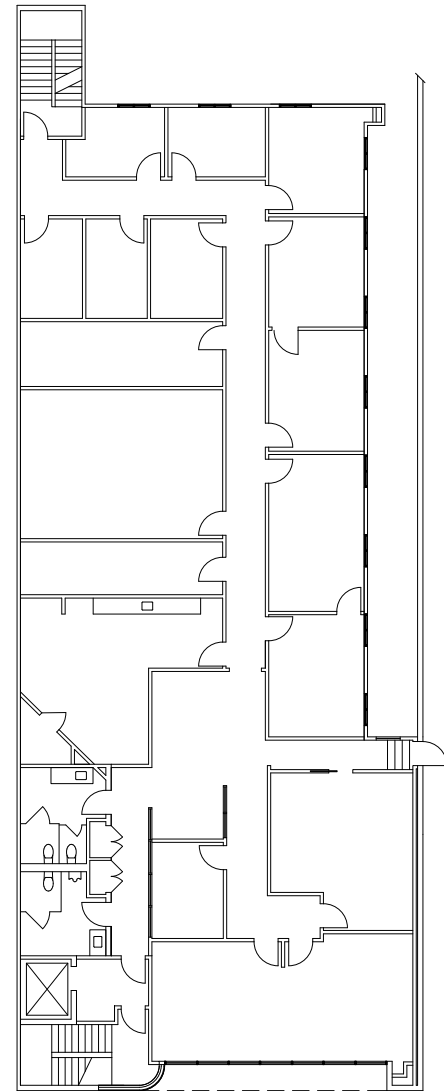
FIRST LEVEL



SECOND LEVEL



THIRD LEVEL



MOTOR AVE FRONTAGE

# Office Sale Comparables



|                  |                       |                         |                  |              |                     |
|------------------|-----------------------|-------------------------|------------------|--------------|---------------------|
| Property Address | 4533 S Centinela Ave  | 10817 Santa Monica Blvd | 3459 Motor Ave   | 1649 11th St | 3418-3424 Motor Ave |
| Floors           | 3                     | 3                       | 1                | 2            | 2                   |
| Submarket        | Marina Del Rey/Venice | Westwood                | West Los Angeles | Santa Monica | West Los Angeles    |
| Building SF      | 6,000                 | 6,000                   | 2,622            | 7,500        | 5,240               |
| Land SF          | 6,098                 | 3,485                   | 3,049            | 7,405        | 7,349               |
| Sale Price       | \$4,500,000           | \$4,398,000             | \$1,920,000      | \$5,400,000  | \$3,750,000         |
| Price Per SF     | \$750.00              | \$733.00                | \$732.27         | \$720.00     | \$715.71            |
| Sale Date        | 5/16/25               | 1/23/24                 | 8/13/24          | 12/10/24     | 9/20/23             |



|                  |                       |              |                             |                       |              |
|------------------|-----------------------|--------------|-----------------------------|-----------------------|--------------|
| Property Address | 1426 Main St          | 1552 18th St | 11291-11295 Washington Blvd | 5881 Green Valley Cir | 1914 14th St |
| Floors           | 2                     | 1            | 3                           | 1                     | 1            |
| Submarket        | Marina Del Rey/Venice | Santa Monica | Marina Del Rey/Venice       | Culver City           | Santa Monica |
| Building SF      | 6,587                 | 5,300        | 5,100                       | 6,464                 | 10,104       |
| Land SF          | 6,534                 | 7,405        | 4,996                       | 27,709                | 13,512       |
| Sale Price       | \$4,415,000           | \$3,500,000  | \$3,315,000                 | \$4,200,000           | \$6,000,000  |
| Price Per SF     | \$670.26              | \$660.38     | \$650.00                    | \$649.75              | \$593.82     |
| Sale Date        | 6/27/25               | 6/20/24      | 1/14/25                     | 6/7/24                | 1/22/24      |



|                  |                   |                  |                         |                 |
|------------------|-------------------|------------------|-------------------------|-----------------|
| Property Address | 11788 W Pico Blvd | 6000 Venice Blvd | 10436 Santa Monica Blvd | 2136 Cotner Ave |
| Floors           | 4                 | 2                | 4                       | 2               |
| Submarket        | West Los Angeles  | West Los Angeles | Westwood                | Westwood        |
| Building SF      | 7,000             | 5,462            | 15,950                  | 7,000           |
| Land SF          | 5,227             | 10,019           | 10,454                  | 6,534           |
| Sale Price       | \$4,150,000       | \$3,200,000      | \$8,775,000             | \$3,625,000     |
| Price Per SF     | \$592.86          | \$585.87         | \$550.16                | \$517.86        |
| Sale Date        | 8/9/24            | 1/8/25           | 1/18/24                 | 2/20/24         |

**\$651.57**  
AVERAGE  
PRICE/SF



# Market Overview

## Palms / Motor Ave Corridor

- One of the **most densely populated** neighborhoods in LA
- **Young, professional demographic** with strong renter demand
- **Walkable amenities** along Motor Ave, Venice Blvd, and Overland Ave

## Culver City / Westside Market Context

- **Culver City** = Hub for Tech & Media (Amazon, Apple, Sony, HBO)
- **Major projects:** Ivy Station, Cumulus District, Platform, Helms Bakery District

## Development Activity

- **Significant multifamily and mixed-use pipeline** in Palms and Culver City
- **TOC and ED1 opportunities** driving demand for **low-rise, parking-rich parcels**



### Demographics (5-Mile Radius)

450,000

POPULATION

~\$95,000+

MEDIAN HOUSEHOLD INCOME

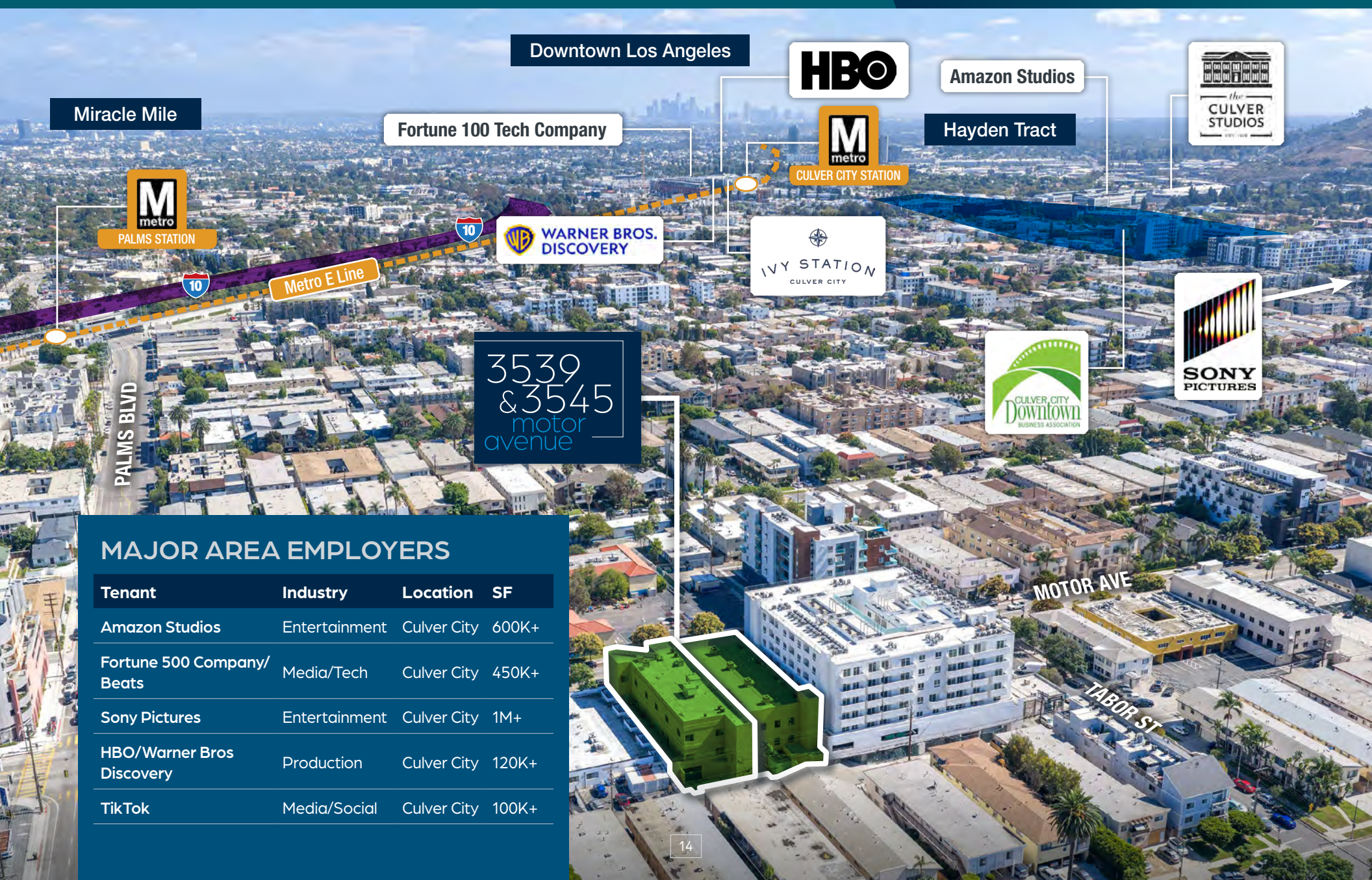
High proportion of working-age professionals and renters



# Central Westside Location | Surrounded by Top Amenities



# Palms & Culver City: Heart of the Westside



Downtown Los Angeles



Amazon Studios



Hayden Tract



Fortune 100 Tech Company

Miracle Mile



PALMS STATION



Metro E Line

3539  
& 3545  
motor  
avenue



MOTOR AVE

TABOR ST

## MAJOR AREA EMPLOYERS

| Tenant                        | Industry      | Location    | SF    |
|-------------------------------|---------------|-------------|-------|
| Amazon Studios                | Entertainment | Culver City | 600K+ |
| Fortune 500 Company/<br>Beats | Media/Tech    | Culver City | 450K+ |
| Sony Pictures                 | Entertainment | Culver City | 1M+   |
| HBO/Warner Bros<br>Discovery  | Production    | Culver City | 120K+ |
| TikTok                        | Media/Social  | Culver City | 100K+ |

# Palms & Culver City On The Rise

## Dynamic Westside Growth Corridor – Where Creative Meets Transit

### Market Momentum Snapshot

A transit-served corridor transforming through new housing, creative office, and entertainment anchors.

- Surrounded by 1,500+ new residential units under construction or planned
- Over 530,000 SF of active commercial development nearby
- Anchored by major corporate tenants (Amazon, Apple, Sony, HBO, TikTok)
- Transit-connected and walkable — steps from the Metro E Line (Palms Station)
- Median household incomes exceeding \$100K within 3 miles
- Located within the Exposition Corridor Transit Neighborhood Plan (TOD zone), offering enhanced density potential and reduced parking requirements
- Among LA's most educated and densely populated neighborhoods
- Culver City creative-tech expansion fueling spillover demand into Palms
- High renter concentration driving multifamily and mixed-use development
- Low-rise office with parking and accessibility is increasingly rare and desirable

### DEVELOPMENT PIPELINE

| Project               | Type        | Units/SF                    | Status             | Distance  |
|-----------------------|-------------|-----------------------------|--------------------|-----------|
| Habitat (Lendlease)   | Mixed-Use   | 260 Units/250K Office       | Under Construction | 1.3 Miles |
| Cumulus District      | Mixed-Use   | 1,210 Units/100K+ SF Retail | Completed          | 1.5 Miles |
| 11111 Jefferson       | Mixed-Use   | 230 Units                   | Entitled           | 1.6 Miles |
| 3664 Motor            | Residential | 48 Units                    | Proposed           | 0.2 Miles |
| Palms Blvd & Overland | Residential | 90 Units                    | Under Construction | 0.6 Miles |

### DEMOGRAPHIC HIGHLIGHTS

|                      | 1-Mile    | 3-Miles   | 5-Miles   |
|----------------------|-----------|-----------|-----------|
| Population           | 54,000    | 255,000   | 520,000   |
| Avg Household Income | \$102,000 | \$111,000 | \$125,000 |
| College Educated     | 55%       | 54%       | 52%       |
| Median Age           | 35.8      | 36.1      | 36.6      |
| Renter Occupied      | 67%       | 64%       | 61%       |



# Palms Residential Boom



# Prime Westside Access



# FOR SALE: Owner/User or Investor Opportunity

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The broker for a purchaser of the property shall be entitled to receive a real estate commission only in the event that broker and the property's owner execute a written commission agreement, containing the manner of calculation of that commission and all conditions to its payment, and the satisfaction of those conditions. Absent a written agreement to the contrary between that broker and Newmark, that broker shall not look to Newmark for payment of such a commission or any other compensation.

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