

910 - 916 S. BARRINGTON AVENUE LOS ANGELES, CA 90049

Partial Ownership and
Rental Revenue
Opportunity



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VIRTUAL TOUR

FULLY LEASED BUILDING IN THE HEART OF BRENTWOOD –
12.5% CAP RATE!!

PINEAPPLE VENTURES, INC. 

866-591-7802
info@pineappleventuresinc.com

PRICE **\$2,250,000**

ADDRESS 910 - 916 S Barrington Ave.
Los Angeles, CA 90049

BUILDING Approx. 4,432 Sq. Ft.

LAND Approx. 4,577 Sq. Ft.

APN (4265-006-004)

YEAR BUILT 1965

PROPERTY Office/Retail

ZONING LAC1.5

PARKING 7 Parking Spaces

INVESTMENT HIGHLIGHTS

* Free standing building to be delivered with premium rental rate tenant paying \$23,437.50 per month on a 15-year lease, which amounts to a 12.5% CAP Rate. Includes a 33% ownership stake in building. Building Appraised at \$5.75m.

* Located on South Barrington Avenue near the corner of San Vicente Boulevard with approximately 33,000 cars passing per day

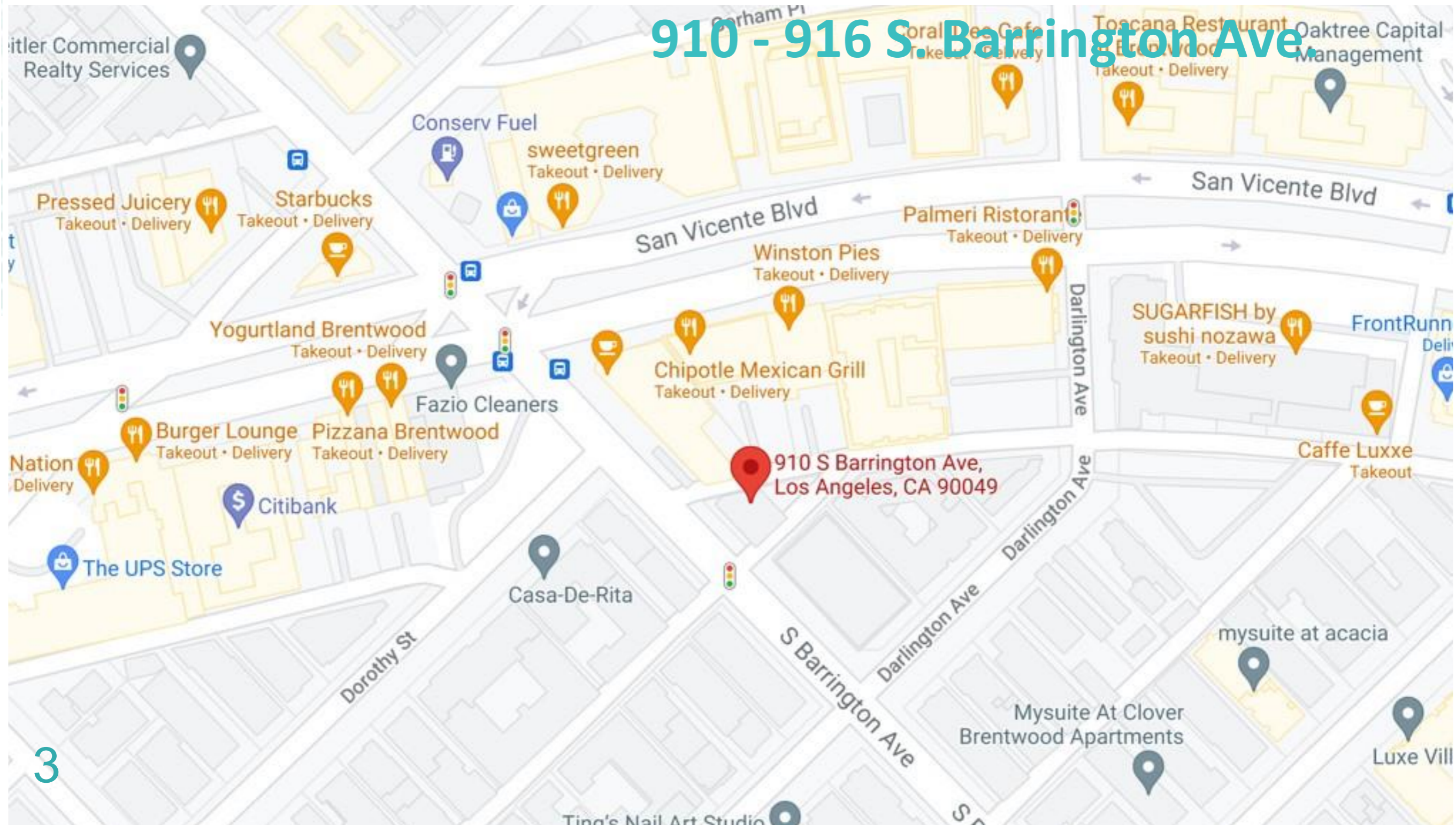
*Close to the San Diego (405) Freeway and the Santa Monica (1-10) Freeway. It is in close proximity to Westwood Village, UCLA, Westwood Medical Plaza, The Armand Hammer Museum, Geffen Playhouse, UCLA Center for Performing Arts and the Fowler Museum of Cultural History. The strong retail trade area the property is located within testifies to the strength and viability of this particular location.

*The demographic profile of the surrounding areas gives the underlying real estate a strong intrinsic value. The average annual household income within a 3 mile radius of the subject property is \$114,412.

****SHOWN BY APPOINTMENT ONLY***

AREA MAP

910 - 916 S. Barrington Ave.



AERIAL MAPS



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EXTERIOR PHOTOS

910 - 916 S. Barrington Ave.



1ST FLOOR PHOTOS



2ND FLOOR PHOTOS



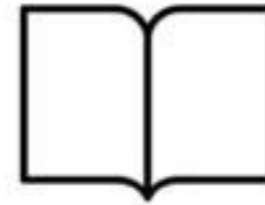
DEMOGRAPHICS



Within 1 Mile



Housing Units
21,573
26.76% owner occupied



Educational Attainment
65%
with college or higher degree



Estimated Population
41,876
11.31% growth 2010-2018
3.01% growth 2017-2023



Average Household Income
\$117,634
45% earn more than \$100k



Median Home Value
\$938,318



Apparel, Food/Entertainment & Services
\$313,146
2018 yearly consumer spending

1-MILE RADIUS

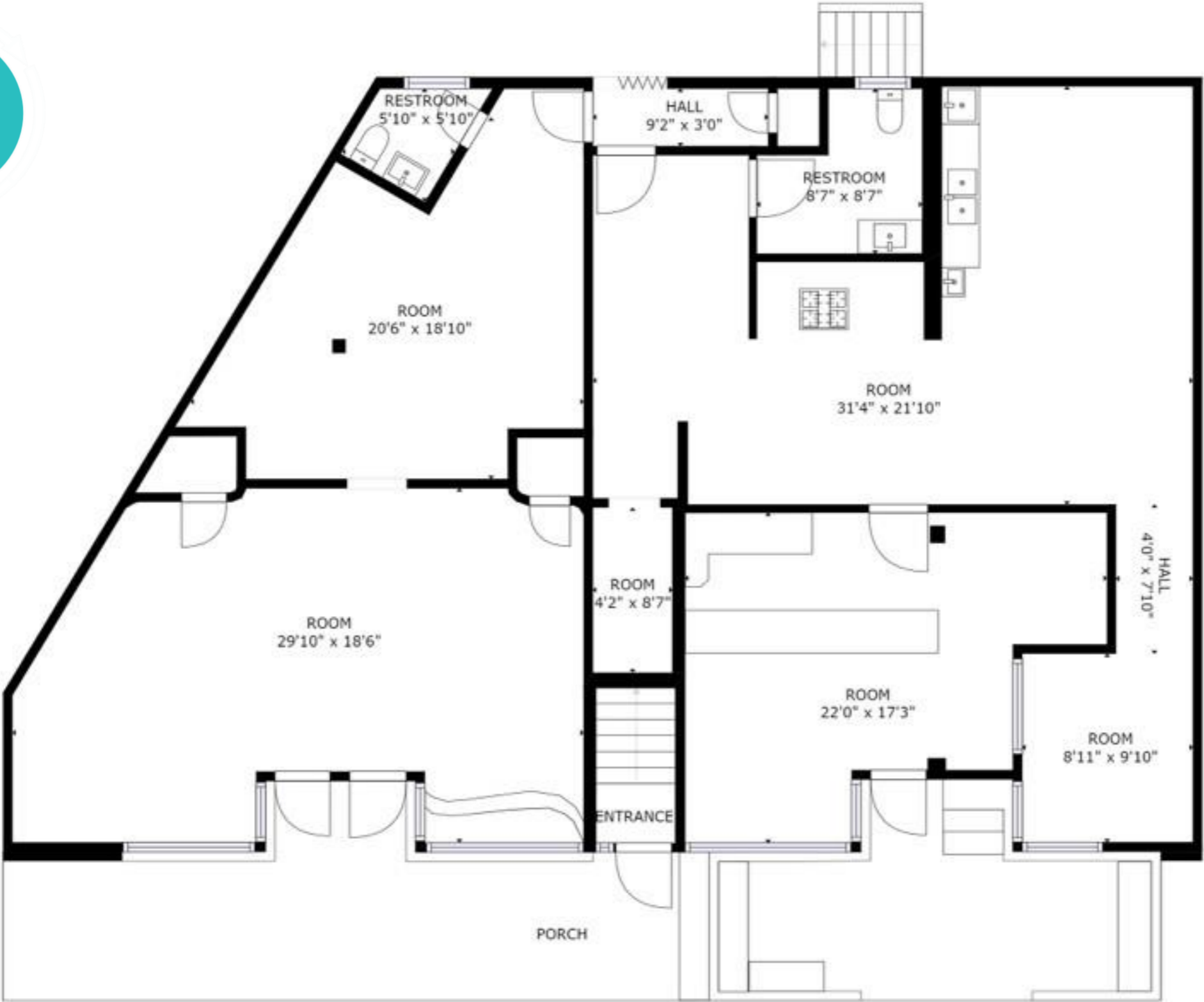
3-MILE RADIUS

5-MILE RADIUS

POPULATION

2023 Projected Population	43,138	241,879	543,615
2018 Estimated Population	41,876	236,214	531,124
2010 Census Population	37,622	219,306	495,346
Growth 2018-2023	3.01%	2.40%	2.35%
Growth 2010-2018	11.31%	7.71%	7.22%
2018 ESTIMATED HOUSEHOLD INCOME \$50,000 +			
\$50,000-\$74,999	14.43%	12.86%	13.37%
\$75,000-\$99,000	13.35%	10.64%	11.37%
\$100,000 +	45.06%	46.24%	45.37%
TOTAL	72.84%	69.74%	70.11%
2018 Estimated Average HH Income	\$117,634	\$123,721	\$123,230
2018 Estimated Households	21,573	106,999	242,449

FLOOR PLAN - GROUND FLOOR



FLOOR PLAN - SECOND FLOOR

