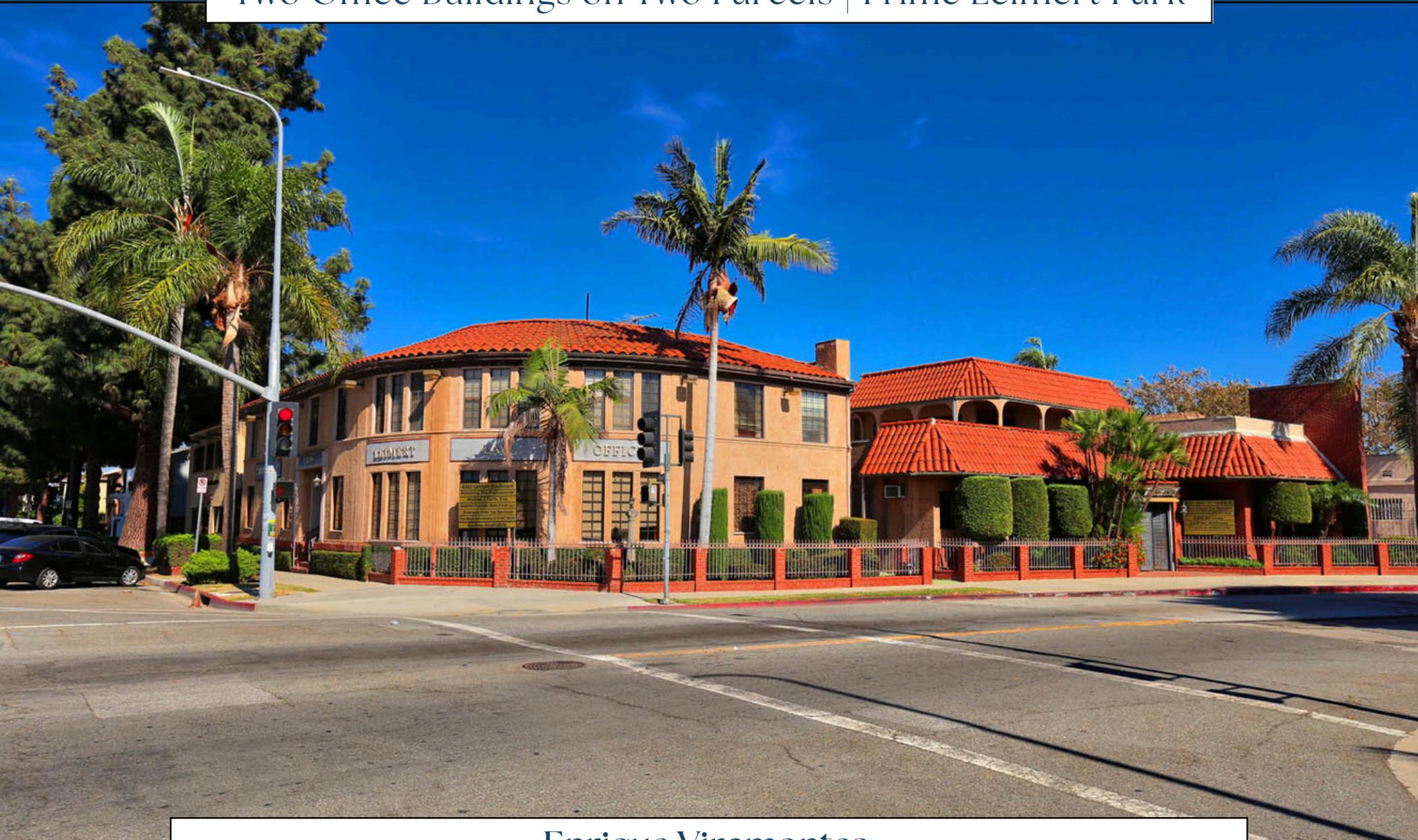


LEIMERT ELEVEN

Two Office Buildings on Two Parcels | Prime Leimert Park



Enrique Viramontes

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LEIMERT ELEVEN

Combined Property Profile

Property Address: 4340 Leimert Blvd & 4342 11th Ave
Los Angeles, CA 90008

Assessor Parcel #: 5023-008-003
5023-008-002

Units: 12

Year Built: 1940 / 1949

Building Size: 11,132

Lot Size: 12,518

Zoning: LAC1.5

Parking: Onsite



4340 Leimert Blvd - Property Profile

Property Address: 4340 Leimert Blvd
Los Angeles, CA 90008

Assessor Parcel #: 5023-008-003

Units: 6

Year Built: 1940

Building Size: 5,652

Lot Size: 3,496

Zoning: LAC1.5

Parking: On-Street



4342 11th Ave - Property Profile

Property Address: 4342 11th Ave
Los Angeles, CA 90008

Assessor Parcel #: 5023-008-002

Units: 6

Year Built: 1949

Building Size: 5,480

Lot Size: 9,022

Zoning: LAC1.5

Parking: Onsite



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LEIMERT ELEVEN

Investment Summary



OFFERING PRICE: \$ **3,799,000**

PRICE/ SQ FT: \$ 341.27

CAP RATE: 3.20%

Situated in the heart of historic Leimert Park, this rare assemblage of two office properties at 4340 Leimert Blvd & 4342 11th Ave offers a compelling opportunity for both investors and owner-users. Comprising two separate parcels and two distinct Spanish Mediterranean-style buildings, the property is rich with architectural charm and timeless character. Positioned prominently on a corner lot of over 12,500 square feet along Leimert Boulevard—a major arterial street—the site benefits from high visibility and excellent accessibility. The buildings feature ornate design elements that enhance their unique curb appeal and distinguish them from typical office inventory in the market.

Just minutes from the newly completed Crenshaw/LAX Metro Line, the property enjoys connectivity to greater Los Angeles, making it a strategic location for a variety of professional, creative, or community-based tenants. The surrounding Leimert Park neighborhood is experiencing a cultural and economic revival, driven by infrastructure investment, revitalized public spaces, and a renewed appreciation for its deep artistic and historical roots. With proximity to Downtown Los Angeles, USC, Culver City, and major entertainment hubs, Leimert Eleven is ideally located at the intersection of culture, commerce, and convenience.

Investment Highlights

- **Two APNs & Two Freestanding Buildings.** Rare configuration ideal for multi-tenant use, owner-user occupancy, or flexible redevelopment. Combined building square footage: 11,132 sf | Combined lot square footage: 12,518 sf
- **Ideal for Investors or Owner-Users.** Occupy one building and lease the other, or hold both as a long-term stabilized investment.
- **Architectural Appeal.** Spanish Mediterranean design with custom features that add warmth, character, and identity to the space.
- **Corner Lot on Leimert Blvd and 11th Avenue.** Excellent exposure and access from a signalized intersection. Just one block away from Leimert Park Plaza and Crenshaw Blvd.
- **Thriving Cultural District – Leimert Park.** A neighborhood known for its jazz heritage, creative community, and ongoing revitalization initiatives.
- **Transit-Oriented Location.** Just a short distance to the new Crenshaw/LAX Metro Line, enhancing connectivity to Inglewood, LAX, and the Expo Line.
- **Proximity to Major Employment Centers.** Easy access to Downtown LA (~15 mins), University of Southern California (USC), Culver City (~20 mins), and Hollywood.
- **Entertainment & Lifestyle Amenities Nearby.** Close to SoFi Stadium, West Adams, Baldwin Hills Crenshaw Plaza, and The District at Crenshaw.



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LEIMERT ELEVEN

Subject Photos



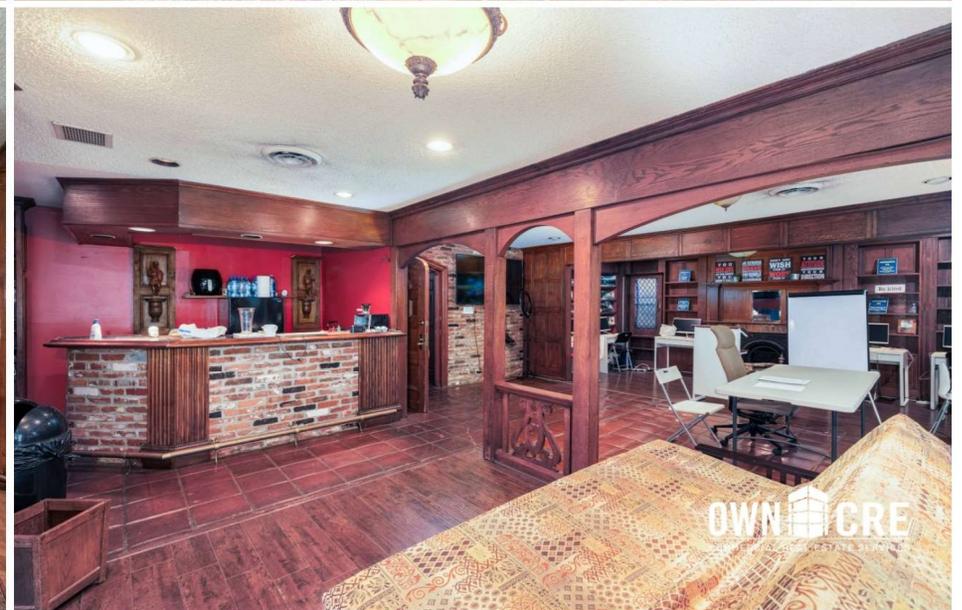
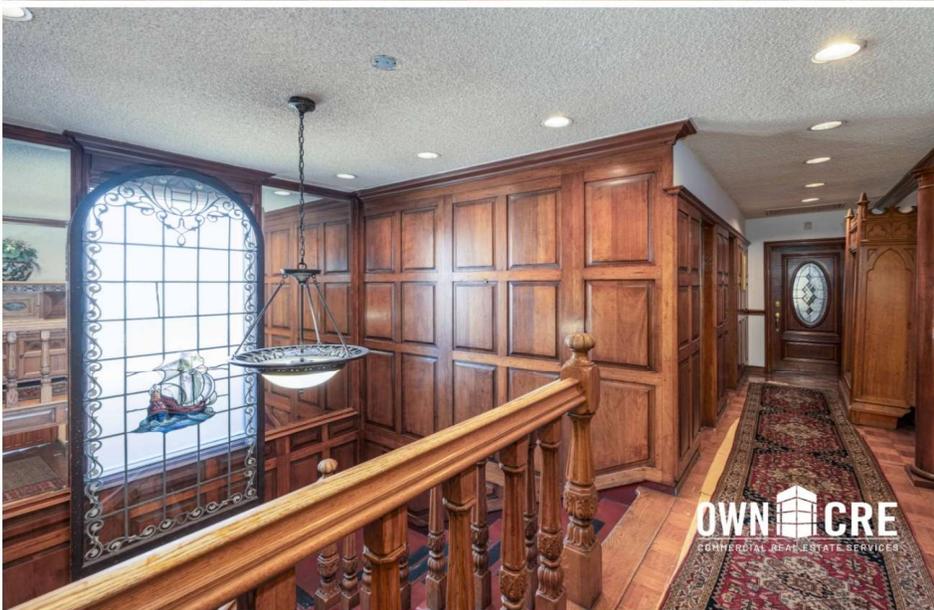
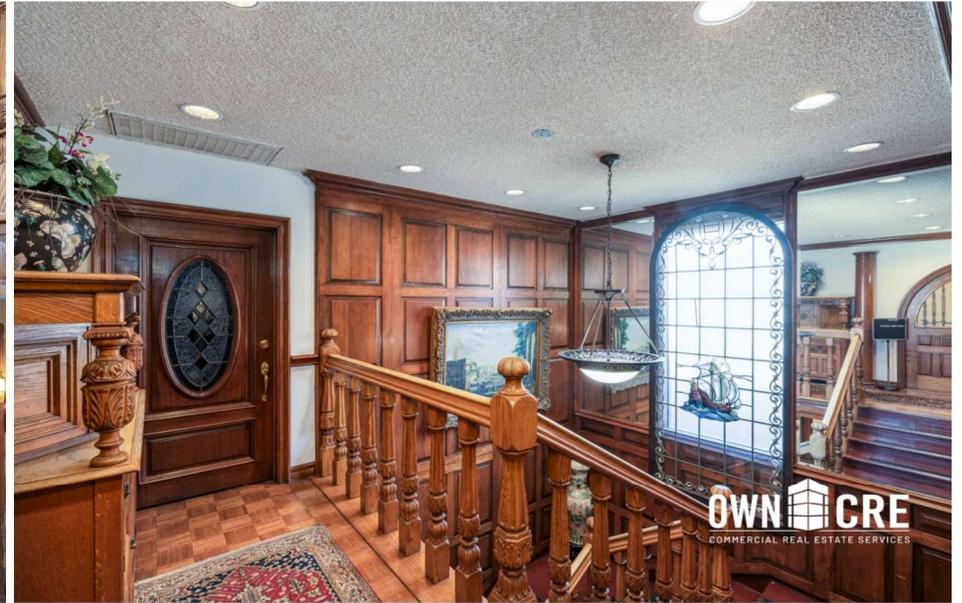
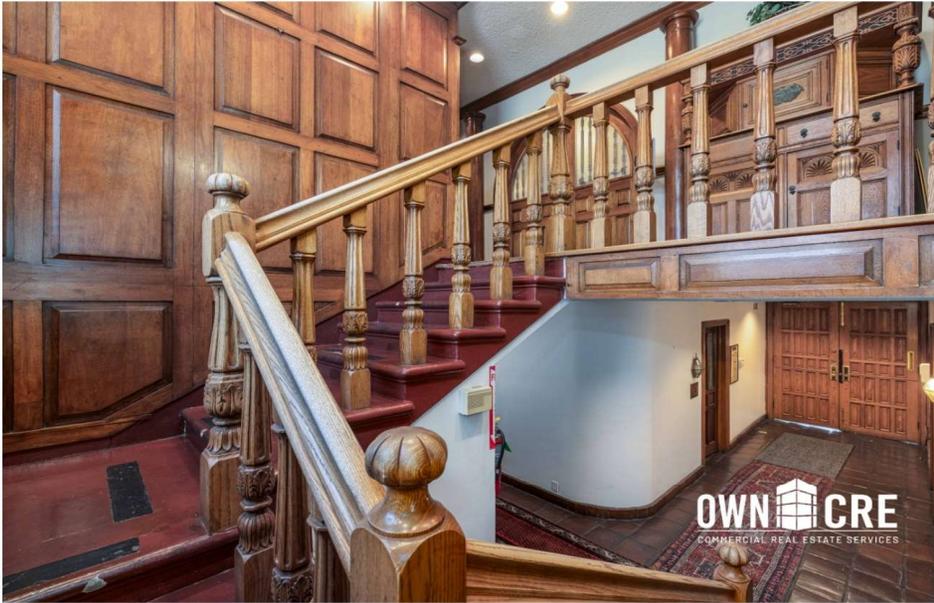
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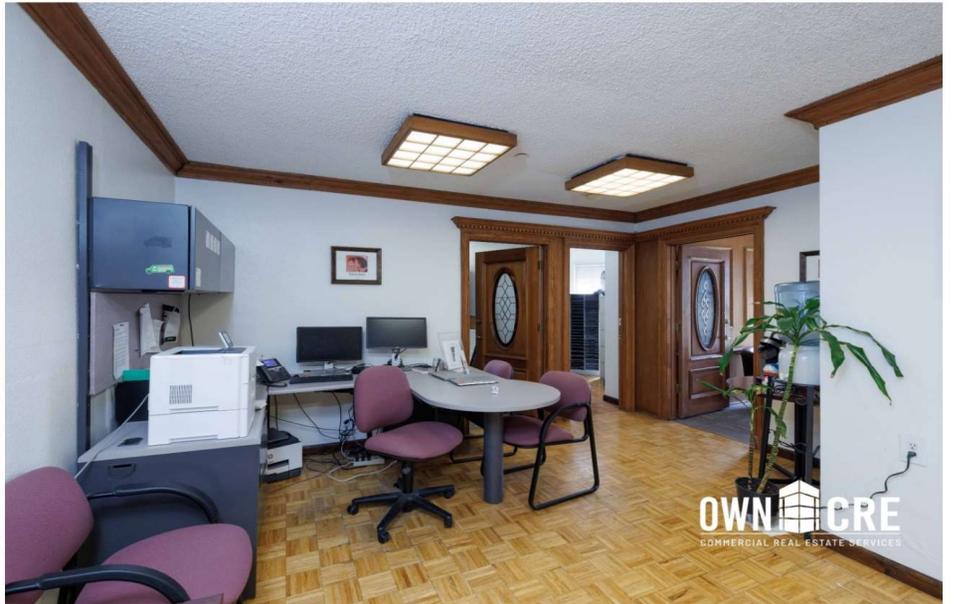
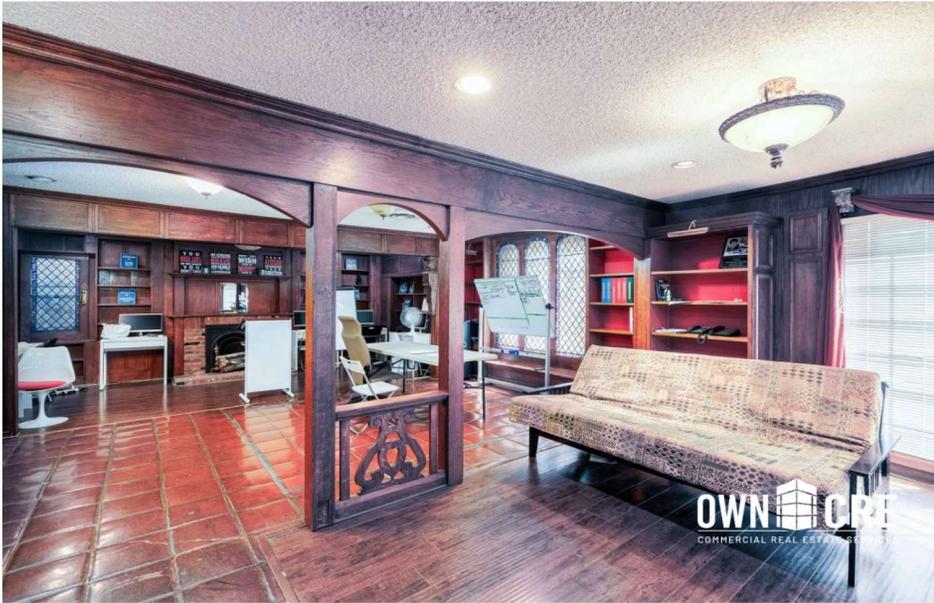
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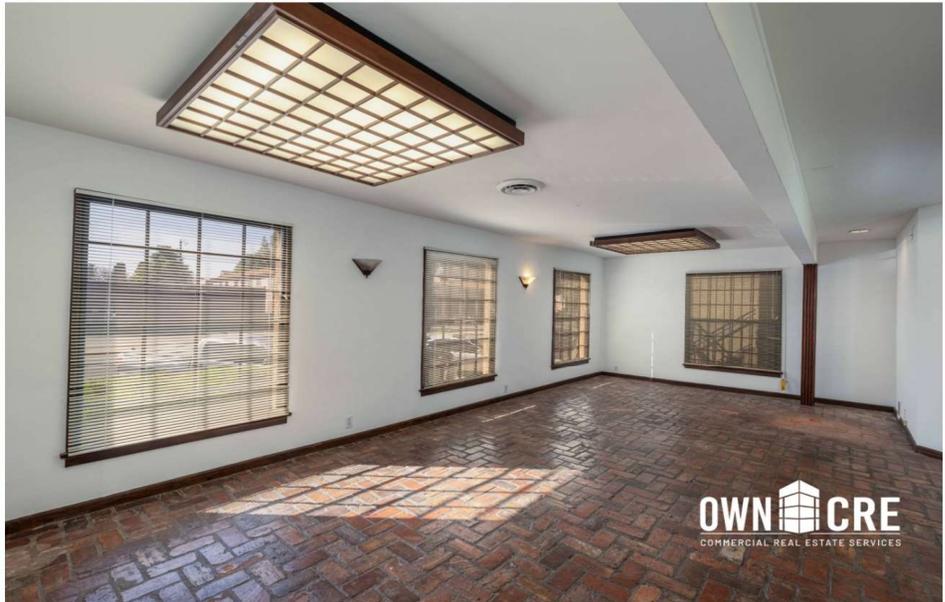
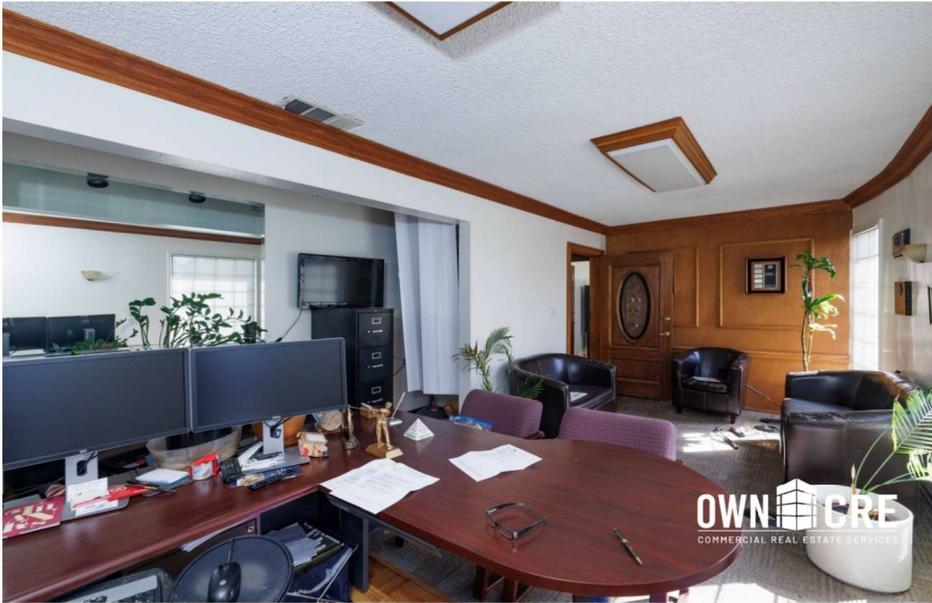
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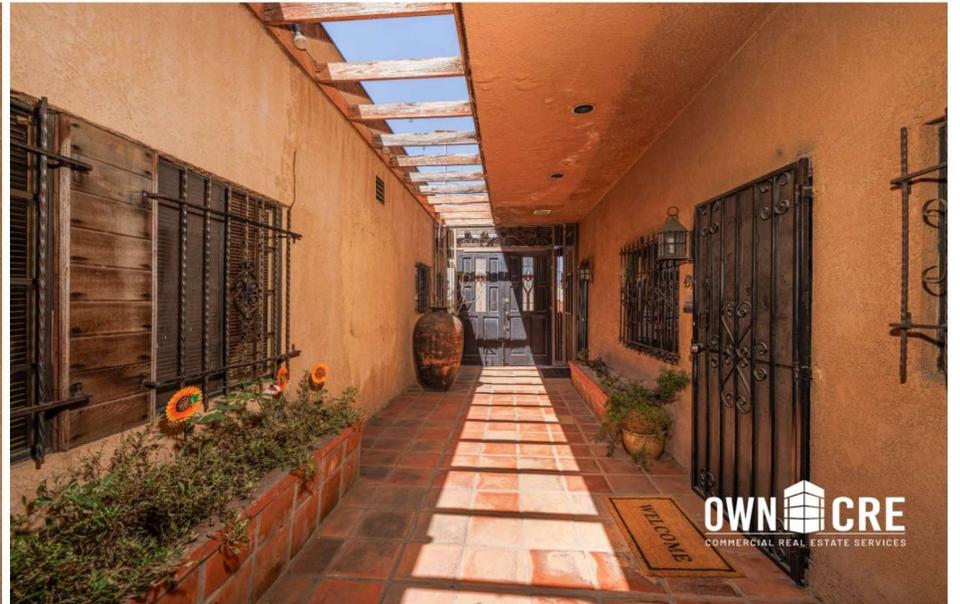
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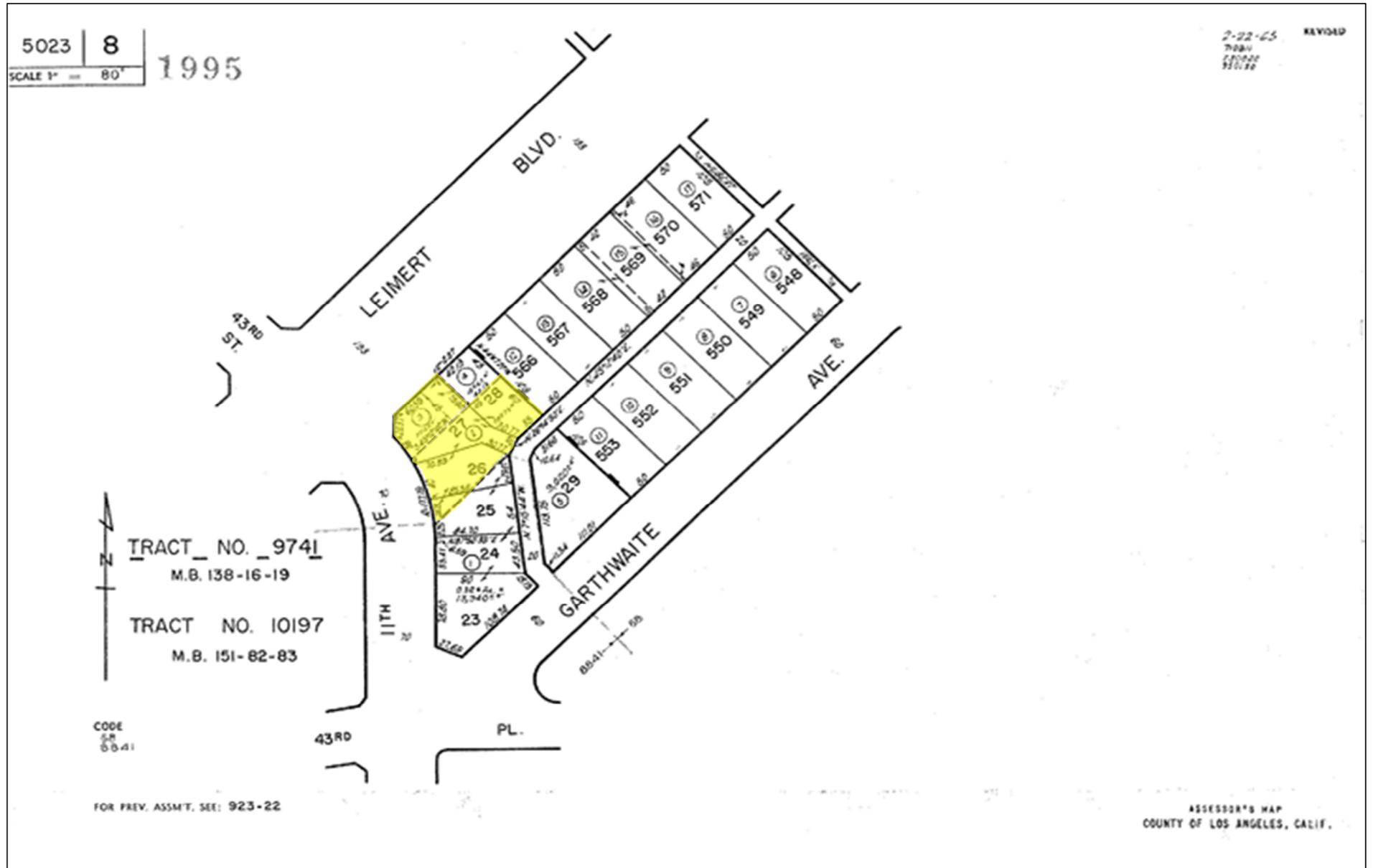
Subject Aerial



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Parcel Map



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4340 Leimert Blvd & 4342 11th Ave, Los Angeles, CA 90008

Combined Financial Analysis



Pricing Analysis

Price	\$ 3,799,000
Down Payment 100%	\$ 3,799,000
Price / Sq Foot	\$ 341.27
Cap Rate	3.20%
Cap Rate (Proforma)	5.36%

Property Profile

No. of Units:	12
Year Built:	1940 / 1949
Square Footage:	11,132
Lot Size:	12,518
Construction Type:	W/F Stucco
Roof Type:	Composite
Parking:	Onsite
Parcel No.:	5023-008-003
	5023-008-002

Agent Contact

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Unit Mix & Monthly Rent Schedule

No. of Units	Type	Current Rent Range	Current Income	Proforma Rent Range	Market Income
12	Office	\$ 750 - 2,688	\$ 18,756	\$ 750 - 3,953	\$ 25,055
CAM Reimbursements			\$ 330		\$ 1,811

Annualized Income & Expenses

	Current	Market
Total Scheduled Gross Income	\$ 229,028	\$ 323,958
Vacancy Rate	1.0% \$ 2,290	3.0% \$ 9,719
Effective Operating Income	\$ 226,738	\$ 314,239
Expenses		
Property Taxes & D.A.	\$ 47,038	\$ 47,038
New Insurance Quote	\$ 16,000	\$ 16,000
Gas	\$ 3,416	\$ 3,416
Water, Power & Sanitation	\$ 11,511	\$ 11,511
Trash	\$ 10,800	\$ 10,800
Landscaping	\$ 2,880	\$ 2,880
Repairs & Maintenance	6.0% \$ 13,604	6.0% \$ 18,854
Total Expenses	\$ 105,249	\$ 110,499
Expenses Per Unit	\$ 8,771	\$ 9,208
Expenses Per Square Foot	\$ 9.45	\$ 9.93
Net Operating Income	\$ 121,489	\$ 203,740
Pre-Tax Cash Flow	\$ 121,489	\$ 203,740
Return	3.20%	5.36%

NOTES: Figures are estimates only and based on industry standards. These numbers should be adequate considering the condition of the property. Property taxes are based on a reassessment at the current tax rate. RE/MAX Commercial & Investment Realty and Agent make no warranty or representation about the content of this offering memorandum. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the present or future performance of the property. The presence of molds may adversely affect the property and the health of some. If you have questions or concerns regarding this issue conduct further inspections by a qualified professional.