



OFFERING MEMORANDUM

1231 DEVON AVE

LOS ANGELES, CA 90024 3 UNITS + 3 POTENTIAL ADU

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PROPERTY INFORMATION



1231 Devon Ave - Los Angeles, CA 90024

THE OFFERING



Positioned in the heart of Westwood, 1231 Devon Ave presents a rare opportunity to acquire a premier Westside asset with immediate cash flow and substantial value-add potential. The property consists of three spacious units totaling 3,195 SF, with an attractive unit mix of two 2-bedroom units and one 1-bedroom unit.

The real story here is the ADU upside. Ownership has identified the potential to add three additional units consisting of two 1+1 ADUs and one 2+2 ADU (buyer to verify), creating a unique opportunity to significantly increase rental income and overall property value in one of the most desirable rental markets in Los Angeles.

Just minutes from UCLA, this property is also an ideal opportunity for parents with a son or daughter attending the university. Why pay rent when you can own a cash-flowing Westwood triplex, provide housing for your student, and benefit from one of the strongest rental markets in Southern California?

Located near UCLA, Century City, Beverly Hills, and Westwood Village, the property benefits from exceptional tenant demand and long-term appreciation potential. Whether you're looking for stable income today or a value-add opportunity with substantial upside through future ADU development, 1231 Devon Ave offers both. Opportunities to acquire a corner-lot Westwood property with this combination of location, income, and ADU potential are exceptionally rare.

PROPERTY INFORMATION

PROPERTY DETAILS

| | |
|----------------------|---|
| Address | 1231 Devon Ave Los Angeles, CA 90024 |
| Total Units | 3 |
| Total Building Sqft. | 3,064SF |
| Total Lot Size | 5,160 SF |
| Year Built | 1947 |
| Zoning | LARD1.5 |
| APN | 4327-012-001 |



INVESTMENT HIGHLIGHTS

- **LOWEST PRICE PER FOOT ON MARKET!!**
- **Move-In Ready** – Spacious, updated units with washer/dryer hookups in larger 2-bed layouts with 3 Car Garage
- **Prime Westwood Location** – Short distance to UCLA, Century City, and upscale Westwood Village amenities.
- **Low-Maintenance** – Clean and well-cared for with minimal deferred maintenance.
- **Strong ADU Potential** – Three detached one-car garages via rear alley, ideal for conversion to boost value and income.

PROPERTY PHOTOS



1231 Devon Ave - Los Angeles, CA 90024

PROPERTY PHOTOS
PROPERTY PHOTOS

SAMIMI
INVESTMENTS



1231 Devon Ave - Los Angeles, CA 90024

PROPERTY PHOTOS
PROPERTY PHOTOS | EXTERIOR



PROPERTY INFORMATION
PROPERTY PHOTOS

SAMIMI
INVESTMENTS



1231 Devon Ave - Los Angeles, CA 90024

FINANCIAL OVERVIEW



FINANCIAL OVERVIEW
RENT ROLL

| UNIT | BEDROOMS | BATHROOMS | SIZE SF | RENT | RENT / SF | MARKET RENT | LEASE START |
|--------------------------|----------|-----------|-----------------|----------------|---------------|-----------------|---------------|
| 1 | 2 | 1 | 1,198 SF | \$2,355 | \$1.97 | \$3,500 | 1998 |
| 2 | 2 | 1 | 1,198 SF | \$2,340 | \$1.95 | \$3,500 | 2009 |
| 3 | 1 | 1 | 800 SF | \$2,370 | \$2.96 | \$2,750 | 2021 |
| ADU Garage Conversion x1 | 2 | 2 | - | - | - | \$4,000 | ADU Potential |
| ADU Garage Conversion x2 | 1 | 1 | - | - | - | \$5,500 | ADU Potential |
| TOTALS | | | 3,196 SF | \$7,065 | \$6.88 | \$19,250 | |

FINANCIAL OVERVIEW SET UP SHEET

| Property Address | | Annualized Operating Data | | Current Rents | | Market Rents | |
|---------------------------|-----------------|---|----------|---------------|--------------|--------------|----|
| List Price: | \$1,750,000 | Scheduled Gross Income: | \$84,780 | | \$231,000 | | |
| Down Payment: | 25.0% \$437,500 | Vacancy Rate Reserve: | \$0 | 0% | *1 \$6,930 | 3% | *1 |
| Number of units: | 3+3 ADU | Gross Operating Income: | \$84,780 | | \$224,070 | | |
| Cost per Unit: | \$583,333 | Expenses: | \$30,369 | 36% | *1 \$30,369 | 13% | *1 |
| Current GRM: | 20.64 | Net Operating Income: | \$54,411 | | \$193,701 | | |
| Market GRM: | 7.58 | Loan Payments: | \$92,916 | | \$92,916 | | |
| Current CAP: | 3.11% | Pre Tax Cash Flows: | | | *2 \$100,786 | 23.04% | *2 |
| Market CAP: | 11.07% | Principal Reduction: | | | \$16,574 | | |
| Year Built / Age: | 1947 | Total Return Before Taxes: | | | *2 \$117,360 | 26.83% | *2 |
| Approx. Lot Size: | 5,160 | | | | | | |
| Approx. Gross RSF: | 3,195 | *1 As a percent of Scheduled Gross Income | | | | | |
| Cost per Net RSF: | \$547.73 | *2 As a percent of Down Payment | | | | | |

| Proposed Financing | | | | Scheduled Income | | | | | | |
|--------------------------------------|-------------|---------------|------|------------------|-----------------|----------------|---|---------------------------|---------------------------------------|-----------------|
| First Loan Amount: | \$1,312,500 | Amort: | 30 | | | | | | | |
| Terms: | 5.85% | Fixed: | 5 | | | | | | | |
| Payment: | \$7,743 | DCR: | 0.59 | | | | | | | |
| Annualized Expenses | | | | # of Units | Bdrms/ Baths | Notes | Current Income Monthly Rent/Average | Total Monthly Income | Market Income Monthly Rent/Unit | Total Income |
| *Estimated | | | | 1 | 1+1 | Move-In 2021 | \$2,370 | \$2,370 | \$2,750 | \$2,750 |
| New Taxes (New Estimated): | ~1.25% | \$21,875 | | 1 | 2+1 | Move-In 1998 | \$2,355 | \$2,355 | \$3,500 | \$3,500 |
| Maintenance (\$500/unit): | | \$1,500 | | 1 | 2+1 | Move-in 2009 | \$2,340 | \$2,340 | \$3,500 | \$3,500 |
| Insurance (\$1.25/SF): | | \$3,994 | | 2 | 1+1 | ADU CONVERSION | | | \$2,750 | \$5,500 |
| Utilities (\$1000/unit/year): | | \$3,000 | | 1 | 2+2 | ADU CONVERSION | | | \$4,000 | \$4,000 |
| Total Expenses: | | \$30,369 | | | | | | \$7,065 | | \$19,250 |
| Expenses as %/SGI | | 35.82% | | | | | | \$0 | | \$0 |
| Per Net Sq. Ft: | | \$9.51 | | | | | | \$0 | | \$0 |
| Per Unit | | \$10,123 | | | | | | \$7,065 | | \$19,250 |
| | | | | | | | | \$84,780 | | \$231,000 |
| | | | | | | | | Utilities Paid by Tenant: | Gas & Electric | |

FINANCIAL OVERVIEW

EXPENSES

EXPENSES SUMMARY

| | |
|----------------------------------|-----------------|
| New Taxes (New Estimated): 1.25% | \$21,875 |
| Maintenance (\$500/unit/year): | \$1,500 |
| Insurance (\$1.25/SF): | \$3,994 |
| Utilities (\$1000/unit/year): | \$3,000 |
| OPERATING EXPENSES | \$30,369 |

SALE COMPARABLES

SALE COMPARABLES

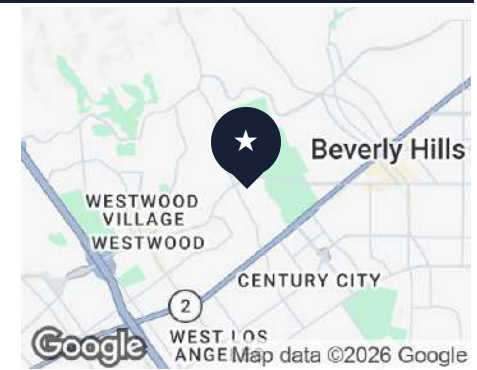
SALE COMPS



★
1231 DEVON AVE
Los Angeles, CA 90024

Subject Property

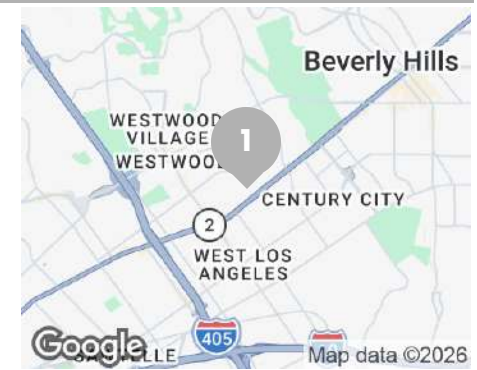
| | | | |
|-----------|-------------|-------------|----------|
| Price: | \$1,750,000 | Bldg Size: | 3,195 SF |
| Lot Size: | 5,160 SF | No. Units: | 3 |
| Cap Rate: | 3.11% | Year Built: | 1947 |
| Price/SF: | \$547.73 | | |



1
10620 HOLMAN AVE
Los Angeles, CA 90024

On Market

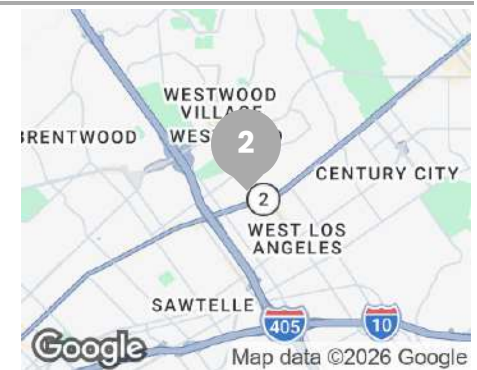
| | | | |
|-----------|-------------|-------------|----------|
| Price: | \$2,200,000 | Bldg Size: | 3,700 SF |
| Lot Size: | 6,507 SF | No. Units: | 4 |
| Cap Rate: | 4.52% | Year Built: | 1948 |
| Price/SF: | \$594.59 | | |



2
1738 KELTON AVE
Los Angeles, CA 90024

Sold 3/21/2024

| | | | |
|-----------|-------------|-------------|----------|
| Price: | \$3,775,000 | Bldg Size: | 4,925 SF |
| Lot Size: | 6,835 SF | No. Units: | 4 |
| Cap Rate: | 6.07% | Year Built: | 1936 |
| Price/SF: | \$766.50 | | |



SALE COMPARABLES

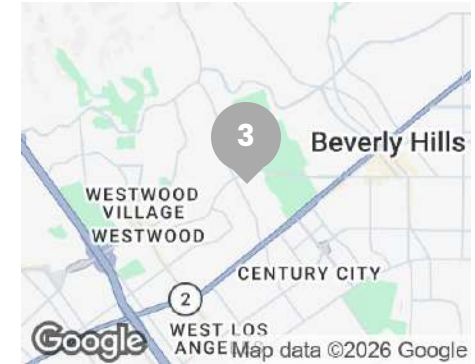
SALE COMPS



3
10354 ASHTON AVE
Los Angeles, CA 90024

Sold 6/5/2025

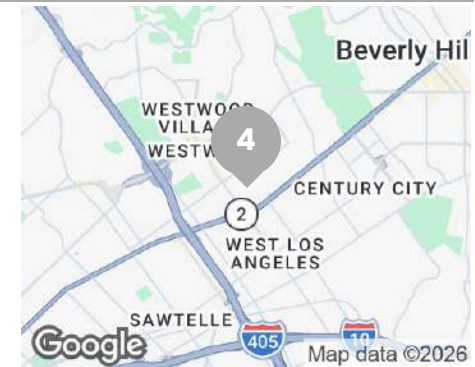
| | | | |
|-----------|-------------|-------------|----------|
| Price: | \$1,985,000 | Bldg Size: | 3,195 SF |
| Lot Size: | 4,785 SF | No. Units: | 3 |
| Cap Rate: | 2.96% | Year Built: | 1947 |
| Price/SF: | \$621.28 | | |



4
1643 SELBY AVE
Los Angeles, CA 90024

Sold 10/31/2023

| | | | |
|-----------|-------------|-------------|----------|
| Price: | \$2,155,000 | Bldg Size: | 2,926 SF |
| Lot Size: | 6,239 SF | No. Units: | 3 |
| Cap Rate: | 4.15% | Year Built: | 1950 |
| Price/SF: | \$736.50 | | |



5
1827 THAYER AVE
Los Angeles, CA 90025

Sold 10/31/2024

| | | | |
|-----------|-------------|-------------|----------|
| Price: | \$2,352,000 | Bldg Size: | 3,596 SF |
| Lot Size: | 7,000 SF | No. Units: | 3 |
| Cap Rate: | 3.46% | Year Built: | 1947 |
| Price/SF: | \$654.06 | | |



SALE COMPARABLES

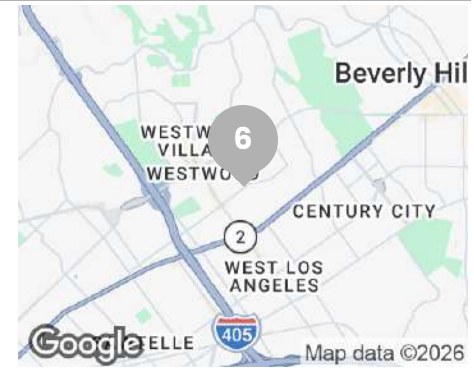
SALE COMPS



10745 OHIO AVE
Los Angeles, CA 90024

On Market

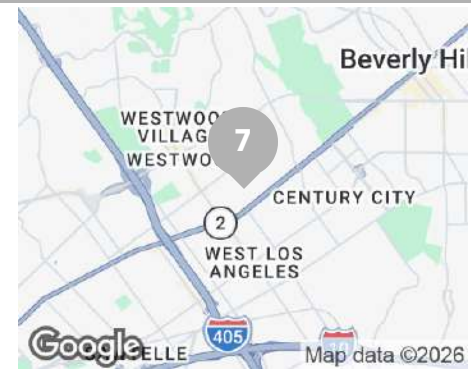
| | | | |
|-----------|-------------|-------------|----------|
| Price: | \$2,395,000 | Bldg Size: | 3,062 SF |
| Lot Size: | 5,022 SF | No. Units: | 3 |
| Cap Rate: | 2.64% | Year Built: | 1936 |
| Price/SF: | \$782.17 | | |



1621 MANNING AVE
Los Angeles, CA 90024

On Market

| | | | |
|-----------|-------------|-------------|----------|
| Price: | \$2,400,000 | Bldg Size: | 2,791 SF |
| Lot Size: | 6,465 SF | No. Units: | 3 |
| Cap Rate: | 3.06% | Year Built: | 1948 |
| Price/SF: | \$859.91 | | |



SALE COMPARABLES ANALYSIS

Closed

| Address | Price | Units | Yr. Built | RSF | Lot SF | GRM | CAP | Price/SF | Price/Unit | COE | Unit Mix |
|--|--------------------|----------|-------------|--------------|--------------|--------------|--------------|-----------------|------------------|------------|------------------------|
| 10354 Ashton Ave | \$1,985,000 | 3 | 1947 | 3,195 | 4,785 | 23.69 | 2.96% | \$621.28 | \$661,667 | 6/5/2025 | (2) 2+1, (1)1+1 |
| 1643 Selby Ave | \$2,155,000 | 3 | 1950 | 2,926 | 6,239 | 16.86 | 4.15% | \$736.50 | \$718,333 | 10/31/2023 | (1)3+2, (2)1+1 |
| 1827 Thayer Ave | \$2,352,000 | 3 | 1947 | 3,596 | 7,000 | 20.21 | 3.46% | \$654.06 | \$784,000 | 10/31/2024 | (1)2+1,(1)2+2,(1)1+1 |
| 10745 Ohio Ave | \$1,950,000 | 3 | 1936 | 3,062 | 5,022 | 18.58 | 3.28% | \$636.84 | \$650,000 | Active | (1)1+1,(2)2+1 |
| 1621 Manning Ave | \$2,400,000 | 3 | 1938 | 3,945 | 7,152 | 20.79 | 3.08% | \$608.37 | \$800,000 | Active | (4) 1+1 |
| Average - ALL COMPS | \$2,164,000 | | 1944 | 3,345 | 6,008 | 20.25 | 3.39% | \$651.41 | \$722,800 | | |
| 1231 Devon Ave, Los Angeles, CA 90024 | \$1,750,000 | 3 | 1947 | 3,195 | 5,160 | 20.64 | 3.11% | \$547.73 | \$583,333 | N/A | (2)2+1, (1) 1+1 |

SALE COMPARABLES

SALE COMPS MAP & SUMMARY

★ **1231 DEVON AVE**

Los Angeles, CA

Price \$1,750,000

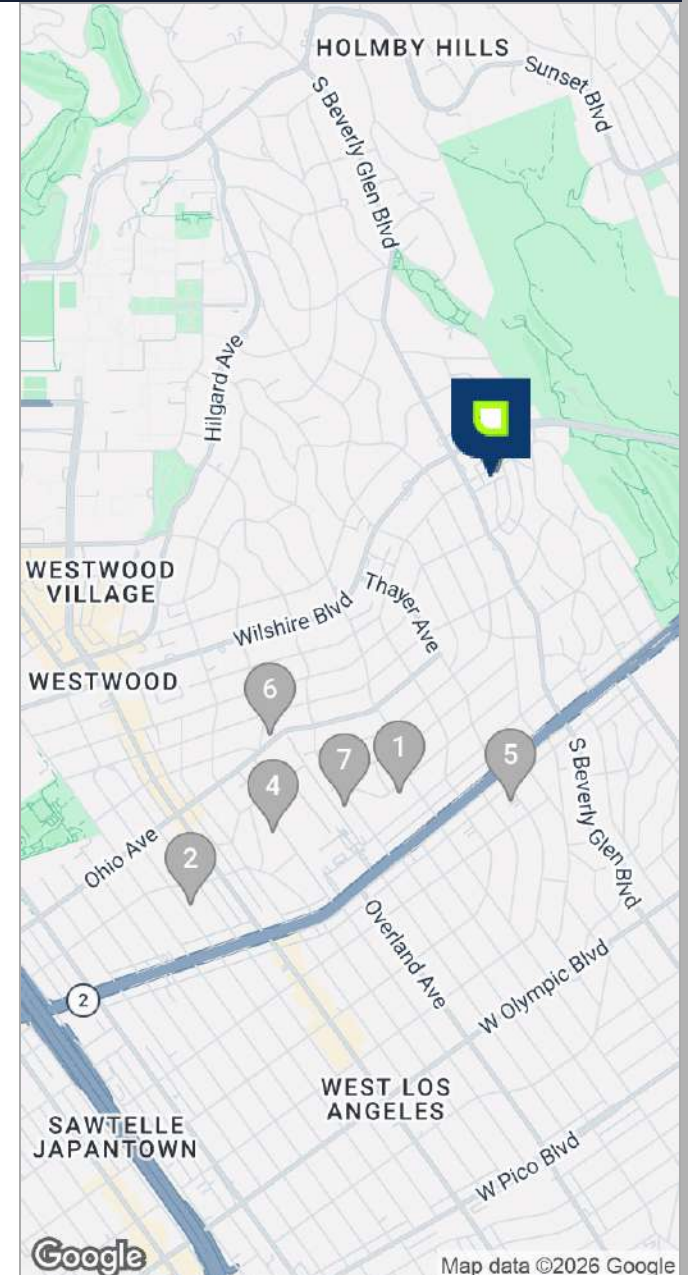
Bldg Size 3,195 SF

No. Units 3

Price/SF \$547.73

Price/Unit \$583,333

| | NAME/ADDRESS | PRICE | BLDG SIZE | NO. UNITS | PRICE/SF | PRICE/UNIT |
|-----------------|--|--------------------|-----------------|-----------|-----------------|------------------|
| 1 | 10620 Holman Ave Los Angeles, CA | \$2,200,000 | 3,700 SF | 4 | \$594.59 | \$550,000 |
| 2 | 1738 Kelton Ave Los Angeles, CA | \$3,775,000 | 4,925 SF | 4 | \$766.50 | \$943,750 |
| 3 | 10354 Ashton Ave Los Angeles, CA | \$1,985,000 | 3,195 SF | 3 | \$621.28 | \$661,667 |
| 4 | 1643 Selby Ave Los Angeles, CA | \$2,155,000 | 2,926 SF | 3 | \$736.50 | \$718,333 |
| 5 | 1827 Thayer Ave Los Angeles, CA | \$2,352,000 | 3,596 SF | 3 | \$654.06 | \$784,000 |
| 6 | 10745 Ohio Ave Los Angeles, CA | \$2,395,000 | 3,062 SF | 3 | \$782.17 | \$798,333 |
| 7 | 1621 Manning Ave Los Angeles, CA | \$2,400,000 | 2,791 SF | 3 | \$859.91 | \$800,000 |
| AVERAGES | | \$2,466,000 | 3,456 SF | 3 | \$716.43 | \$750,869 |



LEASE COMPARABLES



LEASE COMPARABLES

LEASE COMPS



★
1231 DEVON AVE
Los Angeles, CA 90024

Subject Property

| UNIT TYPE: | RENT: | SIZE SF: | RENT/SF: |
|-------------|---------|----------|----------|
| 2 br / 1 ba | \$2,348 | 1,198 SF | \$1.96 |
| 1 br / 1 ba | \$1,185 | 400 SF | \$2.96 |
| 2 br / 2 ba | \$0 | 0 SF | |



1
1875 BENEZIA AVE
Los Angeles, CA 90025

Leased

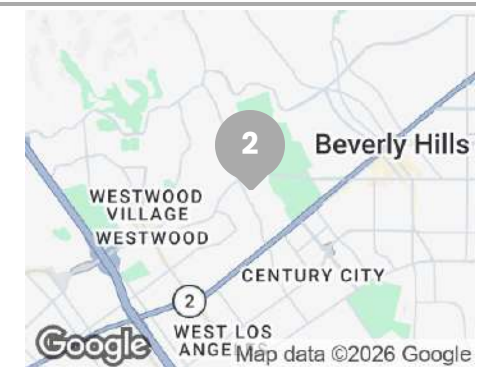
| UNIT TYPE: | RENT: | SIZE SF: | RENT/SF: |
|-------------|---------|----------|----------|
| 0 br / 1 ba | \$2,950 | 700 SF | \$4.21 |



2
1263 DEVON AVE
Los Angeles, CA 90024

Leased

| UNIT TYPE: | RENT: | SIZE SF: | RENT/SF: |
|-------------|---------|----------|----------|
| 0 br / 1 ba | \$2,575 | 600 SF | \$4.29 |



LEASE COMPARABLES

LEASE COMPS



3

10599 WILSHIRE BLVD
Los Angeles, CA 90024

Leased

| UNIT TYPE: | RENT: | SIZE SF: | RENT/SF: |
|-------------|---------|----------|----------|
| 0 br / 1 ba | \$2,894 | 423 SF | \$6.84 |



4

10275 MISSOURI AVE
Los Angeles, CA 90025

Leased

| UNIT TYPE: | RENT: | SIZE SF: | RENT/SF: |
|-------------|---------|----------|----------|
| 0 br / 1 ba | \$2,595 | 520 SF | \$4.99 |

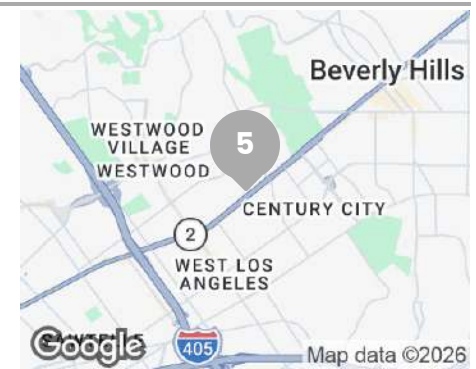


5

10520 EASTBORNE AVE #1
Los Angeles, CA 90024

Leased

| UNIT TYPE: | RENT: | SIZE SF: | RENT/SF: |
|-------------|---------|----------|----------|
| 0 br / 1 ba | \$2,490 | 750 SF | \$3.32 |



LEASE COMPARABLES

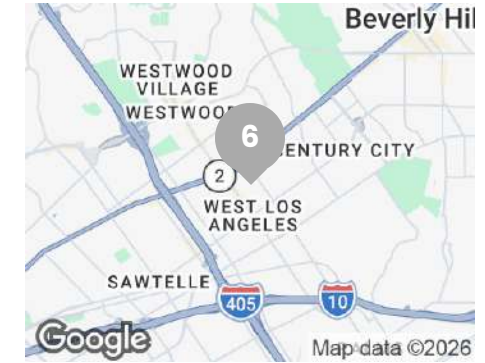
LEASE COMPS



6
1951 SELBY AVE # 6
Los Angeles, CA 90025

Leased

| UNIT TYPE: | RENT: | SIZE SF: | RENT/SF: |
|-------------|---------|----------|----------|
| 1 br / 1 ba | \$2,995 | 750 SF | \$3.99 |



7
10652 1/2 OHIO AVE
Los Angeles, CA 90024

Leased

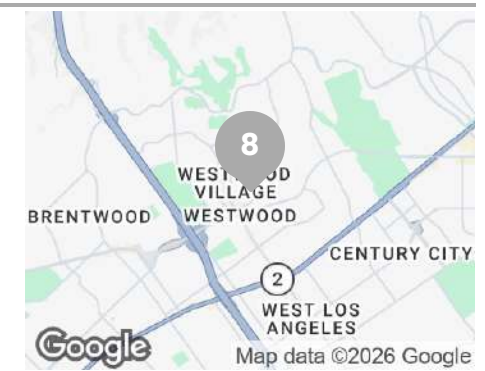
| UNIT TYPE: | RENT: | SIZE SF: | RENT/SF: |
|-------------|---------|----------|----------|
| 1 br / 1 ba | \$2,995 | 1,200 SF | \$2.50 |



8
969 HILGARD AVE # 1006
Los Angeles, CA 90024

Leased

| UNIT TYPE: | SIZE SF: | RENT/SF: |
|-------------|----------|----------|
| 1 br / 1 ba | 728 SF | \$4.40 |



LEASE COMPARABLES

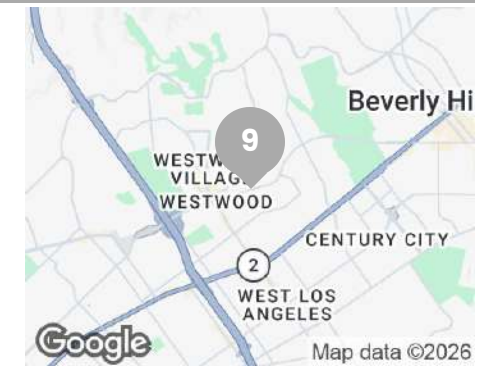
LEASE COMPS



9
10747 WILSHIRE BLVD # 1103
Los Angeles, CA 90024

Leased

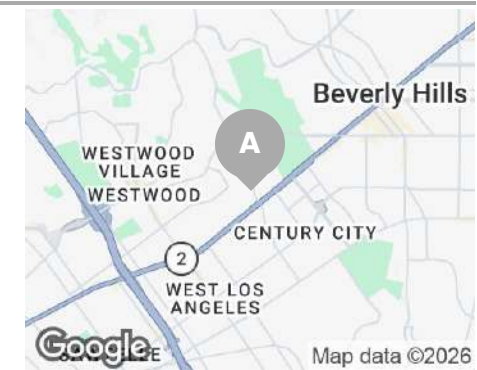
| UNIT TYPE: | RENT: | SIZE SF: | RENT/SF: |
|-------------|---------|----------|----------|
| 1 br / 1 ba | \$3,700 | 1,076 SF | \$3.44 |



A
1611 S BEVERLY GLEN
Los Angeles, CA 90024

Leased

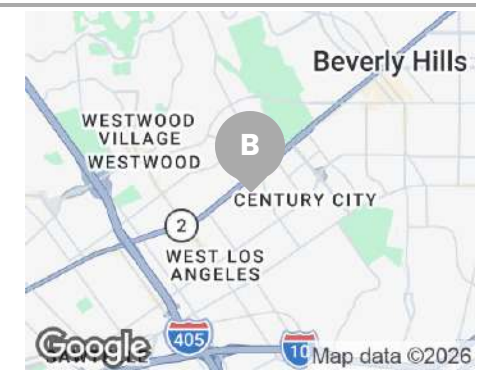
| UNIT TYPE: | RENT: | SIZE SF: | RENT/SF: |
|-------------|---------|----------|----------|
| 2 br / 2 ba | \$3,795 | 1,000 SF | \$3.80 |



B
1844 THAYER AVE
Los Angeles, CA 90025

Leased

| UNIT TYPE: | RENT: | SIZE SF: | RENT/SF: |
|-------------|---------|----------|----------|
| 2 br / 2 ba | \$4,250 | 1,600 SF | \$2.66 |



LEASE COMPARABLES

LEASE COMPS



10633 EASTBORNE AVE # 301
Los Angeles, CA 90024

Leased

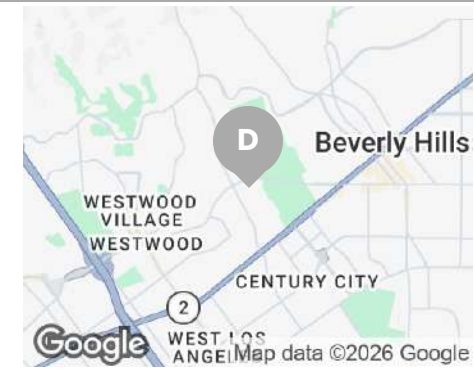
| UNIT TYPE: | RENT: | SIZE SF: | RENT/SF: |
|-------------|---------|----------|----------|
| 2 br / 2 ba | \$4,550 | 1,500 SF | \$3.03 |



10332 ASHTON AVE
Los Angeles, CA 90024

Leased

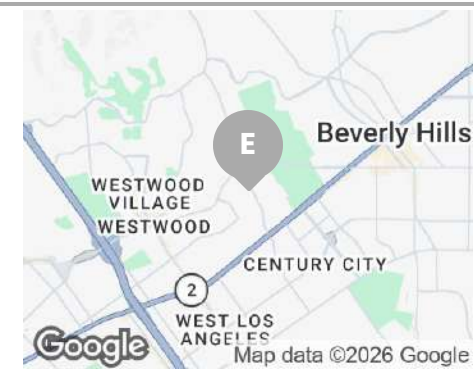
| UNIT TYPE: | RENT: | SIZE SF: | RENT/SF: |
|-------------|---------|----------|----------|
| 2 br / 1 ba | \$4,800 | 873 SF | \$5.50 |



1301 S BEVERLY GLEN BLVD
Los Angeles, CA 90024

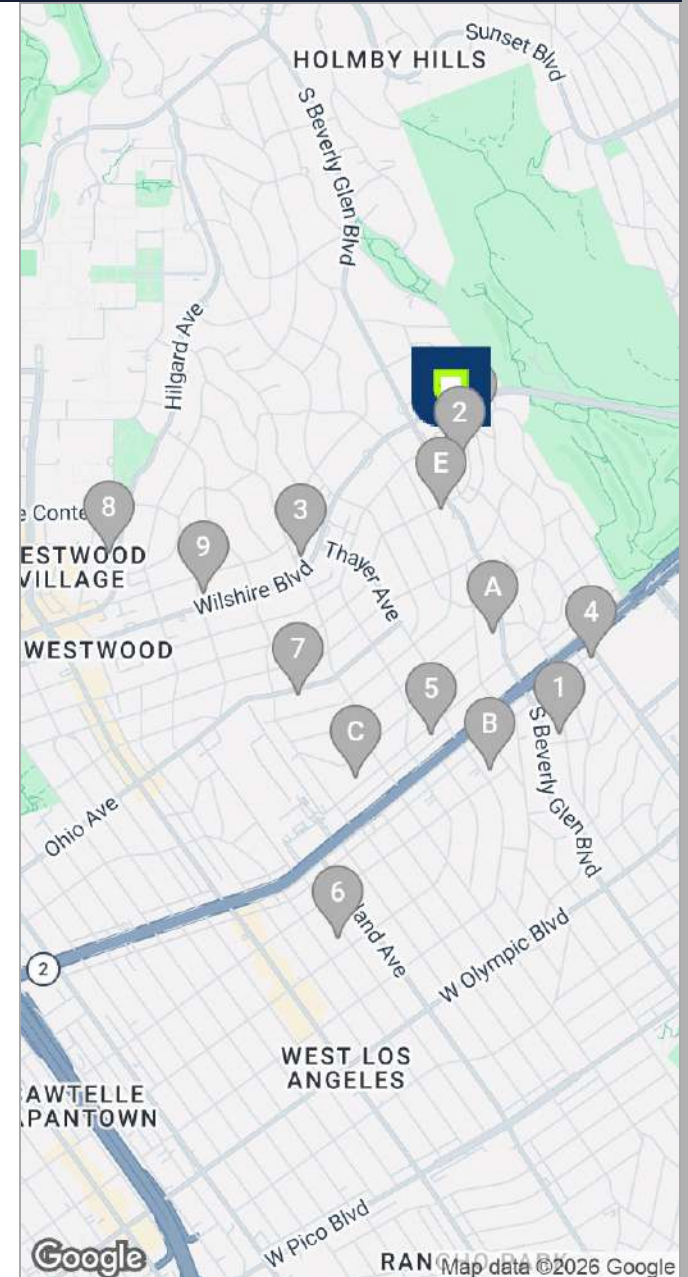
Leased

| UNIT TYPE: | RENT: | SIZE SF: | RENT/SF: |
|-------------|---------|----------|----------|
| 2 br / 2 ba | \$4,850 | 1,550 SF | \$3.13 |



LEASE COMPS MAP & SUMMARY

| | NAME/ADDRESS | AVG RENT/SF | AVG SIZE | AVG RENT | SPACE SIZE |
|-----------------|--|---------------|---------------|----------------|---------------|
| ★ | 1231 Devon Ave Los Angeles, CA | \$2.21 | 639 SF | \$1,413 | - |
| 1 | 1875 Benecia Ave Los Angeles, CA | \$4.21 | 700 SF | \$2,950 | 700 SF |
| 2 | 1263 Devon Ave Los Angeles, CA | \$4.29 | 600 SF | \$2,575 | 600 SF |
| 3 | 10599 Wilshire Blvd Los Angeles, CA | \$6.84 | 423 SF | \$2,894 | 423 SF |
| 4 | 10275 Missouri Ave Los Angeles, CA | \$4.99 | 520 SF | \$2,595 | 520 SF |
| 5 | 10520 Eastborne Ave #1 Los Angeles, CA | \$3.32 | 750 SF | \$2,490 | 750 SF |
| 6 | 1951 Selby Ave # 6 Los Angeles, CA | \$3.99 | 750 SF | \$2,995 | 750 SF |
| 7 | 10652 1/2 Ohio Ave Los Angeles, CA | \$2.50 | 1,200 SF | \$2,995 | 1,200 SF |
| 8 | 969 Hilgard Ave # 1006 Los Angeles, CA | \$4.40 | 728 SF | \$3,200 | 728 SF |
| 9 | 10747 Wilshire Blvd # 1103 Los Angeles, CA | \$3.44 | 1,076 SF | \$3,700 | 1,076 SF |
| A | 1611 S Beverly Glen Los Angeles, CA | \$3.80 | 1,000 SF | \$3,795 | 1,000 SF |
| B | 1844 Thayer Ave Los Angeles, CA | \$2.66 | 1,600 SF | \$4,250 | 1,600 SF |
| C | 10633 Eastborne Ave # 301 Los Angeles, CA | \$3.03 | 1,500 SF | \$4,550 | 1,500 SF |
| D | 10332 Ashton Ave Los Angeles, CA | \$5.50 | 873 SF | \$4,800 | 873 SF |
| E | 1301 S Beverly Glen Blvd Los Angeles, CA | \$3.13 | 1,550 SF | \$4,850 | 1,550 SF |
| AVERAGES | | \$4.01 | 948 SF | \$3,474 | 948 SF |



LOCATION OVERVIEW



1231 Devon Ave - Los Angeles, CA 90024

LOS ANGELES COUNTY

Located along the Southern California coast, Los Angeles County spans 4,084 square miles and is comprised of 88 diverse and vibrant cities. With nearly 10 million residents—more than the population of 41 U.S. states—it is the most populous county in the nation and a global leader in cultural and economic influence. Nearly 39% of the County’s population resides in the City of Los Angeles, which covers just 472 square miles yet serves as its economic and cultural core.

POPULATION



10M

Residents

TOTAL AREA



4,084

Square Miles

CITIES



88

Incorporated Cities

Economy



950B

Gross Domestic Product



LOCATION OVERVIEW LOS ANGELES



Los Angeles County is powered by a highly educated labor force, leading universities, and world-class infrastructure. Its economic base is both broad and resilient, anchored by trade and logistics through the Ports of Los Angeles and Long Beach, clean technology, advanced transportation, healthcare, higher education, and the globally dominant media and entertainment industry.

The region's favorable climate, global connectivity, and reputation as a hub of creativity and innovation continue to attract investment, business, and talent from around the world. With major upcoming catalysts—including transformative infrastructure projects and the 2028 Summer Olympic Games—Los Angeles County is positioned to remain a world-class center for commerce, culture, and real estate growth.

100

Over 100 colleges and universities, including UCLA, USC, and Caltech

5M

Highly educated and diverse workers

950B

GDP. One of the largest county economies in the world



2028 OLYMPICS | LOS ANGELES



In 2028, Los Angeles will become the first U.S. city to host the Summer Olympics for a third time (previously in 1932 and 1984). The Games will shine a global spotlight on the region, reinforcing Los Angeles County's position as one of the world's leading cultural and economic centers.



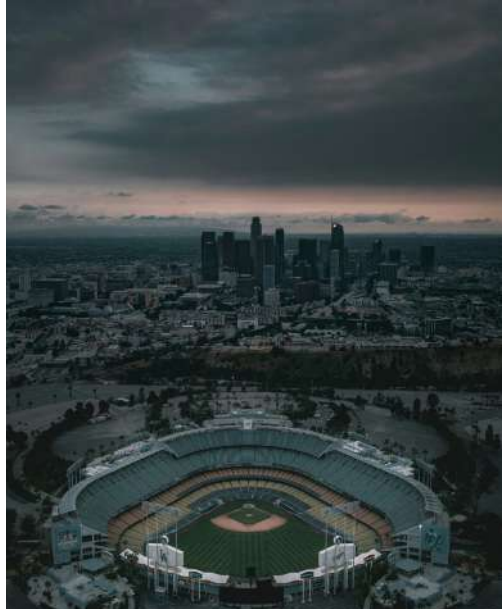
ECONOMIC IMPACT

The Games are projected to generate tens of billions of dollars in economic activity for the region, creating jobs, attracting global tourism, and boosting demand for housing, hospitality, and retail.

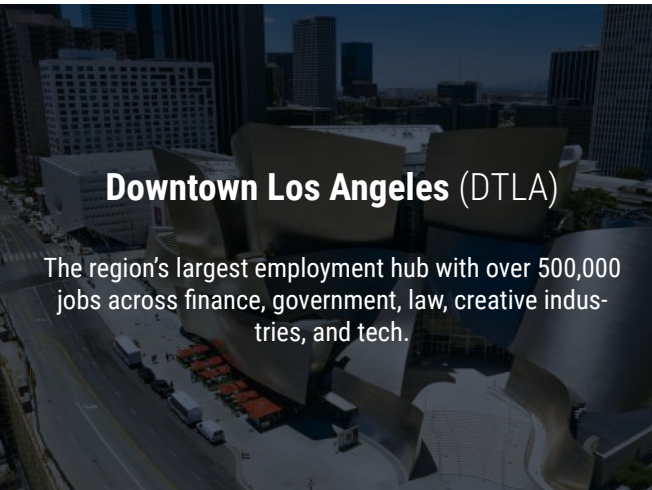


INFRASTRUCTURE INVESTMENTS

Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.

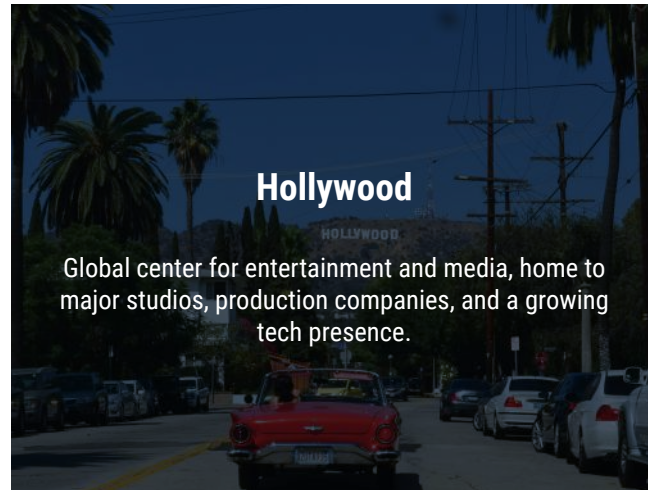


CENTRAL TO EMPLOYMENT CENTERS



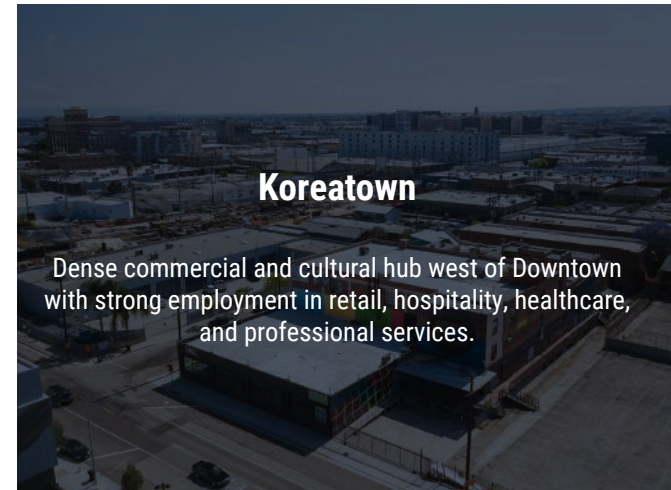
Downtown Los Angeles (DTLA)

The region's largest employment hub with over 500,000 jobs across finance, government, law, creative industries, and tech.



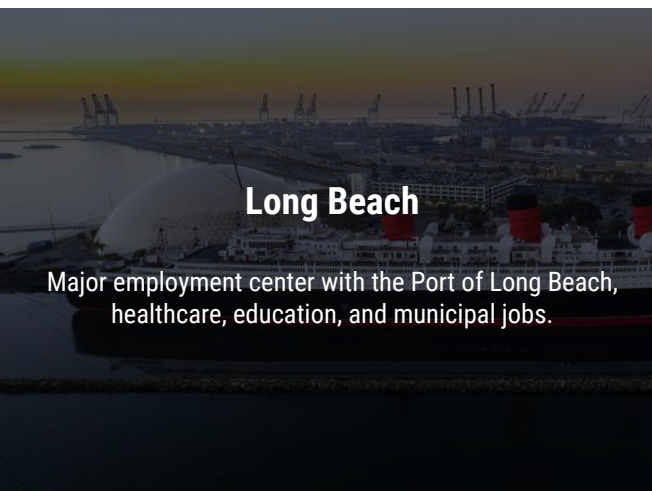
Hollywood

Global center for entertainment and media, home to major studios, production companies, and a growing tech presence.



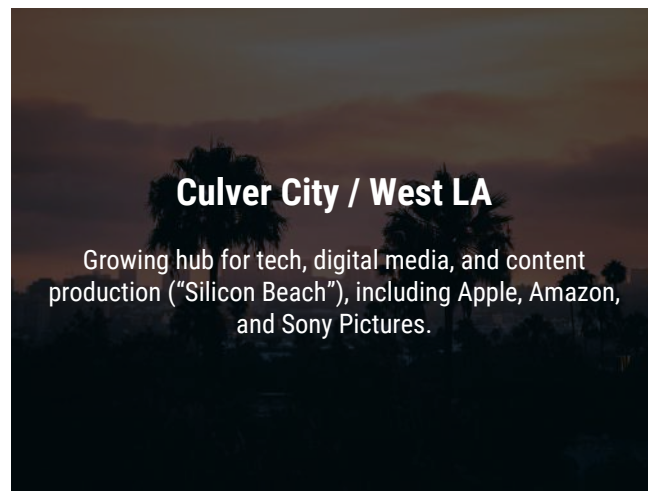
Koreatown

Dense commercial and cultural hub west of Downtown with strong employment in retail, hospitality, healthcare, and professional services.



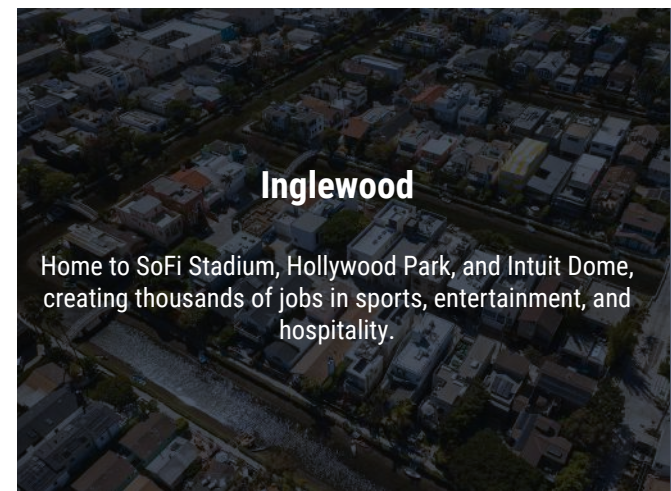
Long Beach

Major employment center with the Port of Long Beach, healthcare, education, and municipal jobs.



Culver City / West LA

Growing hub for tech, digital media, and content production ("Silicon Beach"), including Apple, Amazon, and Sony Pictures.



Inglewood

Home to SoFi Stadium, Hollywood Park, and Intuit Dome, creating thousands of jobs in sports, entertainment, and hospitality.

LOCATION OVERVIEW
HOLLYWOOD PARK

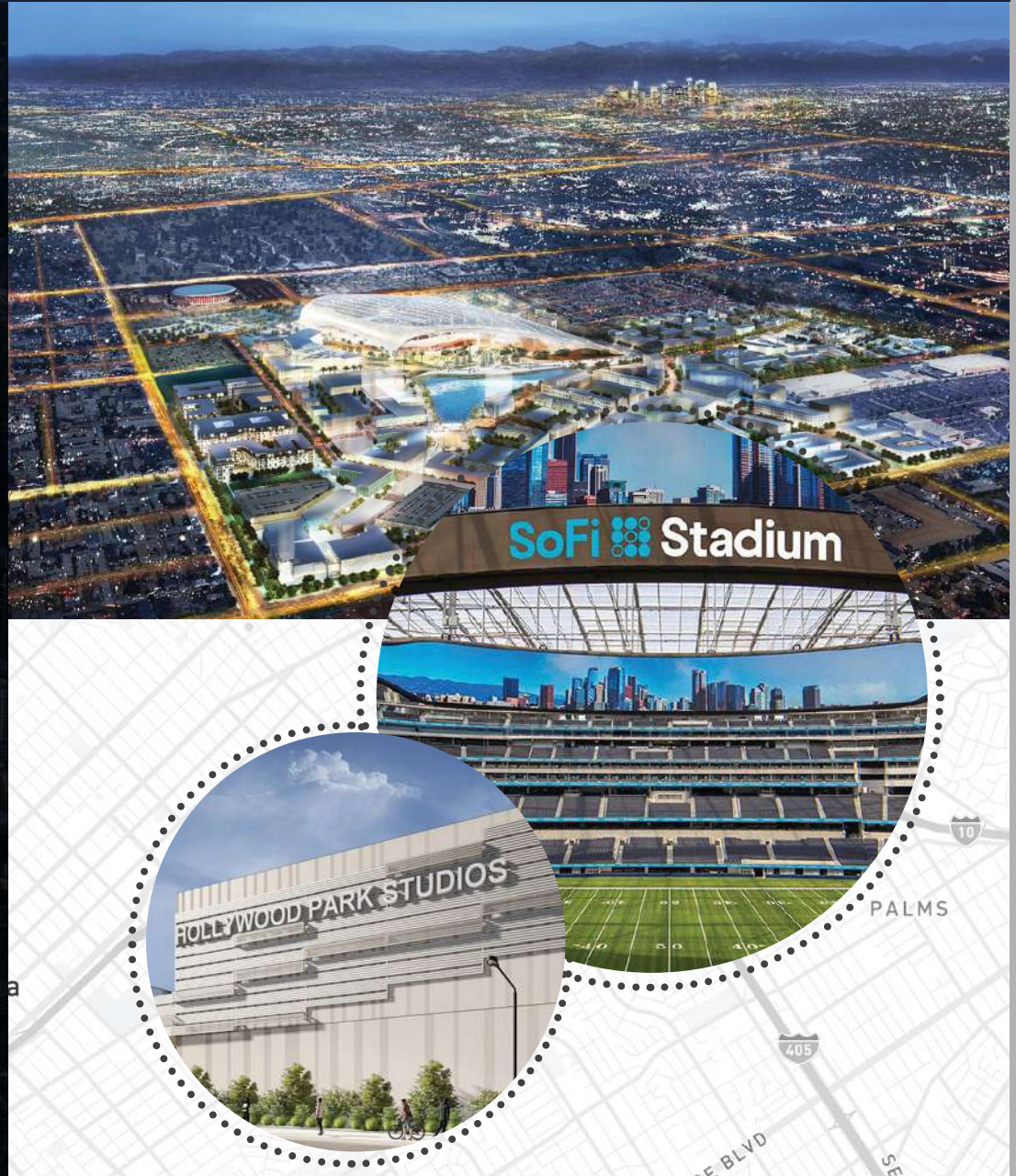
HOLLYWOOD PARK

Hollywood Park is a transformative 300-acre mixed-use development in Inglewood that serves as a central hub for the Westside, South Bay, and greater Los Angeles communities.

Anchoring one end of the project is a dynamic 500,000-square-foot retail and entertainment district, featuring a curated mix of global and local brands, distinctive dining experiences, and vibrant nightlife. This district is complemented by luxury residential communities and next-generation office campuses, designed with best-in-class technology and sustainability features that foster collaboration and community engagement.

At the heart of Hollywood Park is SoFi Stadium, home to the Los Angeles Rams and Chargers, and a world-class venue that will host major global events including the 2028 Summer Olympics. Surrounding amenities include the YouTube Theater, a 6,000-seat performance venue, and Hollywood Park Studios, a new creative campus set to become the International Broadcast Center for the Olympic Games.

Together, these elements establish Hollywood Park as one of the most significant developments in Southern California—a premier destination for sports, entertainment, business, and lifestyle that will continue to shape the economic and cultural landscape of Los Angeles for decades to come.



LOCATION OVERVIEW
SOFI STADIUM



SOFI STADIUM

SoFi Stadium is the landmark centerpiece of the Hollywood Park development and serves as the home of the Los Angeles Rams and Los Angeles Chargers. At over 3 million square feet, it is the largest and most technologically advanced stadium in the NFL. The venue seats 70,240 fans, with the flexibility to expand to over 100,000 for major events.

Built at a cost exceeding \$5 billion, SoFi Stadium set a new standard for sports and entertainment architecture. Since opening, it has already hosted marquee global events, including the Super Bowl LVI in 2022 and the College Football Playoff National Championship in 2023, with the FIFA World Cup (2026) and the Summer Olympics (2028) on the horizon.

SoFi Stadium is more than just a sports venue—it is a cultural landmark for Los Angeles, anchoring the 300-acre Hollywood Park project and reinforcing the city's position as a global capital for sports, entertainment, and innovation.

LOCATION OVERVIEW
INTUIT DOME



INTUIT
DOME

Intuit Dome, the new home of the Los Angeles Clippers, is a \$2 billion, privately financed arena in Inglewood that seats approximately 18,000 fans. It was built to deliver one of the most innovative and fan-focused experiences in professional sports.

Highlights include a 360-degree halo video board, a signature single-tier “Wall” section with 4,700 passionate fans, and advanced sustainability systems that make it one of the most energy-efficient arenas in the world.

Strategically located next to SoFi Stadium and the broader Hollywood Park development, Intuit Dome cements Inglewood as a premier destination for sports and entertainment. In addition to Clippers games, the arena is expected to host concerts, special events, and play a role in the 2028 Summer Olympics, adding to its international significance.

With its cutting-edge design, technology integration, and focus on fan engagement, Intuit Dome represents a new benchmark for modern sports venues and a powerful driver of economic activity in Los Angeles County.

LOS ANGELES INTERNATIONAL AIRPORT



LAX

Los Angeles International Airport continues its \$15 billion capital improvement program, which includes the Automated People Mover, new terminals, and improved passenger amenities, positioning LAX as a world-class international gateway ahead of the 2028 Olympics.

LOS ANGELES CONVENTION CENTER

Plans are advancing to expand and modernize the Convention Center, adding meeting space, exhibition halls, and outdoor public areas to support large-scale events such as Olympic competitions and global conventions.



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