Retail / Warehouse / Office / Restaurant Facilities Repositioning Opportunity

2311 Cotner Ave

Los Angeles, California

ASARCH COMMERCIAL ENDEAVORS



Exclusively Listed by:

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Executive Summary



A highly unique West LA opportunity with strong repositioning potential in the high-demand I-405/I-10 adjacent corridor.

2311 Cotner Avenue presents a rare West Los Angeles repositioning opportunity defined by its immediate 405 access, rooftop parking, loading capability, and flexible M2 zoning. Positioned near the 405/10 interchange and Metro E Line, the property combines regional accessibility with a dense, affluent Westside trade area, making it well suited for owner-users and adaptive reuse concepts that benefit from visibility, parking, and ease of access.

The building has been home to The Wine House since the 1970s, and over time evolved to support far more than traditional retail, including storage, distribution, foodservice, events, and office functions. That operating history has benefited the property with an unusually versatile mix of improvements, including commercial kitchen infrastructure, cold storage, loading, dining/bar areas, office space, and 42 rooftop gated parking spaces — highly a rare and desirable for the area.

With The Wine House vacating at closing, a new owner has the opportunity to reposition a highly functional, purpose-evolved asset rather than start with a conventional vacant shell. In addition, the property includes a cell tower with in-place lease to Verizon, bolstering property income for the purchaser.

Potential paths include an owner-user headquarters, experiential retail, automotive or EV-oriented use, food and beverage, showroom space, creative office over retail, or other hybrid concepts that take advantage of the property's existing infrastructure and uniquely car-oriented location.

Investment Highlights



- **50+ year home of The Wine House:** a fixture in West Los Angeles functioning as a wine distribution facility, storage, retail showroom, restaurant, and corporate office
- **Vacant at close:** Tenant (The Wine House) vacating at close of escrow
- **Prime access / visibility:** Immediate adjacency to the 405 with direct access to the northbound on-ramp
- **Massive local traffic counts:** I-405 carries 380,000+ cars daily, I-10 carries 300,000 VPD, interchange totals 650,000+ cars daily.
- **Large Parking Lot:** 42 gated roof parking spaces with additional auxiliary leased parking across the street (parking lease can be assumed)
- **Operationally built-out improvements:** Two-level building with office area plus full foodservice kitchen and dining/bar area buildout
- **Loading capability:** Loading dock with two doors
- **Additional Cell Tower Income:** Cell tower is leased to Verizon, providing income of approximately $4,200-4,500 per month
- **Built-in cold-storage:** Current use context grocery/restaurant/retail-oriented use (Wine House)
- **Multiple repositioning paths:** Owner-user private office over retail, amenitized EV charging facility, or rented parking facility
- **Demand drivers nearby:** Light industrial corridor with car-oriented businesses generating in-built parking demand

Aerial



Direct visibility to massive traffic counts on I-405 with direct access to northbound ramp.

Aerial



Situated between Olympic and Pico Blvd, two of the most critical traffic routes in the city of Los Angeles.

Property Summary

Address	2311 Cotner Avenue, Los Angeles, CA 90064
Offering Price	$15,500,000
Building Size (SF GLA)	23,012 approx
Land Area (SF)	18,730 approx
Land Area (Acres)	0.4
Stories	2
Typical Floor (SF)	11,506
Year Built	1969
Zoning	M2-1, City of Los Angeles
Construction	Masonry
Building Height	25'
Frontage	142' on Cotner Avenue
Loading	2 exterior docks
Parking Spaces	42
Parking Ratio	1.91 / 1,000 SF
Delivery	Vacant at close of escrow
Current Occupant	The Wine House
APN	4322-023-031
Loading Docks	2 at Front

Information per Costar. Purchaser to verify.

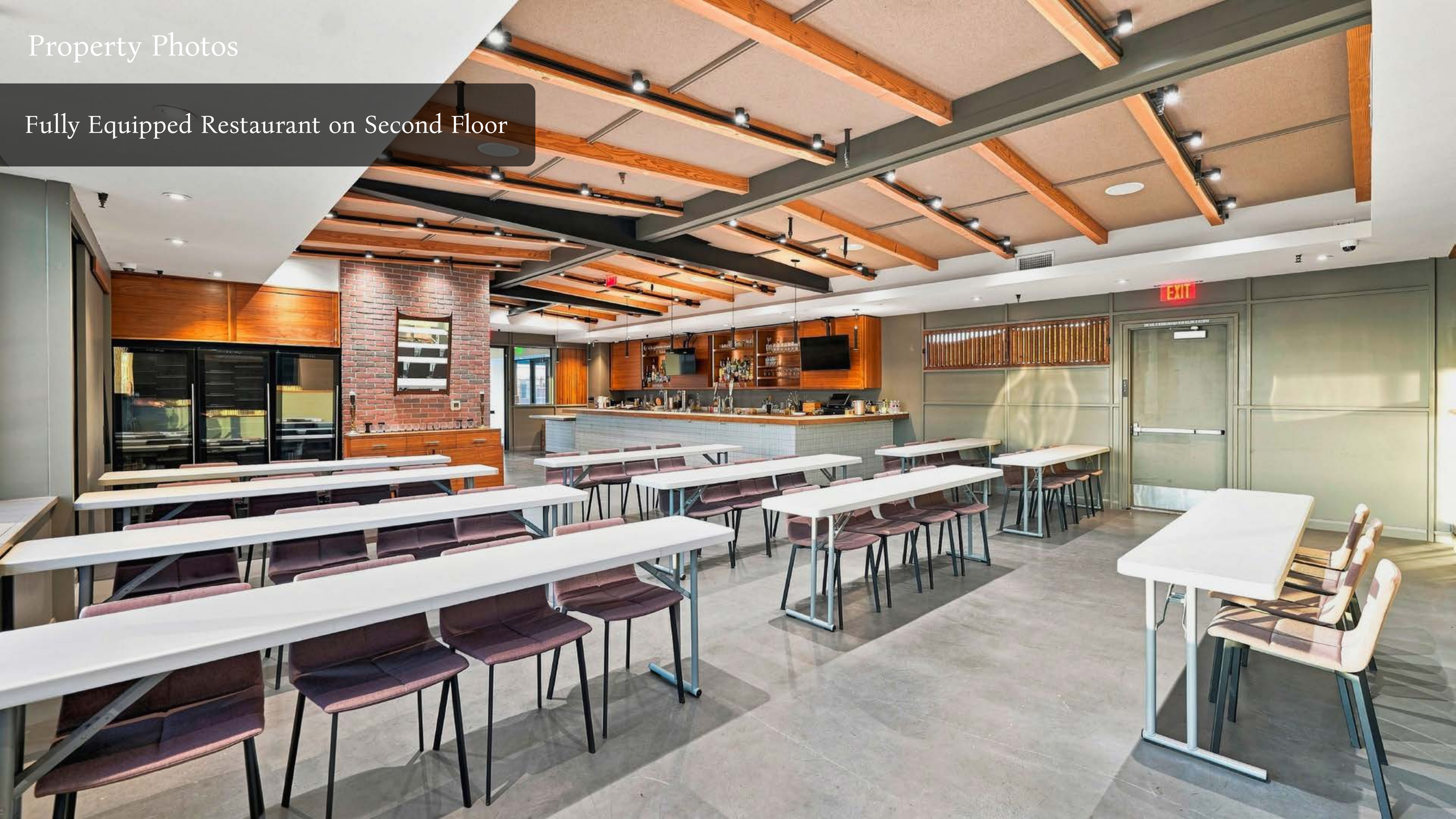


Property Photos

Fully Equipped Restaurant on Second Floor



Property Photos



Fully Equipped Restaurant on Second Floor

Property Photos

Large Retail/Grocery Showroom



Property Photos

Large Retail/Grocery Showroom



Property Photos

Elevated Rooftop Parking with Controlled Access Gate - 42 Spaces



Located in the Prime West Los Angeles I-405 Corridor

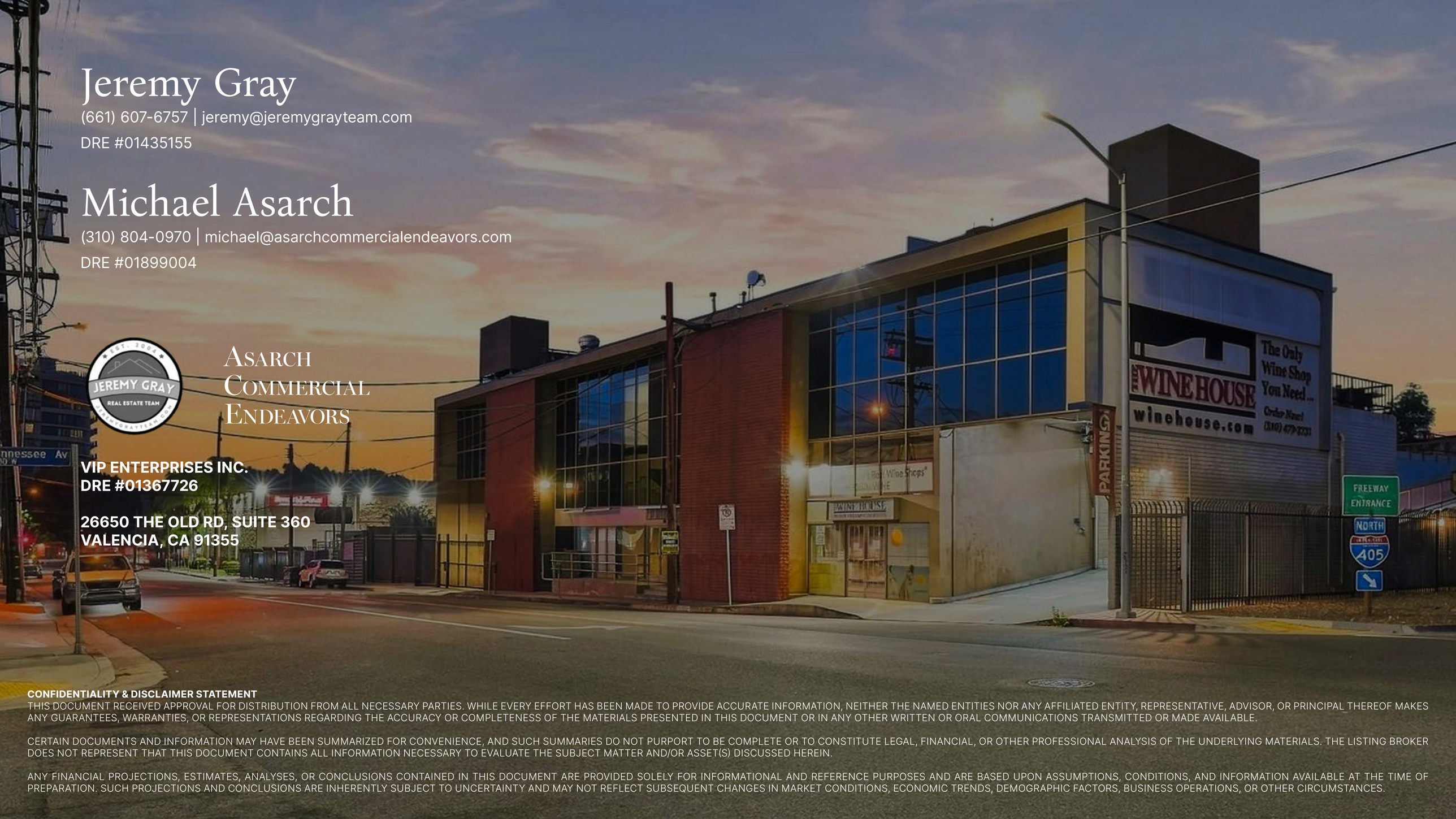
Proximate to major neighborhoods: West Los Angeles, Rancho Park, Sawtelle Westwood, Century City, and Beverly Hills

- Desirable Westside submarket with a dense, affluent residential base, historically low vacancy
- Proximity to key neighborhoods including Century City (8 mins), Westwood (5 mins), and more
- Strong daytime population driven by nearby office users, medical, and retail hubs

Demographics	1 Mile	3 Miles
Population	38,023	337,292
Households	17,322	146,813
Median Age	39.2	38.0
Median Household Income	115,054	114,371
Daytime Employees	37,365	313,921
Population Growth 2025-2030	1.22%	0.61%
Household Growth 2025-2030	1.09%	0.52%







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