

LYONSTAHLL
INVESTMENT REAL ESTATE

SAMIMI
INVESTMENTS



OFFERING MEMORANDUM

1235 DEVON AVE

LOSANGELES,CA900243 UNITS + 3 POTENTIAL ADU

CAMERON SAMIMI

310.259.7556

cameron@lyonstahl.com

CaIDRE #02035763

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Samimi Investment Real Estate, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Samimi Investment Real Estate, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Samimi Investment Real Estate, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Samimi Investment Real Estate, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Samimi Investment Real Estate, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Samimi Investment Real Estate, LLC in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY PHOTOS	6
FINANCIAL OVERVIEW	10
SALE COMPARABLES	14
LEASE COMPARABLES	20
LOCATION OVERVIEW	27

PROPERTY INFORMATION



1235 Devon Ave - Los Angeles, CA 90024

THE OFFERING



Positioned in the heart of Westwood, 1233 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, 1232 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	1233 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



1235 Devon Ave - Los Angeles, CA 90024

PROPERTY PHOTOS

PROPERTY PHOTOS

SAMIMI
INVESTMENTS



1235 Devon Ave - Los Angeles, CA 90024

PROPERTY PHOTOS

PROPERTY PHOTOS | EXTERIOR

SAMIMI
INVESTMENTS



1235 Devon Ave - Los Angeles, CA 90024

PROPERTY INFORMATION

PROPERTY PHOTOS

SAMIMI
INVESTMENTS



1235 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:		\$1,675,000	Scheduled Gross Income:			\$84,780		\$117,000	
Down Payment:	20.0%	\$335,000							
Number of units:		3+3 ADU	Gross Operating Income:			\$84,780		\$117,000	
Cost per Unit:		\$558,333	Expenses:			\$29,431		35%	*1 \$29,431
Current GRM:		19.76	Net Operating Income:			\$55,349		\$87,569	
Market GRM:		14.32	Loan Payments:			\$101,637		\$101,637	
Current CAP:		3.30%							
Market CAP:		5.23%							
Year Built / Age:		1947							
Approx. Lot Size:		5,160							
Approx. Gross RSF:		3,195	*1 As a percent of Scheduled Gross Income						
Cost per Net RSF:		\$524.26	*2 As a percent of Down Payment						

Proposed Financing				Scheduled Income						
First Loan Amount:	\$1,340,000	Amort:	30	# of Units	Bdrms/ Baths	Notes	Current Income		Market Income	
Terms:	6.50%	Fixed:	5				Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income
Payment:	\$8,470	DCR:	0.54							
Annualized Expenses				1	1+1	Move-In 2021	\$2,370	\$2,370	\$2,750	\$2,750
				1	2+1	Move-In 1998	\$2,355	\$2,355	\$3,500	\$3,500
*Estimated				1	2+1	Move-in 2009	\$2,340	\$2,340	\$3,500	\$3,500
New Taxes (New Estimated):	~1.25%	\$20,938		2	1+1	ADU CONVERSION	\$2,750		\$2,750	
Maintenance (\$500/unit):		\$1,500		1	2+2	ADU CONVERSION	\$4,000		\$4,000	
Insurance (\$1.25/sf):		\$3,994								
Utilities (\$1000/unit/year):		\$3,000								

EXPENSES SUMMARY

New Taxes (New Estimated): 1.25%	\$20,938
Maintenance (\$500/unit/year):	\$1,500
Insurance (\$1.25/SF):	\$3,994
Utilities (\$1000/unit/year):	\$3,000
OPERATING EXPENSES	\$29,432

SALE COMPARABLES



SALE COMPARABLES

SALE COMPS

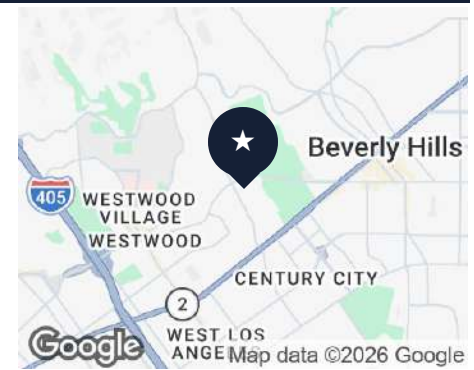


1235 DEVON AVE

Los Angeles, CA 90024

Subject Property

Price:	\$1,675,000	Bldg Size:	3,195 SF
Lot Size:	5,160 SF	No. Units:	3
Cap Rate:	3.30%	Year Built:	1947
Price/SF:	\$524.26		

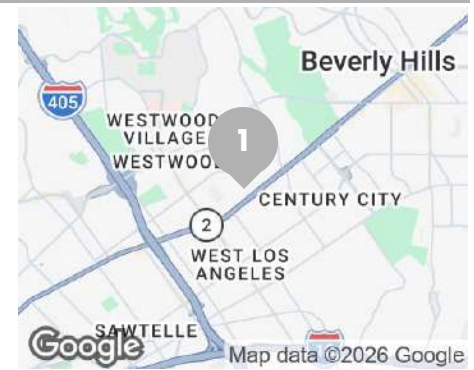


10620 HOLMAN AVE

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		

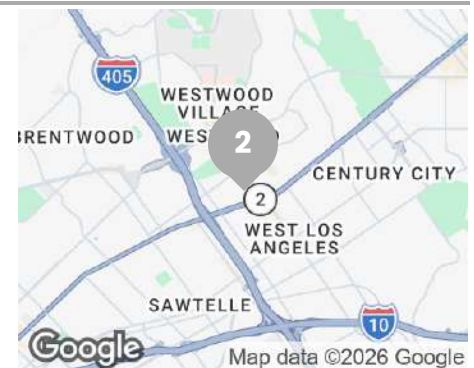


1738 KELTON AVE

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

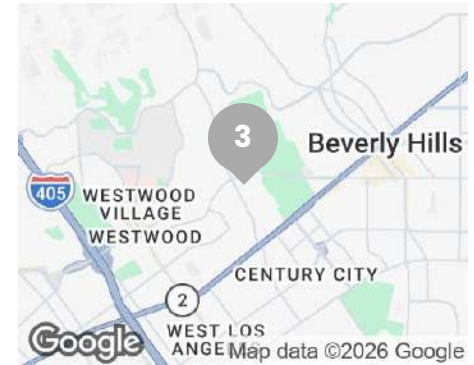


3

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		

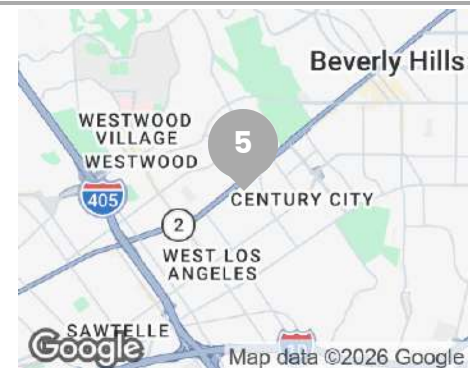


5

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

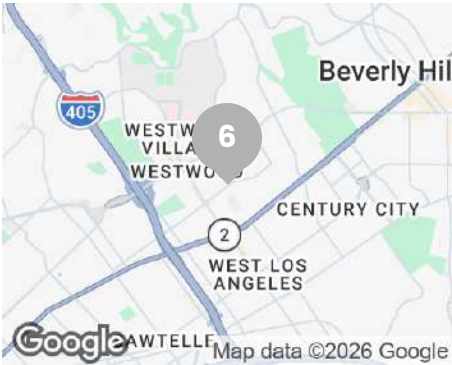
SALE COMPS



10745 OHIO AVE
Los Angeles, CA 90024

On Market

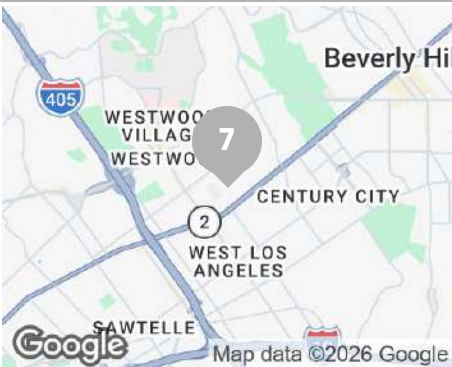
Price:	\$2,395,000	Bldg Size:	3,062 SF
Lot Size:	5,022 SF	No. Units:	3
Cap Rate:	2.64%	Year Built:	1936
Price/SF:	\$782.17		



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

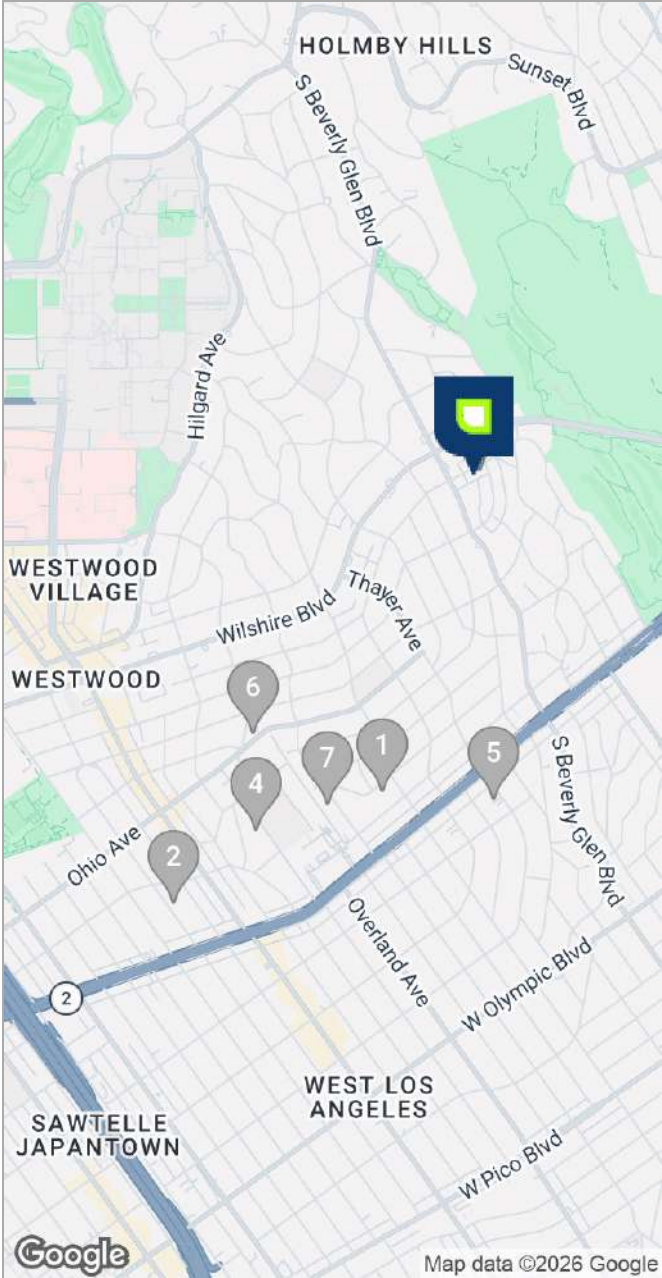
Closed												
Address	Price	Units	Yr. Built	RSF	Lot SF	GRM	CAP	Price/SF	Price/Unit	COE	Unit Mix	
10354 Ashton Ave	\$1,985,000	3	1947	3,195	4,785	23.69	2.96%	\$621.28	\$661,667	6/5/2025	(2) 2+1, (1) 1+1	
1643 Selby Ave	\$2,155,000	3	1950	2,926	6,239	16.86	4.15%	\$736.50	\$718,333	10/31/2023	(1) 3+2, (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			
1235 Devon Ave, Los Angeles, CA 90024	\$1,675,000	3	1947	3,195	5,160	19.76	3.30%	\$524.26	\$558,333	N/A	(2) 2+1 , (1) 1+1	
1235 Devon Ave, Los Angeles, CA 90024	\$1,775,000	3	1947	3,195	5,160	20.94	3.34%	\$555.56	\$591,667	N/A	(2) 2+1 , (1) 1+1	

SALE COMPARABLES

SALE COMPS MAP & SUMMARY

★ 1235 DEVON AVE	
Los Angeles, CA	
Price	\$1,675,000
Bldg Size	3,195 SF
No. Units	3
Price/SF	\$524.26
Price/Unit	\$558,333

	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



1235 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	



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

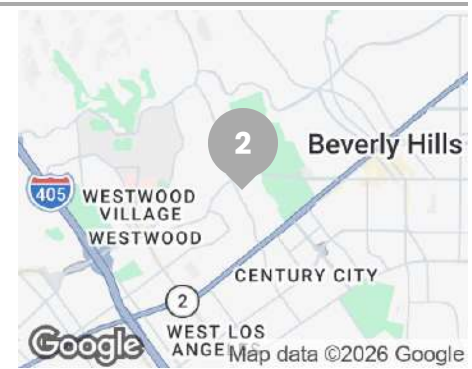


1263 DEVON AVE

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

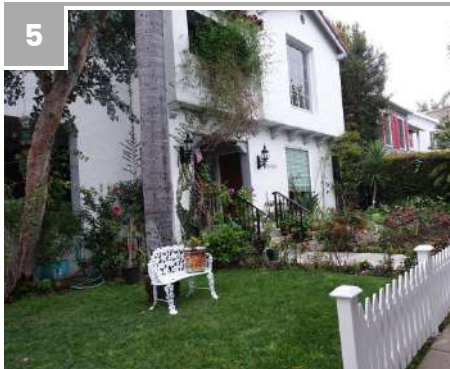


4

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

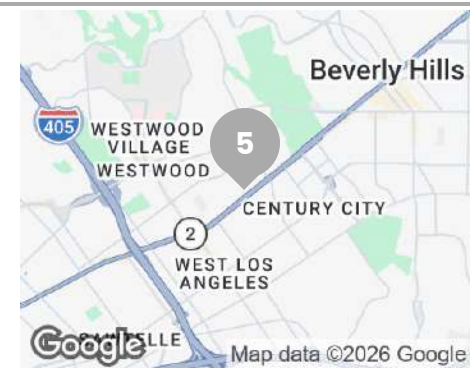


5

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

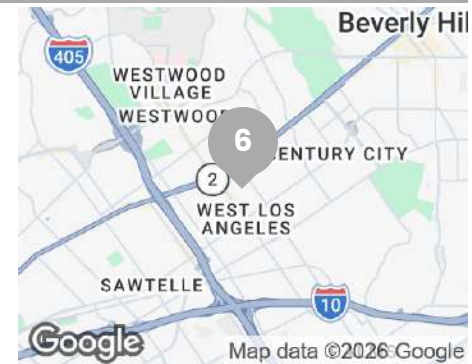


6

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

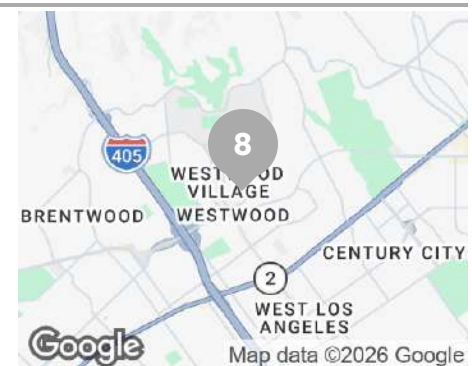


8

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

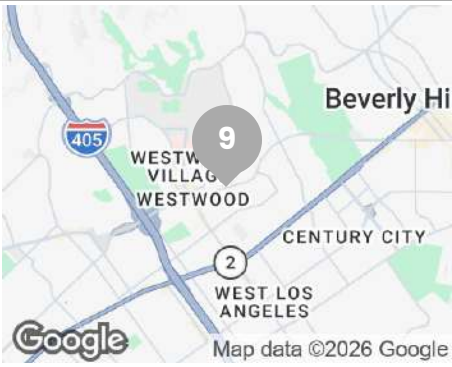
LEASE COMPS



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



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



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

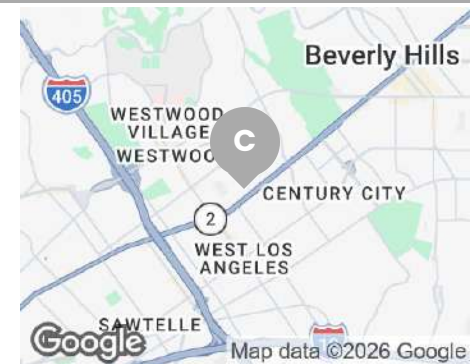
LEASE COMPS



10633 EASTBORNE AVE # 301
Los Angeles, CA 90024

Leased

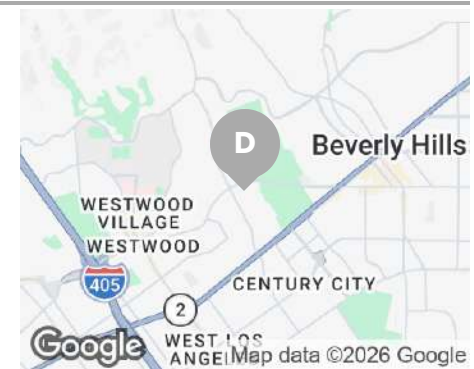
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 2 ba	\$4,550	1,500 SF	\$3.03



10332 ASHTON AVE
Los Angeles, CA 90024

Leased

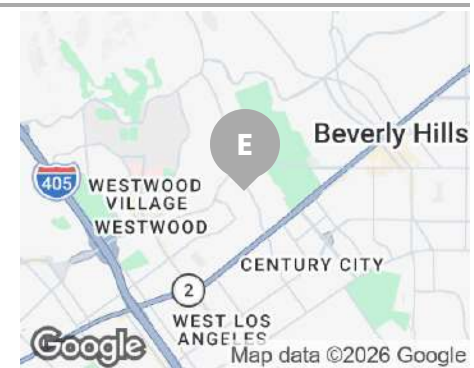
UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
2 br / 1 ba	\$4,800	873 SF	\$5.50



1301 S BEVERLY GLEN BLVD
Los Angeles, CA 90024

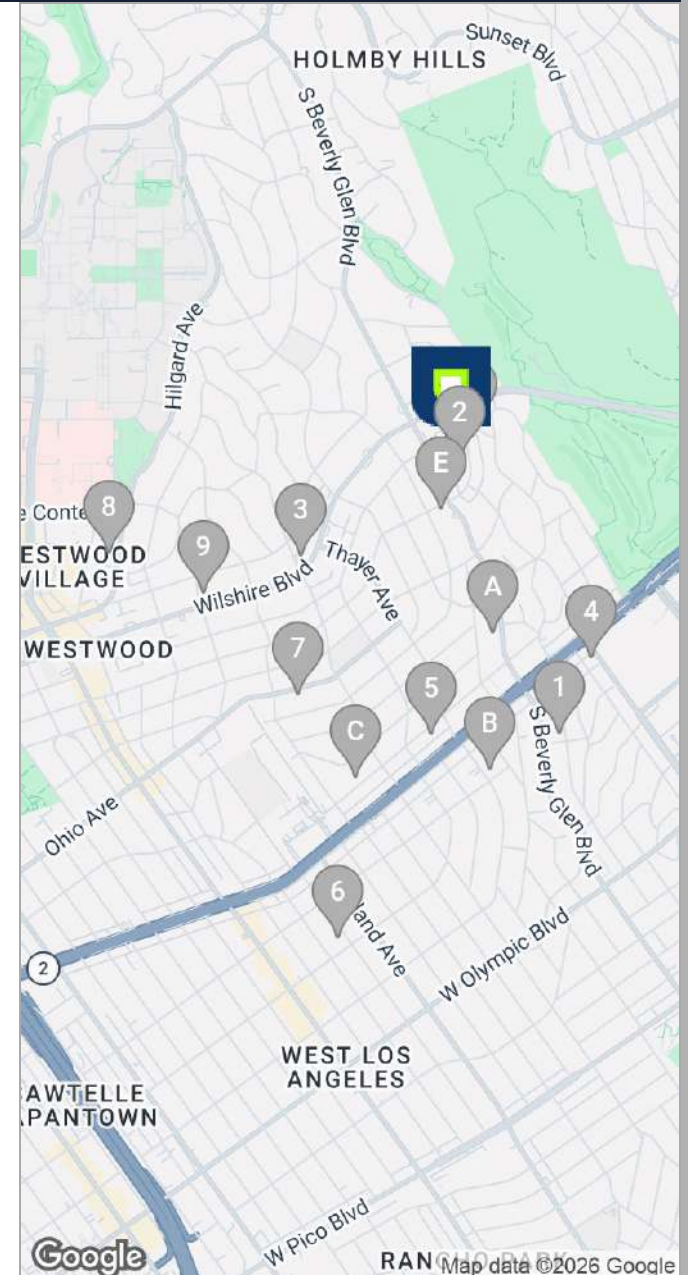
Leased

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
★	1235 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



1235 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



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

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.



LOCATION OVERVIEW

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**

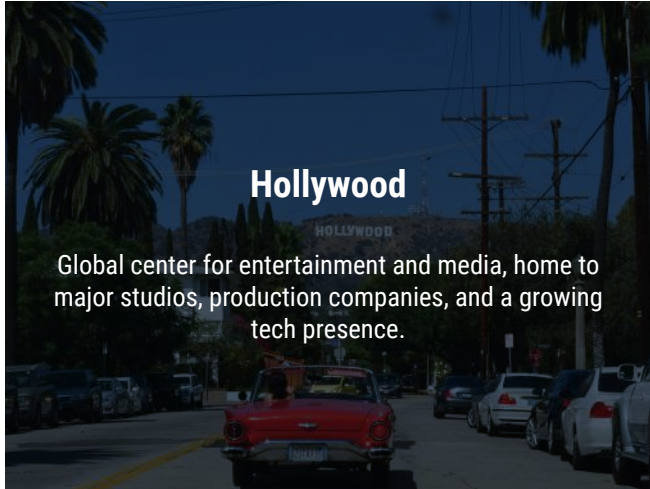
Billions are being directed toward transportation upgrades, housing developments, and venue improvements that will benefit the community long after the Games conclude.

CENTRAL TO EMPLOYMENT CENTERS



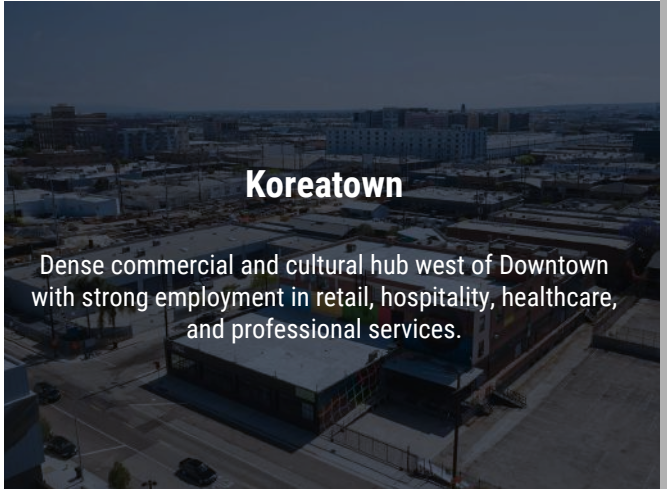
Downtown Los Angeles (DTLA)

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



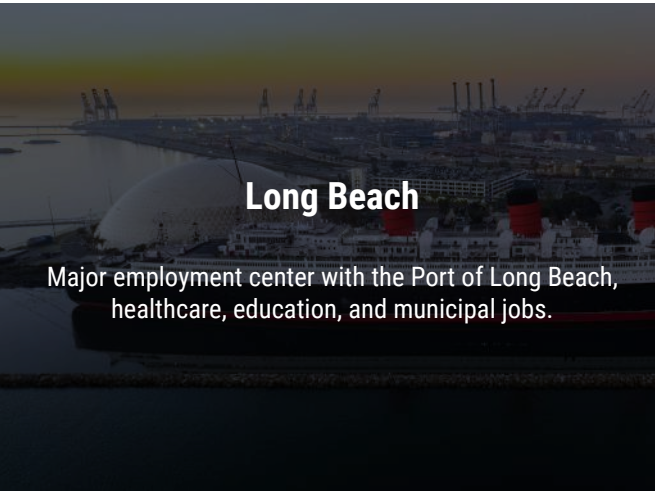
Hollywood

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



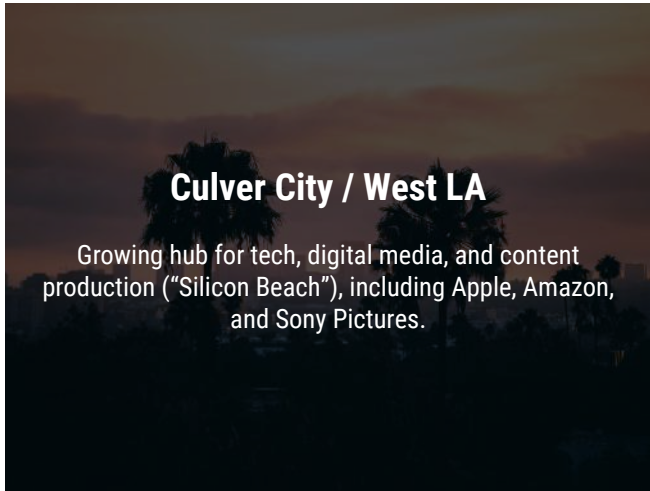
Koreatown

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



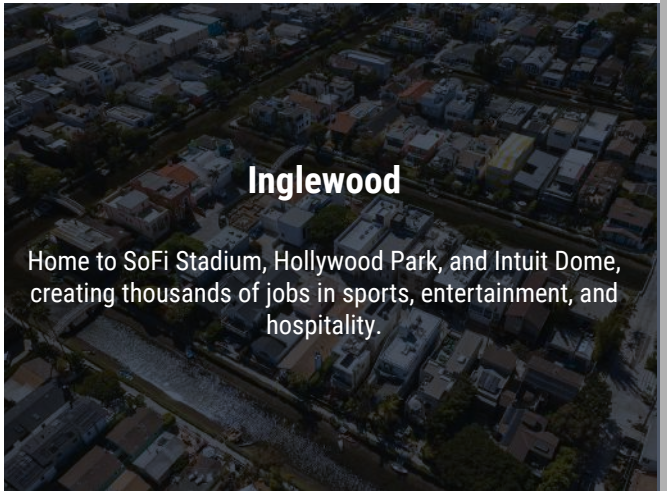
Long Beach

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

SAMIMI
INVESTMENTS

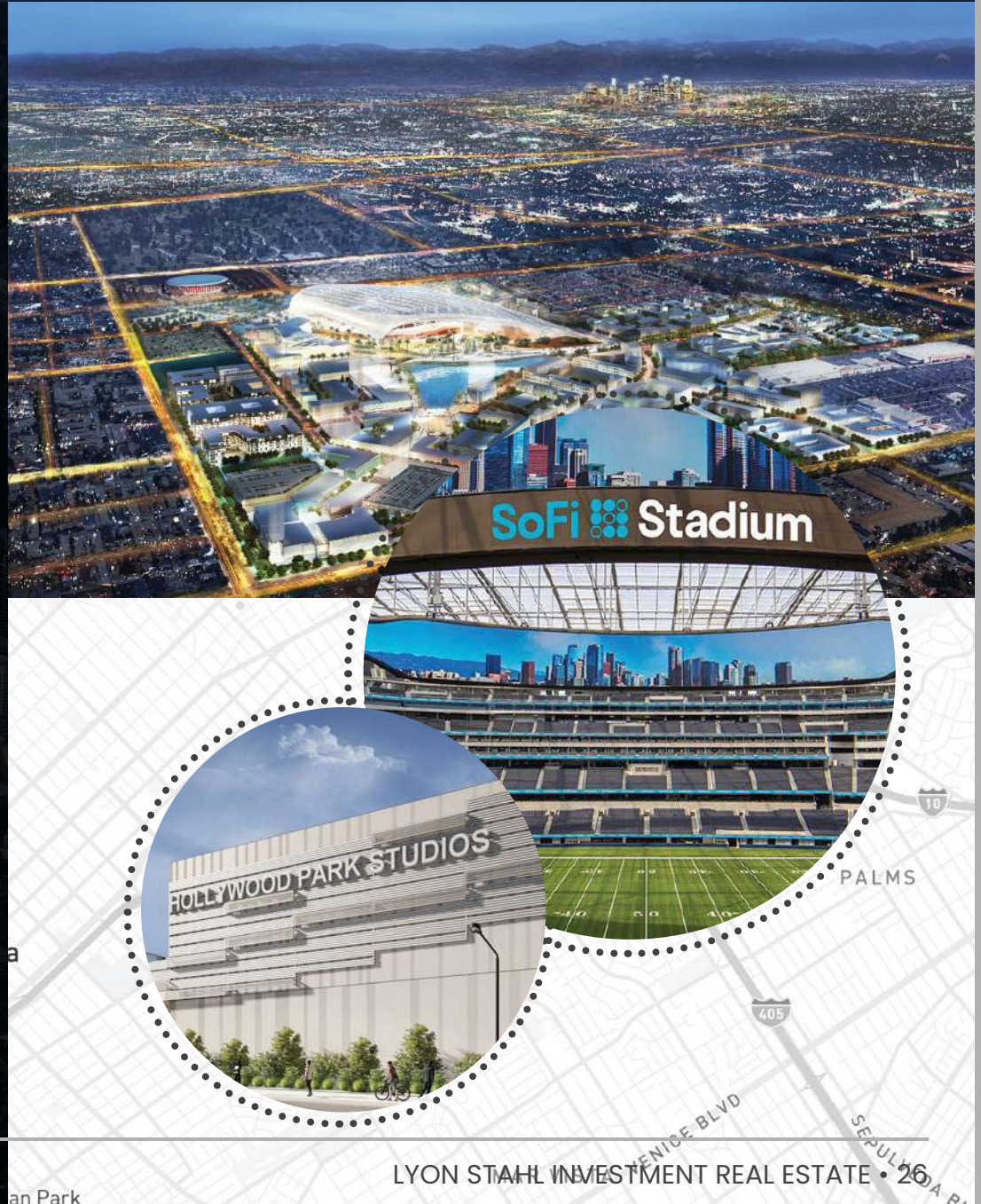
HOLLYWOOD PARK

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.



1235 Devon Ave - Los Angeles, CA 90024

LOCATION OVERVIEW

SOFI STADIUM

SAMIMI
INVESTMENTS



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

SAMIMI
INVESTMENTS



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.



EXCLUSIVELY MARKETING BY

SAMIMI
INVESTMENTS

LYONSTAH
INVESTMENT REAL ESTATE

CAMERON SAMIMI

310.259.7556

cameron@lyonstahl.com

BRE. 02035763