

911 For Sale or Lease

# Broxton

Los Angeles, CA 90024 **Ave**

±18,437 *RSF commercial office building*  
*in the heart of Westwood*

**EXCELLENT 1031 EXCHANGE  
OR OWNER-USER OPPORTUNITY  
(UCLA LEASE EXP. MAY 31, 2026)**

**REDUCED PRICE: \$12,495,000**



Exclusively listed by:

**Michael Arnold**

President  
Arnold Holdings Group  
m.arnold@ahg.global  
Mobile: 310.694.4550  
DRE Lic#: 01221125

**Eric Paul Hasserjian**

Senior Vice President  
ehasserjian@naicapital.com  
Direct: 310.806.6128  
Mobile: 310.850.5822  
DRE Lic#: 00986332

**Gibran Begum**

Executive Vice President  
gbegum@naicapital.com  
Direct: 310.806.6109  
Mobile: 310.922.0756  
DRE Lic#: 01455990

[Click Here to View  
Property Video](#)

**AHG**

Global Commercial Real  
Estate Advisors

**NAICapital**

COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

## Executive Summary

NAI Capital Commercial is pleased to offer the opportunity to purchase or lease 911 Broxton Avenue, a three (3) story  $\pm 18,437$  square foot commercial building ideal for an owner-user or single-tenant that is situated on  $\pm 7,949$  square feet of LAC4 zoned land. The property is positioned directly across from the UCLA campus, in the heart of Westwood Village. This trophy property prominently situated at the corner of Le Conte & Broxton was developed in the 1980's by the current ownership. The office building is currently leased to the UC Regents and has been occupied by UCLA Health for the past 20 years. The modified gross lease is scheduled to expire on May 31, 2025. As part of the 2019 lease extension, the tenant and landlord completed a major million-dollar renovation of the building. The building's three (3) elevator-serviced floorplates provide an efficient layout for both traditional and creative users. The 3rd Floor boasts high vaulted ceilings with skylights and patios that provide ample natural light, that would appeal to a wide range of potential future tenants. The property has approximately thirty-four (34) secured parking spaces located onsite with a two (2) level gated subterranean parking garage, allowing secure and direct access to the office spaces.

Westwood is a bustling neighborhood on the west side of Los Angeles, bordered by Brentwood, Bel-Air, and Century City, it is home to UCLA, one of the top universities in the United States. The subject property area known as Westwood Village is driven by a combination of UCLA's growth and the expansion of the metro purple line (Westwood & Wilshire) and is surrounded by a dense and affluent demographic where the average household income within a three-mile radius is  $\pm \$140,000$ . The area is consistently bustling with foot traffic and has a walk score of 96 (Walker's Paradise). Additionally, this area is home to cultural attractions such as the Hammer Museum and the Geffen Playhouse. Westwood offers over 8 million square feet of office space attracting accounting and law firms, private equity banking, entertainment, and production companies, as well as a host of medical and healthcare industry-related tenants. UCLA's recent L.A. acquisition of both the Westside Pavilion (approximately 700,000 SF "UCLA Research Park") and The Trust Building (334,000 SF "UCLA Extension") enhances 911 Broxton's wide appeal as it's centrally located in the heart of the UCLA ecosystem. 911 Broxton is an irreplaceable asset and unique opportunity to own or lease a prominent property in one of Los Angeles' most desirable neighborhoods. Given the lack of competing inventory, its location and proximity to the UCLA campus and hospital makes this iconic asset so unique.



911  
**Broxton**  
Ave

**AHG**

Global Commercial Real  
Estate Advisors

**NAI Capital**

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# FIRST TIME IN DECADES ENTIRE BUILDING AVAILABLE



Address:  
911 Broxton Avenue  
"Broxton Plaza"  
Los Angeles, CA 90024



Building Size:  
**±18,437** SF\*



Land Size:  
**±7,949** SF\*



Built:  
1980 / Renovated 2019



Zoning:  
LAC4



Stories:  
Three(3)



APN:  
4363-017-013



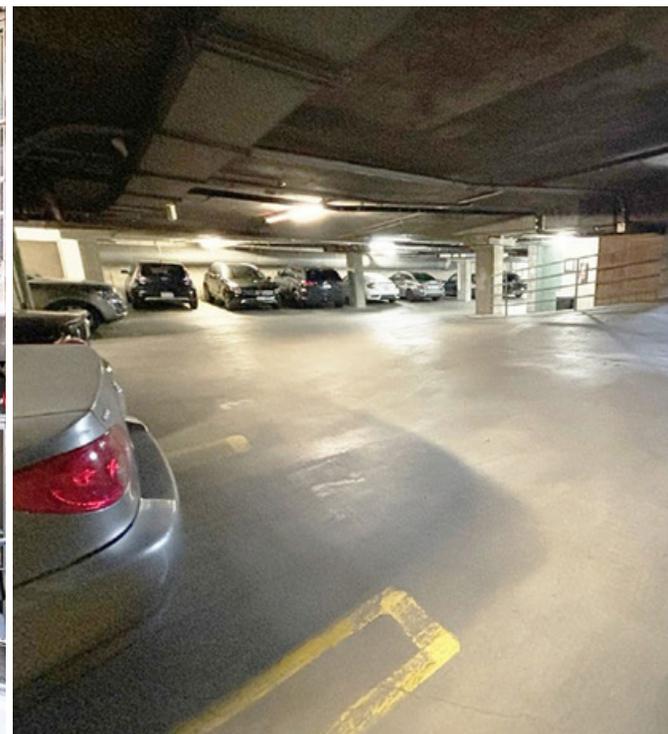
Parking:  
Approximately thirty-four (34) spaces  
located onsite in subterranean  
gated garage

**\*Buyer/Tenant to Confirm all Measurements**



# Property Photos

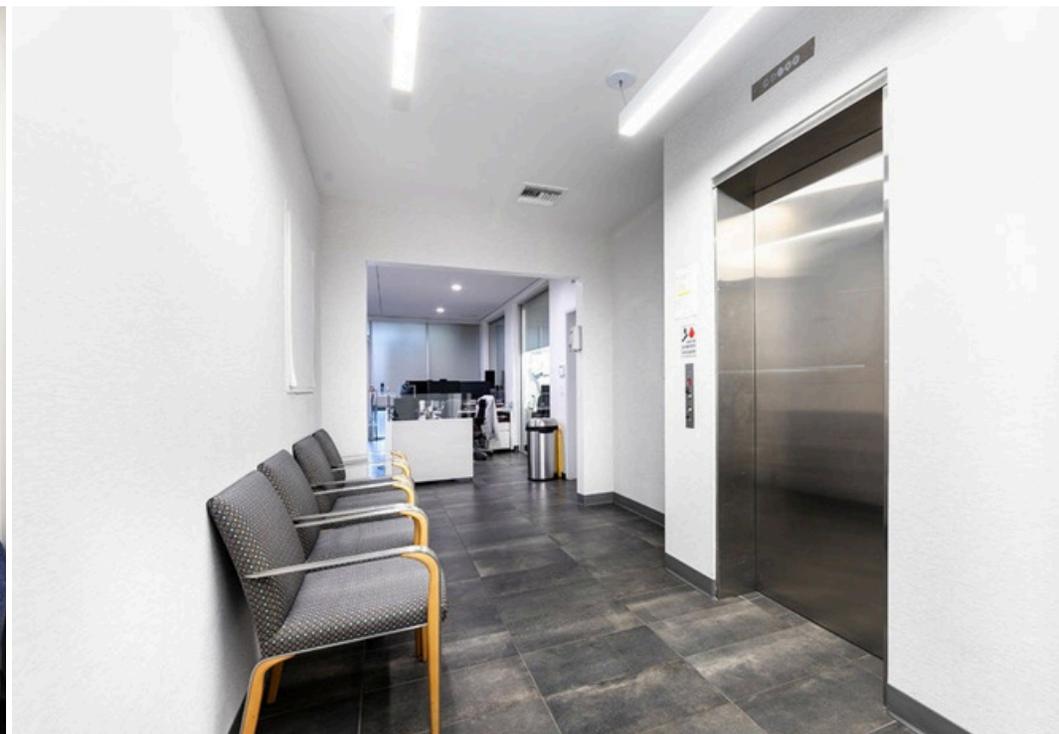
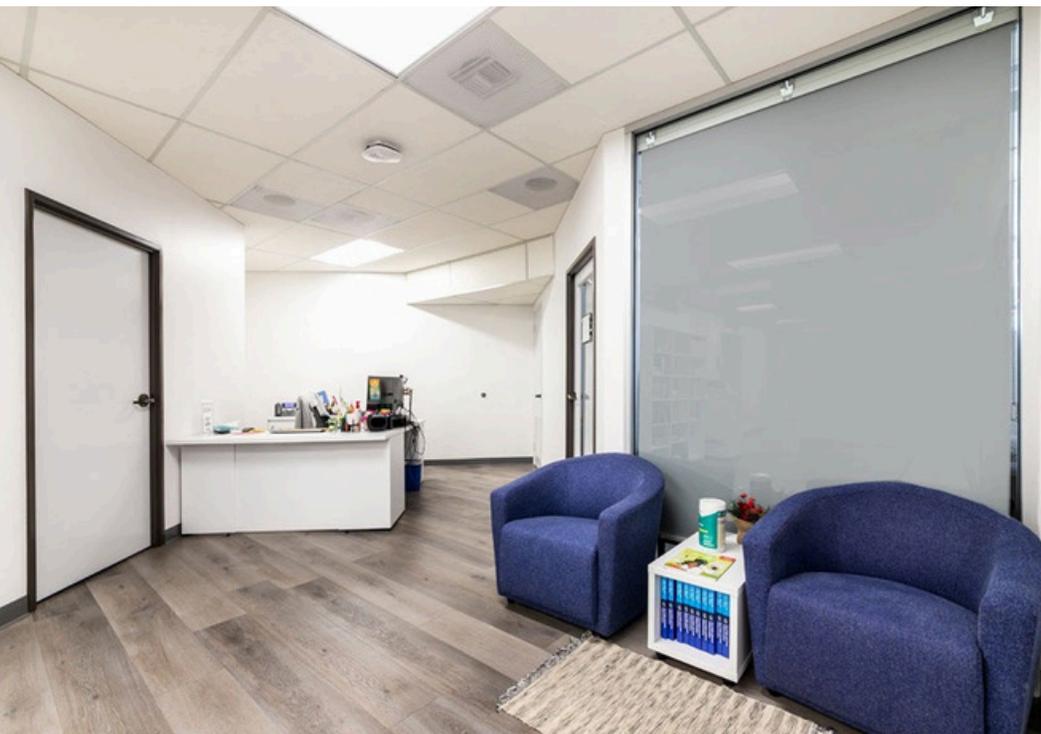
911  
**Broxton**  
Ave





# First Floor

911  
**Broxton**  
Ave



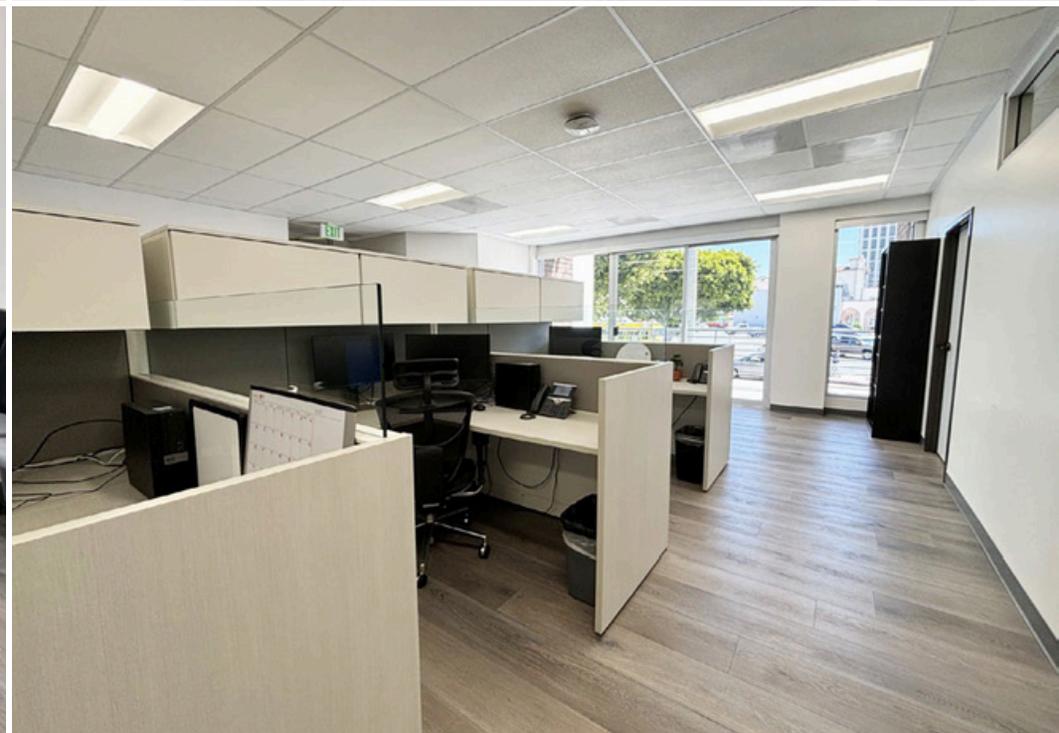
# Second Floor: ±6,365 RSF



**\*Buyer/Tenant to Verify All RSF (Square Foot) Measurements**

# Second Floor

911  
Broxton  
Ave



# Third Floor: ±6,441 RSF



**\*Buyer/Tenant to Verify All RSF (Square Foot) Measurements**

# Third Floor



911  
**Broxton**  
Ave

*High Vaulted Ceilings + Skylights*



# Nearby Amenities Map



SANTA MONICA

BRENTWOOD

BEL AIR

UCLA STUDENT HOUSING

NEW UCLA LE CONTE APARTMENTS DORMITORY

WESTWOOD

NEW MEDICAL OFFICE CONDOS



Le Conte / Gayley

RONALD REAGAN UCLA

911  
Broxton  
Ave

# Amenities Map



## Westwood Office Market Overview

Westwood is a commercial and residential neighborhood in the north central portion of the Westside region of Los Angeles, California. It is the home of the University of California, Los Angeles (UCLA), which opened in 1926. Bordering the campus on the south is Westwood Village, a major regional district for shopping, dining, movie theaters, and other entertainment. Westwood Village is still one of the most popular district on the Westside. It is a walkable historic commercial district with student-friendly restaurants and shops. The Village's cultural attractions include the innovative Hammer Museum, the acclaimed Geffen Playhouse and Fox Theater, a landmark movie palace that regularly hosts splashy premieres.

Wilshire Boulevard through Westwood is a major corridor of Class A office towers, on the western end and of condominium towers, on the eastern end. The Westwood office market contains approximately 8 million square feet of office space. It is part of the booming Westside office submarket. Westwood offers a central location which has experienced solid demand from an increasing population and employment base that is being driven by a robust tech/media business in greater LA West and Los Angeles County.

Westwood has always been an attractive office destination within the Westside area of Los Angeles, California. Rising rental rates and demand for creative office space coming from office space users have been key drivers. The average asking rent for office space has grown 19.2% over the past 10 years to \$4.78 FSG per square foot, per month, in Q1 2024. Years from the shutdown, as of Q1 2024 vacant space continued to rise from the previous quarter to 18.0%. However, the pace of leasing activity has been steadily rising in Westwood. First quarter leasing volume come in 91.0% above Q4 2023 – up from Q1 2023.

Demand from a diverse business base that includes entertainment, media and technology will resume for Westwood office space. 911 Broxton's proximity to a productive labor force, growing population, and a steady housing market are key drivers which will serve to keep demand, rents, and sale prices growing at a steady pace for Westwood office space.

911 For Sale or Lease

# Broxton

Los Angeles, CA 90024 **Ave**

**±18,437 RSF commercial office building  
in the heart of Westwood**

## Exclusively listed by:

### Michael Arnold

President Arnold  
Holdings Group  
m.arnold@ahg.global  
Mobile: 310.694.4550  
DRE Lic#: 01221125

### Eric Paul Hasserjian

Senior VicePresident  
ehasserjian@naicapital.com  
Direct: 310.806.6128  
Mobile: 310.850.5822  
DRE Lic#: 00986332

### Gibran Begum

Executive Vice President  
gbegum@naicapital.com  
Direct: 310.806.6109  
Mobile: 310.922.0756  
DRE Lic#: 01455990

### NAI Capital Commercial

**West Los Angeles**  
11150 Santa Monica  
Blvd. Suite 1550 Los  
Angeles, CA 90025  
310.806.6100



No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos are for identification purposes only and may be trademarks of their respective companies. NAI Capital, Inc. Cal DRE Lic. #02130474.