



1650 S BENTLEY AVE

West Los Angeles, CA 90025

Nine Units | 20 Parking Spaces | Premiere West Los Angeles Location

Marcus & Millichap
THE NEEMA GROUP

**100%
Vacant**





1650 S BENTLEY AVE
Los Angeles, CA 90025

EXCLUSIVELY LISTED BY

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1650 S BENTLEY AVE
Los Angeles, CA 90025



EXECUTIVE SUMMARY

1650 S Bentley Ave

The Neema Group of Marcus & Millichap has been exclusively selected to market for sale 1650 S Bentley Avenue, a 100% vacant 9-unit, 3-story apartment building located in one of the most coveted rental markets in Los Angeles. The subject property is in the heart of West Los Angeles with Sawtelle Japantown steps away, Westwood Village and UCLA a short bicycle commute north, and neighboring Century City to the east and Santa Monica to the west. 1650 Bentley Ave is situated just north of Santa Monica Blvd, east of the 405 FWY and merely blocks away from Veterans Hospital. The neighborhood is considered a walker's paradise and boast a high Walkscore of 94/100, (meaning all errands can be done without a car).

Built in 1982, the building doesn't fall under the Los Angeles City Rent Control, allowing an investor to collect market rents from nearby students or working professionals. All units have separate APN's. 1650 Bentley Ave offers buyers a desirable unit mix consisting of six three-bedroom/two-bathroom units and three two-bedroom/two-bathroom units, all in their original condition and ranging in size from 1,070 SF to 1,370 SF. Unique to the building is also the number of balconies per unit, every unit except for 101 (two balconies) have three balconies, offering a rare selling feature in today's market.

The property, with 13,293 of rentable or sellable square feet on a 8,230 sf lot, features nine double parking spaces on-site that individually gated (20 total parking space), laundry hook-ups in the three-bedroom units, a community laundry room for the two-bedrooms and central air conditioning throughout. 1650 Bentley is being offered at price per unit of \$661,111 and price per SF of \$448.

The West Los Angeles neighborhood continues to be a strong rental submarket with rising rents year over year and demand continuing, illustrated by the rapid growth of new developments. Residents have the convenience of amenities surrounding them on Santa Monica Blvd, Sawtelle Drive, just blocks away.

9

UNITS

3

2 BR + 2BA
UNITS

6

3 BR + 2BA
UNITS

20

PARKING SPACES

13,293

BUILDING SF

INVESTMENT HIGHLIGHTS

1650 S Bentley Ave

- 1650 S Bentley Avenue is a rare 13,293 SF, 100% vacant 9-unit, 3-story apartment building located in West Los Angeles, one of the most coveted and sought after rental markets in the city
- Offered at price per unit of \$661,111 and price per SF of \$448
- Built in 1982, the building doesn't fall under the Los Angeles City Rent Control, allowing an investor to collect market rents from future tenants
- All units have separate APN's. The subject property has a desirable unit mix consisting of six 3+2 units and three 2+2 units
- All units are in their original condition and range in size from 1,070 SF to 1,370 SF.

94 WALKSCORE

High walk score of 94, walking distance to Sawtelle Japantown, Westwood Village, UCLA and Veterans Hospital

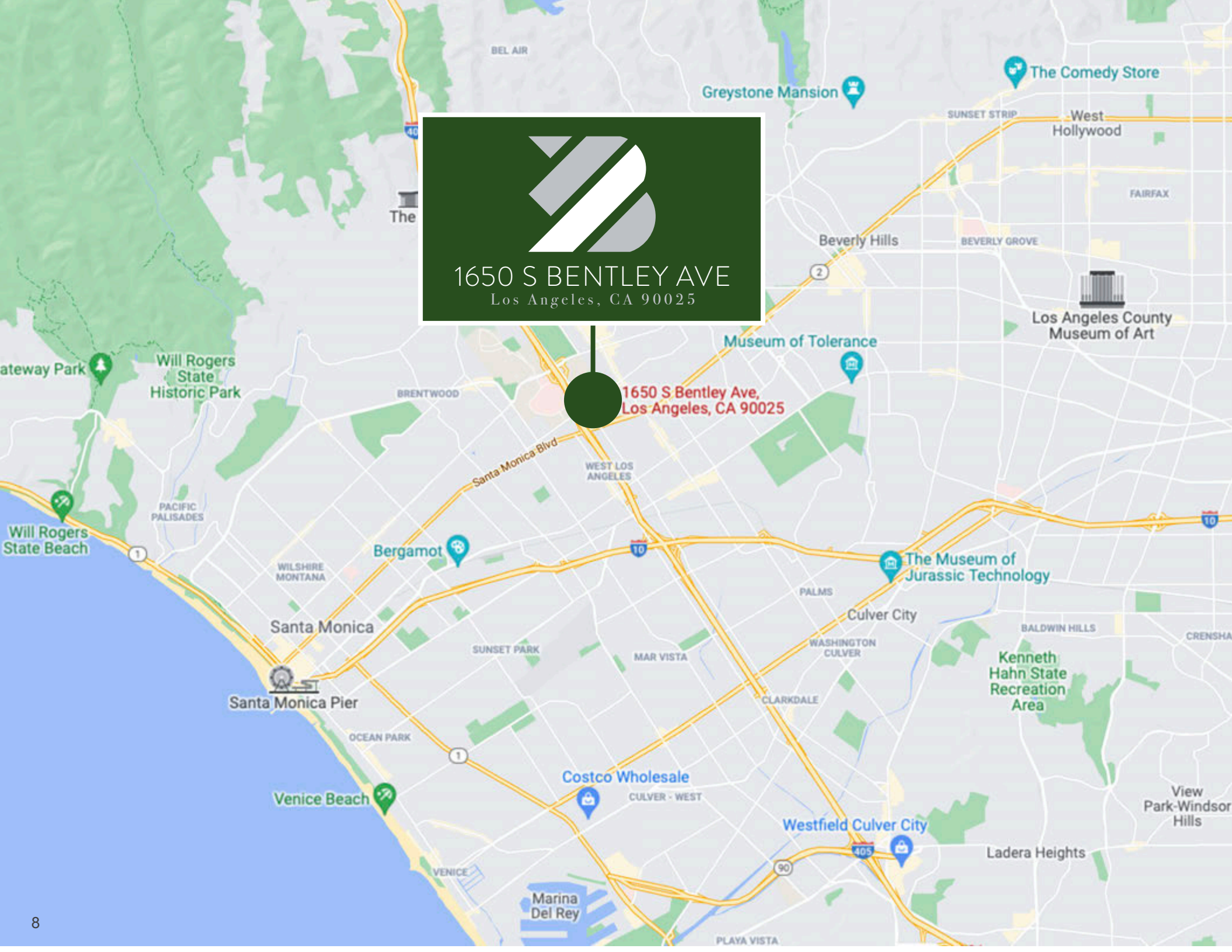
- The subject property features nine individually gated double parking spaces on-site (20 total parking space)
- Gas and electricity are both separately metered, laundry hook-ups in the three-bedroom units, a community laundry room for the two-bedrooms and central air conditioning throughout.
- 1650 Bentley Ave is considered a Walker's Paradise with a Walk score of 94/100 and is conveniently located right by the 405 Fwy., just south of UCLA, Veterans Hospital and Westwood Village



1650 S BENTLEY AVE
Los Angeles, CA 90025

9
UNITS

1650 Bentley Ave is considered a
Walker's Paradise with a Walk score of
94/100



CENTURY CITY

IHG
HOTELS & RESORTS

FOX
SEARCHLIGHT
PICTURES

DOWNTOWN LA

LOS ANGELES
CALIFORNIA TEMPLE

SAINT PAUL SCHOOL

Bristol
Farms

SPROUTS

petco

WESTWOOD CHARTER
ELEMENTARY SCHOOL

WESTWOOD BLVD

Jack

VETERAN AVE

BevMo!

SANTA MONICA BLVD

PORSCHE


1650 S BENTLEY AVE
Los Angeles, CA 90025

BENTLEY AVE

PROPERTY DETAILS

ADDRESS	1650 S Bentley Ave Los Angeles, CA 90025
ASKING PRICE	\$5,950,000
COST PER LEGAL UNIT	\$661,111
COST PER SF	\$448
NUMBER OF UNITS:	9
ZONING	[Q]R3-1-0
BUILDING SF	13,293
LOT SIZE SF	8,230
TYPE OF OWNERSHIP	FEE SIMPLE
YEAR BUILT	1982
PARKING SPACES	18
CURRENT UNIT MIX	Six 3+2's Three 2+2's

DEVELOPMENT INFORMATION

Total Lot Size:	8,230
Minimum Area Per Dwelling Unit:	800
Units By Right:	10.29
Los Angeles TOC Density Increase:	70%
Total Units:	17
23% Low Income Units	4
14% VL Units	2
10% ELI Units	2

UNIT #	APPROXIMATE UNIT SF	APN	UNIT TYPE
101	1,070	4324-032-088	2+2
102	1,360	4324-032-089	3+2
103	1,370	4324-032-090	3+2
201	1,070	4324-032-091	2+2
202	1,360	4324-032-092	3+2
203	1,370	4324-032-093	3+2
301	1,070	4324-032-094	2+2
302	1,360	4324-032-095	3+2
303	1,370	4324-032-096	3+2

*Pricing metrics are based on the asking price of \$2,500,000 plus the estimated construction costs of the ADU's after leasing at market rents.

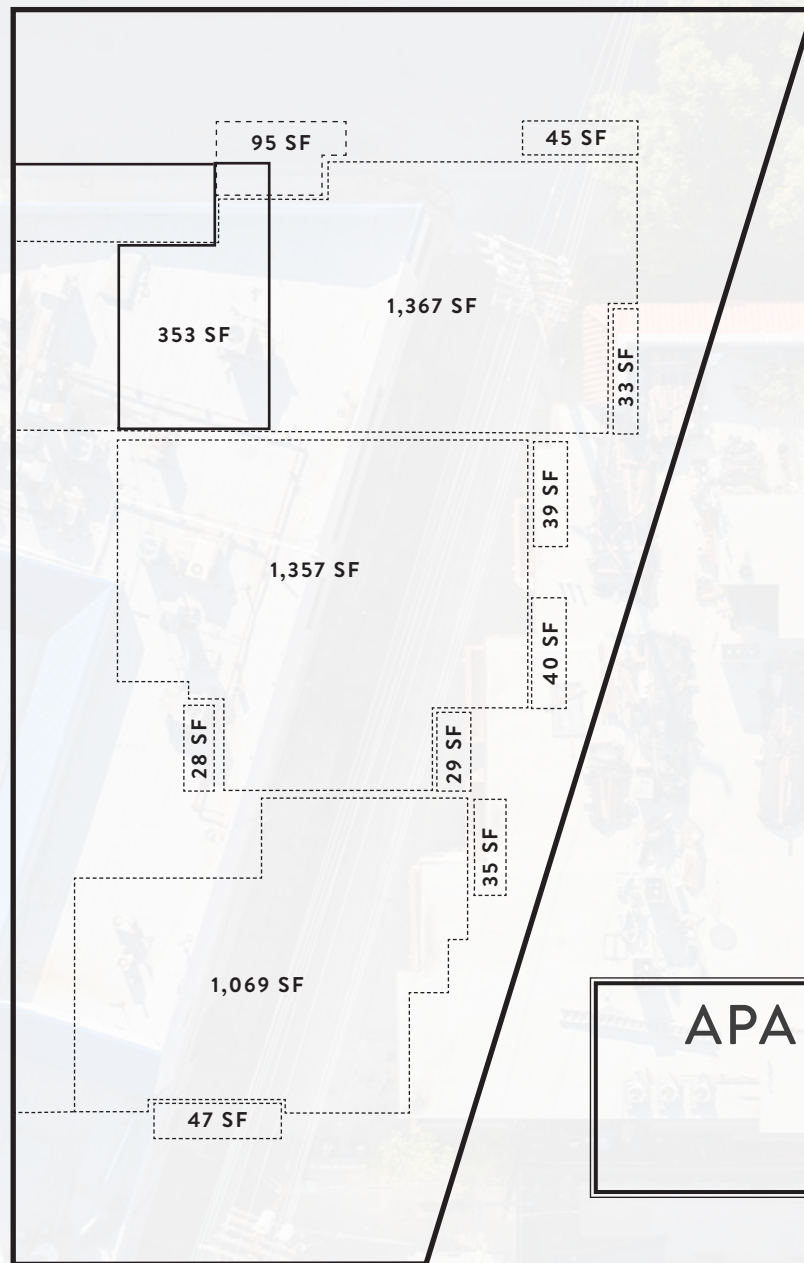
CONDOMINIUM PLAN AREAS

TRACT NO. 37462

1650 S BENTLEY AVE
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UNIT	UNIT AREA	BALCONY-1	BALCONY-2	BALCONY-3	LAUNDRY	STORAGE	TOTAL AREA
101A	1,069 SF	47 SF	35 SF	N/A	28 SF	N/A	1,179 SF
102A	1,357 SF	39 SF	40 SF	29 SF	N/A	N/A	1,464 SF
103A	1,367 SF	95 SF	48 SF	45 SF	N/A	352 SF	1,892 SF
201A	1,069 SF	47 SF	35 SF	35 SF	28 SF	N/A	1,179 SF
202A	1,357 SF	39 SF	40 SF	29 SF	N/A	N/A	1,464 SF
203A	1,367 SF	95 SF	48 SF	33 SF	N/A	N/A	1,539 SF
301A	1,069 SF	47 SF	35 SF	35 SF	28 SF	N/A	1,179 SF
302A	1,357 SF	39 SF	40 SF	40 SF	N/A	N/A	1,464 SF
303A	1,367 SF	95 SF	48 SF	33 SF	N/A	N/A	1,539 SF

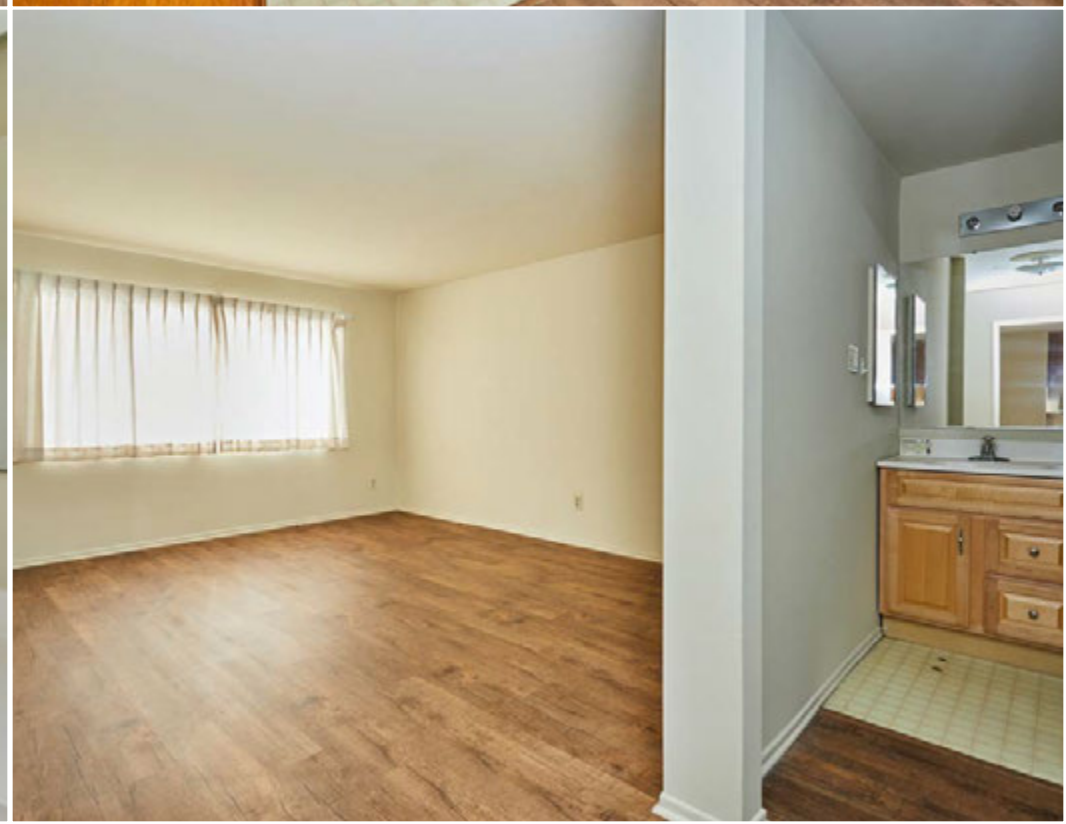
*Buyer to conduct his/her own due diligence and verify accuracy.



APARTMENT PLAN AREAS TRACT NO. 37462

1650 S BENTLEY AVE
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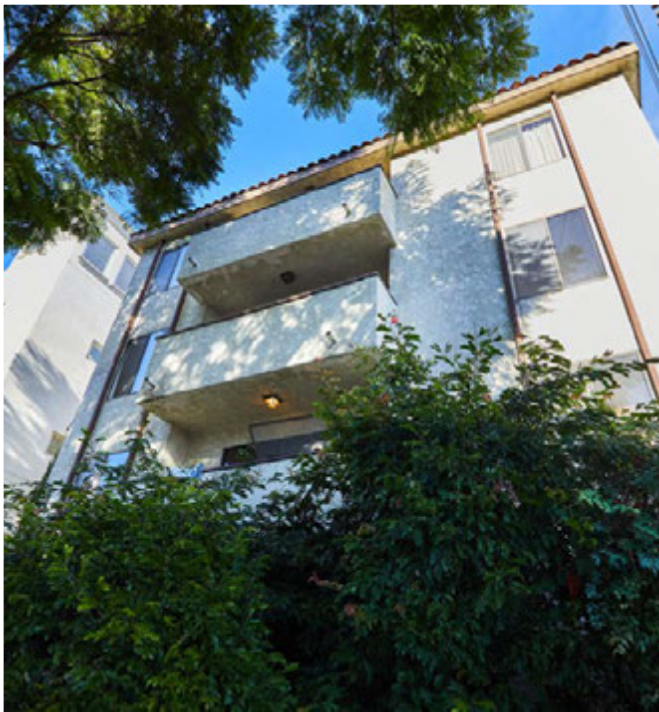




UNIT 102 | 2 BEDROOM + 2 BATHROOM



UNIT 301 | 3 BEDROOM + 2 BATHROOM



CONDO SALES COMPARABLES



SUBJECT PROPERTY

ADDRESS	1650 S Bentley Ave Los Angeles, CA 90025	PRICE/UNIT	\$661,111
SALES PRICE	\$5,950,000	DATE SOLD	On Market
BLDG SF	13,293 SF	YEAR BUILT	1982
LOT SIZE	8,230 SF	NO. OF UNITS	9
PRICE/SF	\$448	PARKING SPACES	20

1



ADDRESS 1815 Glendon Ave #207
Los Angeles Ca 90025

SALES PRICE \$716,000

UNIT SF 1,050

PRICE/SF \$682

OF BEDROOMS 2

OF BATHROOMS 2

YEAR BUILT 1980

DATE SOLD 11/05/21

2



ADDRESS 1818 Glendon Ave #203
Los Angeles Ca 90025

SALES PRICE \$680,000

UNIT SF 992

PRICE/SF \$685

OF BEDROOMS 2

OF BATHROOMS 2

YEAR BUILT 1987

DATE SOLD 10/29/21

3



ADDRESS 1663 Veteran Ave #101
Los Angeles Ca 90024

SALES PRICE \$770,000

UNIT SF 1,139

PRICE/SF \$576

OF BEDROOMS 2

OF BATHROOMS 2

YEAR BUILT 1980

DATE SOLD 10/29/21

SALES COMPARABLES

4



ADDRESS 2121 Beloit Ave #211
West Los Angeles CA 90025

SALES PRICE	\$725,000
UNIT SF	1,008
PRICE/SF	\$719
# OF BEDROOMS	3
# OF BATHROOMS	2
YEAR BUILT	1985
DATE SOLD	10/19/21

5



ADDRESS 1633 S Bentley Ave #206
Los Angeles Ca 90025

SALES PRICE	\$740,000
UNIT SF	1,117
PRICE/SF	\$662
# OF BEDROOMS	2
# OF BATHROOMS	2
YEAR BUILT	1987
DATE SOLD	9/23/21

6



ADDRESS 1815 Glendon Ave #201
Los Angeles Ca 90025

SALES PRICE	\$695,000
UNIT SF	1,173
PRICE/SF	\$592
# OF BEDROOMS	2
# OF BATHROOMS	2
YEAR BUILT	1980
DATE SOLD	9/15/21

7



ADDRESS 2121 Beloit Ave #212
West Los Angeles CA
90025

SALES PRICE \$745,000

UNIT SF 1,008

PRICE/SF \$739

OF BEDROOMS 3

OF BATHROOMS 2

YEAR BUILT 1985

DATE SOLD 8/23/21

8



ADDRESS 1657 Veteran Ave #101
Los Angeles Ca, 90024

SALES PRICE \$785,000

UNIT SF 1,383

PRICE/SF \$568

OF BEDROOMS 2

OF BATHROOMS 2

YEAR BUILT 1988

DATE SOLD 8/20/21

9



ADDRESS 1535 Bentley Ave #105
Los Angeles Ca 90024

SALES PRICE \$748,000

UNIT SF 1,165

PRICE/SF \$642

OF BEDROOMS 2

OF BATHROOMS 2

YEAR BUILT 1988

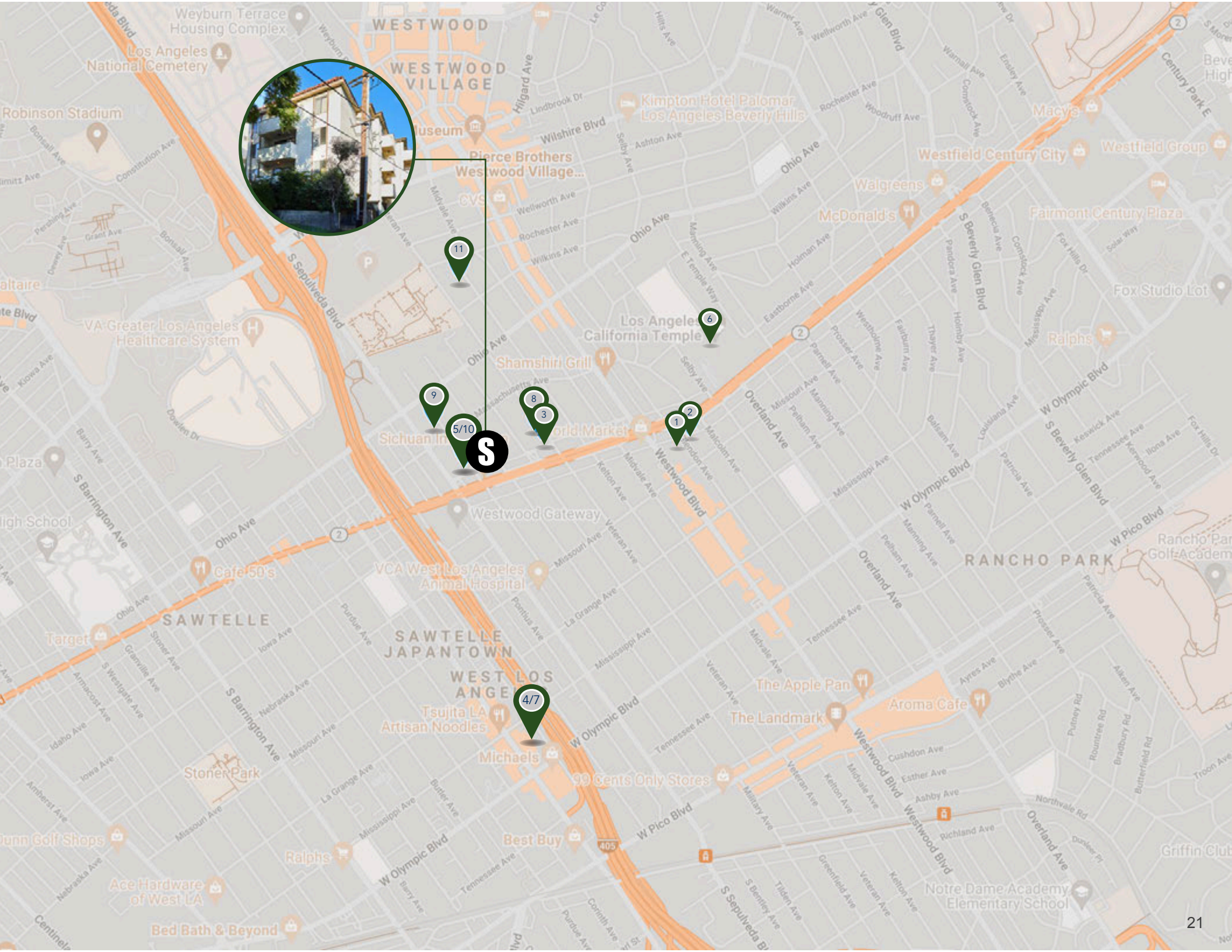
DATE SOLD 5/19/21



ADDRESS	1633 S Bentley Ave #105 Los Angeles Ca 90025
SALES PRICE	\$735,000
UNIT SF	1,138
PRICE/SF	\$645
# OF BEDROOMS	2
# OF BATHROOMS	2
YEAR BUILT	1987
DATE SOLD	5/11/21



ADDRESS	1375 Kelton Ave #410 Los Angeles Ca 90024
SALES PRICE	\$1,020,000
UNIT SF	1,557
PRICE/SF	\$655
# OF BEDROOMS	3
# OF BATHROOMS	2
YEAR BUILT	1983
DATE SOLD	11/20/20



AREA OVERVIEW

1650 S BENTLEY AVE

WESTWOOD VILLAGE

Located on the Westside of Los Angeles, Westwood is a commercial and residential neighborhood that's bordered by Beverly Hills to the east and Century City on the southeast. Westwood Village centers on a 1920s Mediterranean-style shopping precinct, now home to chain boutiques, coffee shops, and casual eateries. The acclaimed Geffen Playhouse presents new plays and classics, while movie theaters include the 1931 Regency Village, with its distinctive Spanish-inspired tower. Exhibitions at the nearby Hammer Museum range from old masters to contemporary art.

Westwood was initially developed in 1919 by Arthur Letts, the founder of the Broadway and Bullock's department stores. Developed in 1929 by Janss Investment Company. The campus of the University of California, Los Angeles (UCLA) is just north of Westwood Village.

SAWTELLE JAPANTOWN

The neighborhood of Sawtelle Japantown (formerly known as Little Osaka) is a true gem of West Los Angeles. The historic area is home to a sizable Japanese American population and is known for the trendy shops and restaurants centered on Sawtelle Boulevard. Today, Sawtelle Japantown is represented not only by its Japanese American postwar settlers and their descendants, but by a diverse set of Asians and other ethnicities and backgrounds. Take a stroll through the neighborhood and shop kitschy boutiques, nosh on delicious multicultural fare and more.

WALKSCORE



1650 South Bentley Ave has a Walk Score of 94 out of 100.

This location is very walkable so most errands can be accomplished on foot.

This location is just off Santa Monica Blvd and near the 405 FWY, close proximity to UCLA, Westwood Village, Veterans Hospital and neighboring Century City and Brentwood

BRENTWOOD

Brentwood includes high-style boutiques and trendy restaurants balanced by large secluded houses in the foothills of the Santa Monica mountains. A tranquil refuge for residents, while maintaining a distinct presence in greater Los Angeles culture. One of the neighborhood's defining features is the Getty, which delivers world-class art from its mountainside perch.

Specialty food and clothing shops, like those in Farmshop, power this community's sharp appearance and organic diet. The Brentwood Farmers Market, one of the best in LA, draws people from all over the city.





“ Google’s selection of One Westside demonstrates the strength of the Los Angeles tech and media industries, and exemplifies the type of creative office space that is in demand from large tech and media tenants. ”

*Victor Coleman, chairman and CEO
of Hudson Pacific Properties*

FUTURE GOOGLE CAMPUS



AREA OVERVIEW

1650 S BENTLEY AVE

SANTA MONICA

Santa Monica is a beachside city of 8.3 square miles on the westside of Los Angeles County. Offering an environment of unparalleled natural beauty, the city is home to a mix of residential communities, commercial districts, and recreational venues. Santa Monica features three miles of Pacific beaches and the Santa Monica Pier.

CENTURY CITY

This “city within a city” is home to a cluster of high-rises that command a visible stretch of L.A.’s skyline. Century City is located on the west side of Los Angeles, sandwiched between Beverly Hills, West Hollywood, and Cheviot Hills. It’s known for having distinct skyscrapers and civic buildings, which form a trademark skyline that is visible from several canyons throughout Los Angeles. Century City is also home to several businesses, talent agencies, emergency centers, and entertainment studios.

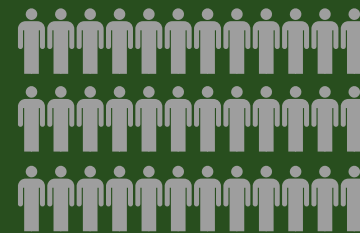
The culture here is dominated by the Westfield Century City shopping mall. The upscale center has nearly 50 shops and restaurants, as well as a grocery store. The Annenberg Space for Photography is also within the neighborhood’s boundaries and hosts free exhibits throughout the year.

DEMOGRAPHICS

Within 3 miles of the property is a population of just over 289,000 and an average household income of \$129,489, as of 2018. Within 5 miles is a population of nearly 663,000. Major nearby employers include the UCLA Medical Center and Fox Studios.

Furthermore, Google, an American multinational technology company, is also becoming a major employer in the area which would push up in rents in just a few short years.

POPULATION 5 MILE RADIUS



663,000

AVERAGE HOUSEHOLD INCOME



\$129,489



Ucla

UCLA Medical Center

Westwood Village

Trader Joes
CVS
Target
Urban Outfitters
Wholefoods
Regency Village Theatre
Chick-fil-A
In-N-Out Burger
Diddy Riese

1

WILSHIRE BLVD

Fairburn Elementary School

St. Paul School
Los Angeles
California Temple

CVS Pharmacy
iPhone, iPad & Mac Repair Bar
Attari Sandwich Shop
Pomodoro Trattoria
Bloomfield Creamery
Paris Bakery
Starbucks
Bristol Farms

Asuka
360 Orthodontics
Shamshiri Grill
Sprouts
Qin West Noodle

Chevron
Jack in the Box
World Market
Petco
Mashti Malone's
Farsi Cafe

The Vitamin Shoppe
Taste of Tehran
Tacos Tu Madre
California Chicken Cafe
Pitfire Pizza
Panda Express
Wonderlax

H&R Block
Happy Leaf
Mobil
Chase
Jersey Mike's
Starbucks

Equinox
Public Storage
Chitchat Coffee
+ Matcha
The Bar Method

LE JAPANTOWN

Anzu
Millet Crepe
Marugame Udon
Tsujita
Seoul Tofu

Brian's Shave Ice
Sushi Kiriko
Artelice Patisserie
UPS Store
Yakitoriya

HomeGoods
Michaels
Marshalls
SushiStop
Starbucks

M

expo/sepulveda station

The Los Angeles Country Club

Waldorf Astoria Beverly Hills

Spadena House

Rodeo Drive

Versace
Jimmy Choo
Lanvin
Tiffany & Co
Chanel
Hermes
Louis Vuitton
Cartier
Gucci

5

Saks Fifth Avenue

Beverly Hills High School

Westfield Century City

Nordstrom
Bloomingdale's
Macy's
Gelson's
AMC Theaters
Eatly

4

OLYMPIC BLVD

Inter Continental Hotel

Courtyard Marriott

Ralphs

3

Hillcrest Country Club

PICO BLVD

Rancho Park
Golf Course
Driving Range

Cheviot Hills
Recreation Center

Cheviot Hills
Tennis Center

KFC

The Stalking Horse

McDonald's

Shell

Pep Boys

The Six Chow House

Citibank

LA Sky Boutique

Rabbi's Daughter

LA Sky Boutique

Guitar Center

Starbucks

Gyu-Kaku

La Serenta

Deja Brew Taproom

Bossa Nova

Jack in the Box

2



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