



ZACUTO GROUP
COMMERCIAL REAL ESTATE

10495
SANTA MONICA
BOULEVARD
Los Angeles

FOR SALE

*Free-Standing Office Building
adjacent to Century City*

10495

SANTA MONICA BOULEVARD

Matthew Luchs of Zacuto Group, as exclusive advisor, is pleased to present 10495 Santa Monica Boulevard, currently the Anti-Defamation League building, an 18,141-square-foot free-standing office building situated on 9,184 square feet of land at the corner of Santa Monica Boulevard and Thayer Avenue. The property will be delivered 100% vacant, conveying all three office floors, private outdoor patio on the 2nd floor, balcony space on the top floor, double high ceilings, excellent window lines, both subterranean parking levels, 54 on-site spaces. At 2.98 spaces per 1,000 square feet, the parking ratio is exceptional for the Westside, where structured on-site parking at this level is rarely available and effectively cannot be replicated on a parcel of this size.





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EXECUTIVE SUMMARY

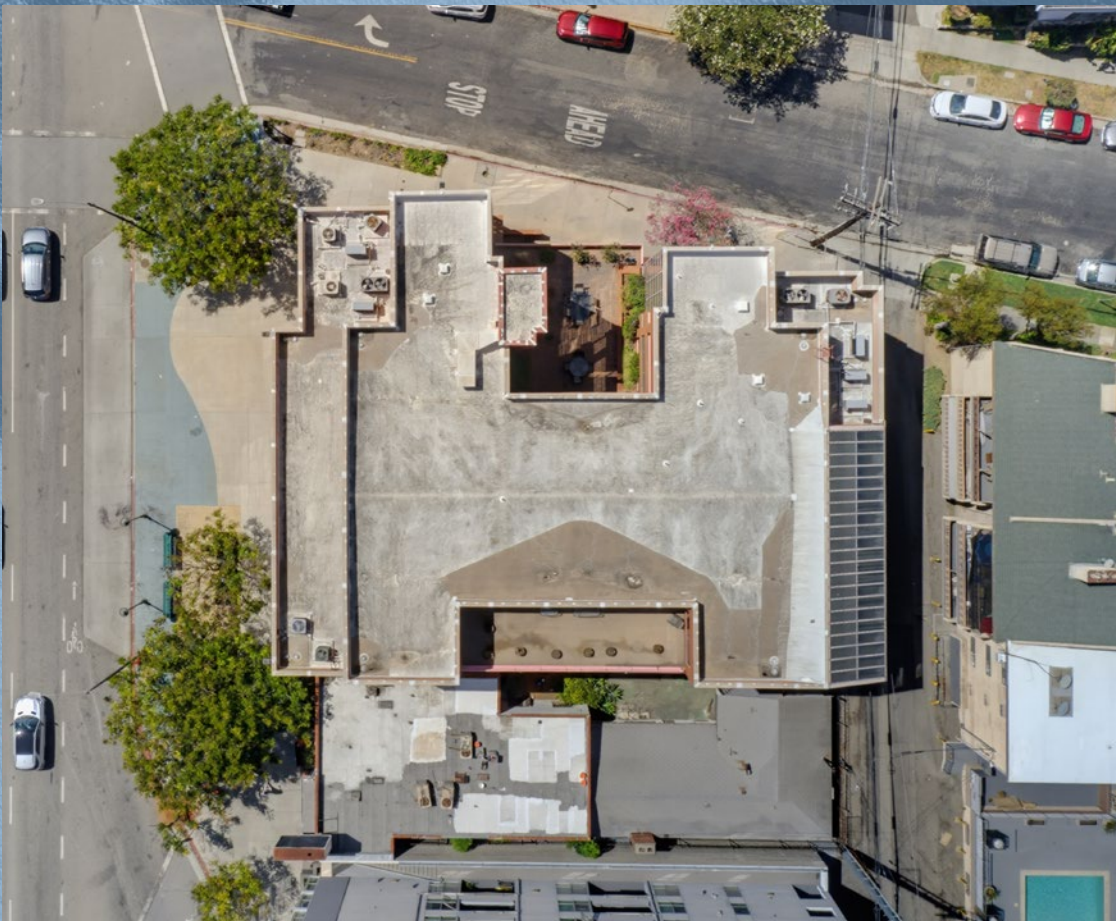
*18,141 SF Free-Standing Office Building adjacent to Century City
ideal for an Owner-User with 54 Subterranean Parking Spaces.*



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PROPERTY DETAILS

Price:	\$8,450,000
Building SF:	18,141
Price/SF (Building):	\$466
Lot Size:	9,184 SF (0.21 acres)
Price/SF (Land):	\$920
Occupancy:	Delivered Vacant
Parking:	54 spaces (2.98 per 1,000 SF)
Stories:	4 Stories and 1 Subterranean parking garage
Year Built:	1987
Traffic Counts:	52,547 VPD
Cross Streets:	Santa Monica Boulevard & Thayer Avenue
Zoning:	LAC2
APN:	4326-032-033



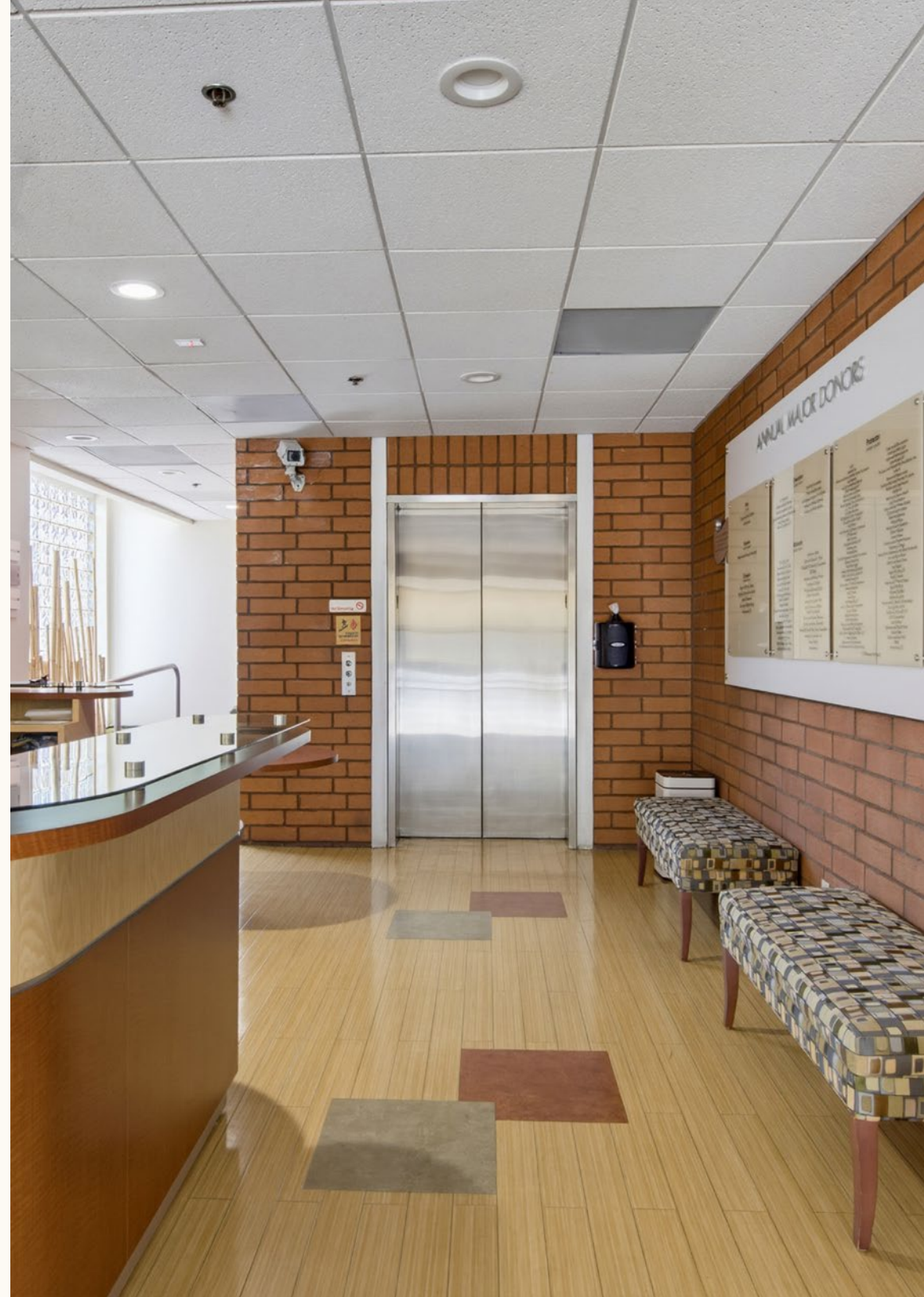


10495 Santa Monica Boulevard is an ideal building for an owner-user. Delivered entirely vacant, it offers a law firm, personal injury practice, professional services group, family office, medical or wellness user, creative company, or any general office occupier the increasingly rare opportunity to own a free-standing headquarters on the Westside, with tremendous street visibility. The building delivers exclusive signage, a private lobby and elevator, three full floors, and 54 secured subterranean parking spaces, allowing a business to consolidate its entire operation under one roof and under its own ownership. For litigation and personal injury practices in particular, uses that depend on accessible client parking, private floor identity, and proximity to the Westside's legal and professional community, the combination of scale, parking, and location is difficult to replicate.

Ownership does not require occupying the entire building. A buyer occupying the first and third floors takes 10,238 rentable square feet, or 56.5% of the building, comfortably clearing the 51% owner-occupancy threshold required for SBA 504 and 7(a) financing on an existing building, while leaving the full 7,885-square-foot second floor available to lease. Under that structure an owner secures long-term fixed-rate financing with a reduced down payment, occupies the space the business needs today, and applies rental income from the balance of the building to offset carrying costs. The tenants help pay for the building while the owner builds equity in an asset it controls rather than funding a landlord's.



The asset accommodates a range of alternatives. A buyer may occupy the full 18,141 square feet and the entire parking deck, occupy a single floor and lease the remaining two, or expand into the balance of the building as the business grows. A value-add investor acquires the same asset and leases all three floors at a basis of its own establishment rather than one set by a prior owner. In every scenario there are no leases to inherit, no expirations to await, and no rollover schedule to underwrite.



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INVESTMENT HIGHLIGHTS

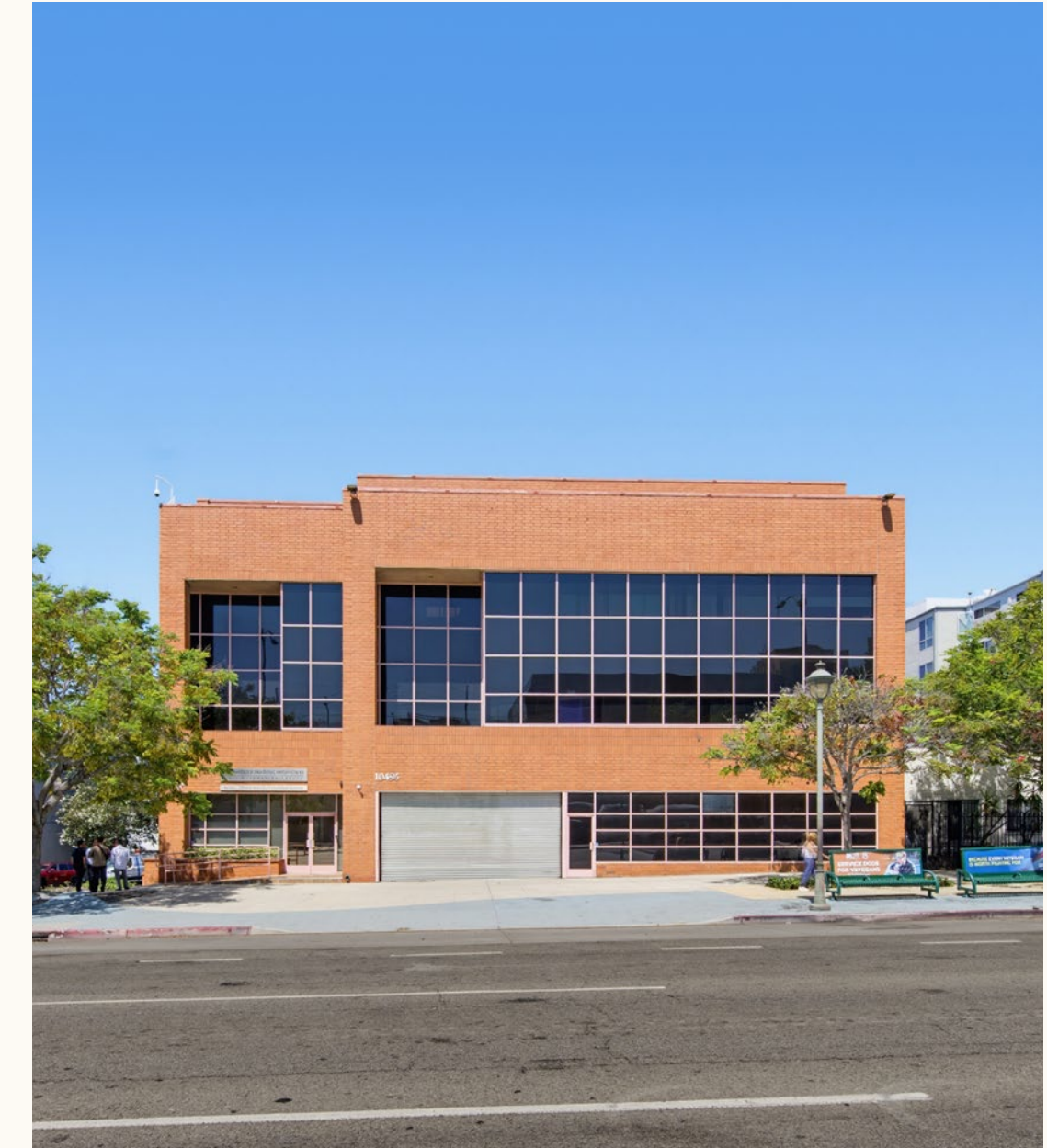
Delivered 100% Vacant

The entire 18,141-square-foot building conveys free and clear of tenancy at close. There are no leases to inherit, no expirations to wait out, no estoppels to chase, and no rollover schedule to underwrite.



A True Owner- User Building on the Westside

Free-standing office buildings of this size that can be purchased vacant, occupied in full, and controlled outright are among the scarcest product types in West Los Angeles. Ownership here delivers exclusive building signage, a private lobby, a dedicated elevator, and three full floors, allowing a business to consolidate its entire operation under one roof and under its own ownership rather than a landlord's.





Ideally Configured for SBA 504 and 7(a) Financing

Occupying the first and third floors totals 10,238 rentable square feet, or 56.5% of the building, clearing the 51% owner-occupancy threshold the SBA requires on an existing building with meaningful cushion. The remaining 7,885-square-foot second floor stays available to lease, allowing an owner to finance the acquisition on long-term fixed-rate terms with a reduced down payment while occupying only the space the business needs today.



Potential for Tenant Income Offsets Ownership Cost

Leasing the balance of the building applies third-party rental income directly against debt service and operating expenses, materially reducing an owner's effective occupancy cost. Rather than writing a rent check that builds a landlord's equity, an owner-user builds its own while the tenants help carry the building.

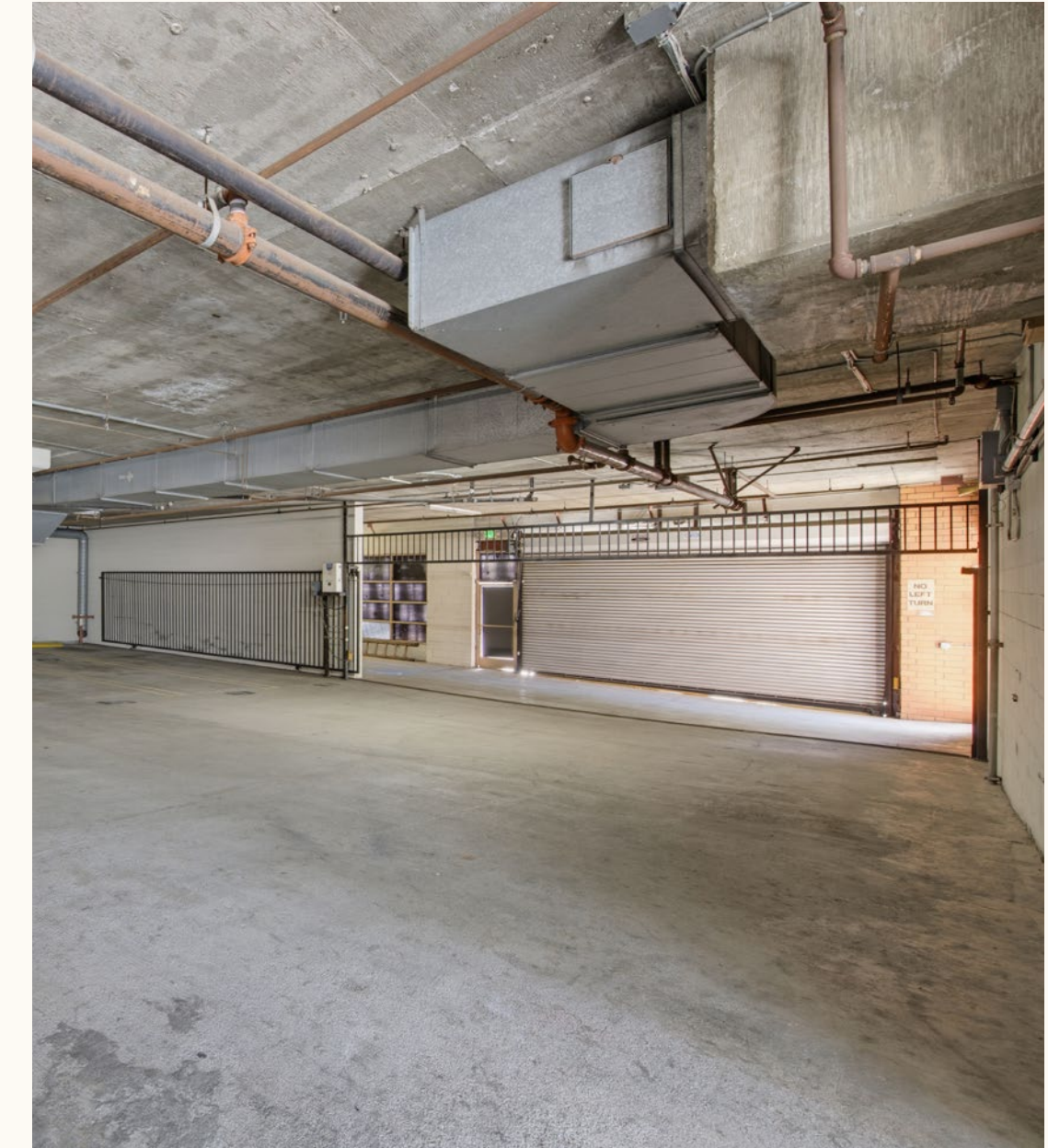
Parking That Cannot Be Replicated

54 subterranean spaces across two levels produce a 2.98 per 1,000 square foot ratio, well above what most Westside office product offers. The 13,660-square-foot parking deck measures 1.49 times the size of the 9,184-square-foot lot above it, an outcome achievable only by building down, and one that current construction economics and code requirements make effectively impossible to reproduce on a parcel of this size today.



Parking as a Business Advantage, Not Just an Amenity

For practices that receive clients, patients, or visitors throughout the day, on-site secured parking is a functional requirement rather than a convenience. The parking structure supports a full professional staff plus visitor turnover, removing the single most common operational constraint Westside office users face.





Purpose-Built for Legal and Professional Services Users

Personal injury firms, litigation practices, boutique law firms, family offices, wealth management groups, accounting practices, and medical or wellness users all require the same combination this building delivers, which is private floor identity, secured client parking, an efficient full-floor plate, and proximity to the Westside's legal and professional community.



Flexible Floor Plates Serve Multiple Business Plans

The 7,890-square-foot ground floor divides into four suites ranging from 972 to 5,321 square feet, the second floor offers a single efficient 7,885-square-foot full-floor plate, and the third floor provides a 2,348-square-foot suite. An owner can occupy one floor, two floors, or the entire building, lease the ground floor down to suite size for smaller tenants, or expand into the balance of the building as the business grows.

Efficient Building Layout

The first and second floors together represent 87% of the rentable area, concentrating the building's value in two large, efficient plates rather than fragmented space.

A compact 739-square-foot lobby with a passenger elevator and two stairwells serves all three levels, keeping common area load low and usable area high.



Private Top-Floor Outdoor Space

The third-floor suite includes its own patio and balcony, part of 1,430 square feet of open outdoor area across the first and third floors. For an owner-user taking the top floor, that outdoor space functions as private executive terrace and a genuine recruiting and client-hosting amenity, a feature almost never available in comparable multi-tenant office space.





Clean, Single-Parcel Ownership

The building sits on one 9,184-square-foot parcel under a single assessor's parcel number, 4326-032-033. There is no shared ownership structure, no common area association, and no adjacent-parcel dependency, which simplifies financing, title, and long-term control.



Immediately Adjacent to Century City

Century City is the dominant office submarket on the Westside and one of the deepest concentrations of law and professional services firms in Southern California. Ownership at 10495 Santa Monica Boulevard places a business inside that gravitational field at a fraction of the occupancy cost of a Century City tower, without sacrificing address, access, or proximity to counsel, clients, and courts.

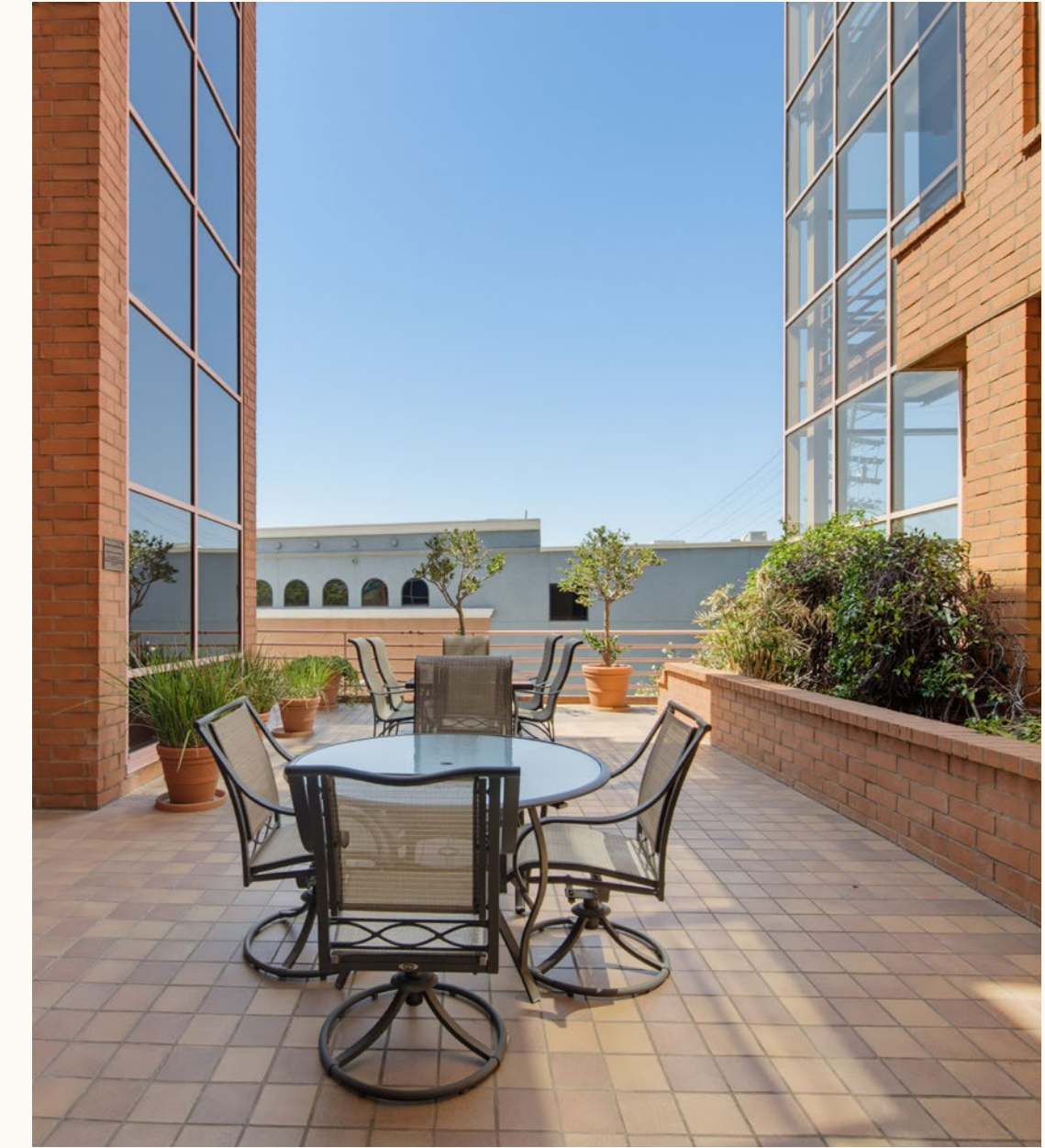
Institutional Surrounding Tenancy

The immediate neighborhood is institutional and office in character rather than storefront retail, anchored by Westfield Century City, the 3,305,120-square-foot Hines campus at Century Park, the 730,000-square-foot Century City Center tower under construction at 1950 Avenue of the Stars with Creative Artists Agency relocating its headquarters there, and Ronald Reagan UCLA Medical Center to the northwest. That base of employment and investment underpins both long-term value and leasing demand for any space an owner does not occupy.



A Value-Add Alternative

For an investor rather than an occupier, the same vacancy that enables owner-use enables a full repositioning. All three floors lease at a basis the buyer establishes rather than one a prior owner locked in, with the ground floor available in suites and the second floor deliverable as a full plate, producing a stabilized asset with rents and terms set to current market.



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LOCATION OVERVIEW

10495 Santa Monica Boulevard is strategically positioned between Westwood and Century City, along one of the Westside's primary commercial corridors connecting Century City, Westwood/UCLA and Beverly Hills. The surrounding area combines strong demographics with exceptional proximity to the Westside's major employment centers, with an average household income of \$156,319 and median home value of \$1.1 million within one mile, across more than 43,000 residents.

Century City

Century City is the dominant office submarket on the Westside and one of Los Angeles' premier business addresses. Anchored by Avenue of the Stars, the district is a hub for corporate, entertainment, legal and financial firms. Century Park, Hines' 3.3 million-square-foot campus, is home to major tenants including Ares Management, CAA, DLA Piper and JPMorgan, while the 730,000-square-foot Century City Center is under construction at 1950 Avenue of the Stars. This concentration of high-profile employers and tenants is the demand engine directly surrounding the subject and supports the appeal of a boutique, free-standing building along Santa Monica Boulevard.



Century City

The subject's Santa Monica Boulevard location offers a distinct alternative to Century City's high-rise office inventory. Characterized by low-rise professional, medical and institutional buildings surrounded by residential neighborhoods, it attracts professional firms, medical users, family offices and owner-users seeking proximity to Century City without the larger floor plates, tower environment or associated parking costs.

Westfield Century City is immediately east, while Westwood, UCLA and Ronald Reagan UCLA Medical Center are northwest, and Beverly Hills at the east tip of Santa Monica Boulevard. Regional access is supported by Beverly Glen Boulevard, the nearby I-405 freeway and the expanding Metro D Line.



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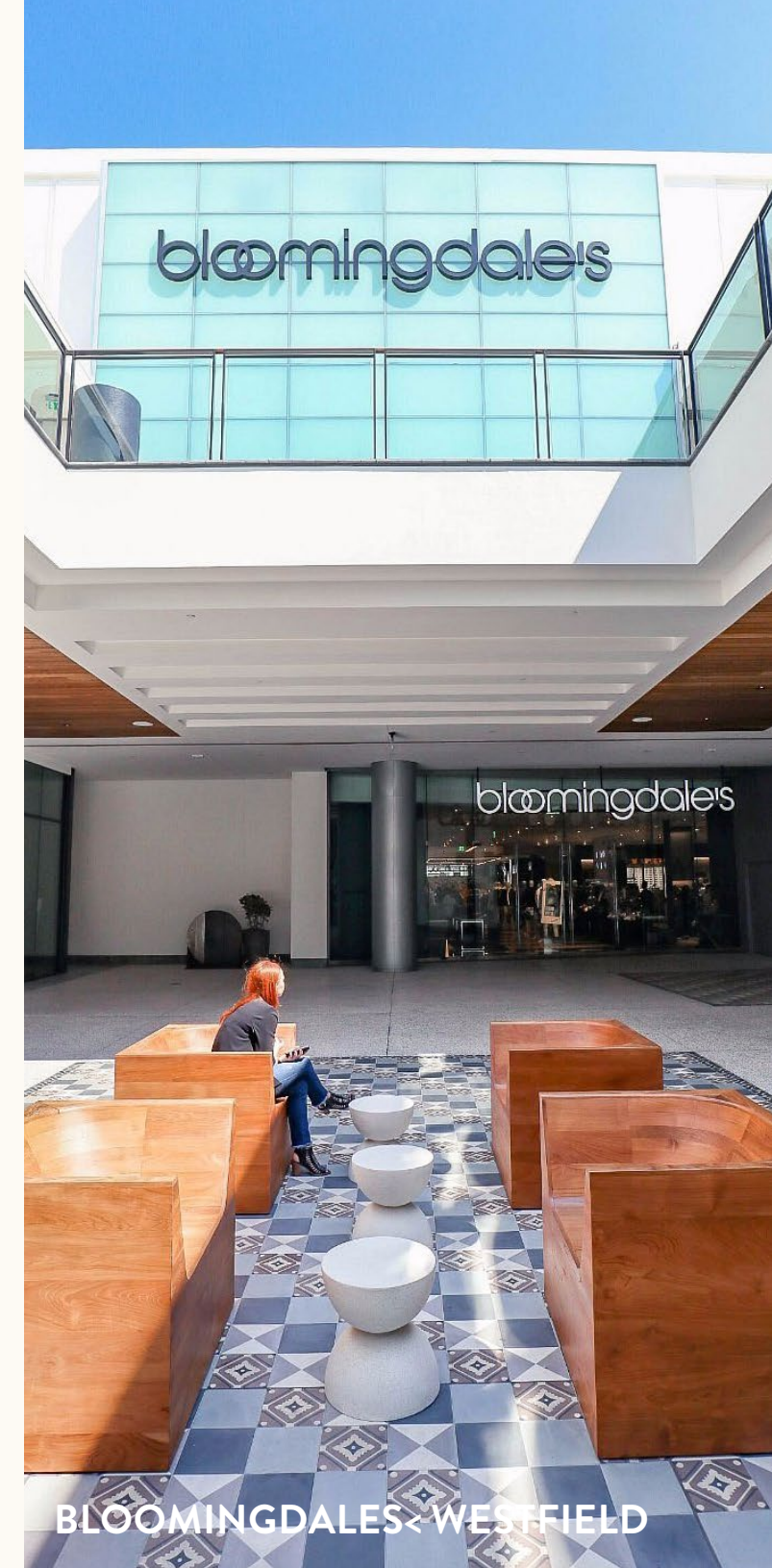
FAIRMONT CENTURY PLAZA



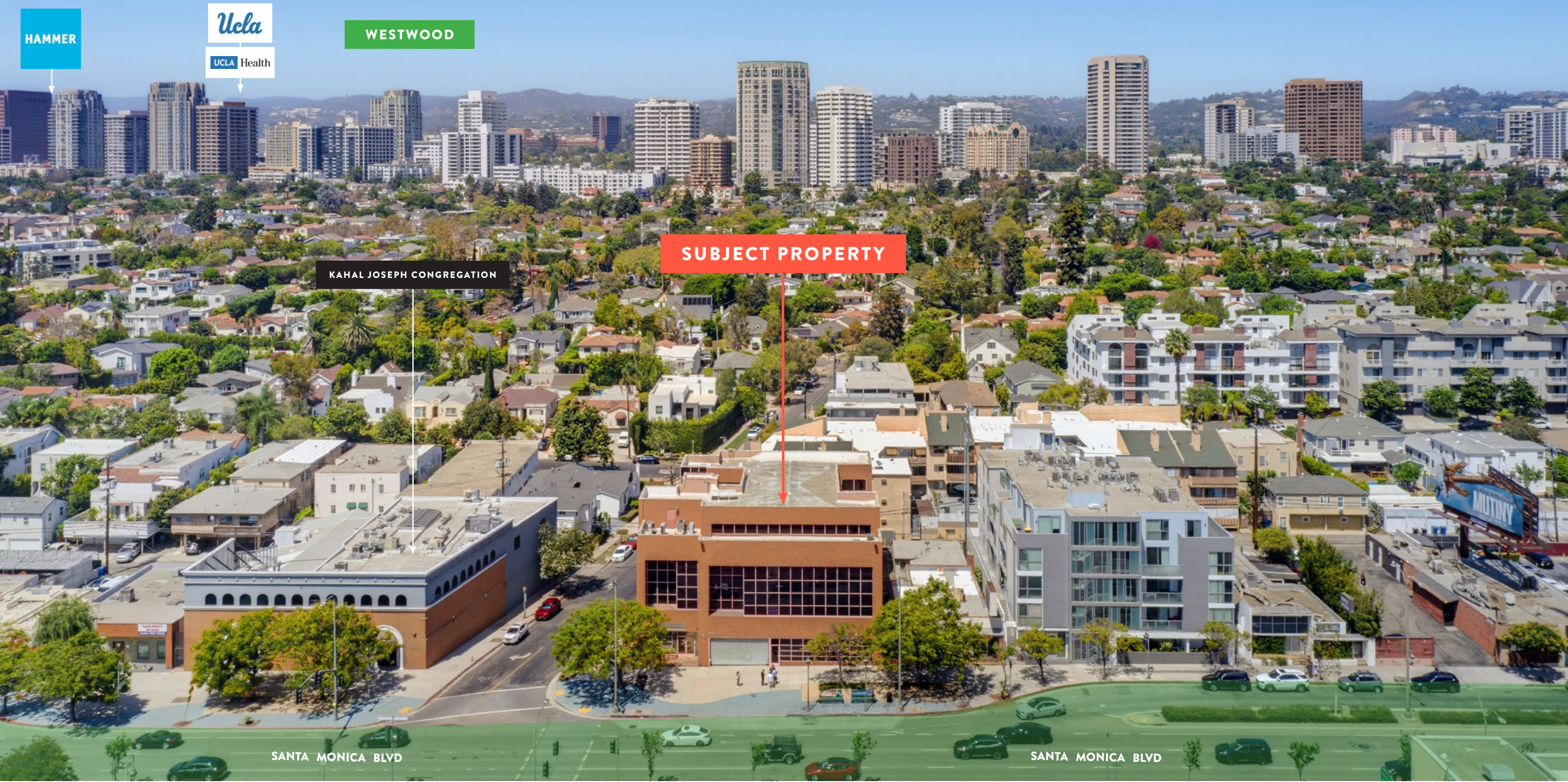
APPLE



CASA DANI



BLOOMINGDALES< WESTFIELD



The Los Angeles/Westwood office submarket reported average asking rents of \$49.66 per square foot in Q2 2026 and year-to-date sales averaging \$478 per square foot. The subject is priced at \$465.80 per square foot, positioning it competitively within the surrounding market.



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