



Jones Lang LaSalle Americas, Inc. ("JLL"),  
Real Estate License #01223413



# 3860 SOUTH CENTINELA AVE

Value-Add Investment or Owner-User Opportunity  
Located in the Mar Vista Neighborhood of Los Angeles, CA

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# THE OFFERING

Jones Lang LaSalle, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in 3860 S Centinela Ave (the “Property” or the “Offering”), located in the Westside Mar Vista neighborhood of Los Angeles.

Situated on 0.83 acres, the Property features a 20,022 feet of commercial space with a 5,400 square-foot mezzanine and a connected loading dock, offering flexibility for a variety of retail users. The Property is enhanced by 42 on-site parking spaces, a meaningful advantage for retailers in a parking-constrained market.

Currently leased to Centinela Pet & Feed, with a lease expiration on December 31, 2026, the asset offers a compelling mix of in-place cash flow and future flexibility to reposition and implement a value-add business plan. Additionally, the ability to terminate the lease with two months notice provides further flexibility for investors pursuing an expedited business plan or owner-users seeking near-term occupancy.

The Offering represents a unique opportunity to acquire a highly visible, well-located asset in one of Los Angeles’ most dynamic neighborhoods. With its high visibility, strong demographic tailwinds, and value-add potential, 3860 S Centinela Ave is well positioned to capture robust tenant and investor demand while creating long-term value.



## Offering Overview

Address	3860 S Centinela Ave, Los Angeles, CA 90066
GLA	25,451 SF
Acreage	0.83 acres
Zoning	M1-1
APN	4235-22-014
Parking	42 spaces (1.65/1,000 SF parking ratio)



# INVESTMENT HIGHLIGHTS

## Value-Add / Owner-User Opportunity

With an in-place lease expiring on December 31, 2026 and the ability to terminate the lease with two months' notice, the Property offers investors the opportunity to reposition the asset through near-term re-tenanting while also providing owner-users with a path to near-term occupancy.

## Prime West Los Angeles Location

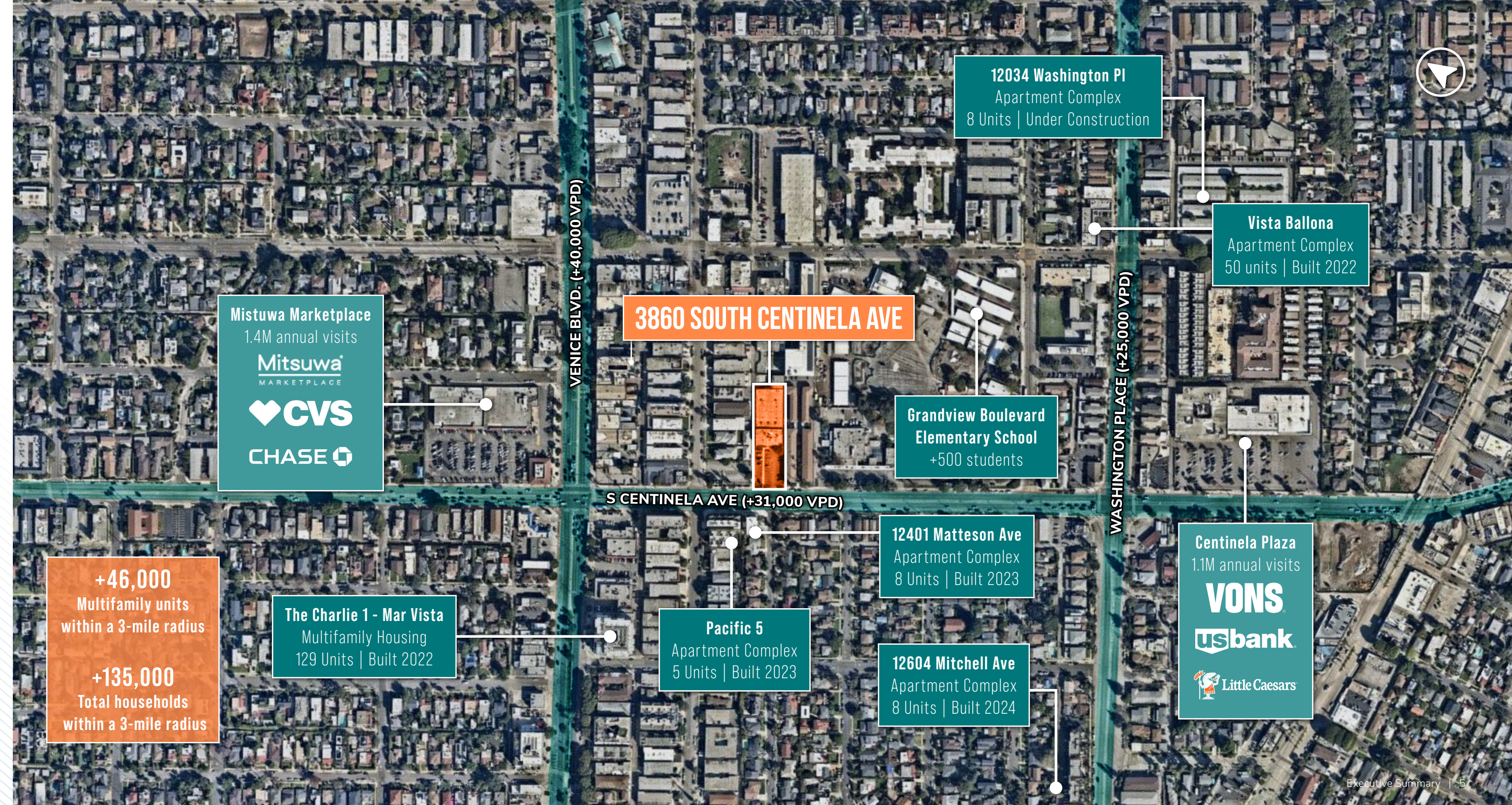
Optimally located at the convergence of West Los Angeles and Mar Vista, the Property sits adjacent to the high traffic intersection of Venice Blvd. and S Centinela Ave, which carries +70,000 vehicles daily. The surrounding area is characterized by its vibrant residential neighborhoods and dynamic commercial corridors, which attract a professional and well-educated demographic. The resulting economic vitality and sustained community growth make this a prime destination for commercial tenants aiming to serve a thriving local population.

## Exceptional Demographics

Within a three-mile radius, 61% of the population holds a bachelor's degree or higher. Total daytime employment surges to 184,860 within that same area, bolstering total consumer spending to over \$4.9 billion annually.

## Flexible Zoning

With a "Hybrid Industrial" general plan and M1-1 zoning, this designation provides flexibility for retail, light manufacturing, warehousing, distribution facilities, research and development operations, and select commercial activities that are compatible with industrial areas. This zoning framework offers developers multiple redevelopment pathways depending on market demand and investment strategy, making it suitable for a range of business types seeking industrial or commercially-zoned space. This flexibility presents an opportunity to capitalize on current below-market leases by re-leasing the property to a wider range of tenants at market rates.



**+46,000**  
Multifamily units  
within a 3-mile radius

**+135,000**  
Total households  
within a 3-mile radius

Mistuwa Marketplace  
1.4M annual visits  
Mitsuwa MARKETPLACE  
CVS  
CHASE

The Charlie 1 - Mar Vista  
Multifamily Housing  
129 Units | Built 2022

**3860 SOUTH CENTINELA AVE**

Pacific 5  
Apartment Complex  
5 Units | Built 2023

Grandview Boulevard  
Elementary School  
+500 students

12401 Matteson Ave  
Apartment Complex  
8 Units | Built 2023

12604 Mitchell Ave  
Apartment Complex  
8 Units | Built 2024

12034 Washington Pl  
Apartment Complex  
8 Units | Under Construction

Vista Ballona  
Apartment Complex  
50 units | Built 2022

Centinela Plaza  
1.1M annual visits  
VONS  
USbank  
Little Caesars

### Constrained Retail Market Dynamics

The West Los Angeles retail market, with an inventory of 4.1 million square feet and 0 SF of new retail space currently under construction, is fundamentally constrained, positioning assets for long term growth. This complete lack of new supply insulates properties from future competition and creates a prime foundation for sustained rental growth and appreciation, promoting a stable and promising investment landscape.

### Strategic Location with Parking

The property features 150 feet of frontage and visibility along South Centinela Avenue, a major commercial thoroughfare. The front parking lot offers 42 parking spaces, providing customers with unmatched convenience and direct, at-the-door access in parking constrained submarket. This amenity not only enhances the customer experience but also capitalizes on the location's high traffic counts, ensuring prominent exposure for any tenant.

### Dense, Affluent Population

The area boasts a massive daytime population of 344,701, driven by close proximity to "Silicon Beach" offices. In parallel, hundreds of new residential units are adding a dense, high-income resident base. This dual growth is fueled by high-paying tech jobs, projected to drive a 14% surge in household income and create a trade area that is both denser and significantly wealthier.





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