

OFFERING MEMORANDUM

6457 SANTA MONICA BLVD.,
LOS ANGELES, CA 90038

BLAKE MIRKIN
Executive Vice President
Lic. 00845245
+ 1 310 550 2562
blake.mirkin@cbre.com

DANIEL RAINER
Lic. 01921442
+1 310 5502623
daniel.rainer@cbre.com

1840 Century Park East
Suite 900
Los Angeles, CA 90067
www.cbre.com/beverlyhills

CBRE

UNITED STATES
POSTAL SERVICE
**WILCOX
STATION**



UNITED STATES
POSTAL SERVICE
**WILCOX
STATION**

THE OFFERING

The United States Postal Service (Postal Service), an independent establishment of the Executive Branch of the United States Government (39 U.S.C. 201), invites you to make a proposal(s) to purchase Postal Service owned property, and improvements thereon in the City of Los Angeles, 90039, known as the Wilcox Station Post Office. CBRE, as exclusive advisor to the United States Postal Service (USPS), is pleased to present this exceptional value-add opportunity to acquire 100% fee simple interest in 6457 Santa Monica Blvd.

This 9,436 gross square foot facility has been used by the USPS since 1962 for both a retail and mail carrier operation. It will be delivered vacant. The property contains 32 surface level single parking spaces and is located on an L shaped site at the corner of Wilcox and Santa Monica Blvd. in Los Angeles.

THE OPPORTUNITY

The USPS has maintained the building as a distribution and retail facility. The building's current configuration lends itself to multiple re-use opportunities.

The building is located just blocks from vibrant Hollywood and is attractive to a wide array of industries for its proximity to world renowned shopping and cultural attractions. The media, technology, legal and professional markets are enticed by the submarket's critical mass of key area industries, as well as its convenient access to the West side's deep amenity base, exceptional lifestyle and the abundance of neighboring exclusive housing markets.

Today, Southern California is the global hub of the entertainment industry. Technology and entertainment-industry businesses are working together with increasing frequency over the last two decades. These companies have gravitated towards Southern California. The market has become extremely desirable and sought after by the entertainment, technology, and media companies, creating a very tight Westside Hollywood office market.

BID DUE DATE: NOVEMBER 29TH 2013



1840 Century Park East
Suite 900
Los Angeles, CA 90067
www.cbre.com/beverlyhills

CBRE



UNITED STATES
POSTAL SERVICE
**WILCOX
STATION**



6457 Santa Monica Blvd. LOS ANGELES, CA 90039

Owner:	United States Postal Service
Property Address:	6457 Santa Monica Blvd. Los Angeles, CA 90039
Approximate Building Size:	9,436 SF
Height:	1 Stories
Approximate Lot Size:	0.49 Acres (21,128 RSF)
Year Built:	1962
Tax ID:	5533-009-022
Zoning:	C2, Commercial
User:	Building is 100% Vacant
Parking Ratio:	4:1,000 (32 Spaces)

KEY INVESTMENT HIGHLIGHTS

One of a kind Opportunity- Wilcox Station represents a one-of-a-kind investment opportunity to acquire a building in Hollywood with multiple potential uses. The property is immersed in a world renowned location with high profile shopping, eateries, entertainment, and tourism seconds away.

Location-Location-Location- Located within the 54.6 million square foot office market. The building is immersed in the Hollywood neighborhood and minutes away from other executive neighborhoods West Hollywood, Beverly Hills, Los Feliz, and Hancock park.

Desirable Demographics- The premier location offers exceptional access to surrounding Los Angeles cities and markets.

Barrier to Entry- Lack of developable land and difficult development restrictions create an extremely high barrier to entry into this highly desirable area.



1840 Century Park East
Suite 900
Los Angeles, CA 90067
www.cbre.com/beverlyhills

CBRE

UNITED STATES
POSTAL SERVICE
**WILCOX
STATION**

PROPERTY PROFILE

1840 Century Park East
Suite 900
Los Angeles, CA 90067
www.cbre.com/beverlyhills



Wilcox Station	Property Profile
Location:	6457 Santa Monica Blvd. Los Angeles, California 900388 Property is on the northeast corner of Santa Monica and Wilcox Avenue
Land to Building Percentage	45%
Shape:	L Shaped
Topography:	Level and at street grade
Visibility:	Excellent
Access:	Excellent
Utilities:	Water: City of Los Angeles Sewer: City of Los Angeles Electricity: Southern California Edison Natural Gas: Southern California Gas Co. Local Phone: AT&T
Flood Zone Description	The property is located in the flood zone X (areas determined to be outside the 500 year plan) as indicated by Community Panel Number 06037C1605F, dated September 26, 2008

Construction Detail	
Basic Construction	Masonry
Foundation	Dock High
Framing	Concrete Block
Floors	Vinyl Adhesive Tile
Exterior Walls	Concrete Block
Roof Type	Built Up/Composition
Windows	Metal Frame

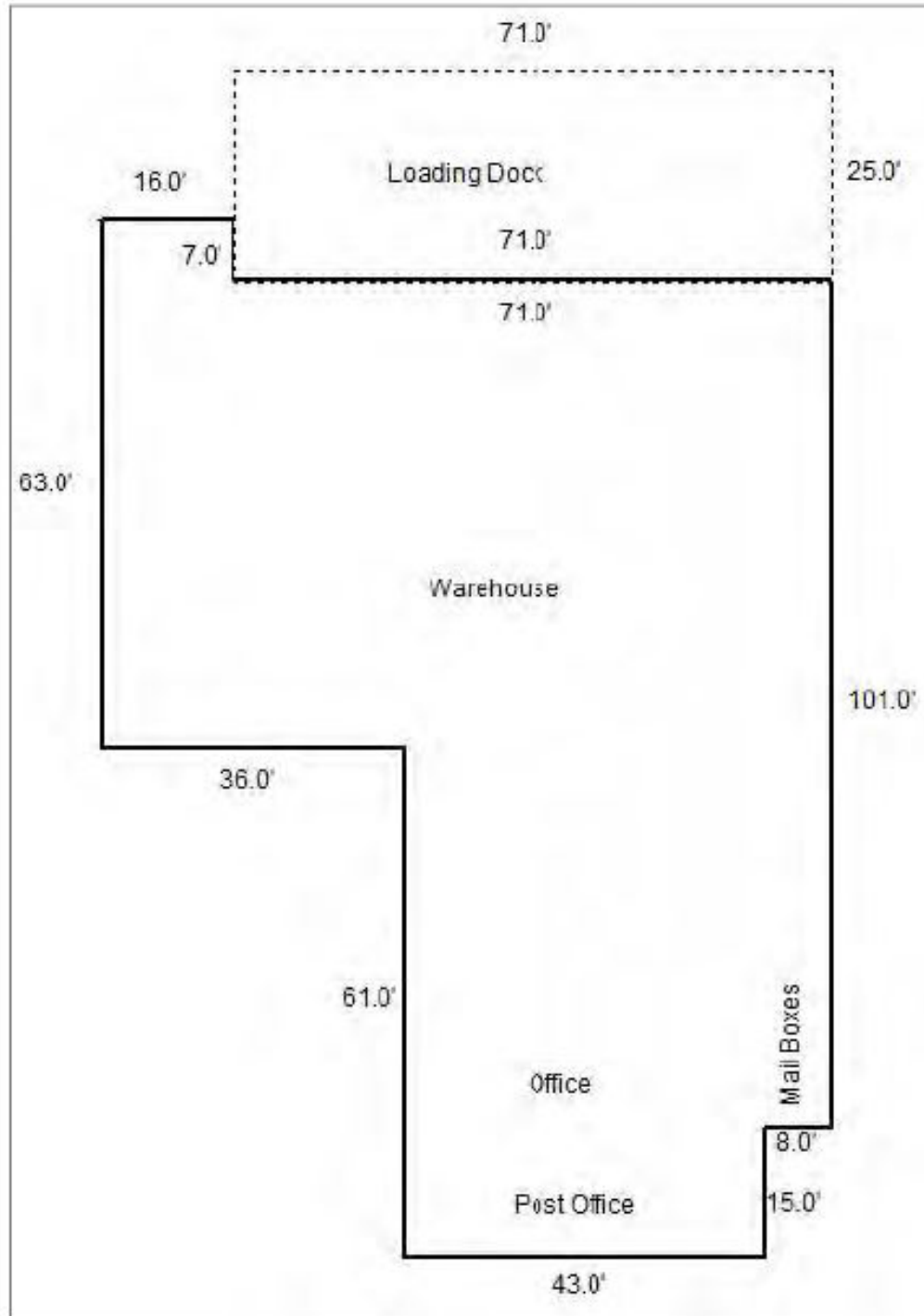
UNITED STATES
POSTAL SERVICE
**WILCOX
STATION**

FLOOR PLANS

1840 Century Park East
Suite 900
Los Angeles, CA 90067
www.cbre.com/beverlyhills

CBRE

FLOOR PLAN

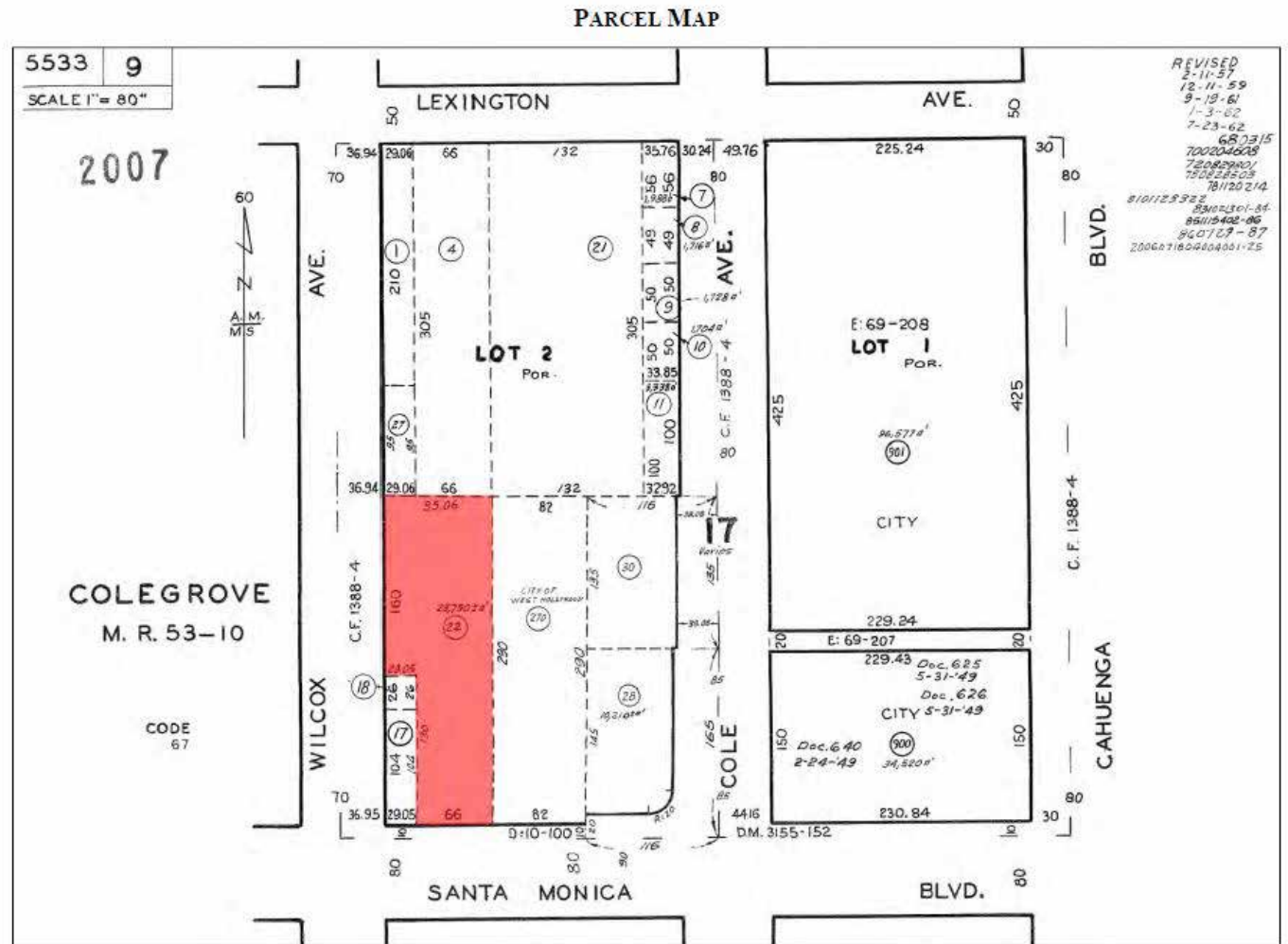


UNITED STATES
POSTAL SERVICE
**WILCOX
STATION**

AERIAL PHOTOGRAPHS & MAPS

1840 Century Park East
Suite 900
Los Angeles, CA 90067
www.cbre.com/beverlyhills

CBRE



UNITED STATES
POSTAL SERVICE
**WILCOX
STATION**

AERIAL PHOTOGRAPHS & MAPS

1840 Century Park East
Suite 900
Los Angeles, CA 90067
www.cbre.com/beverlyhills

CBRE

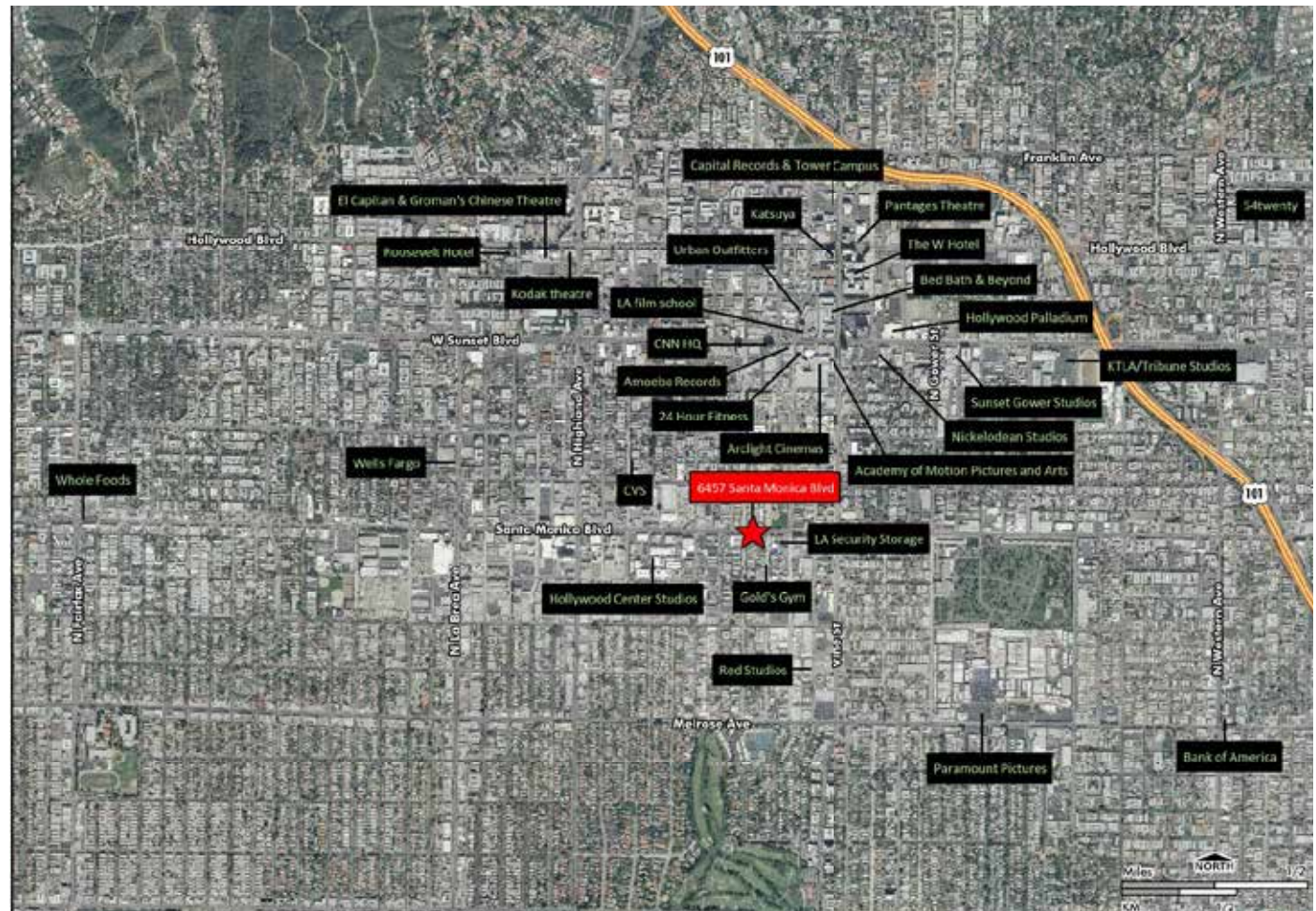


UNITED STATES
POSTAL SERVICE
**WILCOX
STATION**

AERIAL PHOTOGRAPHS & MAPS

1840 Century Park East
Suite 900
Los Angeles, CA 90067
www.cbre.com/beverlyhills

CBRE



UNITED STATES
POSTAL SERVICE
**WILCOX
STATION**



1840 Century Park East
Suite 900
Los Angeles, CA 90067
www.cbre.com/beverlyhills

CBRE

LOS ANGELES UNITED STATES POSTAL SERVICE | Affiliated Business Disclosure and Confidentiality Agreement

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc. nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

© 2013 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. 03.14.13v13

UNITED STATES
POSTAL SERVICE
**WILCOX
STATION**

FOR MORE INFORMATION:

BLAKE MIRKIN

Executive Vice President
Lic. 00845245
+ 1 310 550 2562
blake.mirkin@cbre.com

DANIEL RAINER

Lic. 01921442
+1 310 5502623
daniel.rainer@cbre.com

1840 Century Park East
Suite 900
Los Angeles, CA 90067
www.cbre.com/beverlyhills

CBRE

