

8122  
MAIE  
AVENUE

LOS ANGELES, CA



FOR SALE

 CUSHMAN &  
WAKEFIELD  
GILL | BURNS | YOO



# HIGHLIGHTS

8122 MAIE AVENUE



Extremely Rare Large Parcel ( $\pm 5.21$  Acres) in Infill Location



Located within the Opportunity Zone in Los Angeles County



Multi-tenant or Single-tenant Configuration with Fenced & Private Yard



Well-maintained Facility with 24' Min. Clear, Dock High Loading, Heavy Power



Access to 110, 105, 710 Freeways



# SPECIFICATIONS

**TOTAL BUILDING**  
±144,550 SF

**LAND SIZE**  
±226,921 SF  
(±5.21 AC)

**OFFICE SIZE**  
±15,000 SF

**UNITS**  
Single or Multi-tenant  
Configuration Possible

**YEAR BUILT**  
1970/R2016

**CONSTRUCTION**  
Concrete Tilt-up

**PARKING**  
146 Spaces

**CLEAR HEIGHT**  
24' Minimum

**LOADING**  
12 Dock High

**FIRE SPRINKLERS**  
Yes

**POWER**  
1600A, 240-480V, 3P, 4W

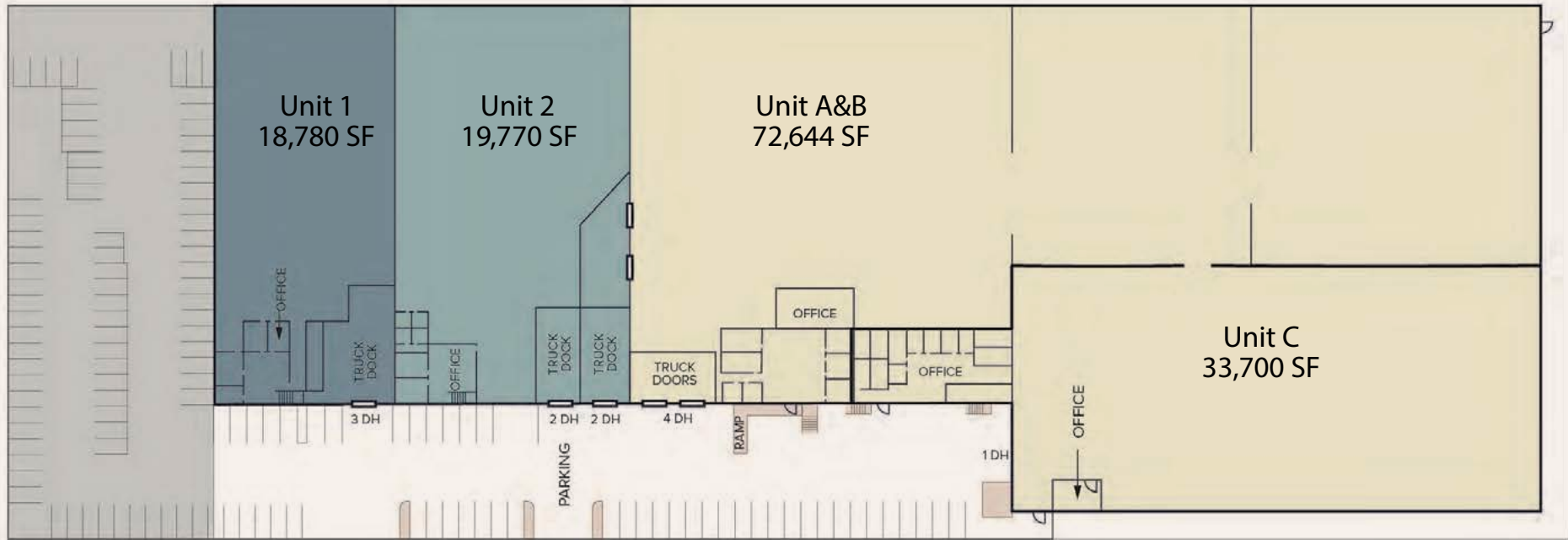
**ZONING**  
LCM2

\* BUYER TO VERIFY ALL INFORMATION HERE WITHIN



# SITE PLAN

8122 MAIE AVENUE



MAIE AVE



\* NOT TO SCALE AND APPROXIMATE - FOR DISCUSSION PURPOSES ONLY

# PARCEL MAP

6027

13  
SHEET

P. A.  
1611 - 13  
6027 - 14

TRA  
1158

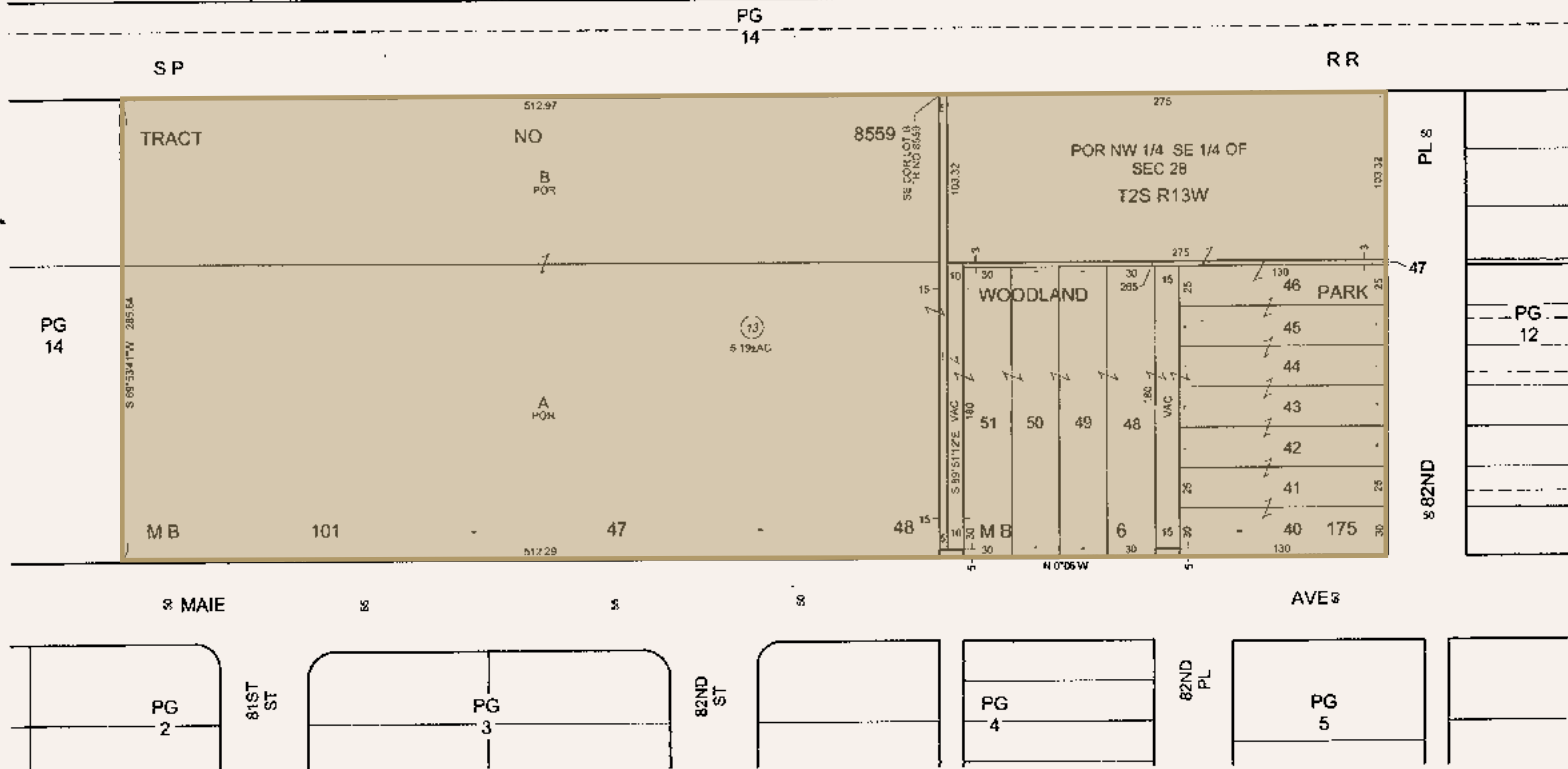
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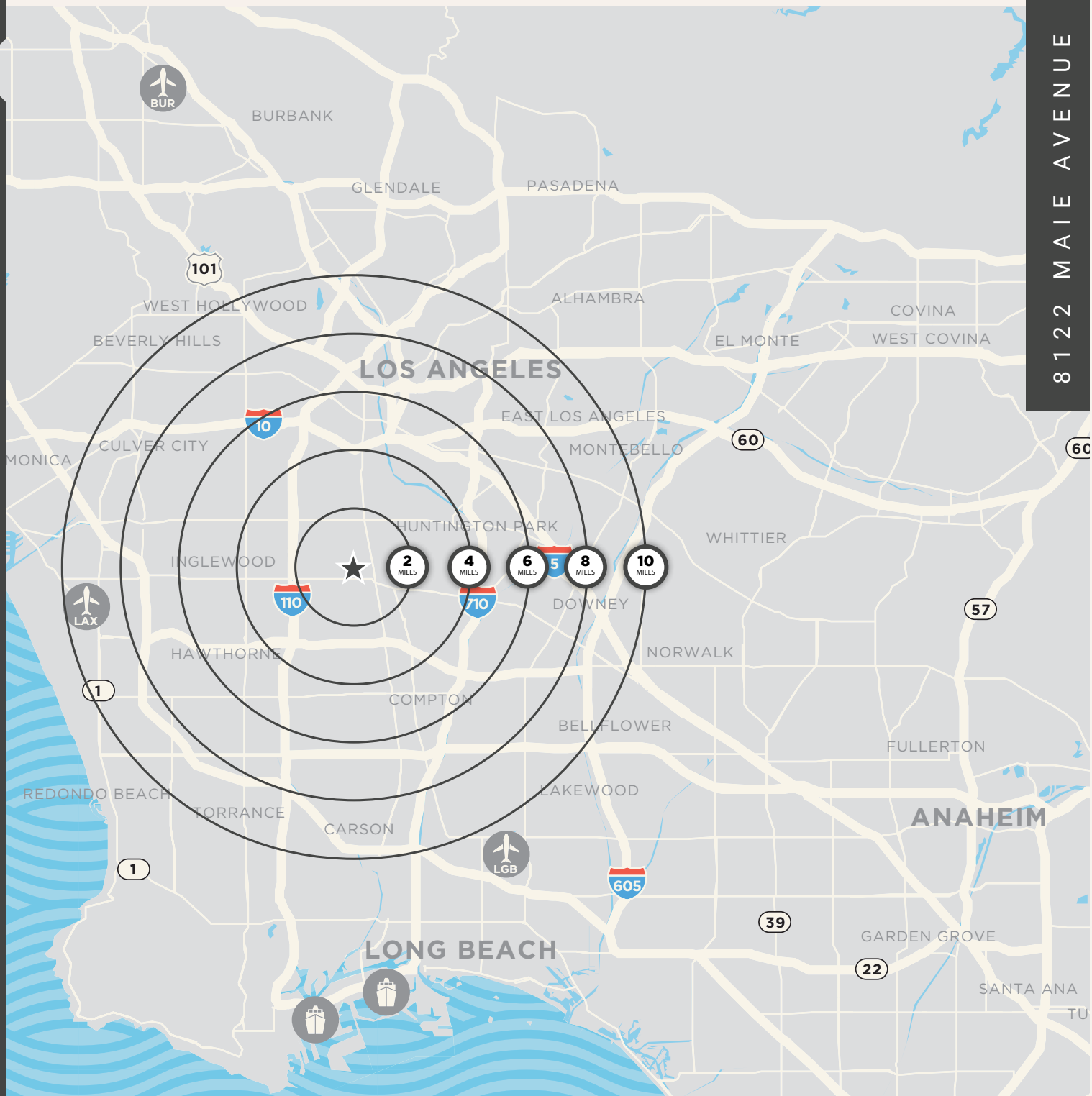
8122 MAIE AVENUE

# REGIONAL MAP

**DIRECT ACCESS  
TO OVER  
3.5 MILLION PEOPLE**  
(WITHIN A 10 MILE RADIUS)

## DISTANCE FROM THE PROPERTY

- 2.11 MI → 110 Freeway
- 4.28 MI → 710 Freeway
- 4.6 MI → Ports
- 6.7 MI → Downtown
- 9.5 MI → Koreatown
- 14 MI → Hollywood
- 13.8 MI → LAX
- 16.8 MI → Culver City





# OPPORTUNITY ZONE

## OPPORTUNITY FUND TAX BENEFITS

Deferral of Capital Gains on Federal Tax through a Qualified Opportunity Fund.

Step-up in Basis (up to 15%) Depending on Holding Period.

Allows for real estate, as well as securities, partnership interests to be invested in Opportunity Zones via Opportunity Funds.

No capital gains tax on the Opportunity Zone investment itself for funds that have been held for at least 10 years.

### TIMELINE



#### DAY 0 - YEAR 5

If investor sells the QOF investment and does not reinvest in the same or another QOF, capital gain on the original investment becomes taxable.

#### YEAR 5 - YEAR 7

Taxable gain on the original investment is reduced by 10%.

#### YEAR 7 - year 10

Taxable gain on the original investment is reduced by 15%.

12/31/2026  
Hard Assessment Date:

Capital gain tax assessed on the original gain, regardless of whether QOF investment has been sold.

#### YEAR 10 AND ONWARD

Investor can sell QOF interest without incurring any tax liability on capital gain generated by QOF Investment.

#### DAY 0

Within 180 days of sale, Investor deploys all gains into a Qualified Opportunity Fund ("QOF") which has at least 90% of its assets within Qualified Opportunity Zone investments.

#### 2.5 years

- Must invest capital into property
- Double acquisition cost, minus land basis



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