

# 10301 Mississippi Avenue Los Angeles, CA 90025



Century City Duplex blocks from Westfield Century City | 4,412 SF Lot Between Santa Monica & Olympic  
Interiors Feature Galley-Style Kitchens, an Open Living & Dining Area, and Hardwood Floors | (2) 1+1 Units

COMPASS

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# Neighborhood Overview



# About Century City



## Los Angeles' Premier Business & Retail Hub

Once a backlot for 20th Century Fox Studios, Century City has evolved into one of Los Angeles' most powerful business and lifestyle districts. It is a polished neighborhood where corporate energy meets architectural elegance. Today, it stands as a symbol of the city's modern Westside identity: compact, vertical, and remarkably convenient. Within just a few walkable blocks, office towers, luxury residences, and high-end retail converge to create an environment that feels both urban and refined.

At the heart of the neighborhood is Westfield Century City, one of Los Angeles' premier open-air retail destinations. The 1.3 million SF complex has undergone a \$1 billion transformation, adding a wide array of flagship stores. Its redesign has made it as much a community hub as a shopping center, drawing both residents and professionals for weekday lunches, weekend outings, and post-meeting drinks on rooftop terraces.

Century City's business core continues to expand, supported by major investments in office, hospitality, and mixed-use development. Along Avenue of the Stars, new office towers are leasing quickly, attracting global law firms, private equity groups, and entertainment companies that are redefining the neighborhood's commercial profile. The result is an ecosystem where some of LA's most influential dealmakers, producers, and executives work steps from their homes.

Nearby green spaces like Rancho Park and the Los Angeles Country Club provide breathing room in the middle of the city. The Metro Purple Line station, scheduled to open in 2027, will further enhance access by connecting the area directly to Beverly Hills, DTLA, and the Westside.

For investors and residents alike, Century City remains one of the most desirable and resilient markets in Los Angeles, balancing corporate prestige with everyday livability.

# Nearby Hotspots



## 1) Westfield Century City

A cornerstone of modern Westside living, Westfield Century City blends high-end retail with open-air design and a distinctly LA atmosphere. Its \$1 billion redevelopment brought in Eataly, Javier's, Bloomingdale's, and an Apple flagship, all framed by landscaped courtyards and polished architecture. It remains a central Westside gathering place for professionals, residents, and visitors.

## 2) Avenue of the Stars

Lined with glass-and-steel landmarks, Avenue of the Stars serves as the corporate backbone of Century City. The corridor is home to major law firms, entertainment studios, and financial institutions, all framed by signature mid-century towers and sleek new developments.

## 3) Rancho Park

Just south of Century City, Rancho Park offers a pocket of green tranquility in the middle of the Westside. The 18-hole municipal golf course and tree-lined open spaces draw everyone from executives unwinding after work to families looking for a weekend escape.

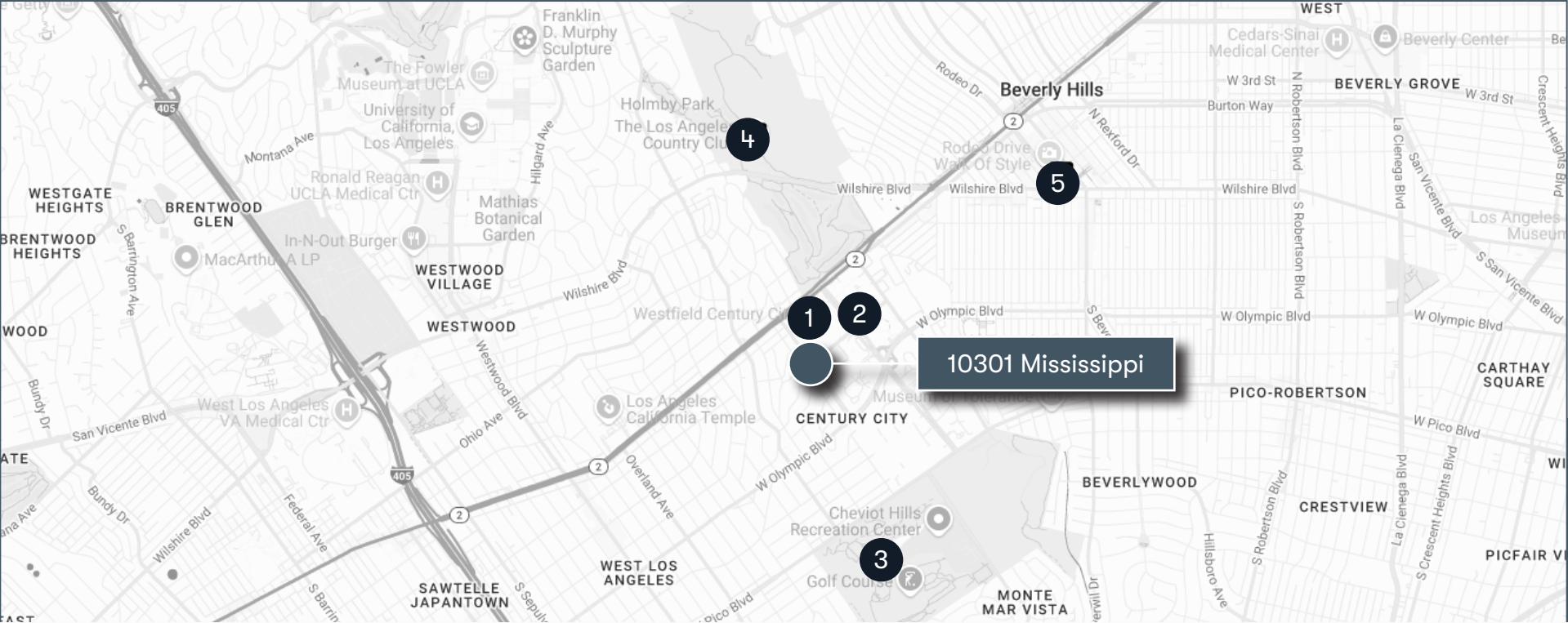
## 4) Los Angeles Country Club

Among the city's most prestigious institutions, the Los Angeles Country Club anchors the northern edge of Century City with its sprawling fairways and century-old heritage. The club remains a symbol of tradition and exclusivity.

## 5) Beverly Hills Golden Triangle

Centered around Rodeo Dr, it is home to global fashion houses, five-star hotels, and iconic restaurants frequented by industry power players. Beyond its reputation for glamour, the district operates as a key economic node, connecting Century City's corporate core with Beverly Hills' dining and retail hub.

# Nearby Hotspots Map



Hotspot Address	Distance	Notes
1) Westfield Century City	0.1 mile	A cornerstone of modern Westside living, Westfield Century City blends high-end retail with open-air design.
2) Avenue of the Stars	1.9 miles	Elegant mix of upscale boutiques, fine dining, and neighborhood cafés set beneath its signature coral trees.
3) Rancho Park	1.6 miles	Historic movie theaters, casual eateries, and international restaurants to students, faculty, and professionals alike.
4) LA Country Club	3.0 miles	A weekend destination and an amenity-rich extension of daily life, offering both leisure and lifestyle appeal.
5) BH Golden Triangle	2.5 miles	The open-air design blends commerce with leisure, offering rooftop dining, movie theaters, and wellness experiences. v

# Dev Spotlight - Avenue of the Stars



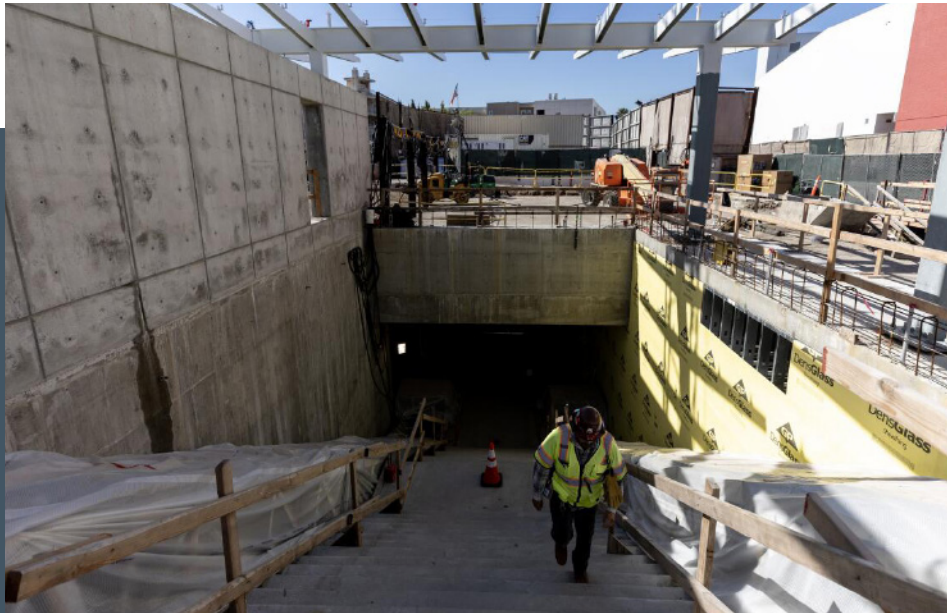
0.7 mile from 10301 Mississippi, this Class-A office tower will transform the Century City skyline. The 37-story tower will be home to CAA Headquarters.

- Century City Center is developed by JMB Realty Corp. and is currently under construction (exterior framing).
- 37-story tower will feature 730,000 SF of Class-A office space above courtyards, gardens, parking, and retail.
- CAA announced plans to move its headquarters into 400,000 SF of Century City Center, while Clearlake Capital has reportedly agreed to 150,000 SF of office space.
- Expected to be completed in 2026.

Fox Corporation submitted plans in 2023 for a \$1.5 billion overhaul of its soundstages, production facilities, and office spaces.

- Home to various Fox productions including Fox Sports and Fox NFL Sunday, although Disney ranks as its largest tenant.
- Plans call for 9 new sound stages, bringing the total on the lot to 24, as well as production facilities, and high-rise offices in a project named “Fox Future”.
- “The Fox Studio Lot is one of the most iconic and treasured production locations in the history of entertainment and is a rich part of our history” - Lachlan Murdoch, CEO, Fox Corp.

# Dev Spotlight - Purple Line Extension



**Runs from Wilshire/Western through Miracle Mile, Beverly Hills, Century City, and ends at the Westwood/VA Hospital.**

- The Metro D Line (formerly Purple Line) Extension will add nearly 9 miles of new subway infrastructure and 7 new underground stations.
- Commute time between Downtown Los Angeles and Westwood will be reduced to under 30 minutes.
- Full completion is scheduled for the end of 2027, with Section 1 slated to open by late 2025.

## **Section 1 Spotlight – Wilshire/La Brea to Wilshire/La Cienega**

- Extends 3.9 miles underground with three new stations: Wilshire/La Brea, Wilshire/Fairfax, and Wilshire/La Cienega.
- Status: 98% complete as of spring 2025; targeted to open for public service by end of 2025.

## **Section 2 – Coming 2026**

- Section 2 runs from Wilshire/La Cienega to Century City.
- Adds 2.6 miles of track and two new stations (Wilshire/Rodeo and Century City/Constellation).

## **Section 3 – Coming 2027**

- Adds 2.9 miles and two stations (Westwood/UCLA and Westwood/VA).
- Scheduled for completion in 2027, in time for the 2028 Olympics.

# Nearby Developments



## 1) 10354 Wilshire Blvd.

Sandstone Properties has reintroduced plans for a 36-story luxury residential tower at 10354 Wilshire designed by Arquitectonica. The revised project, currently in design review, calls for approximately 200 condominium units and public realm improvements along the Wilshire Corridor. Once approved, construction is expected to commence in 2026, with delivery projected for 2029.

## 2) 10310 Santa Monica Blvd.

Developed by California Landmark Group and designed by Nadel Architects, TEN310 was completed in late 2023, adding 140 luxury units and ground-floor retail near Century City. The seven-story project features studios through 3-bdrms, a rooftop lounge, and resort-style amenities.

## 3) 2151 Avenue of the Stars

Woodridge Capital Partners has completed the restoration of the iconic Century Plaza Hotel, now operating as a hybrid of 400 hotel rooms and 63 private residences. The \$2.5 billion project was delivered in late 2024 following years of redevelopment.

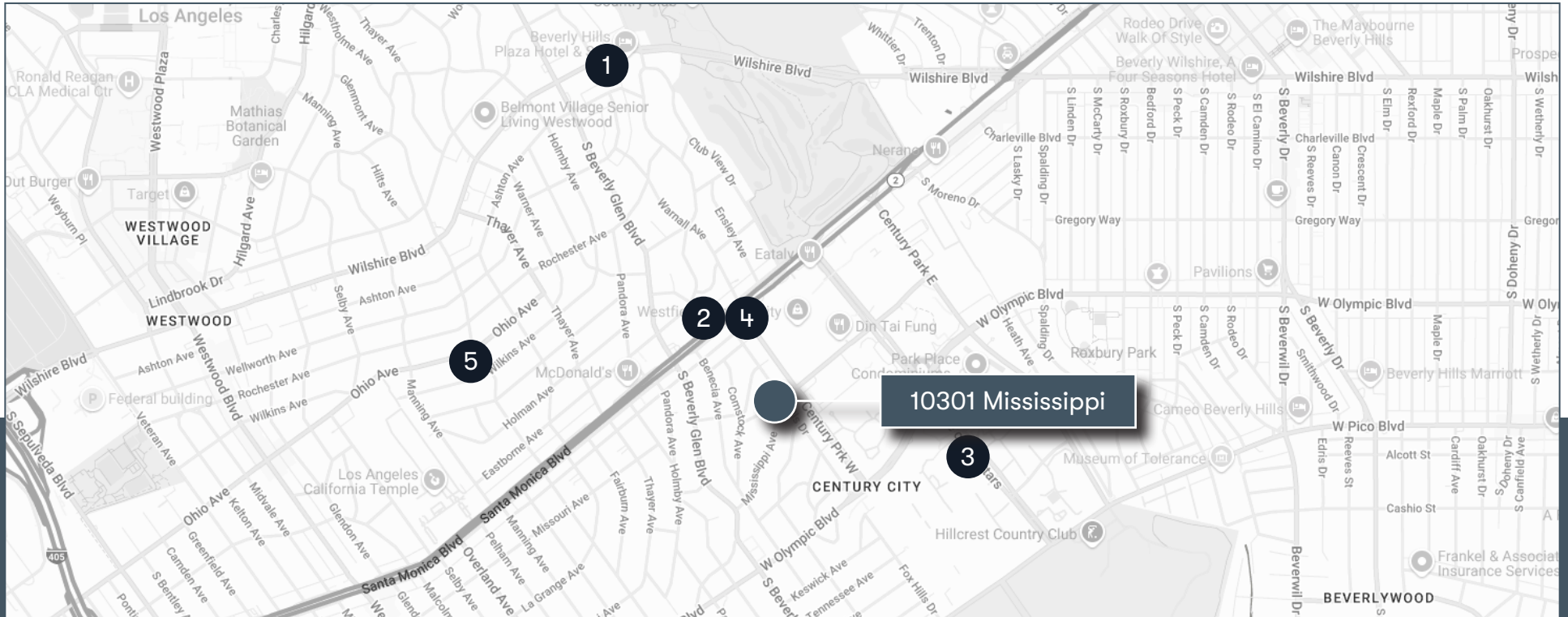
## 4) 10285 Missouri Ave.

A new 20-unit project is being planned by Missouri Ave Partners. The contemporary building will include private balconies and a rooftop amenity deck. The project is in the entitlement phase, with construction expected in 2026 and completion by mid-2028.

## 5) 10621 Wilkins Ave.

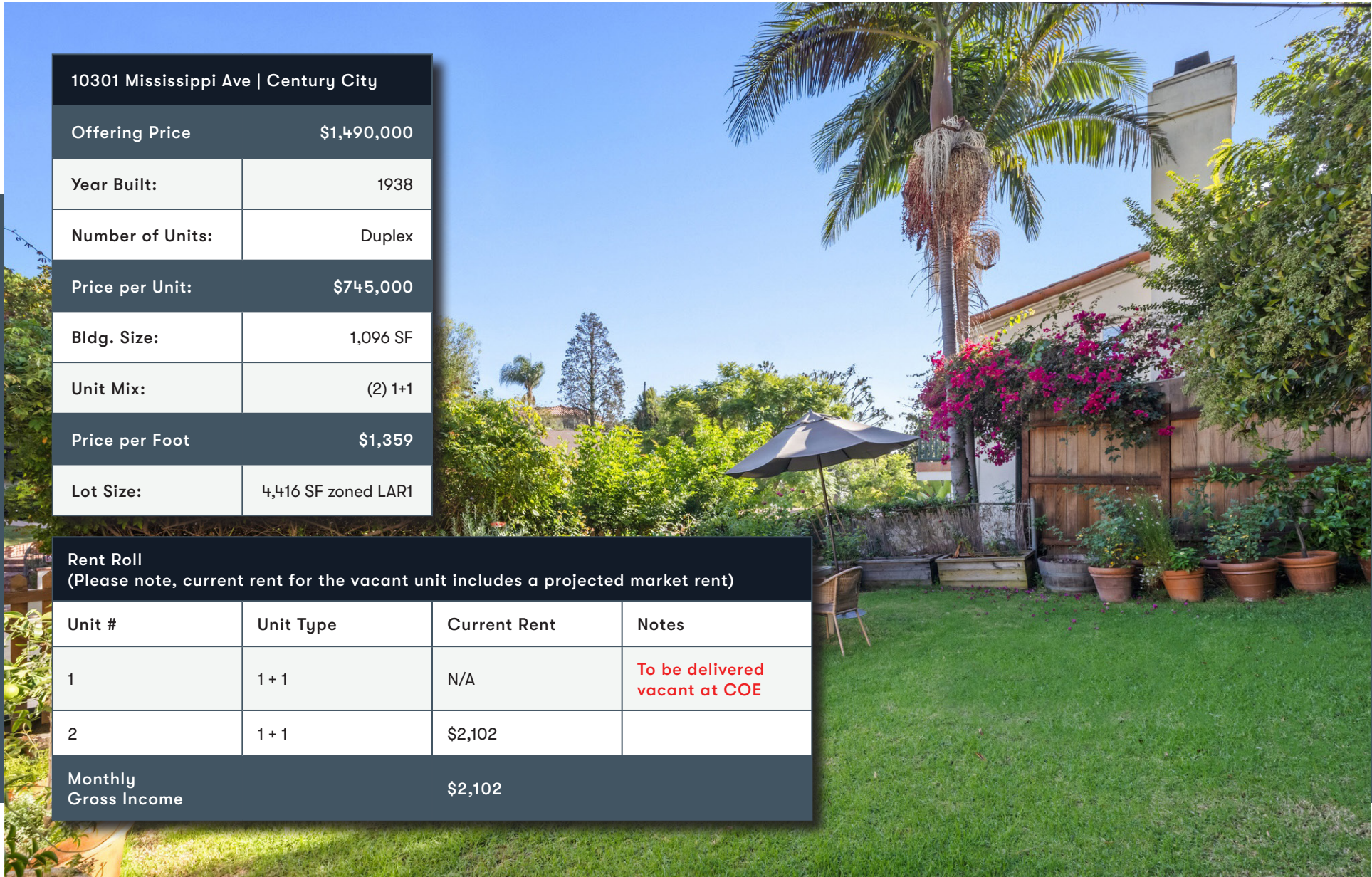
SC Club Owner, LLC is advancing plans for a boutique 6-unit apartment building. The 3-story project features a mix of 1- and 2-bdrm. units above subterranean parking. Currently under planning review, the development is expected to break ground in late 2025 with completion slated for 2027.

# Nearby Developments Map



Dev Address	Distance	Notes
1) 10354 Wilshire Blvd.	1.5 mile	The revised project, currently in design review, calls for approximately 200 condominium units.
2) 10310 Santa Monica Blvd.	0.8 mile	TEN310 was completed in late 2023, adding 140 luxury units and ground-floor retail near Century City.
3) 2151 Avenue of the Stars	1.2 miles	Woodridge Capital Partners delivered this \$2.5-billion project in late 2024 following years of redevelopment.
4) 10285 Missouri Ave.	1.8 miles	A 20-unit project by Missouri Ave Partners, is in the entitlement phase, and is expected to be completed by 2028.
5) 10621 Wilkins Ave.	1.4 miles	A proposed 6-unit multifamily project by SC Club Owner LLC, and is expected to be completed by 2027.

# Property Overview



10301 Mississippi Ave   Century City	
Offering Price	\$1,490,000
Year Built:	1938
Number of Units:	Duplex
Price per Unit:	\$745,000
Bldg. Size:	1,096 SF
Unit Mix:	(2) 1+1
Price per Foot	\$1,359
Lot Size:	4,416 SF zoned LAR1

Rent Roll (Please note, current rent for the vacant unit includes a projected market rent)			
Unit #	Unit Type	Current Rent	Notes
1	1 + 1	N/A	To be delivered vacant at COE
2	1 + 1	\$2,102	
Monthly Gross Income		\$2,102	

# Property Highlights



- Tucked into one of Los Angeles' most prestigious and secure areas, 10301 Mississippi sits among multimillion-dollar homes in a calm, tree-lined pocket of the Fox Hills neighborhood. The neighborhood exudes an understated sophistication, home to established professionals in law, finance, entertainment, and medicine who value proximity, privacy, and peace of mind.
- The property features two 1-bdrm., 1-bath units with mirror layouts, each offering hardwood floors, open living and dining areas, and galley-style kitchens, complemented by plenty of natural light. A generous backyard bordered by mature landscaping offers room for outdoor entertaining, gardening, or the potential addition of an ADU (buyer to verify).
- Location remains the defining strength of this duplex. Just minutes from the heart of Century City, residents are near some of LA's most influential business addresses along Avenue of the Stars, the Fox Studio lot, and the region's premier retail destination, Westfield Century City.
- The property's central position also provides effortless access to Beverly Hills, Westwood, and upcoming Purple Line stations, connecting the neighborhood to the greater metro with ease.
- Both 1-bdrm. units are tenant occupied. Private 1-car garages and a corner-lot configuration add privacy and ease of access for tenants.
- For investors seeking a dependable income property or long-term redevelopment potential, 10301 Mississippi Avenue pairs location and livability in a neighborhood that defines lasting value.

# Exterior Photography

10301 Mississippi - Century City - 90025



# Sales Comparables



# Century City Sales Comparables



Address:	10301 Mississippi Ave.
Sale Date:	Subject Property
Price:	\$1,490,000
Year Built:	1938
# of Units:	Duplex
Price per Unit:	\$745,000
Building Size:	1,096 SF
Price per SF:	\$1,368
Unit Mix:	(2) 1+1
Lot Size:	4,416 SF zoned LAR1

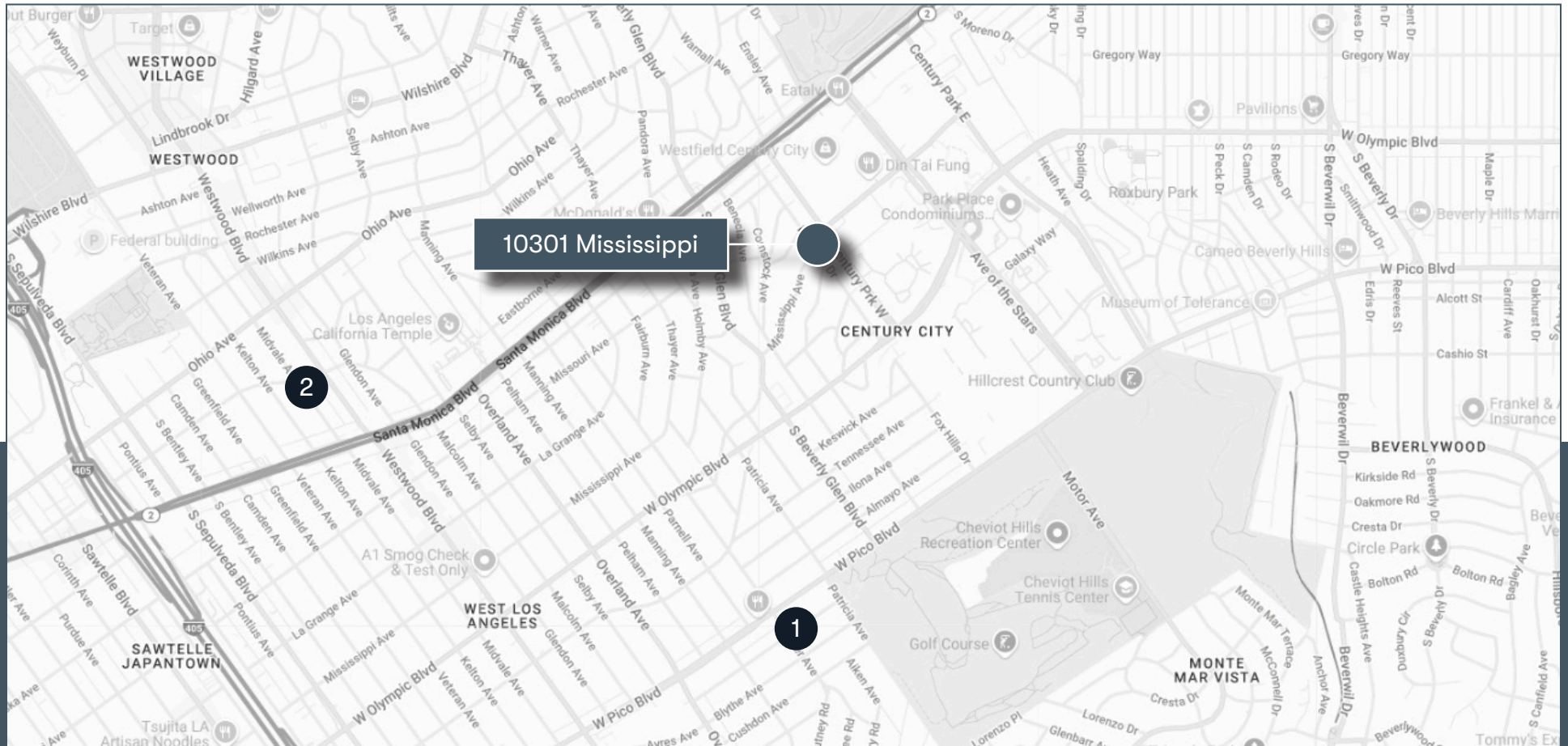


Address:	10548 Ayres Ave.
Sale Date:	06/26/25 (Probate)
Price:	\$1,895,000
Year Built:	1950
# of Units:	Duplex
Price per Unit:	\$947,500
Building Size:	2,319 SF
Price per SF:	\$817
Unit Mix:	(2) 2+1
Lot Size:	6,254 SF zoned LAR2



Address:	1728 Midvale Ave.
Sale Date:	07/22/25
Price:	\$1,650,000
Year Built:	1949
# of Units:	Duplex
Price per Unit:	\$825,000
Building Size:	1,885 SF
Price per SF:	\$875
Unit Mix:	N/A
Lot Size:	6,633 SF zoned LAR2

# Century City Sales Comp Map

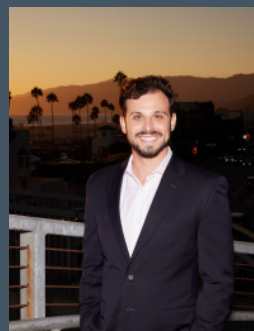


Address	Sale Date	Price	Year	Units	Price per Unit	Bldg. Size	Price Per Foot	Lot Size
10301 Mississippi Ave.	Subject Property	\$1,490,000	1938	Duplex	\$745,000	1,096 SF	\$1,359	4,416 SF
1) 10548 Ayres Ave.	06/25/25 (Probate)	\$1,895,000	1950	Duplex	\$947,500	2,319 SF	\$817	6,254 SF
2) 1728 Midvale Ave.	07/22/25	\$1,650,000	1949	Duplex	\$825,000	1,885 SF	\$875	6,633 SF



## 10301 Mississippi Avenue Los Angeles, CA 90025

Getting into a bigger or better property is easier than you think. It comes down to working with the right team.



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