



# 5901 Century

LOS ANGELES, CALIFORNIA

Non-Performing CRE Loan Sale #251021 | Deed-In-Lieu with Conversion Potential

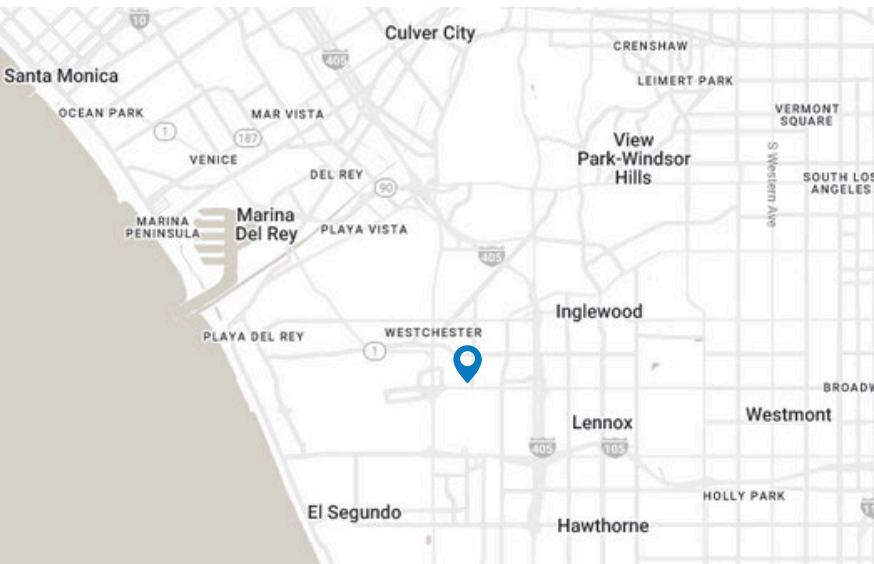
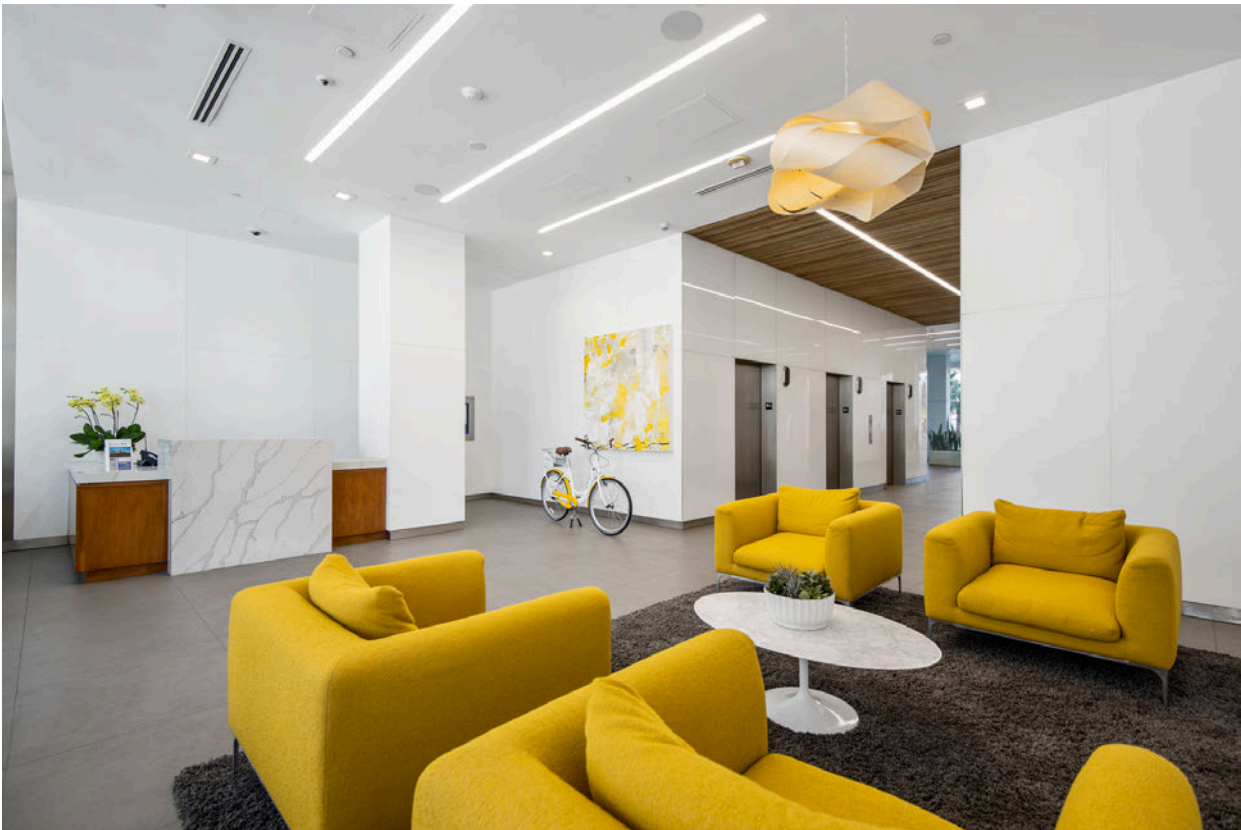


FIRST FINANCIAL  
NETWORK

# Overview

On behalf of a super regional bank, First Financial Network (FFN) is pleased to announce a competitive sealed bid loan sale. The \$27.5 million non-performing CRE loan sale includes a deed-in-lieu from the borrower for the collateral property located at 5901 Century Boulevard in the Los Angeles submarket of LAX/Century Blvd.

5901 Century is primarily composed of office suites with the ground floor featuring several retail spaces. Being in LAX airport's backyard, as well the proximity to LA's burgeoning Hollywood Park Entertainment District (home to the SoFi Stadium, Kia Forum as well as the Intuit Dome), the property has excellent conversion potential for a hotel, multifamily or even as a mixed use space.



Address	5901 W. Century Blvd, Los Angeles, CA 90045
Net Rentable Area	292,505 SF
Zoning	C2
Ground Lease	90 Years
Year Built	1968
Year Renovated	2017/2018
Site Area	1.63 acres
Submarket	LAX/Century Blvd



# Property Highlights

5901 Century is currently 43.63% leased and is designated as a Class A office building. The property is 14 stories plus a basement situated on a land area of 1.63 acres.

The property’s various amenities includes well-designed outdoor seating areas, a bike sharing program and a dog park.

5901 Century’s robust market drivers, adaptable design and excellent location make it an exceptional real estate acquisition opportunity.

## LOCATION

5901 Century is located in the LAX/Century Blvd submarket of Lower Westside LA, which includes the submarkets of Playa Vista, Culver City, Marina del Rey, Venice and El Segundo/the Beach Cities.

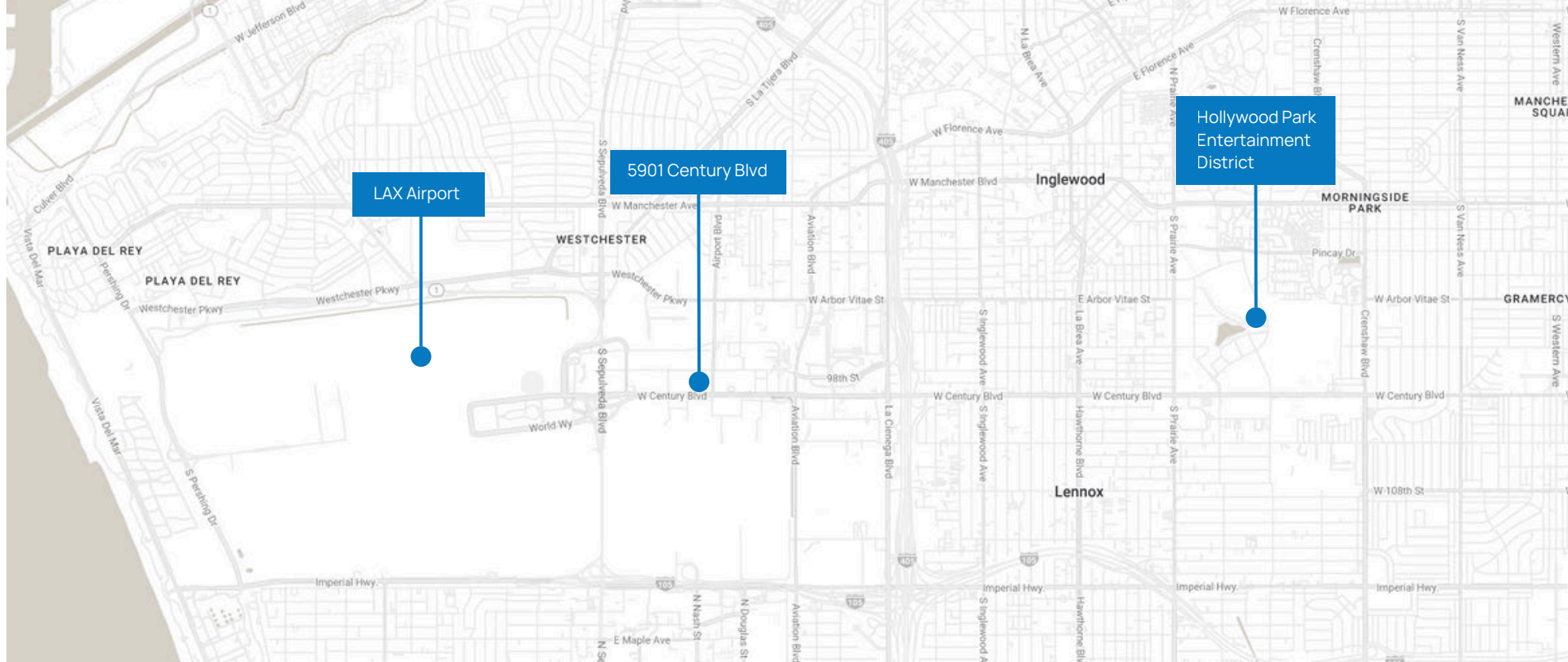
The property is approximately 3 miles from the Hollywood Park Entertainment District, which includes world class arenas/stadiums such as the Kia Forum, the Intuit Dome (home to the LA Clippers) and the SoFi Stadium (home to NFL’s Los Angeles Rams and Chargers and future host of the 2028 FIFA World Cup and 2028 Summer Olympics).



## NEARBY DESTINATIONS

Location	Distance	Drive Time
LAX	1.3 miles	5 min
Sofi Stadium	3.5 miles	11 min
Intuit Dome	2.6 miles	9 min
Kia Forum	3.4 miles	10 min
LAX/Metro Transit Center Station	1.4 miles	6 min
Loyola Marymount University	3.5 miles	11 min
Dockweiler Beach	3.8 miles	11 min
SpaceX Headquarters	5.2 miles	11 min





## Loan Overview

The loan originated on 10.04.2019 in the amount of \$39.71 million, secured by a leasehold mortgage for 5901 Century Boulevard. The current unpaid principal balance is approximately \$27.5 million.

### GROUND LEASE

The property is subject to a long-term ground lease set to expire on 12.31.2114.

### PARKING AGREEMENT

The property has access to 750 parking spaces in an adjacent parking garage through a reciprocal parking agreement.



# Sale & Bid Information

Comprehensive due diligence materials will be made available online to qualified parties on FFN's Loan Sale Network™ platform beginning on September 9, 2025.

To begin the bidder qualification process please either register or log into your FFN account at [ffncorp.com](https://ffncorp.com) and complete the requisite documents.

Property tours are available by appointment only upon request of qualified bidders during the due diligence period. Appointment scheduling will be coordinated through FFN.

Bids must be submitted online via FFN's Loan Sale Network™ no later than 10.21.2025 by 12 PM CT. In order to bid, bidders are required to submit a bid deposit of \$100,000 via wire transfer. Wire transfer instructions will be made available during the due diligence period.

**At closing, the successful bidder will receive the Deed-In-Lieu for 5901 Century Blvd, as well as an assignment of the ground lease and the parking agreement.**

## TIMELINE

Due Diligence Begins	9.9.2025
Bid Date	10.21.2025
Final Funding/Closing	10.30.2025

\*Dates are subject to change







## ABOUT FFN

Founded in 1989, FFN is the first loan sale advisory firm established in the U.S. FFN's clients include banks of all sizes, federal government agencies, special servicers and funds. FFN serves as the loan sale advisor to several top 10 U.S. banks and has sold loans and other assets in over 30 countries. FFN utilizes its Loan Sale Network™ platform to streamline every loan sale transaction and FirstValue™, which provides current and accurate market-based value projections for various loan types. We find solutions that minimize risk, maximize value and help our clients manage their loan portfolios.

FFN not only knows this industry – we created it.

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