

OWNER-USER OPPORTUNITY

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1535 S. LA CIENEGA BOULEVARD

MIXED-USE - RETAIL / OFFICE

PICO ROBERTSON LOCATION | LOS ANGELES, CA 90035

SUMMARY

\$1,950,000

OFFERING PRICE

2,732

GROSS SQUARE FEET

3,861

LOT SQUARE FEET

1931

YEAR BUILT

C2

ZONING



MIXED-USE: RETAIL/OFFICE

FACING WEST



FOX | STUDIO LOT



BEVERLY HILLS GOLDEN TRIANGLE

PRADA



LACOSTE



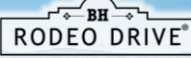
Dior



BRIONI

SAINT LAURENT PARIS

GUCCI



SUBJECT



La Cienega Blvd

Horner St

PROPERTY OVERVIEW

1535 S La Cienega Blvd, is a prime mixed-use property ready to be delivered vacant at close of escrow. Featuring a perfect blend of historic charm and modern functionality, this unique investment is nestled in the heart of the Pico Robertson area, and presents an exceptional opportunity for a diverse range of businesses.

The property boasts a stunning art deco facade, making a striking impression and adding character to your business. Its large open-plan offices provide flexibility and can easily be adapted to suit various needs including the possibility of converting the space into a stylish storefront for retail ventures.

The property is equipped with four bathrooms, a convenient kitchenette, and a dedicated conference room. Tenants benefit from the convenience of four on-site parking spaces, a valuable asset in a busy urban setting. Additionally, open street parking is available on adjacent side streets for visitors.

The property is situated near the bustling intersection of Pico and La Cienega, this property offers unparalleled convenience and visibility, ensuring your business is easily accessible to clients and customers alike.

INVESTMENT HIGHLIGHTS

- Pico Robertson Location
- Beautiful art deco façade
- 4 bathrooms, kitchenette, conference room
- Convenient location near the intersection of Pico and La Cienega
- Open street parking on adjacent side streets
- Large open-plan offices, could be converted to storefront retail space
- Perfect for legal, accounting, or creative office
- 4 on-site parking spaces
- Delivered vacant



1535 S. LA CIENEGA BOULEVARD



INTERIOR GALLERY





1535 S. LA CIENEGA BOULEVARD



FACING EAST



SUBJECT

La Cienega Blvd

Alley Access





PICO ROBERTSON

With manicured lawns, beautiful homes, and easy access to daily necessities as well as the freeway, Pico Robertson is highly desirable for many homebuyers. In recent years, this Westside LA neighborhood has also turned into somewhat of a millennial magnet, thanks to new coffee shops and dive bars that have popped up in the community. Within a 2 miles radius, you will find an abundance of local shops, restaurants, parks, grocery stores and schools.



979,582

5 MI. POPULATION



\$91,415

AVG HH INCOME



94

AVG WALKSCORE

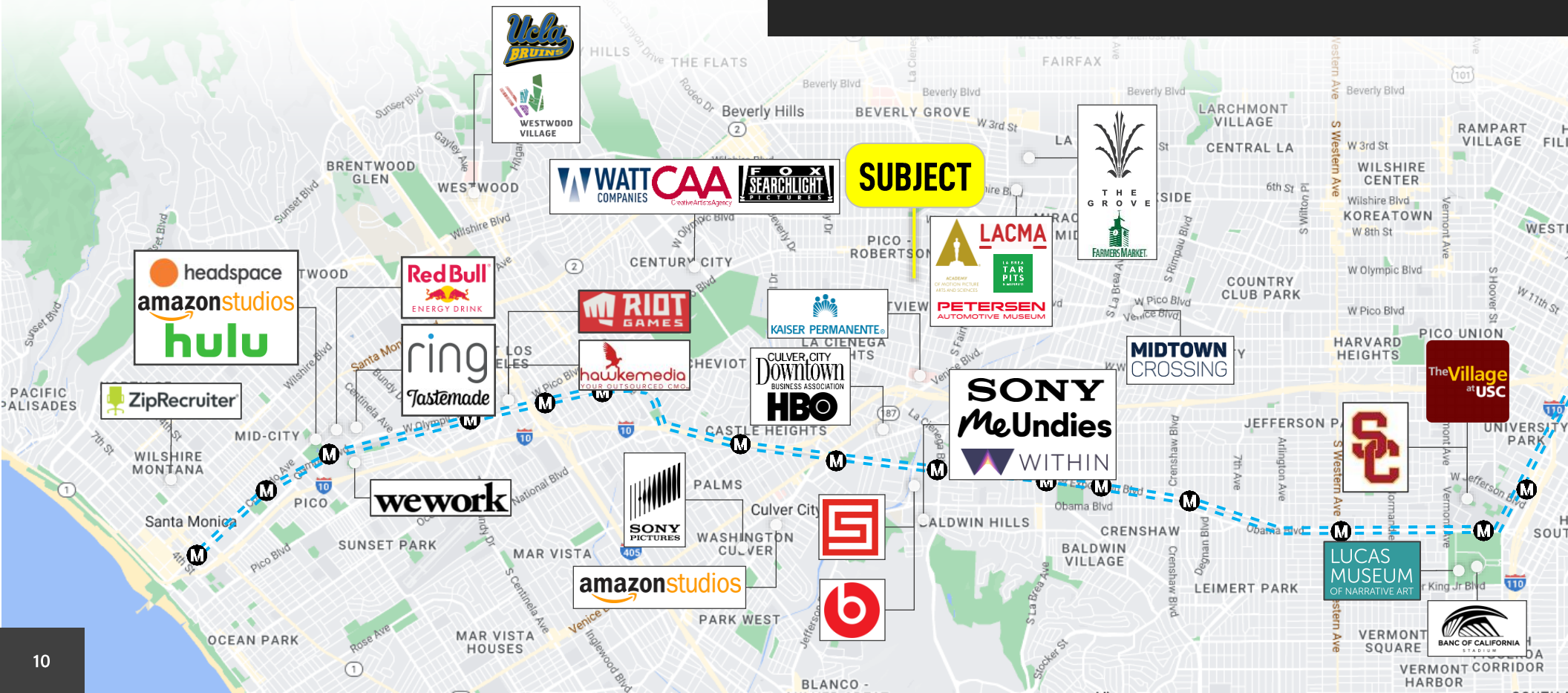
- ❑ Century City Mall 8 Min Drive | 2.5 Miles Away
- ❑ The Platform Culver City 9 Min Drive | 2.6 Miles Away
- ❑ The Grove 12 Min Drive | 2.6 Miles Away
- ❑ UCLA 15 Min Drive | 4.8 Miles Away
- ❑ Cedar Sinai Medical Center 8 Min Drive | 1.7 Miles Away

AREA PROFILE

Pico-Robertson is convenient to Century City, Beverly Hills, Culver City, Sawtelle, the Wilshire District and more, making it a great place to live for people who hate long commutes. The neighborhood is well-connected by public transportation, including buses. It's also conveniently located near major thoroughfares, making it relatively accessible within the city. Pico-Robertson is a unique and culturally vibrant neighborhood that beautifully exemplifies the diversity and richness of Los Angeles.

TOP EMPLOYERS

| EMPLOYER | # OF EMPLOYEES |
|-----------------------------|----------------|
| KAISER PERMANENTE | • 6,184 |
| SONY PICTURES STUDIOS, INC. | • 4,600 |
| CBS BROADCASTING | • 3,500 |
| CA HOSPITAL MEDICAL CENTER | • 3,000 |
| HBO | • 1,650 |
| CENTINELA HOSPITAL | • 1,500 |
| TBWA/CHIAT/DAY | • 1,300 |
| RALPHS | • 1,206 |
| CEDARS-SINAI | • 1,201 |



PREMIER WESTSIDE LOCALE

COMMUNITY OVERVIEW

The spectrum of neighborhoods in Los Angeles is wide and varied. They range from world-class luxury homes and beach cities to apartments homes and offices converted from formerly vacant warehouses with graffiti on the exterior walls. When thinking about Los Angeles there are a handful that come to the top of everyone's mind - Pico Robertson is one neighborhood that will likely fly under the radar.

Yet despite the area's low-key existence, Pico Robertson boasts arguably the most significant and strong thread of cultural heritage of any region in Los Angeles. Take a stroll down Pico Boulevard east of Robertson and Kosher deli's, bakeries, and synagogues dominate one's view delivering rich history and flavors. Turn right onto streets like Corning, Bedford, and Shenandoah and the vibe becomes relaxed densely populated by young professional apartment dwellers who work in surrounding areas such as Beverly Hills, Century City, and Culver City.

PREMIER WESTSIDE LOCALE

The Pico Robertson area boasts an ideal setting comprised of the four quadrants of the Pico Boulevard and Robertson Boulevard intersection. The 10 freeway is within striking distance and just a short uber ride to the Culver City metro station for those traveling to and from Downtown Los Angeles. Despite its premier Westside locale, Pico Robertson has remained somewhat immune to gentrification, mostly due to the strong cultural heritage which has been rooted in the community for decades.



RECENT DEVELOPMENTS



1737 S. La Cienega Boulevard
60-unit development would include 59 units of affordable housing and parking.



Pico and La Cienega Boulevard
30 apartments atop 1,275 square feet of ground-floor medical offices

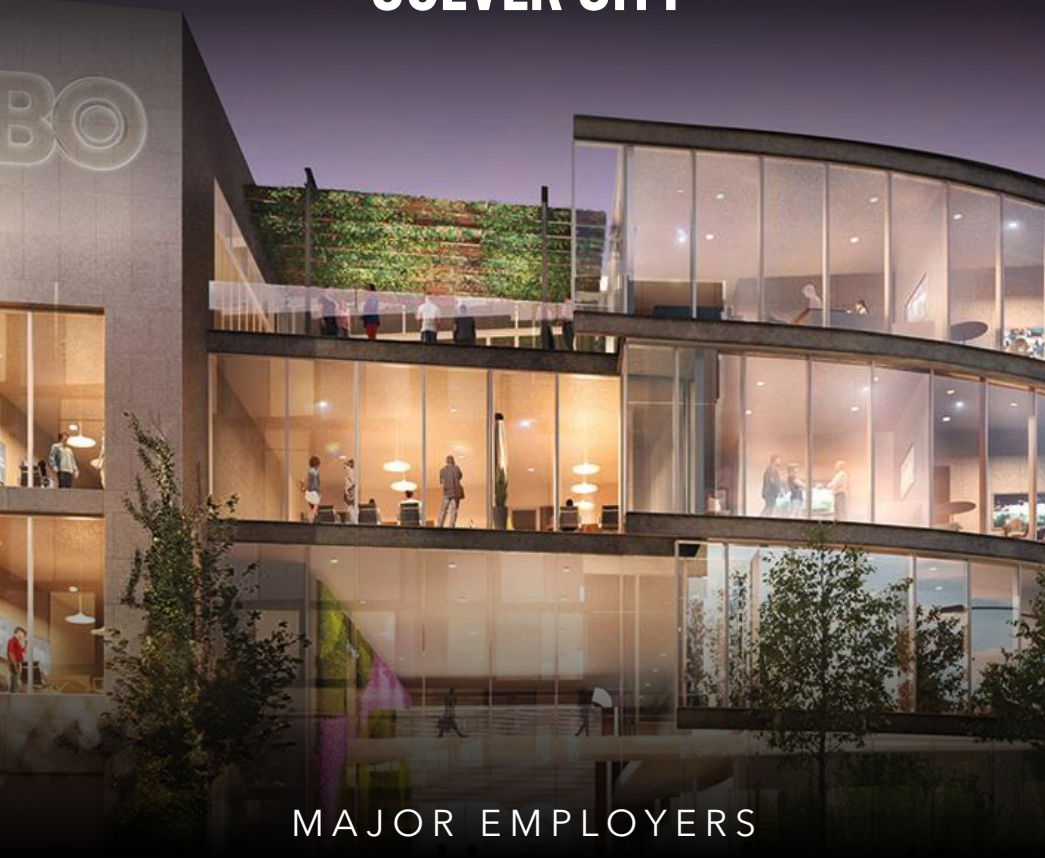


1415-1429 S Robertson Boulevard
67 apartments above ground-floor retail space & single-level basement parking

CULVER CITY



DOWNTOWN LA



MAJOR EMPLOYERS

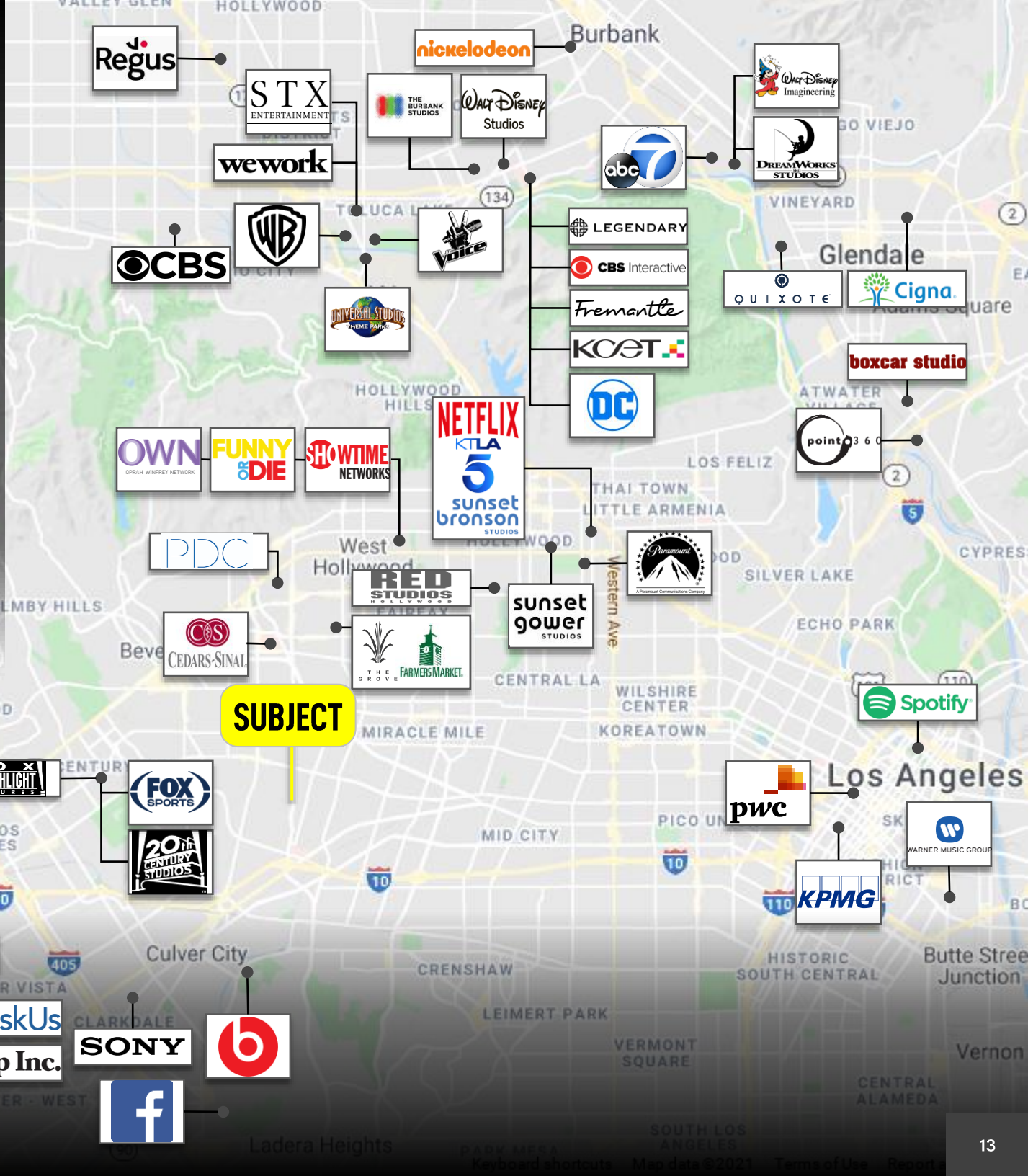
MAJOR EMPLOYERS



Epicenter OF LOS ANGELES

The subject property sits between the major jobs centers of Downtown Los Angeles and Culver City. The former, with a daytime population of some 207,000 people, is home to a large concentration of firms from the legal, utilities, accounting and financial services sectors, as well as many federal, state and local government agencies. The latter, on the other hand, has an employer base that skews more creative, with a mix of firms in arts, design, entertainment, sports and media.

| EMPLOYER | # |
|------------------------------------|-------|
| Kaiser Permanente Hospital | 5,400 |
| Universal Studios, Inc. | 5,000 |
| Children's Hospital of Los Angeles | 4,994 |
| Sunset Gower Studio | 2,500 |
| Paramount Pictures | 2,000 |
| Netflix | 1,500 |
| Los Angeles City College | 1,383 |
| Live Nation | 1,300 |
| Hollywood Presbyterian | 1,200 |
| Viacom | 900 |
| J 2 Global, Inc. | 860 |
| The Prospect Studios | 850 |
| CBS at TV City | 700 |
| The Original Farmers Market | 600 |
| Trailer Park | 556 |
| Roosevelt Hotel | 399 |
| Loews Hollywood Hotel | 385 |
| Technicolor | 375 |
| Capitol Records | 325 |



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