

525 S. FAIRFAX AVENUE



MIXED-USE RETAIL/OFFICE



LOS ANGELES, CA 90036

Potential for adaptive reuse, catering to creative office, retail, auto, fitness, nightclub, wedding venue, photo/event space, restaurant, medical or cultural space needs

SUMMARY

PROPERTY SUMMARY

OFFERING PRICE \$4,500,000

PRICE/SF \$775

BUILDING SF 5,808 SF

YEAR BUILT 1922

LOT SF
525 S Fairfax – 4613 SF
525 S Fairfax lot – 5773 SF
Total – 10,383 SF

APN
5510-011-038
5510-011-001

ZONING
Main Building: LAC2
Parking Lot: R1



91

WALK SCORE



65

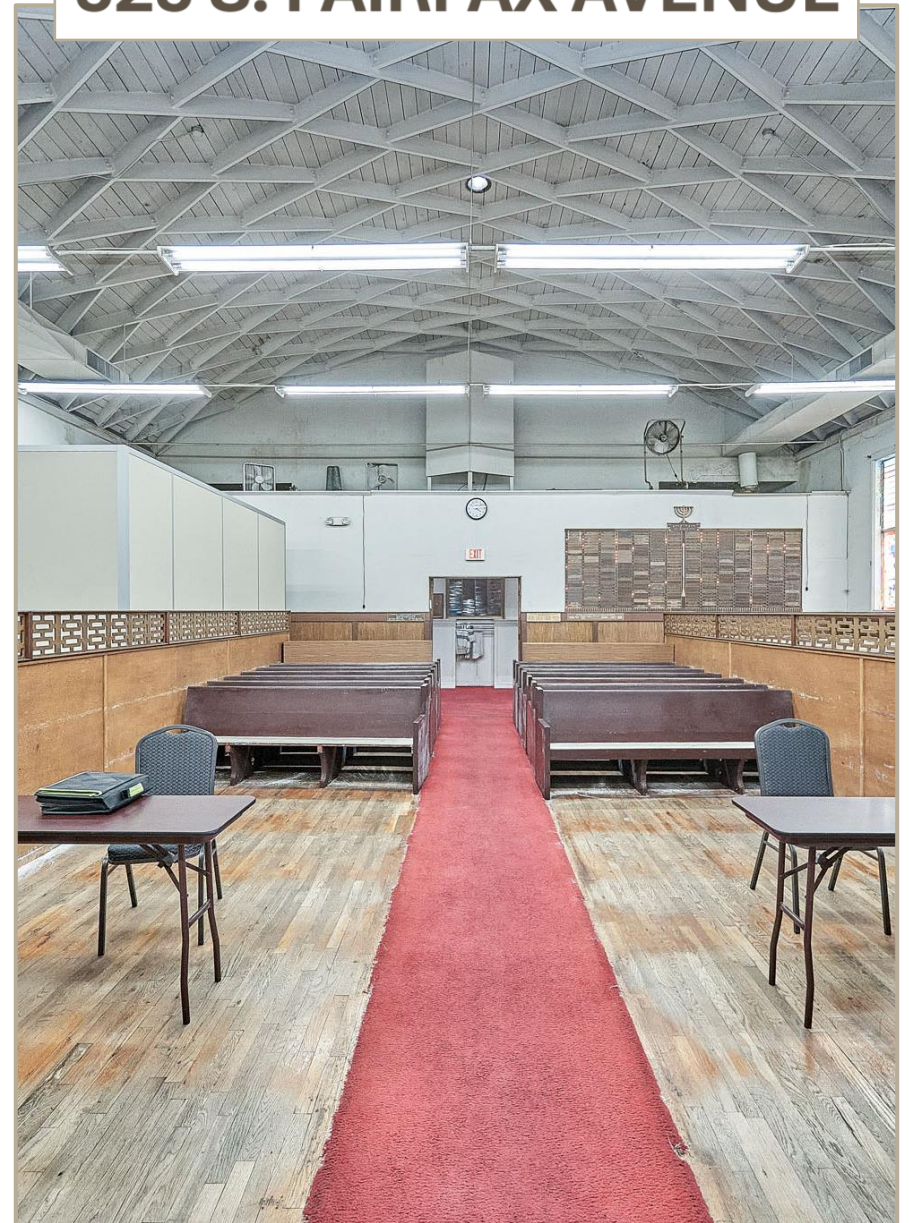
TRANSIT SCORE



59

BIKE SCORE

525 S. FAIRFAX AVENUE



THE WEST HOLLYWOOD
EDITION

aka.

1
HOTEL
West Hollywood

Sunset Tower Hotel
established 1928



CBS TELEVISION CITY
1.1 million square feet of new development

THE GROVE

NORDSTROM
 THE GROVE lululemon athletica

TRADER JOE'S

WHOLE FOODS

PARKING LOT

5510-011-001

MAIN BUILDING

5510-011-038

ALLEY ACCESS

FAIRFAX AVENUE

MARYLAND DRIVE

INVESTMENT HIGHLIGHTS



Prime corner location at Fairfax and Maryland



Spacious building with high honeycombed ceilings, providing a unique architectural feature



Blocks away from major cultural landmarks like LACMA, the Academy Museum, and the Peterson Automotive Museum



Includes a parking lot behind the building, accommodating approx. 20 cars



Two entrances and rear exits make the space easily divisible



Vintage charm with modern potential



Excellent visibility and foot traffic in a vibrant commercial area



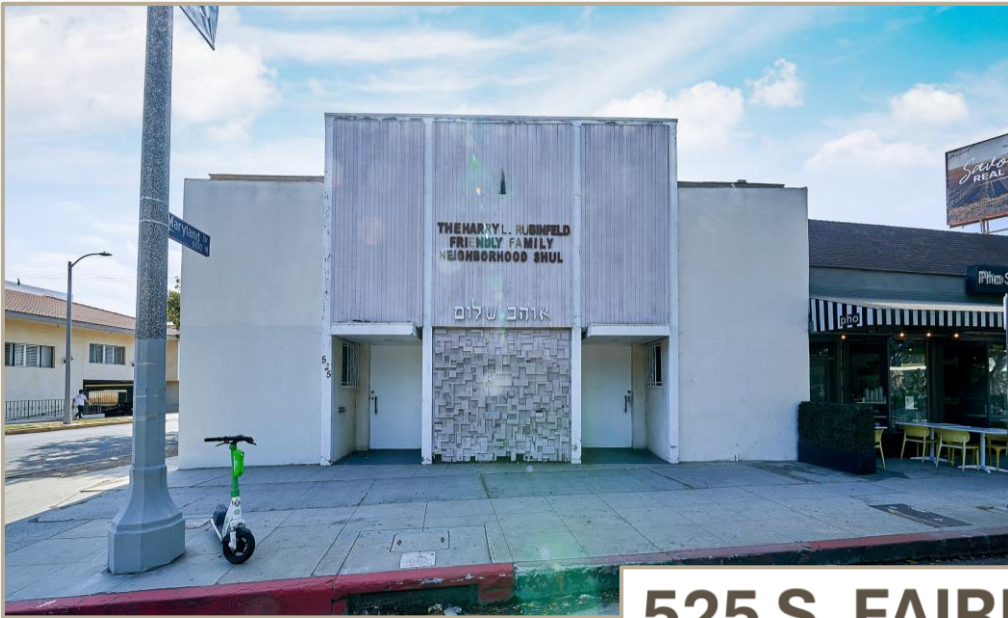
Surrounded by popular dining and shopping destinations



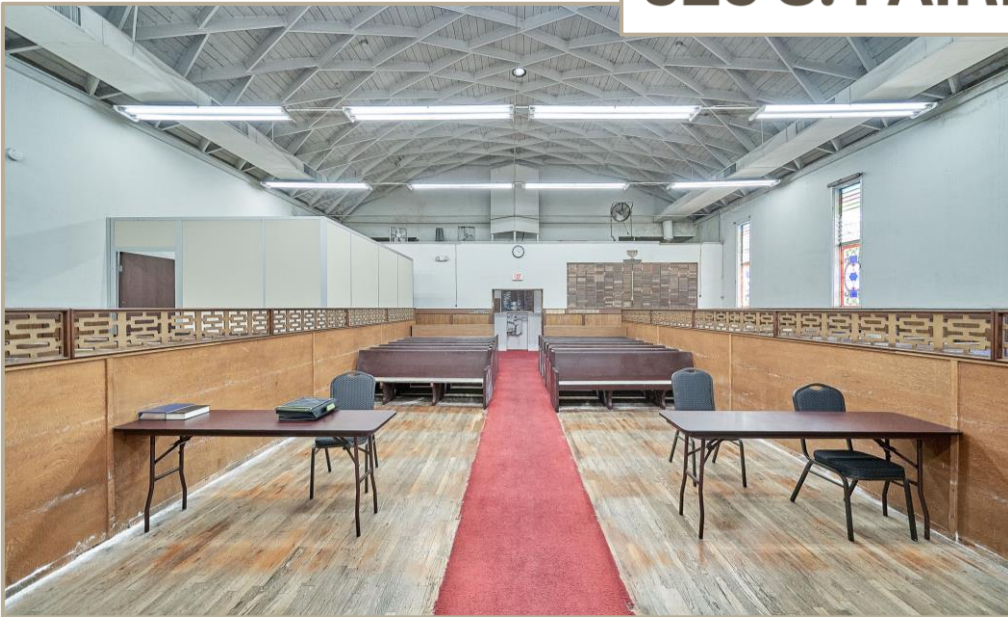
Close proximity to major transportation routes and public transit



Potential for adaptive reuse, catering to creative office, retail or cultural space needs



525 S. FAIRFAX AVENUE





PARKING LOT
5,373 LOT SF

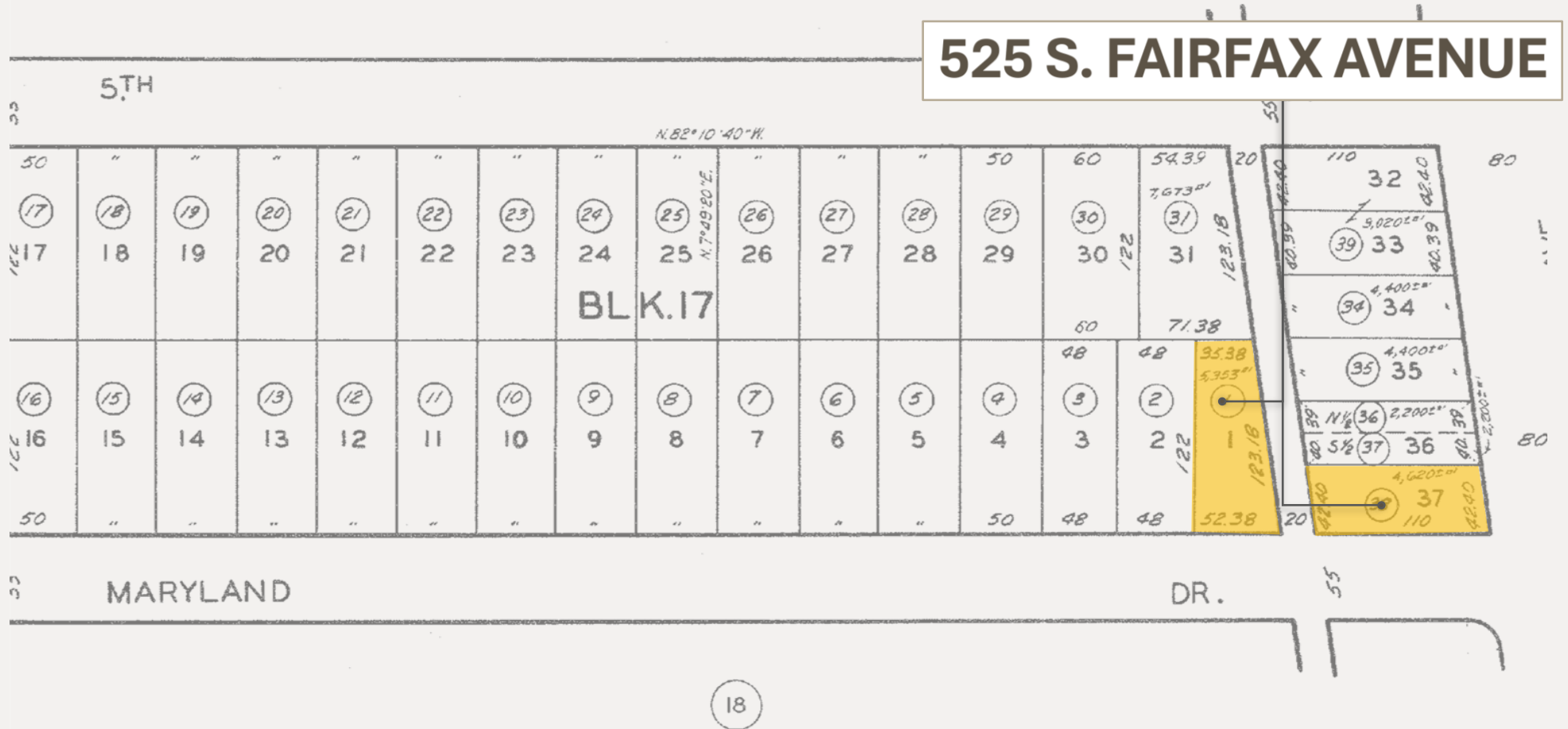
LARI
ZONING

5,808
BUILDING SF

LAC2
ZONING

PARCEL MAP

5510-011-038 | 5510-011-001



VICINITY MAP



LA BREA
**TAR
PITS**
& MUSEUM

LACMA
\$750-million
revamp project

5900 WILSHIRE

PETERSEN
AUTOMOTIVE MUSEUM

Academy
Museum
of Motion
Pictures

URBAN LIGHT

MAIN BUILDING
5510-011-038

PARKING LOT
5510-011-001

FAIRFAX AVENUE

MARYLAND DRIVE

ALLEY ACCESS

FAIRFAX DISTRICT

The Fairfax District is a neighborhood located in the central part of Los Angeles, California. It is situated between the larger neighborhoods of Hollywood to the north and Beverly Grove to the south. The district is known for its diverse cultural scene, historic landmarks, and popular shopping destinations. One of the most iconic attractions in the Fairfax District is The Original Farmers Market. Established in 1934, it is a historic open-air market that offers a wide variety of fresh produce, gourmet foods, restaurants, and specialty shops. The Farmers Market has become a popular gathering place for locals and tourists alike.



39,875

POPULATION



95.4%

WHITE COLLAR JOBS



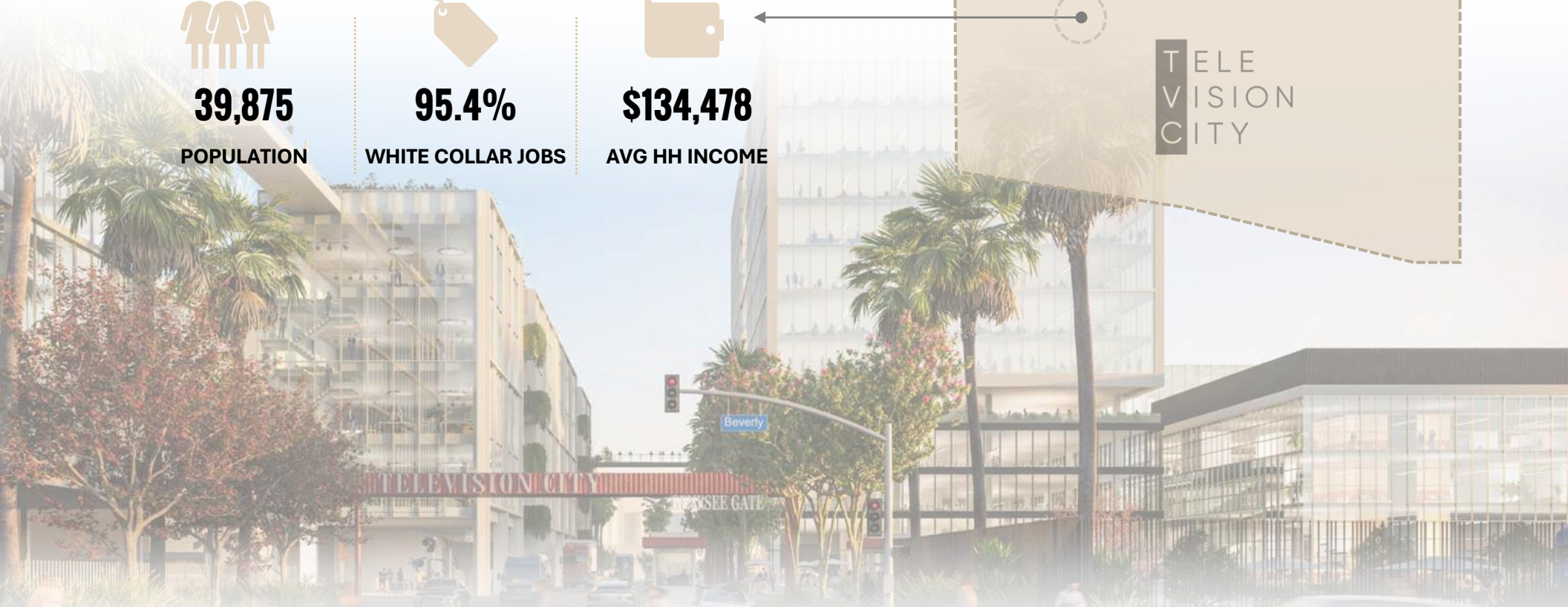
\$134,478

AVG HH INCOME



FARMERS MARKET.

TELEVISION CITY



MIRACLE MILE

Located near The Miracle Mile in Los Angeles, California, the subject is moments from the Mid-Wilshire district consisting of a 1.5-mile stretch of Wilshire Boulevard between Fairfax and Highland Avenues. Luxury residential neighborhood comprised of a colorful mix of retailers, restaurants, advertising agencies, law firms, public relations offices, publishing companies, art galleries, businesses and entertainment corporations, the Miracle Mile plays a defining part in the identity of the greater metropolis of our city. Several museums are permanent residents of Museum Row on the Miracle Mile which includes Peterson Automotive Museum, LACMA, Craft & Folk Art Museum and La Brea Tar Pits.



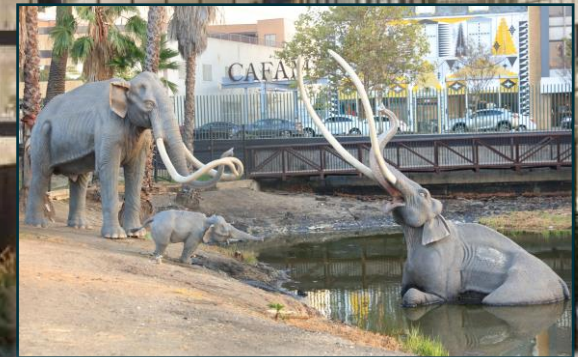
LOS ANGELES MUSEUM OF ART



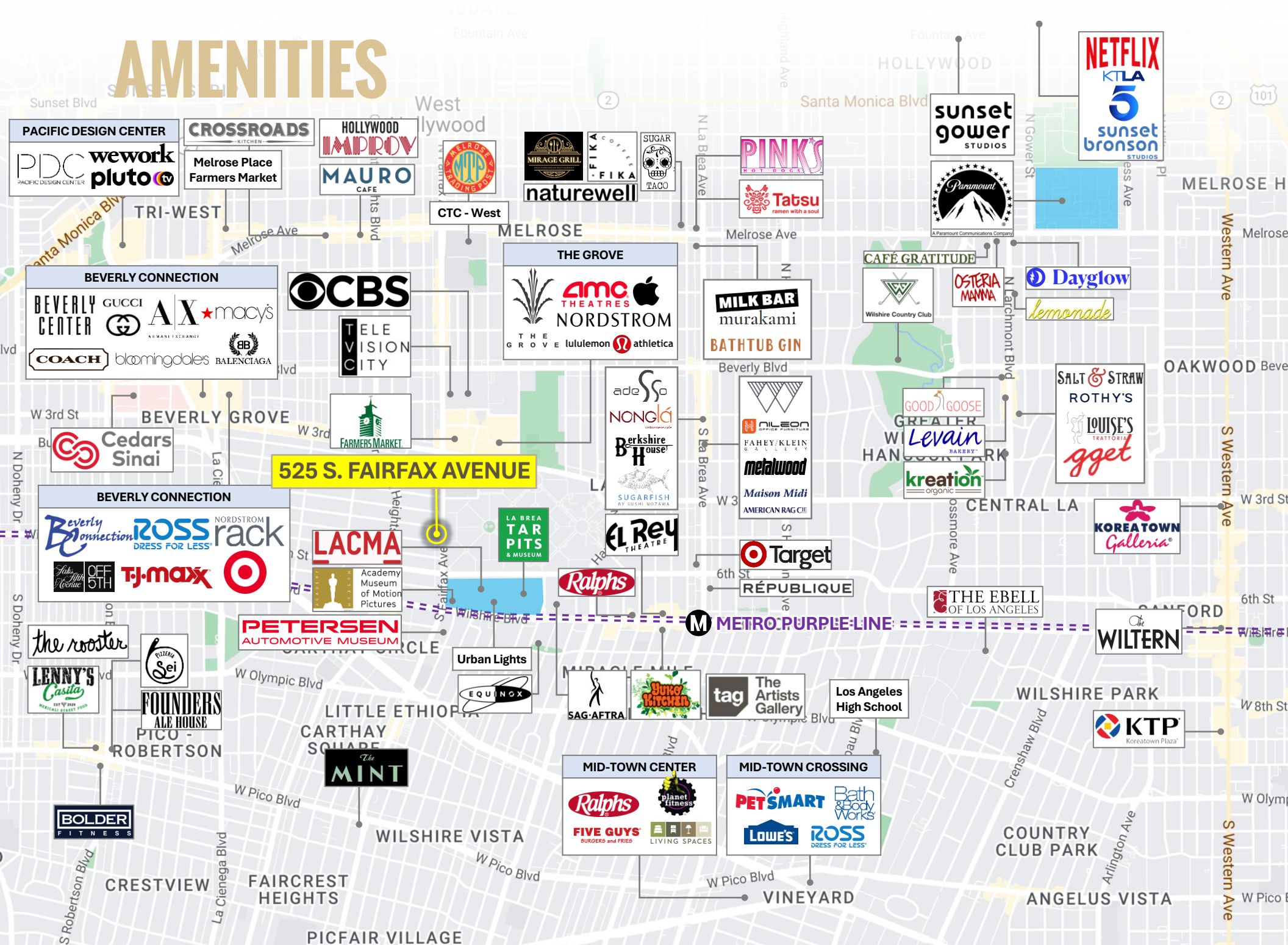
PETERSEN AUTOMOTIVE MUSEUM



LA BREA TARPITS



AMENITIES



PACIFIC DESIGN CENTER
wework
pluto tv

CROSSROADS
 KITCHEN
Melrose Place Farmers Market

HOLLYWOOD IMPROV
MAURO CAFE

CTC - West

MIRAGE GRILL
naturewell

PINK'S HOTDOG
Tatsu ramen with a soul

sunset gower STUDIOS

NETFLIX KTLA 5
sunset bronson STUDIOS

BEVERLY CONNECTION
BEVERLY CENTER
GUCCI
AX macy's
COACH
bloomingdales
BALENCIAGA

OCBS
TELEVISION CITY

THE GROVE
AMC THEATRES
NORDSTROM
 THE GROVE lululemon athletica

MILK BAR
murakami
BATHTUB GIN

CAFÉ GRATITUDE
 Wilshire Country Club

Dayglow
lemonade

BEVERLY GROVE
Cedars Sinai

FARMERS MARKET

525 S. FAIRFAX AVENUE

BEVERLY CONNECTION
Beverly Connection
ROSS DRESS FOR LESS
TJ-maxx
Target

LACMA
 Academy Museum of Motion Pictures

LA BREA TAR PITS & MUSEUM

EL REY THEATRE

FAHEY KLEIN
metalwood
Maison Midi
 AMERICAN RAG CIE

GOOD GOOSE
GREATER LEVAIN BAKERY
kreation organic

SALT & STRAW
ROTHY'S
LOUISE'S TREATORIES
gget

the rooster
LENNY'S CASITAS
FOUNDER'S ALE HOUSE

PETERSEN AUTOMOTIVE MUSEUM

Urban Lights
EQUINOX

Ralphs

Target
RÉPUBLIQUE

THE EBELL OF LOS ANGELES

WILTERN

BOLDER FITNESS

The MINT

SAG-AFTRA
Bucky Kitchen

tag
The Artists Gallery

Los Angeles High School

MID-TOWN CENTER
Ralphs
FIVE GUYS
planet fitness
LIVING SPACES

MID-TOWN CROSSING
PET SMART
LowE'S
Bath & Body Works
ROSS DRESS FOR LESS

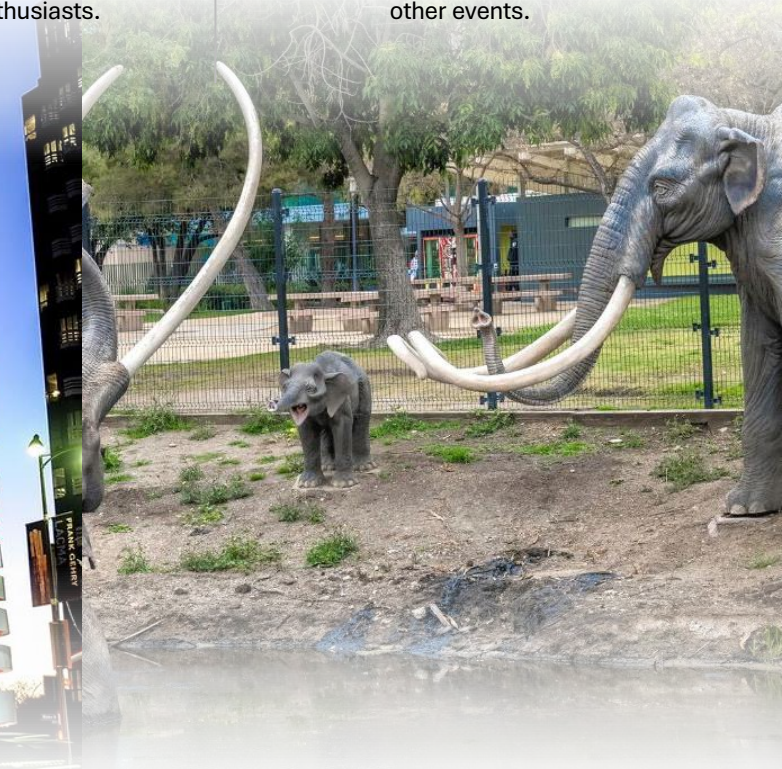


Los Angeles County Museum of Art (LACMA): LACMA is the largest art museum in the western United States, with a collection of over 140,000 works of art. It is located on Wilshire Boulevard and is a must-visit destination for art lovers.

La Brea Tar Pits and Museum: The La Brea Tar Pits is a famous natural tar pit where many prehistoric animals were trapped and preserved. The adjacent museum showcases fossils and exhibits related to the history of the area.





Petersen Automotive Museum: This museum displays a vast collection of classic and modern cars, motorcycles, and other vehicles. It's located on Wilshire Boulevard and is a must-visit for automobile enthusiasts.

The Wiltern Theatre: The Wiltern is a historic art deco theater located on Wilshire Boulevard. It has been beautifully restored and is now a popular venue for concerts, comedy shows, and other events.

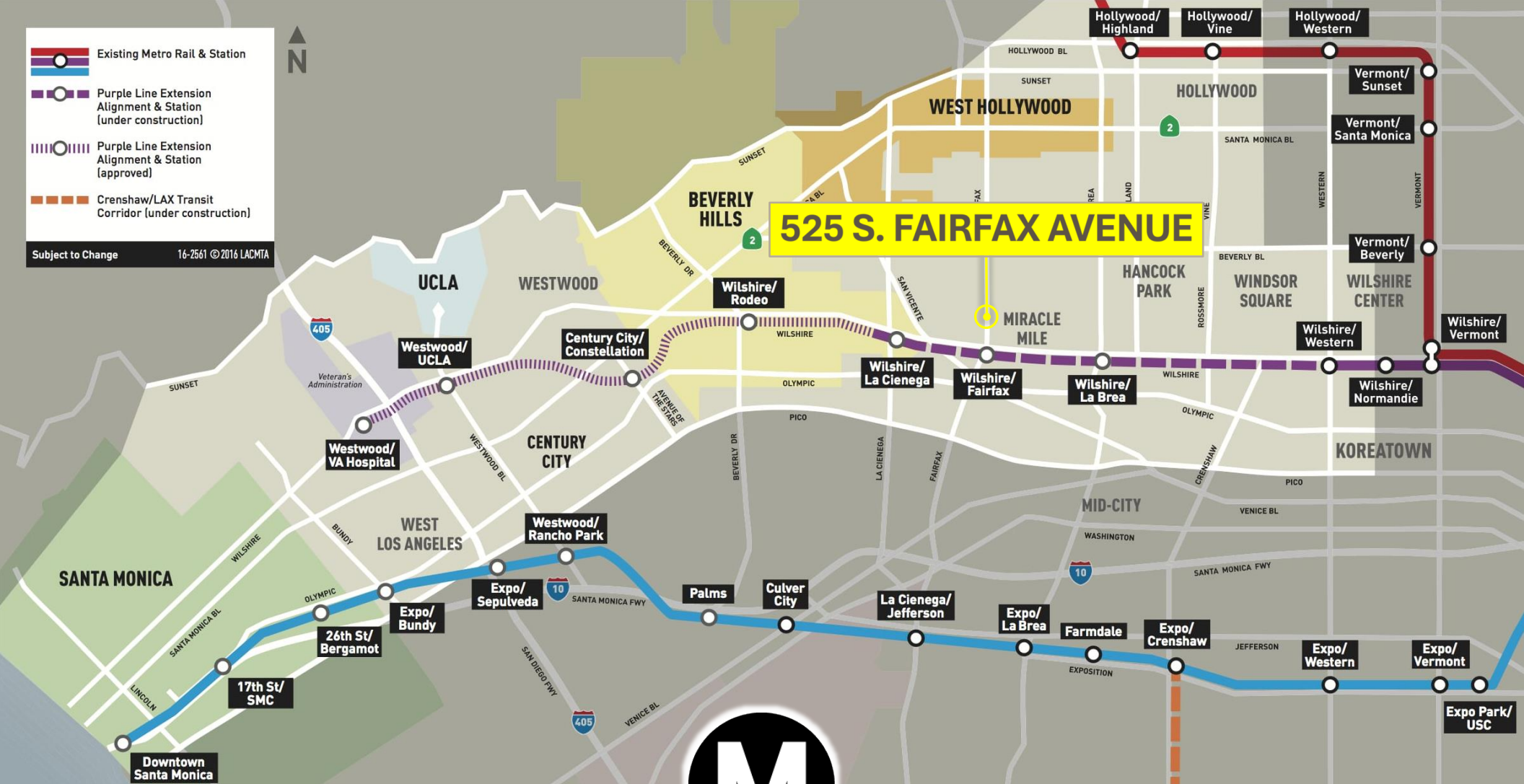


LANDMARKS

Mid-Wilshire is known for its rich architectural history, with many notable Art Deco and Modernist buildings, as well as its diverse cultural offerings, including museums, galleries, and theaters. Some of the most prominent landmarks in Mid-Wilshire include the Los Angeles County Museum of Art (LACMA), the La Brea Tar Pits, the Petersen Automotive Museum, and the Wilshire Boulevard Temple.

 Existing Metro Rail & Station
 Purple Line Extension Alignment & Station (under construction)
 Purple Line Extension Alignment & Station (approved)
 Crenshaw/LAX Transit Corridor (under construction)

Subject to Change 16-2561 © 2016 LACMTA



PURPLE LINE

Section 1: Wilshire/La Brea Station, Wilshire/Fairfax Station and Wilshire/La Cienega Station; slated to open in 2024.

Section 2: Wilshire/Rodeo Station and Century City/Constellation Station; slated to open in 2025.

Section 3: Westwood/UCLA Station and Westwood/VA Hospital Station; slated to open in 2027.



525 S. FAIRFAIX AVENUE LOS ANGELES, CA 90036



LAUREN ABOULAFIA

Senior Associate

310-429-7656

lauren@conroycommercial.com

LIC 01895546

SETH GROSSMAN

Senior Associate

718-578-8772

seth@conroycommercial.com

LIC 02057186

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Conroy Commercial and it should not be made available to any other person or entity without the written consent of Conroy Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Conroy Commercial.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Conroy Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Conroy Commercial has not verified, and will not verify, any of the information contained herein, nor has Conroy Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Conroy Commercial has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Conroy Commercial's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Conroy Commercial and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Conroy Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

DESIGN BY CRESC