

# 5947 BURCHARD AVENUE

TWO STORY WAREHOUSE / OFFICE BUILDING WITH LARGE PARKING LOT



conroy   
conroycommercial.com



Los Angeles, CA 90034



Available for purchase with adjacent 6000 Venice / 5949 Burchard Ave

# Property Summary

## PRICING

OFFERING PRICE \$3,400,000

PRICE/SF 520

## THE ASSET

PROPERTY TPE Mixed-Use, Retail/Office

BUILDING SF 6,535

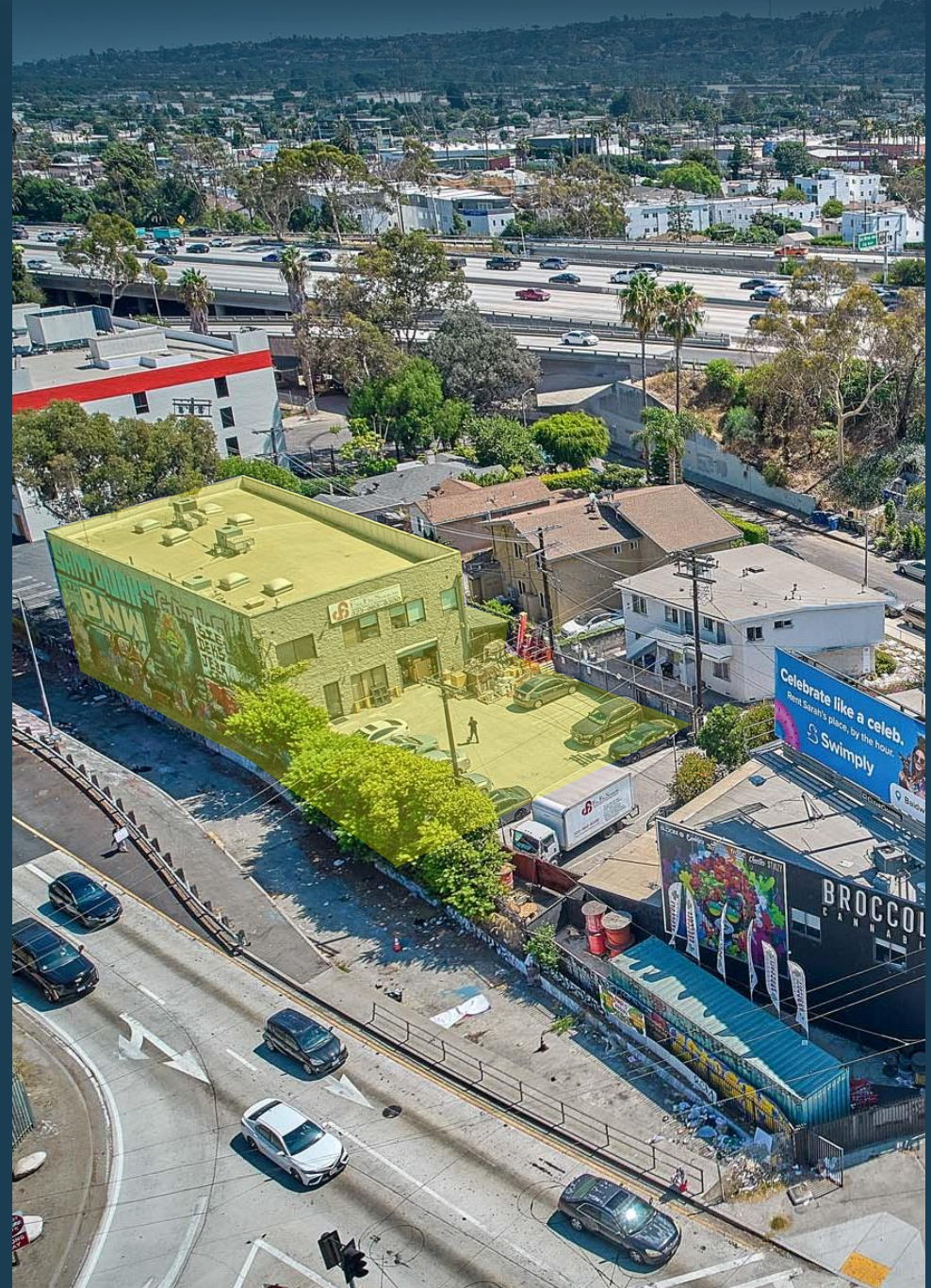
LOT SF 8,659

YEAR BUILT 1987

PARKING Open

APN 5064-031-017

ZONING LAC2

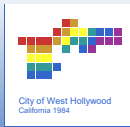




UCLA Health



Beverly Hills



West Hollywood



Beverly Grove

6500 Wilshire



6420 Wilshire

6300 Wilshire



KAISER PERMANENTE®



KAISER PERMANENTE®

CADILLAC AVE

VENICE BLVD

BURCHARD AVE

SUBJECT

5947 BURCHARD AVENUE

3

2-STORY WAREHOUSE/OFFICE BLDG.



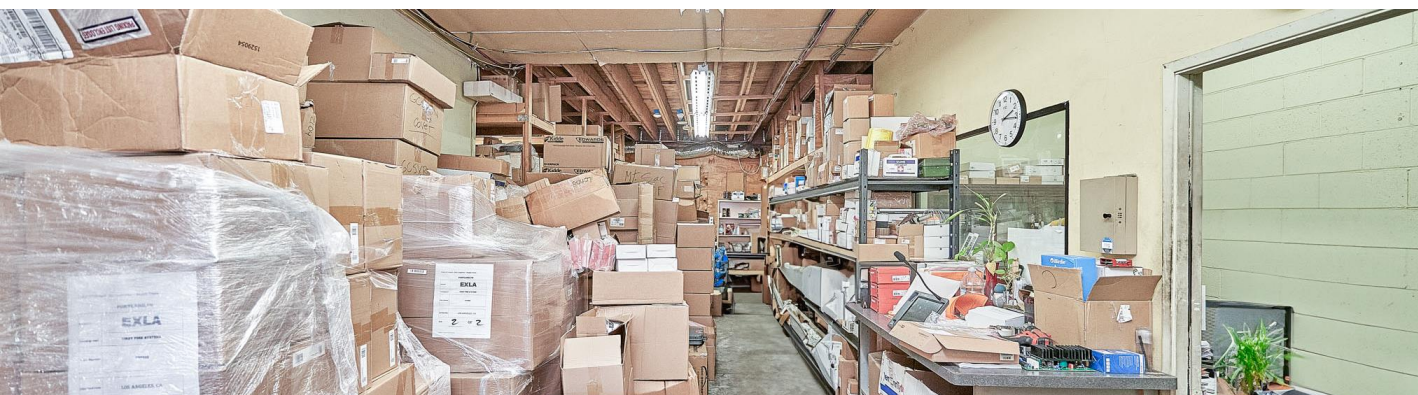
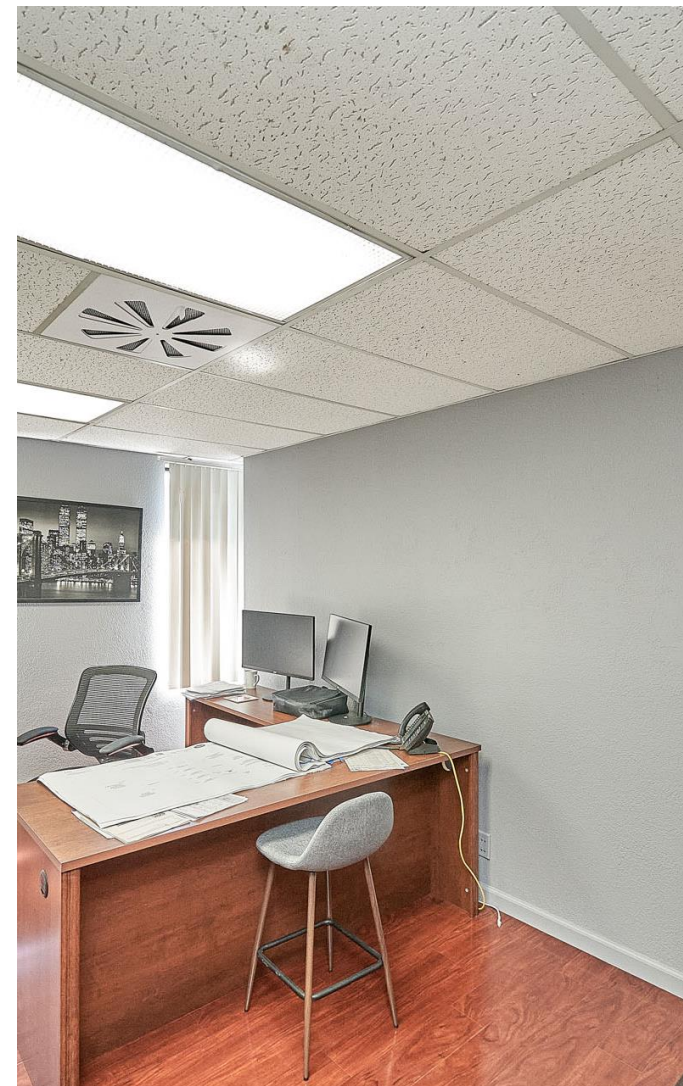
*Two story warehouse / office building with large parking lot*

*Convenient freeway adjacent location*

*Will be delivered vacant for an owner-user*

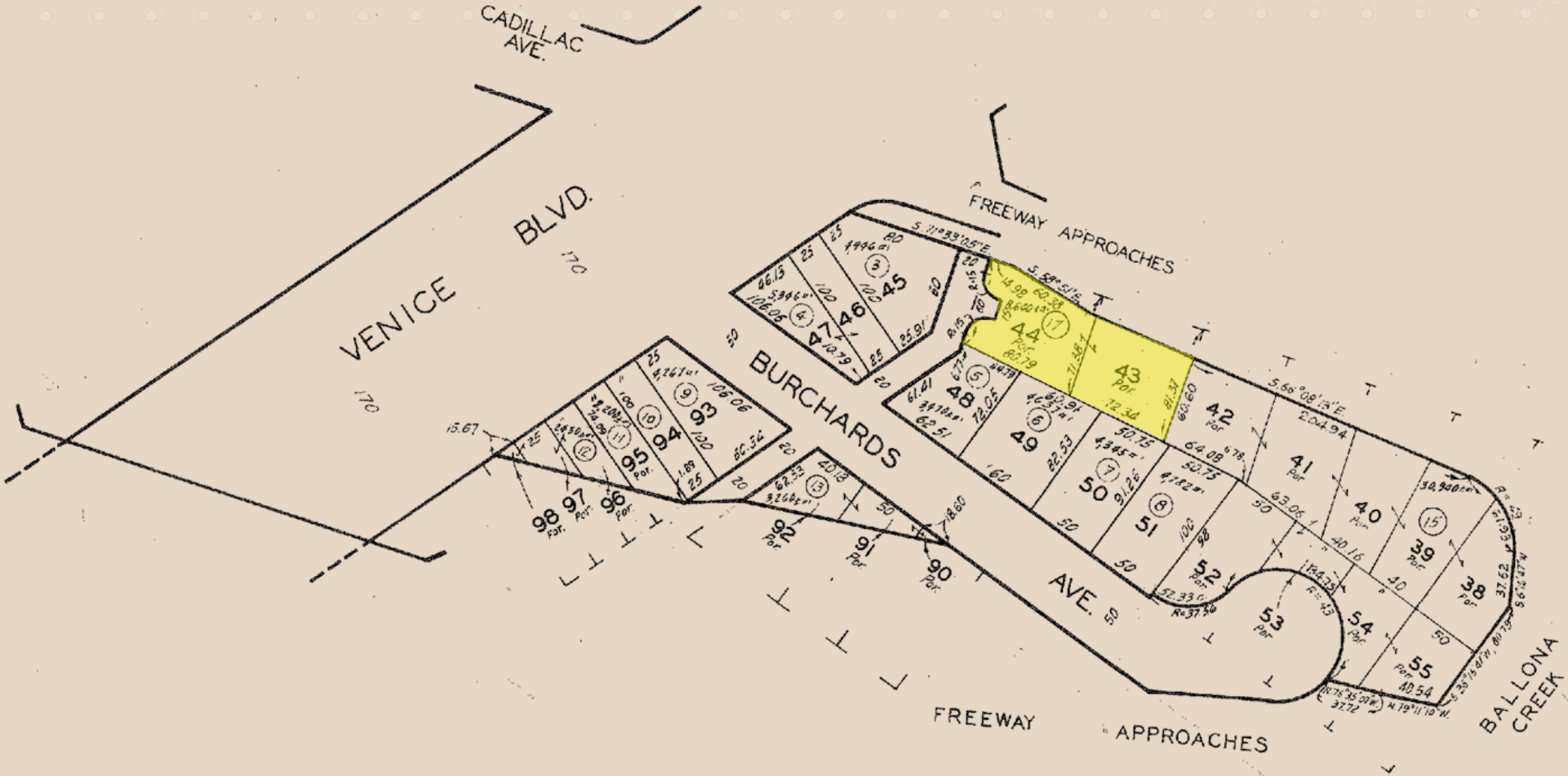
*Large TOC Tier 3 lot with potential for redevelopment*

*Available for purchase with adjacent 6000 Venice /  
5949 Burchard Ave*

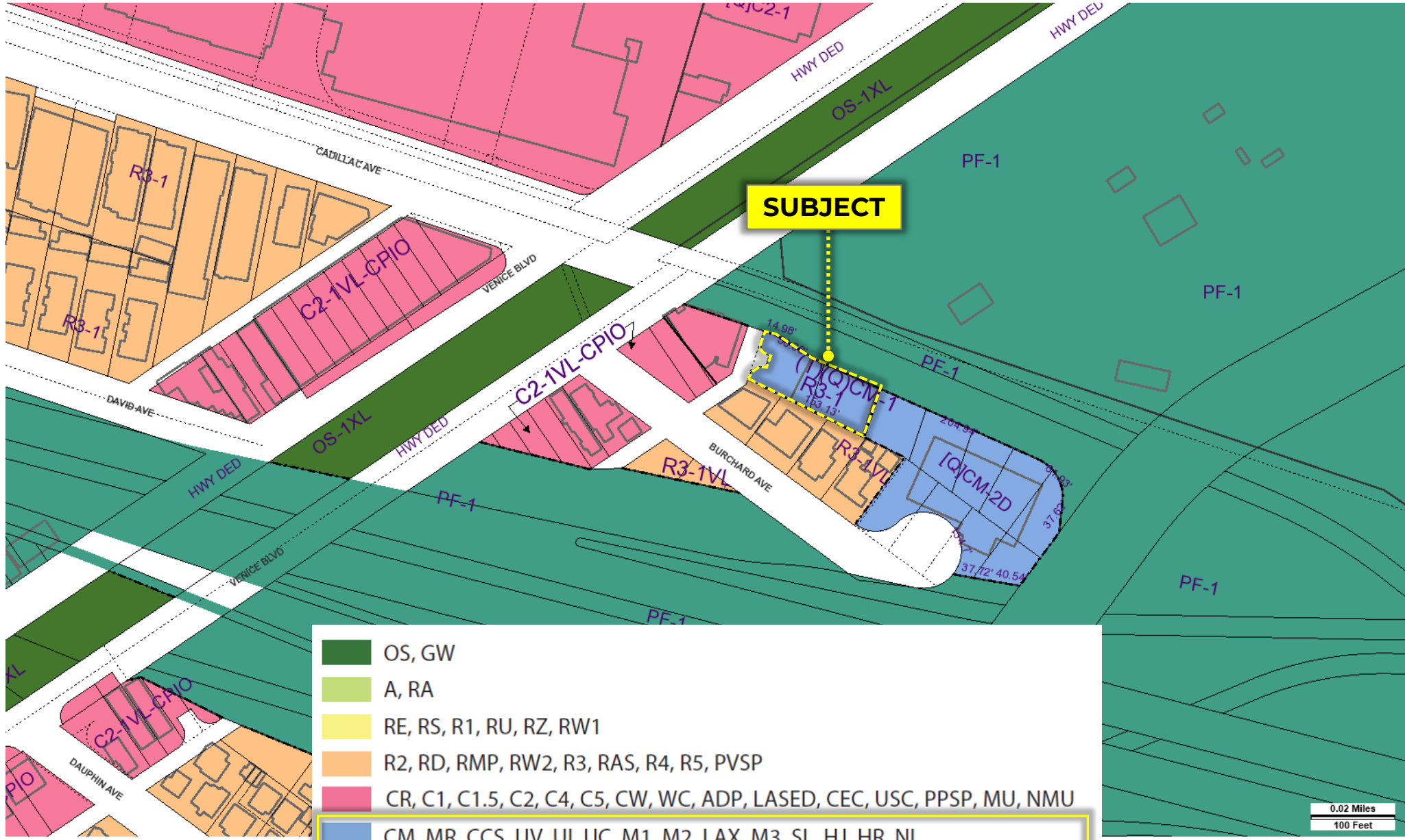


# PARCEL MAP

5064-031-017



# ZONING MAP



- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF

0.02 Miles  
100 Feet

# MID-CITY

Mid City Los Angeles is a region located in the central part of Los Angeles, California. It is bordered by West Adams to the north, Culver City to the west, South Los Angeles to the south, and Mid-Wilshire to the east. The region is home to several neighborhoods, including Arlington Heights, Country Club Park, Jefferson Park, Mid-City West, Miracle Mile, and Wilshire Vista.

## *Culver City*

Culver City is a city located in Los Angeles County, California. Known for its rich history in the entertainment industry, it has grown into a thriving hub for creativity, business, and culture. Culver City has been a cornerstone of the film and television industry for decades.

## *Palms*

A community with well-established roots in California history, Palms has become a good location for post grads and young families looking to make their home in Los Angeles.

# PRIME

## Los Angeles Location

The immediate area is a hotbed for entertainment, film industry, and lifestyle brand giants such as Sony Pictures, Amazon Studios, HBO, Apple, Nike, and Beats to name a few. Hackman Capital Partners, the developer behind the Amazon deal, predicts that close to 10,000 new employees will descend upon the area in coming years.

Since announcing it was moving its headquarters, Amazon Studios has expanded its footprint locally, with roughly 630,000 square feet in the immediate area. Apple, who currently occupies about 500,000 square feet in Culver City where it's Apple+ TV is based, just received City Council approval in February 2023 for an additional 334,000 square foot office complex called Culver Crossing.

### LOCATION HIGHLIGHTS

- ❖ Diverse, residential area of both multi- and single-family residences that are home to a large number of renters
- ❖ Residents have convenient access to local employers, cultural attractions, and entertainment destinations
- ❖ Palms Station of the LA Expo Line provides efficient transportation to Downtown Los Angeles (to the East) and Santa Monica (to the West).
- ❖ The Westside is a major force in the Southern California economy, with an area of over 52 million square feet of rentable office space

### MAJOR EMPLOYERS



Adjacent Culver City



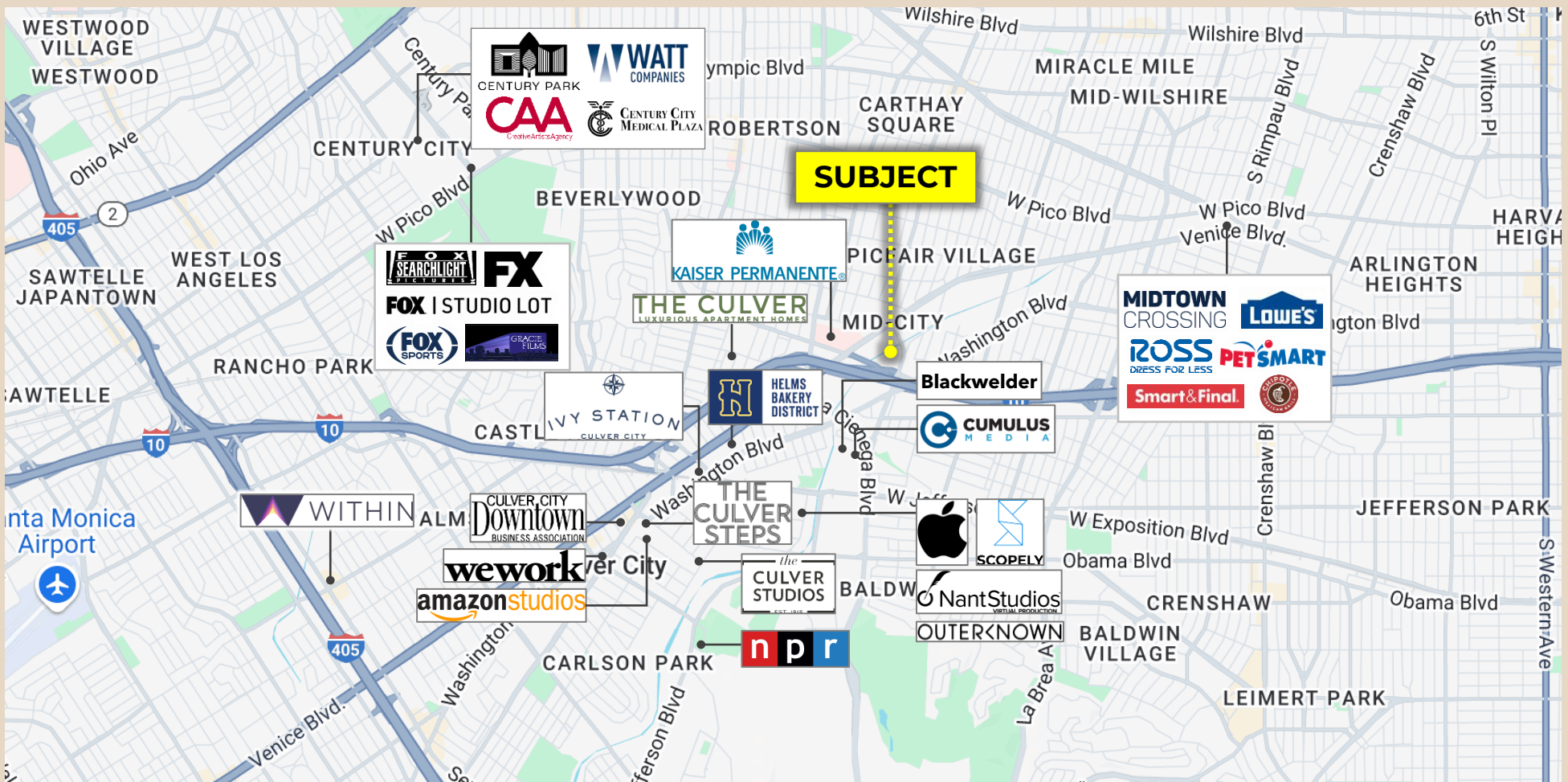
Westfield Mall



Platform Mall

# Media Hotspot

Adjacent Culver City and the Hayden Tract neighborhood are now home to some of the most well-known startups in the LA area. As the leading destination for short-form mobile video, TikTok offers a home for creative expression and a unique and joyful experience. Sweetgreen is on a mission to make sustainably-sourced and scratch-made food more widely available. Omaze is an online fundraising platform that gives donors the chance to win unique experiences when they donate to their favorite causes. Scopely, one of LA's most noteworthy gaming companies, recently closed a \$60 million round less than a year after securing its Series B.





# TRANSIT ORIENTED

## Where Are Rents Going To Increase The Most?

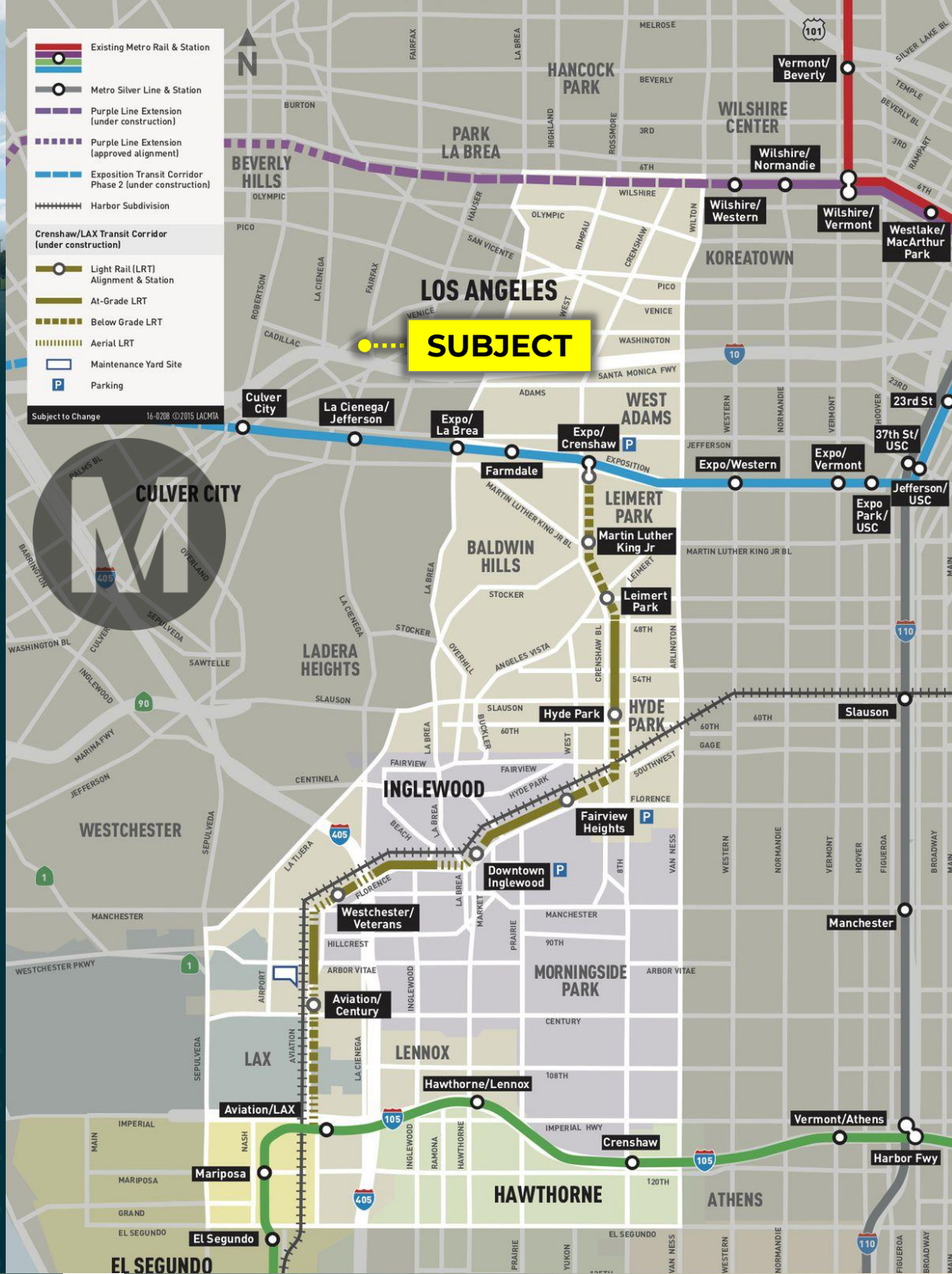
According to a recent UCLA/Berkeley study transit-adjacent L.A. neighborhoods gentrify at higher rates than other neighborhoods

Previous Studies across the country have noted how new public transit stops drive up nearby rental prices -25-67%

Median rent prices jumped 46% along LA's new Expo metro line

A recent study found that rents increased more quickly in transit areas across the country than in the surrounding metropolitan areas

In nearly three-quarters of transit-rich developments, neighborhood rents increased faster than those in metro areas



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*Los Angeles, CA 90034*

## LAUREN ABOULAFIA

Senior Associate

310-429-7656

lauren@conroycommercial.com

LIC 01895546



## SETH GROSSMAN

Senior Associate

718-578-8772

seth@conroycommercial.com

LIC 02057186

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