



FOR LEASE OFFICE/INDUSTRIAL ADJACENT TO BEVERLY HILLS

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01

EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

INVESTMENT SUMMARY

PARCEL MAP

PROPERTY PHOTOS

EXECUTIVE SUMMARY

Kidder Mathews and Douglas Elliman are pleased to be named exclusive agents for this office/industrial property along San Vicente Boulevard in the heart of West Hollywood, just adjacent to Beverly Hills.

506 South San Vicente Boulevard provides a tremendous opportunity for a business owner to lease this prime piece of real estate just adjacent to Beverly Hills. Located in a very highly trafficked location, more than 45,000 cars pass by the site each day. With 3,459 square feet of open workspace, this property is unlike all others in

West Hollywood. The building has a ceiling height of 16 feet and a ground up door that is 10 feet, 4 inches. There are no comparable properties on the market on San Vicente Boulevard in West Hollywood.

PROPERTY HIGHLIGHTS

506 S SAN VICENTE presents the rare opportunity to lease an office/industrial property in the heart of West Hollywood, CA

UNIQUE open space that includes 3,459 square feet of improvements

16 FOOT Ceiling Heights

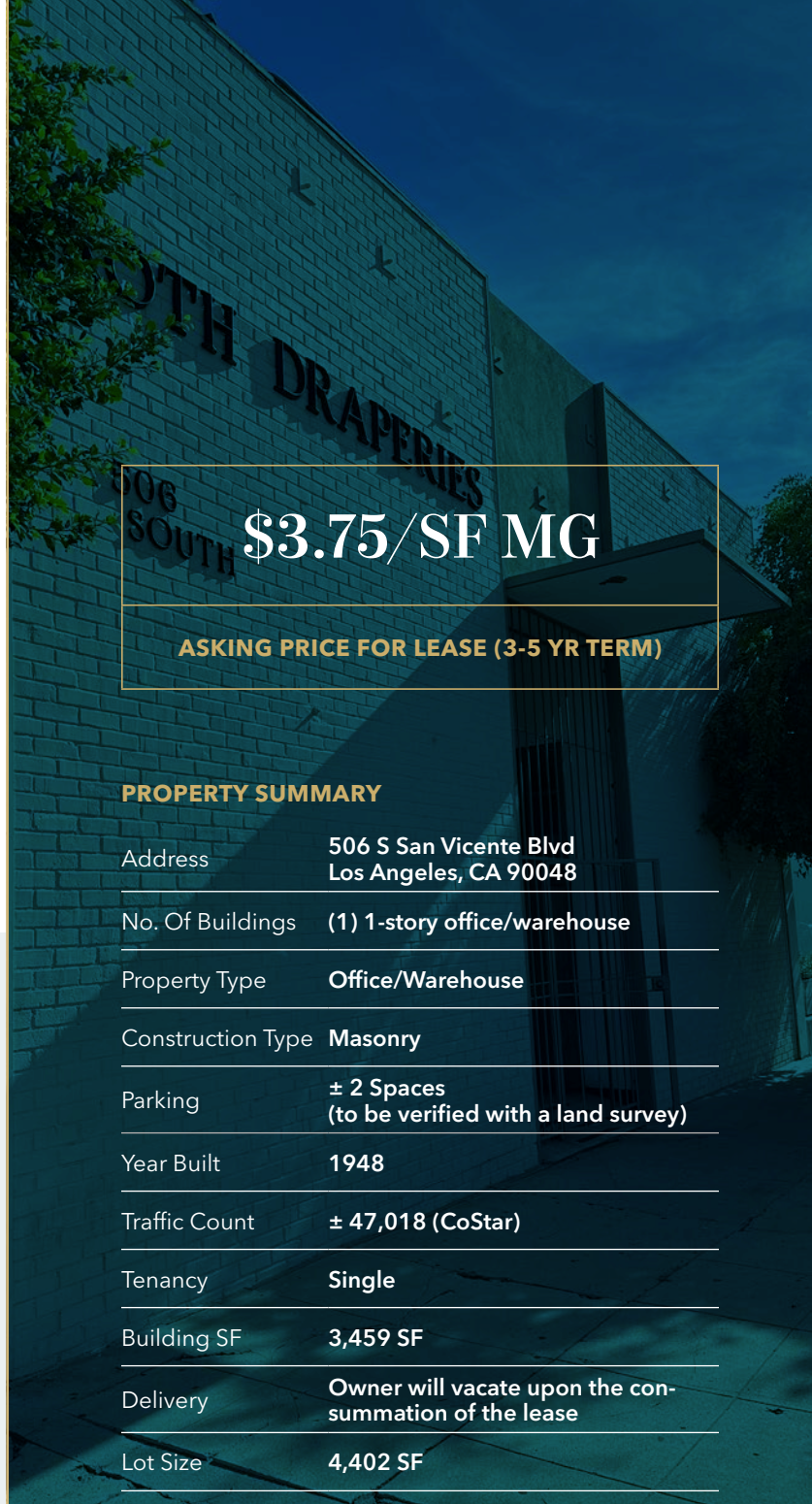
GROUND UP DOOR 10'4" in height

FANTASTIC opportunity for a business to acquire an office property with warehouse space

LOCATED adjacent to Beverly Hills, with an average household income of more than \$140,000 within a one mile radius

LOCATED just north of the corner of San Vicente Boulevard and Wilshire Boulevard where a new 12-story medical office property is being built

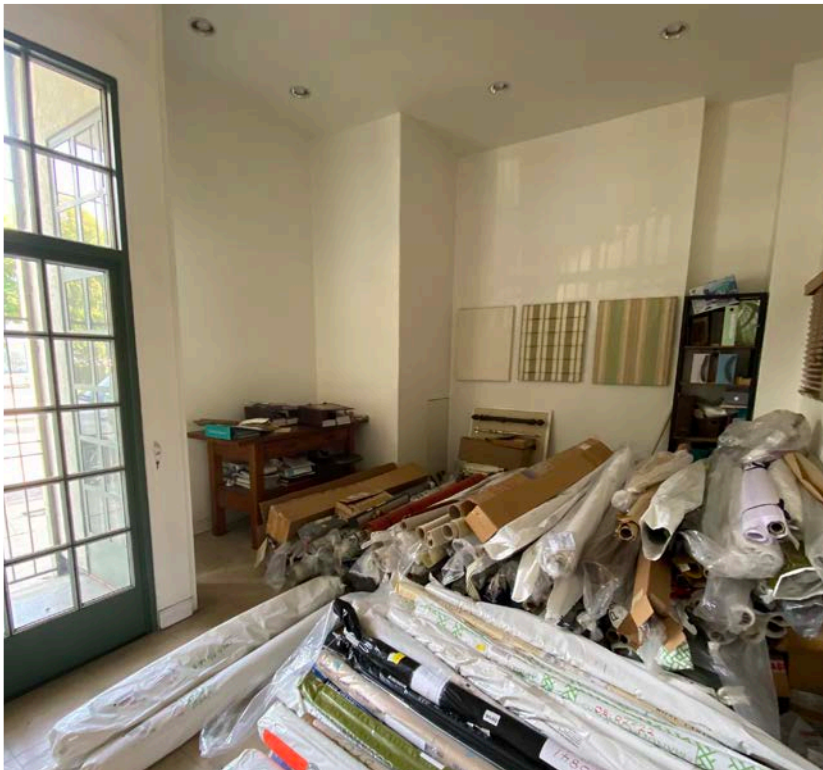
LOCATED in close proximity to the new Wilshire / La Cienega Metro Station. The metro is slated to open in 2024



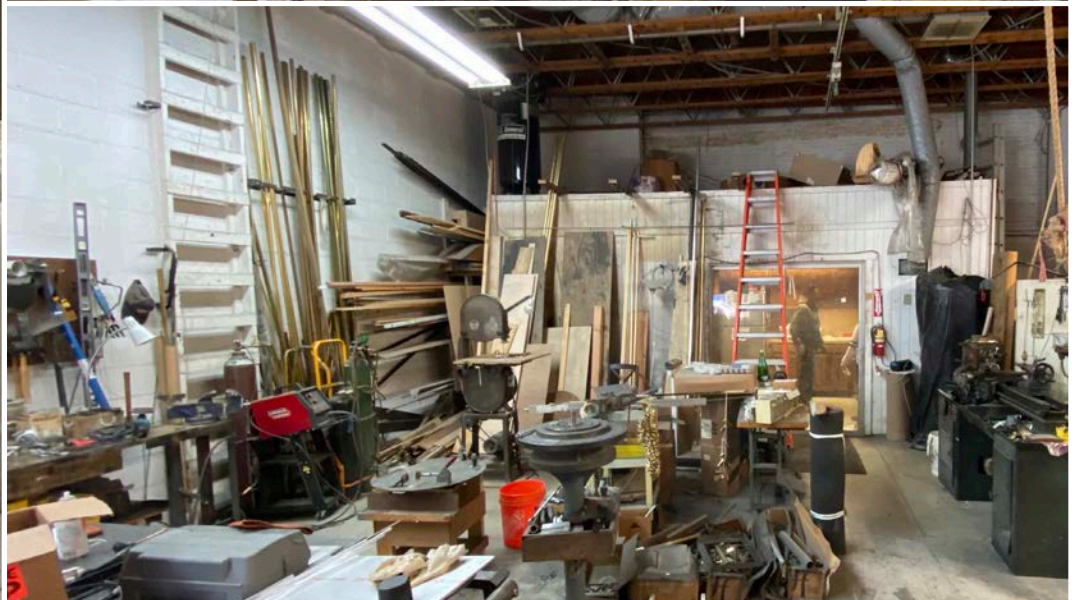
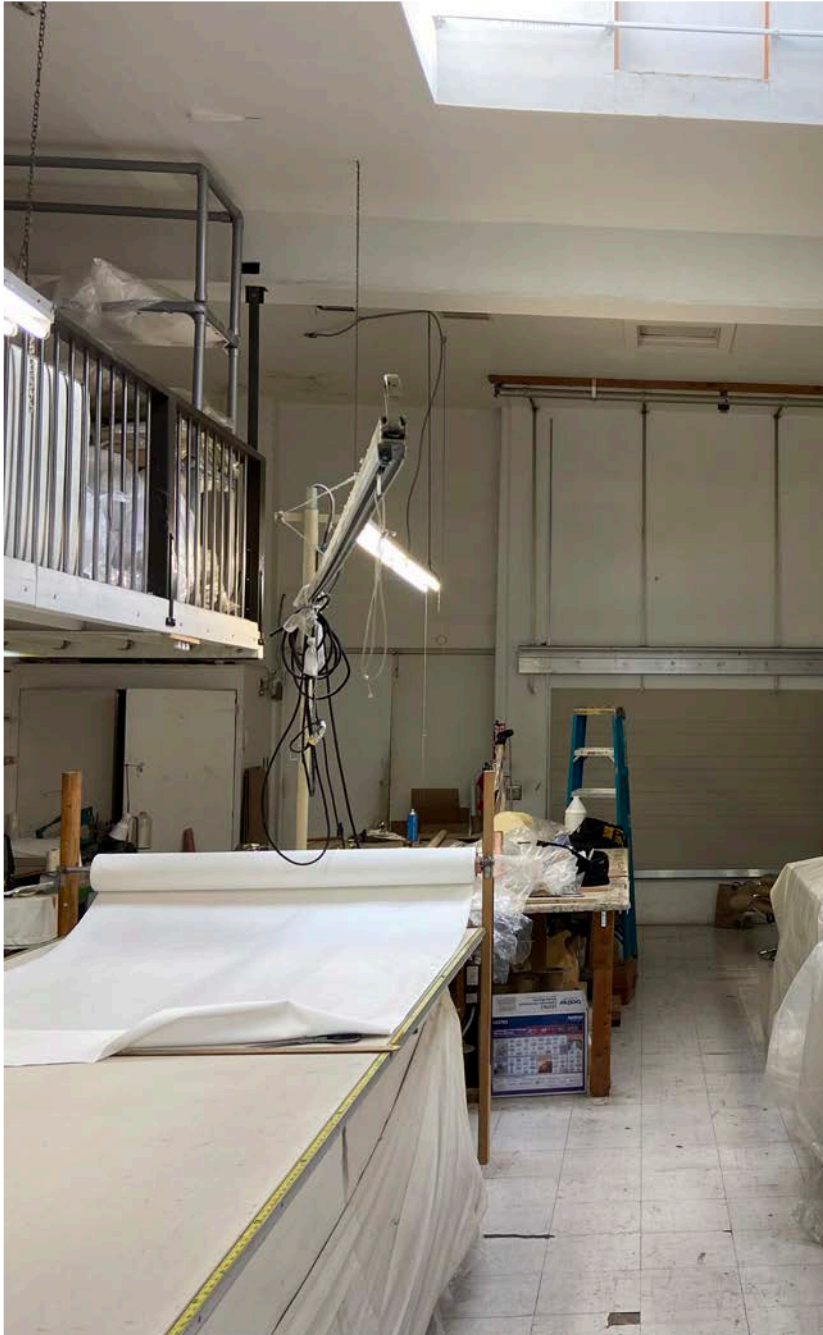
PROPERTY SUMMARY

| | |
|-------------------|--|
| Address | 506 S San Vicente Blvd Los Angeles, CA 90048 |
| No. Of Buildings | (1) 1-story office/warehouse |
| Property Type | Office/Warehouse |
| Construction Type | Masonry |
| Parking | ± 2 Spaces (to be verified with a land survey) |
| Year Built | 1948 |
| Traffic Count | ± 47,018 (CoStar) |
| Tenancy | Single |
| Building SF | 3,459 SF |
| Delivery | Owner will vacate upon the consummation of the lease |
| Lot Size | 4,402 SF |

INTERIOR PHOTOS



INTERIOR PHOTOS



REGIONAL MAP



AMENITIES MAP

EAT + DRINK

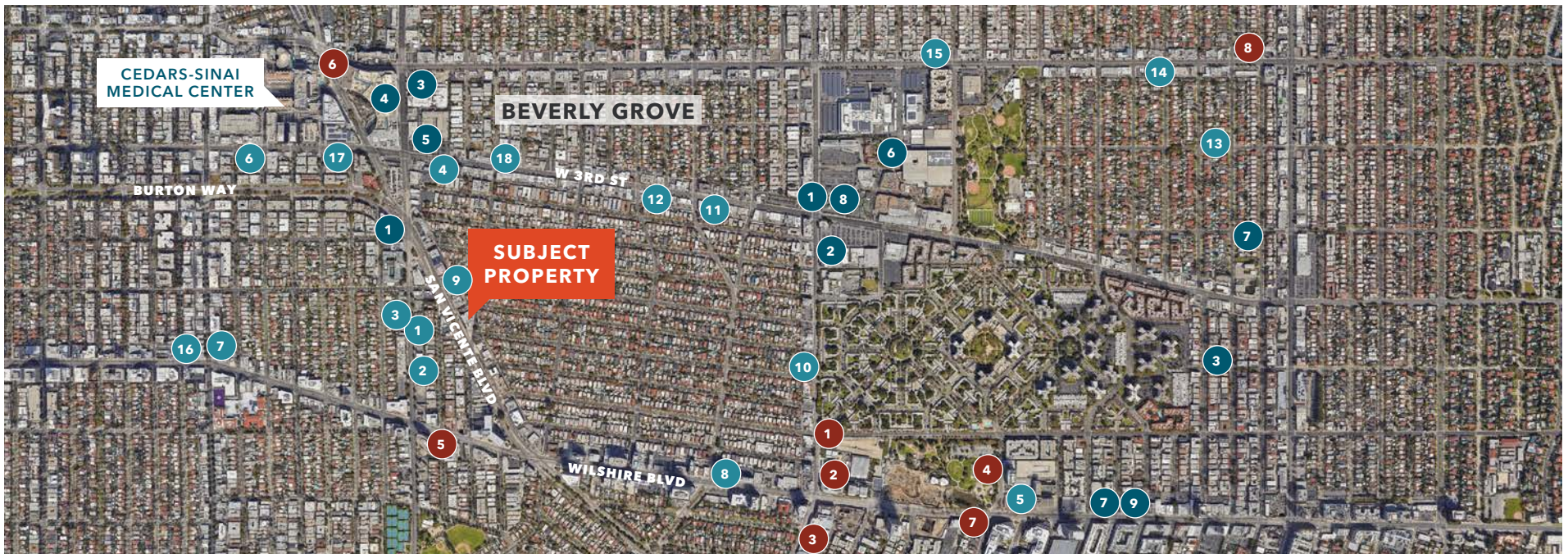
- | | |
|-------------------------|----------------------|
| 1 Lawry's The Prime Rib | |
| 2 Spice Affair | |
| 3 Fogo de Chão | 11 Robata JINYA |
| 4 Toca Madera | 12 The Little Door |
| 5 The Counter | 13 SUGARFISH |
| 6 Mamá Por Dios | 14 El Coyote |
| 7 Tagine | 15 Della Terra |
| 8 KazuNori | 16 Prospect Gourmand |
| 9 La Paella | 17 Nonna's Empanadas |
| 10 Pho Saigon Pearl | 18 Magnolia Bakery |

GROCERY + RETAIL

- | |
|-------------------------------|
| 1 Trader Joe's |
| 2 Whole Foods Market |
| 3 Target |
| 4 Beverly Center |
| 5 Beverly Connection |
| 6 The Grove |
| 7 Ralphs |
| 8 The Original Farmers Market |
| 9 Smart & Final |

ENTERTAINMENT

- | |
|-------------------------------------|
| 1 LA County Museum of Art |
| 2 Academy Museum of Motion Pictures |
| 3 Petersen Automotive Museum |
| 4 La Brea Tar Pits and Museum |
| 5 Saban Theatre |
| 6 Museum of Dream Space |
| 7 Craft Contemporary |
| 8 New Beverly Cinema |

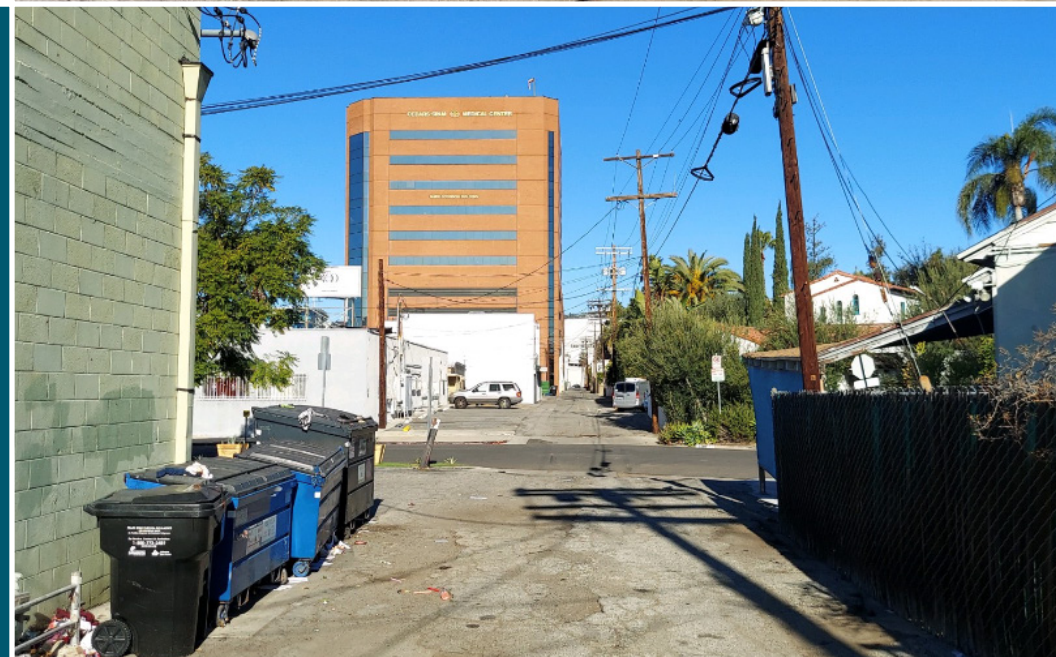




03

PROPERTY OVERVIEW

PROPERTY OVERVIEW



| | |
|---------------------|--|
| Address | 506 S San Vicente Blvd, Los Angeles, CA 90048 |
| Submarket | West Hollywood |
| Property Type | Office/Industrial |
| Year Built | 1948 |
| Gross Building Area | ± 3,459 SF |
| Lot Size | ± 4,402 SF / 0.10 AC |
| Zoning | C2-1VL-O |
| Parcel Number | 5510-005-029 |
| Parking Spaces | ± 2 Spaces (to be verified with a land survey) |
| Parking Ratio | ± 0.58 Spaces per 1,000 SF |



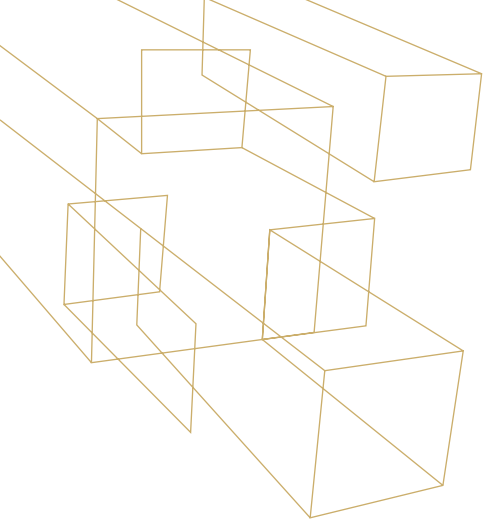
04

MARKET OVERVIEW

WEST HOLLYWOOD

BEVERLY GROVE

NEARBY DEVELOPMENTS



MARKET OVERVIEW

WEST HOLLYWOOD

West Hollywood has been dubbed "The Creative City," and for good reason.

Bordering Beverly Hills and Los Angeles, WeHo is located in the heart of Los Angeles. It's easily accessible from anywhere in the city, and the area has plenty to see and do packed into 1.9 square miles.

In the West Hollywood Design District, fashion and the arts rule.

This trend-setting area includes intimate galleries and the massive Pacific Design Center, a decorator's dream, located on Melrose Avenue. More interior design showrooms line Beverly Boulevard, while the highest of high-end boutiques can be found on the ever-stylish Robertson Boulevard. Keep your eyes out for spendy celebrities dipping in and out of shops and head to the fabled Sunset Strip to experience the allure of world-famous music venues, hotels, and nightclubs.



West Hollywood is at the cultural and geographical heart of the Los Angeles region, surrounded by must-see hotspots in every direction.

BEVERLY GROVE

Beverly Grove is at the cultural and geographical heart of the Los Angeles region, surrounded by must-see hotspots in every direction.

Beverly Grove was born as a series of car-oriented subdivisions on the far-flung outer edge of a young Los Angeles – farther out, even, than the trolleys ran. Today, the once-sleepy neighborhood is popular, dynamic and fast-changing, and a locus of concern about the threat of the mansionization of L.A.'s historic suburbs.

The city's most famous hospital is here, along with some of its best restaurants. The best star-watching has moved east to the Grove and away from Robertson, although the Ivy still abides. La Cienega Boulevard continues to go vertical with a new residential tower from Rick Caruso, and the tired old Beverly Center is getting yet another makeover.

Diner's delight: The stretches of Beverly Boulevard and 3rd Street boast some of the city's best and most popular restaurants.

Shopping for every budget: Whether you prefer Target or Tiffany's, there are opportunities for retail therapy at every price point. An unbeatable location: With Beverly Hills, Hollywood, and West Hollywood right next door, Beverly Grove is a convenient commute to much of Central Los Angeles.



DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|-----------|-----------|-----------|
| Population | 41,364 | 311,026 | 884,115 |
| Households | 21,435 | 149,047 | 382,141 |
| Average Household Income | \$141,806 | \$136,669 | \$116,046 |
| Median Household Income | \$100,937 | \$93,937 | \$80,170 |

NEARBY DEVELOPMENTS



**6527 WILSHIRE BLVD
LOS ANGELES, CA 90048**

3D Investments is seeking approvals to tear down Anderson Place, a 18,000 square foot building at 6527-6535 Wilshire Boulevard, in order to clear the way for the construction of a 20-story apartment building featuring 77 one, two, and three bedroom dwellings atop 4,000 square feet of ground floor retail space and parking for 151 vehicles located above and below grade.

Pending the approval of project entitlements, including the Transit Oriented Communities incentives, construction of the tower is expected to occur over a roughly 28-month period starting in the first quarter of 2024 and concluding in the second quarter of 2026.



**656 SAN VICENTE BLVD
LOS ANGELES, CA 90048**

Stockdale Capital Partners secured the Los Angeles City Planning Commission's approval to redevelop a trapezoid-shaped lot at the intersection of Wilshire and San Vicente Boulevards with a medical office tower. This was secured in June 2022, five years after filing its initial application with the department. Stockdale's plans call for the construction of a 12-story building featuring approximately 140,000 square feet of medical office space atop podium parking for 418 vehicles, and 5,000 square feet of ground floor commercial uses.

An environmental impact report estimated that the project will be built over roughly a two year period.



**THE LADY OF MT. LEBANON
CATHOLIC CATHEDRAL**

The Lady of Mt. Lebanon Catholic Cathedral bid to redevelop a portion of its location with a high-rise apartment building. The project was announced in 2019, and calls for replacing a portion of the church with 153 apartments - including 17 affordable units - and a five level, 397-car parking garage. The proposed development would also add a non-functioning bell tower to the church, as well as a new three-story structure featuring offices space, meeting rooms, and a multi-purpose room.

Plans also call for landscaping around the perimeter of the property, including multiple ground-floor patios. A pool and recreation decks are proposed to be located on the fourth floor of the building, complementing other amenities, including a common room and fitness center.



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