

355 N FAIRFAX AVENUE

A 5,400 Square Foot Value-Add Mixed-Use Retail and Office Building Situated on 6,159 Square Feet of Land Ideally Located on Fairfax Avenue, One Block North of The Grove, in the Dense and Affluent Fairfax District of Central Los Angeles, CA.

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**355 N
FAIRFAX
AVENUE**



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**355 N
FAIRFAX
AVENUE**



CENTURY CITY



BEVERLY CENTER

Aldo	Bath & Body Works	Foot Locker	Prada
Apple	Bloomingdales	H&M	Sephora
Amazon Locker	Burberry	Louis Vuitton	Starbucks
Armani Exchange	Coach	Macy's	Victoria's Secret
Banana Republic	Dolce & Gabbana	Polo Ralph Lauren	Zara



BEVERLY CONNECTION

CVS	Baja Fresh	Saks Off Fifth	Corner Bakery
Jamba	Old Navy	Target	Bikur Cholim
Marshalls	Ross Dress for Less	T.J. Maxx	
Men's Wearhouse	Johnny Rockets	Verizon	
J. Crew	Nordstrom Rack	Shoeber	

west elm



TRI-WEST

WELLS FARGO



W 3RD ST



N FAIRFAX AVE



BEVERLY BLVD





OWNER-USER 5,400 SF MIXED-USE VALUE-ADD RETAIL & OFFICE BUILDING

A 5,400 Square Foot Value-Add Mixed-Use Retail and Office Building Situated on 6,159 Square Feet of Land Ideally Located on Fairfax Avenue, One Block North of The Grove, in the Dense and Affluent Fairfax District of Central Los Angeles, CA.

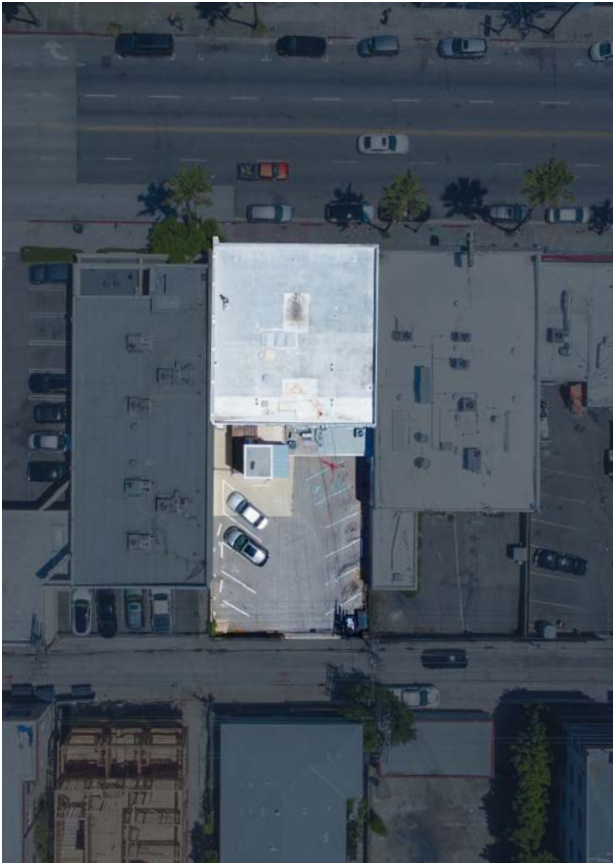
The Brandon Michaels Group of Marcus & Millichap has been selected to exclusively market for sale 355 N Fairfax Avenue, a 5,400 square foot two-story value-add mixed-use retail and office building situated on 6,159 square feet of land ideally located along the esteemed Fairfax Avenue, just one block north of the Grove, in the dense and affluent Los Angeles, CA Fairfax District.

355 N Fairfax Avenue is currently 48% occupied. The first floor is completely vacant, and the second floor is currently occupied by tenants on short-term leases. This lease flexibility creates the opportunity for a value-add Buyer to immediately reposition the entire asset at market rent tenants or for an Owner-User Buyer the opportunity to occupy a portion or all the property.

The two ground floor units average 1,400 square feet, ideal unit sizes that can cater to a variety of uses and attract top market rent with minimal improvement costs between tenancy. The second floor is currently used by a medical tenant occupying 2,203 square feet and a salon using the remaining 346 square feet. The current rents average \$3.45 per square foot, gross, significantly below current market rents.

A new owner can also enjoy the possibility of additional rentable building area. Plans have been drawn up to enclose the roof, creating a third floor and adding an additional 1,700 square feet of rentable space beside an 800 square foot terrace overlooking Fairfax Avenue and Mid-Wilshire's city skyline. After construction, the prospective third floor's open floor plan will cater to a variety of uses including creative office tenants looking for unique space or a rooftop restaurant/bar with great views. The property is currently zoned C2-1VL with a Transit Oriented Community (TOC) Tier 3 designation.

355 N Fairfax Avenue benefits from excellent visibility and frontage along highly trafficked Fairfax Ave, a major north/south thoroughfare and commercial corridor that connects the 10 Freeway to the South with West Hollywood's Sunset Boulevard to the North, with approximately 50' of linear frontage. The Avenue has daily traffic counts exceeding 32,000 vehicles per day. The site offers 9 surface parking spaces in the rear, a parking ratio of 1.67 per 1,000 square feet, and a walk score of 97 (a "Walker's Paradise").



INVESTMENT HIGHLIGHTS

VALUE-ADD OR OWNER USER OPPORTUNITY IDEALLY LOCATED ALONG FAIRFAX AVENUE, ONE BLOCK NORTH OF THE GROVE

- 5,400 square foot mixed-use retail and office building
- 6,159 square feet of land
- One block north of The Grove shopping center
- 48% occupancy with short term leases and considerable rental upside
- Current rents average \$3.45/SF, gross, well below market rent
- Ability to construct an additional 1,700 SF third floor rooftop space with 800 SF terrace



STRONG ASSET FUNDAMENTALS IN A SEVERELY SUPPLY CONSTRAINED MARKET

- Ideal ground floor unit sizes averaging 1,400 square feet
- 50' of linear frontage along Fairfax Avenue
- Daily traffic counts exceeding 32,000 vehicles per day
- 9 surface parking spaces, a parking ratio of 1.67 per 1,000 square feet
- Walk score of 97, a “Walker’s Paradise”
- Zoned C2-1VL with a Tier 1 TOC designation

THE FAIRFAX DISTRICT IS A VIBRANT LOS ANGELES’ NEIGHBORHOOD PROXIMATE TO DESIRABLE AMENITIES

- A mile from the Beverly Center along Beverly Boulevard, an eight (8) story enclosed shopping mall with 1.3 million square feet indoor shopping mall
- Cedar Sinai Hospital is state-of-the-art facility and one of, if not the most, esteemed medical care facilities in Los Angeles 1.3 miles from the property
- One block north of CBS’ production studios and the Grove lifestyle center and Farmer’s Market, 650,000 square foot outdoor shopping mall
- The Petersen Automotive Museum, Los Angeles County Museum of Art (LACMA), the La Brea Tar Pits, and the Holocaust Museum, all within 1 mile of the subject property



STRONG UNDERLYING DEMOGRAPHICS WITH DENSE IMMEDIATE POPULATION

- 44,124 people within one mile of the subject property, 339,213 people within three miles, and 936,657 people within five miles
- The immediate submarket boasts an average household income within one, three, and five miles is \$120,289, \$113,615, and \$100,813, respectively
- The median income within one, three, and five miles \$90,245, \$81,696, and \$69,312, respectively
- There are over 23,358 households within one mile of the subject property, and over 162,413 households within three miles

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PROPERTY
OVERVIEW

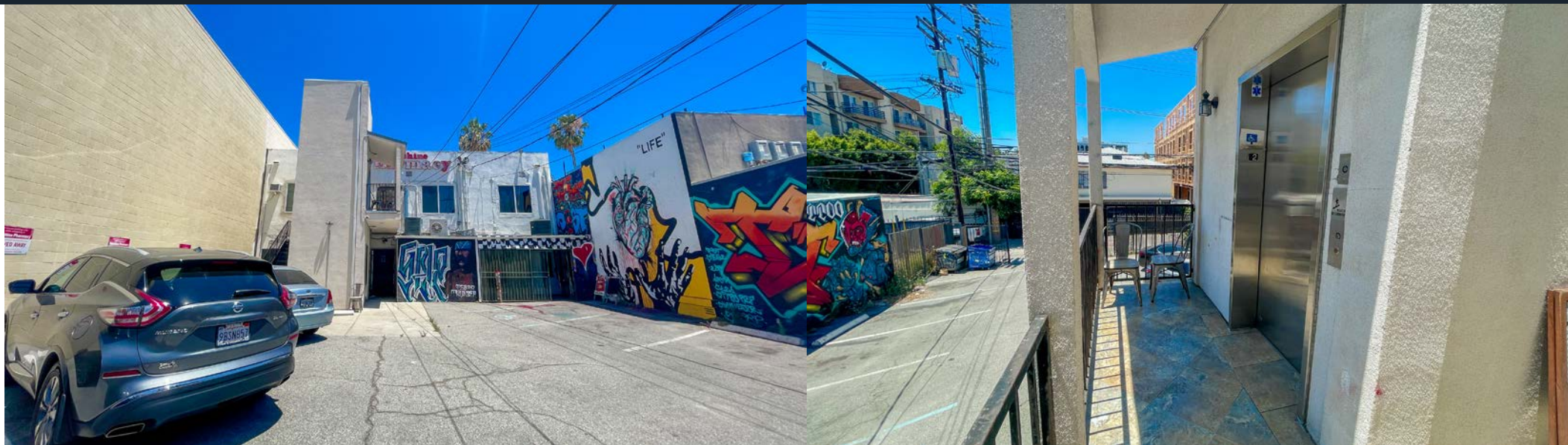


355 N FAIRFAX AVENUE



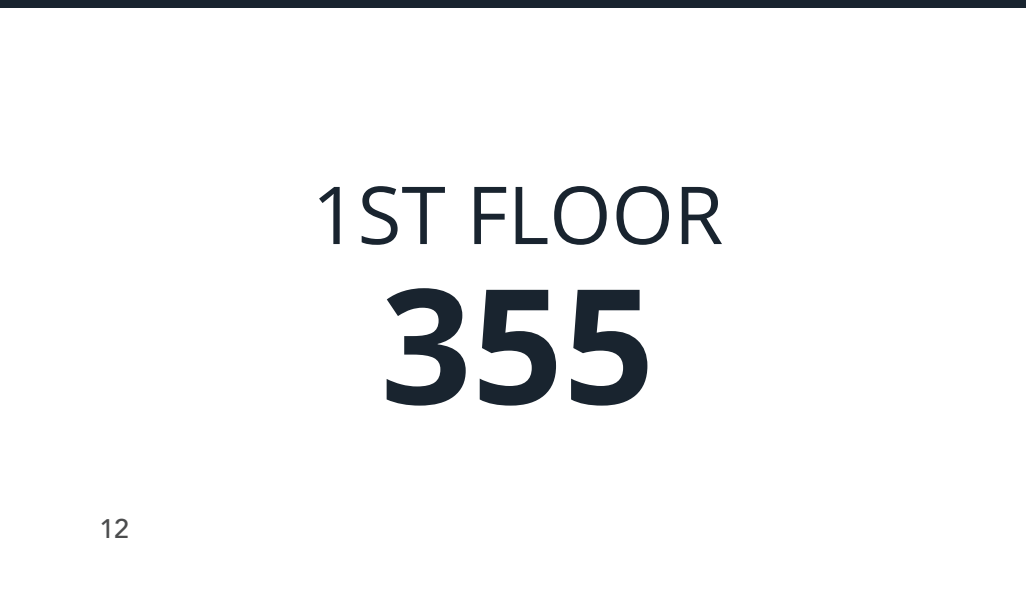
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PROPERTY
OVERVIEW

EXTERIOR





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PROPERTY
OVERVIEW



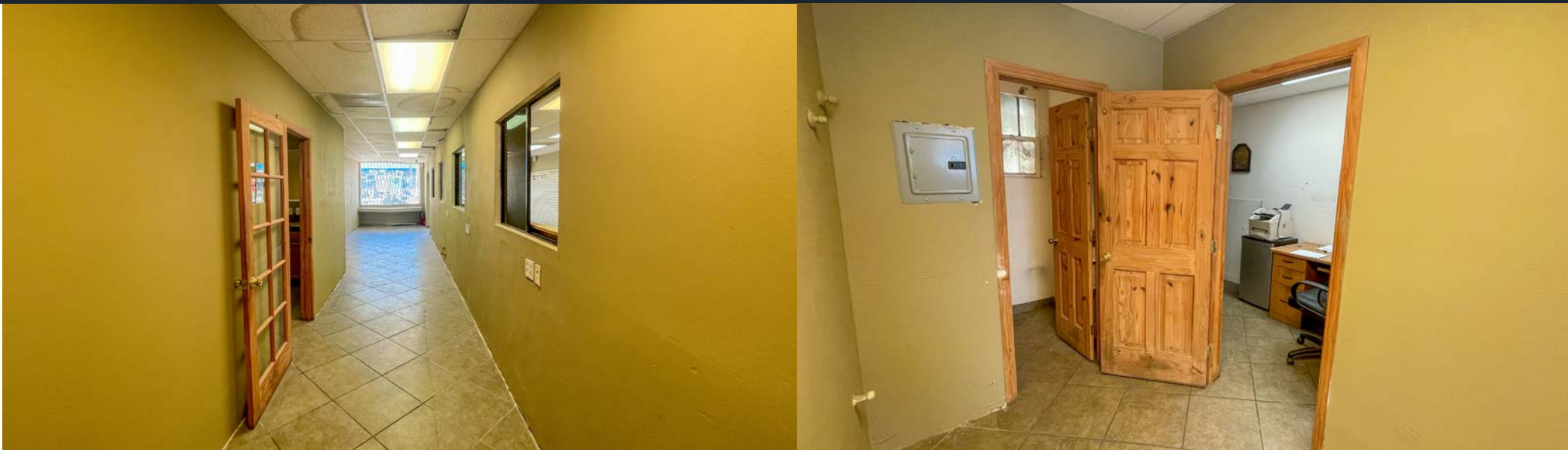


355 N FAIRFAX AVENUE



15
PROPERTY
OVERVIEW

1ST FLOOR 359





355 N FAIRFAX AVENUE



17
PROPERTY
OVERVIEW

2ND FLOOR CLINIC





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AVENUE



PROSPECTIVE 3RD FLOOR
RENDERINGS



Summary

OF TERMS

Address	355 N Fairfax Ave Los Angeles, CA 90036
Price:	\$4,995,000
Building SF:	5,400 SF
Lot Size:	6,159 SF
Price/SF (Bldg):	\$925
Price/SF (Land):	\$811
Current CAP Rate:	0.36%
ProForma CAP Rate:	4.71%
Year Built	1957
APN:	5527-036-013
Traffic Counts:	32,782 VPD
Nearest Major Cross Streets:	Fairfax Ave & Oakwood Ave
Occupancy:	48%
Parking Spaces:	9 Surface Spaces
Parking Ratio:	1.67 Space(s) per 1000
Zoning:	C2-1VL
TOC:	Tier 3



Fairfax District

LOS ANGELES

Central Los Angeles’ Fairfax District is a vibrant and culturally diverse neighborhood offering a blend of art, fashion, food, and entertainment that appeals to both locals and tourists.



The Fairfax District is a vibrant and culturally diverse neighborhood located in the heart of Los Angeles, California. Nestled between West Hollywood and Beverly Hills, this bustling area has become a popular destination for locals and tourists alike due to its eclectic mix of history, art, fashion, and food.

One of the main draws of the Fairfax District is its art scene. The neighborhood is dotted with art galleries, boutiques, and street art, giving it a bohemian and creative vibe. The Fairfax District is also a hotspot for music and entertainment. The El Rey Theatre, a historic venue known for hosting live concerts, stands as a testament to the district’s cultural significance in the city’s music scene. Additionally, the Los Angeles County Museum of Art (LACMA) is just a short drive away, offering art lovers a chance to explore an extensive collection spanning various cultures and time periods.

The 355 N Fairfax Avenue is wedged among a plethora of amenities in the Fairfax District, along Fairfax Boulevard, and in the immediate area. The subject property sits just south of Melrose Avenue, famous for its trendy boutiques, vintage shops, and unique street art, making it a favorite spot for fashion enthusiasts and Instagrammers. Just west along Beverly Boulevard sits the Beverly Center, an eight (8) story enclosed shopping mall with 1.3 million square feet to house a variety of the most desirable retailers. Beside the Beverly Center, just 1.3 miles from 355 N Fairfax Ave, is

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Cedar Sinai Hospital. This state-of-the-art facility is one of, if not the most, esteemed medical care facilities in Los Angeles spanning several blocks in the desirable West Hollywood West neighborhood. Just south of the property, CBS’ production studios sit just beside the Grove lifestyle center and Farmer’s Market. This 650,000 square foot outdoor shopping mall is a popular destination for those visiting some of Los Angeles’ most popular museums like Petersen Automotive Museum, Los Angeles County Museum of Art (LACMA), the La Brea Tar Pits, and the Holocaust Museum, all within 1 mile of 355 N Fairfax Avenue.

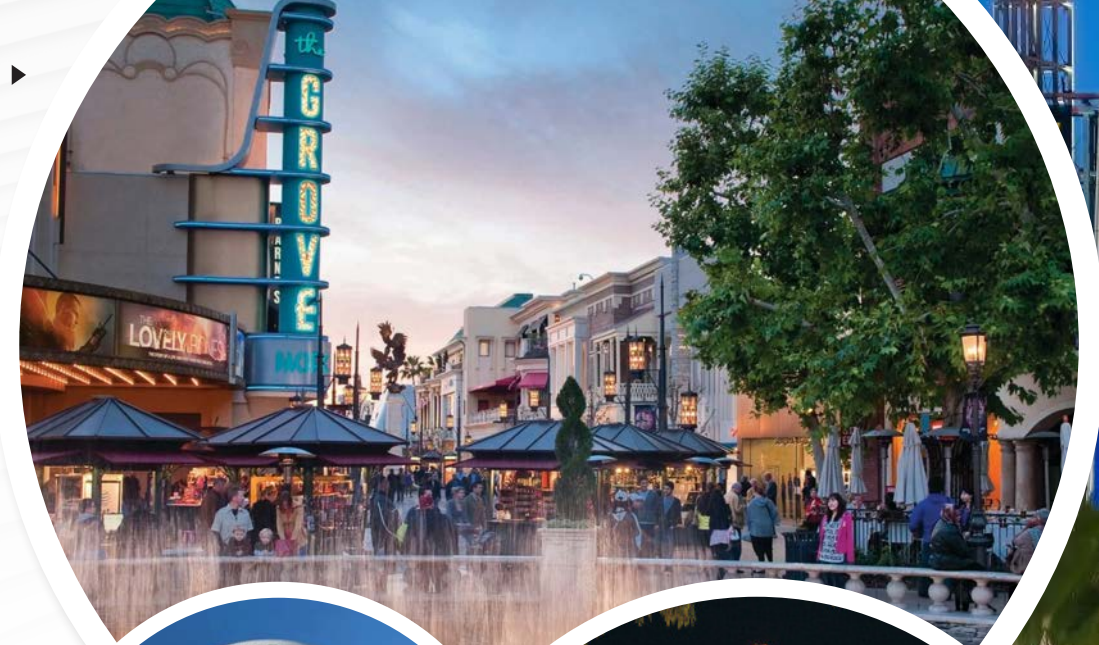
The subject property benefits from a dense population in the immediate area, with 44,124 people within one mile of the subject property, 339,213 people within three miles, and 936,657 people within five miles. The immediate submarket boasts an average household income within one, three, and five miles is \$120,289, \$113,615, and \$100,813, respectively, with a median income within one, three, and five miles \$90,245, \$81,696, and \$69,312, respectively. There are over 23,358 households within one mile of the subject property, and over 162,413 households within three miles. The median home value in the immediate area is \$1,056,231.

WEST HOLLYWOOD	1.0 MILES AWAY	
HOLLYWOOD	2.9 MILES AWAY	
BEVERLY HILLS	2.5 MILES AWAY	
PARKLABREA	1.2 MILES AWAY	

Close Proximity TO POPULAR DESTINATIONS

355 N Fairfax Avenue is conveniently located in the vibrant Fairfax District, near various amenities along Fairfax Boulevard. South of Melrose Avenue, known for trendy boutiques and unique street art, the area is a favorite for fashion enthusiasts and Instagrammers. Just west is the Beverly Center, an eight-story shopping mall with 1.3 million square feet housing desirable retailers. Cedar Sinai Hospital, a prestigious medical facility in the desirable West Hollywood West neighborhood, is 1.3 miles away. Nearby, CBS' production studios are situated next to the popular Grove lifestyle center and Farmer's Market, a 650,000 square foot outdoor shopping mall. Within 1 mile, you'll find top attractions like Petersen Automotive Museum, Los Angeles County Museum of Art (LACMA), La Brea Tar Pits, and the Holocaust Museum.

THE GROVE ▶
0.7 Miles from the Subject Property



BEVERLY CENTER ▶
1.1 Miles from the Subject Property



EL REY THEATRE ▶
1.8 Miles from the Subject Property



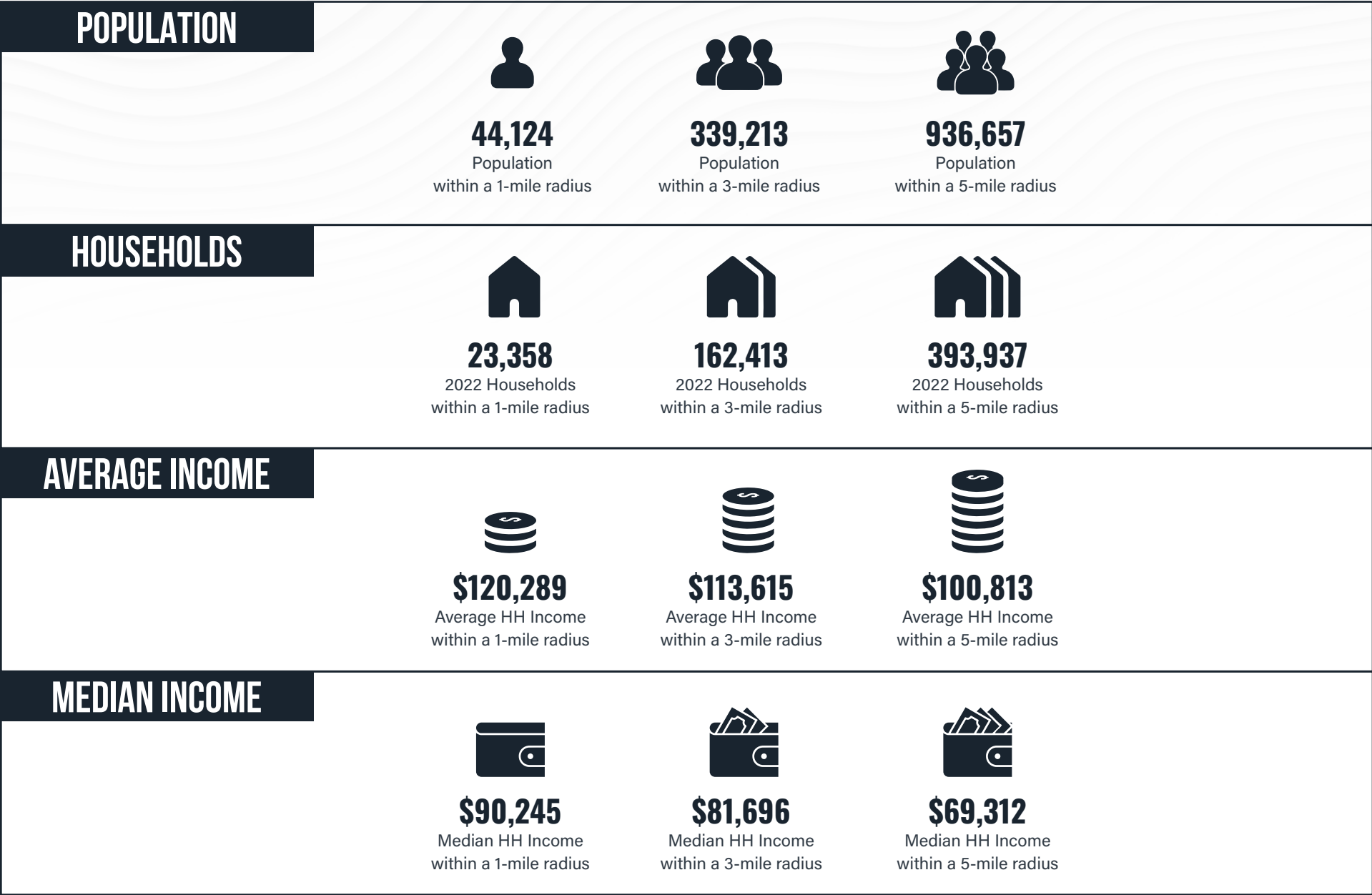
◀ LACMA
1.0 Miles from the Subject Property



◀ CEDARS-SINAI MEDICAL CENTER
1.5 Miles from the Subject Property



Demographics



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	44,124	339,213	936,657
Households	23,358	162,413	393,937
Average Household Size	1.8	2	2.3
Annual Growth 2010-2022	-0.2%	0.2%	0.2%
Median Age	41.8	41.7	40.3
Owner Occupied Households	4,592	40,322	94,213
Renter Occupied Households	18,116	119,201	292,752
Average Household Income	\$120,289	\$113,615	\$100,813
Median Household Income	\$90,245	\$81,696	\$69,312
Businesses	4,421	36,705	74,138

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AVENUE



Financial ANALYSIS

RENT ROLL

UNIT	TENANT	SF	FLR	%	LEASE START	LEASE EXP	INCREASES	RENT	RENT/SF	TIME AT CENTER	TERM REMAINING	LEASE TYPE	PF RENT	PF RENT/ SF	PF LEASE TYPE
1	Vacant	1,356	1	25.31%				-	-				\$6,780.00	\$5.00	NNN
2	Vacant	1,453	1	27.12%				-	-				\$7,265.00	\$5.00	NNN
3	Medical - Mission City Community Network*	2,203	2	41.12%	4/1/2017	3/31/2027	3% Annually	\$7,600.00	\$3.45	6.32 Year(s)	3.68 Year(s)	Gross	\$8,812.00	\$4.00	FS
4	Salon	346	2	6.46%	4/1/2018	MTM	-	\$1,200.00	\$3.47	5.32 Year(s)	0.00 Year(s)	Gross	\$1,470.50	\$4.25	FS
TOTAL		5,358		100%				\$8,800.00	\$3.45	5.82 Year(s)	1.84 Year(s)		\$24,327.50	\$4.54	

*While Mission City Community Network has a lease through March 2027, they will be willing to leave with 30-day notice.

OCCUPANCY	48%
Vacancy	52%
# of Units	4
Occupied Units	2
Occupied SF	2,549
Vacant SF	2,809
Average Unit SF	1,340

LEASE ROLLOVER SCHEDULE	MTM	2023	2024	2025	2026	2027+
SF	346	0	0	0	0	2,203
%	6.46%	0.00%	0.00%	0.00%	0.00%	41.12%

OCCUPANCY HISTORY	< 1 YEAR	1 - 3 YEARS	3 - 5 YEARS	5 - 10 YEARS	> 10 YEARS
SF	0	0	0	2,549	0
%	0.00%	0.00%	0.00%	47.57%	0.00%

Financial ANALYSIS

ANNUALIZED OPERATING DATA

INCOME AND EXPENSE		CURRENT		PRO FORMA
Scheduled Lease Income		\$105,600		\$291,930
CAM Reimbursement		\$0		\$43,826
Effective Gross Income		\$105,600		\$335,756
Vacancy	0%	\$0	5%	\$16,788
Expenses		\$83,595		\$83,595
NET OPERATING INCOME:		\$17,751		\$235,373

EXPENSE BREAKDOWN	PER YEAR	PER SF
Property Taxes @ 1.25%	\$62,438	\$13.89/SF
Management	\$11,677	\$2.16/SF
Insurance	\$4,000	\$0.74/SF
Utilities	\$2,400	\$0.44/SF
Trash Removal	\$2,880	\$0.53/SF
Elevator	\$200	\$0.04/SF
TOTAL EXPENSES:	\$83,595	\$15.48 \$1.29

PRICING

Price:	\$4,995,000
Building SF:	5,400 SF
Lot Size:	6,159 SF
Price/SF (Bldg):	\$925
Price/SF (Land):	\$811
Current CAP Rate:	0.36%
ProForma CAP Rate:	4.71%
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APN:	5527-036-013
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Nearest Major Cross Streets:	Fairfax Ave & Oakwood Ave
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