3651 Beverly Boulevard

Los Angeles | California 90004

High Visibility *Signalized-Corner Location with Traffic Counts Exceeding 44,000 VPD*

OFFERING MEMORANDUM

Marcus & Millichap

BRANDON MICHAELS GROUP

3651 BEVERLY BOULEVARD

Los Angeles | California 90004

EXCLUSIVELY LISTED BY

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EXECUTIVE SUMMARY

Strategic *Central Los Angeles* Location

Centrally Positioned at the Convergence of *Central Los Angeles, with Direct Connectivity to Downtown Los Angeles, Koreatown, Silver Lake, Hollywood, and Mid-Wilshire*

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 3651 Beverly Boulevard (the "Property"), a 4,434 SF freestanding commercial building situated on a 6,101 SF LAM1-zoned parcel along Beverly Boulevard in Los Angeles, California, within the dense, supply-constrained, and rapidly evolving East Hollywood and Virgil Village infill submarket of central Los Angeles.

$1,100,000 Price

PROPERTY HIGHLIGHTS

Seller Financing *is Potentially Available*

Please contact the listing agents to discuss

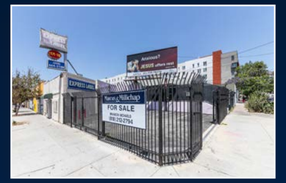
Bulding Size	4,434 SF
Lot Size	6,101 SF
Price/SF (Bldg)	$248
Price/SF (Land)	$180
Year Built	1929
Parking	6 Spaces (1.35 / 1,000)
Vacancy	100%
Zoning	LAM1
Traffic Counts	44,122 Vehicles Per Day

*There is a billboard located on the Property that generates $200 per month on a month-to-month basis.

EXECUTIVE SUMMARY

Freestanding Beverly Boulevard. *LAM1 Zoned. Delivered Vacant*

Dense Infill Location *with Full Day-One Control, Supporting Owner-User Occupancy or Value-Add Lease-Up*



The Asset

The Property is offered for sale fully vacant, delivering a buyer complete and immediate control at close of escrow, with no holdover exposure, no relocation negotiation, and no existing tenancy to work around. It is positioned along Beverly Boulevard, a primary east-west commercial corridor connecting central Los Angeles between Hollywood, Silver Lake, Koreatown, and Downtown, with traffic counts of 44,142 vehicles per day. The Property's LAM1 zoning is a meaningful point of differentiation in this stretch of the corridor, where the surrounding fabric is predominantly older residential and neighborhood-commercial. Los Angeles Light Manufacturing zoning accommodates a materially broader range of uses than conventionally zoned storefront product, widening the field of qualified owner-users and tenants and reinforcing the achievability of the repositioning thesis.

The Submarket

East Hollywood and Virgil Village represent one of the most fundamentally sound infill investment environments in central Los Angeles, characterized by a dense, diverse, and predominantly renter residential population, limited new commercial supply, and consistent leasing demand from retail, food and beverage, creative, medical, and service-oriented users. The trade area surrounding the Property exceeds 574,900 residents within three miles, with average household income rising to $97,941 within five miles, supporting a deep and durable consumer base and sustained commercial demand throughout the corridor.

The Opportunity

The Property offers a dual-path investment thesis: a clear value-add opportunity for an investor executing a lease-up strategy, and a compelling owner-user path for a business seeking permanent operational control of a well-located, freestanding commercial asset in a supply-constrained and centrally positioned Los Angeles submarket.

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INVESTMENT HIGHLIGHTS

Vacant Freestanding Asset with Immediate Dual-Path Upside

Delivered Vacant with Complete Day-One Control

The Property is offered free of any in-place lease, allowing a buyer to take full and immediate control of the entire 4,434 SF freestanding building at close of escrow, with no holdover exposure, no relocation negotiation, and no existing tenancy to reposition around. In a submarket where deliverable, unencumbered, single-user product is exceptionally scarce, the vacancy is the defining feature of the opportunity and the foundation of the asset's pricing appeal.

Dual-Path Investment Thesis, Value-Add or Owner-User

The Property accommodates two distinct buyer profiles with equal conviction. A value-add investor can acquire the asset at a favorable basis relative to stabilized value and execute a disciplined lease-up. An owner-user can occupy the entire freestanding building and secure permanent operational control of well-located real estate on a primary Los Angeles corridor, with the signage, identity, and site control that multi-tenant alternatives cannot replicate.

INVESTMENT HIGHLIGHTS

A High-Density Central Los Angeles Signalized Corner with Owner-User Appeal

Signalized Corner in a Dense, Established Trade Area

The Property occupies a signalized corner along Beverly Boulevard, a primary east-west commercial corridor carrying 44,142 vehicles per day, providing strong daily visibility, signage exposure, and turning access from a corner position that mid-block product cannot match. The surrounding trade area is among the densest in central Los Angeles, with approximately 94,600 residents within one mile, 574,900 within three miles, and over 1.1 million within five miles, and average household incomes rising to $97,941 within five miles. This depth of population and spending, combined with limited new commercial supply and a predominantly renter base that concentrates neighborhood activity, supports durable leasing demand and underpins the value-add path for an investor executing a lease-up.

Owner-User Opportunity with SBA Financing

A qualified owner-user can acquire the Property utilizing SBA financing with as little as 10% down, securing permanent operational control of a well-located, freestanding commercial building on a primary Los Angeles commercial corridor, building long-term equity and eliminating exposure to landlord decisions and escalating lease renewals.

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Wilshire Country Club
WEST HOLLYWOOD
Paramount Pictures
H&H hollywood &highland CENTER
HOLLYWOOD
LOS ANGELES CITY COLLEGE
LACC
The City's College.
LOS FELIZ
US 101
VERMONT AVE
Everest Value School
3651 BEVERLY BOULEVARD
Los Angeles | California 90004
BEVERLY BLVD
7 ELEVEN
VIRGIL AVE
TEMPLE ST
Public Storage
JACOBY & MEYERS

INVESTMENT HIGHLIGHTS

Infill Location *with Strong Market Fundamentals*

Prime Beverly Boulevard Frontage

The building features masonry construction with high bow truss ceilings, a construction type specifically sought by creative and production users for its open volume, structural integrity, and architectural character. This building form is increasingly scarce in West Los Angeles and is structurally difficult to replicate under current construction costs and entitlement conditions.

Efficient 4,434 SF Freestanding Building on an 6,101 SF Parcel

The Property fronts Beverly Boulevard, a primary east-west commercial artery carrying 44,142 vehicles per day and connecting central Los Angeles between Hollywood, Silver Lake, Koreatown, and Downtown. Beverly Boulevard frontage provides consistent daily visibility, strong signage exposure, and long-term leasing demand from a broad range of retail, food and beverage, creative, and service-oriented users.

Supply-Constrained LAM1 Zoning with Broad Use Flexibility

The Property's LAM1 (Los Angeles Light Manufacturing) zoning is genuinely scarce along this stretch of the corridor and accommodates a wide range of production, fabrication, creative and post-production, automotive, service, retail, and professional uses. M1 zoning cannot be created on a conventionally zoned parcel, and that scarcity widens the universe of qualified owner-users and tenants, directly de-risking the lease-up or sale, supporting pricing today, and preserving long-term redevelopment optionality for a buyer who elects to pursue it.

Dense, Diverse, and Affluent Central Los Angeles Trade Area

The Property sits within a dense infill population of ~94,600 residents within one mile, 574,900 within three miles, and over 1.1 million within five miles. Average household incomes range from $83,650 to $97,941, with 33%-35% holding bachelor's degrees. The $12.5B in consumer spending within five miles supports strong, stable retail demand across market cycles.

Centrally Positioned Between Los Angeles' Most Active Submarkets

Centrally located near Hollywood, Silver Lake, Koreatown, and Downtown LA, the Property offers immediate access to dense labor, consumer bases, and surrounding commercial hubs. A renter-heavy population drives consistent local spending and foot traffic, supporting long-term commercial vitality of the corridor.

LOCATION OVERVIEW

East Hollywood, *California*

3651 Beverly Boulevard is positioned within the East Hollywood and Virgil Village area of central Los Angeles, one of the most densely populated, demographically diverse, and commercially active infill submarkets in the city. The area is defined by structural commercial strength, characterized by a deep and diverse residential population, an established and varied commercial base, limited new supply, and consistently strong leasing demand that has demonstrated resilience across multiple market cycles. For commercial real estate investors and owner-users alike, central Los Angeles represents one of the most fundamentally sound and centrally positioned infill environments available in the greater Los Angeles marketplace.

The Beverly Boulevard Corridor

Beverly Boulevard is one of central Los Angeles' primary east-west commercial spines, connecting the dense residential and commercial districts of Hollywood, Silver Lake, Koreatown, and Downtown. The corridor carries consistent daily traffic volumes of 44,142 vehicles per day and serves as the primary commercial address for a broad range of neighborhood retail, food and beverage, creative, professional service, and medical users. The subject property's frontage along Beverly Boulevard places it at the center of this established commercial activity, with strong daily visibility, natural pedestrian flow from the surrounding residential neighborhoods, and the scarce LAM1 zoning that distinguishes it from the conventionally zoned product along the corridor.

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Central Los Angeles Market Fundamentals

The East Hollywood and Virgil Village submarket is defined by a set of structural characteristics that consistently produce strong investment performance over time. The area's dense urban fabric limits new commercial development, ensuring that existing well-located assets face limited competitive supply pressure. The scarcity of LAM1-zoned product is particularly pronounced, as the use flexibility it provides cannot be replicated on the residential and conventionally zoned commercial parcels that dominate the surrounding blocks. These dynamics translate directly into pricing power, durability of demand, and long-term value for assets positioned along the submarket's most active corridors.

Affluent and Dense Surrounding Demographics

The Property is surrounded by one of the most densely populated residential trade areas in central Los Angeles. The surrounding population reaches approximately 94,588 residents within one mile, 574,906 within three miles, and more than 1.1 million within five miles, providing the kind of consistent and deep consumer demand that sustains commercial occupancy through varying economic conditions. Average household incomes rise from $83,650 within one mile to $97,941 within five miles, with bachelor's-degree attainment of 33% to 35% across the trade area, supporting a high-quality and discretionary consumer base. The area's diverse demographic profile and predominantly renter population, approximately 91% renter-occupied within one mile, concentrate neighborhood spending and daytime activity and support a wide range of tenant categories, creating a resilient, multi-layered demand base that few Los Angeles submarkets can match.

Regional Connectivity and Trade Area Access

The Property's location along Beverly Boulevard positions it at a natural convergence point between several of the most active commercial and residential districts in central Los Angeles. The corridor provides direct connectivity to Hollywood, Silver Lake, Koreatown, and Downtown Los Angeles, expanding the property's effective trade area well beyond its immediate neighborhood and making it accessible to a deep customer and labor base drawn from across the central Los Angeles basin. This central positioning, combined with the strong local residential density and the use flexibility provided by the property's LAM1 zoning, creates a layered and durable demand environment that supports long-term commercial vitality for a well-positioned asset along this corridor.

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DEMOGRAPHICS

Central Los Angeles Demographics *at a Glance*

Densely Populated Urban Core

Within a one-mile radius, the area supports a strong base of 94,588 residents across 38,759 households, reflecting a dense and active urban environment. The population expands rapidly to over 1.1 million within five miles, underscoring significant regional reach. A consistent median age around 38 highlights a stable, working-age demographic.

Renter-Dominated Housing Profile

The market is heavily renter-driven, with renter-occupied households vastly outnumbering owner-occupied units at every radius. This trend signals strong demand for rental housing and flexibility within the community. Average household sizes remain steady near 2.2-2.3, reinforcing balanced occupancy levels across the trade area.

Strong Economic & Business Base

Household incomes show solid growth outward, with average incomes rising from $83,650 to nearly $98,000 within five miles. Median incomes follow a similar upward trend, indicating broad economic stability. Complementing this is a substantial business presence, expanding from 3,550 to over 80,000 businesses, supporting employment and long-term economic vitality.

Demographics

	1 Mile	3 Mile	5 Mile
Population	94,588	574,906	1,119,858
Households	38,759	245,592	456,697
Average Household Size	2.3	2.2	2.3
Median Age	38.3	38.9	38.9
Owner Occupied Households	3,237	31,541	80,472
Renter Occupied Households	35,368	215,161	215,161
Average Household Income	$83,650	$92,309	$97,941
Median Household Income	$61,484	$63,545	$67,930
Businesses	3,550	39,808	80,232

Population

1,119,858
Total Population
within a 5-mile radius

38.9
Median Age
within a 5-mile radius

50.3%
Male

49.7%
Female

Education

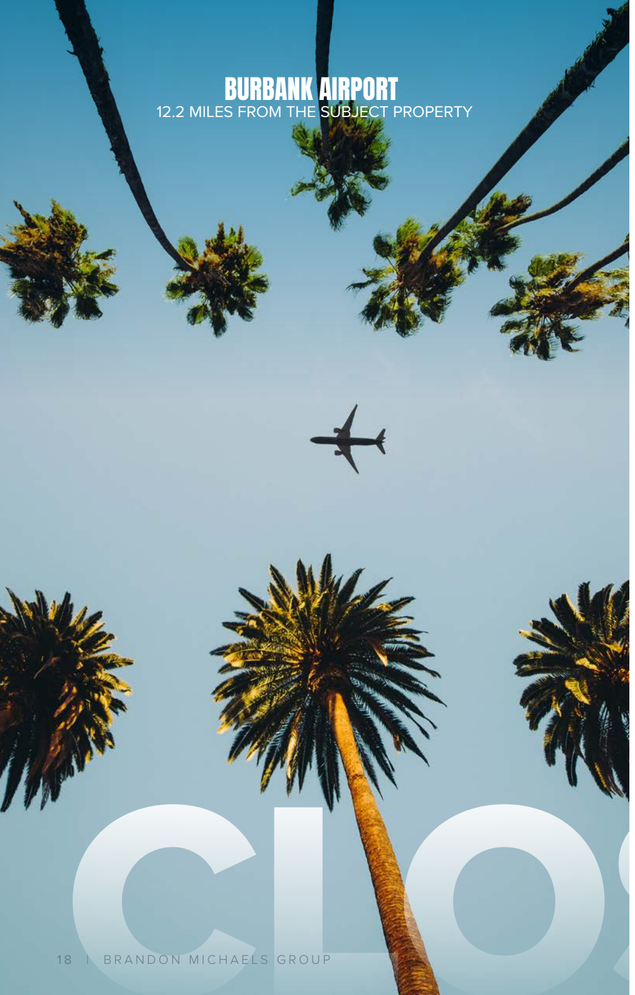
21%
Some High School

17%
Some College

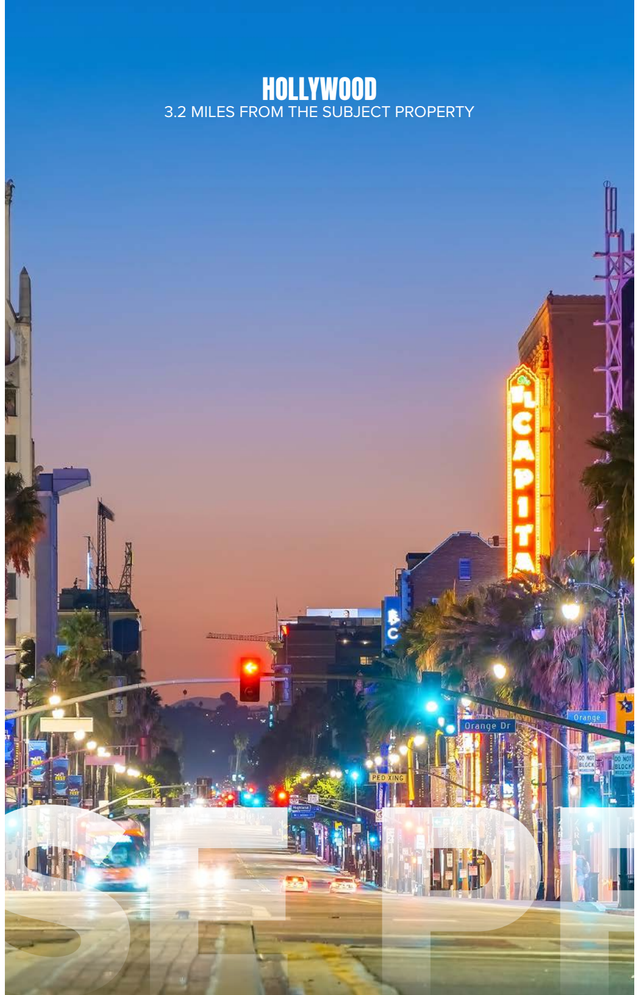
24%
Bachelor's Degree

11%
Graduate Degree

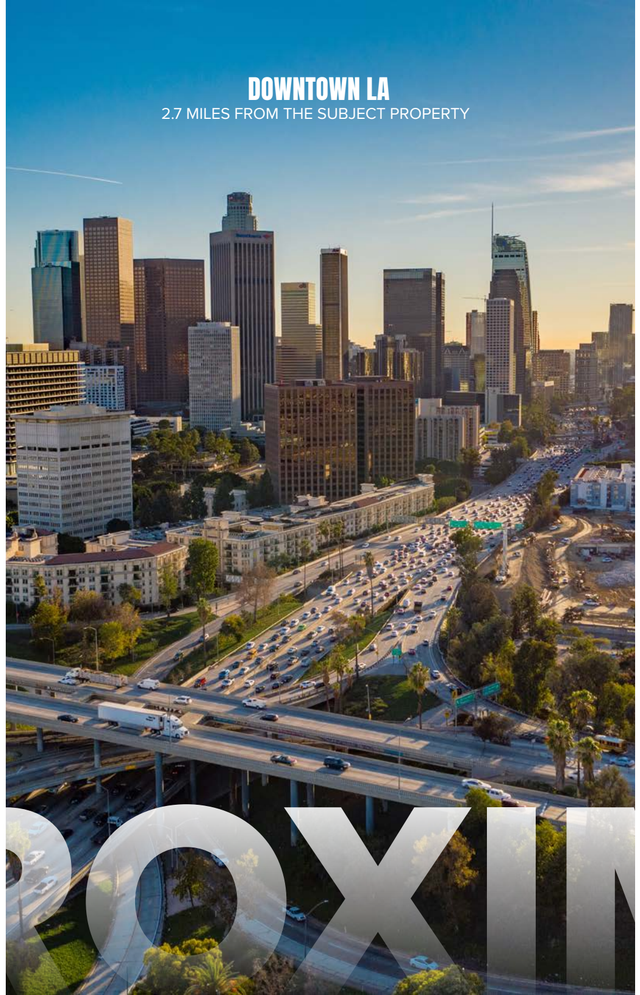
CLOSE PROXIMITY



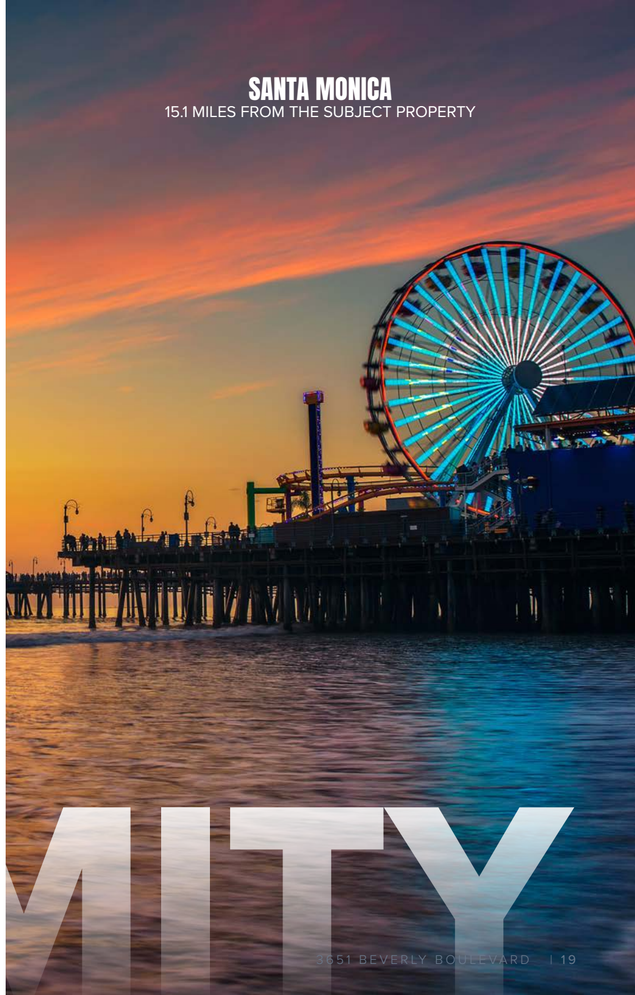
BURBANK AIRPORT
12.2 MILES FROM THE SUBJECT PROPERTY



HOLLYWOOD
3.2 MILES FROM THE SUBJECT PROPERTY



DOWNTOWN LA
2.7 MILES FROM THE SUBJECT PROPERTY



SANTA MONICA
15.1 MILES FROM THE SUBJECT PROPERTY

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