

# LARCHMONT RETAIL PURCHASE OPPORTUNITY

## *Small Strip Center With Two Tenants*



**3,024± SF Commercial Building on 6,706± SF of Land**  
***Heavy Traffic Corner Exposure With Excellent Signage***  
**4650 BEVERLY BOULEVARD, LOS ANGELES, CA 90004**

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential

**4650 BEVERLY BOULEVARD  
LOS ANGELES, CA 90004**

## Property Details

**Land Use:** Store Building

**Building Area:** 3,024± Sq.Ft.

**Stories:** One

**Year Built:** 1970

**Parking:** 6+ Surface Spaces

**Land Area:** 6,706± Sq.Ft.

**Zoning:** LA C2-1

**Assessor's Parcel #:** 5516-027-001

**TOC:** Tier 3

**Tenants:** 2: Printer and Cleaner

**Traffic Count:** 34,822 Vehicles Per Day (2022)

## Property Highlights

- Commercial corner property with 2 retail tenants
- Ideal for owner/user or investor
- An investor could reposition the property (month-to-month tenancy)
- Call broker for rent roll and income/expense details
- Shared surface parking for 6± vehicles
- Heavy traffic location with great exposure & signage!
- Located at the southwest corner of Beverly Blvd and Manhattan Place
- 132' frontage on Beverly Blvd and 52' frontage on Manhattan Place
- One block west of Western Avenue
- One mile south of Santa Monica Blvd and the Hollywood (101) Freeway
- Adjacent to Hancock Park and Hollywood

**Asking Price: \$1,200,000 (\$396.82 Per SF)**

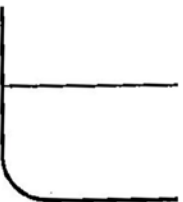
# Exterior Photo



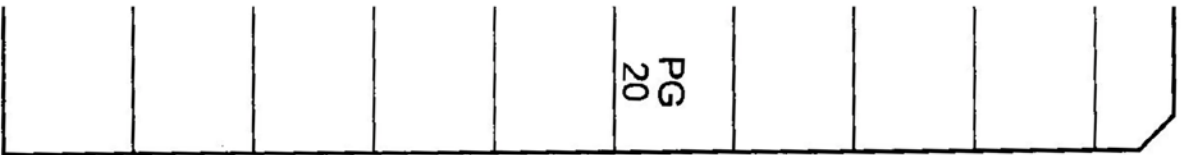
# Property Aerial



# Plat Map

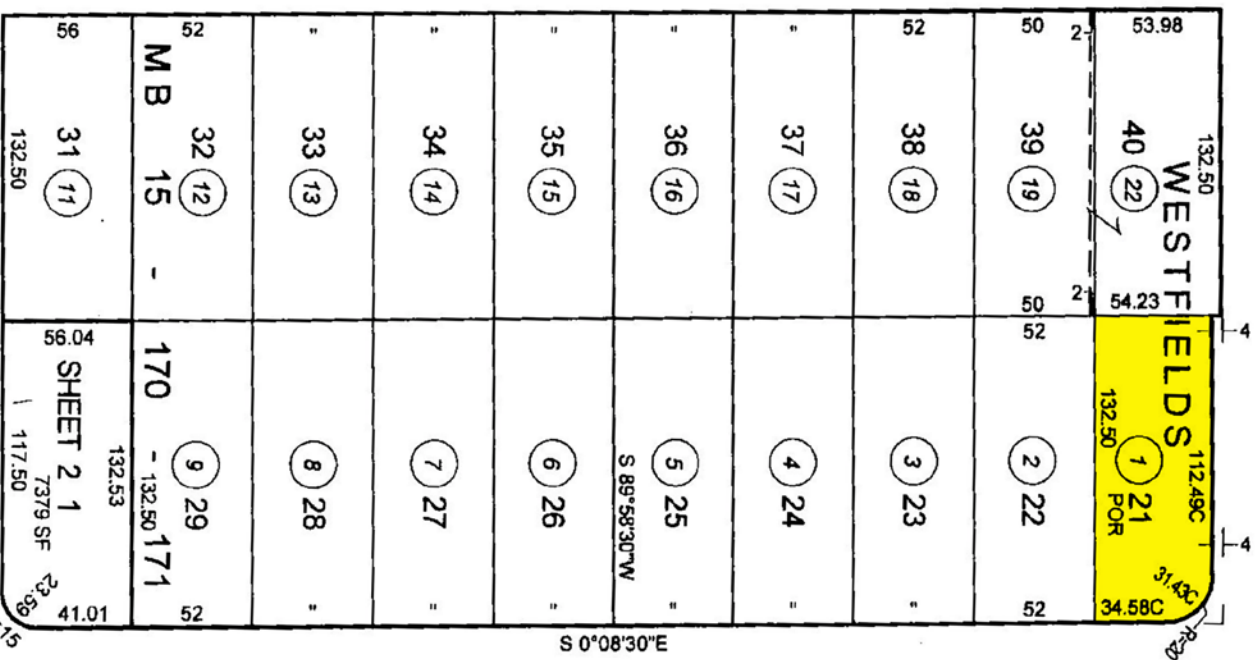


80 BEVERLY ST  
80 BLVD ST



70 ST ANDREWS

PL 70

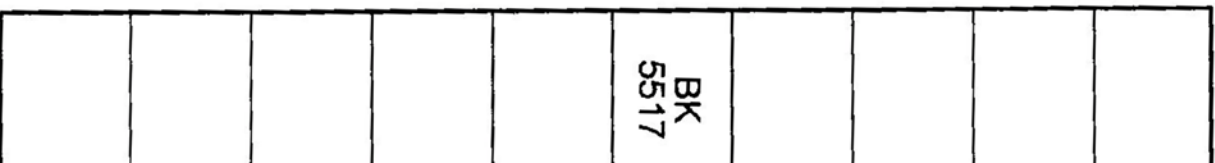


88 COUNCIL

ST 8

70 MANHATTAN

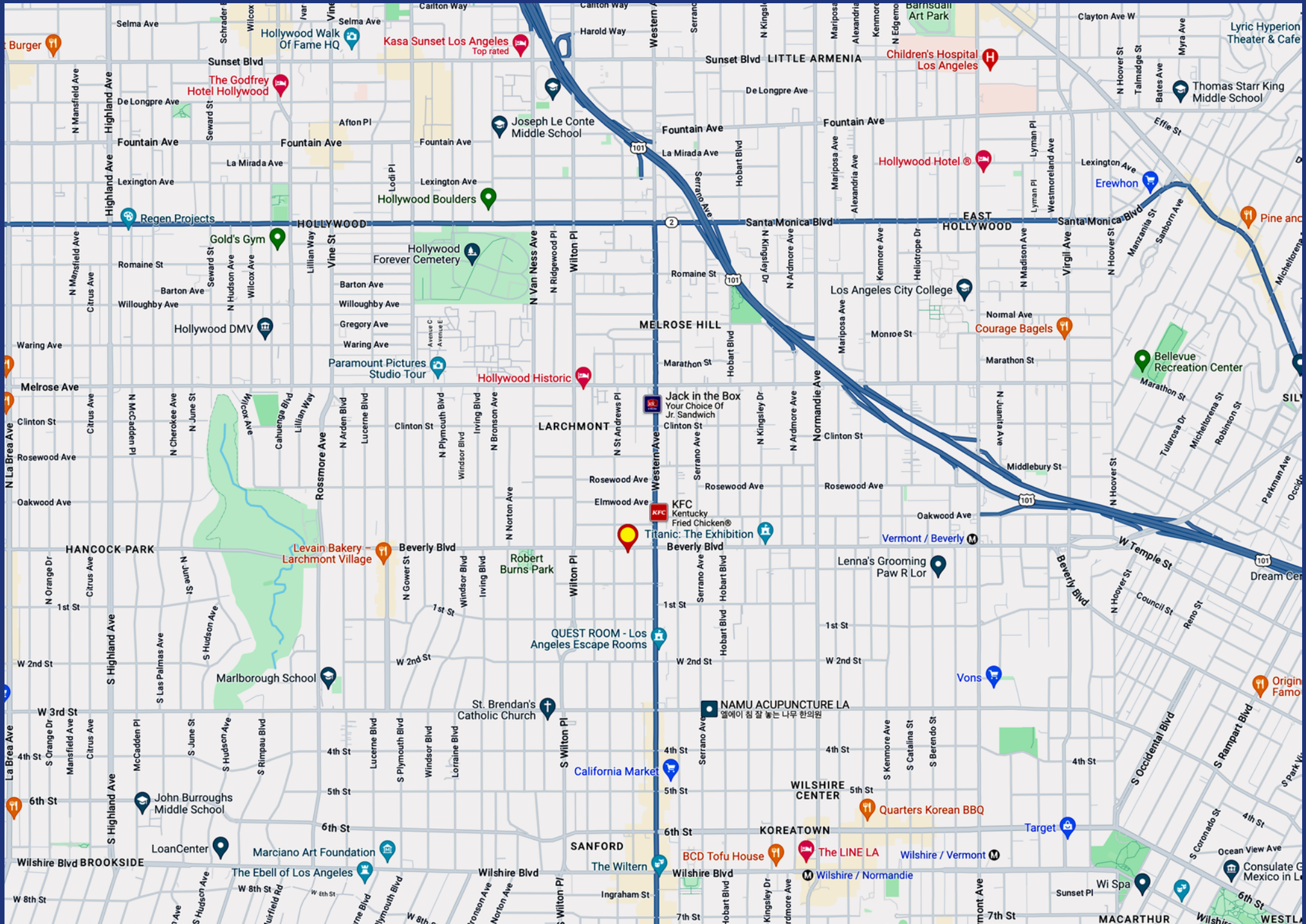
PL 70



PG

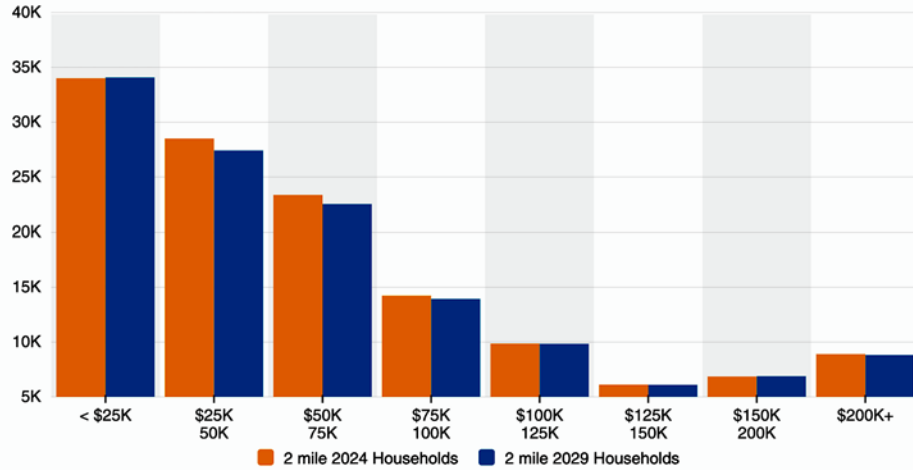
C-TRACT NO 63059

# Area Map

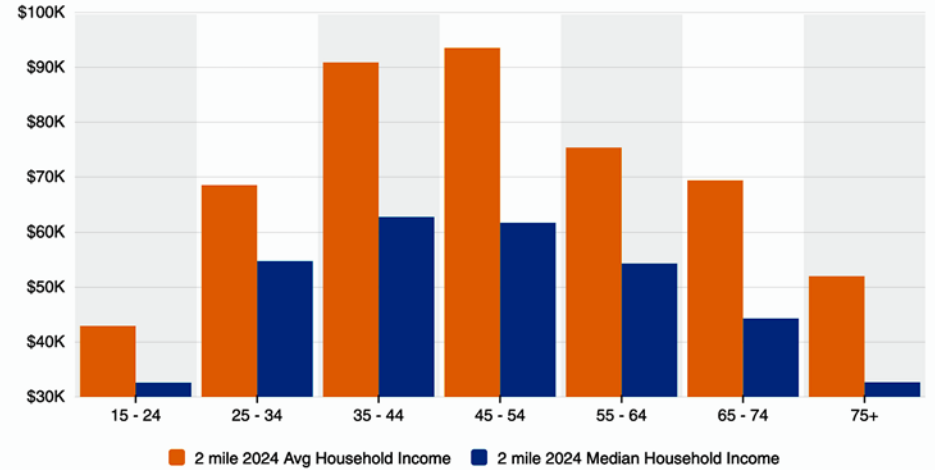


# Neighborhood Demographics

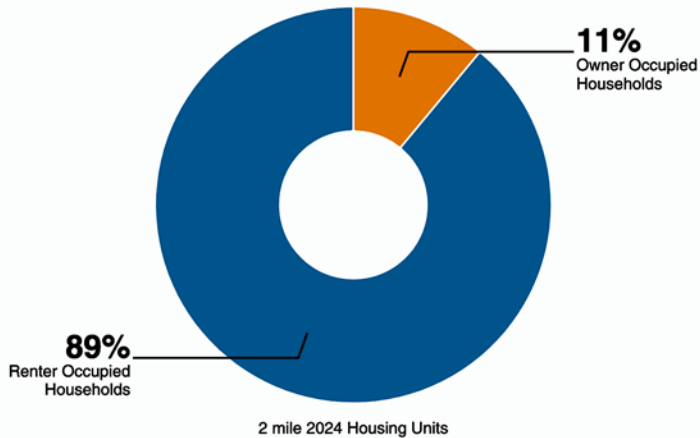
Household Income



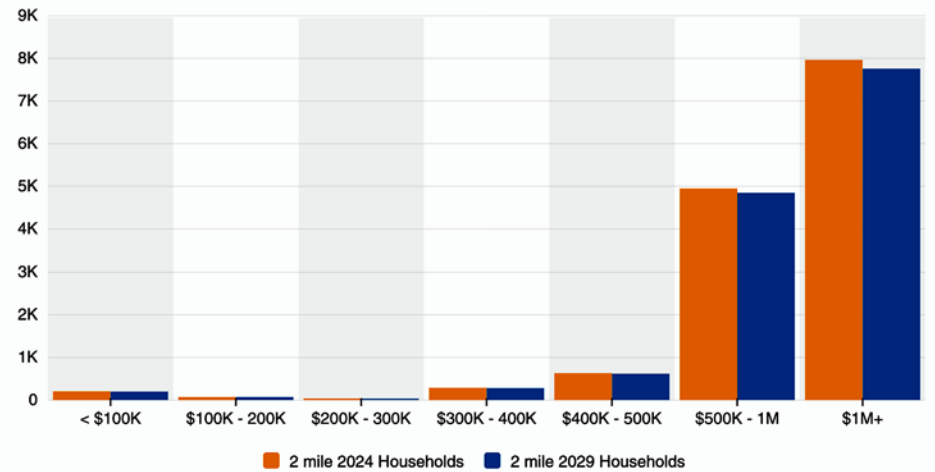
Household Income By Age



Housing Occupancy



Home Values



4650 Beverly Boulevard  
Los Angeles, CA 90004

3,024± SF Building  
6,706± SF of Land

Commercial Purchase Opportunity  
2 Retail Tenants  
Ideal for Owner/User or Investor

*Exclusively Listed By*



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