

PRIME OWNER-USER OPPORTUNITY FOR SALE

910 N. La Cienega Blvd.

LOS ANGELES, CALIFORNIA 90069

KENNEDY WILSON

BROKERAGE



DISCLAIMER

Kennedy-Wilson Properties, Ltd. (“Broker”), exclusive marketing representative of Forestar Properties I. (“Seller”), is solely authorized to present this property investment offering (the “Offering”).

Prior to submitting an offer to acquire the fee interest in **910 N. La Cienega Blvd., Los Angeles, CA 90069** (the “Property”), interested parties should perform and rely upon their own investigations, analysis, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and improvements, solely on an “As Is, Where Is” basis, without any representations or warranties. No person, including Broker, is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Broker including all information contained in the Offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

This Offering is submitted subject to errors, changes, omissions changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analysis, estimates and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competition, real estate market trends, and other factors beyond the control of the Seller or Broker. Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

Do not disturb existing tenants.

ADVISORS

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Kennedy-Wilson Properties, Ltd.
151 S. El Camino Dr.
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The Offering

Executive Summary

Key Property Data

Address: 910 N. La Cienega Blvd.
 Los Angeles, CA 90069
Product Type: Retail/Office
Buildings: 1
Building Size: ±6,383 SF (per public record)
 ±7,811 SF (per building plans)
Land Area: ±4,660 SF / 0.11AC
Leased: Delivered Vacant
Year Built: 1949
Zoning: LAC4
APN: 5529-006-051
Stories: 2 plus mezzanine
Parking: 4 spaces in rear plus 2-car garage


This property is offered at: \$4,475,000





Property Highlights

- Rare, generational opportunity to purchase a trophy asset in a high-barrier-to-entry market
- Prime showroom/creative office space
- Owner-user opportunity
- Incredible second floor build-out with kitchen and balcony, perfect for private consultations or entertaining
- Located in the heart of the La Cienega Design Quarter between Santa Monica Blvd. and Melrose Place
- Surrounded by world-renown designers, high fashion and creative brands
- Strong demographics with a HHI of \pm \$174,884 within 2 miles



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±6,383 SF (per public record)

±7,811 SF (per building plans)

Parking

4 spaces in rear
plus 2-car garage



Ground Floor





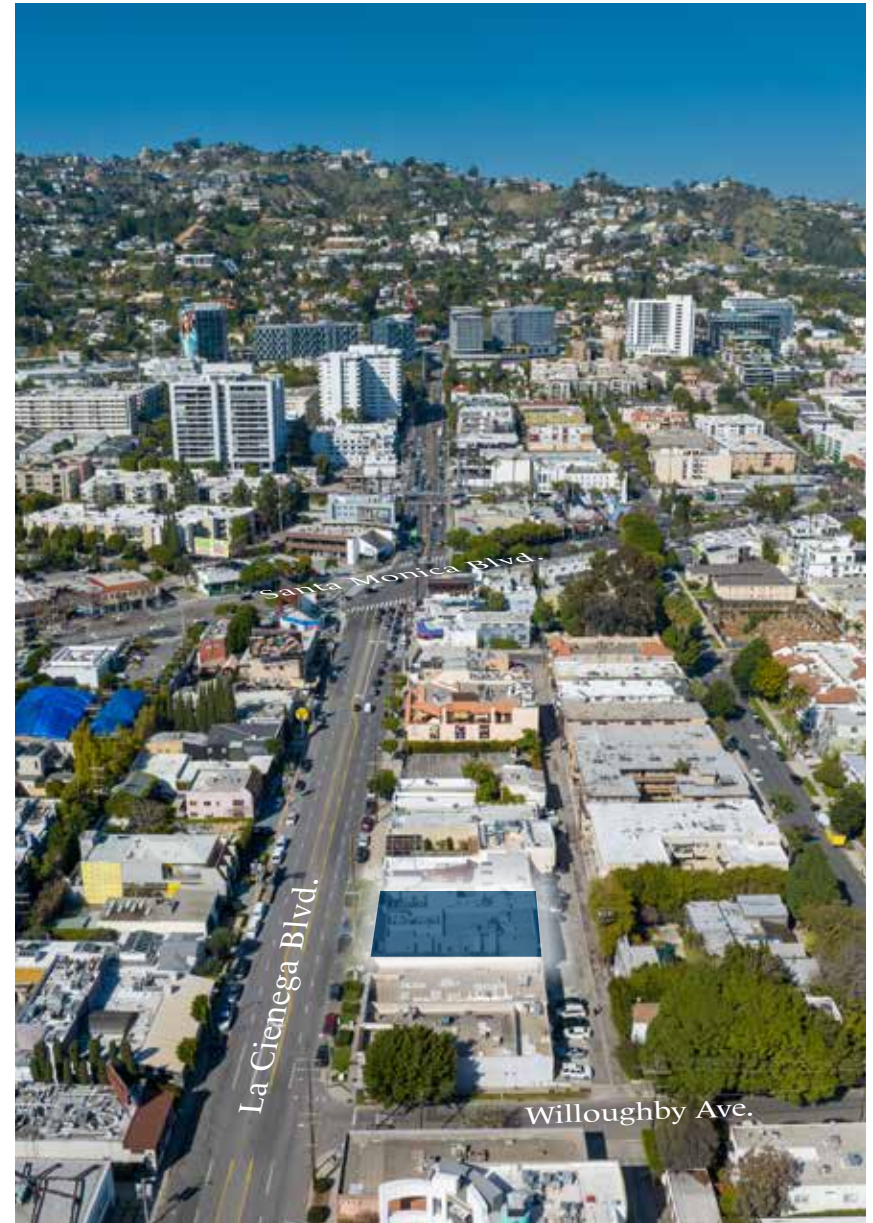
Second Floor





Entertainer's kitchen

Location





Submarket Info

High Street Retail, Design & Dining



The RealReal



Mehraban



E.P. & L.P.



L.A.'s Premier Amenities Surround the Property

West Hollywood Design District

Officially a business improvement district since 1996, West Hollywood Design District is a cultural destination for high-caliber design, art, fashion, dining, beauty and more. Since 1949, more than 250 global visionaries and creative leaders have chosen the walkable radius of Melrose Avenue, Beverly Boulevard and Robertson Boulevard as their West Coast home.

Pacific Design Center

Known nationally and internationally as the world's most important home to over 70+ showrooms, the PDC represents over 2,000 leading manufacturers dedicated to the very best in residential and business interior furnishings, educational opportunities, and resource information.

Beverly Hills

Beverly Hills has been known primarily as an affluent location within Greater Los Angeles. The city is well known for its Rodeo Drive shopping district that includes many designer brands. Throughout its history, the city has been home to many celebrities. It is noted for numerous hotels and resorts, including the Beverly Hilton and the Beverly Hills Hotel. The city has been featured in many movies, television series, music and media.

Beverly Center

Located at the edge of Beverly Hills and West Hollywood, Beverly Center features the best in luxury, contemporary and fast fashion retail, along with a one-of-a-kind line up of street level restaurants. Our unique retail collection from well-known favorites to emerging brands is designed to celebrate the creative and diverse spirit of Los Angeles.

Cedars-Sinai Medical Center

Cedars-Sinai is a nonprofit, 886-bed teaching hospital located on Beverly Boulevard between San Vicente and Robertson. Part of the Cedars-Sinai Health System, the hospital has a staff of over 2,000 physicians and 10,000 employees supported by a team of 2,000 volunteers and more than 40 community groups.

Melrose Place

Near Melrose Avenue's intersection with La Cienega Boulevard is Melrose Place, a branch of the main avenue made famous thanks to the soap opera of the same name. Melrose Place has historically been home to antique shops, boutiques and salons. Melrose Place runs entirely within Los Angeles city limits, just outside of West Hollywood city limits.

The Sunset Strip

The Sunset Strip stretches 1.6 miles through the heart of the City of West Hollywood. It offers restaurants, hotels, music venues, nightclubs, and upscale retail shopping that are consistently featured in the world's best lists, luring an eclectic crowd from all corners of the world.



Demographics

POPULATION	Distance from Subject		
	0.5 Mile	1 Mile	2 Miles
2024 Estimated Population	14,668	39,762	129,380
2029 Projected Population	14,199	38,362	125,186
2020 Census Population	14,867	39,274	128,770
2010 Census Population	14,923	39,110	127,877
Projected Annual Growth 2024 to 2029	-0.6%	-0.7%	-0.6%
Historical Annual Growth 2010 to 2024	-0.1%	0.1%	-
2024 Median Age	42.2	41.5	40.7
HOUSEHOLDS			
2024 Estimated Households	10,055	25,312	73,301
2029 Projected Households	9,877	24,812	72,047
2020 Census Households	10,075	25,108	73,572
2010 Census Households	9,963	24,591	70,963
Projected Annual Growth 2024 to 2029	-0.4%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	-	0.2%	0.2%
RACE & ETHNICITY			
2024 Estimated White	70.4%	69.9%	68.0%
2024 Estimated Black or African American	5.0%	5.0%	5.3%
2024 Estimated Asian or Pacific Islander	9.7%	9.7%	11.4%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2024 Estimated Other Races	14.6%	15.2%	15.0%
2024 Estimated Hispanic	19.3%	19.8%	19.1%
INCOME			
2024 Estimated Average Household Income	\$131,984	\$167,107	\$174,884
2024 Estimated Median Household Income	\$91,988	\$107,733	\$107,426
2024 Estimated Per Capita Income	\$90,497	\$106,493	\$99,221
EDUCATION			
2024 Estimated High School Graduate	11.3%	10.2%	10.1%
2024 Estimated Some College	14.8%	14.0%	14.1%
2024 Estimated Associates Degree Only	4.7%	6.3%	6.0%
2024 Estimated Bachelors Degree Only	41.9%	40.9%	40.5%
2024 Estimated Graduate Degree	21.9%	23.4%	24.0%
BUSINESS			
2024 Estimated Total Businesses	2,190	6,139	19,794
2024 Estimated Total Employees	14,611	40,892	122,902
2024 Estimated Employee Population per Business	6.7	6.7	6.2
2024 Estimated Residential Population per Business	6.7	6.5	6.5



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