

RARE ART GALLERY/SHOWROOM OWNER USER OPPORTUNITY FOR SALE

**2727**

s. la cienega boulevard

LOS ANGELES, CA 90034

**CBRE**



CONFIDENTIAL OFFERING MEMORANDUM



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## **DISCLAIMER**

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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s. la cienega boulevard



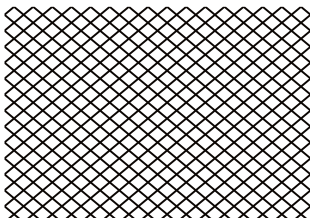
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# 01.

## EXECUTIVE SUMMARY







## THE OFFERING

**In the heart of Culver City's most coveted gallery row, an unparalleled opportunity has emerged at 2727 S. La Cienega Boulevard.**

Designed by renowned architects, Escher Gunewardena and Landscape Architect Judy Kameon of Elsian Landscapes, 2727 S. La Cienega Boulevard for many years has served as the distinguished home of Blum Gallery, a testament to its prime location and exceptional design. This offering is more than just a property; it's a state-of-the-art gallery facility, thoughtfully complemented by modern office spaces, embodying sophistication and functionality in one of Los Angeles' most vibrant cultural epicenters. Its established presence and prime frontage on La Cienega underscore its significance within the burgeoning arts community, making it a landmark acquisition for those who understand true value.

The property is comprised of a 22,127 SF (per BOMA 2024 Gross) stand-alone creative art gallery building on 17,366 SF of land plus an adjacent parking lot consisting of 16,101 SF of land for a total of 33,467 SF of land and includes an additional parking lot across the street at 2615 Alvira Street consisting of 5,082 SF of land.

What makes this offering truly extraordinary is its undeniable scarcity. In a market where commercial real estate is fiercely competitive and desirable assets are rarely available, 2727 S. La Cienega stands alone. This is not merely the sale of a building; it is a once-in-a-lifetime opportunity to acquire a unique architectural marvel. The property boasts an abundance of highly coveted private parking, a luxury almost unheard of in this bustling district. Furthermore, its inherent privacy and quiet ambiance create an exclusive oasis, fostering an environment ideal for discerning artists, visionary entrepreneurs, astute art collectors, and prominent business owners seeking a discreet yet impactful presence.





Culver City's commercial real estate market is undeniably one of the hottest and most tightly held across the Western United States. Its strategic location, dynamic creative industries, and limited inventory have created an environment of unparalleled demand and appreciation. This particular asset, given its history, features, and irreplaceable location, is poised to garner immense interest from the highest echelons of the high-net-worth community. For an owner-user, it represents an opportunity to establish a legacy in a thriving cultural hub; for an investor, it promises significant long-term appreciation in a market defined by its scarcity and robust growth. This isn't just an investment in bricks and mortar, but a stake in the future of one of Southern California's most desirable addresses.



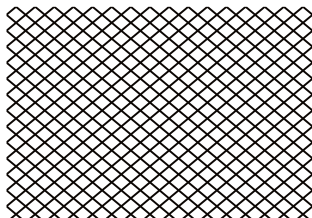
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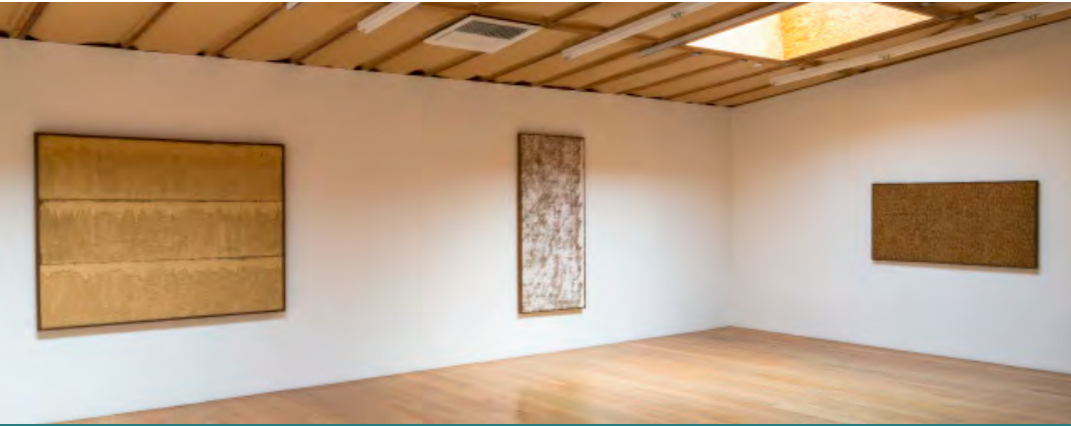
s. la cienega boulevard



**02.**

PROPERTY DESCRIPTION





## ASSET SUMMARY & HIGHLIGHTS

Offering Price	\$22,000,000
Addresses	2723-2727 S. La Cienega Boulevard (Building) 2620 Alvira Street (Parking Lot) 2615 Alvira Street (Parking Lot)
APN	5065-004-025, 5065-004-028, 5065-005-017
Building Size	±22,127 SF
No. of Stories	2
Property Type	Commercial Office
Year Built/Renovated	1949/2009
Zoning	LACM
Land Size	2723-2727 S. La Cienega Boulevard -17,366 SF 2620 Alvira Street (Parking Lot) - 16,101 SF 2615 Alvira Street (Parking Lot) - 5,082 SF
Parking	Adjacent Lot: 23 plus 3 handicap spaces Across Lot: 18 spaces

### RARITY OF THE OFFERING (INVESTMENT PERSPECTIVE)

- Unparalleled opportunity in Los Angeles's competitive commercial real estate market; a once-in-a-lifetime opportunity for significant long-term appreciation.
- Abundant private parking is a luxurious and rare amenity distinguishing it as an exceptionally valuable asset in a tightly held market.
- Culver City's commercial real estate market is among the hottest in the Western U.S., ensuring robust growth and high-net-worth interest.

### CONVENIENCE AND CENTRAL LOCATION

- Strategically situated in Los Angeles adjacent to Culver City's coveted gallery row, boasting prime frontage and an established presence within the thriving arts community.
- Exceptional accessibility and visibility, providing a central hub for artists, entrepreneurs, and prominent business owners.
- Long-standing home of Blum Gallery, underscoring its proven prime location and exceptional design in a vibrant cultural epicenter.

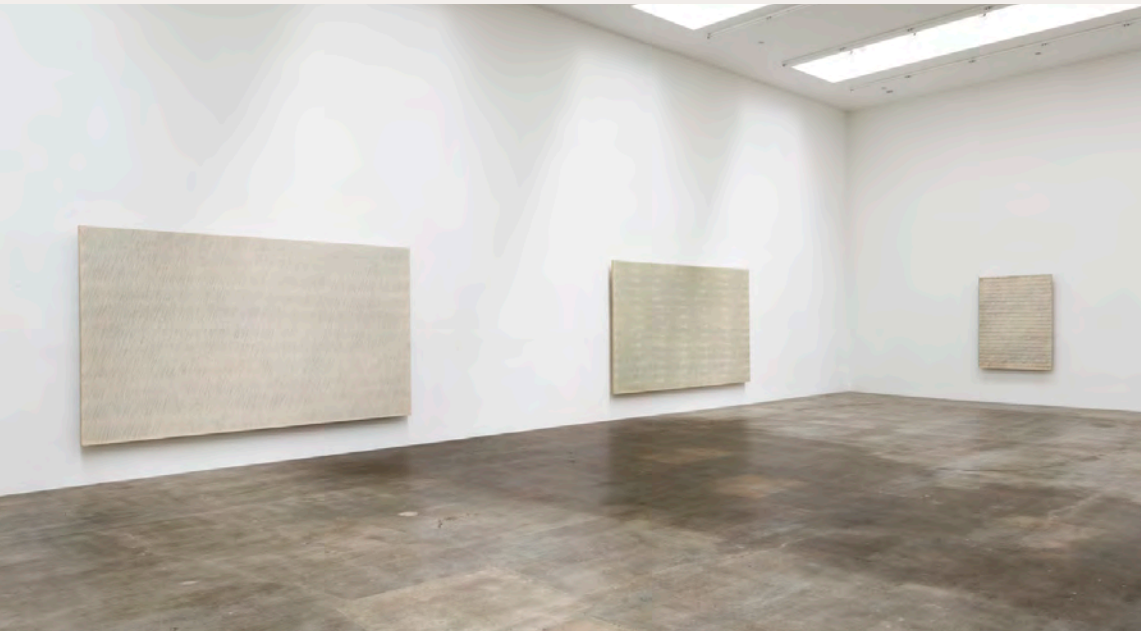
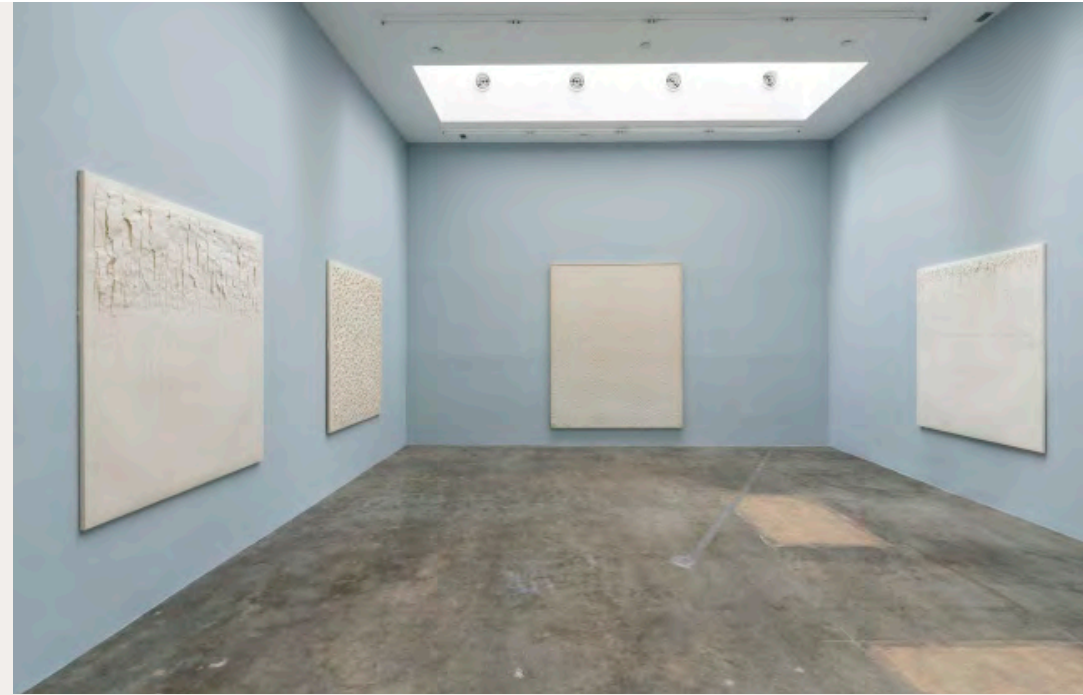
### NEARBY DEMOGRAPHICS

- Dynamic, affluent population in Culver City with a median household income of approximately \$122,312 and around 39,000 residents as of 2023.
- Surrounded by desirable neighborhoods like Ladera Heights, Palms, and Mar Vista, indicating a strong local market with significant purchasing power.
- High education levels, with roughly 65% of adult residents holding a Bachelor's degree or higher, reflecting a highly educated and engaged community.

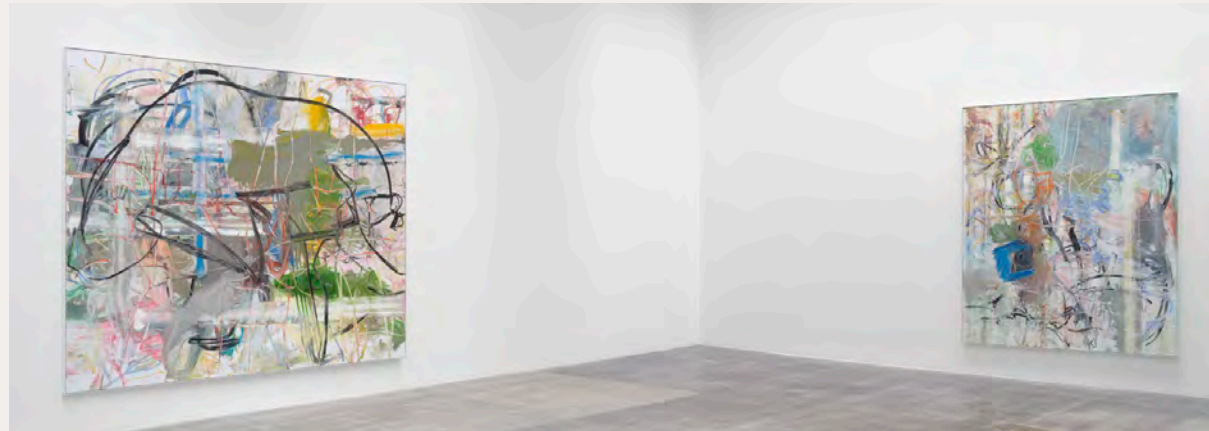






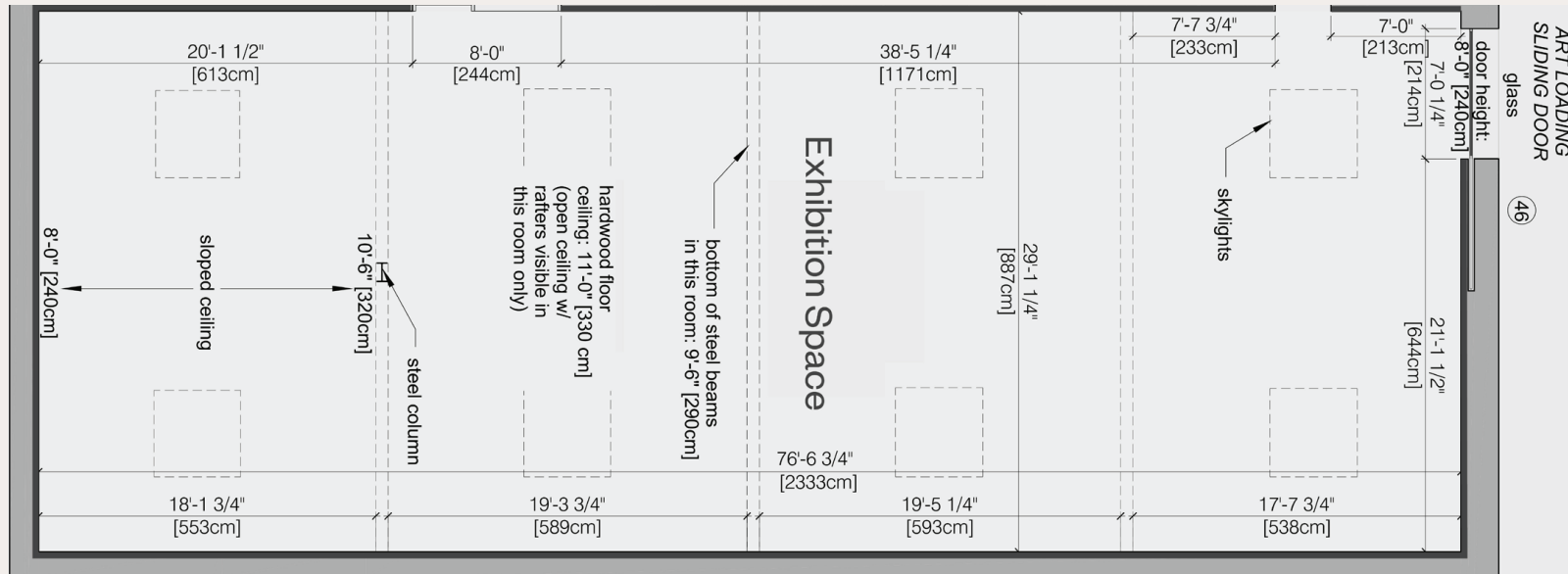




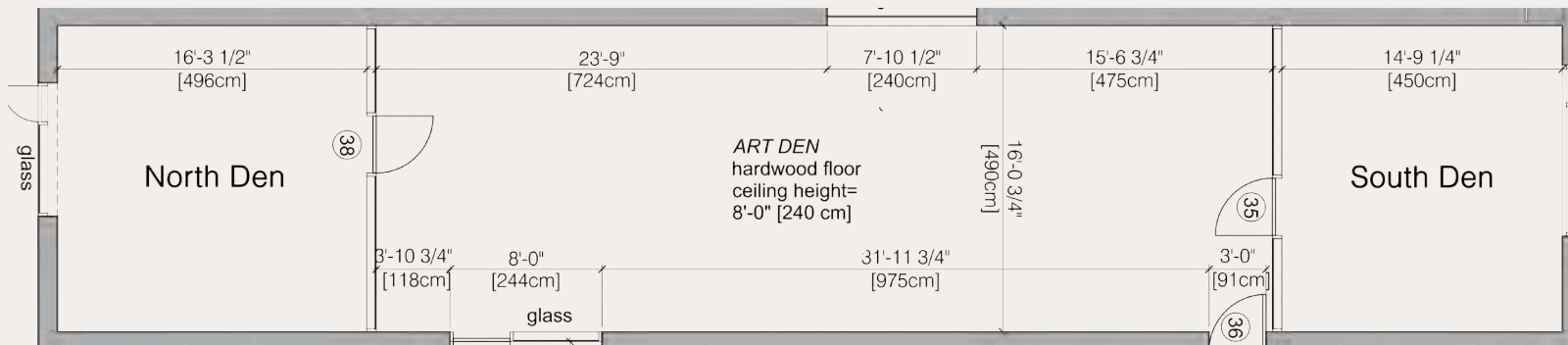


# FLOOR PLANS

## UPSTAIRS FLOOR PLAN

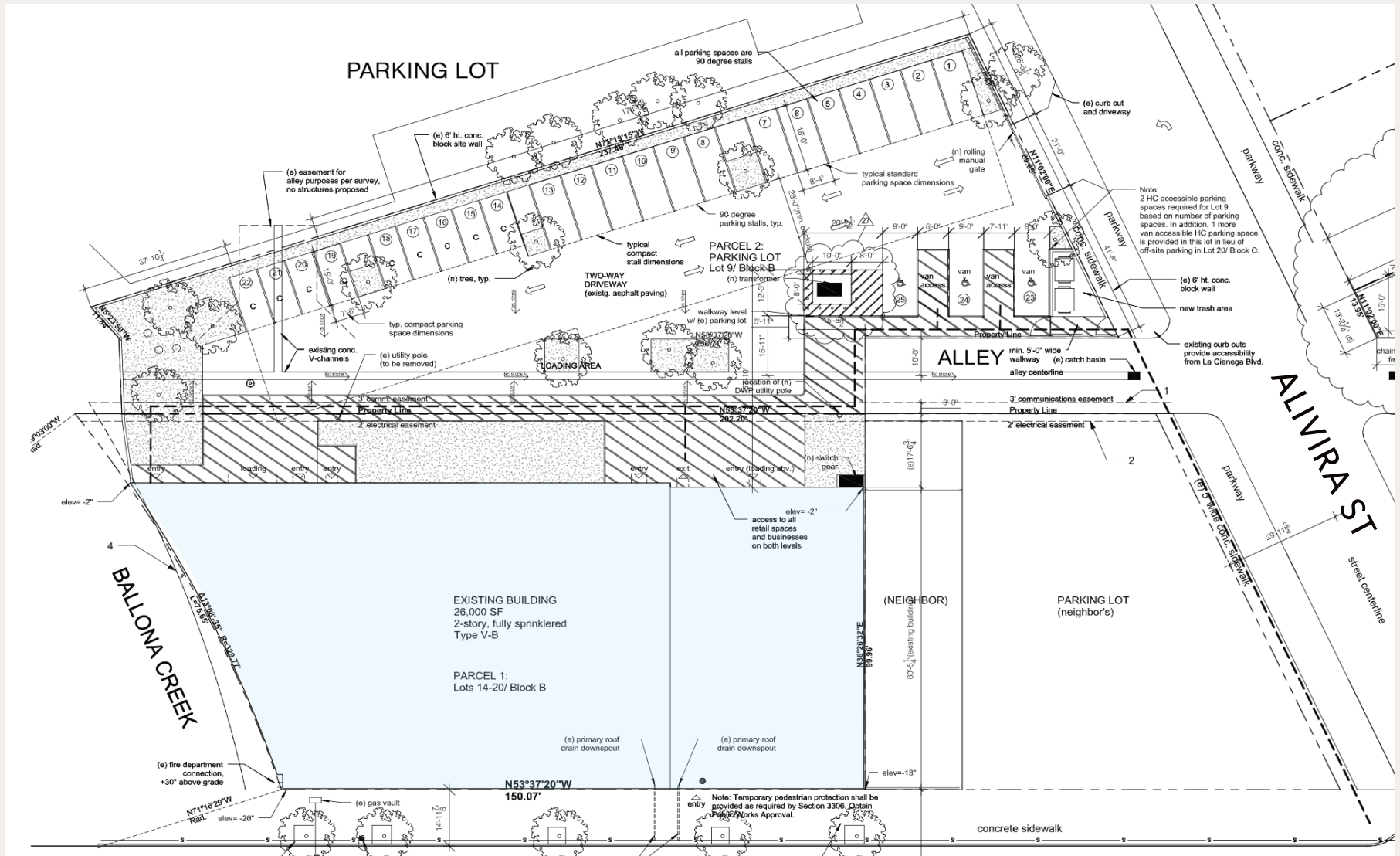


## DOWNSTAIRS FLOOR PLAN





# SITE PLAN



# PARCEL MAPS

2723-2727 S. LA CIENEGA BOULEVARD

2620 ALVIRA STREET



2615 ALVIRA STREET





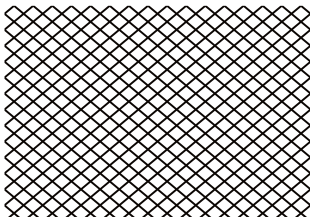
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**03.**

AREA OVERVIEW



## 6.

## 6.





## CULVER CITY MARKET OVERVIEW

### PRIME CULVER CITY LOCATION

The property is conveniently located between Downtown Culver City and the Culver City Arts District off Washington Boulevard. 2727 S. La Cienega Boulevard is minutes from freeway access and the Culver City Expo Line Station. Culver City draws thousands of visitors and residents to its streets and vibrant atmosphere. Attractions include the Baldwin Hills Scenic Overlook, The Culver Studios, Sony Pictures Studios, Kirk Douglas Theatre, Culver Hotel and Steps and the myriad of independent shops and eateries in the downtown area. Over the years, Culver City has experienced significant growth as a dining and entertainment center serving the greater Los Angeles area.

The downtown Culver City area has seen a wave of redevelopment - historic and functionally outdated buildings have been transformed into trendy retail and entertainment venues. Adjacent to Downtown Culver City lies its thriving arts and entertainment scene, a premier tourist attraction and the center of the city's retail and entertainment. Culver City has been Los Angeles' Westside's top performing

submarket throughout the last decade and is home to some of the region's most successful retailers and innovative companies in tech, social media, and entertainment.

Culver City is a city rich in tradition and diversity. Historic roots, central access, and its creative hub status have established Culver City as an economic hub, accentuated by its vibrant commercial districts, affluent residential communities, celebrated hospitals, recreational and art venues, high profile corporate headquarters, and booming tech, media, and entertainment sectors. Serving as Southern California's tech and entertainment hub, Culver City's "Silicon Beach" extension has attracted major tech companies and start-ups alongside established entertainment giants like Amazon Studios, Apple, HBO, and TikTok. For all of these reasons, Culver City is one of the best sightseeing cities and most visited destinations in the country. Picturesque scenes and world-class shopping, dining, and entertainment make Culver City one-of-a-kind.



**CULVER CITY OFFICE  
MARKET**  
Q3 2025



**CURRENT INVENTORY  
(CLASS B)**  
1,692,082 SF



**DIRECT VACANCY**  
24.8%



**ASKING LEASE RATE  
CLASS B**  
\$4.97



**DIRECT AVAILABLE  
CLASS B**  
603,297 SF

**AFFLUENT DEMOGRAPHICS**

Culver City has long attracted celebrities, high-level executives, and other high-profile, high-net-worth individuals. This is largely due to its central position within the entertainment industry and its prime location within Silicon Beach. The reported median household income within a three-mile radius of 2727 S. La Cienega Boulevard in Culver City is \$122,312.

**HIGH DEMAND, LOW SUPPLY**

Culver City's restricted development potential and extensive entitlement process make it challenging to add new supply to the market. This lack of new supply has fueled growth in rental rates for decades.







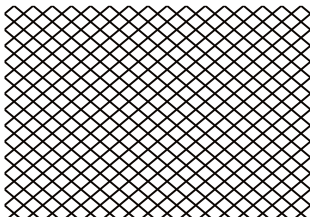
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04.

ECONOMIC AND  
DEMOGRAPHIC OVERVIEW



## ECONOMIC & DEMOGRAPHIC OVERVIEW

Culver City, California, is a dynamic and strategically located community with a vibrant economy driven largely by the creative and tech industries. Its demographics reflect a diverse and educated population. Culver City has become a major destination for the “creative economy,” attracting numerous media, architecture, design, communications, venture capital, arts, and cultural businesses. This trend is expected to continue with planned growth in housing and jobs. The city is home to significant companies like Sony Pictures Entertainment, HBO, Amazon Studios, and Apple, fueling job growth in information and professional services sectors. Culver City experienced substantial job growth between 2002 and 2017, at a pace 2.5 times higher than Los Angeles County. This has led to a notable increase in its daytime population.



### 2727 S. LA CIENEGA NEIGHBORHOOD QUICK FACTS (WITHIN 3 MILES)



**32,011**  
Number of Businesses



**230,932**  
Number of Employees



**96,614**  
Renter Occupied Housing Units



**329,330**  
Population



**31.4%**  
Population of Millennials



**41.2**  
Median Age



**\$122,312**  
Average Household Income



**64.9%**  
of residents with Bachelor's  
Degree or higher



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