



ZAGUTO GROUP
COMMERCIAL REAL ESTATE

1360

**S. BEVERLY GLEN
BOULEVARD**

Los Angeles

**CENTURY CITY/WESTWOOD
6 CONDO UNITS FULL BUILDING**

FOR SALE

1360 S. BEVERLY GLEN BOULEVARD
LOS ANGELES, CA 90024

Rare opportunity to acquire a full building consisting of 6 expansive condominiums, including a grand penthouse w/private rooftop terrace.

Currently configured as 5 units with the top floor apartments combined to create a large owner residence.

As each unit is its own SFR, the property is not subject to RSO*.

PRICE: \$5,195,000

PPSF: \$585/SF

BUILDING SIZE: ± 8,874 SF

LOT SIZE: ± 6,265 SF

APN: 4327-011-084

ZONING: R3

YEAR BUILT: 1982

STORIES: 4

PARKING: Garage
(12 spaces)

**buyer to verify*

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LISTING TEAM



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HIGHLIGHTS

Located in one of the most sought-after neighborhoods in Los Angeles, between Century City, Westwood, and Bel Air.

The property benefits from immediate access to top-tier amenities, dining, and vibrant neighborhood culture—driving strong tenant demand and long-term value appreciation.

CURRENT INCOME:

\$23,379/month from existing leases.

PROFORMA RENTAL POTENTIAL:

\$37,500+/month potential rent based on market rents for renovated units and returning the penthouse to 2 units.

OCCUPANCY:

All units currently occupied, with tenants on month-to-month leases – offering flexibility for repositioning.

OWNER-OCCUPIED PENTHOUSE:

3,568 SF across two combined units

Proforma rental for penthouse estimated at \$10k-14k/month.

Seller prefers to leaseback for 1-3 years.



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NORDSTROM

alo yoga

bloomingdale's

EQUINOX

ZARA

BEVERLYHILLS

CENTURYCITY



SANTA MONICA BOULEVARD

SANTA MONICA BOULEVARD

SUBJECT PROPERTY

BEVERLY GLEN BOULEVARD



WILSHIRE CORRIDOR

SUBJECT PROPERTY



BEVERLY GLEN BOULEVARD





UNIT 201
LIVING ROOM/DINING

ALL APARTMENTS FEATURE

- » HIGH CEILINGS
- » LOFT STYLE LAYOUTS
- » PRIVATE BALCONIES

INTERIOR PHOTOS



KITCHEN



BEDROOM 1

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BEDROOM 2

PENTHOUSE UNIT

FORMAL LIVING ROOM

TOP FLOOR FEATURES

- » **DOUBLE HEIGHT CEILINGS**
- » **PRIVATE OUTDOOR SPACES**
- » **REFINED FINISHES THROUGHOUT**
- » **GORGEOUS CITY VIEWS**

PENTHOUSE PHOTOS



KITCHEN



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DEN/DINING

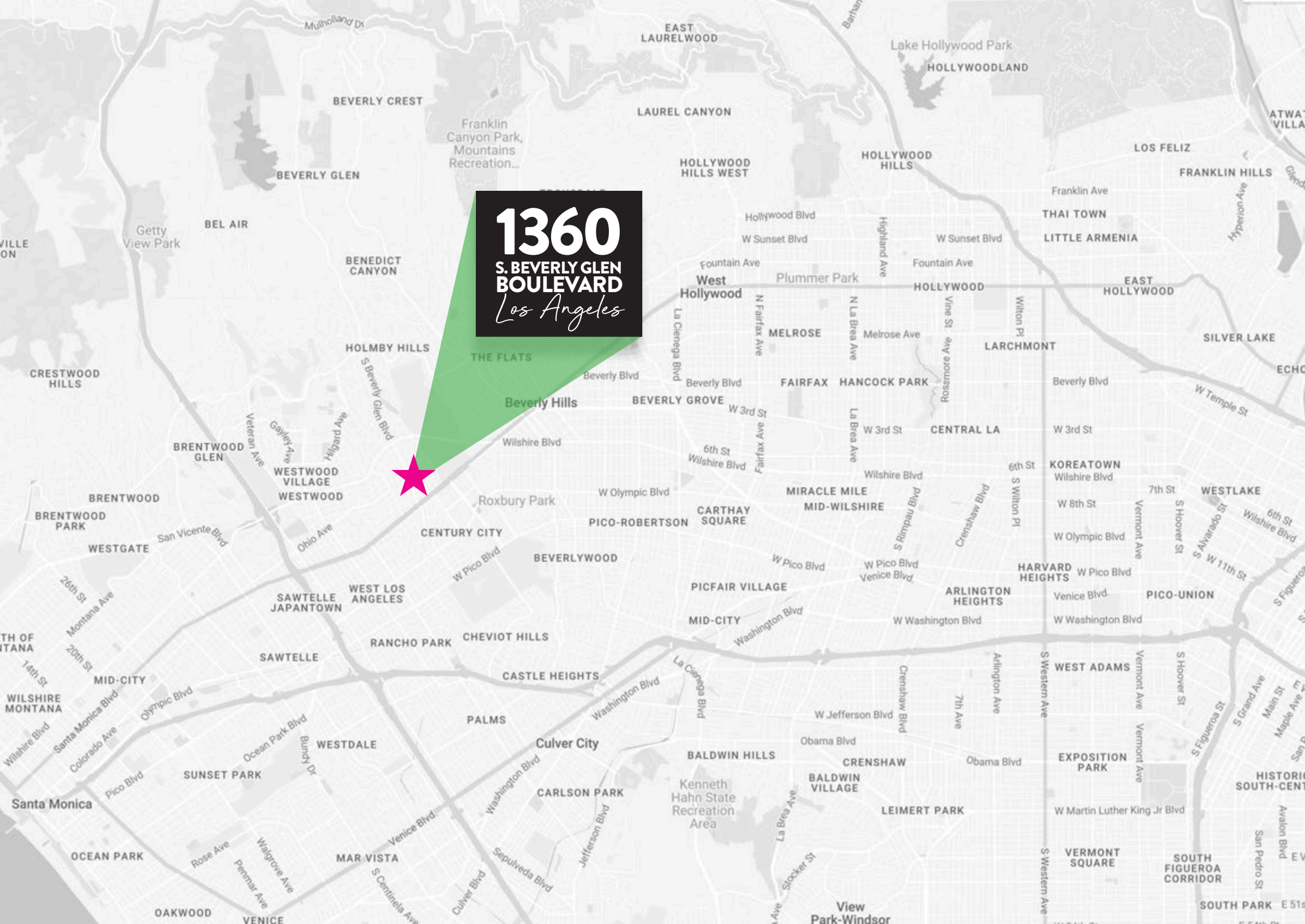


STAIRS TO LOFT + DECK



PRIVATE ROOF DECK

SECURED 12-CAR GARAGE



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FOR PRIVATE SHOWINGS AND ADDITIONAL DETAILS

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