

MAJOR PRICE REDUCTION



\$8,495,000

FOR SALE
OWNER/USER
INVESTMENT

Medical or Office

815 Moraga Drive
Los Angeles, CA 90049



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13,290 SF
THREE-STORY OFFICE
BUILDING



IDEAL FOR MEDICAL /
SURGERY, FAMILY OFFICE,
LAW FIRM, PRODUCTION OR
ENTERTAINMENT



ICONIC LOCATION &
IDENTITY WITH BUILDING
TOP SIGNAGE

INVESTMENT HIGHLIGHTS



Property Features:



13,290 SF on
approximately
7,853 SF of land



Three-Story
Office Building



CCTV security
camera system
throughout



Ideal for Medical /
Surgery, Family Office, Law
Firm, Production, or
Entertainment



Fully gated &
secure
controlled entry



Steel beam &
concrete
construction



Kitchen & conference
amenities on each
floor

PROPERTY DESCRIPTION





PROPERTY DESCRIPTION

Site Address

815 Moraga Drive, Los Angeles CA

Sale Price

~~\$11,950,000~~ ~~\$9,750,000~~
\$8,495,000 (\$639.20 PSF)

Total Building SF

13,290 SF

Land SF

7,853 SF

Parking

26 Car Parking

Zoning

LAC2

APN

4368-015-019

Year Built

1967*

Use

General Office (Medical Approved)

PROPERTY DESCRIPTION





PROPERTY PHOTOS



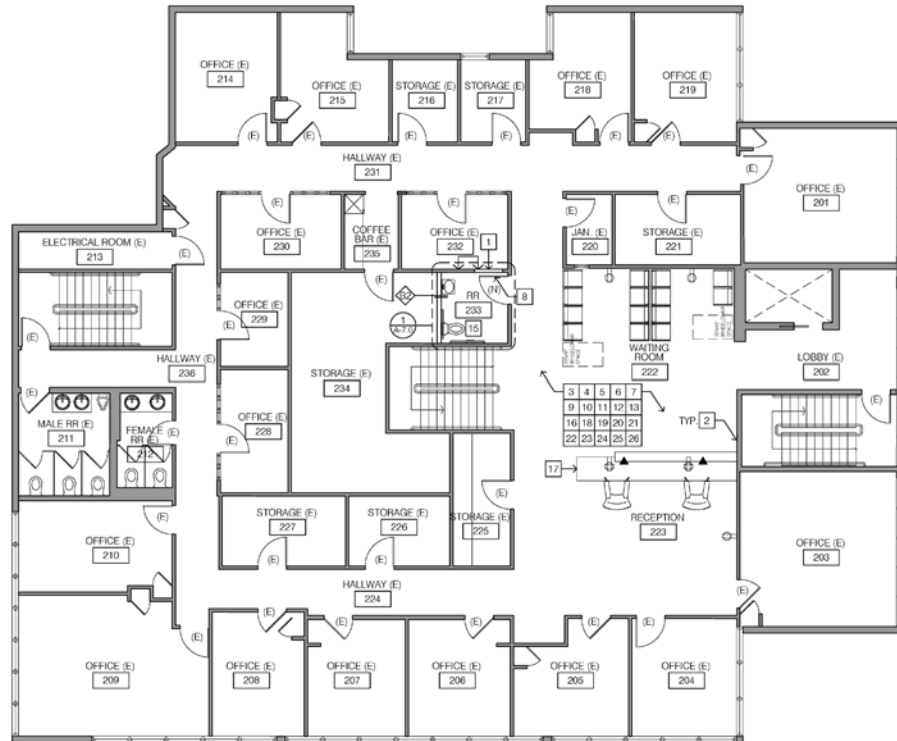


PROPERTY PHOTOS

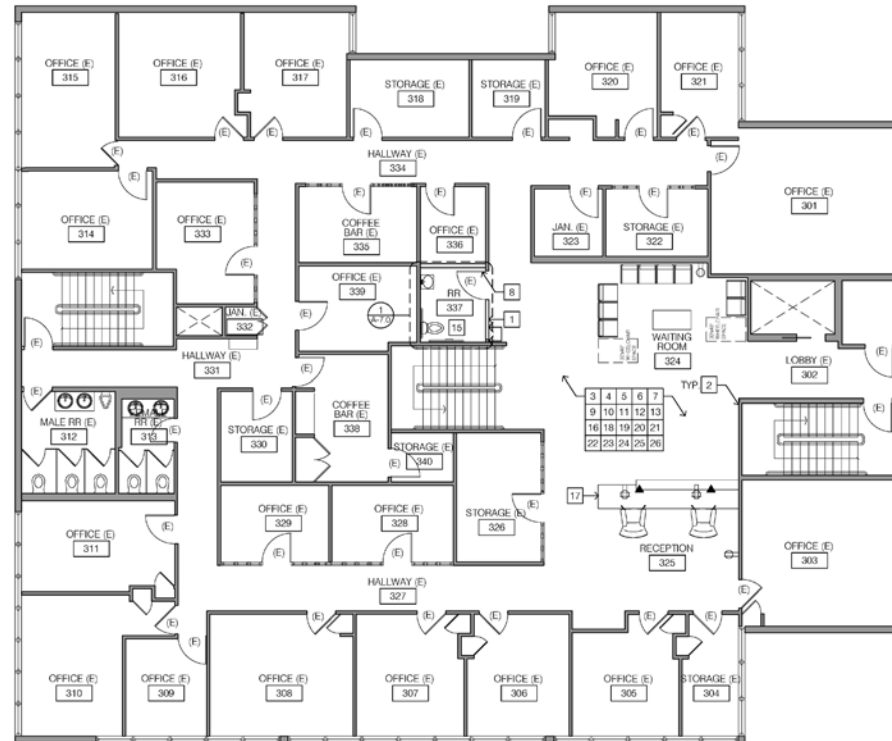
PROPERTY PHOTOS



SECOND FLOOR



THIRD FLOOR



FLOOR PLANS

LOCATION



815 Moraga Dr | Los Angeles, CA 90049

Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



BEL AIR

Nestled within the hills of Los Angeles, Bel Air stands as an epitome of opulence and exclusivity. This affluent neighborhood, renowned for its stunning mansions, panoramic views, and celebrity residents, exudes an aura of sophistication and prestige.

Originally developed in the early 20th century, Bel Air has evolved into a haven for the elite, boasting expansive estates and meticulously landscaped grounds. Its architectural landscape is a blend of modernist masterpieces, Mediterranean villas, and contemporary marvels, each contributing to the area's allure.

Beyond its lavish residences, Bel Air offers a lifestyle marked by privacy and tranquility. Gated communities and tree-lined streets provide residents with a sense of security and seclusion, while still being within close proximity to the vibrant energy of Los Angeles.

The neighborhood's cultural significance extends beyond its luxurious facades. Bel Air is home to iconic landmarks such as the Hotel Angeleno, Hotel Bel-Air, a timeless retreat frequented by Hollywood's elite, and the Getty Center, an architectural marvel housing priceless art collections.

Moreover, Bel Air's natural beauty adds to its allure. With sweeping views of the city skyline, the Pacific Ocean, and the Santa Monica Mountains, residents are treated to unparalleled vistas that inspire awe and admiration.

In essence, Bel Air is more than just a neighborhood; it's a symbol of prestige, elegance, and the epitome of luxury living in Southern California. Whether it's strolling along manicured streets, attending exclusive events, or simply basking in the tranquility of its surroundings, Bel Air offers a lifestyle reserved for the discerning few who seek the epitome of refined living.

As of February 2024, the average annual household income in Bel Air was \$360,602, while the median listing price for homes was \$8m.

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