

FOR SALE

331 N LARCHMONT BLVD



Owner-User or Development Opportunity

***±2,784 Square Foot Boutique Owner-User / Investment
Property Located on Coveted Larchmont Blvd***

PAUL BREHME

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LEE & ASSOCIATES

DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

It is incumbent upon any prospective purchaser to verify and validate any and all representations, statements, forecasts, estimates, or other information contained herein provided by either Owner or Broker.

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EXECUTIVE SUMMARY

SALES PRICE: \$3,100,000

PRICE / SF (BLDG): \$1,113.51

PRICE / SF (LAND): \$496.00

GROSS BUILDING SF:	±2,784
LOT SF:	±6,250 SF (50' x 125')
APN #:	5523-020-0024
ZONING:	[Q]C2-1VL
YEAR BUILT:	1930 / 1995 (renovated)
STREET FRONTAGE:	50 feet along Larchmont Blvd
STORIES:	Single
PARKING:	•7 Parking Spaces 3 in the back and 4 in the front (2.51 / 1000 parking ratio)
WALK SCORE:	75 (Very Walkable)
TOC OVERLAY:	Tier 3
OPPORTUNITY ZONE:	No
STATE ENTERPRISE ZONE:	No
CROSS STREET:	Beverly Blvd
TENANT:	Larchmont Sanctuary Spa
LEASE EXPIRATION:	February 28th, 2027
MONTHLY RENT:	\$9,050 / month (\$3.25 MG)
MAINTENANCE:	Lessee responsible for all maintenance and repairs, including roof, electrical, plumbing, and HVAC system servicing the premises.

331 N Larchmont Boulevard presents a rare opportunity to acquire a boutique commercial property in the heart of one of Los Angeles' most iconic and tightly held retail corridors. Located directly on prestigious Larchmont Boulevard, the property is currently occupied by the well-known Larchmont Sanctuary Spa and offers a compelling combination of existing income, owner-user functionality, and long-term redevelopment potential.

The property consists of approximately 2,784 square feet of improvements situated on a 6,250 square foot lot with valuable [Q]C2-1VL zoning and Tier 3 TOC incentives. Originally constructed in 1930 and thoughtfully remodeled in 1995, the building has been carefully configured as an experiential wellness environment featuring a reception area, central relaxation lounge, locker rooms, sauna, hot tub room, multiple massage and therapy suites, outdoor patio treatment areas, and auxiliary rear office, laundry, and storage space with alley access.

For owner-users, the property offers a highly unique opportunity to acquire a turnkey hospitality-style wellness, medical, creative office, or boutique retail environment in one of Los Angeles' most desirable pedestrian-oriented neighborhoods. The existing layout, abundant natural character, and tranquil outdoor spaces create an atmosphere rarely found in urban commercial properties.

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LOCATION HIGHLIGHTS

Larchmont Boulevard is widely regarded as one of Los Angeles' most charming and desirable neighborhood retail corridors, offering a rare blend of walkability, community character, and curated retail in the heart of the city. Situated between Hancock Park, Windsor Square, and Hollywood, Larchmont Village has cultivated a distinct identity that combines small-town atmosphere with the energy and demographics of a major metropolitan market.

Known for its tree-lined streets, pedestrian-friendly environment, and strong neighborhood loyalty, Larchmont Boulevard attracts a steady mix of affluent local residents, professionals, creatives, and destination visitors throughout the day and evening. The corridor is home to an exceptional collection of boutique retailers, chef-driven restaurants, artisanal coffee shops, wellness concepts, fitness studios, salons, bakeries, and specialty service providers that contribute to the area's unique and highly curated character.

The surrounding residential neighborhoods—including Hancock Park and Windsor Square—contain some of Los Angeles' most architecturally significant and affluent homes, providing a stable and highly desirable customer base with strong discretionary spending power. In addition, the property benefits from central access to Hollywood, Koreatown, Downtown Los Angeles, Mid-Wilshire, and West Hollywood, making it attractive to both local and regional users.

From an investment perspective, Larchmont Boulevard has consistently demonstrated strong tenant demand, resilient occupancy, and long-term appreciation due to its highly constrained supply and enduring neighborhood appeal. Opportunities to acquire freestanding commercial properties along the boulevard remain exceptionally limited, particularly sites that offer both current income and future redevelopment potential.

331 N Larchmont Boulevard represents a rare opportunity to establish a presence within one of Los Angeles' most iconic and supply-constrained retail corridors—where lifestyle, community, and long-term real estate fundamentals continue to drive value.



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INTERIOR PHOTOS



RECEPTION AREA



FRONT RELAXATION AREA



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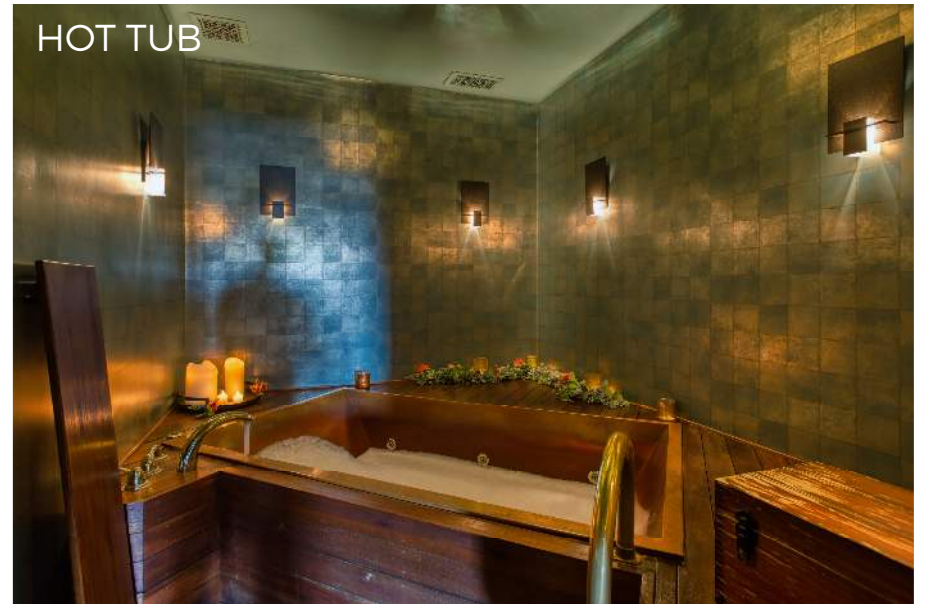


INTERIOR PHOTOS

MEN'S LOCKER ROOM / BATHROOM



HOT TUB



WOMEN'S LOCKER ROOM



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EXTERIOR PHOTOS

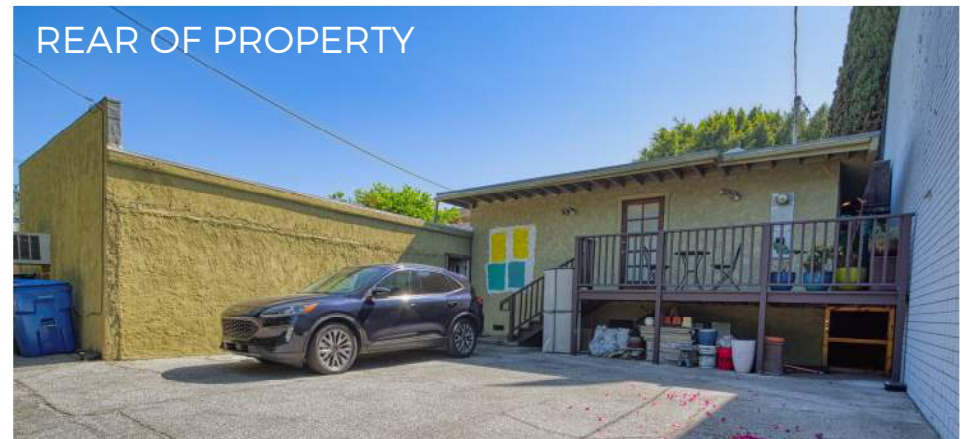


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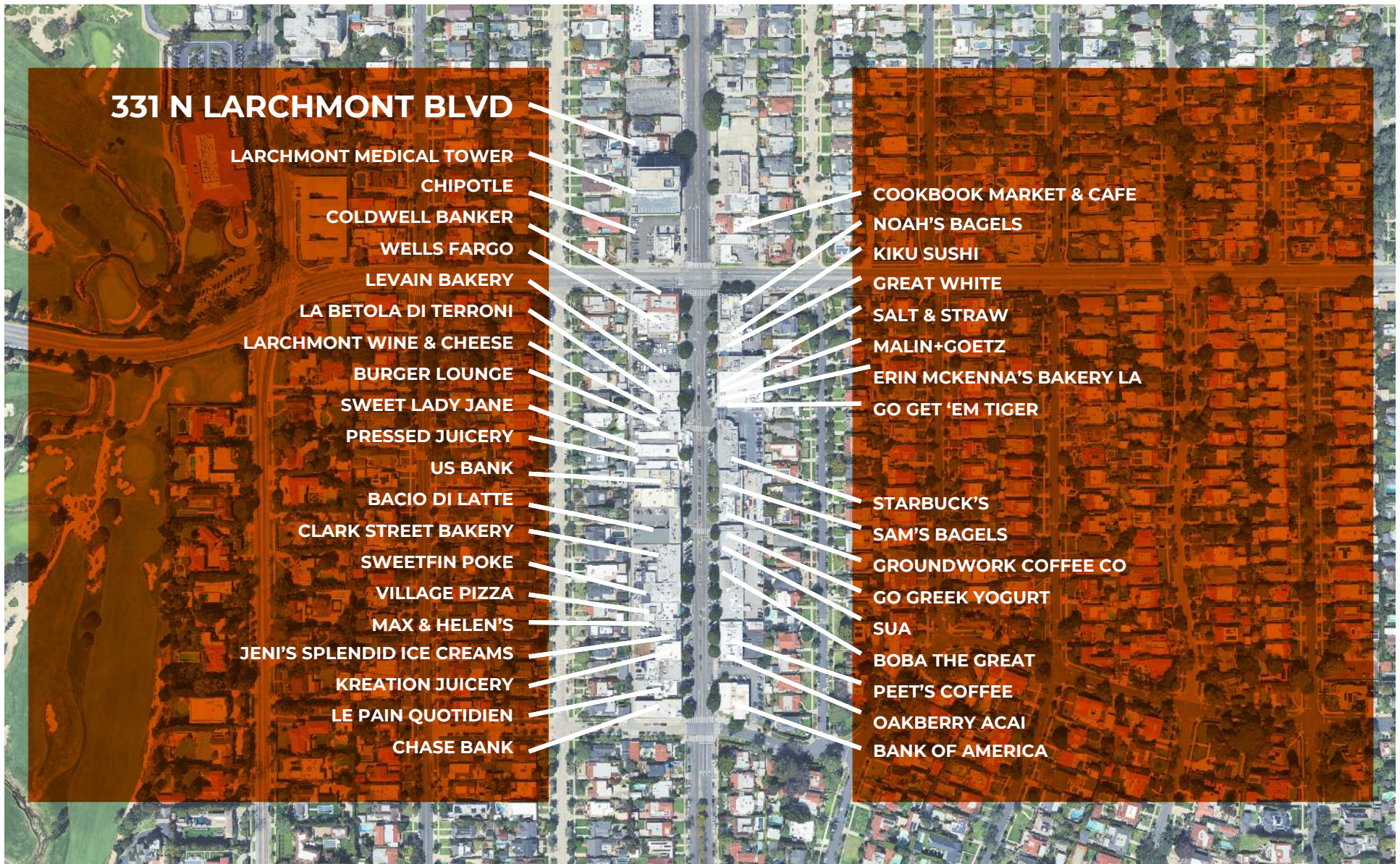


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FLOORPLAN



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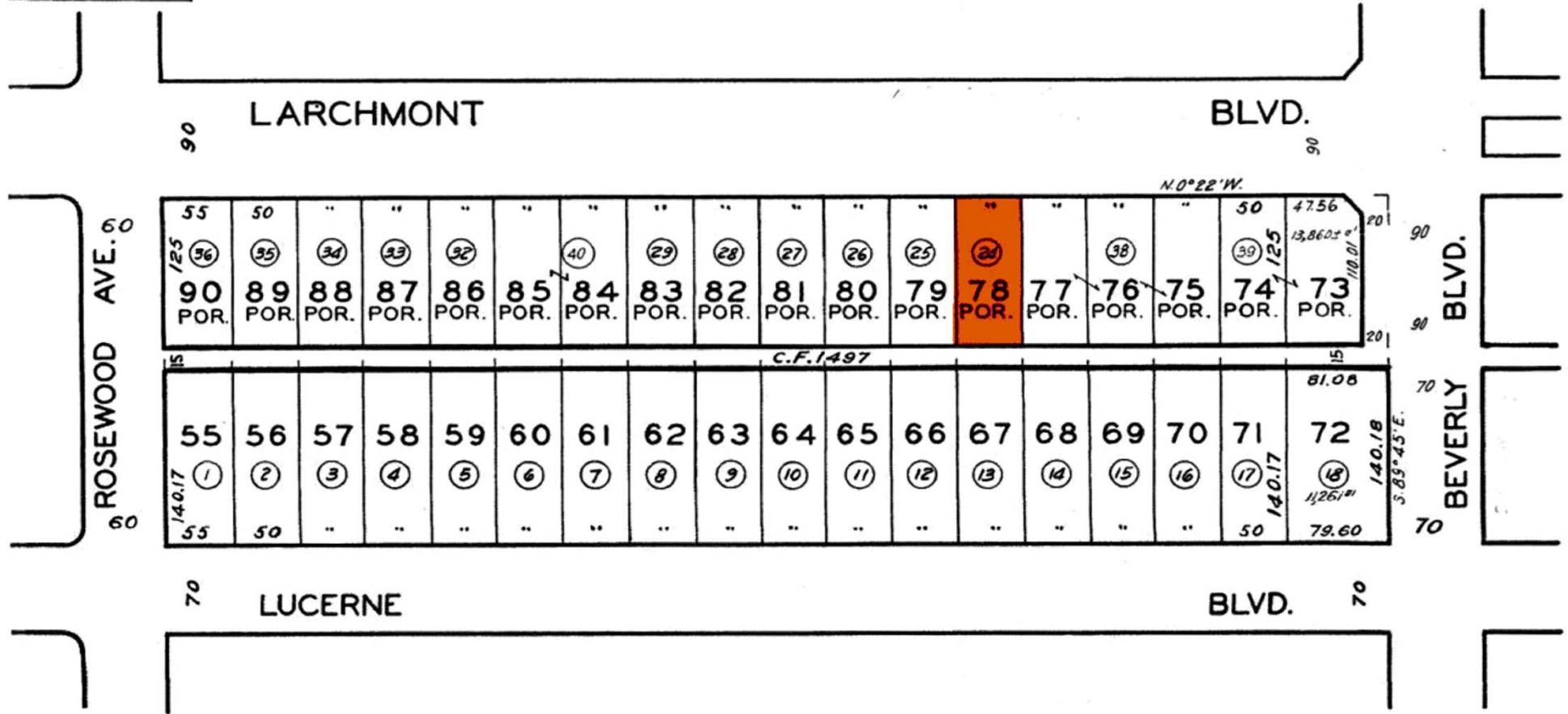
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PLAT MAP

523 | 20
 SCALE 1" = 100'



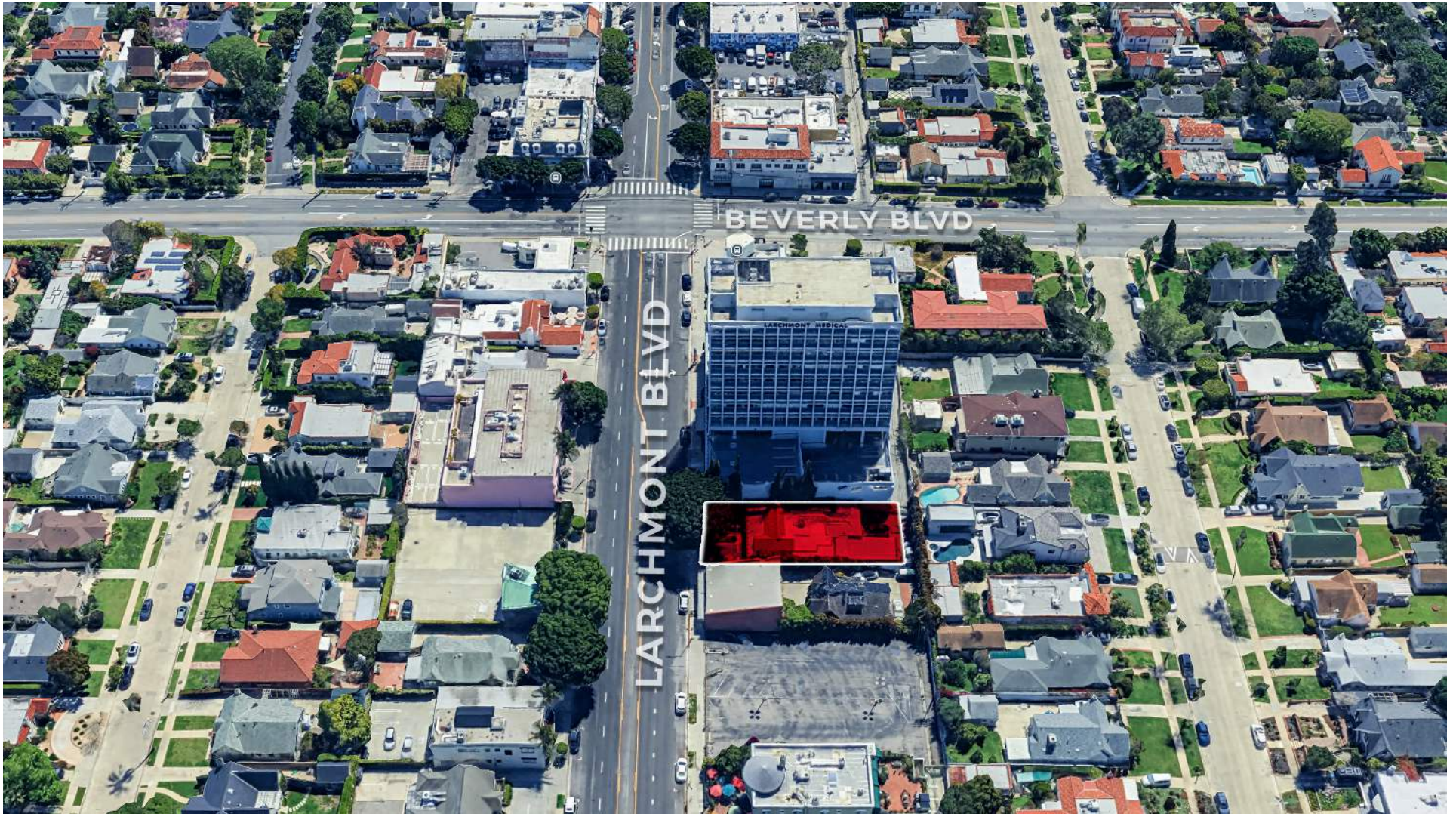
TRACT NO. 3026
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AERIAL



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