

LARCHMONT

Mercantile



A Rare Generational Investment Opportunity in the Heart of Larchmont Village | Los Angeles

CBRE's West LA Retail Advisory and Capital Markets So. Cal Retail Investment Properties team are proud to present a rare, multi-generational opportunity to acquire Larchmont Mercantile. This one-of-a-kind, best-in-class retail asset features a curated mix of prized retail, service, and cafe tenants. Recently re-envisioned and fully leased, the property occupies a premier street-front location on iconic Larchmont Boulevard in the historic and affluent Larchmont Village neighborhood of Los Angeles. Well positioned on the best stretch of famed Larchmont Blvd, the 100% occupied property and highly desirable trade area blends the elegance of high-end retail with the warmth and old town charm of yesteryear's walkable neighborhoods and villages.

INVESTMENT SUMMARY

*Avg In-Place Rents are **±25% Below** Current Mkt. Rents

RARE BEST IN CLASS OPPORTUNITY MARKET PRICING Contact Brokers for Guidance

Rents with FMV Options
\$2.47M FY NOI
 (\$3.047M FY-1 Mark to Market NOI)*

100% Occupancy

\$3.07M FY 4 NOI
 (23% Projected FY-4 NOI Growth)*

2022 COMPLETELY RE-ENVISIONED AND NEWLY RE-CONSTRUCTED!

ASSET SUMMARY



17K SF

Ground Floor Retail + 2 Second Floor Office Suites



2022

Complete Building Renovation - Design by GENSLER



14

Contiguous Ground Floor Retail Units



4

Unique Architectural Facades



36

Surface Parking Spaces in a Secured Rear Lot



250 Ft

Linear Frontage on Larchmont Blvd



60 Ft

Bay Depths



30K

Land Area

[Download Brochure](#)

FOR MORE INFORMATION, PLEASE CONTACT:

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