



Jones Lang LaSalle Americas, Inc. ("JLL"),
Real Estate License #01223413



5275

W Olympic Blvd

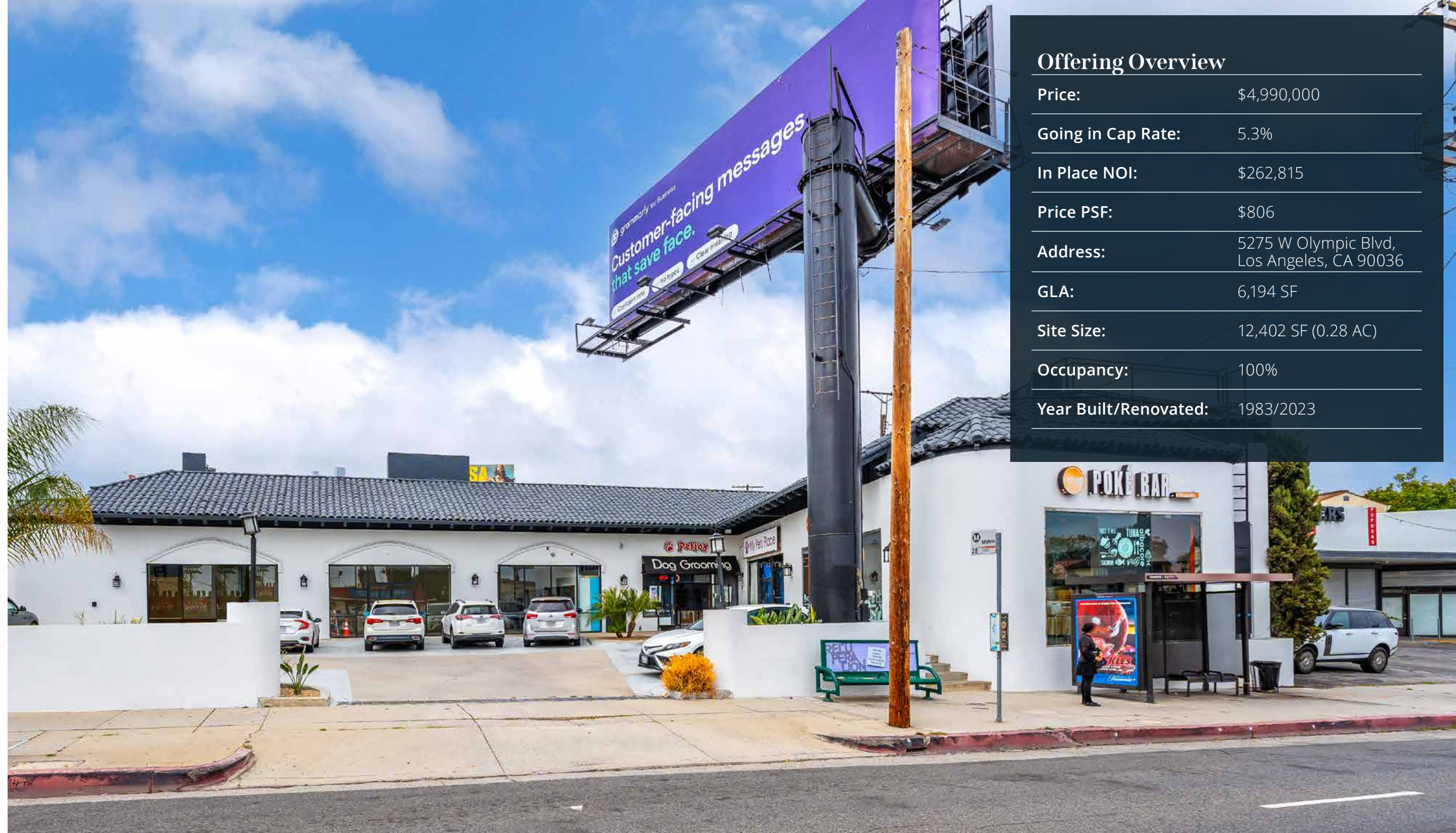
Newly Renovated 6,194 SF Strip Center with Designated Billboard Signage at the highly visible intersection of South La Brea Avenue (42,009 VPD) and West Olympic Boulevard (43,111 VPD).



[Link to Drone Video](#)

THE OPPORTUNITY

Jones Lang LaSalle as an exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in **5275 West Olympic Boulevard** (the “Property” or the “Offering”). Consisting of 6,194 square feet of GLA between four, newly renovated retail suites, the Offering presents the opportunity to acquire a 12,402 square foot corner lot at the signalized intersection of South La Brea Avenue (42,009 VPD) and West Olympic Boulevard (43,111 VPD). The Property boasts great visibility with frontage across both points of ingress, as well as featuring an income -generating billboard on the premises. The Property is situated within a densely populated, pedestrian friendly environment, with 489,087 residents within a three-mile radius of the Property. The Offering also offers great accessibility with entry points on both South La Brea Avenue and West Olympic Boulevard, featuring 12 surface parking stalls and a walker’s paradise designation.



Offering Overview	
Price:	\$4,990,000
Going in Cap Rate:	5.3%
In Place NOI:	\$262,815
Price PSF:	\$806
Address:	5275 W Olympic Blvd, Los Angeles, CA 90036
GLA:	6,194 SF
Site Size:	12,402 SF (0.28 AC)
Occupancy:	100%
Year Built/Renovated:	1983/2023

INVESTMENT HIGHLIGHTS

Excellent Visibility and Access

Located on the hard corner of W Olympic Blvd (43,111 VPD) and La Brea Ave (42,009 VPD) the property has excellent visibility and accessibility with two points of ingress/egress.

Transit Oriented Property

The Property is adjacent to multiple Metro bus stops with stops located on every corner of W Olympic Blvd and La Brea Ave. Coming soon is the new Metro Purple line which will connect Westwood to Century City to Downtown, and the Wilshire/La Brea stop will be located just north of the Property.

High Barriers to Entry

The infill location of the Property and lack of surrounding developable land sites ensure income security and continued value appreciation with limited options for future competitive projects.



Highly Dense and Affluent Demographics

Over 1.1 million people live within a 5-mile radius of the Property and residents in a 1-mile radius have average household incomes of more than \$111,000.

Proximity to Major Employers

The Property is centrally located among multiple employment hubs including Century City, Downtown, Culver City, and Hollywood.

Multiple Revenue Streams

The Property features additional income from a billboard component and a wireless cell tower which helps to maximize cash flow.

Internet Resistant Tenants

The current tenant lineup is made up of a diverse mix of internet resistant tenants including a convenience store, food & beverage, pet grooming, and a massage parlor.

PROPERTY OVERVIEW

5275 W Olympic Blvd, Los Angeles, CA 90036

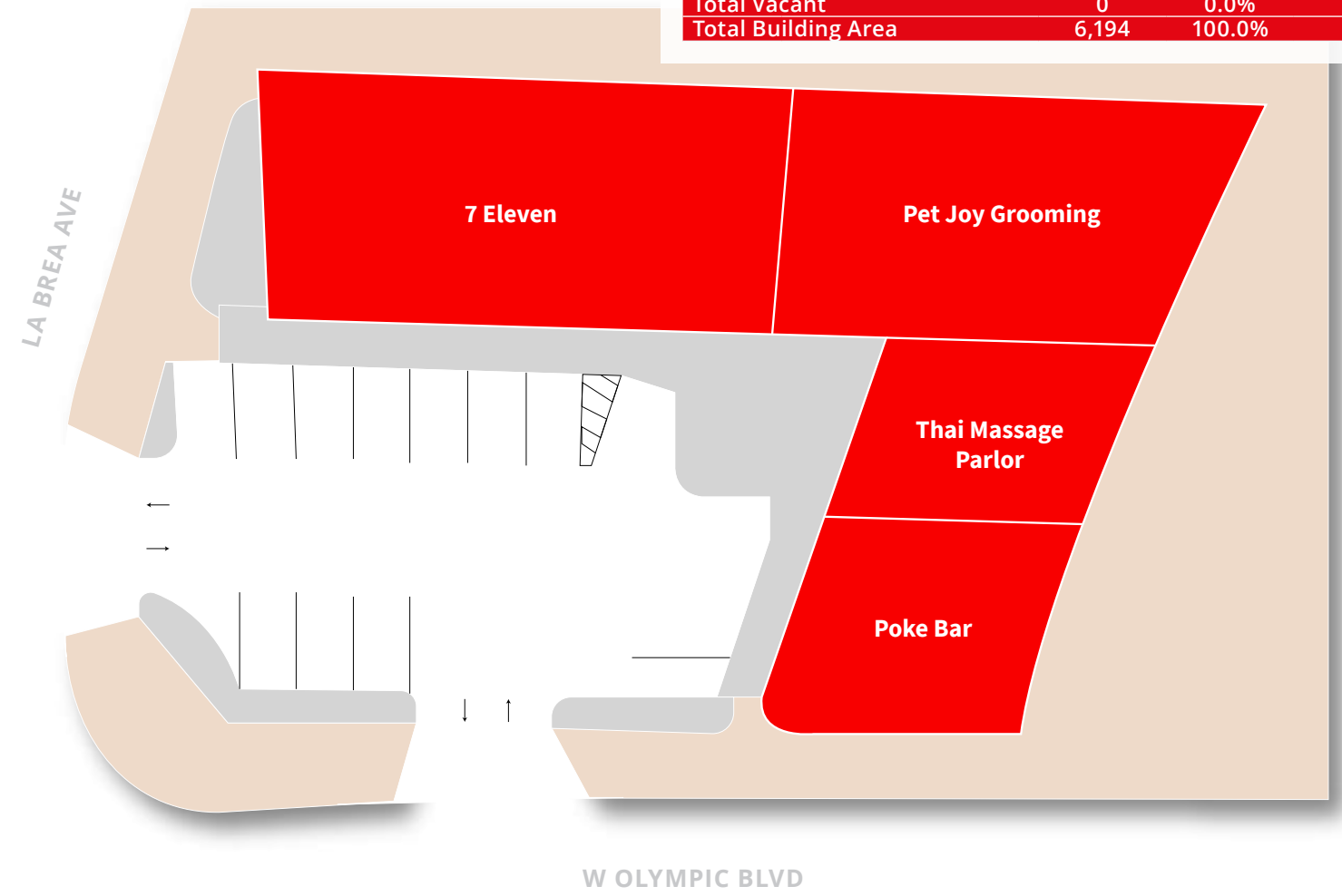
508-004-009 APN	
\$4,990,000 Price	\$806 Price Per SF
5.5% Going In Cap Rate	6,194 SF GLA
12,652 SF (0.29 AC) Site Size	1985/2025 Year Built/Renovated
65' La Brea Frontage	90' W Olympic Frontage
100% Occupancy	90 Walk Score
LAC2 Zoning	12 Surface Spaces (1.85/1,000 SF) Parking



SITE PLAN

Tenant Roster

Suite	Tenant	Sq. Ft.	% of GLA	Lease Terms	
				Start	Expiration
5273	Poke Bar	1,200	19.4%	Dec-16	Jan-27
5275	Thai Massage Parlor	1,107	17.9%	Apr-24	Mar-29
5277	Pet Joy Dog Grooming	1,350	21.8%	Dec-18	Dec-29
5279	7 Eleven	2,537	41.0%	Apr-17	Mar-28
Roof	AT&T Mobility	0		Aug-05	Sep-24
BB	Billboard	0		Jun-14	May-25
Total Leased GLA		6,194	100.0%		
Total Vacant		0	0.0%		
Total Building Area		6,194	100.0%		



PARCEL MAP



Tax Parcel: 5084-004-009
 Site Size: 12,402 SF (0.28 Acres)



Investment Advisory

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[Link to Drone Video](#)

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