

South
San
Vicente
Los Angeles, CA 90019

OFFERING MEMORANDUM



Marcus & Millichap
BRANDON MICHAELS GROUP



**South
San
Vicente**
Los Angeles, CA 90019

EXCLUSIVELY LISTED BY

BRANDON MICHAELS

Senior Managing Director Investments
Senior Director, National Retail Group
Tel: 818.212.2794
brandon.michaels@marcusmillichap.com
CA License: 01434685

GARY WINFIELD

Associate
Tel: 818.212.2812
gary.winfield@marcusmillichap.com
CA License: 02177405

BMG TEAM

STEVEN SCHECHTER

First Vice President Investments
CA License: 01089464

DANIEL GAMBOA

Associate
CA License: 02235252

EMIN GABRIMASSIHI

Associate
CA License: 02112980



04

EXECUTIVE SUMMARY
SECTION 1

20

FINANCIALS
SECTION 2

22

AREA OVERVIEW
SECTION 3



EXECUTIVE SUMMARY

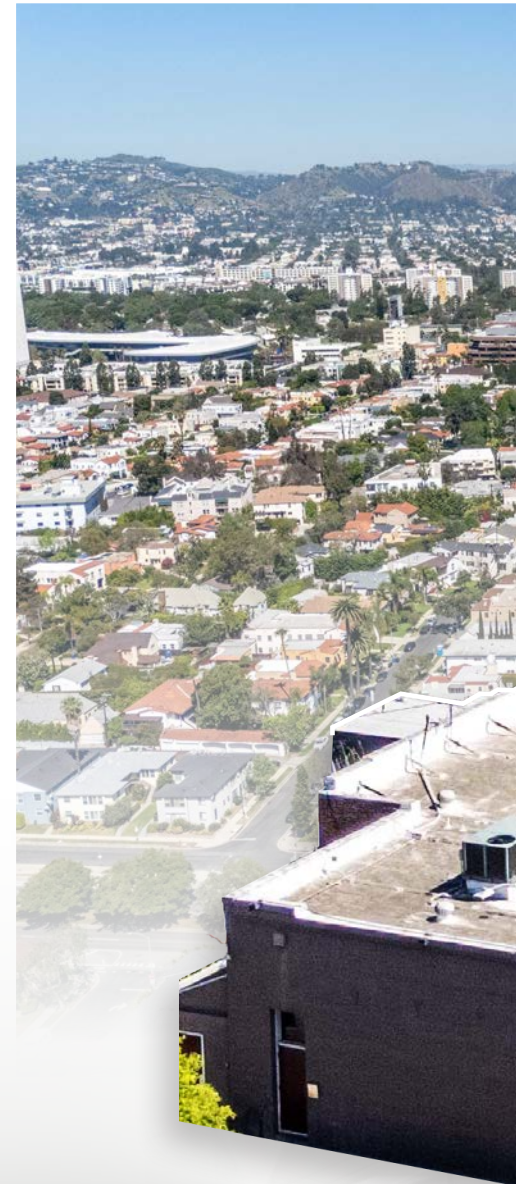
The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 5613 San Vicente Boulevard, a 4,600 SF three-unit storefront retail asset situated on 0.11 acres (5,003 SF) on the northeast corner of San Vicente Boulevard and Carmona Avenue in Los Angeles' highly sought-after Miracle Mile submarket.

5613 San Vicente Boulevard is currently 100% occupied by a curated mix of local operators, including an artist studio, boutique clothing retailer, and a drama studio currently operated by ownership. At the close of escrow, ownership intends to execute a sale-leaseback, with flexibility to either remain in place or relocate within the building, providing optionality for a new owner. The remaining two tenants are on short-term leases, each paying \$2,000/month (\$1.60/SF) and \$2,500/month (\$2.00/SF), respectively, on modified gross leases where tenants are responsible for utilities and trash. The property is further enhanced by an on-site billboard generating \$600/month on a MTM lease, providing supplemental income with flexibility to maintain or reposition the agreement.

The offering presents a compelling owner-user or value-add opportunity. A buyer can achieve near-term occupancy of up to two units while offsetting operating costs through in-place income, or reposition the asset by marking rents to market. The property's efficient layout, with units averaging approximately 1,533 SF, allows for minimal downtime and limited capital requirements in a lease-up scenario.

Strategically positioned along San Vicente Boulevard, the property benefits from traffic counts exceeding 30,000 vehicles per day and immediate proximity to Wilshire Boulevard's Miracle Mile corridor, located just 0.6 miles north. This places the asset within one of Los Angeles' most recognized cultural and commercial districts, anchored by the Los Angeles County Museum of Art (LACMA), the Academy Museum of Motion Pictures, the Petersen Automotive Museum, and the La Brea Tar Pits, collectively drawing millions of visitors annually.

The surrounding area is supported by dense, affluent residential neighborhoods including Beverly Grove, Fairfax, and Mid-Wilshire, as well as strong employment drivers such as Cedars-Sinai Medical Center and the Wilshire Corridor office market. In addition, the property is positioned near the Metro D Line (Purple Line) Extension, which will provide direct connectivity to Downtown Los Angeles, Beverly Hills, and Westwood, further enhancing long-term accessibility and rent growth potential.

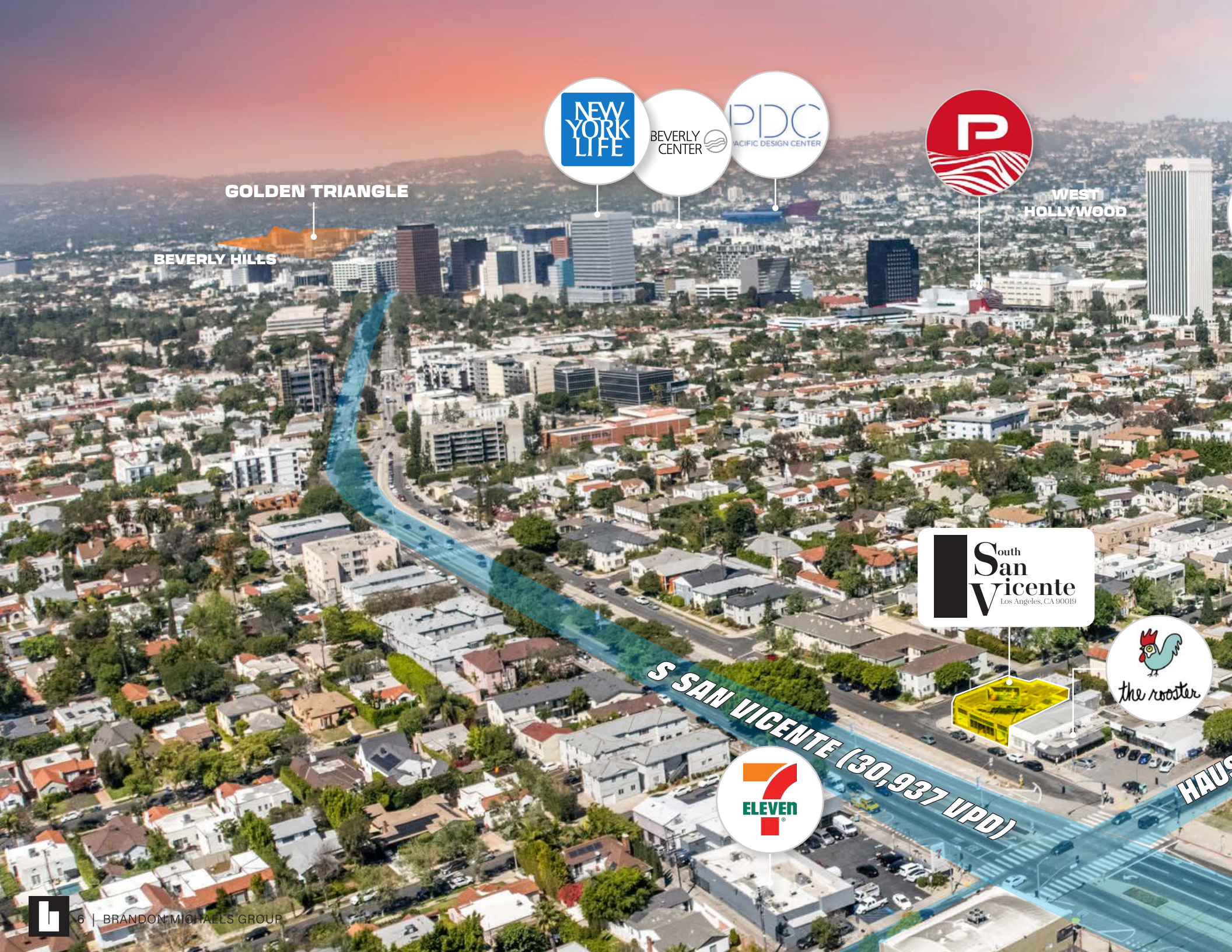


PROPERTY HIGHLIGHTS



Address	5613 San Vicente Blvd Los Angeles, CA 90019
Price	\$2,075,000
Building SF*	4,600 SF
Lot Size	5,003 SF
Price/SF	\$451
Price/SF (Land)	\$415
Current CAP Rate	2.70%
ProForma CAP Rate	6.20%
Year Built	1925
Zoning	C2-1-O-HPOZ
Occupancy**	100%
Cross Streets	San Vicente Blvd & Carmona Ave
Traffic Counts	30,937 VPD





GOLDEN TRIANGLE

BEVERLY HILLS

NEW YORK LIFE

BEVERLY CENTER

PDC
PACIFIC DESIGN CENTER



WEST HOLLYWOOD

South San Vicente
Los Angeles, CA 90019



S SAN VICENTE (30,937 VPD)

HAUS





HOLLYWOOD

MIRACLE MILE

SER BLVD

EDGEWOOD PL

RIDGELEY DR

S DUNSMUIR AVE



INVESTMENT HIGHLIGHTS

Owner-User or Value-Add Retail Opportunity with Flexible Tenancy

Three-Unit Storefront Retail Asset

4,600 SF building divided into three units averaging approximately 1,533 SF, ideal for retail, creative, or service-oriented users.

Immediate Owner-User Potential

Ability to occupy up to two units in the near term while offsetting expenses through in-place income.

Sale-Leaseback Optionality

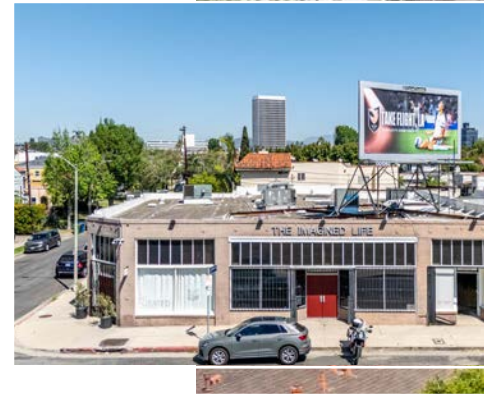
Ownership to execute a sale-leaseback with flexibility to remain or relocate within the building, allowing a buyer to structure occupancy.

Short-Term Lease Profile

Two tenants on short-term leases paying \$2,000/month (\$1.60/SF) and \$2,500/month (\$2.00/SF), providing near-term repositioning upside.

Below-Market Rents

Current below market rent create a clear upside opportunity in a supply-constrained Miracle Mile submarket.







CENTRAL LA

KOREATOWN

HAUSER BLVD



DOWNTOWN LA



S SAN VICENTE (30,937 VPD)

nte
CA 90019



INVESTMENT HIGHLIGHTS

Corner Asset with Efficient Layout and Strong Exposure

Corner Location on San Vicente Blvd

Positioned on the NE corner of San Vicente Boulevard and Carmona Avenue with strong visibility and exposure to more than 30,000 VPD.

Efficient Small-Bay Configuration

Unit sizes and layout allow for minimal downtime and limited capital requirements when re-tenanting.

Streetfront Retail Presence

Continuous storefront frontage supporting visibility, signage, and walk-in traffic.

Supplemental Billboard Income

On-site billboard generates \$600/month on a MTM lease, offering additional income with flexibility for future adjustment or renegotiation.

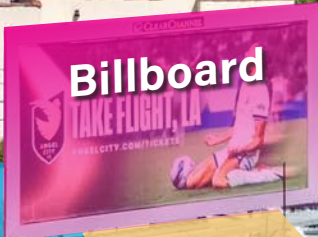




Unit 5617
1,250 SF

Unit 5615
2,100 SF

Unit 5613
1,250 SF



THE IMAGINED LIFE





WEST HOLLYWOOD

MIRACLE MILE

WEST HOLLYWOOD

MASSELIN AVE

GARMONA AVE



S SAN VICENT



HOLLYWOOD



HAUSER BLVD

nte
CA 90019

TE (30,937 VPD)



INVESTMENT HIGHLIGHTS

Premier Miracle Mile Location with Cultural, Retail, and Transit Drivers

Globally Recognized Cultural Corridor

Located within Miracle Mile, anchored by LACMA, the Academy Museum of Motion Pictures, the Petersen Automotive Museum, and the La Brea Tar Pits, collectively drawing millions of annual visitors.

Proven Retail Corridors Nearby

Immediate proximity to Wilshire Boulevard, La Brea Avenue, Fairfax Avenue, three of Los Angeles' most active retail and leasing corridors.

Affluent Residential Trade Area

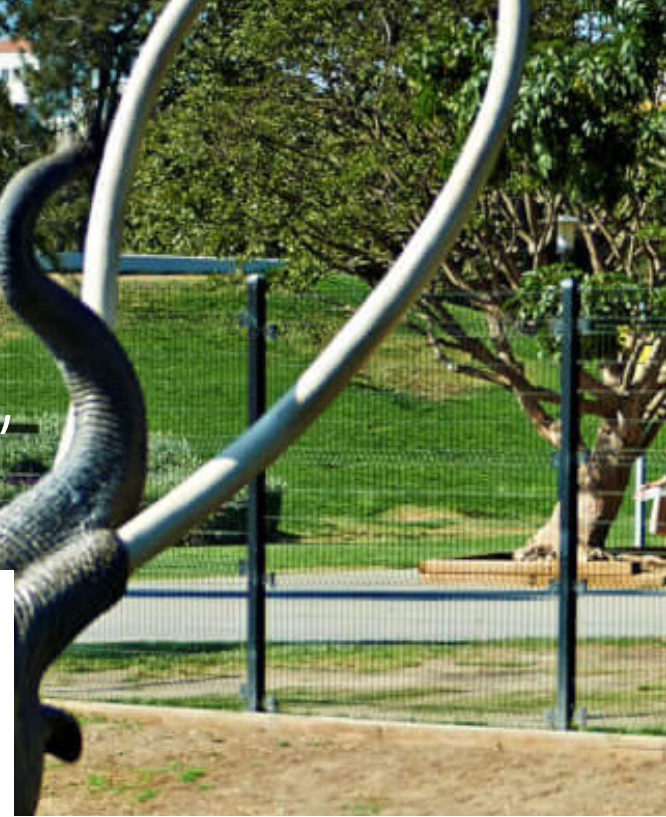
Surrounded by Beverly Grove, Fairfax District, and Mid-Wilshire, supporting strong daily consumer demand.

Major Employment Anchors

Near Cedars-Sinai Medical Center and Wilshire Corridor office users, driving consistent daytime population.

Transit-Oriented Growth

Located near the Metro D Line (Purple Line) Extension, providing future connectivity to Downtown LA, Beverly Hills, and Westwood.



LOS ANGELES MUSEUM OF MODERN ART





PETERSON AUTOMOTIVE MUSEUM



LA ACADEMY MUSEUM



RENT ROLL

TENANT INFORMATION

UNIT NUMBER	TENANT	SF	%	LEASE START	LEASE EXPIRATION	RENT	RENT/SF
5613	Artist	1,250	27%	3/27/2026	3/27/2027	\$2,000.00	\$1.60
5615	Owner's Unit*	2,100	46%		MTM	\$3,000.00	\$1.43
5617	Clothing Store	1,250	27%	3/27/2026	3/27/2027	\$2,500.00	\$2.00
Billboard	Clear Channel	0	0%		MTM	\$600.00	-
		4,600	100%			\$7,500.00	\$1.63

*Tenant responsible for utilities and trash

OPERATING EXPENSES	Current	Per SF	Proforma	Per SF
Property Taxes @ 1.25%	\$25,313	\$5.50/SF	\$25,313	\$5.50/SF
Management	\$0	\$0.00/SF	\$0	\$0.00/SF
Insurance	\$5,000	\$1.09/SF	\$5,000	\$1.09/SF
Utilities	\$1,610	\$0.35/SF	\$1,610	\$0.35/SF
Trash Removal	\$1,610	\$0.35/SF	\$1,610	\$0.35/SF
Repairs & Maintenance	\$3,910	\$0.85/SF	\$3,910	\$0.85/SF
TOTAL EXPENSES	\$37,443	\$8.14	\$37,443	\$8.14
EXPENSES/SF/MONTH		\$0.68		\$0.68

OPERATING DATA	CURRENT	PRO-FORMA
Scheduled Lease Income:	\$90,000	\$130,200
CAM Reimbursement:	\$1,750	\$37,443
Billboard Income:	\$7,200	\$7,200
Effective Gross Income:	\$98,950	\$174,843
Vacancy:	\$4,948	5% \$8,742
Expenses:	\$37,443	\$37,443
NET OPERATING INCOME:	\$56,560	\$128,658



TIME AT CENTER	TERM REMAINING	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
0.00 Year(s)	1.00 Year(s)	MG*	\$3,000.00	\$2.40	NNN
	0.00 Year(s)	Gross	\$4,725.00	\$2.25	NNN
0.00 Year(s)	1.00 Year(s)	MG*	\$3,125.00	\$2.50	NNN
	0.00 Year(s)	Gross	\$600.00	-	NNN
0.00 Year(s)	0.50 Year(s)		\$10,850.00	\$2.36	

OCCUPANCY	100.0%
Vacancy	0.0%
# of Units	3
Occupied Units	3
Occupied SF	4,600
Vacant SF	0
Average Unit SF	1,533

LEASE ROLLOVER SCHEDULE	SF	%
MTM	2,100	45.65%
2025	0	0.00%
2026	0	0.00%
2027	2,500	54.35%
2028+	0	0.00%

OCCUPANCY HISTORY	SF	%
< 1 year	2,500	54.35%
1 - 3 years	0	0.00%
3 - 5 years	0	0.00%
5 - 10 years	0	0.00%
> 10 years	0	0.00%



AREA OVERVIEW

CULTURAL HISTORIC DIVERSE

5613 San Vicente Boulevard is located within the Miracle Mile submarket of Los Angeles, one of the city's most recognized and institutionally supported urban corridors. Miracle Mile functions as both a cultural destination and a dense mixed-use district, anchored along Wilshire Boulevard and supported by a combination of world-class museums, retail corridors, employment centers, and affluent residential neighborhoods.



The immediate area is defined by its concentration of globally recognized cultural institutions. Within a short distance of the property are the Los Angeles County Museum of Art (LACMA), the Academy Museum of Motion Pictures, the Petersen Automotive Museum, and the La Brea Tar Pits. These attractions collectively draw millions of visitors annually and create consistent weekday and weekend traffic that supports retail, food, and service-oriented uses throughout the submarket.

Retail demand in Miracle Mile is reinforced by its proximity to multiple established commercial corridors. Wilshire Boulevard serves as the primary east-west spine, featuring a mix of institutional uses, office space, and retail. La Brea Avenue, located nearby, is one of Los Angeles' most active retail leasing corridors, connecting the area to Melrose Avenue and Hollywood. San Vicente Boulevard itself supports a mix of boutique retail, medical users, and neighborhood-serving services, benefiting from both commuter traffic and local demand.

The surrounding residential base includes Beverly Grove, Fairfax, and Mid-Wilshire, some of the most densely populated and affluent neighborhoods in

central Los Angeles. These communities provide a strong daily customer base, characterized by a mix of high-income renters, homeowners, and walkable urban residents who support consistent retail turnover and service demand.

Employment drivers in the area further support the corridor's viability. Cedars-Sinai Medical Center, one of the largest employers in Los Angeles, is located nearby and generates significant daily traffic from medical professionals, patients, and visitors. In addition, the Wilshire Corridor supports a concentration of office users across legal, financial, and media industries, contributing to a strong daytime population.

The submarket is also benefiting from significant infrastructure investment. The Metro D Line (Purple Line) Extension is actively expanding westward along Wilshire Boulevard, with planned stations that will connect Miracle Mile directly to Downtown Los Angeles, Beverly Hills, and Westwood. This transit investment is expected to drive long-term densification, improve accessibility, and support sustained rent growth across the corridor.



LAX AIRPORT

10.5 MILES FROM THE SUBJECT PROPERTY



HOLLYWOOD

4.0 MILES FROM THE SUBJECT PROPERTY

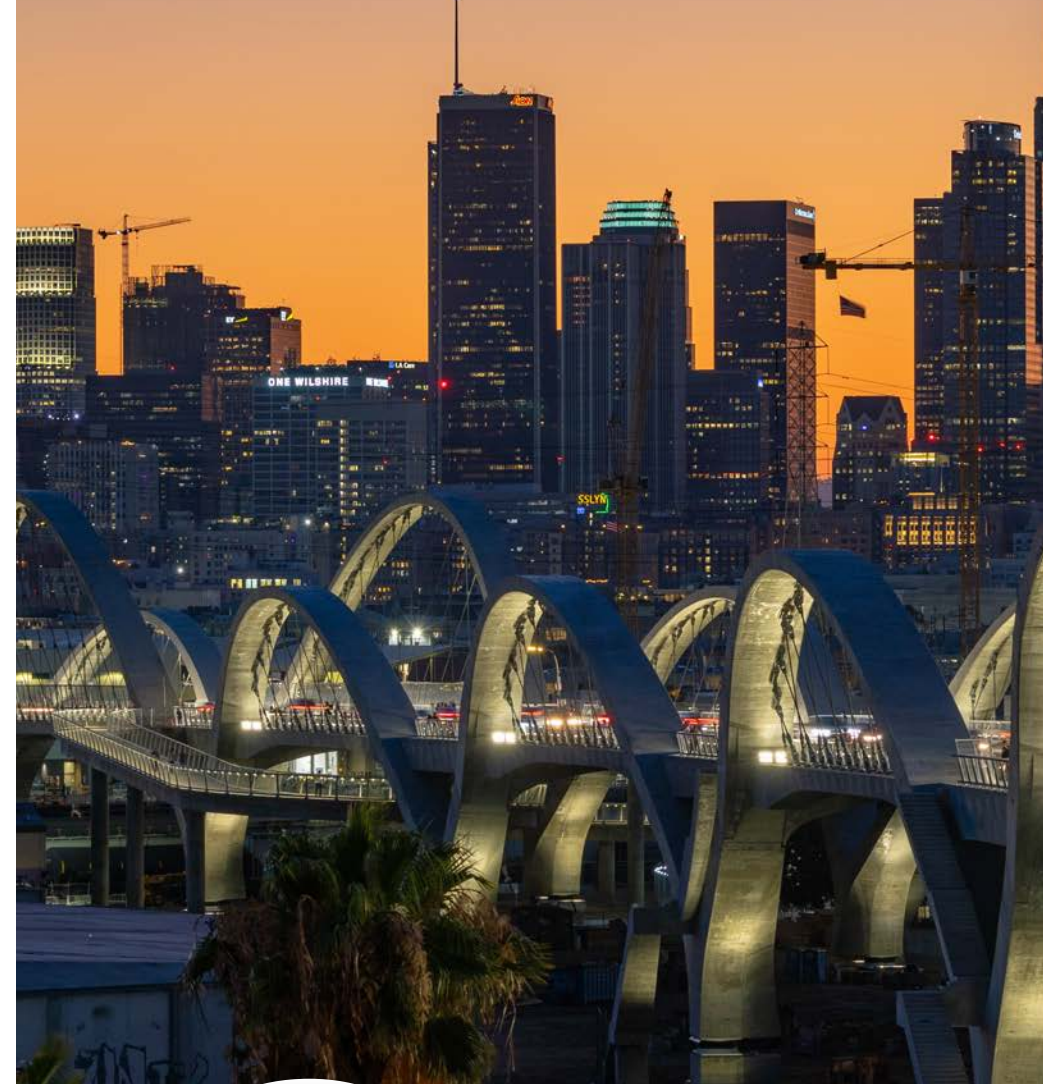


CLOS



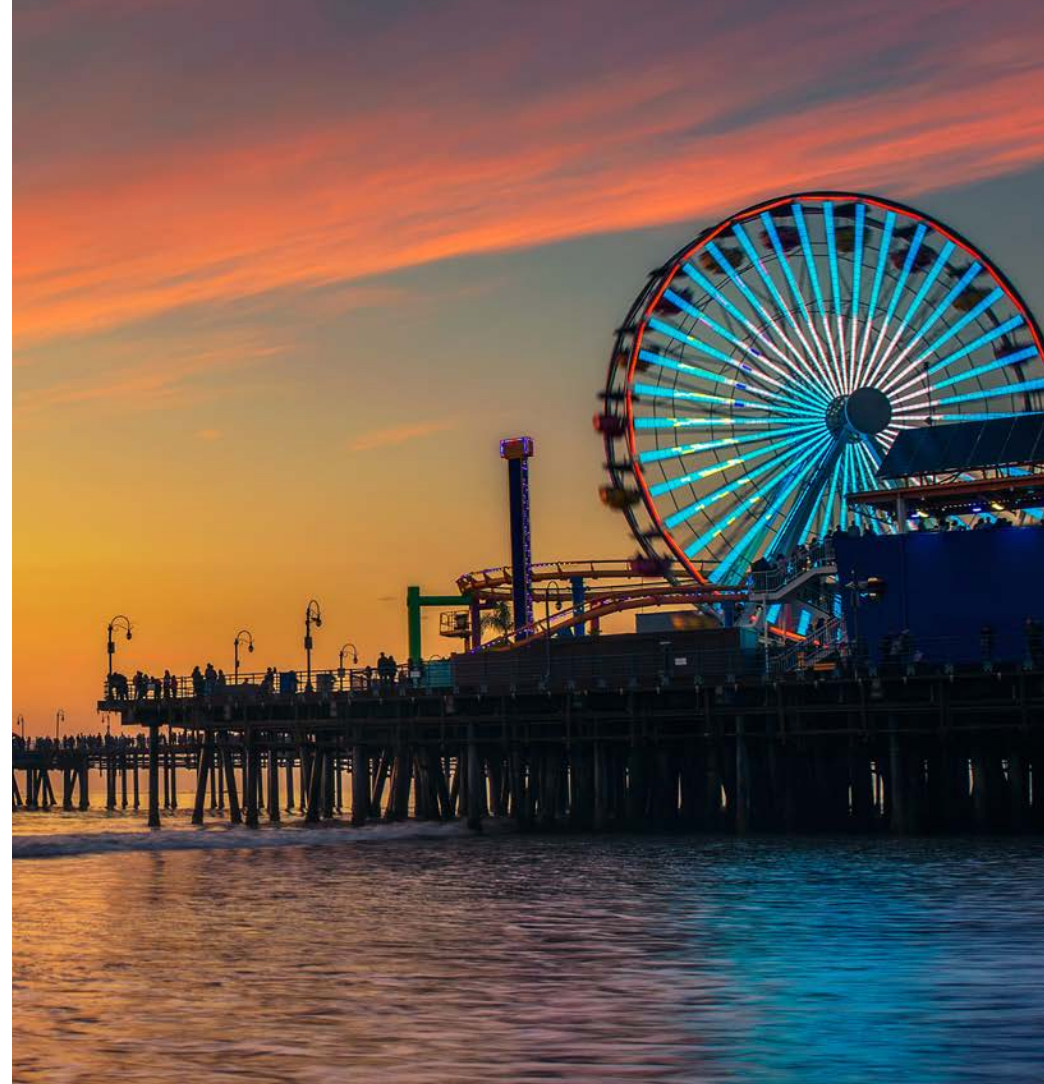
DOWNTOWN LA

10.7 MILES FROM THE SUBJECT PROPERTY



SANTA MONICA

9.9 MILES FROM THE SUBJECT PROPERTY



PROXIMITY



DEMOGRAPHICS

POPULATION



1,082,600

Total Population
within a 5-mile radius



38

Median Age
within a 5-mile radius



50%

Male



50%

Female

EDUCATION

3 mile 2023 % of Population



2.2%

Some High School



19.2%

Some College



5.5%

Bachelor's Degree



43.9%

Graduate Degree

Demographics	1 Mile	3 Mile	5 Mile
Population	50,500	408,500	1,082,600
Households	23,700	181,600	458,000
Average Household Size	2.1	2.2	2.2
Median Age	39.6	40.2	39.5
Owner Occupied Households	4,800	44,300	108,200
Renter Occupied Households	18,700	136,900	349,600
Average Household Income	\$126,800	\$120,400	\$109,900
Median Household Income	\$99,200	\$87,100	\$76,100
Businesses	4,000	38,200	82,700



\$109,000

Average HH income within a 5-mile radius



\$751 Million

Annual Consumer Spending within a 1-mile radius



108,200

Owner Occupied Housing within a 5-mile radius



458,000

Households within a 5-mile radius



82,700

Businesses within a 5-mile radius



349,600

Renter Occupied Housing within 5-mile radius





South San Vicente

Los Angeles, CA 90019

Marcus & Millichap
BRANDON MICHAELS
GROUP

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.