GENERATIONAL OWNER-USER PURCHASE OPPORTUNITY

141-147 SOUTH ROBERTSON BOULEVARD

13,195 SF RETAIL / OFFICE BUILDING FOR SALE

LOS ANGELES - CA


141-147 SOUTH ROBERTSON BOULEVARD
kitson
FedEx

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FOUR SEASONS BEVERLY HILLS

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Offer Process

- **Offer Submission**– Offers should be presented in the form of a non-binding letter of intent, spelling out the significant terms and conditions of Purchasers offers including, but not limited to (1) asset pricing, (2) due diligence and closing time frame, (3) earnest money deposit, (4) a description of the debt/equity structure and (5) qualifications to close. Offers should be delivered to the attention of Rick and Blaise at rbuckley@larealtypartners.com, bslattery@larealtypartners.com
- **Property Visitation**– Prospective purchasers will have the opportunity to visit the property on a prescheduled tour. In order to accommodate the ongoing operations, property visits will require advanced scheduling. To schedule a tour please contact us.

EXECUTIVE SUMMARY

Welcome to a truly special opportunity right in the vibrant heart of the Los Angeles Design District. This isn't just a building; it's your chance to own a piece of one of LA's most prestigious and exciting neighborhoods.

We have a fantastic owner-user opportunity to occupy a meaningful portion of the building immediately. You'll love the stability provided by the restaurant tenant Sushi Nakazawa, a world favorite that secures a dependable income stream. Plus, the currently vacant units offer exciting potential—whether you lease them out to new, vibrant businesses or explore opportunities to make the space uniquely yours.

Spanning over 13,000 square feet, this gorgeous mixed-use property perfectly blends stylish ground-floor storefronts with bright, airy second-floor office spaces. Whether you're looking for the perfect new home for your own business or a smart investment that just feels right, this versatile space offers architectural elegance and modern charm on a spacious lot.

Imagine being right in the center of the action! This desirable neighborhood is famous for its tourism, sophisticated clientele, and luxury destinations. It's a thriving cultural hub that attracts top brands, galleries, and design firms, ensuring consistent demand. This property is more than an investment; it's a rare find that promises a wonderful blend of stability and incredible growth potential in a truly dynamic community.

SUSHI
NAKAZAWA
145
141
JMI CARPENTRY

PROPERTY OVERVIEW & FLOORPLANS


CENTURY CITY
UNIVERSITY OF CALIFORNIA LOS ANGELES
BEVERLY HILLS TRIANGLE
FOUR SEASONS BEVERLY HILLS
141-147 SOUTH ROBERTSON BOULEVARD
W 3RD STREET
S ROBERTSON BLVD

INVESTMENT HIGHLIGHTS

Join the growing list of companies calling the LA Design District their home. Attract, retain and motivate the best talent that Los Angeles and Hollywood has to offer in this premier community.

- The building offers flexibility in configuration and immediate owner-user occupancy potential
- Income driven stability provides upside to pursue your tenant configuration goals
- Located in the heart of LA Design District perfectly between Beverly Hills and Hollywood Entertainment Core
- Future expansion of the Metro Purple Line further connecting the area to Greater Los Angeles
- Onsite stacked parking, with a publicly operated parking garage located next door


GEORGETOWN CUPCAKE
los angeles

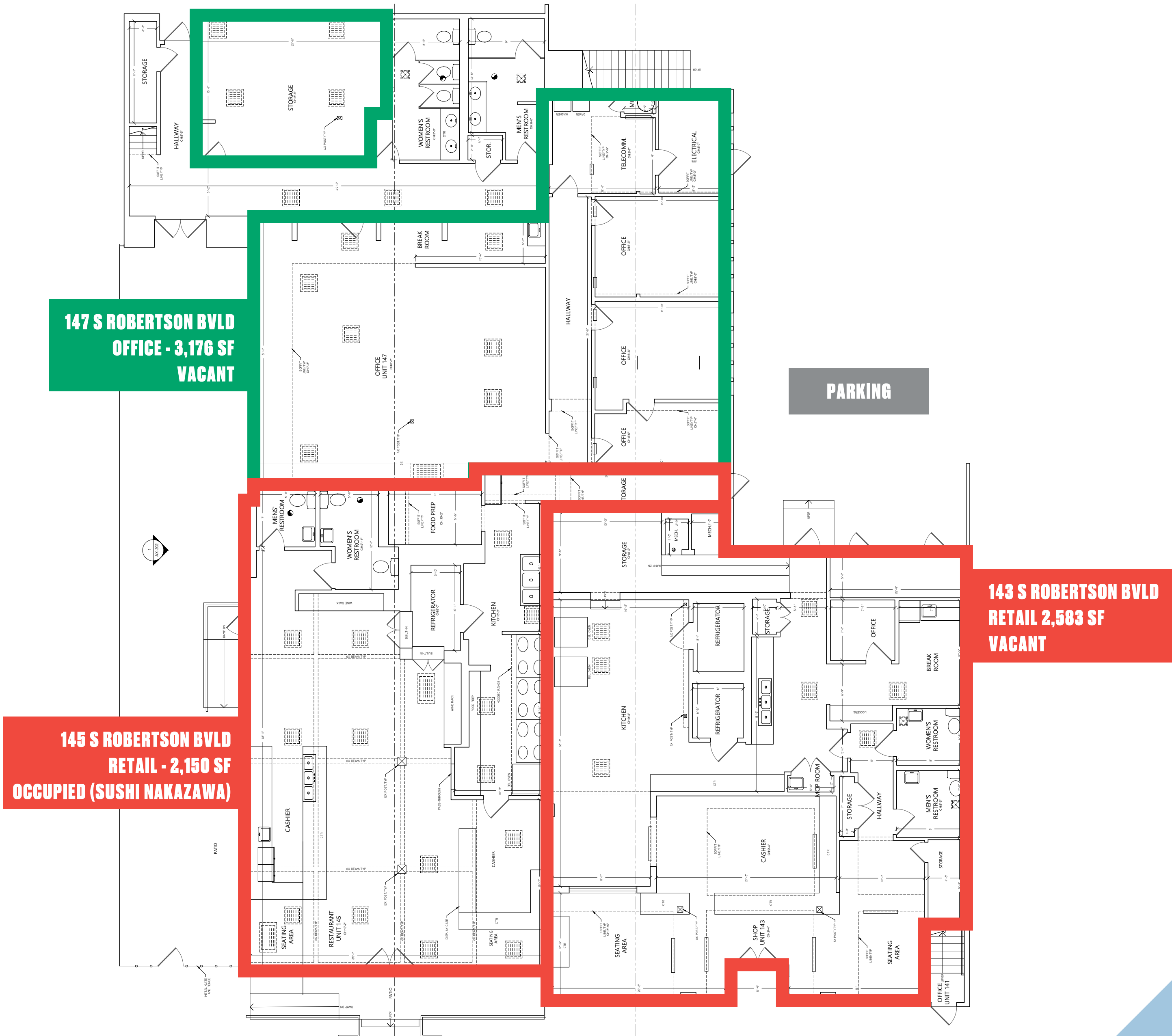
PROPERTY INFORMATION

Details & Specifications

Asking Price:	**$9,750,000**
Address:	141-147 South Robertson Boulevard Los Angeles, CA 90048
Total Building SF:	13,195 SF (approx.)
Total Lot SF:	12,242 SF (approx.)
Building Use Type SF:	Retail - 4,733 SF (approx.) Office - 8,462 SF (approx.)
Parking:	9 on-site stacked parking spaces Public parking garage next door
APN Numbers:	4334-001-023, 4334-001-022
Year Built:	1946
Year Renovated:	2018
Property Zoning:	LA C2
Current Leases:	SUSHI NAKAZAWA: Term through October 1, 2036 at a rental rate of $6.25/SF NNN with 3% annual increases.

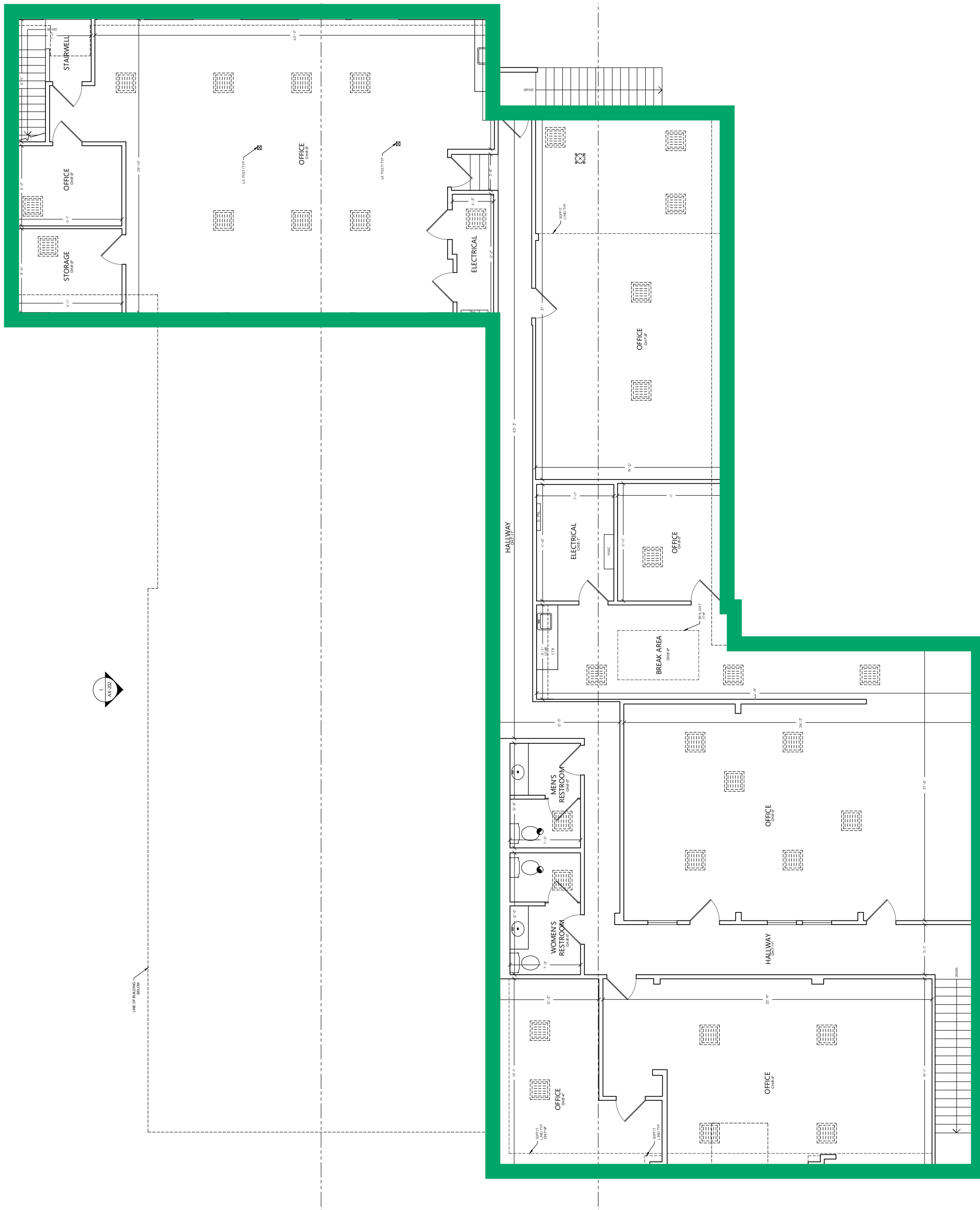
FLOORPLANS

FIRST FLOOR

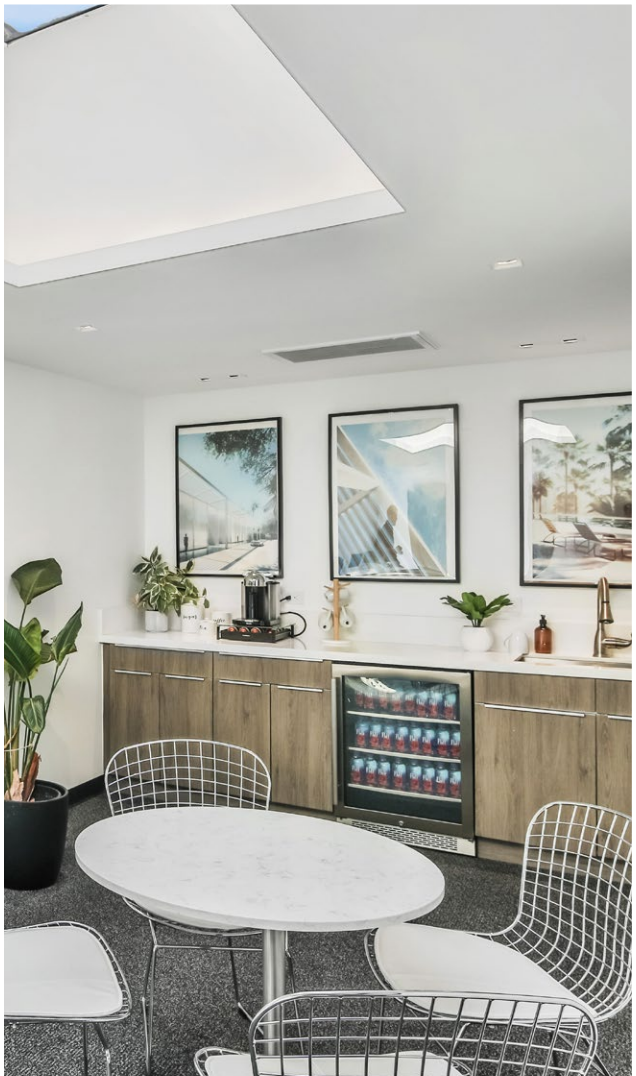


FLOORPLANS

SECOND FLOOR



141 S ROBERTSON BVLD
OFFICE - 5,286 SF
VACANT



WEST LOS ANGELES MARKET OVERVIEW

WEST LOS ANGELES OFFICE MARKET

Overview

141-147 S Robertson is located in a premier West Los Angeles office market. Historically it has been the preferred location for financial, entertainment, fashion, legal, and numerous types of service firms. Lately, West LA has drawn high-growth, new economy, tech/content companies to its submarkets such as Culver City, and Santa Monica. West LA has consistently achieved the highest rental rates of any market in Southern California and it is now home to a tech workforce that rivals San Francisco and Seattle and is unique in the world as the only place where tech companies can draw upon and collaborate with Hollywood talent. This helps explain the large consumption of office space leased by companies such as Google, Apple, Netflix, and Amazon here. These companies can also draw upon young talent from local universities such as UCLA and Loyola Marymount as well as USC and Caltech.

Supply Constrained Market

Many factors have combined over the last 10 years to create a supply constrained market and there is increasingly constrained West LA land on which to develop future office projects. Since the Great Recession of 2007/2008, several dynamics led to only minimal amounts of added office supply. These include an uncertain economy; strong westside neighborhood development opposition (not-in-my-backyard (NIMBY) groups); and several municipalities with restrictive local development laws. Entitlements for new projects will continue to be difficult to obtain.

Looking at supply, the last major additions were during 2021, which brought 98,000 SF of new office space. There are currently no active building developments underway, with one proposed medical office project consisting of 204,000 SF. Buildings rarely trade in this submarket and they often command among the richest pricing in the metro, as well as the nation.


IMAGINE


EXIT

WHOLE FOODS

LA COUNTY MUSEUM OF ART

SOFITEL LOS ANGELES

THE GROVE LA

AREA OVERVIEW

About the City

Located in the heart of metropolitan Los Angeles, this West Hollywood-adjacent Design District is a compact, 1.9-square-mile economic and cultural powerhouse bordered by Beverly Hills and Los Angeles. It is a city instilled with idealism and creativity.

Visitors from around the world flock to its iconic destinations:

- The Sunset Strip: A legendary center for music, entertainment, fashion, and culture.
- Santa Monica Boulevard: Home to historic LGBT destinations and vibrant entertainment venues.
- The Design District: A premier destination for shopping, galleries, and dining.

Voted the Most Walkable City in California by Walk Score, the location's proximity to amenities ranks higher than San Francisco, Los Angeles, and San Diego. The City encourages fitness via its "Well West Hollywood" walking routes, connecting major parks in a five-mile loop.

The City excels in sound fiscal management. With a diverse revenue base, this area swiftly recovered from the 2008 recession and is prepared for post-pandemic economic recovery. This financial stability is recognized by top rating agencies like Fitch and Moody's, which affirm excellent bond ratings, including an 'AAA' implied general obligation bond rating from S&P. The City has consistently received the GFOA's Certificate of Achievement for Excellence in Financial Reporting for over 25 years.

WEST HOLLYWOOD OFFICE SUBMARKET

Office Submarket Summary

Vacancy, currently 13.4%, is up from about 5.5% in early 2020. During the past 12 months, average asking rents witnessed gains of 0.6%. Average asking rents, $58 per SF, are among the higher rates seen marketwide.

Developer CIM Group has been the main driver of office development in West Hollywood in recent years, focused on The Lot complex, a combination of office and studio facilities by the intersection of La Brea Avenue and Santa Monica Boulevard. The most recent delivery in The Lot Complex, the 98,000-SF Courtyard at the Lot, finished in 2021. Ticketmaster preleased the entire building in 2019 and its lease doesn't expire until late 2032.

Recent transaction activity has been modest, with $289 million in buildings selling in the past 12 months. Property values have declined due to market softness and are expected to reach a bottom this year.

Excellent Market Fundamentals

- While the city has a diverse economic base, it also serves as an entertainment center for metro Los Angeles. In addition to major talent agencies and entertainment law firms here, West Hollywood is home to the center of the fashion and design core of Los Angeles.
- Since so many founders, CEO's, and senior partners live in the immediate area and with traffic continuing to be an important location consideration, West Hollywood is sure to remain a top choice for decision makers into the foreseeable future.

Great Performing Westside Office Submarket

- West Hollywood sits between Hollywood, Beverly Hills, and Century City, which creates spillover demand for talent management, publicity, and PR firms, music, film, and TV production support, etc.
- Most company downsizing has already occurred, reducing the likelihood of major negative absorption in the near term. Less than 22% of leases signed before April 2020 still need to expire—well below the national average of 34%. Even so, with office-using job growth slowing, demand is expected to remain flat.

COMPETITIVE OFFICE BUILDINGS

101 S ROBERTSON BLVD

Total SF	**19,039 SF**
Leased	**68%**
Owner	**Austin Winsberg**

8789 BEVERLY BLVD

RBA	**23,747 SF**
Leased	**64%**
Owner	**David Shaaya**

8800 WILSHIRE BLVD

RBA	**18,640 SF**
Leased	**34%**
Owner	**Shamooilian Farzaneh**

8242 W 3RD ST

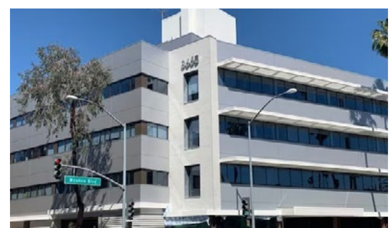
RBA	**13,221SF**
Leased	**80%**
Owner	**Gazin Properties**

8230 BEVERLY BLVD

RBA	**13,330 SF**
Leased	**76%**
Owner	**Abe Guttman**

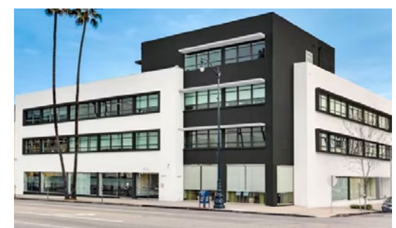
8455 BEVERLY BLVD

RBA	**42,868 SF**
Leased	**71%**
Owner	**South Park Group**



8665 WILSHIRE BLVD

RBA	**40,143 SF**
Leased	**81%**
Owner	**Crown Realty Group**



8820 WILSHIRE BLVD

RBA	**28,217 SF**
Leased	**90%**
Owner	**Kings Arch**

RECENT SALES

8783-8788 BEVERLY BLVD

Sale Price	$12,700,000
Size	10,000 SF
Price Per SF	$1,270.00
Sale Date	09/24

8733 BEVERLY BLVD

Sale Price	$11,600,000
Size	19,536 SF
Price Per SF	$593.78
Sale Date	09/24

106-110 S ROBERTSON BLVD

Sale Price	$5,000,000
Size	5,140 SF
Price Per SF	$964.01
Sale Date	12/24

8655 BEVERLY BLVD

Sale Price	$6,600,000
Size	11,738 SF
Price Per SF	$562.28
Sale Date	06/25

141-147 SOUTH ROBERTSON BOULEVARD

8731-8735 W 3RD ST

Sale Price	$4,000,000
Size	3,626 SF
Price Per SF	$1,100.00
Sale Date	10/24

DEMOGRAPHICS

1,202,648
AVG HOME VALUE

62.9%
BACHELOR'S DEGREE OR HIGHER

$136,752
AVG HOUSEHOLD INCOME

97%
WHITE COLLAR EMPLOYEES

This Los Angeles enclave is a densely populated, affluent, and diverse area known for its vibrant community, with a population around 35,000, median age in the late 30s/early 40s, and a high proportion of single-person households. Demographics show a large White population (around 70-74%) but significant Asian, Black, and multi-racial groups, with over 20% foreign-born residents. Income levels are high, and the population holds above average levels of education and degrees. The submarket is known for renting rather than owning homes.

141-147 SOUTH ROBERTSON BOULEVARD

L.A. REALTY PARTNERS

Rick Buckley
Principal
310.407.3412
rbuckley@larealtypartners.com
LIC #01051873

Blaise Slattery
Senior Director
310.407.3410
bslattery@larealtypartners.com
LIC #02066887