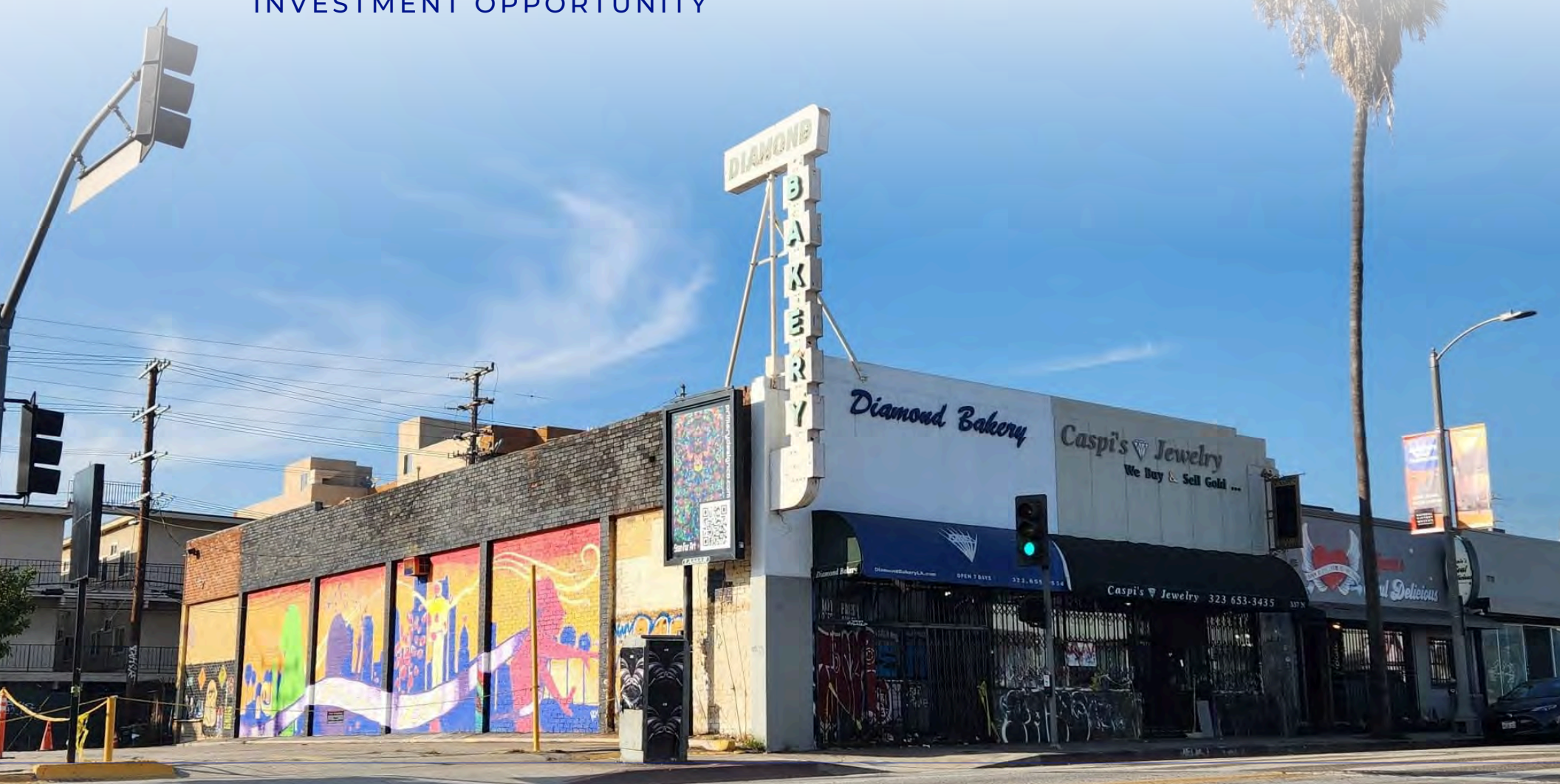


**335 - 337**  
INVESTMENT OPPORTUNITY

**N. FAIRFAX AVENUE**  
LOS ANGELES, CA 90036



OFFERING MEMORANDUM

 **FEDER & ASSOCIATES**  
COMMERCIAL REAL ESTATE  
SERVICE BEYOND EXPECTATION®

**PEAK**  
COMMERCIAL

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*Exclusively Marketed by:*



**FEDER & ASSOCIATES**  
COMMERCIAL REAL ESTATE  
SERVICE BEYOND EXPECTATION®

5900 Canoga Avenue, Suite 110, Woodland Hills, CA 91367

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# PROPERTY SUMMARY

335 - 337 N FAIRFAX AVENUE, LOS ANGELES, 90036

# PROPERTY SUMMARY

## PROPERTY FEATURES

Address	335-337 N. Fairfax Avenue Los Angeles, CA 90036
County	Los Angeles
Market	Los Angeles
Submarket	West Hollywood
APN	5527-036-017
Building SF	5,465 SF
Land SF	6,158 SF
Land Acres	0.14
Year Built	1946
# of Parcels	1
Zoning Type	LAC2
# of Stories	2
# of Buildings	1
Street Frontage	51' on N Fairfax Ave
Walk Score	Walker's Paradise (97)
Transit Score	Good Transit (56)

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
2024 Population	44,572	333,559	898,679
2024 Median HH Income	\$102,784	\$90,586	\$79,526
2024 Average HH Income	\$155,311	\$141,033	\$126,097

## PROPERTY SUMMARY

Originally constructed in 1946, this single-story, wood-framed building with a mezzanine is supported by a durable concrete slab-on-grade foundation. The structure features concrete and masonry brick exterior walls and a distinctive low-sloped, convex roof with membrane roofing. The interior showcases walls and ceilings composed of gypsum board (drywall) and lath and plaster, maintaining a classic architectural appeal.

## FIRE DAMAGE ASSESSMENT

The property has experienced limited fire damage, specifically affecting portions of the structure. Key findings include:

- 1. Roof and Ceiling Framing:** The fire fully compromised the wood roof and ceiling framing.
- 2. Mezzanine Structure:** Select portions of the mezzanine's wood floor and partition wall framing were damaged.
- 3. Repair Viability:** Damage is assessed as less than substantial structural damage, meaning the affected components can be repaired or replaced to their original, pre-damaged condition. Comprehensive code upgrades are not required, streamlining the restoration process.

## RESTORATION POTENTIAL

The property provides an excellent opportunity for revitalization. Restoration to pre-damaged condition is achievable without triggering significant code compliance upgrades, making it a cost-effective investment. For further details, refer to the Conceptual Repairs to Pre-Damaged Condition section of this document.

# LOCATION SUMMARY

335 - 337 N FAIRFAX AVENUE, LOS ANGELES, 90036



The property is located in the highly desirable 90036 ZIP code, situated within the culturally rich Mid-Wilshire and Fairfax District neighborhoods of Los Angeles. This vibrant area combines residential charm with bustling commercial activity, making it a sought-after destination for residents and visitors alike.

## KEY FEATURES OF THE NEIGHBORHOOD

### Residential and Commercial Blend

The 90036 area is a harmonious mix of upscale single-family homes, charming apartments, and thriving commercial corridors, creating an attractive and dynamic environment for a variety of lifestyles.

### Shopping and Dining Hotspots

- **The Grove:** A premier outdoor shopping and entertainment destination featuring high-end retailers, fine dining, and a lively community atmosphere.
- **Farmers Market:** Adjacent to The Grove, this iconic market offers a wide variety of food vendors, gourmet products, and fresh produce, attracting locals and tourists alike.
- **Melrose Avenue:** Renowned for its eclectic boutiques, trendy dining options, and vibrant street art, Melrose Avenue is a cultural hub in the area.

### Museums and Cultural Attractions

- **Los Angeles County Museum of Art (LACMA):** One of the largest art museums in the western United States, showcasing an impressive collection of global art.
- **Petersen Automotive Museum:** A world-class facility celebrating the artistry and history of automobiles.
- **La Brea Tar Pits and Museum:** A globally recognized Ice Age fossil excavation site and interactive museum.

### Parks and Recreation

- **Pan Pacific Park:** A spacious urban park featuring sports fields, walking paths, and a playground, offering a serene escape amid the city bustle.

### Transportation and Accessibility

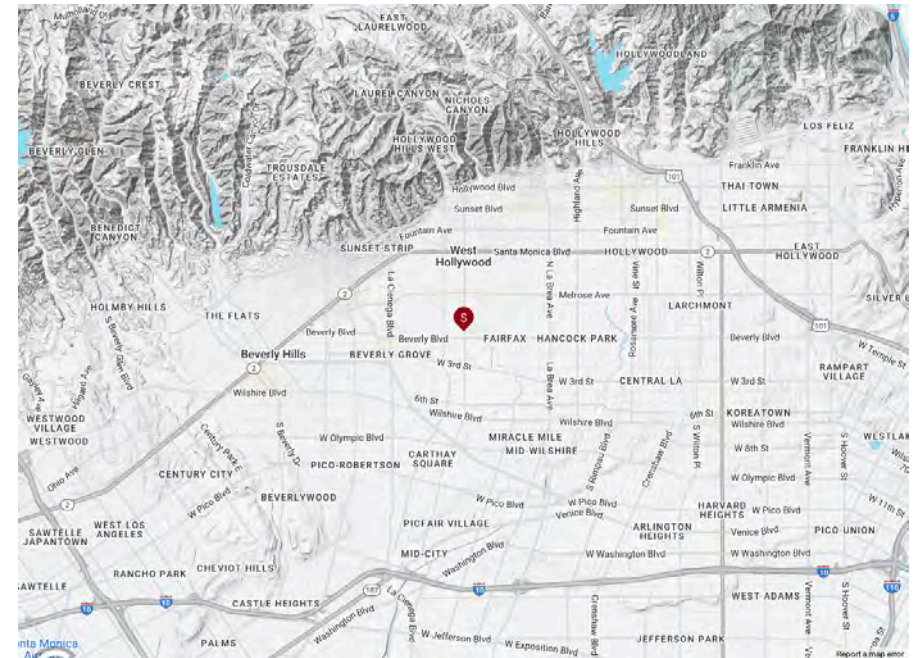
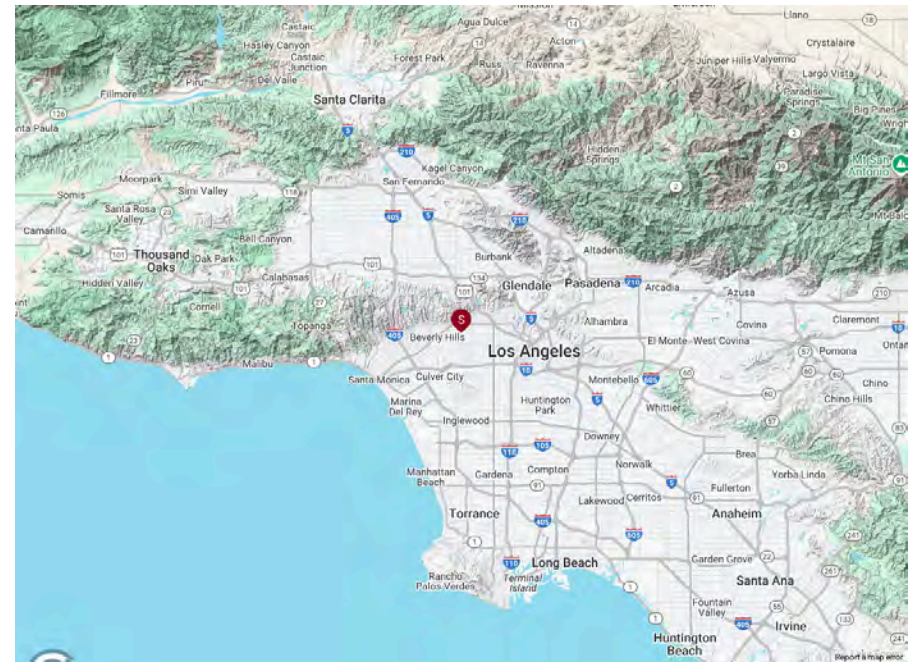
- The neighborhood is well-connected with public transportation and major routes, including Wilshire Blvd and Fairfax Ave, ensuring ease of access.

### Demographics and Community

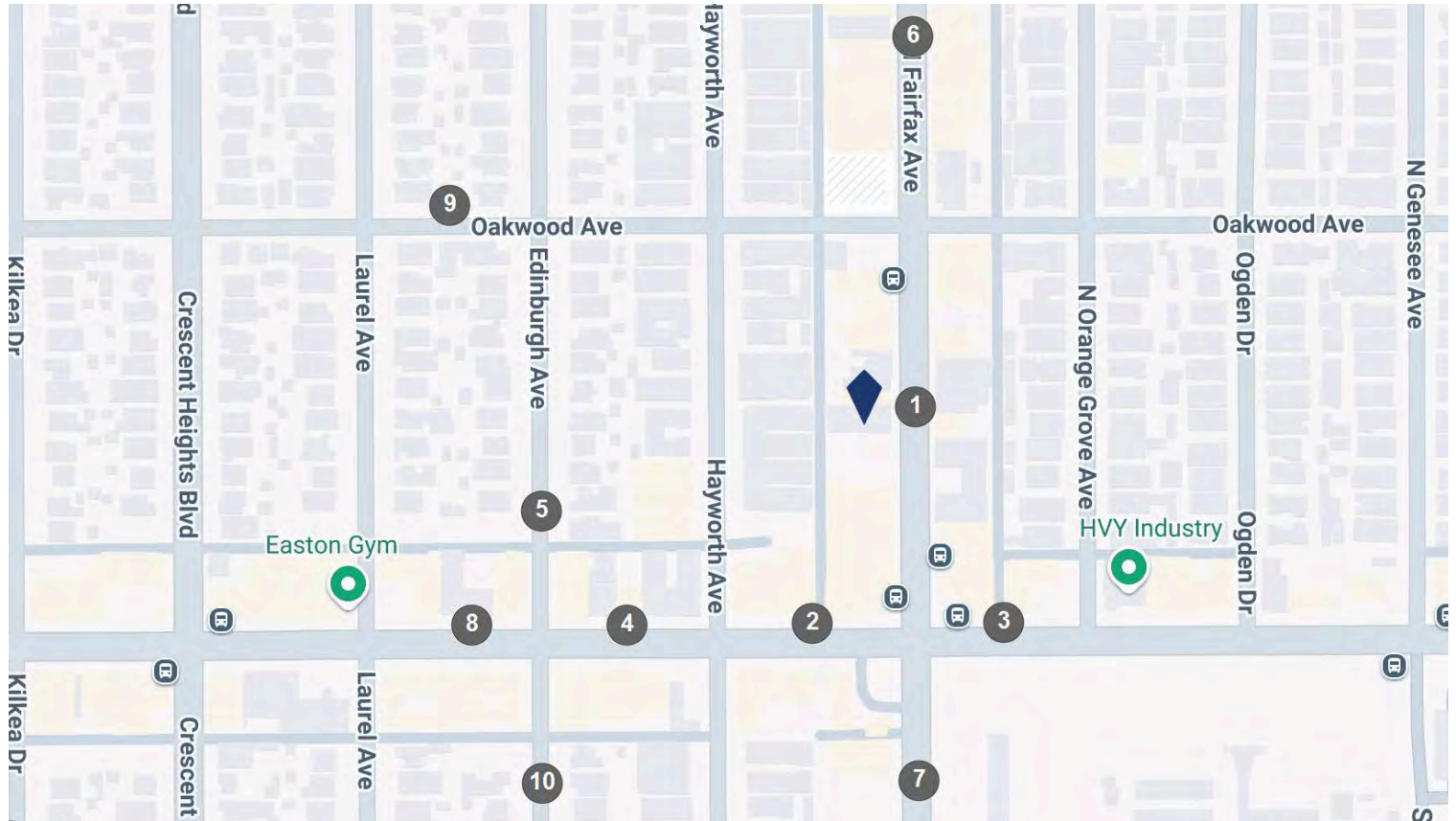
- A diverse population of young professionals, families, and an active Jewish community contributes to the area's unique cultural identity.

### Neighborhood Vibe

- A seamless blend of urban energy and residential charm makes 90036 an attractive destination for living and commerce.

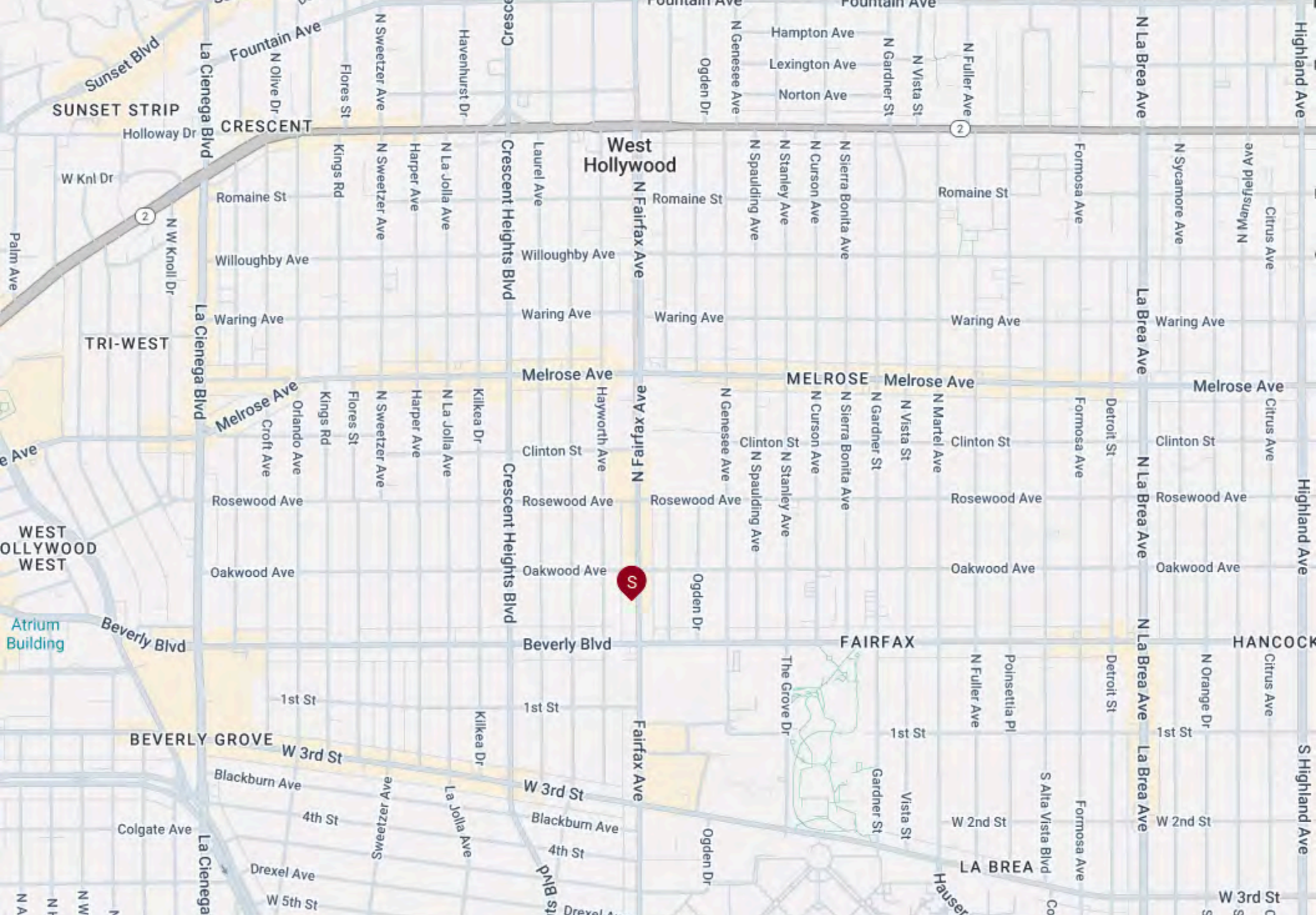


# TRAFFIC COUNTS



## COUNTS BY STREETS

COLLECTION STREET	CROSS STREET - DIRECTION	TRAFFIC VOLUME	COUNT YEAR	DATE FROM SUBJECT
1. N Fairfax Ave.	Oakwood Ave. - N	36,533	2022	0.02 MI
2. Beverly Blvd.	N Hayworth Ave. - W	36,672	2022	0.08 MI
3. Beverly Blvd.	N Orange Grove Ave. - E	43,305	2022	0.09 MI
4. Beverly Blvd.	N Edinburgh Ave. - W	37,351	2022	0.11 MI
5. N Edinburgh Ave.	Beverly Blvd. - S	2,013	2022	0.12 MI
6. N Fairfax Ave.	Oakwood Ave.	35,365	2022	0.13 MI
7. N Fairfax Ave.	Beverly Blvd. - N	38,888	2022	0.13 MI
8. Beverly Blvd.	N Edinburgh Ave. - E	34,814	2022	0.16 MI
9. Oakwood Ave.	N Laurel Ave. - W	3,047	2022	0.16 MI
10. N Edinburgh Ave.	Beverly Blvd. - N	3,226	2022	0.17 MI

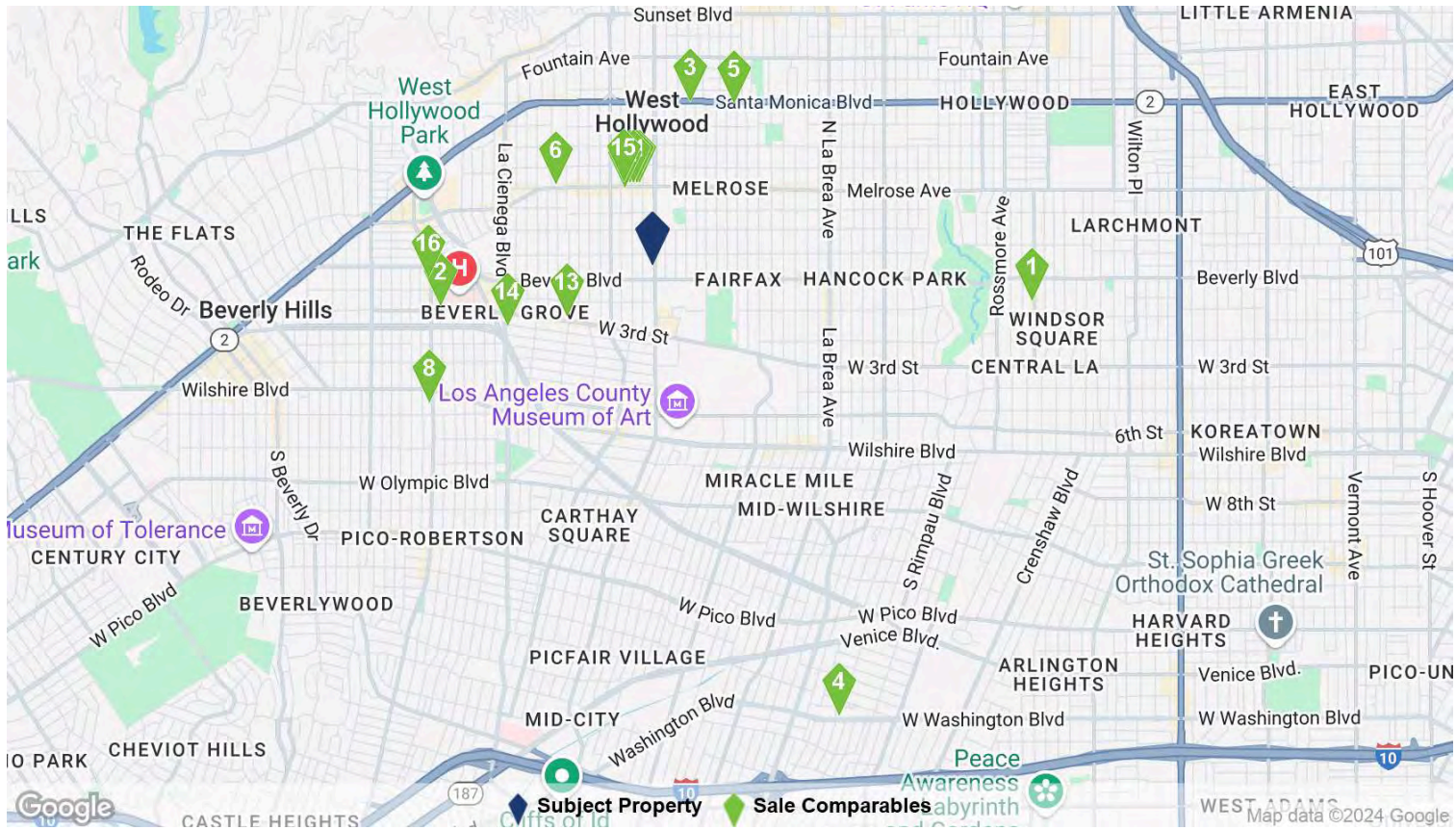






# SALE COMPARABLES

335 - 337 N FAIRFAX AVENUE, LOS ANGELES, 90036



## SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Medium	High
Sale Price	\$1,850,000	\$4,752,375	\$3,700,000	\$15,000,000
Price / SF	\$644	\$1,247	\$1,099	\$2,070
Cap Rate	4.6%	5.8%	5.6%	8.5%
Time Since Sale in Months	0.5	9.8	9.4	22.5

Property Attributes	Low	Average	Medium	High
Building SF	2,298	\$4,752,375	\$3,700,000	\$15,000,000
Stories	1	\$1,247	\$1,099	\$2,070
Typical Floor SF	1,308	5.8%	5.6%	8.5%
Vacancy Rate At Sale	0%	9.8	9.4	22.5
Year Built	1921	5.8%	5.6%	8.5%
Star Rating	★☆☆☆☆	★★☆☆☆	★★★☆☆	★★★★☆

### SALE COMPARABLES

**16**

### AVG. PRICE/SF

**\$1,247**

### AVG. CAP RATE

**5.8%**

### AVG. VACANCY AT SALE

**9.5%**

# INVESTMENT TRENDS

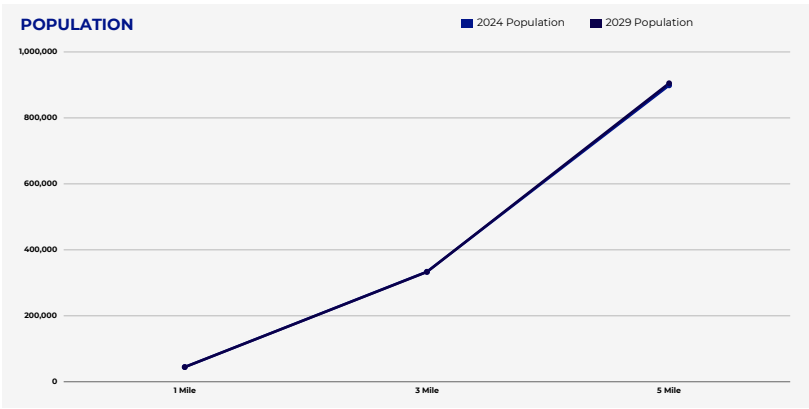
COLLECTION STREET	PROPERTY				SALE			
	RATING	YR BUILT	BUILD SF	VACANCY	SALE DATE	PRICE	PRICE/SF	PRICE/SF
1. 137-143 N Larchmont Blvd.	★★★★☆	1922	8,438	0%	11/25/2024	\$15,000,000	\$1,778	\$1,778
2. 8731-8735 W 3rd St.	★☆☆☆☆	1939	3,626	44.2%	10/18/2024	\$4,000,000	\$1,103	\$1,103
3. 7740 Santa Monica Blvd.	★★★★☆	1921	2,616	22.9%	10/17/2024	\$2,132,500	\$815	\$815
4. 4745 W Washington Blvd.	★★★★☆	1922	3,160	0%	10/9/2024	\$2,480,000	\$785	\$785
5. 7506 Santa Monica Blvd.	★★★★☆	1932	2,874	0%	9/19/2024	\$1,850,000	\$644	\$644
6. 8327 Melrose Ave.	★★★☆☆	1948	2,400	0%	8/21/2024	\$2,850,000	\$1,188	\$1,188
7. 7955-7959 Melrose Ave.	★★★★☆	1947	2,925	34.2%	6/25/2024	\$2,175,000	\$744	\$744
8. 153-155 S Robertson Blvd.	★★★★☆	1945	2,634	0%	4/18/2024	\$4,450,000	\$1,689	\$1,689
9. 7965-7967 Melrose Ave.	★★★★☆	1950	2,298	69.6%	1/12/2024	\$4,000,000	\$1,741	\$1,741
10. 8001 Melrose Ave	★★★★☆	1985	3,355	0%	12/27/2023	\$3,300,000	\$984	\$984
11. 710 N Edinburgh	★★★★☆	1949	3,067	32.6%	12/8/2023	\$3,550,000	\$1,157	\$1,157
12. 8020 Melrose Ave.	★★★☆☆	1925	3,200	0%	9/11/2023	\$3,500,500	\$1,094	\$1,094
13. 8301 W 3rd St.	★★★☆☆	1950	3,564	0%	5/26/2023	\$3,850,000	\$1,080	\$1,080
14. 358 S La Cienega Blvd.	★★★★☆	2001	4,382	0%	3/30/2023	\$6,250,000	\$1,426	\$1,426
15. 8025 Melrose Ave.	★★★☆☆	1952	7,416	0%	3/23/2023	\$6,300,000	\$850	\$850
16. 131-133 N Robertson Blvd.	★★★★☆	1949	5,000	0%	1/25/2023	\$10,350,000	\$2,070 4.8	\$2,070 4.8



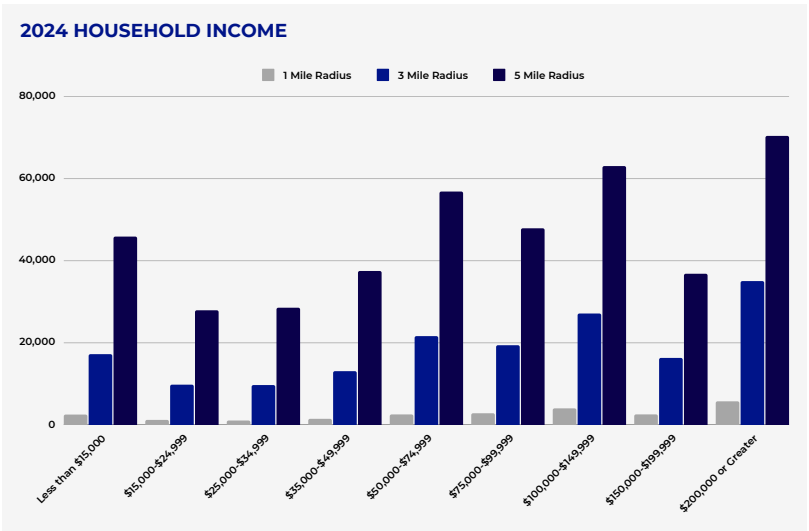
# DEMOGRAPHICS

335 - 337 N FAIRFAX AVENUE, LOS ANGELES, 90036

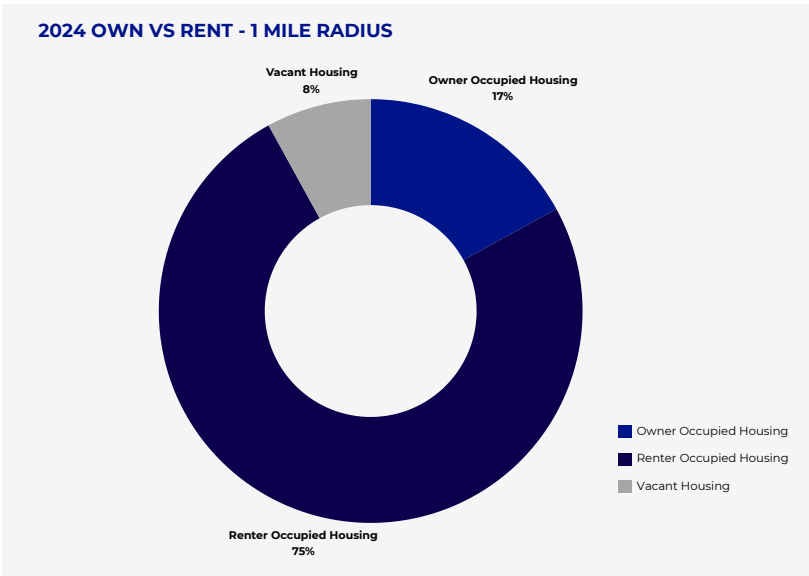
POPULATION	1 Mile	3 Mile	5 Mile
2000 Population	42,561	337,088	\$929,882
2010 Population	44,206	331,546	907,485
2024 Population	44,572	333,559	898,679
2029 Population	44,570	333,011	905,017
2024 - 2029 Population: Growth Rates	0.00%	-0.15%	0.70%



2024 HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
less than \$15,000	2,520	17,233	45,869
\$15,000 - \$24,999	1,219	9,802	27,917
\$25,000 - \$34,999	1,069	9,707	28,544
\$35,000 - \$49,999	1,483	13,089	37,491
\$50,000 - \$74,999	2,552	21,625	56,839
\$75,000 - \$99,999	2,838	19,408	47,887
\$100,000 - \$149,999	4,029	27,132	63,043
\$150,000 - \$199,999	2,559	16,316	36,817
\$200,000 or greater	5,745	35,031	70,390
Median Household Income	\$102,784	\$90,586	\$79,526
Average Household Income	\$155,311	\$141,033	\$126,097



HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2000 Total Housing	23,632	167,309	406,060
2010 Total Households	23,378	159,542	388,803
2024 Total Households	24,013	169,343	414,797
2029 Total Households	24,663	174,125	430,791
2024 Average Household Size	1.82	1.94	2.13
2029 Average Household Size	2.70%	2.80%	3.80%



Source: esri

# DEMOGRAPHICS

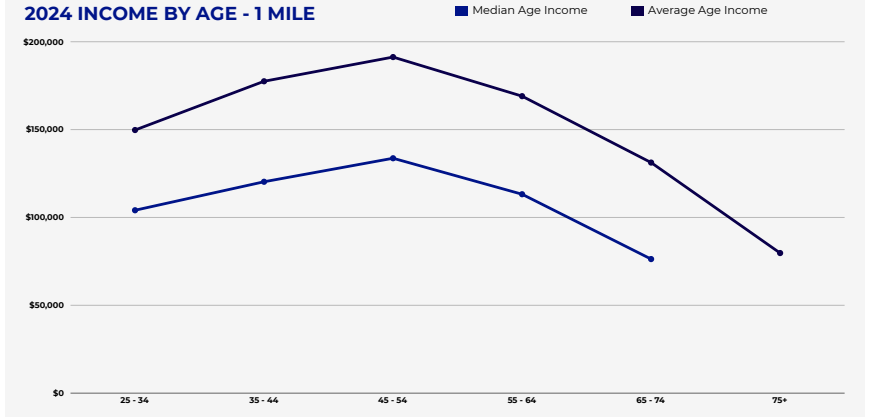
## 2024 POPULATION BY AGE

	1 Mile	3 Mile	5 Mile
2024 Population Age 30-34	6,612	42,328	105,748
2024 Population Age 35-39	5,051	33,759	84,797
2024 Population Age 40-44	4,026	27,486	70,689
2024 Population Age 45-49	2,830	21,769	57,075
2024 Population Age 50-54	2,661	21,118	57,087
2024 Population Age 55-59	2,222	18,628	50,839
2024 Population Age 60-64	1,931	17,101	48,016
2024 Population Age 65-69	1,627	14,567	41,269
2024 Population Age 70-74	1,457	12,346	33,745
2024 Population Age 75-79	1,135	9,472	25,465
2024 Population Age 80-84	796	6,182	16,697
2024 Population Age 85+	1,047	7,382	18,516
2024 Population 18+	39,173	291,858	771,886
2024 Medium Age	38	38	38
2029 Medium Age	40	40	40

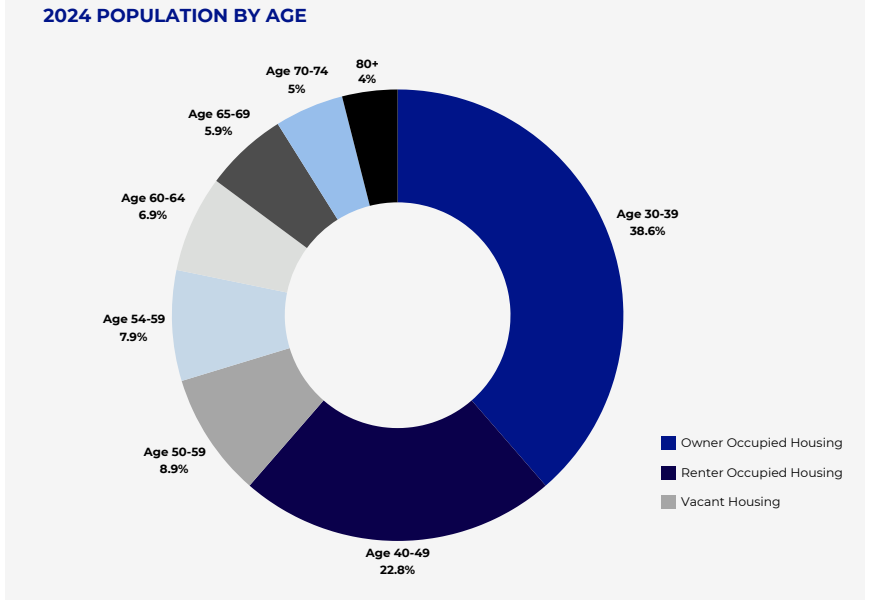
## 2024 INCOME BY AGE

	1 Mile	3 Mile	5 Mile
Median Household Income 25-34	\$104,088	\$88,798	\$81,118
Average Household Income 25-34	\$149,749	\$128,251	\$116,111
Median Household Income 35-44	\$120,308	\$105,874	\$91,701
Average Household Income 35-44	\$177,495	\$158,085	\$141,328
Median Household Income 45-54	\$133,688	\$119,123	\$100,396
Average Household Income 45-54	\$191,278	\$174,455	\$152,766
Median Household Income 55-64	\$113,212	\$103,196	\$83,032
Average Household Income 55-64	\$169,023	\$159,185	\$138,381
Median Household Income 65-74	\$76,309	\$73,782	\$65,267
Average Household Income 65-74	\$131,235	\$128,514	\$115,251
Average Household Income 75+	\$79,737	\$93,327	\$90,961

## 2024 INCOME BY AGE - 1 MILE



## 2024 POPULATION BY AGE



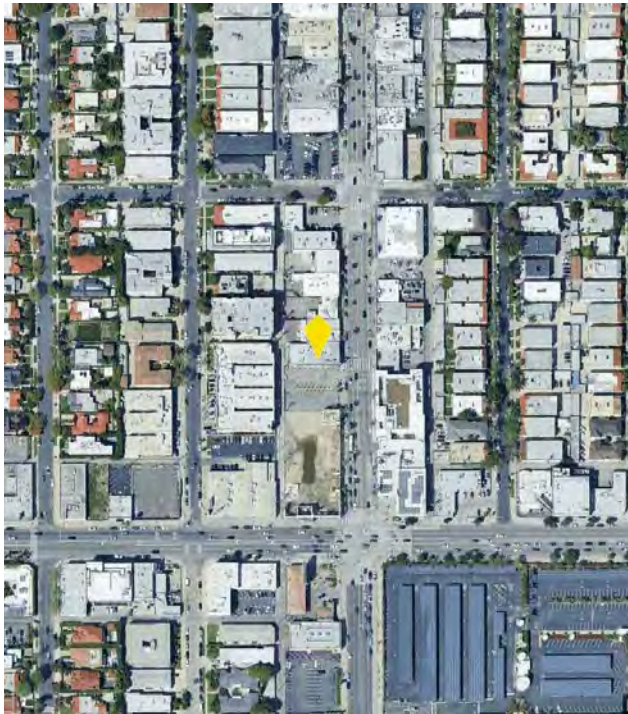


# GALLERY

335 - 337 N FAIRFAX AVENUE, LOS ANGELES, 90036



GALLERY





# PEAK COMMERCIAL

In 1991, two respected leaders in the Southern California real estate community established Peak Companies as an investment vehicle for real estate private equity opportunities. They realized the opportunity to offer their expertise, reserved for maintaining their own successful portfolio of business, to the rest of the real estate investment community.

In the years to follow, the organization assembled an unparalleled suite of real estate services that delivers innovative solutions to both real estate investors and consumers alike. Operating as the Peak Companies, this multi-entity brand is recognized in the market as a “one-stop-shop” for “Everything Real Estate.”

## BROKERAGE

Peak Commercial, Inc. is a full-service, professionally dedicated real estate brokerage headquartered in Woodland Hills, California with three additional offices in Southern California. Peak Commercial’s management and agent team prides itself on a depth of experience spanning local, national, and international commercial markets. This includes a proven track record in successful closings for all property types.

What differentiates Peak Commercial from other commercial brokerages is its affiliation with the Peak Companies. Its comprehensive service offerings comprised of commercial financing, insurance, escrow, and 1031 exchange services deliver an integrated set of resources for investors.



## HEADQUARTERS

Peak Professional Plaza  
5900 Canoga Ave, Suite 110  
Woodland Hills, CA 91367

## CONTACT INFO

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(855) 732-5300  
info@peakcommercial.com



# 335 - 337

INVESTMENT OPPORTUNITY

**N. FAIRFAX AVENUE**  
LOS ANGELES, CA 90036

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