

**FOR SALE | \$2,750,000**  
**MULTI FAMILY OR DEVELOPMENT  
OPPORTUNITY**

**4669**  
**WEST**  
**OLYMPIC**



**NEWMARK**

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# Property Highlights

- 6 bedrooms, 4 restrooms, 2 kitchens
- ADA compliant, central HVAC, hardwired and built to code, including Title 24 lighting
- Delivered fully vacant
- Equipped with excellent condition Samsung appliances & W/D
- Detached garage can be used for training, admin office, storage, etc.
- Ample onsite parking with ability to separate
- Centrally located in Longwood Highlands neighborhood, close to Miracle Mile/Mid-Wilshire, Hancock Park, Koreatown



## Property Info

**4669 W Olympic Blvd**  
**Los Angeles, CA 90019**

ADDRESS

**\$2,750,000**

ASKING PRICE

**±2,709 RSF**

BUILDING SIZE

**±9,654 RSF**

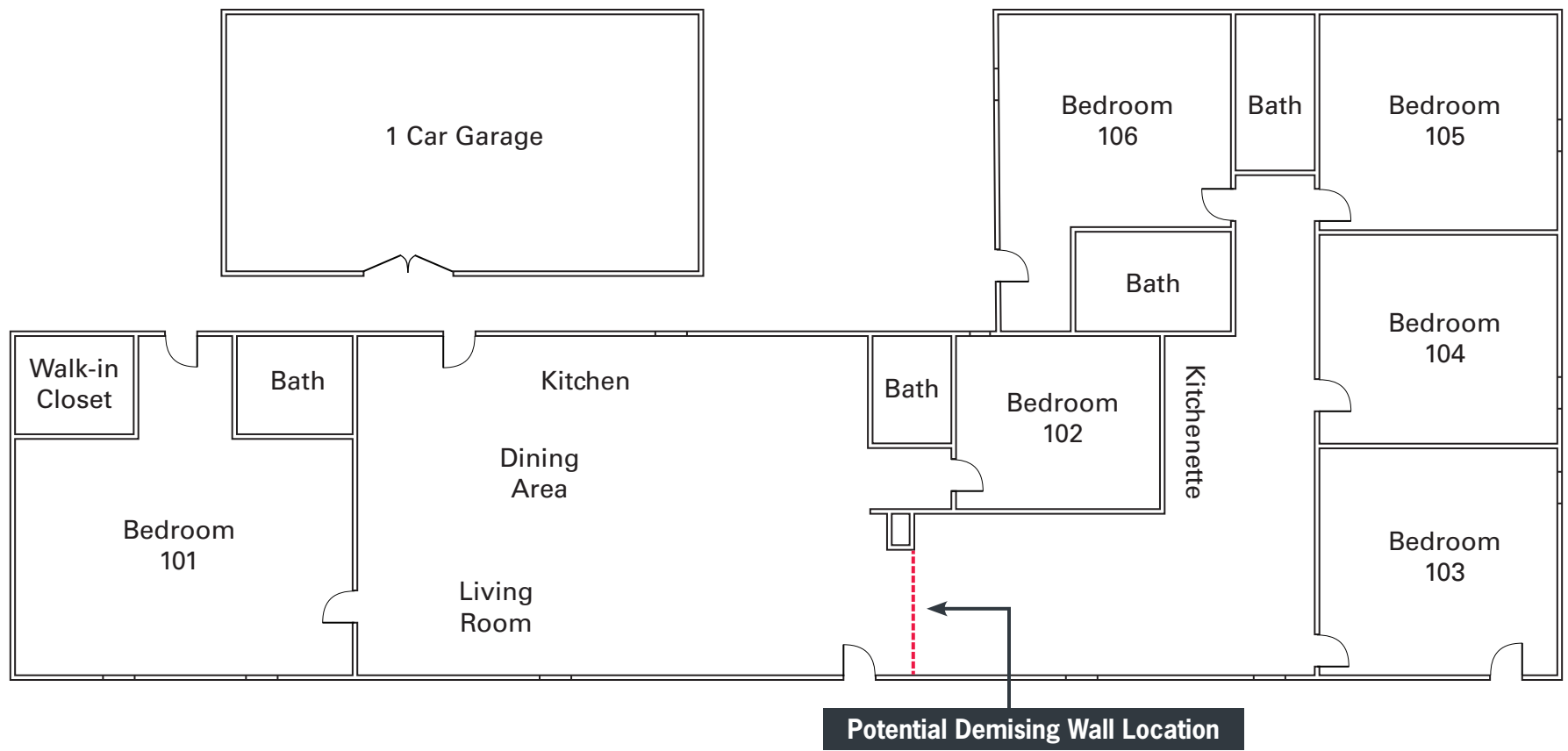
LAND SIZE



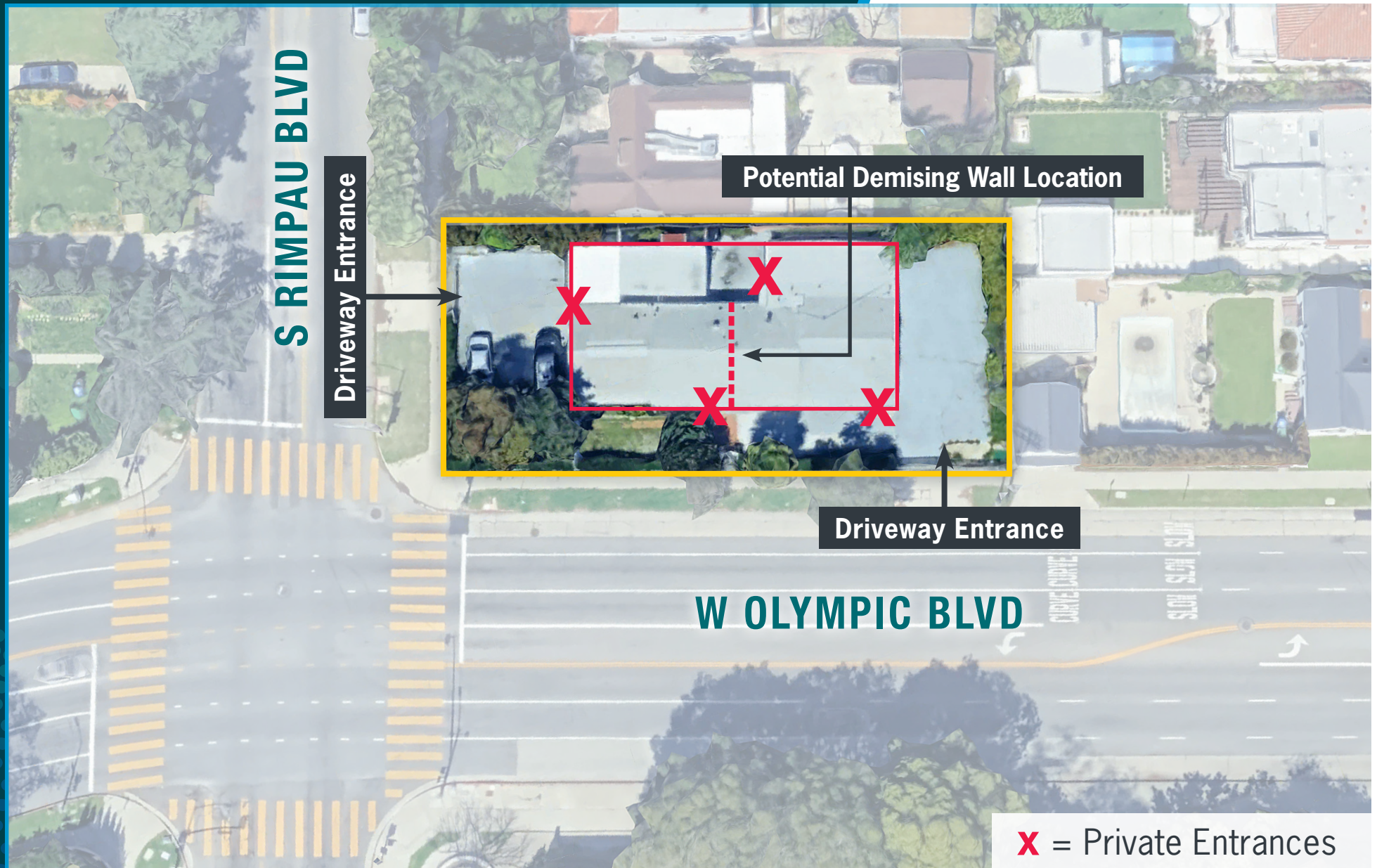


# Floorplan

**1st Floor:** ±2,709 SF



# Aerial View



# Area Amenities



## RESTAURANTS

- 1 The Counter
- 2 Starbucks
- 3 The Coffee Bean & Tea Leaf
- 4 Sake House Miro
- 5 Five Guys
- 6 Apollonia's Pizzeria
- 7 Genwa Korean BBQ
- 8 El Pollo Loco
- 9 Arado Japanese
- 10 Document Coffee Bar
- 11 M Grill Brazilian Churrascaria
- 12 Jeong Yuk Jeom Korean BBQ
- 13 Sul & Beans
- 14 WaBa Grill
- 15 Iki Ramen
- 16 BCD Tofu House
- 17 El Cholo
- 18 Pasta Sisters
- 19 The History Coffee
- 20 Olive Garden
- 21 Trejo's Tacos
- 22 Sushi HON
- 23 Chung Kiwa
- 24 Chusun Galbee
- 25 Ssam Korean BBQ
- 26 Gus's World Famous Fried Chicken
- 27 Oki's Dog
- 28 All Season Brewing Company
- 29 Milk Jar Cookies

## RETAIL

- 1 Ralphs
- 2 Smart & Final
- 3 Walgreen's
- 4 Bank of America
- 5 BevMo!
- 6 Lassen's Natural Food & Vitamins
- 7 CVS
- 8 Koreatown Plaza
- 9 Koreatown Galleria
- 10 Dollar Tree
- 11 Target
- 12 Lowe's Home Improvement
- 13 The Original Farmer's Market
- 14 The Grove

## ATTRACTIONS

- 1 LACMA
- 2 La Brea Tar Pits
- 3 Academy Museum of Motion Pictures
- 4 Petersen Automotive Museum
- 5 El Rey Theatre
- 6 The Wiltern

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