

544 S SAN VICENTE BLVD

LOS ANGELES | CALIFORNIA | 90048



OFFERING MEMORANDUM

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PROPERTY OVERVIEW

NAI CAPITAL COMMERCIAL INC. IS PLEASED TO PRESENT the exclusive opportunity to acquire 544 S San Vicente Boulevard, a 2,772-square-foot freestanding commercial building situated in the Beverly Grove submarket, minutes from the Cedars-Sinai Medical Center campus, Beverly Hills, and West Hollywood. Zoned C-2, the property offers a purchaser exceptional use flexibility across medical, professional office, retail, and general commercial applications, providing multiple pathways to maximize the asset's highest-and-best use through repositioning, lease-up, or long-term redevelopment. The site benefits from a rare convergence of high-density affluent residential population, institutional medical demand, and premier retail and design-industry activity, positioning this offering as a rare opportunity to acquire a freestanding, flexible-use asset in a submarket characterized by constrained supply and limited comparable inventory.

The property offers excellent frontage and exposure along San Vicente Boulevard, a high-visibility thoroughfare connecting the Beverly Hills Golden Triangle to the Fairfax/West Hollywood corridor, with premier signage potential well suited for a tenant or owner seeking to establish a flagship presence at a highly visible, irreplaceable address. Dedicated rear parking and a rear roll-up door provide functional versatility that broadens the pool of prospective users to include medical and wellness practices, specialty retailers, and showroom or creative-use concepts requiring efficient loading and back-of-house access. As a freestanding building, the asset affords a purchaser full building control, branding opportunity, and operational autonomy not typically available with multi-tenant product, while the surrounding submarket has demonstrated durable, long-term demand from medical and professional-service users, reflecting the corridor's proven tenant base.

Strategically located near the Cedars-Sinai Medical Center campus, Rodeo Drive and the Beverly Hills retail core, the Pacific Design Center, and the Original Farmers Market and The Grove, 544 S San Vicente Boulevard offers a purchaser multiple avenues to enhance value, including income growth through lease-up or renewal, adaptive reuse under the property's flexible C-2 entitlements, or conversion to an owner-user headquarters. The combination of prominent street presence, functional site improvements, and the scarcity of comparable freestanding buildings in the surrounding trade area underpins the asset's long-term upside potential, making this offering well suited for both value-add investors and owner-users seeking a strategic Westside foothold.



BUILDING SIZE

2,772 SF



LOT SIZE

4,510 SF



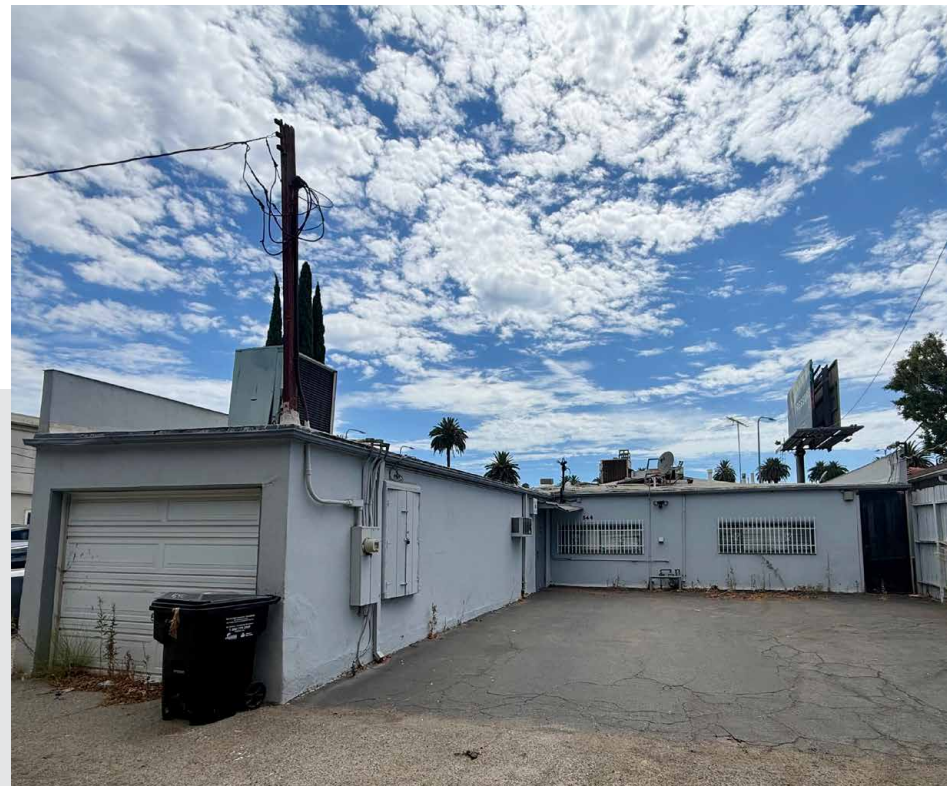
ZONING

LAC2-1VL

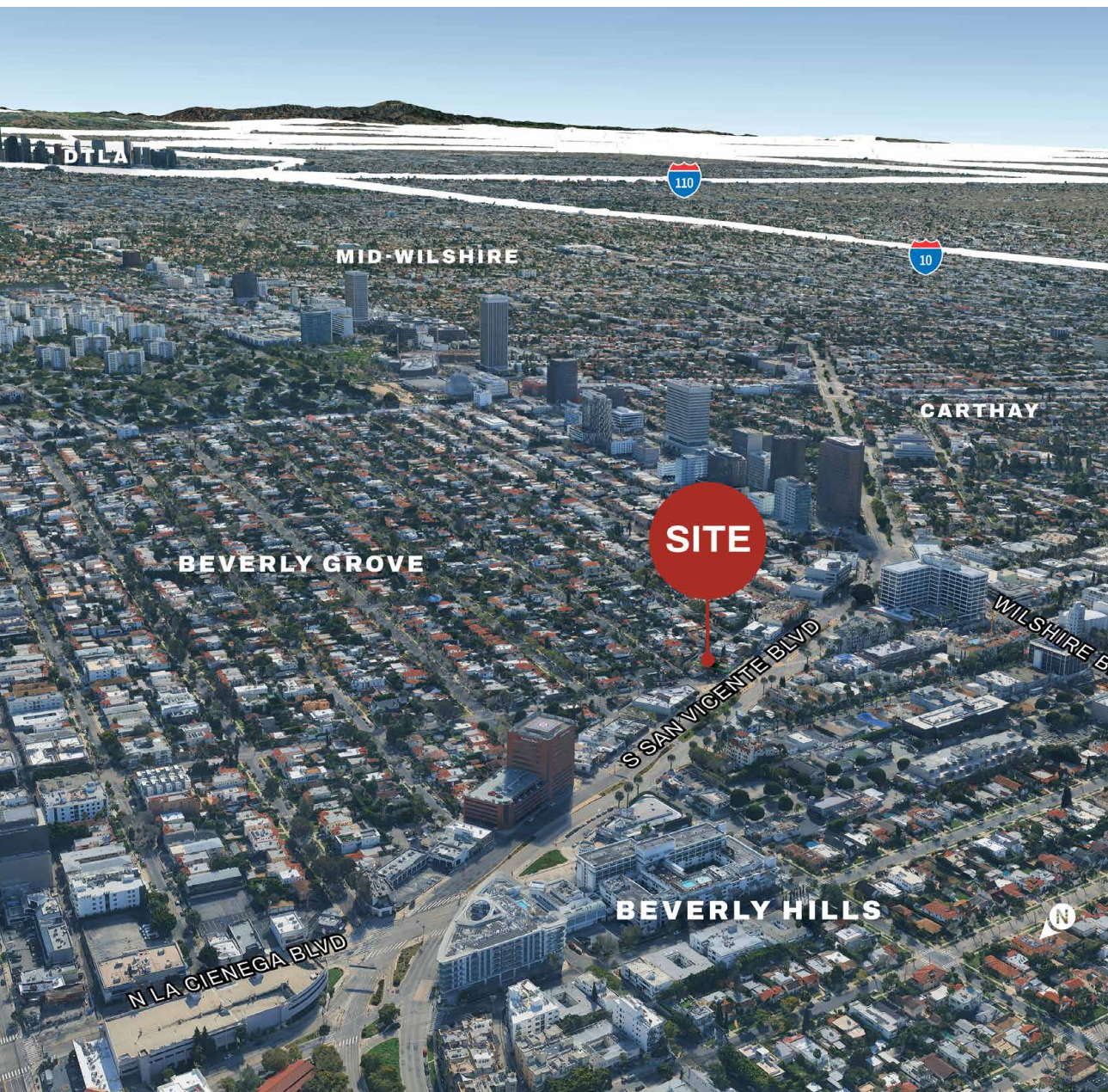


PARKING

Rear On-Site



LOCATION OVERVIEW



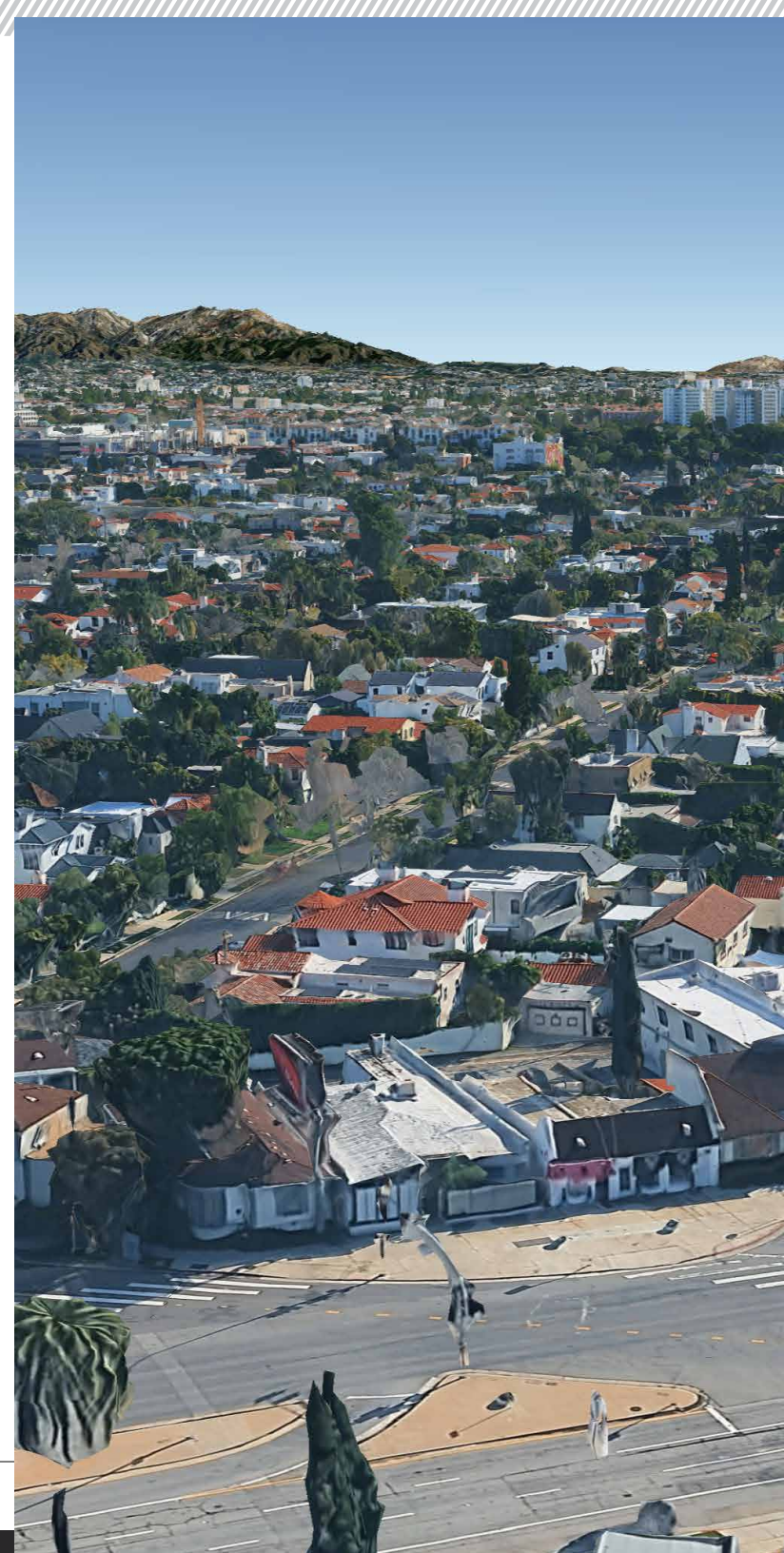
544 S SAN VICENTE BOULEVARD OCCUPIES A PREMIER POSITION WITHIN BEVERLY GROVE, one of the most densely populated and consistently high-performing submarkets on the Los Angeles Westside. Bordered by Beverly Hills to the west, West Hollywood to the north, and the Fairfax District to the east, the immediate area benefits from an extraordinarily high concentration of residents, employees, patients, and visitors moving through the corridor on a daily basis. This density is a defining strength of the location — the surrounding blocks are built out with multifamily and luxury residential product, medical and professional office buildings, and active retail and dining corridors, creating a self-sustaining base of demand that few submarkets in Los Angeles can replicate.

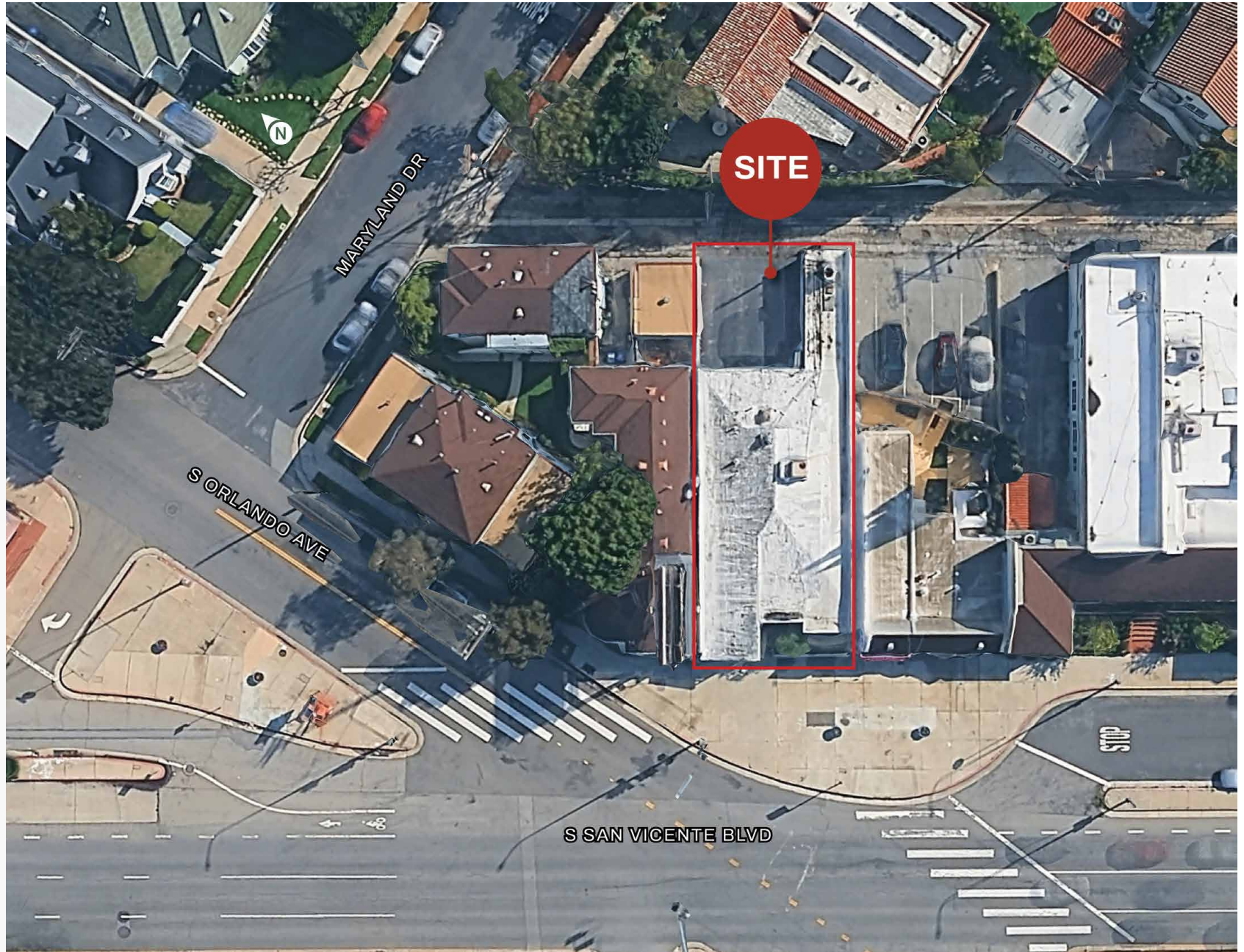
The area's long-term trajectory continues to point upward. Beverly Grove sits at the center of a broader Westside market defined by sustained institutional investment, ongoing residential development, and consistently strong retail and medical demand, positioning the corridor for continued appreciation and reinvestment in the years ahead. The surrounding neighborhoods rank among the most desirable and resilient in Southern California, supported by proximity to major employment centers, premier shopping and dining districts, and a deep, affluent consumer base that continues to draw new residents, businesses, and investment to the area.

For an asset of this size and flexibility, this environment presents significant upside. The convergence of dense surrounding population, strong daytime traffic, and a supply-constrained trade area with limited freestanding commercial inventory gives a purchaser a strong foundation to grow income, reposition the asset, or establish a long-term presence in one of the city's most enduring and sought-after locations. Few Westside corridors offer this combination of density, stability, and forward momentum, underscoring the exceptional long-term potential of 544 S San Vicente Boulevard.

HIGHLIGHTS

- ✓ **High-visibility frontage with premier signage opportunity along San Vicente Boulevard**
- ✓ **Ideal for owner-user occupancy or long-term income-producing investment**
- ✓ **On-site rear parking — a rare and valuable amenity in this trade area**
- ✓ **Situated in a dense, high-traffic corridor with strong daytime population**
- ✓ **Located in the heart of the densely populated Beverly Grove submarket**
- ✓ **Minutes from Beverly Hills, West Hollywood, and the Fairfax District**
- ✓ **Positioned near a major regional medical center and surrounding healthcare corridor**
- ✓ **Ideal for owner-user occupancy or long-term income-producing investment**
- ✓ **Suitable for income investment, owner-use, or value-add repositioning**
- ✓ **Surrounded by dense residential population within walking distance**
- ✓ **Located on a signalized boulevard with strong daily traffic flow**
- ✓ **C-2 zoning allows broad range of commercial, medical, and retail uses**
- ✓ **Supply-constrained trade area with limited freestanding building inventory**







AERIAL MAP



RETAILER MAP



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Est. Population (2026)	40,238	318,539	915,284
Median Age	40.1	39.7	38.5
Female Median Age	39.6	39.8	39.4
Male Median Age	40.8	39.7	37.7

HOUSEHOLD & INCOME

Total Households	20,876	157,920	416,699
Avg. Household Size	1.9	2.0	2.1
Est. Avg. Household Income (2026)	\$179,070	\$180,908	\$149,791
Median Home Value	\$1.77 M	\$1.64 M	\$1.5 M

HOUSEHOLD & INCOME

Adults Age 25+	32,159	251,561	692,085
Some College	12.6%	13.8%	14.4%
Bachelor's Degree Only	40.5%	38.2%	32.9%
Graduate Degree	27.7%	23.7%	20.2%

DAYTIME POPULATION

Total Businesses	9,034	41,600	76,556
Total Employees	60,918	288,328	546,881
Company Headquarters	255	1,221	2,117
Daytime Pop. Age 16+	34,852	276,654	792,329



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