

Marcus & Millichap



BLOOM
BEVERLYHILLS

8560 OLYMPIC BLVD
LOS ANGELES, CA 90035

53-UNIT APARTMENT BUILDING IN EXCELLENT BEVERLY HILLS ADJACENT LOCATION

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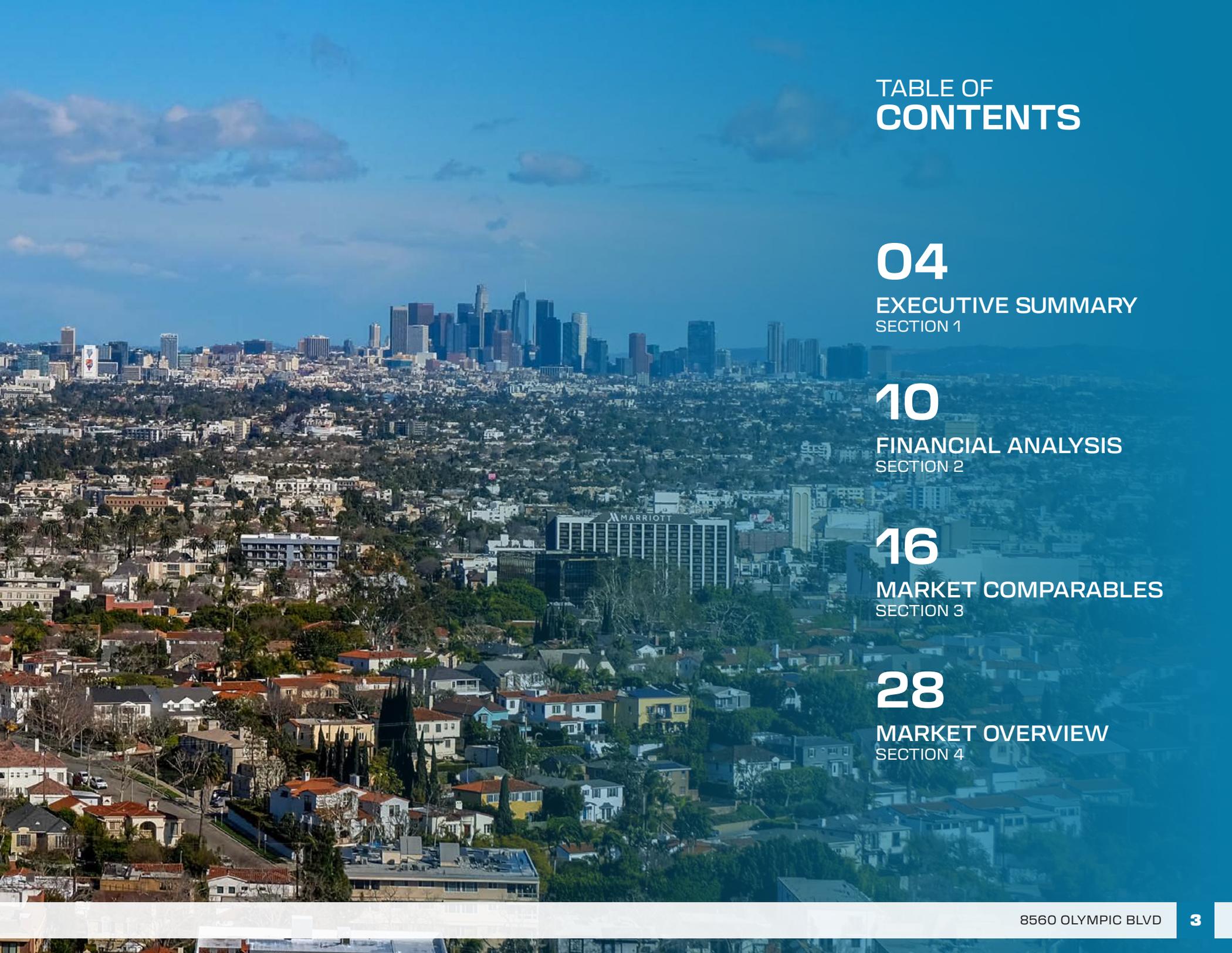
An aerial photograph of a city, likely Los Angeles, showing a dense residential area in the foreground and a prominent skyline of skyscrapers in the distance. A Marriott hotel is visible in the middle ground. The sky is blue with some light clouds.

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EXECUTIVE SUMMARY





8560 OLYMPIC BLVD

LOS ANGELES, CA 90035



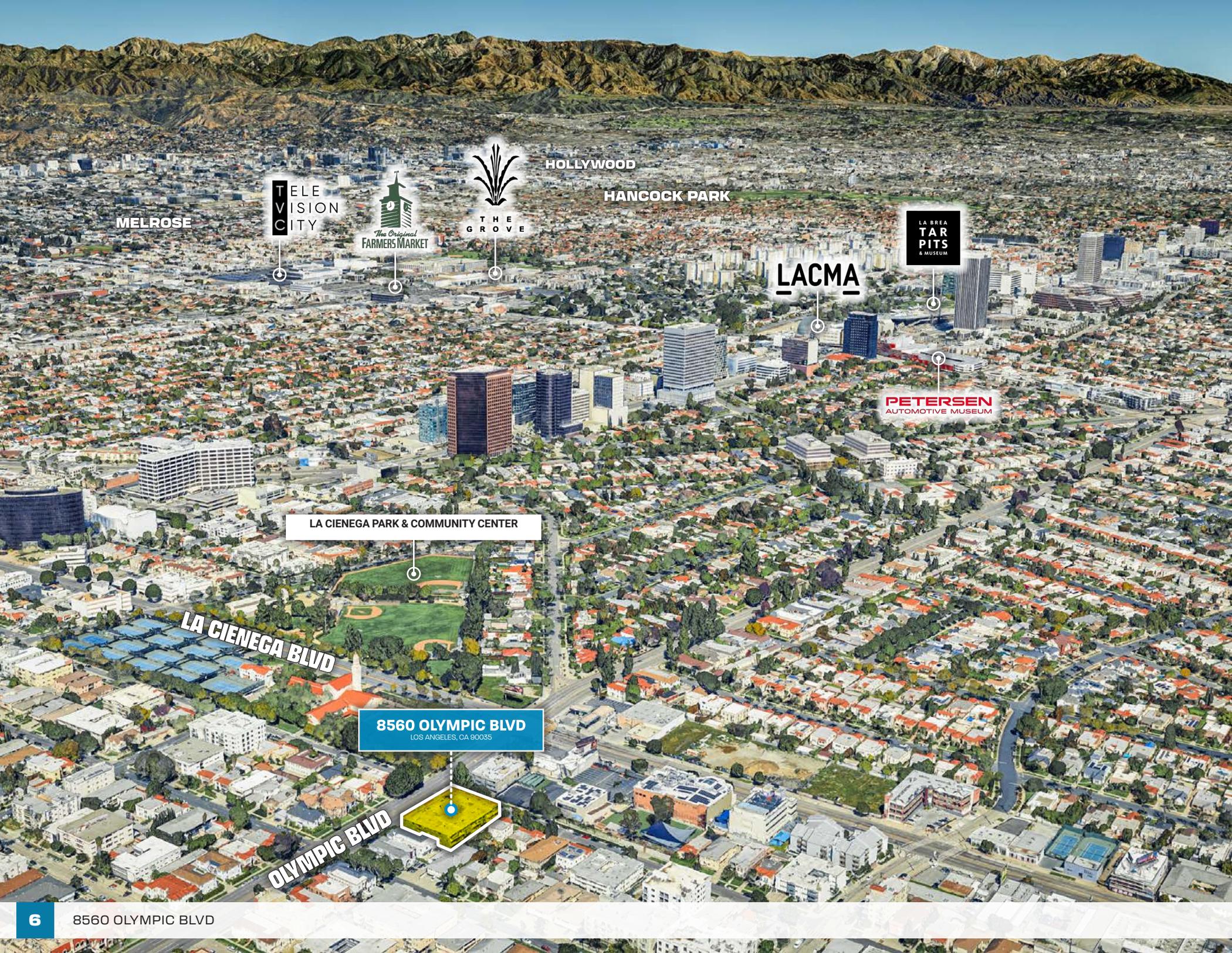
EXECUTIVE SUMMARY

Marcus & Millichap is pleased to present Bloom Beverly Hills, a 53-unit value-add apartment community located at 8560 West Olympic Boulevard in the highly desirable Pico-Robertson rental submarket (Beverly Hills adjacent).

Built in 1975, the property features a favorable unit mix consisting of (11) studio/one-bathroom units, (38) one-bedroom/one-bathroom units and (4) two-bedroom/two-bathroom units. Current rents are approximately 16% below market rate offering an investor the opportunity to raise rents by implementing a renovation program for the unit interiors and building common areas. Units feature vinyl wood flooring, central air and heat, quartz countertops and stainless-steel appliances. Property amenities include controlled access, gated garage parking and an on-site laundry facility. The 39,654 square foot building sits on a large 0.47 acre lot that is LAR3 zoned.

Bloom Beverly Hills is ideally located in the desirable Pico-Robertson neighborhood, directly adjacent to the City of Beverly Hills. The property boasts an impressive Walk Score of 88, offering residents easy access to world-class shopping, dining, and retail destinations just steps away. Centrally positioned, the property provides convenient connectivity to West Hollywood, Hollywood, Beverly Hills, Century City, Westwood, Culver City, Koreatown, and Miracle Mile.

Set to open in Winter 2026, the Wilshire/La Cienega D Line Station—located just three blocks away—will offer seamless public transit connections eastbound to Mid-Wilshire, Koreatown, and Downtown Los Angeles, and westbound to Beverly Hills, Century City, and Westwood (westbound extension scheduled for 2027). The property also offers easy access to the I-10 Freeway, enhancing regional connectivity.



MELROSE

TELEVISION CITY

THE ORIGINAL FARMERS MARKET

THE GROVE

HOLLYWOOD

HANCOCK PARK

LACMA

LA BREA TAR PITS & MUSEUM

PETERSEN AUTOMOTIVE MUSEUM

LA CIENEGA PARK & COMMUNITY CENTER

LA CIENEGA BLVD

8560 OLYMPIC BLVD
LOS ANGELES, CA 90035

OLYMPIC BLVD

INVESTMENT HIGHLIGHTS

53-Unit Value-Add Apartment Community in Excellent Beverly Hills Adjacent Neighborhood: Current rents are approximately 16% below market rate offering an investor the opportunity to raise rents by implementing a renovation program for the unit interiors and common areas

Attractive Basis Relative to Replacement Cost

Excellent Unit Mix: Excellent unit mix consisting of (11) studio/one-bathroom units, (38) one-bedroom/one-bathroom units and (4) two-bedroom/two-bathroom units

Unit Features: Units feature vinyl wood flooring, central air and heat, quartz countertops and stainless-steel appliances

Property Amenities: Property amenities include controlled access, gated garage parking and an on-site laundry facility

Walk Score 88/Centrally Located: Steps to famous shopping, dining, and retail options and centrally positioned providing easy access to West Hollywood, Hollywood, Beverly Hills, Westwood Century City, Culver City, Koreatown and Miracle Mile

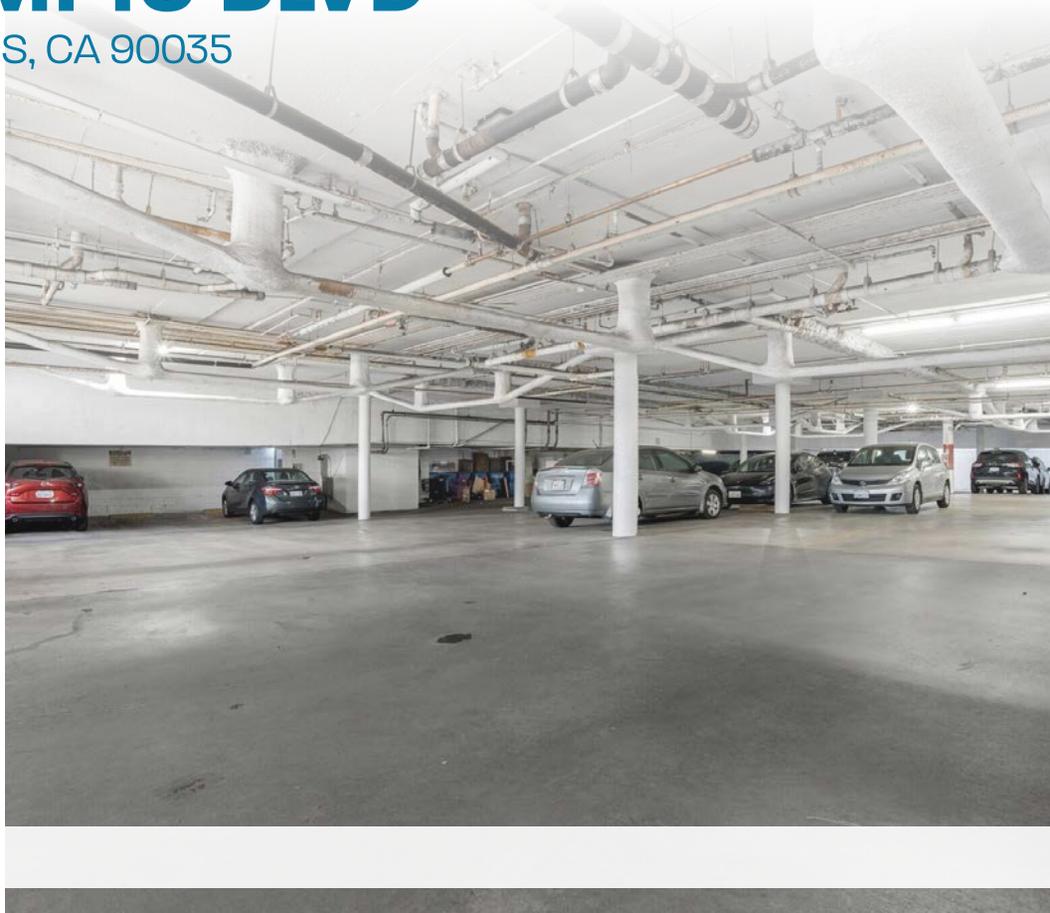
Coming Soon: Wilshire/La Cienega D Line Metro Station - 3 Blocks Away: Set to open in Winter 2026, the Wilshire/La Cienega D Line Station—located just three blocks away—will offer seamless public transit connections eastbound to Mid-Wilshire, Koreatown, and Downtown Los Angeles, and westbound to Beverly Hills, Century City, and Westwood (westbound extension scheduled for 2027)





8560 OLYMPIC BLVD

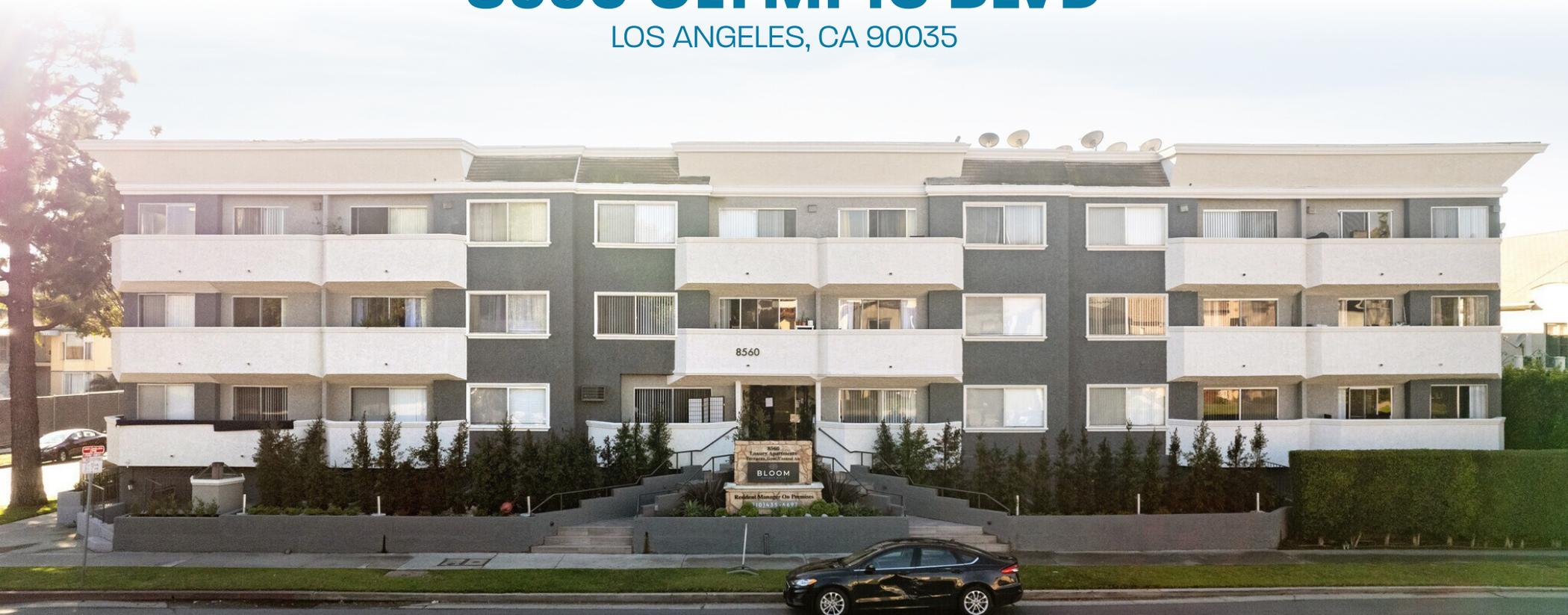
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8560 OLYMPIC BLVD

LOS ANGELES, CA 90035



02 FINANCIAL ANALYSIS



8560 OLYMPIC BLVD RENT ROLL SUMMARY

UNIT TYPE	UNITS	AVG SF	RENTAL RANGE	CURRENT		YEAR 1		PRO FORMA	
				AVG RENT	MONTHLY INCOME	AVG RENT	MONTHLY INCOME	AVG RENT	MONTHLY INCOME
Studio+1 (tier 1 renovation-classic)	2	585	\$1,189 - \$1,777	\$1,483	\$2,966	\$1,527	\$3,054	\$2,250	\$4,500
Studio+1 (tier 2 renovation)	2	585	\$2,110 - \$2,129	\$2,119	\$4,239	\$2,182	\$4,365	\$2,250	\$4,500
Studio+1 (tier 3 renovation)	7	571	\$1,799 - \$2,179	\$2,061	\$14,428	\$2,122	\$14,857	\$2,250	\$15,750
1+1 (tier 1 renovation-classic)	13	625	\$1,543 - \$2,099	\$1,845	\$23,988	\$1,900	\$24,700	\$2,550	\$33,150
1+1 (tier 2 renovation)	1	625	\$2,099 - \$2,099	\$2,099	\$2,099	\$2,161	\$2,161	\$2,550	\$2,550
1+1 (tier 3 renovation)	24	625	\$1,999 - \$2,557	\$2,284	\$54,814	\$2,352	\$56,457	\$2,550	\$61,200
2+2 (tier 2 renovation)	1	859	\$3,225 - \$3,225	\$3,225	\$3,225	\$3,321	\$3,321	\$3,450	\$3,450
2+2 (tier 3 renovation)	3	859	\$3,225 - \$3,300	\$3,275	\$9,825	\$3,372	\$10,117	\$3,450	\$10,350
TOTALS/AVERAGES	53	748		\$2,181	\$115,584	\$2,246	\$119,032	\$2,556	\$135,450
GROSS ANNUALIZED RENTS					\$1,387,007		\$1,428,383		\$1,625,400



8560 OLYMPIC BLVD
RENT ROLL DETAIL

NO.	TYPE	CURRENT	YEAR 1	PRO FORMA
101	1+1 (tier 3 renovation)	\$2,349	\$2,419	\$2,550
102	1+1 (tier 3 renovation)	\$1,999	\$2,058	\$2,550
103	studio+1 (tier 1 renovation-classic)	\$1,189	\$1,225	\$2,250
104	studio+1 (tier 3 renovation)	\$2,128	\$2,191	\$2,250
109	2+2 (tier 3 renovation)	\$3,300	\$3,398	\$3,450
111	studio+1 (tier 3 renovation)	\$1,799	\$1,852	\$2,250
112	1+1 (tier 3 renovation)	\$2,557	\$2,557	\$2,550
113	1+1 (tier 3 renovation)	\$2,299	\$2,610	\$2,550
114	1+1 (tier 1 renovation-classic)	\$1,763	\$1,815	\$2,550
115	1+1 (tier 3 renovation)	\$2,199	\$2,264	\$2,550
116 (Vacant)	studio+1 (tier 3 renovation)	\$1,999	\$2,058	\$2,250
117	1+1 (tier 3 renovation)	\$2,199	\$2,264	\$2,550
118	2+2 (tier 3 renovation)	\$3,225	\$3,321	\$3,450
119	studio+1 (tier 3 renovation)	\$2,179	\$2,244	\$2,250
120	1+1 (tier 3 renovation)	\$1,999	\$2,058	\$2,550
201	1+1 (tier 2 renovation)	\$2,099	\$2,161	\$2,550
202	1+1 (tier 3 renovation)	\$2,299	\$2,367	\$2,550
203	studio+1 (tier 3 renovation)	\$2,095	\$2,157	\$2,250
204	1+1 (tier 1 renovation-classic)	\$1,776	\$1,829	\$2,550
205	1+1 (tier 1 renovation-classic)	\$1,657	\$1,707	\$2,550
206	1+1 (tier 3 renovation)	\$2,154	\$2,218	\$2,550
207	1+1 (tier 3 renovation)	\$2,557	\$2,557	\$2,550
208	1+1 (tier 1 renovation-classic)	\$2,049	\$2,110	\$2,550
209	1+1 (tier 3 renovation)	\$2,299	\$2,367	\$2,550
211 (Vacant)	studio+1 (tier 3 renovation)	\$2,099	\$2,161	\$2,250
212	1+1 (tier 3 renovation)	\$2,349	\$2,419	\$2,550
213	1+1 (tier 1 renovation-classic)	\$2,063	\$2,124	\$2,550

NO.	TYPE	CURRENT	YEAR 1	PRO FORMA
214	1+1 (tier 3 renovation)	\$2,199	\$2,264	\$2,550
215	1+1 (tier 3 renovation)	\$2,250	\$2,317	\$2,550
216	1+1 (tier 3 renovation)	\$2,299	\$2,367	\$2,550
217	1+1 (tier 1 renovation-classic)	\$1,569	\$1,615	\$2,550
218	2+2 (tier 3 renovation)	\$3,300	\$3,398	\$3,450
219	studio+1 (tier 2 renovation)	\$2,129	\$2,192	\$2,250
220	1+1 (tier 1 renovation-classic)	\$2,005	\$2,065	\$2,550
301	1+1 (tier 3 renovation)	\$2,199	\$2,264	\$2,550
302	1+1 (tier 1 renovation-classic)	\$2,099	\$2,161	\$2,550
303	studio+1 (tier 2 renovation)	\$2,110	\$2,173	\$2,250
304	1+1 (tier 3 renovation)	\$2,199	\$2,264	\$2,550
305	1+1 (tier 1 renovation-classic)	\$2,025	\$2,085	\$2,550
306	1+1 (tier 3 renovation)	\$2,199	\$2,264	\$2,550
307	1+1 (tier 3 renovation)	\$2,299	\$2,367	\$2,550
308	1+1 (tier 1 renovation-classic)	\$1,543	\$1,589	\$2,550
309 (Vacant)	1+1 (tier 3 renovation)	\$2,299	\$2,367	\$2,550
311	studio+1 (tier 1 renovation-classic)	\$1,777	\$1,830	\$2,250
312	1+1 (tier 3 renovation)	\$2,054	\$2,115	\$2,550
313	1+1 (tier 1 renovation-classic)	\$2,050	\$2,111	\$2,550
314	1+1 (tier 1 renovation-classic)	\$1,728	\$1,780	\$2,550
315	1+1 (tier 3 renovation)	\$2,557	\$2,557	\$2,550
316	1+1 (tier 3 renovation)	\$2,557	\$2,633	\$2,550
317	1+1 (tier 1 renovation-classic)	\$1,661	\$1,711	\$2,550
318	2+2 (tier 2 renovation)	\$3,225	\$3,321	\$3,450
319	studio+1 (tier 3 renovation)	\$2,129	\$2,193	\$2,250
320	1+1 (tier 3 renovation)	\$2,443	\$2,516	\$2,550
TOTAL		\$115,584	\$119,032	\$135,450

PRICING ANALYSIS

SUMMARY

PRICE	\$17,500,000
DOWN PAYMENT - 100%	\$17,500,000
NUMBER OF UNITS	53
PRICE PER UNIT	\$330,189
BUILDING SF	39,654
PRICE PER GROSS SF	\$441.32
LOT SIZE	0.47 AC
CURRENT GIM	11.91
YEAR 1 GIM	11.58
PRO FORMA GIM	10.32
CURRENT CAP	5.00%
YEAR 1 CAP	5.22%
PRO FORMA CAP	6.19%
YEAR BUILT / AGE	1975

OPERATING DATA

		CURRENT		YEAR 1	PRO FORMA
GROSS SCHEDULED RENT		\$1,387,007		\$1,428,383	\$1,625,400
LESS: VACANCY/DEDUCTIONS	3.0%	\$41,610	3.0%	\$42,851	\$48,762
TOTAL EFFECTIVE RENTAL INCOME		\$1,345,396		\$1,385,532	\$1,576,638
OTHER INCOME		\$82,649		\$82,649	\$70,183
EFFECTIVE GROSS INCOME		\$1,428,045		\$1,468,181	\$1,646,821
LESS: EXPENSES	38.7%	\$553,005	37.8%	\$554,410	\$563,555
NET OPERATING INCOME		\$875,040		\$913,771	\$1,083,266

EXPENSES

	CURRENT	YEAR 1	PRO FORMA
REAL ESTATE TAXES	\$207,792	\$207,792	\$207,792
INSURANCE	\$34,451	\$34,451	\$34,451
UTILITIES - ELEC/GAS BILLBACK - VACANT COST RECOVERY	\$23,313	\$23,313	\$23,313
UTILITIES - WATER/SEWER	\$48,771	\$48,771	\$48,771
UTILITIES - THIRD PARTY UTILITY BILLING FEES	\$3,666	\$3,666	\$3,666
TRASH REMOVAL	\$19,480	\$19,480	\$19,480
REPAIRS & MAINTENANCE	\$71,402	\$71,402	\$71,402
GROUNDS - CONTRACT	\$7,440	\$7,440	\$7,440
PEST CONTROL - CONTRACT	\$1,206	\$1,206	\$1,206
ON-SITE PAYROLL	\$63,600	\$63,600	\$63,600
ELEVATOR - CONTRACT	\$2,775	\$2,775	\$2,775
LICENSES/FEES/PERMITS	\$6,420	\$6,420	\$6,420
ALARM & FIRE PROTECTION INSPECT/REPAIR	\$5,000	\$5,000	\$5,000
OPERATING RESERVES	\$10,600	\$10,600	\$10,600
MANAGEMENT FEE	\$47,089	\$48,494	\$57,639
TOTAL EXPENSES	\$553,005	\$554,410	\$563,555
EXPENSES/UNIT	\$10,434	\$10,461	\$10,633
EXPENSES/SF	\$13.95	\$13.98	\$14.21

8560 OLYMPIC BLVD

PRICING NOTES

INCOME:

Gross Current Rent: Current income based on rents owner's rent roll as of 12/2/2025. Year 1 income assumes 2.97% rent increase based on new LA City rent control law which allows for increase of 90% of CPI (CPI as of August 2025 was 3.3%). Proforma income assumes units have been fully renovated.

Physical Vacancy: Based on estimated 3% vacancy rate.

Other Income: Based on the laundry income (\$11,426), pet rent (\$2,253) and electric/trash/gas/water & sewer rebill (\$68,970) per owner's 12 Month Trailing Income Statement (Oct 2024-Sep 2025).

EXPENSES:

Real Estate Taxes: Based on 2025-2026 tax rate per LA County Tax Assessor website.

Insurance: Based on owner's 12 Month Trailing Income Statement (Oct 2024-Sep 2025).

Utilities - Elec/Gas Billback - Vacant Cost Recovery: Based on owner's 12 Month Trailing Income Statement (Oct 2024-Sep 2025).

Utilities - Water/Sewer: Based on owner's 12 Month Trailing Income Statement (Oct 2024-Sep 2025).

Utilities - Third Party Utility Billing Fees: Based on owner's 12 Month Trailing Income Statement (Oct 2024-Sep 2025).

Trash Removal: Based on owner's 12 Month Trailing Income Statement (Oct 2024-Sep 2025).

Repairs & Maintenance: Based on estimated 5% of scheduled gross income.

Grounds - Contract: Based on owner's 12 Month Trailing Income Statement (Oct 2024-Sep 2025).

Pest Control - Contract: Based on owner's 12 Month Trailing Income Statement (Oct 2024-Sep 2025).

On-Site Payroll: Based on estimated \$100 per unit per month.

Elevator - Contract: Based on owner's 12 Month Trailing Income Statement (Oct 2024-Sep 2025).

Licenses/Fees/Permits: Based on owner's 12 Month Trailing Income Statement (Oct 2024-Sep 2025).

Alarm & Fire Protection Inspect/Repair: Based on estimated \$5,000 per year.

Operating Reserves: Based on estimated \$200 per unit annually.

Management Fee: Based on estimated 3.5% management fee.





MARKET COMPARABLES



SALES COMPARABLES

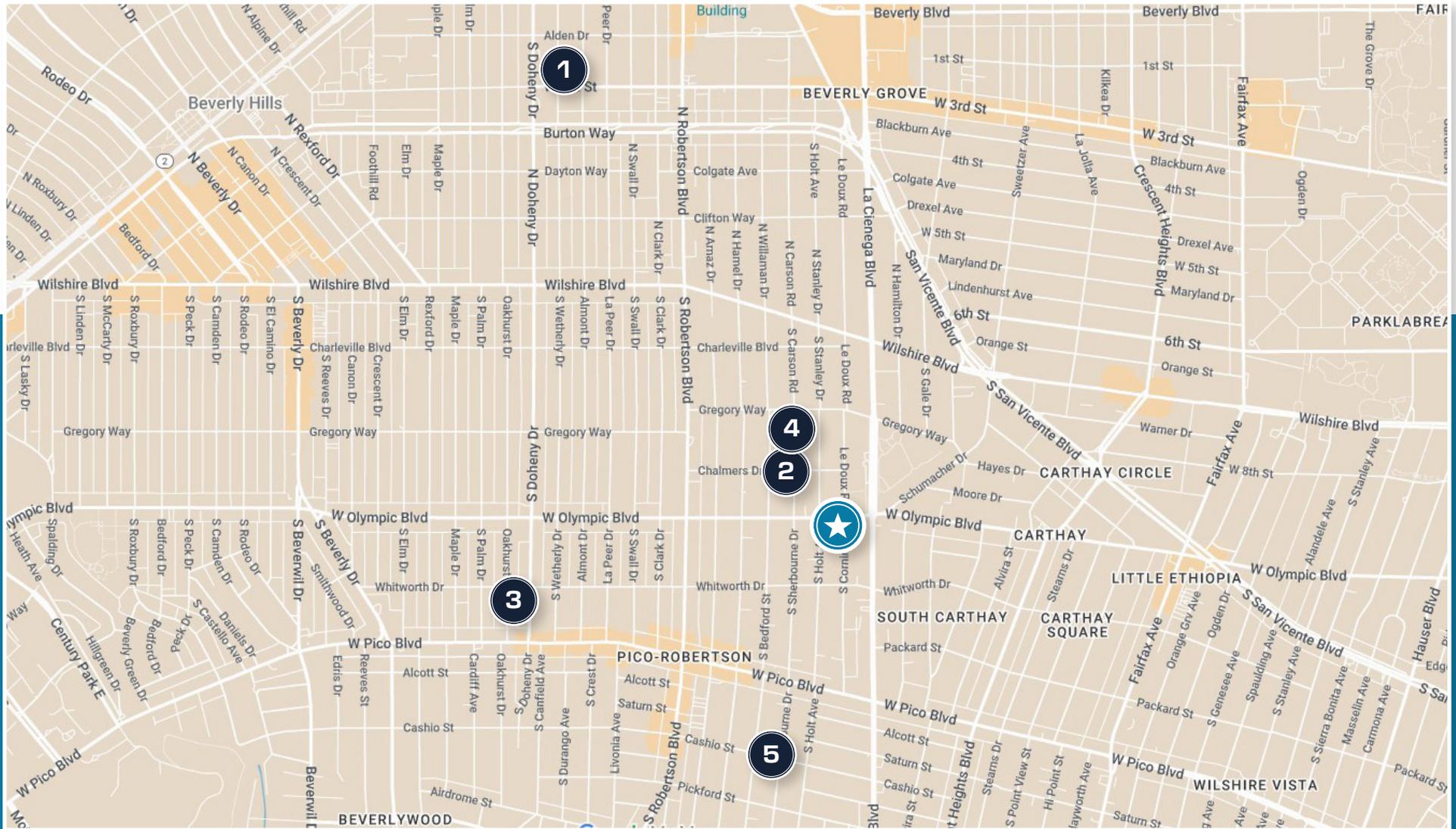
#	ADDRESS	PRICE	GROSS SF	PRICE/SF	LOT AC	PRICE/UNIT	CAP	GRM	UNIT MIX	UNITS	BUILT	COE DATE
 1	142 S Wetherly Dr Los Angeles, CA 90048	\$12,600,000	35,577	\$354.16	0.41	\$350,000	5.24%	12.05	(30) 1+1 (5) 2+2 (1) 2+3	36	1969	8/22/2025
 2	847 Sherbourne Dr Los Angeles, CA 90035	\$5,000,000	11,662	\$428.74	0.28	\$333,333		11.95	(13) 2+2 (1) 3+2 (1) 4+3	15	1957	7/28/2025
 3	1110 S Oakhurst Dr Los Angeles, CA 90035	\$4,495,000	14,060	\$319.70	0.22	\$345,769	4.63%	12.60	(13) 1+1	13	1966	5/16/2025
 4	835 S Sherbourne Dr Los Angeles, CA 90035	\$4,850,000	11,558	\$419.62	0.28	\$373,077	4.86%			13	1957	5/24/2024
 5	8635 Cashio St Los Angeles, CA 90035	\$3,040,000	8,799	\$345.49	0.20	\$304,000	5.53%	13.12	(8) 1+1 (2) 2+2	10	1958	3/29/2024
AVERAGE				\$373.54		\$341,236	5.07%	12.43				
 S	8560 Olympic Blvd Los Angeles, CA 90035	\$17,500,000	39,654	\$441.32	0.47	\$330,189	5.00%	11.91 (GIM)	(11) Studios (38) 1+1 (4) 2+2	53	1975	

8560 OLYMPIC BLVD

SALES COMPARABLES

★ SUBJECT PROPERTY

- 1 142 S Wetherly Dr
- 2 847 Sherbourne Dr
- 3 1110 S Oakhurst Dr
- 4 835 S Sherbourne Dr
- 5 8635 Cashio St



SALES COMPARABLES

1



142 S WETHERLY DR
LOS ANGELES, CA 90048

PRICE	\$12,600,000
BUILDING SF	35,577
PRICE/SF	\$354.16
LAND AC	0.41
PRICE/UNIT	\$350,000
CAP RATE	5.24%
GRM	12.05
UNITS	36
YEAR BUILT	1969
SALE DATE	8/22/2025
UNIT MIX	(30) 1+1 (5) 2+2 (1) 2+3

2



847 SHERBOURNE DR
LOS ANGELES, CA 90035

PRICE	\$5,000,000
BUILDING SF	11,662
PRICE/SF	\$428.74
LAND AC	0.28
PRICE/UNIT	\$333,333
CAP RATE	
GRM	11.95
UNITS	15
YEAR BUILT	1957
SALE DATE	7/28/2025
UNIT MIX	(13) 2+2 (1) 3+2 (1) 4+3

SALES COMPARABLES

3



1110 S OAKHURST DR
LOS ANGELES, CA 90035

PRICE	\$4,495,000
BUILDING SF	14,060
PRICE/SF	\$319.70
LAND AC	0.22
PRICE/UNIT	\$345,769
CAP RATE	4.63%
GRM	12.60
UNITS	13
YEAR BUILT	1966
SALE DATE	5/16/2025
UNIT MIX	(13) 1+1

4



835 S SHERBOURNE DR
LOS ANGELES, CA 90035

PRICE	\$4,850,000
BUILDING SF	11,558
PRICE/SF	\$419.62
LAND AC	0.28
PRICE/UNIT	\$373,077
CAP RATE	4.86%
GRM	
UNITS	13
YEAR BUILT	1957
SALE DATE	5/24/2024
UNIT MIX	(8) 1+1 (2) 2+2

8560 OLYMPIC BLVD
SALES COMPARABLES

5



8635 CASHIO ST
 LOS ANGELES, CA 90035

PRICE	\$3,040,000
BUILDING SF	8,799
PRICE/SF	\$345.49
LAND AC	0.20
PRICE/UNIT	\$304,000
CAP RATE	5.53%
GRM	13.12
UNITS	10
YEAR BUILT	1958
SALE DATE	3/29/2024
UNIT MIX	(8) 1+1 (2) 2+2

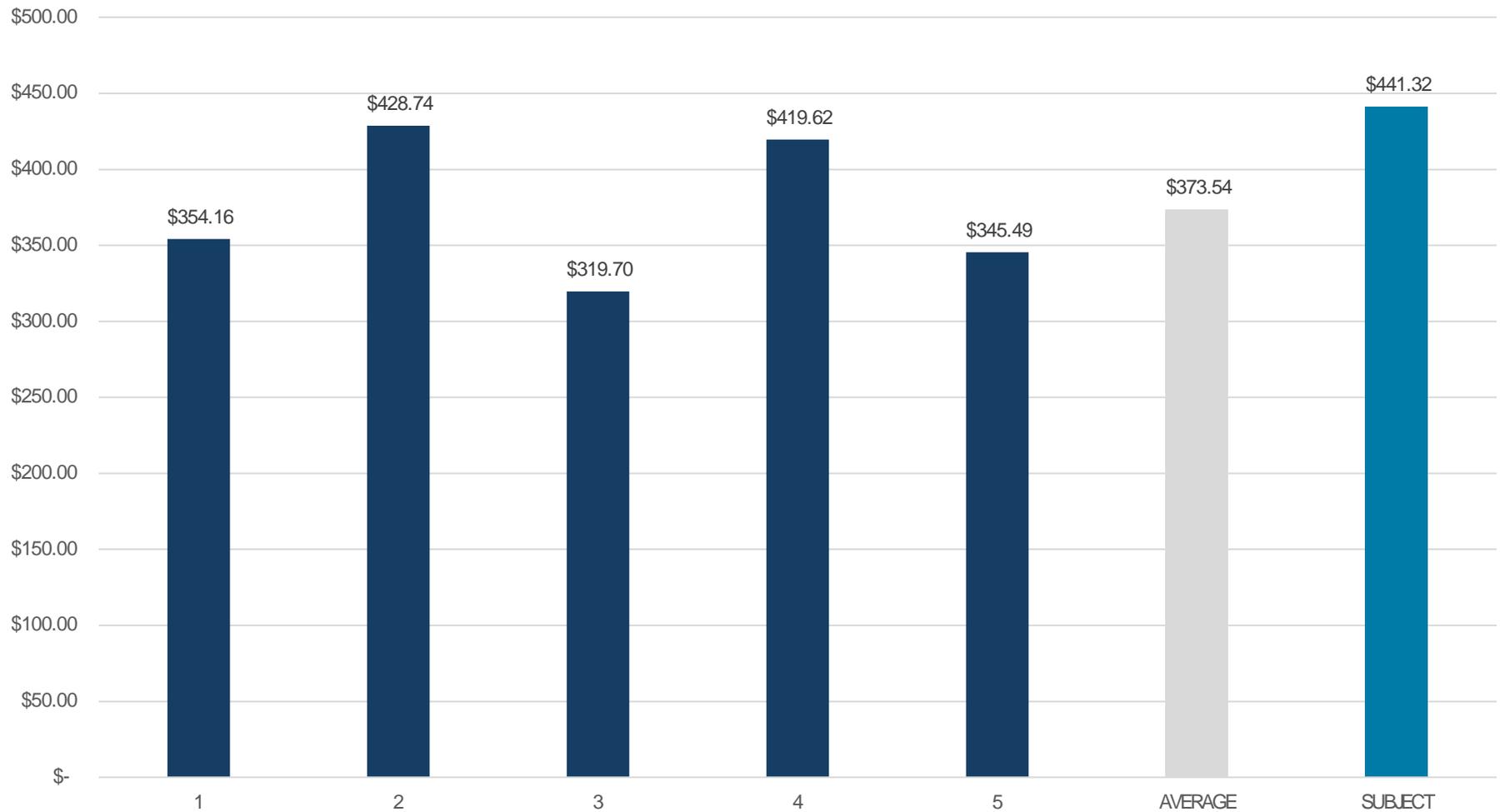


8560 OLYMPIC BLVD
 LOS ANGELES, CA 90035

PRICE	\$17,500,000
BUILDING SF	39,654
PRICE/SF	\$441.32
LAND SF	0.47
PRICE/UNIT	\$330,189
CAP RATE	5.00%
GRM	11.91 (GIM)
UNITS	53
YEAR BUILT	1975
UNIT MIX	(11) Studios (38) 1+1 (4) 2+2

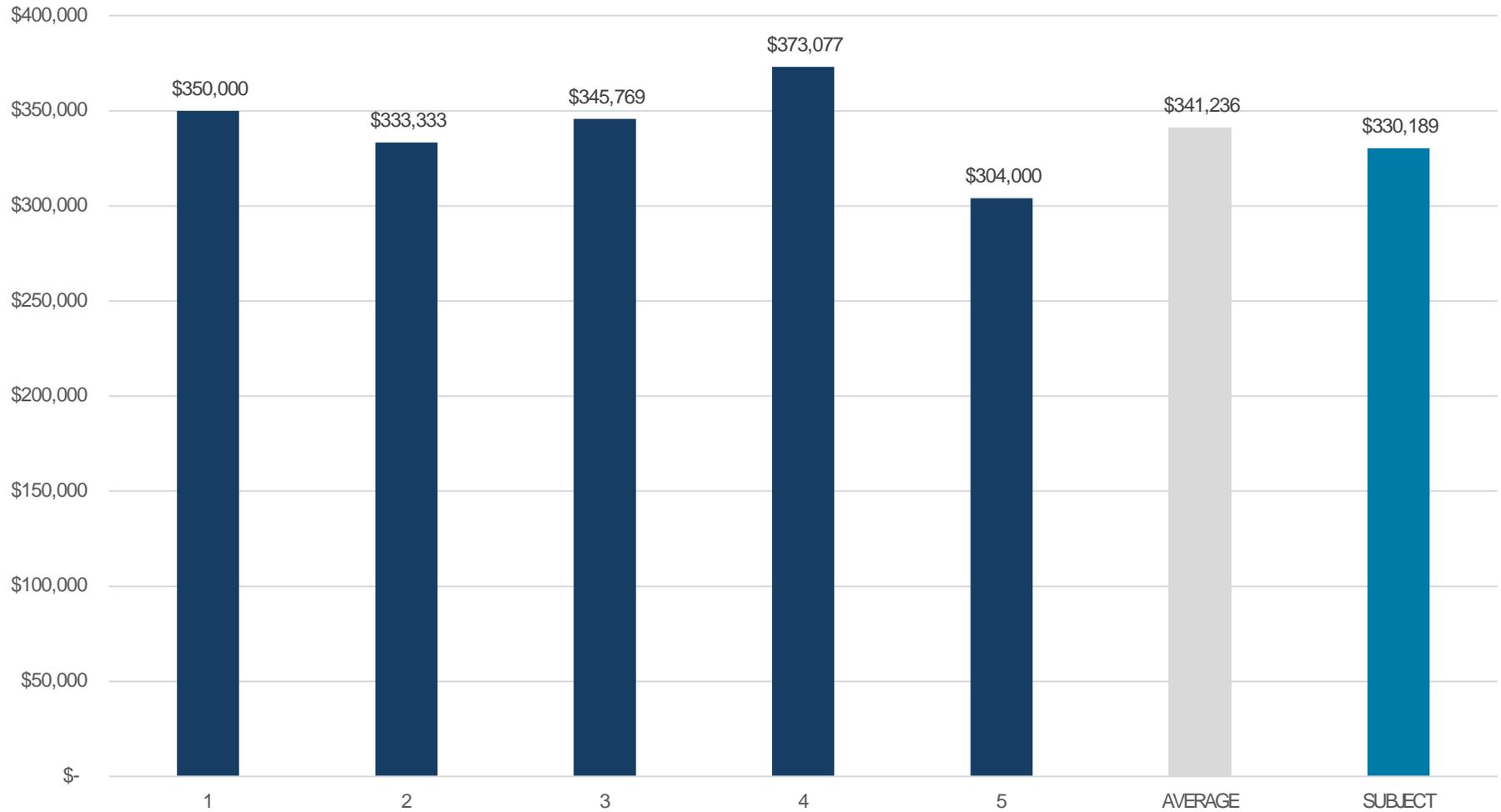
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SALES **COMPARABLES**

PRICE PER SF



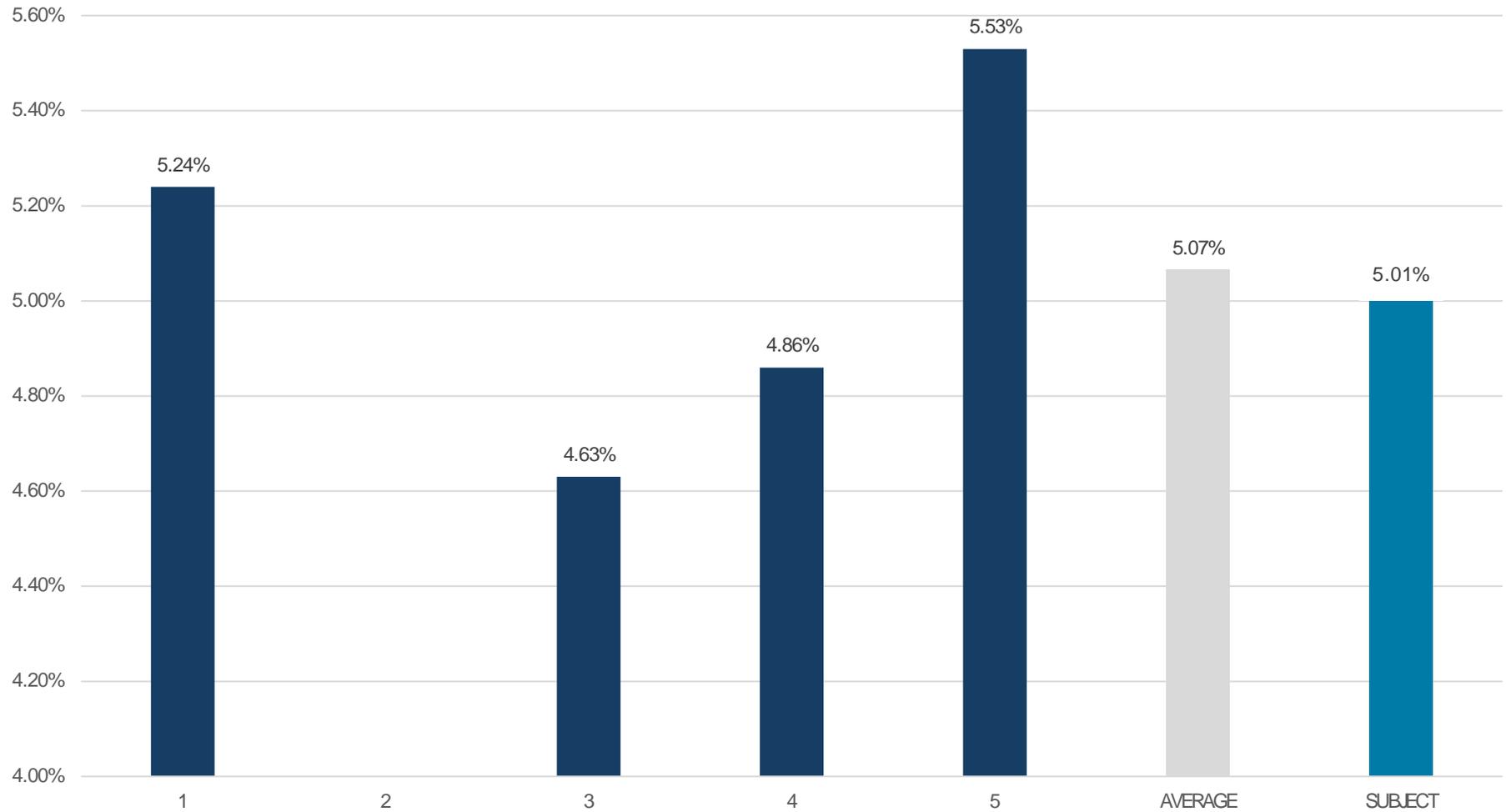
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SALES **COMPARABLES**

PRICE PER UNIT



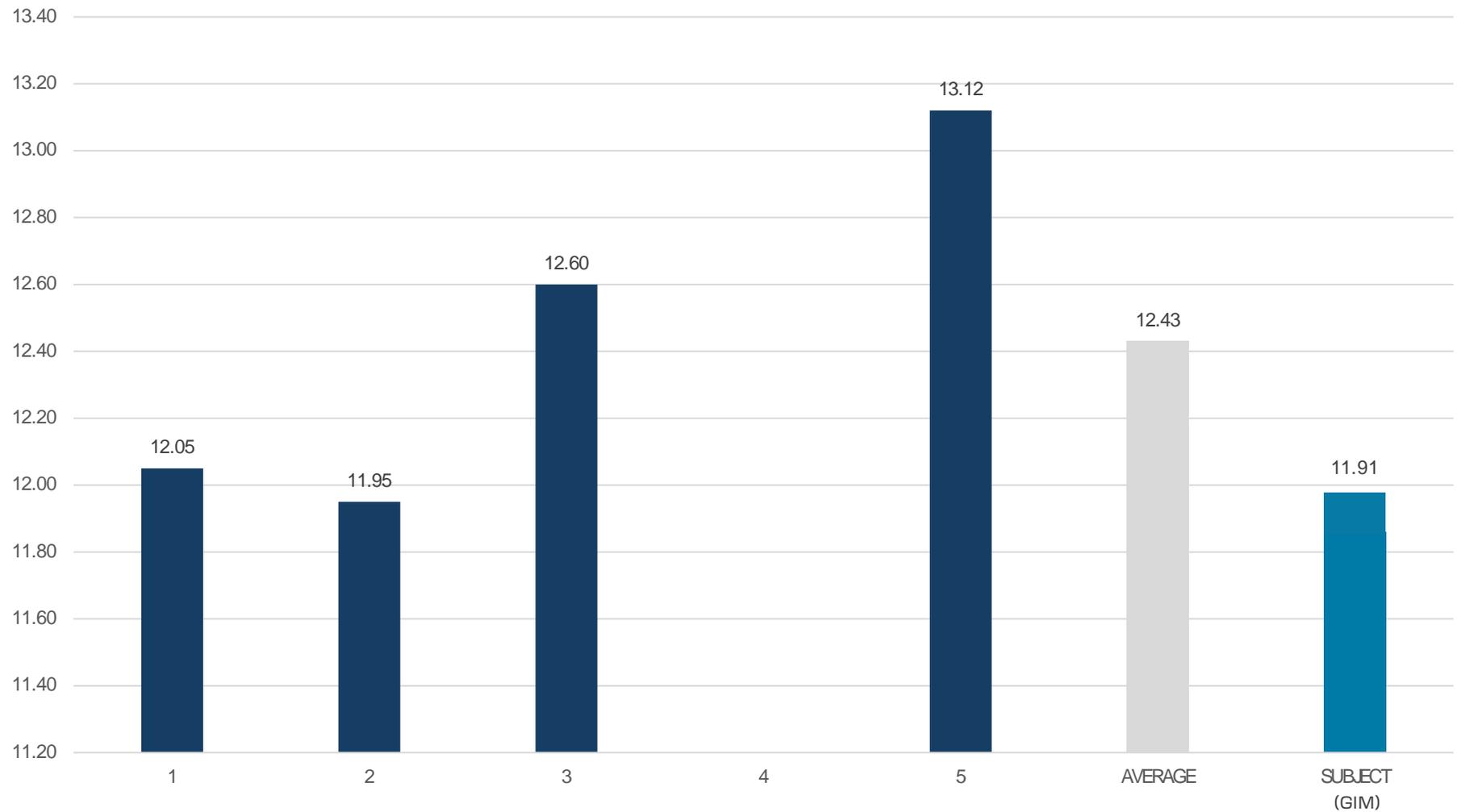
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SALES **COMPARABLES**

CAP RATE



8560 OLYMPIC BLVD
SALES **COMPARABLES**

GRM



RENT COMPARABLES

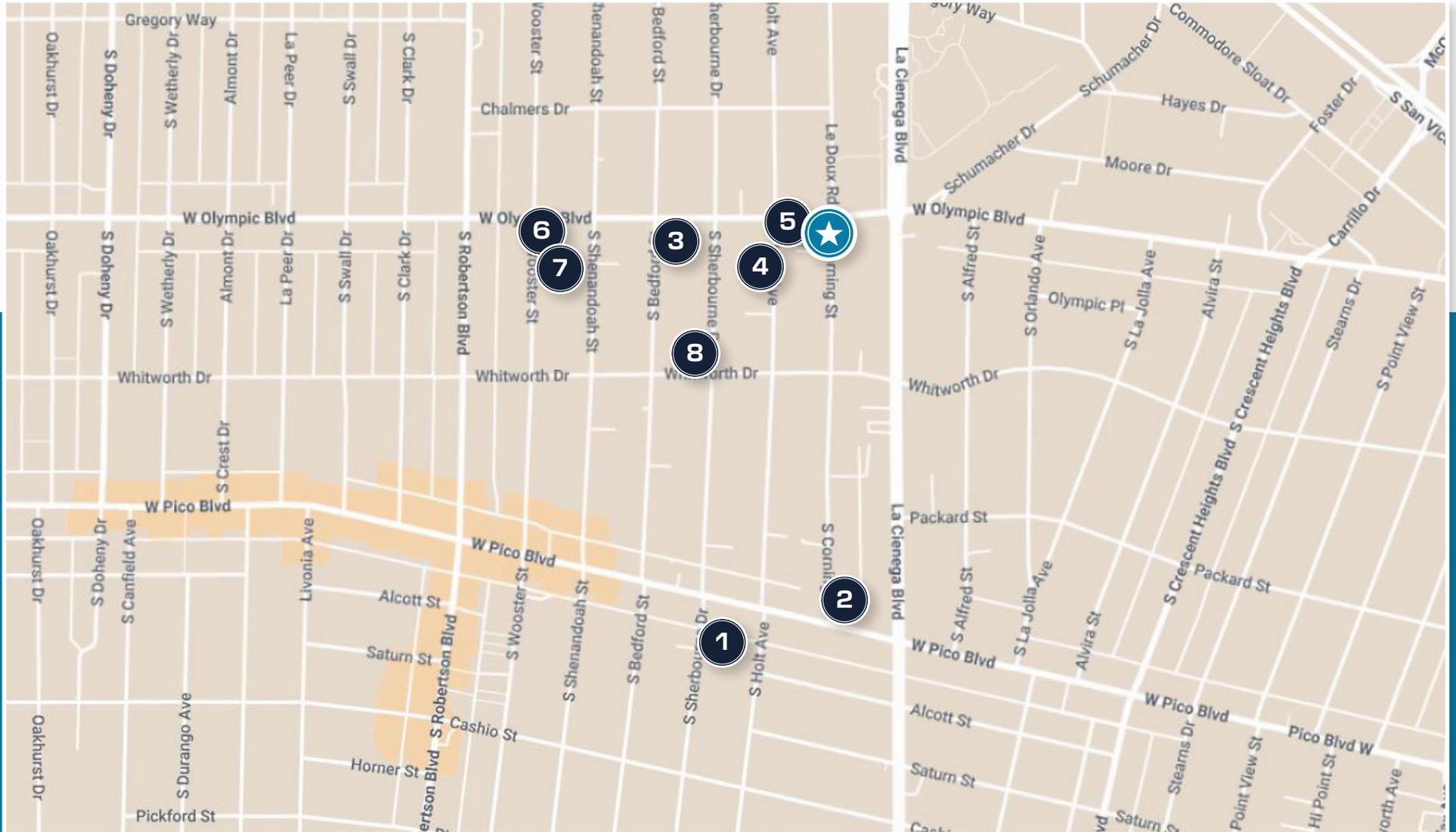
#	ADDRESS	BUILT	UNITS	STUDIOS		1 BEDROOMS		2 BEDROOMS	
				TYPE	RENT	TYPE	RENT	TYPE	RENT
	1 1412 S Sherbourne Dr Los Angeles, CA 90035	2009	10	Studio+1	\$2,300				
	2 1260 S Corning St Los Angeles, CA 90035	2010	39	Studio+1	\$2,495				
	3 8648 W Olympic Blvd Los Angeles, CA 90035	1990	8			1+1	\$2,600		
	4 1025 S Holt Ave Los Angeles, CA 90035	1969	25			1+1	\$2,495	2+2	\$3,195
	5 8566 W Olympic Blvd Los Angeles, CA 90035	1939	5			1+1	\$2,650		
	6 1000 S Wooster St Los Angeles, CA 90035	1972	20			1+1	\$2,400		
	7 1016 S Wooster St Los Angeles, CA 90035	1957	8					2+2	\$3,531
	8 1065 S Sherbourne Dr Los Angeles, CA 90035	1955	5					2+2	\$3,595
AVERAGE					\$2,398		\$2,536		\$3,440
	S 8560 Olympic Blvd Los Angeles, CA 90035	1975	53	Studio+1 Market	\$1,970 \$2,250	1+1 Market	\$2,142 \$2,550	2+2 Market	\$3,244 \$3,450

RENT COMPARABLES

★ **SUBJECT PROPERTY**

- 1 1412 S Sherbourne Dr
- 2 1260 S Corning St
- 3 8648 W Olympic Blvd
- 4 1025 S Holt Ave

- 5 8566 W Olympic Blvd
- 6 1000 S Wooster St
- 7 1016 S Wooster St
- 8 1065 S Sherbourne Dr



04

AREA
OVERVIEW



Pico-Robertson

Pico-Robertson is a highly desirable, centrally located neighborhood in Los Angeles, positioned just south of Beverly Hills and adjacent to Century City, Carthay Square, and Beverlywood. Its strategic location provides excellent connectivity through major arteries such as Pico Boulevard, Robertson Boulevard, Olympic Boulevard, and convenient access to the I-10 and I-405 freeways. This positioning allows residents to commute easily to key employment centers in Century City, Beverly Hills, Culver City, West Hollywood, Hollywood, and Downtown Los Angeles.

The neighborhood is well known for its strong sense of community and cultural vitality, with a high concentration of synagogues, Jewish schools, and kosher dining establishments that attract residents seeking proximity to community institutions. This cultural anchor, paired with an abundance of neighborhood-serving retail and services, helps drive consistent housing demand and stability in the local rental market.

Education is another cornerstone of the area. Pico-Robertson is served by the Los Angeles Unified School District and features numerous highly regarded private schools, including Yeshiva University High School (YULA), Shalhevet High School, and Pressman Academy. The neighborhood is also within close proximity to UCLA, USC, and Beverly Hills High School, further enhancing its residential appeal for families and students.

Retail and amenities within Pico-Robertson are concentrated along Pico and Robertson Boulevards, with a diverse selection of restaurants, cafés, and shops. In addition, residents benefit from quick access to Century City's Westfield Shopping Center, the retail and dining districts of Beverly Hills, and the nightlife of West Hollywood. Nearby parks such as La Cienega Park, Roxbury Park, and Robertson Recreation Center provide recreation and open space for the community.

Economically, Pico-Robertson benefits from its proximity to some of Los Angeles' most important employment hubs. Century City, a premier office and entertainment center, is less than 10 minutes away, while Beverly Hills, Culver City, and Hollywood all provide significant job bases in finance, entertainment, law, and creative industries. This centrality underpins strong rental demand and low vacancy rates in the neighborhood.





LACMA



THE GROVE



BEVERLY CENTER



CENTURY CITY

CLOSE
PROXIMITY



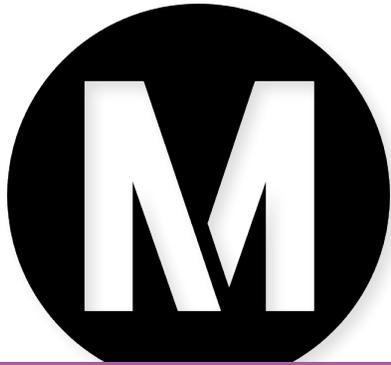
THE ORIGINAL FARMERS MARKET



LA BREA TAR PITS



BEVERLY HILLS



METRO D-LINE

4.40 Miles
to Wilshire & Western
Metro Station



SAN LUIS OBISPO COUNTY

Amtrak Pacific Surfliner

- San Luis Obispo
- Grover Beach
- Guadalupe - Santa Maria
- Lompoc - Surf

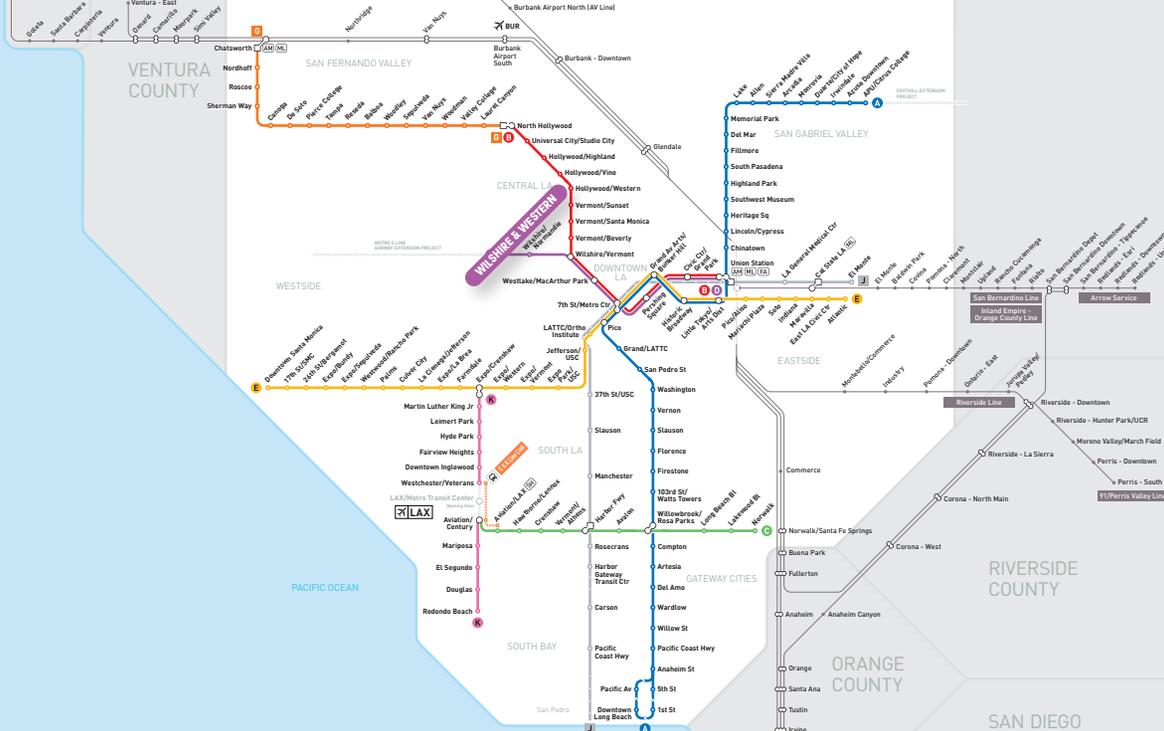
SANTA BARBARA COUNTY

- Ventura County Line
- Ventura - East
- San Luis Obispo
- San Marcos
- San Juan
- San Ysidro

VENTURA COUNTY

LOS ANGELES COUNTY

SAN BERNARDINO COUNTY



Rail Station
Transfer Station
Busway Station
Regional Rail Station

Metro Rail

- A Line Azusa to Long Beach
- B Line North Hollywood to Union Station
- C Line LAX to Norwalk
- D Line Wilshire/Western to Union Station
- E Line Santa Monica to East LA
- K Line Expo/Crosshew to Redondo Beach

Metro Busway

- G Line Chatsworth to North Hollywood
- J Line El Monte to San Pedro

Regional Rail

- Amtrak Pacific Surfliner
- Amtrak
- MetroLink
- Aviation Service
- Inland Empire - Orange County Line
- Orange County Line
- Riverside Line
- San Bernardino Line
- 91/Perris Valley Line

Airport Shuttle

- LAX FlyAway
- LAX Shuttle (free)

SEP 2024 Subject to Change



PICO-ROBERTSON DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	44,884	314,083	906,604
Median Age	41	41	40
Households	21,677	155,338	413,200
Renter Occupied Households	68%	65%	68%
Bachelor Degree Attainment	63%	60%	52%
Average Household Income	\$141,034	\$137,135	\$115,236
Median Household Income	\$110,096	\$108,296	\$89,703

MAJOR EMPLOYERS

MAJOR EMPLOYERS	EMPLOYEES
1 Yf Art Holdings Gp LLC	10,600
2 Intrepid Inv Bankers LLC	5,126
3 Universal Services America LP-Allied Universal	5,126
4 Pacific Bell Telephone Company	4,444
5 Ticketmaster Entertainment LLC	4,390
6 Twentieth Cntury Fox Japan Inc	4,000
7 Fox Net Inc-20th Century Fox Studio	3,890
8 Gold Parent LP	3,400
9 Twenteth Cntury Fox Intl TV In	3,354
10 Stockbridge/Sbe Holdings LLC-SBE	3,000
11 Sony Pictures Entrmt Inc	3,000
12 Stone Canyon Industries LLC	2,708
13 Wonderful Agency	2,356
14 Career Group Inc-Fourthfloor Fashion Talent	2,100
15 University Cal Los Angeles	2,056
16 Project Skyline Intrmdate Hldg	2,020
17 Riot Games Direct Inc	2,012
18 Rsg Group USA Inc-Golds Gym	2,000
19 Fox Inc	2,000
20 Kaiser Foundation Hospitals	1,806
21 Truck Underwriters Association	1,767
22 Paramount Pictures Corporation	1,700
23 Banc of California Inc	1,700
24 Los Angeles Dept Wtr & Pwr	1,589
25 Mktg Inc	1,364



Marcus & Millichap



BLOOM
BEVERLYHILLS

8560 OLYMPIC BLVD
LOS ANGELES, CA 90035

53-UNIT APARTMENT BUILDING IN EXCELLENT BEVERLY HILLS ADJACENT LOCATION

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