

OFFERING MEMORANDUM

2154 W SUNSET BLVD

± 15,534 SF creative user office building for sale on Sunset Boulevard

LOS ANGELES, CA 90026



Exclusively Listed by

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EXECUTIVE
SUMMARY

Section 01

STUNNING OWNER- USER *CREATIVE* *OFFICE BUILDING* ON SUNSET FOR SALE

Kidder Mathews takes great pleasure in presenting 2154 W Sunset Blvd, a remarkable Art Deco creative office owner-user building with gorgeous improvements and a dramatic rooftop terrace.

The location is at a premium address in a well-maintained property with renovated interiors in a renowned and historic Mid-Wilshire neighborhood. 2154 W Sunset Blvd is in the entertainment, technology, and inventive enterprises region, surrounded by high-income demographics and popular retail destinations. The premises are conveniently close to the business district, the well-known Sunset Boulevard, giving residents easy access to the area's top-notch high-end mix-used offices, prestigious retailers, and renowned dining and entertainment options. The property is adjacent to Silver Lake, Los Feliz, and East Hollywood on the Westside of Los Angeles,

with convenient access to the 5, 101, and 110 freeways.

This site is warm and welcoming, offering casual comfort and elegance. It is situated on an arterial retail strip shaded by trees, set back from the Downtown Los Angeles District to the west. The storefront on Sunset Boulevard and Alvarado Street is close to luxury retailers and delicatessens in Silver Lake. This is a rare opportunity for an owner-user or investor to acquire property in Silver Lake on Sunset Boulevard. There are great shopping, dining, and entertainment options nearby, offering opportunities for added value and long-term investments.



15,534 SF

OFFICE BUILDING

1930

YEAR BUILT

4,500 SF

ROOFTOP TERRACE

LAC2

ZONING

[→ VIEW VIDEO](#)

INVESTMENT HIGHLIGHTS

2154 West Sunset boasts a litany of highlights and qualities that define it as the premiere creative user office building available for sale in the market.

PREFERRED SUNSET BOULEVARD LOCATION

2154 West Sunset Boulevard is in a central location with convenient access to the 101, 110, 2 and 5 freeways. The property is in close proximity to the Downtown LA, Hollywood, Silverlake, Glendale and Mid-Wilshire submarkets.

AN AREA OF REDEVELOPMENT

The location has a proven track record of demand and success that speaks to the viability of the development.

QUALITY OF CONSTRUCTION

The building was built in 1930 with the original Art Deco exterior maintained. The most recent improvements are of the highest quality with complete interior renovations completed in 2012. The dramatic high ceilings, slab floors, open plan and signature staircase leading to the 2nd floor office space and dramatic roof top terrace make this space unique.

BILLBOARD INCOME

There is a tremendous opportunity for significant upside in passive income from the massive billboard facing Sunset Boulevard. The current lease agreement with Clear Channel is set to expire on May 31, 2026. The new contract may be renegotiated without the current restrictions.

SOLAR PANELS

In 2012, the owner installed 88 state-of-the-art solar panels to exclusively serve the property and dramatically reduce the cost of electricity.

ROOFTOP TERRACE

The property boasts a nicely finished approximately 4,500 square foot rooftop terrace that easily serves as an event space, collaboration space, outside work area and break area. The roof deck also includes a storage room of approximately 221 usable square feet.

WAREHOUSE & STORAGE

The property includes a roll-up door on Sunset Boulevard accessing an approximate 1,507 square foot warehouse/storage area with high ceilings and no columns.

STUNNING ARCHITECTURE

The complete property renovation was designed by KAA Design in Los Angeles and displays both the original beautiful Art Deco exterior facade facing Sunset Boulevard with modern interior improvements equipping it with such eco-industrial flourishes as exposed ducts, vintage glass casement windows and cork flooring. The dramatic stairwell includes a skylight with a large vertical chandelier.



PROPERTY OVERVIEW

Section 02

PROPERTY INFORMATION

PROPERTY INFORMATION

ADDRESS	2154 W Sunset Blvd Los Angeles, CA
APN	5402-030-016
TOTAL BUILDING SIZE	15,534 SF (B occupancy)
LOT SIZE	12,730 SF
TYPE	Creative office
ZONING	LAC2
YEAR BUILT RENOVATED	1930 2012
DECK	4,500 SF rooftop terrace (A occupancy)

SUBMIT OFFER

PRICE

15,534 SF

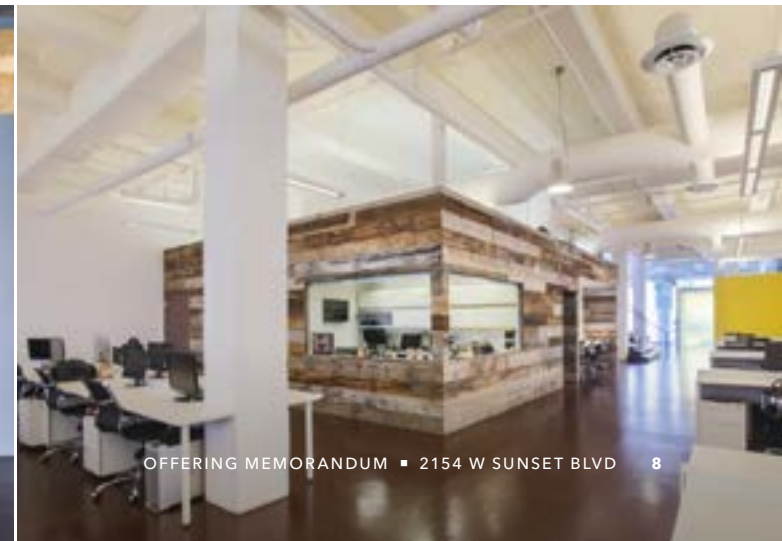
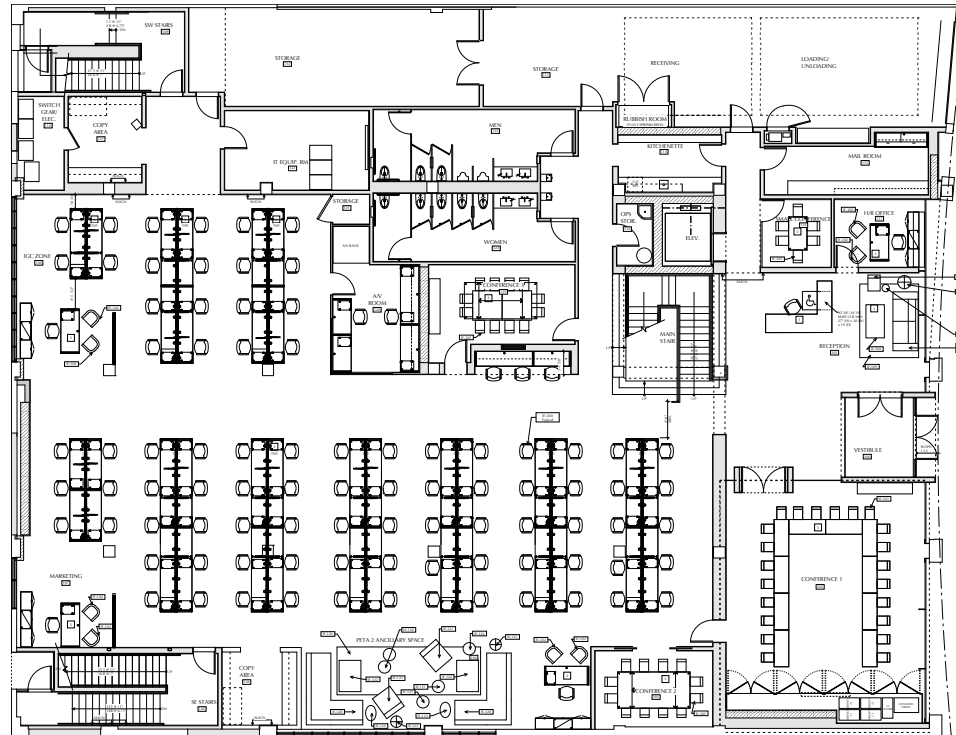
OFFICE BUILDING



FIRST FLOOR

11,661 SF

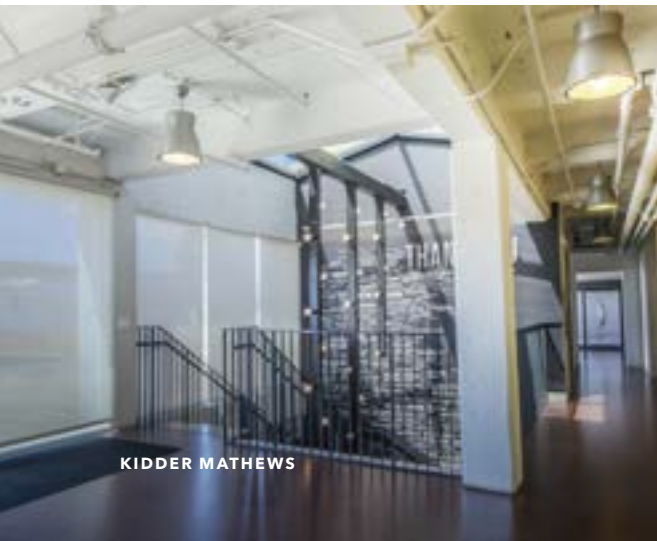
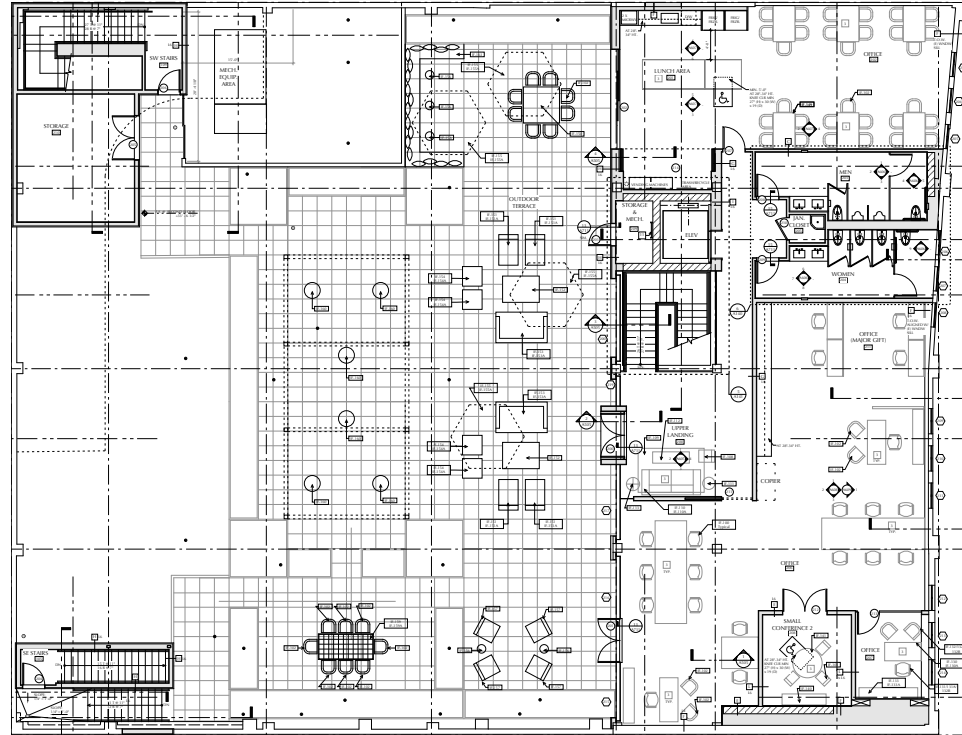
FIRST FLOOR PLATE



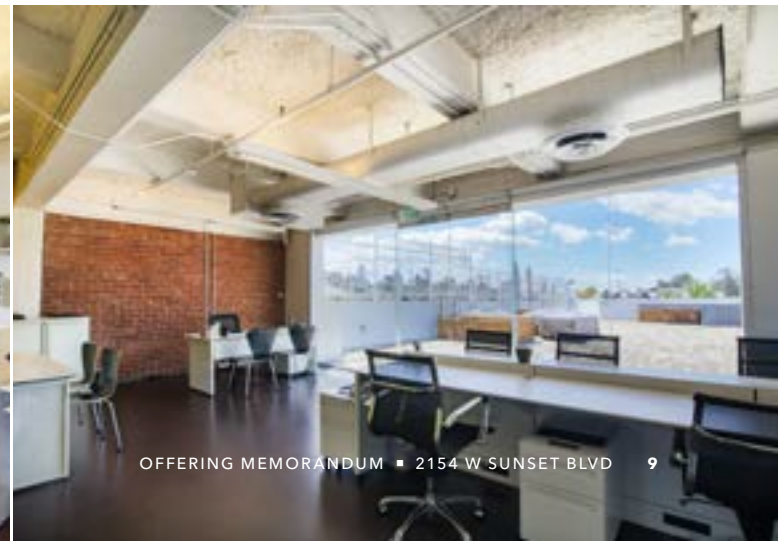
SECOND FLOOR

3,873 SF

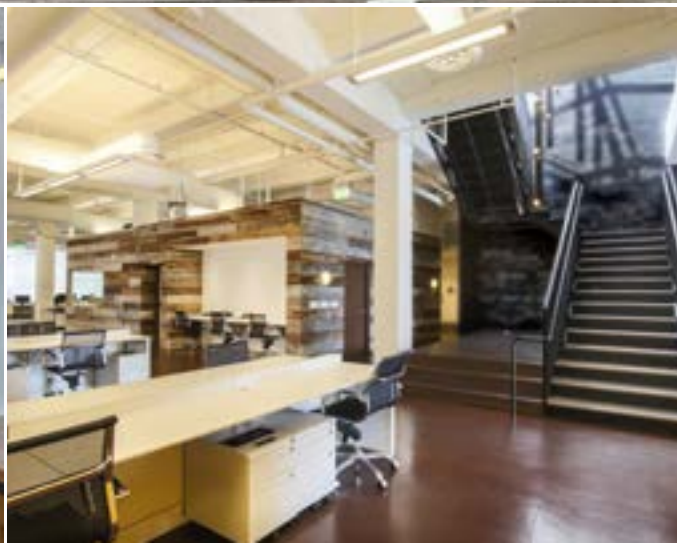
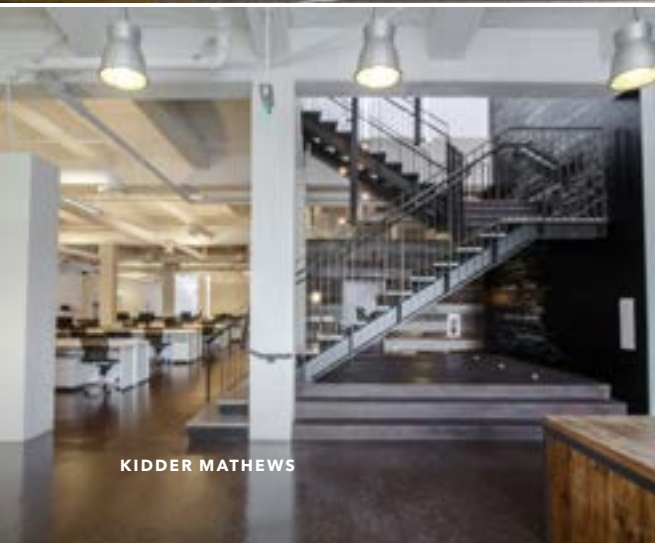
FIRST FLOOR PLATE



KIDDER MATHEWS



PHOTOS



PROPERTY OVERVIEW





LOCATION OVERVIEW

THE CHARMING 2154 W SUNSET BLVD

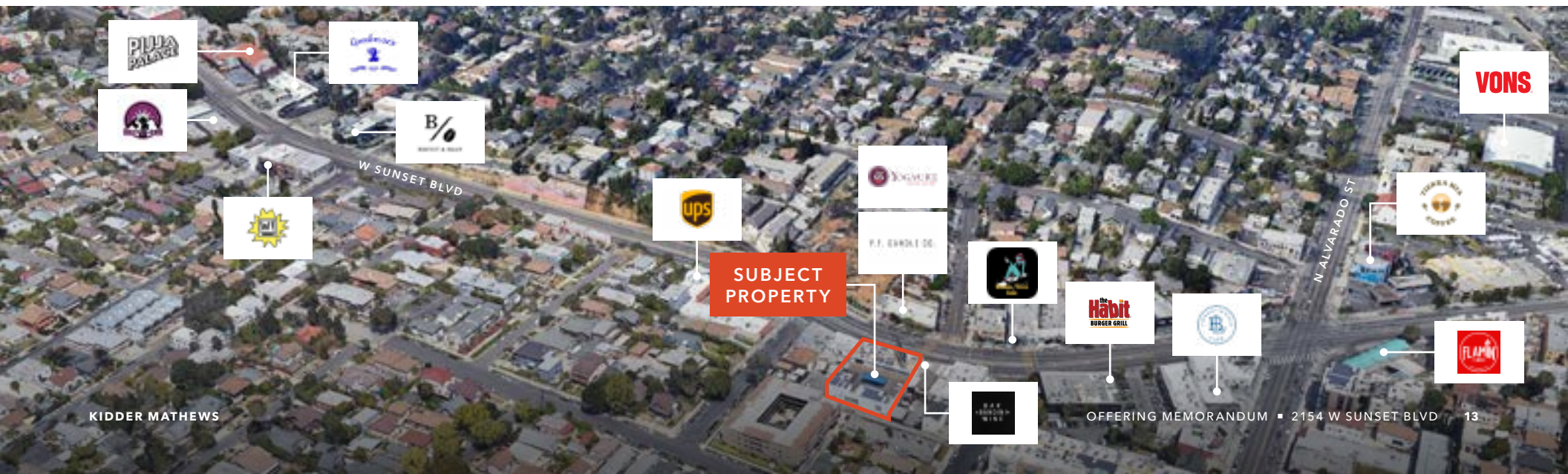
The stores and restaurants within this valuable area manage to be both approachable and appealing, preserving a relaxed vibe without becoming too fashionable. It is advisable to explore this refined yet varied area on foot in order to fully enjoy its laid-back qualities. There are many of excellent stores, pubs, and eateries along Sunset Boulevard. West of Dodger Stadium, Alvarado Street provides additional options for walkers. The hip Silver Lake lies to the north, while Thai Town and Hollywood are to the west. But with its verdant, tree-lined slope, Griffith Park—the neighborhood's northern neighbor—gives it a warm and inviting feel.

This neighborhood has a warm, welcoming atmosphere; it seems like an unassuming hometown

hidden away within the boundaries of the country's second-biggest metropolis. This place doesn't have many towering structures that obstruct the sun. Rather, you'll discover quaint buildings, streets lined with trees, and a commercial district that is pedestrian-friendly and home to a variety of great (and locally owned) eateries and boutiques.

This modest village has a long and colorful past. This area, from its early origins to the present, is a fashionable spot where singers, actresses, and artists settle before becoming well known. With an attractive location, a stable real estate market, an affluent populace, and little competition, it presents a positive picture of retail commercial investment. The neighborhood benefits from being close to

wealthy areas such as Hollywood and Los Feliz. A thriving local economy and significant expenditures created the ideal environment for retail success in infrastructure and facilities. In this context, the retail industry has thrived, especially for companies selling luxury or high-end products. Silver Lake's real estate market has demonstrated stability in the past. The neighborhood's strong foot traffic counts assist businesses by providing them with exposure and easy access. Furthermore, the neighborhood's growing appeal as a travel destination opens up even more prospects for retail expansion. A strong feeling of community support also plays a role in ensuring long-term success. Strategic planning for the area is essential to maximizing profitability in this dynamic commercial investment environment.



AREA OVERVIEW



The city of Los Angeles, commonly abbreviated as LA, is the largest in California and serves as the center of the second-largest metropolitan area in the United States.

It is located on the state's southern coast, with a land area of 503 square miles, and is home to more than 4.0 million diverse people. Los Angeles draws millions of tourists annually and has a significant economic impact on the world because of its thriving entertainment sector, prominent buildings, and vibrant culture.

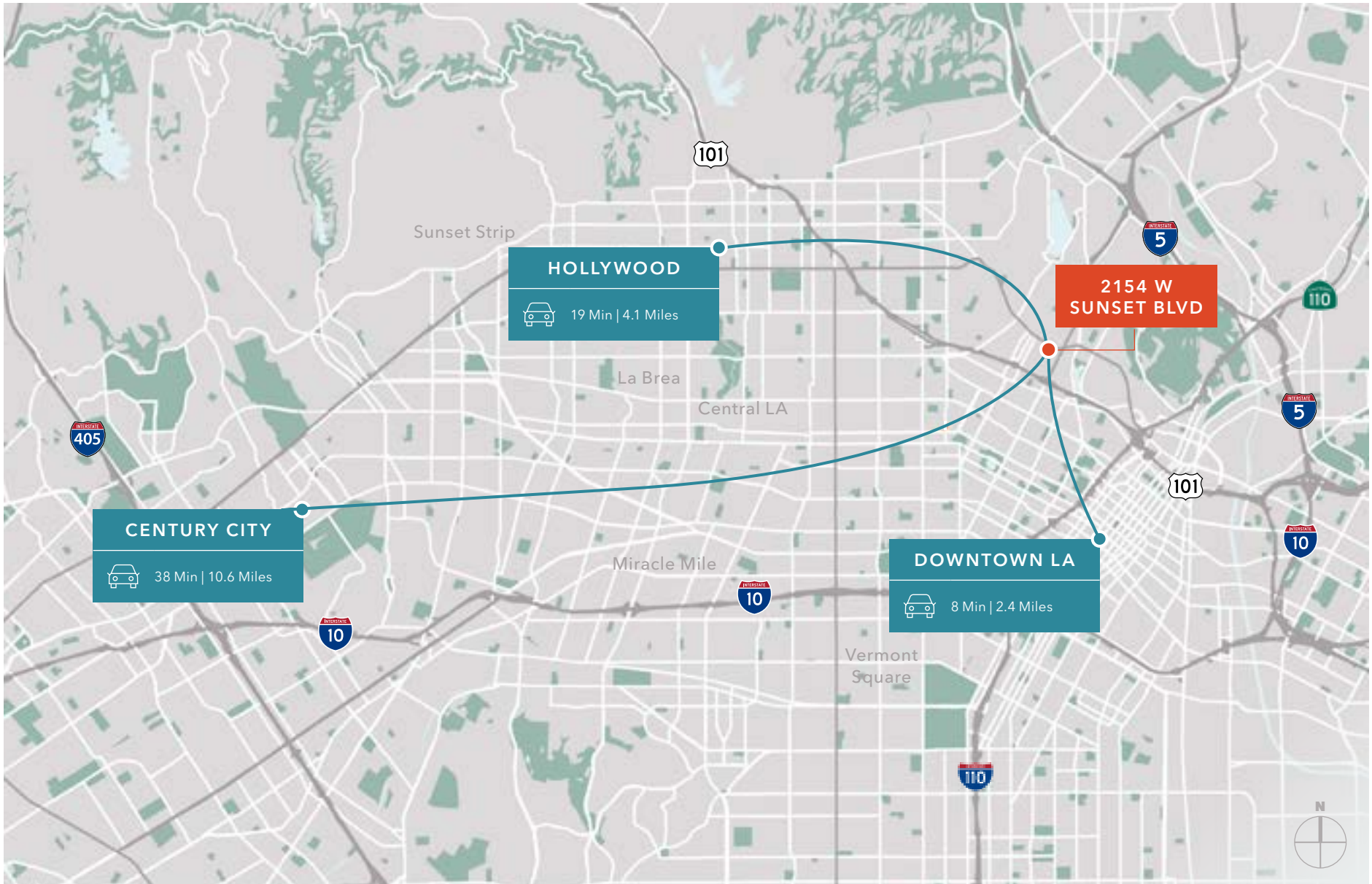
Los Angeles is a trend-setting global metropolis with a rich cultural heritage and an intriguing past. LA's top-notch cultural attractions are the Space Shuttle Endeavor, Walt Disney Concert Hall, Getty Center, art galleries, and urban art. The epicenter of entertainment worldwide is unquestionably Los Angeles, home to attractions like Transformers: The Ride-3D, legendary studios, a thriving nightlife, and world-class theater productions. The cuisine of Los Angeles is renowned for its Michelin-starred restaurants and eclectic neighborhoods. Sports enthusiasts know that Los Angeles is a city of athletes, and those who enjoy being active can explore the city's seventy-five miles of coastline and the numerous miles of bike and hiking trails.

The economy of Los Angeles is among the largest and most important in the world. Los Angeles is a hub for commerce fueled by a wide range of

industries, including entertainment, aerospace, fashion, foreign trade, technology, and other related fields. Hollywood's entertainment sector is based there, making it one of the world's major hubs for the film and television industries. Major film studios, production firms, and gifted artists call Los Angeles home, making Hollywood, located in the city, the center of the world's entertainment industry. The city is also home to a flourishing tech sector known as "Silicon Beach," which is well-known for its startups, tech incubators, and innovation centers. San Pedro Bay, the busiest container port in the country, handles the majority of its international traffic.

Los Angeles is renowned for both its relaxed lifestyle and thriving cultural scene. Los Angeles' diverse population reflects the city's rich international heritage. Everyone can find something to enjoy in Los Angeles courtesy of its diverse neighborhoods, distinguished dining establishments, and groundbreaking fashion and art sectors. The most well-liked methods to experience LA are taking in its great diversity, conducting a scenic drive, or traveling to the city's important cultural institutions. Shopping in Los Angeles is one of the most enjoyable leisure activities, whether you enjoy browsing antique stores or making expensive purchases. Among the top shopping centers are The Grove, Beverly Center, Hollywood & Highland, Glendale Galleria, Westfield Century City, Downtown LA's Fashion District, and those in Hollywood & Highland. In LA, there are many places to shop for unique products, and many museums offer gift shops where you can buy unique cultural items. Despite many areas to get deals, Rodeo Drive is a must-see for the affluent.

LOCATION OVERVIEW





COMPARABLES

Section 04

SOLD COMPARABLES

**2014-2022
E 7TH ST**
Los Angeles, CA 90021



\$11.9M
SALE PRICE

BUYER	Watershed Properties, LLC
SELLER	ASB 2014 2028 7th St LLC
PRICE/SF	\$520.77
LAND SF	28,750 SF
SALE DATE	1/25/2024

**324 N
LARCHMONT BLVD**
Los Angeles, CA 90004



\$12.4M
SALE PRICE

BUYER	32453 Pch LLC
SELLER	324 North Larchmont LLC
PRICE/SF	\$1,000.00
LAND SF	12,400 SF
SALE DATE	11/22/2023

**3048 N
COOLIDGE AVE**
Los Angeles, CA 90039



\$8.75M
SALE PRICE

BUYER	La River Flows LLC
SELLER	3048 Coolidge LLC
PRICE/SF	\$611.38
LAND SF	26,695 SF
SALE DATE	8/24/2023

**933 S
VERMONT AVE**
Los Angeles, CA 90006



\$7.8M
SALE PRICE

BUYER	Chung H & Soon H Pak
SELLER	Hanmi Financial Corp
PRICE/SF	\$462.04
LAND SF	20,447 SF
SALE DATE	8/2/2023

**3015
GLENDALE BLVD**
Los Angeles, CA 90039



\$3.7M
SALE PRICE

BUYER	Lana's Complex LLC
SELLER	J. Tally
PRICE/SF	\$514.75
LAND SF	14,810 SF
SALE DATE	6/20/2023

743 SEWARD ST
Los Angeles, CA 90038



\$10.9M
SALE PRICE

BUYER	Ballard Partners, Inc.
SELLER	Seward Associates LLC
PRICE/SF	\$923.89
LAND SF	6,098 SF
SALE DATE	3/17/2023

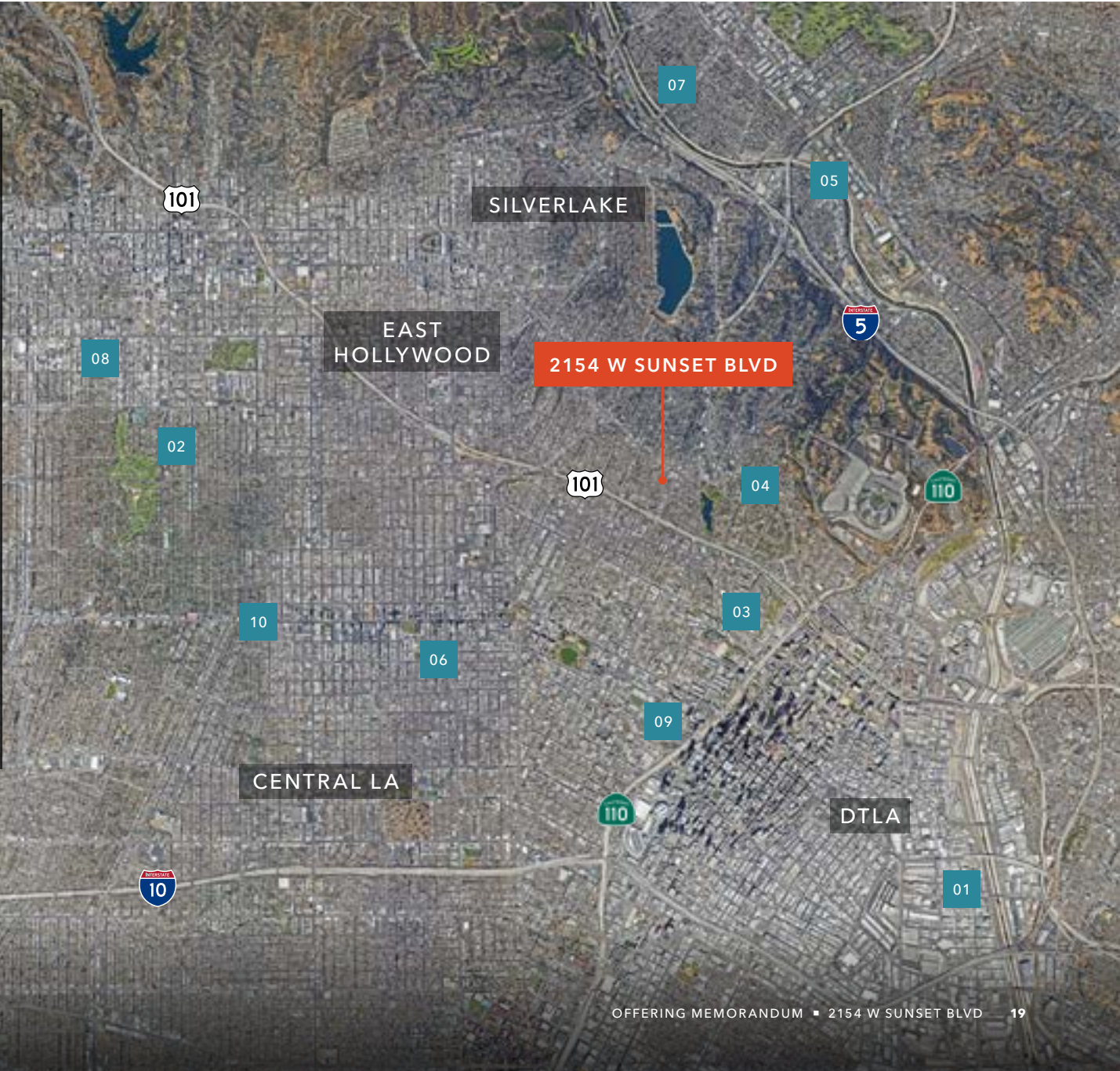
SOLD COMPARABLES

<p>1126 WILSHIRE BLVD Los Angeles, CA 90017</p> <p><i>\$8.6M</i> SALE PRICE</p>		<p>4047 WILSHIRE BLVD Los Angeles, CA 90010</p> <p><i>\$3.65M</i> SALE PRICE</p>	
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BUYER	Dordick Law Corporation	BUYER	Lf Wilshire Llc
SELLER	Girardi Keese	SELLER	4041 Wilshire Llc
PRICE/SF	\$426.98	PRICE/SF	\$430.83
LAND SF	20,038 SF	LAND SF	7,405 SF
SALE DATE	3/7/2023	SALE DATE	2/22/2023

COMPARABLES

01	2014-2022 E 7TH ST Los Angeles, CA 90021
02	324 N LARCHMONT BLVD Los Angeles, CA 90004
03	1301 W 2ND ST Los Angeles, CA 90026
04	1000 W SUNSET BLVD Los Angeles, CA 90012
05	3048 N COOLIDGE AVE Los Angeles, CA 90039
06	933 S VERMONT AVE Los Angeles, CA 90006
07	3015 GLENDALE BLVD Los Angeles, CA 90039
08	743 SEWARD ST Los Angeles, CA 90038
09	1126 WILSHIRE BLVD Los Angeles, CA 90017
10	4047 WILSHIRE BLVD Los Angeles, CA 90010



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