

OWNER USER OPPORTUNITY

For Sale



Arthur Pfefferman
Executive Vice President

818-516-0257

art@pfeffermancre.com

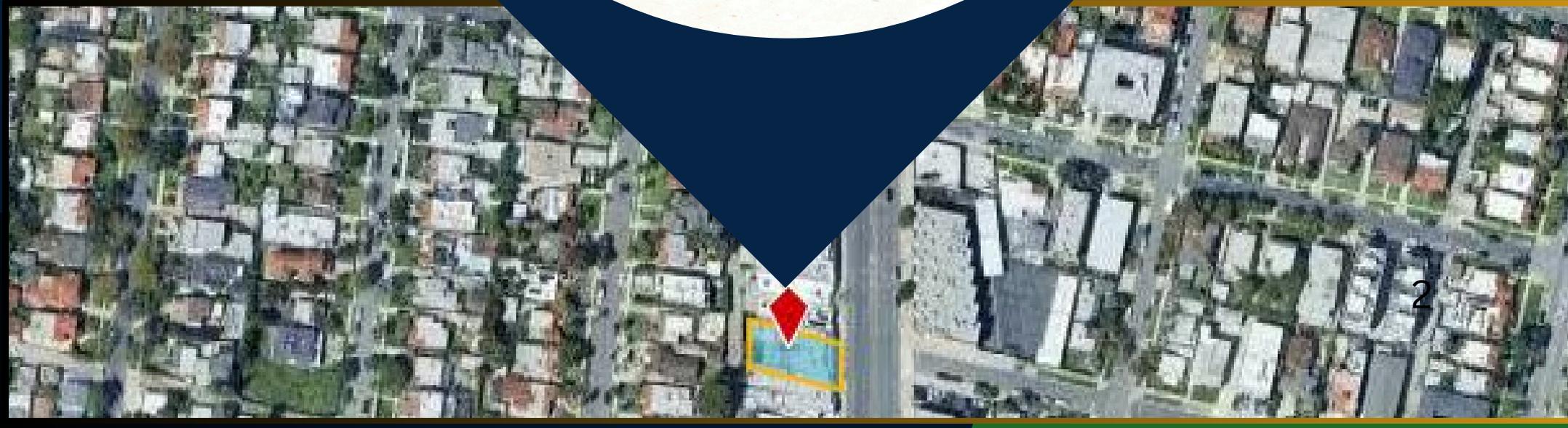


TABLE OF CONTENT

| | |
|--------------|----|
| OVERVIEW | 3 |
| PROPERTY | 4 |
| PHOTOS | 5 |
| AERIAL | 7 |
| FLOOR PLAN | 8 |
| DEMOGRAPHICS | 9 |
| PARCEL MAP | 11 |
| RETAIL MAP | 12 |
| BIO | 13 |



OVERVIEW



TOTAL RENTABLE AREA: APPROX. 3,716 SF

LOT SIZE: APPROX. 6,788 SF

PROPERTY TYPE: RETAIL / OFFICE / SCHOOL

FLOORS: 1

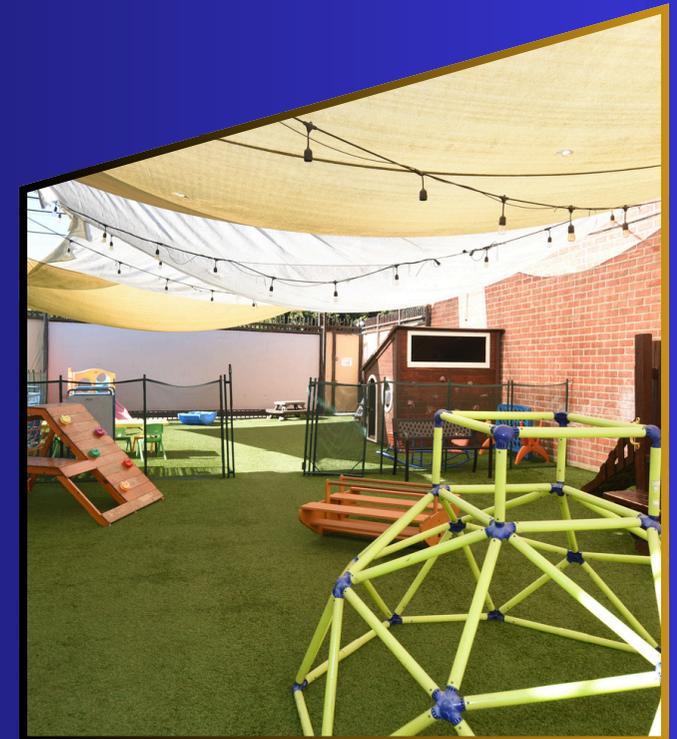
PARKING: PLAYGROUND / PARKING OPTION

BUILDING CLASS: C

YEAR BUILT / RENOVATED: 1946

POWER: 120/240 V - 60 HZ - 400 A 1 PH 3 W

Several Rooms & Offices
Have High Ceilings



APPROX.
3,716 SQ. FT.
(Per CoStar)



APPROX. 8' HIGH MOTORIZED GATE



5 ROOMS / OFFICE



PLAYGROUND / YARD



5 RESTROOMS



Furniture, Fixtures, Equipment in the Photos, including the kitchen are not included in the sale

PROPERTY

Total Square Feet
Approx. 3,716
(Per CoStar)

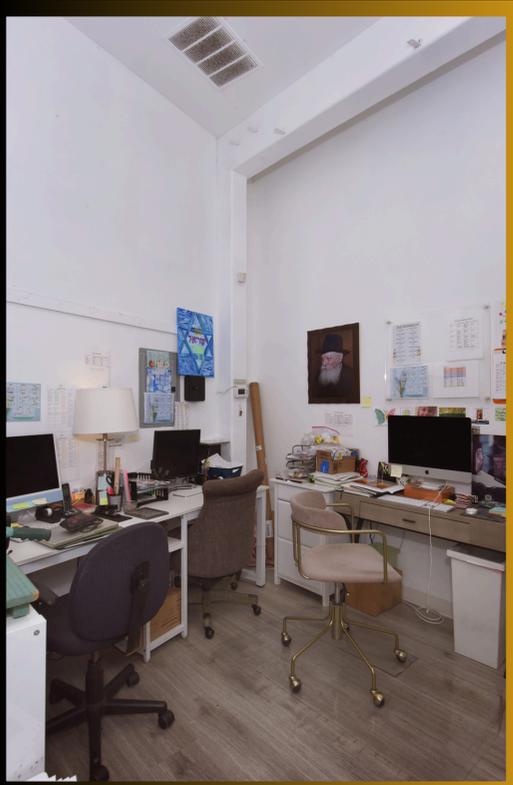
Total Lot Size
Approx. 0.16 Acres
(Approx. 6,788 SF)

Built in
1946



Experience the potential of this prime office / retail / school building property at 1627 S La Cienega Blvd, Los Angeles. Boasting an approximately 3,716 SF building(s) offering a timeless architectural design, this property presents a compelling investment opportunity. Built in 1946 and zoned C2-I-O, it offers versatility and flexibility to cater to a range of uses. With a strategic location in the heart of Los Angeles, this property provides convenience and accessibility, laying the foundation for a successful venture(s). Take advantage of this rare chance to establish a prominent presence in a thriving commercial landscape, surrounded by endless opportunities for growth and success.

PHOTOS



OFFICE



KITCHEN



ROOM / OFFICE



ROOM / OFFICE



ROOM / OFFICE



ATRIUM

Furniture, Fixtures, Equipment in the Photos, including the kitchen are not included in the sale

Information provided is deemed reliable but not guaranteed, and neither seller, broker, nor agent makes any representation or warranty as to accuracy or completeness. Buyers are advised to conduct independent due diligence and verify all property details—including dimensions, zoning, permits, financials, and legal status—prior to purchase; all transactions remain subject to buyer verification and approval.

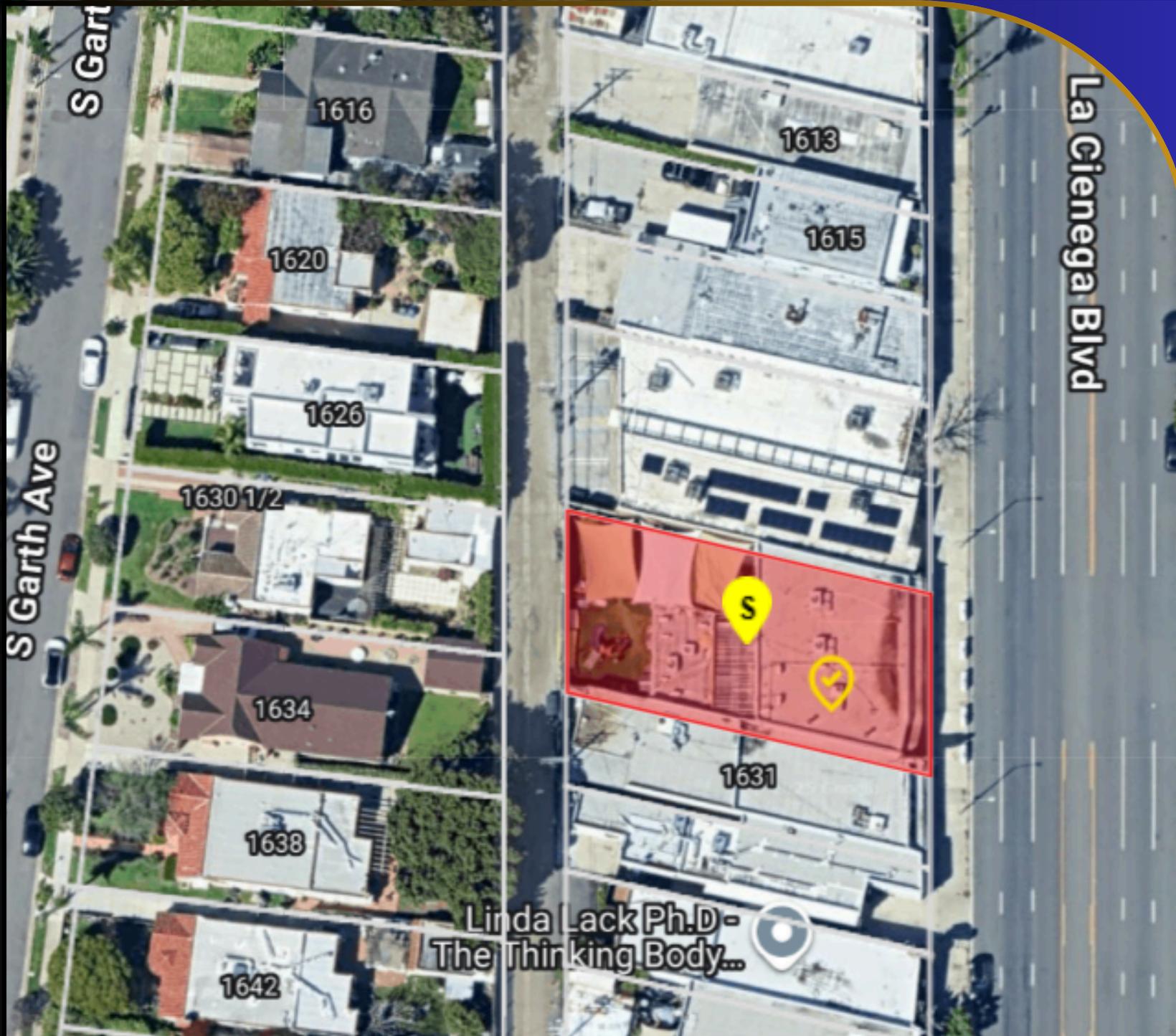
PHOTOS



Furniture, Fixtures, Equipment in the Photos, including the kitchen are not included in the sale

Information provided is deemed reliable but not guaranteed, and neither seller, broker, nor agent makes any representation or warranty as to accuracy or completeness. Buyers are advised to conduct independent due diligence and verify all property details—including dimensions, zoning, permits, financials, and legal status—prior to purchase; all transactions remain subject to buyer verification and approval.

AERIAL



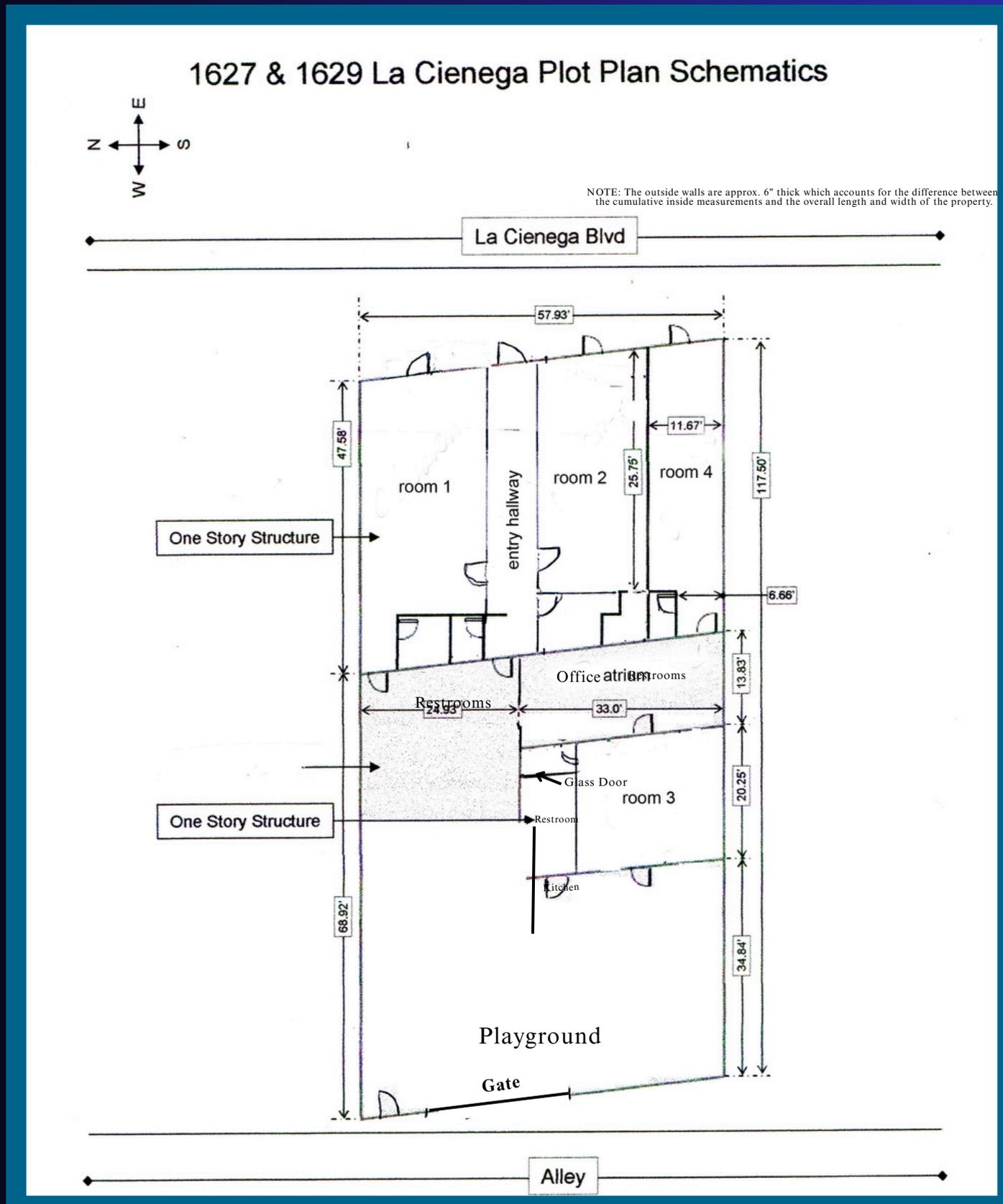
GOOD TRANSIT
52



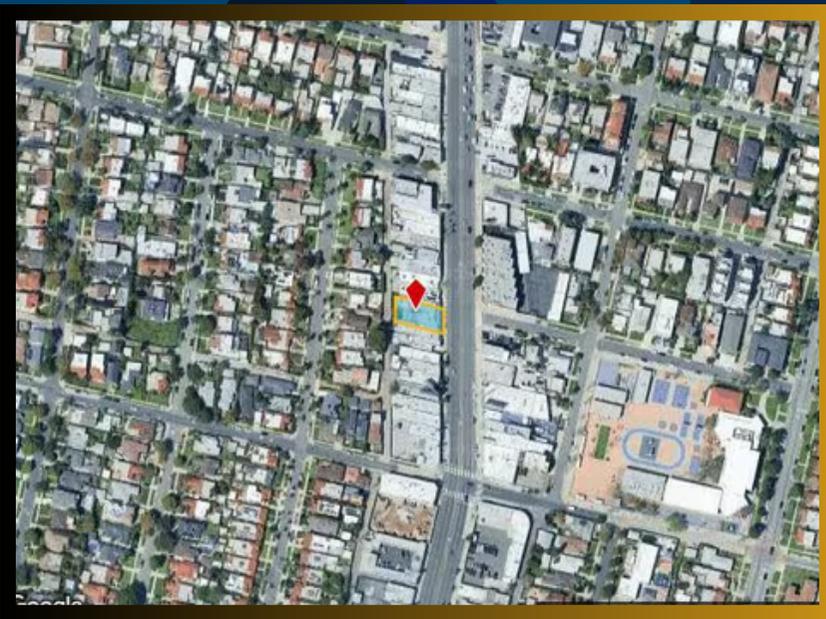
VERY WALKABLE
82

FLOOR PLAN

NOT TO SCALE



DEMOGRAPHICS



- **Strategic Location:** Situated on bustling La Cienega Blvd, offering high visibility and traffic.
- **Accessibility:** Easy access to I-10 freeway, Beverly Hills, Culver City, and Mid-City.
- **Versatility:** Ideal for office, retail, school or mixed-use redevelopment.
- **Growth Potential:** Located in a thriving corridor with strong demand for commercial and mixed-use properties.

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|-----------|
| Total Households | 1,566 | 4,534 | 17,478 |
| Total Population | 3,689 | 10,582 | 42,403 |
| Average HH Income | \$128,132 | \$125,141 | \$142,109 |

- **Nearby Amenities:** Restaurants, retail, and professional services within walking distance.
- **Transit-Friendly:** Close to major bus lines and future Metro expansion corridors.
- **Community:** Surrounded by established neighborhoods with strong demographics.
- **Proximity:** Minutes from Beverly Hills, Century City, and Downtown LA.

DEMOGRAPHICS

Discover the vibrant neighborhood surrounding the property at 1627 S La Cienega Blvd, where the pulse of Los Angeles beats strong. Nestled in the heart of this bustling city, the area offers a dynamic mix of world-class cultural attractions, renowned dining experiences, and high-end shopping. Investors will find themselves in close proximity to the prestigious Miracle Mile, home to the LACMA and Petersen Automotive Museum. With easy access to Beverly Hills, Century City, and the burgeoning tech hub of Silicon Beach, this prime location offers endless possibilities for office and office building investments in one of the most sought-after areas of Los Angeles.

Public Transportation

| Airport | Drive | Distance |
|------------------------------|--------|----------|
| Los Angeles International | 18 min | 8.8 mi |
| Bob Hope | 28 min | 14.4 mi |
| Long Beach (Daugherty Field) | 36 min | 25.3 mi |

Traffic

| Collection Street | Cross Street | Traffic Vol | Last Meas... | Distance |
|-------------------|---------------------|-------------|--------------|----------|
| S la Cienega Blvd | Airdrome St S | 64,145 | 2025 | 0.04 mi |
| Pickford St | S Garth Ave W | 610 | 2025 | 0.07 mi |
| Airdrome St | S la Cienega Blvd E | 3,555 | 2025 | 0.07 mi |
| S la Cienega Blvd | Pickford St S | 64,693 | 2018 | 0.08 mi |
| Pickford St | Alvira St E | 388 | 2025 | 0.08 mi |
| Airdrome St | S Alvira St E | 3,844 | 2025 | 0.09 mi |
| S la Cienega Blvd | Airdrome St N | 74,119 | 2025 | 0.10 mi |
| Alvira St | Horner St S | 1,037 | 2025 | 0.16 mi |
| S la Cienega Blvd | W 18th St S | 65,212 | 2018 | 0.16 mi |
| Cashio St | S la Cienega Blvd W | 1,527 | 2025 | 0.18 mi |

Made with TrafficMetrix® Products

PARCEL MAP

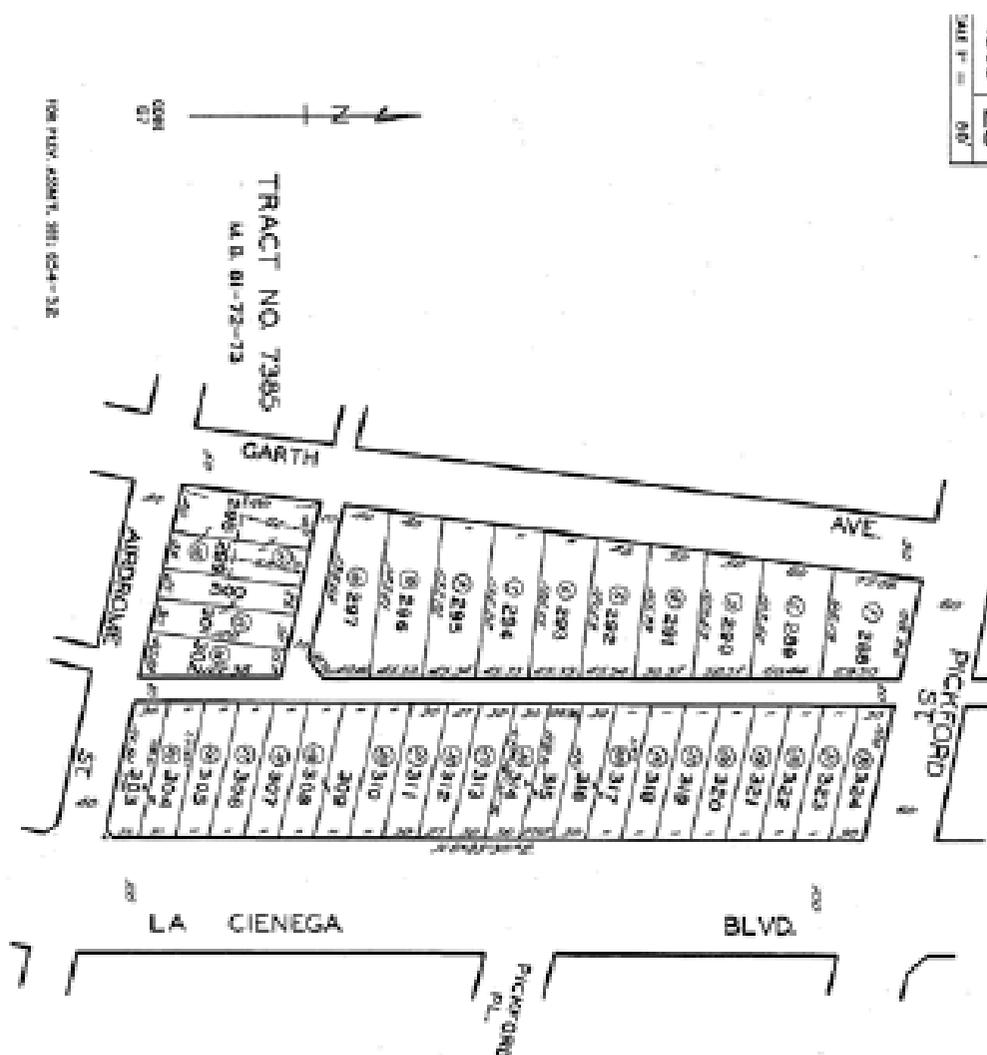
Subject Property Location

Property Address 1627 S LA CIENEGA BLVD
City, State & Zip LOS ANGELES, CA 90035-4509
County LOS ANGELES COUNTY

Report Date: 08/04/2025

Order ID: R191404328

Parcel Number 4303-028-024



RETAIL MAP





**PRIMARY SPECIALTY
REAL PROPERTY**

- Industrial
- Office
- Retail
- Multi-Residential
- Mixed Use
- Land
- Analysis
- Valuations
- 1031 Exchange

ART@PFEFFERMANCRE.COM

CELL 818-516-0257

DIRECT 818-449-5122

MAIN 818-725-2500

FAX 818-366-4900



11280 CORBIN AVENUE
PORTER RANCH, CA 91326

ARTHUR PFEFFERMAN

EXECUTIVE VICE PRESIDENT

CALDRE LICENSE #: 01021906

Coldwell Banker Commercial is the Most Trusted Name in Commercial Real Estate

Art is a result driven professional with more than 25 years' experience in the acquisition and disposition of investment properties, investment analysis, leasing, development, and valuations. He attended UCLA and UB. He has been licensed since 1989. He is a registered LA county property tax appeals board agent.

Arthur has unique expertise as a specialist with significant achievements in industrial, office, retail, multi-residential, mixed-use and land. He provides authoritative, unbiased information, clear strategy, continual communications and successful negotiations conducted with integrity. He is committed to providing a steady flow of transaction information, market conditions, the project schedule, assignment progress, financial analysis, deal elements, negotiating and marketing strategies that are also available electronically. His client and investor list includes financial institutions, government, legal and accounting firms, entrepreneurs, small & large businesses and sophisticated high net worth individuals. He has served as an expert witness in business litigation in federal and state courts for business litigation cases in California.

Arthur continues to serve on numerous philanthropic and nonprofit boards and has served on blue ribbon committees as an appointee of city, county, state and federal elected officials. He has been a sought after speaker and moderator for industry and government conferences.

Coldwell Banker Commercial Professionals in the USA), Arthur represents parties in purchases, sales, leases and re-structuring of assets for many of his clients and/or their clients; in California, New York, Texas, Florida, Nevada to name a few of the many states. You may learn more about him on LinkedIn and the many who recommend and endorse him.

ARTHUR PFEFFERMAN

EXECUTIVE VICE PRESIDENT

CALDRE LICENSE #: 01021906

PROFESSIONAL ACHIEVEMENTS

- Past Member of the United States Small Business Administration Advisory Council (“SBA”); Presidential Appointee (U.S.A)
- Past President of the Cultural Affairs Commission for the City of Los Angeles; Mayoral Appointee
- Co-Founder and Past President of the United Chambers of Commerce
- Fernando Award Recipient, given annually to one citizen of the San Fernando Valley
- Provides media/newspapers with industry information
- Taught Courses on Franchising at California State University Northridge
- Active Rotarian
- Achieved the prestigious Coldwell Banker Commercial - Top 10 recognition level Nationally - 1st Q 2021
- Achieved the prestigious Coldwell Banker Commercial - #1 recognition Nationally - 1st Q 2023
- Achieved the prestigious Coldwell Banker Commercial - #2 recognition Nationally - September 2025
- Inside The Valley (Formerly SFVBJ); published by LABJ - The Valley 200 - One of the 200 most influential people in the Greater Valley in 2020-2025
- An elite member of Coldwell Banker Commercial (in the top 1-2% of over 3,000 Coldwell Banker Commercial Professionals in the USA)

ELITE-COLDWELL BANKER COMMERCIAL 2001-PRESENT

CBC PLATINUM CIRCLE OF DISTINCTION - SEVERAL YEARS

IN A ROW INCLUDING 2024

CITY AND COUNTY OF LOS ANGELES

CA STATE AND FEDERAL RECOGNITION

