

**Michael Talbot**  
 Residential & Commercial Investments  
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 Office: 310-356-4248  
 State Lic: 00645363



**Cross Property 360 Property View**

612 S La Brea Avenue, Los Angeles, CA 90036

Listing

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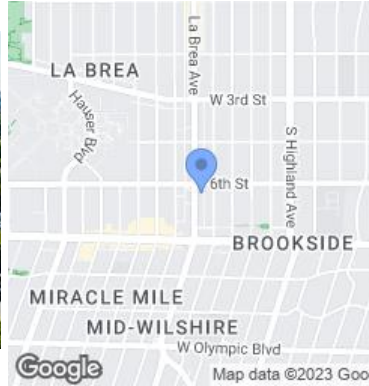
**C18 - Hancock Park-  
 Wilshire**

STATUS: Active

LIST CONTRACT DATE: 01/19/23  
 PROP TYPE: Commercial Lease  
 PARCEL #: 5507023025

LISTING ID: SB23011272  
 PROP SUB TYPE: Retail

LIST PRICE: \$30,800 ↓



SQFT(SRC): 7,700  
 SQFT LOT: 6,302 (A)  
 ACRES: 0.145  
 BUSINESS NAME:  
 BUSINESS TYPE: Commercial, Retail,  
 Showroom, Single-Tenant  
 YEAR ESTABLISHED:  
 YEAR BUILT: 1947  
 SLC:  
 LEVELS: 1  
 CURRENT USE:  
 ACTUAL RENT:  
 RENT MIN - MAX \$/SF/YR: \$4.00 -  
 \$6.00  
 NUMBER OF UNITS: 1  
 ENTRY LEVEL: 1  
 BUILDING STATUS: Existing  
 OCCUPANCY: Occupied  
 BUILDING \$/PER SQFT: \$4.00  
 LAND \$/PER SQFT:  
 DAYS ON MARKET: 341  
 COUNTY: Los Angeles  
 PARCEL MASTER:  
 INVEST?: No A/C?:  
 FENCE?: HEAT?:

**DESCRIPTION**

**NEW Starting lease rate at \$4.00 with a scale up program to market rent of \$6.00 for lease terms from two to ten years - Beautiful Bow Truss Ceiling construction with polished concrete flooring and concrete walls (reminiscent of Old LA architecture). The wide open floor plan has 6,300 sf on the ground floor and 1,400 sf on the three mezzanine areas in the back area next to the rollup door leading to the alley. A Fantastic location sandwiched between Hancock Park (established high-end residential community), The Miracle Mile (highest density corridor in all of L.A.) and Museum Row. There are major new developments built, under construction or in final planning stages - such as - The Wilshire-La Brea Metro Station, 8 story Mix use project directly across the street with 125 unit hotel, 121 luxury apts. and retail/commercial on the ground floor, The Academy Museum of Motion Pictures approved new development and multiple high density residential projects. Some of the neighboring communities and landmarks include: Hancock Park / Greater Wilshire areas prestige's single family neighborhood, Miracle Mile - most densely populated area in all of LA (with high rise Luxury Apartments, Professional offices, boutique stores and restaurants), Museum Row with The Los Angeles County Museum, The Peterson Automotive Museum (among other great Museums), the El Rey Theater, the La Brea Tar Pits, Farmers Market and the Grove just to mention a few. Demographics are off the charts w-high net worth residence with income levels well above \$120,000 and high property values with starter homes at \$1 mill plus.**

BUSINESS URL:

**BUILDING DETAILS**

FEATURES:  
 HEATING:  
 LAUNDRY:  
 CLEARANCE: 14.00-14.00  
 INDUSTRIAL TYPE:  
 PROBATE AUTHORITY:

OFFICE CLASS:  
 ROOFING: Composition  
 SECURITY:  
 CONSTRUCTION:  
 LOT: 0-1 Unit/Acre, Level with Street,  
 Rectangular Lot

**UTILITIES**

ELECTRICITY: 220 Volts, Electricity - On  
 Property  
 AMPERAGE:  
 VOLTS:  
 UTILITIES: Cable Available, Electricity  
 Connected, Natural Gas Connected, Phone  
 Connected, Water Connected  
 WATER: Public

**BUSINESS DETAILS**

OWNERSHIP:  
 DAYS / HOURS OPEN:  
 FULLTIME EMPLOYEES:  
 LEASE EXPIRES:  
 EQUIPMENT VALUE:

SPECIAL LICENSES:  
 PART TIME EMPLOYEES  
 ACTUAL RENT:  
 INVENTORY VALUE:

YEARS CURRENT OWNER:  
 HOURS OWNER WORKS:  
 LEASABLE SQFT: 7,700  
 MONTHLY NNN:  
 PARKING TOTAL:

**SQUARE FOOTAGE**

CONDO SQFT:  
 HIGH TECH FLEX SQFT:  
 RETAIL SQFT: 7,700  
 TOTAL SQFT: 7,700

INDUSTRIAL SQFT:  
 INDUSTRIAL MIN/MAX:  
 DIVISIBLE SQFT: 0  
 LAND \$/PER ACRE:

OFFICE SQFT:  
 OFFICE MIN/MAX:  
 RESIDENTIAL SQFT:

**PARKING**PARKING TOTAL:  
UNCOVERED:CARPORT:  
PARKING RATIO:**POWER PRODUCTION**POWER PRODUCTION: **No**

GREEN VERIFICATION:

**LAND**COMMON INTEREST:  
LAND USE: **Retail**  
LOT SIZE DIM:  
TOPOGRAPHY: **flat**  
PARCEL #: **5507023025**  
ADDITIONAL PARCEL(S): **No**BUILDER NAME:  
ZONING:  
SURVEY TYPE:PARK NAME:  
PHASE:  
WATERFRONT:**TERMS**LEASE RENEWAL OPTION?:  
LISTING TERMS:  
CLOSE DATE:  
INCLUSIONS:  
EXCLUSIONS:ASSIGNABLE:  
FINANCING:MIN. DOWN AMOUNT:  
OWNERSHIP TYPE:**OWNER / TENANT**OWNERS NAME:  
OWNER PHONE:  
OWNER PAYS:  
TENANT PAYS: **All Utilities, Taxes, Telephone, Trash Collection, Water**# of UNITS LEASED: **0**  
ANCHORS/Co-TENANTS:MOVE-IN: **immediately****FINANCIAL**

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

**ANNUAL EXPENSE INFORMATION**EXPENSE YEAR:  
REAL ESTATE TAX:  
PERSONAL PROPERTY:  
ACCOUNTING/LEGAL:  
ADVERTISING:  
INSURANCE:  
ELECTRICITY:  
WATER/SEWER:  
TRASH:PROFESSIONAL MANAGER:  
RESIDENT MANAGER:  
MAINTENANCE:  
SUPPLIES:  
OTHER:  
BUILDING EXPENSE:  
RESERVES:  
INVENTORY VALUE:GROSS SCHEDULED INCOME:  
VACANCY ALLOWANCE:  
LAUNDRY:  
OTHER:  
EFFECTIVE GROSS:  
TOTAL EXPENSE:  
NET OPERATING INCOME:**ANNUAL OPERATING INFORMATION****INVESTMENT INFORMATION**ACCOUNTING TYPE:  
OPERATING EXPENSES:GROSS OPERATING INCOME:  
NET OPERATING INCOME:VACANCY ALLOWANCE RATE:  
CAP RATE:**TAXES**

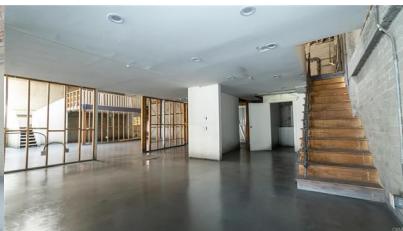
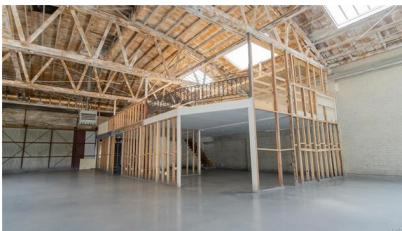
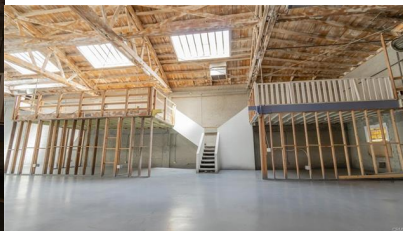
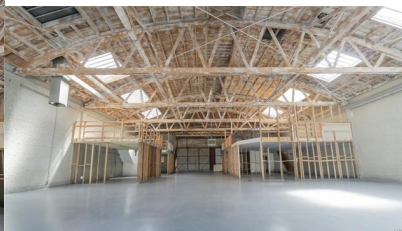
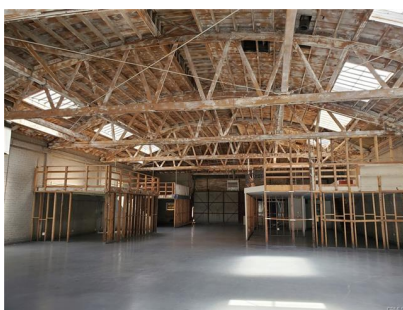
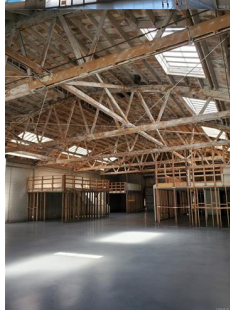
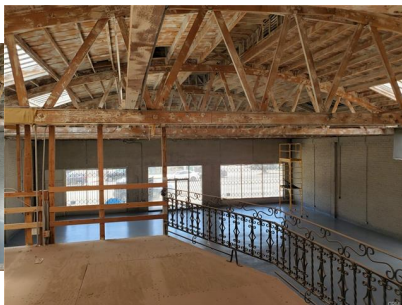
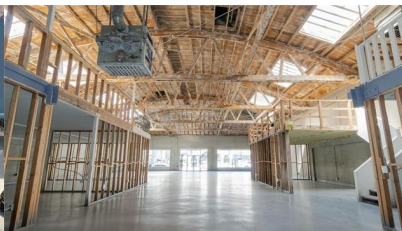
TAX RATE:

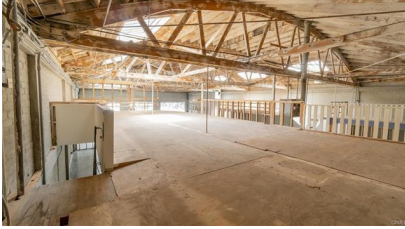
TAX ANNUAL \$:

TAX YEAR:

**AGENT**LISTING AGENT: **Michael Talbot**  
CO-LISTING AGENT:LISTING AGENT STATE LICENSE:  
**00645363**  
CO-LISTING AGENT STATE LICENSE:LISTING AGENT MLS ID: **STALBMIC**  
CO-LISTING AGENT MLS ID:**CONTACT**1.LA CELL: **310-422-4309**  
2.LA DIRECT: **310-378-9889**  
3.LA PAGER:  
4.LA FAX: **310-378-2745**  
5.LA VOICEMAIL: **310-937-5785**  
6.LA EMAIL: **m.talbotre@gmail.com****OFFICE**LISTING OFFICE: **RE/MAX Estate Properties**  
LISTING OFFICE PHONE: **310-378-9494**  
CO-LISTING OFFICE:  
CO-LISTING OFFICE PHONE:LISTING OFFICE STATE LICENSE: **01879720**  
LISTING OFFICE FAX: **310-373-3427**  
CO-LISTING OFFICE STATE LICENSE:  
CO-LISTING OFFICE FAX:LISTING OFFICE MLS ID: **S1282710**  
CO-LISTING OFFICE MLS ID:**MLS**BAC: **2.5%**  
LISTING CONTRACT DATE: **01/19/23**  
START SHOWING DATE:  
ON MARKET DATE: **01/20/23**  
BAC REMARKS: **min 3 yr lease - 5 yr max on lease commission**  
PRIVATE REMARKS:DUAL/VARI COMP?: **No**  
EXPIRATION DATE: **01/31/24**  
CURRENT FINANCING:INTERNET SEND: LISTING?/PRICE?**Yes/**  
MOD TIMESTAMP: **12/27/23**  
LIST AGRMT: **Exclusive Right To Lease**  
NEIGHBORHOOD MARKET REPORT YN?: **Yes****SHOWING INFORMATION**SHOW INSTRUCTIONS: **please call listing agent - property is occupied with cooperative tenant.**  
DIRECTIONS: **Wilshire and 6th St. are the two nearest intersections****PHOTOS** **Click arrow to display photos**









Parcel Map

