

3800-3814 Beverly Blvd Property Brochure

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3800-3814 Beverly Blvd, Los Angeles, CA 90004



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For more listing information visit:
<https://www.koconet.com/Listing/3800-3814-Beverly-Blvd-Los-Angeles-CA/38004653/>

Stay tuned

Property Details

Price: \$4,600,000

- Iconic Corner Location at Beverly Blvd & Vermont Ave
- High Ceilings & Arched Windows
- Redevelopment & Value-Add Upside
- Seller May Carry
- Located in Koreatown / East Hollywood Growth Corridor

View the full listing here: <https://www.koconet.com/Listing/3800-3814-Beverly-Blvd-Los-Angeles-CA/38004653/>

Price:	\$4,600,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Office
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.18 AC
Gross Building Area:	13,964 SF
No. Stories:	2
Year Built:	1927
Tenancy:	Multi
Parking Ratio:	0:1,500 b/f
Zoning Description:	LAC2
APN / Parcel ID:	5518-033-003
Walk Score ®:	93 (Walker's Paradise)
Transit Score ®:	65 (Good Transit)

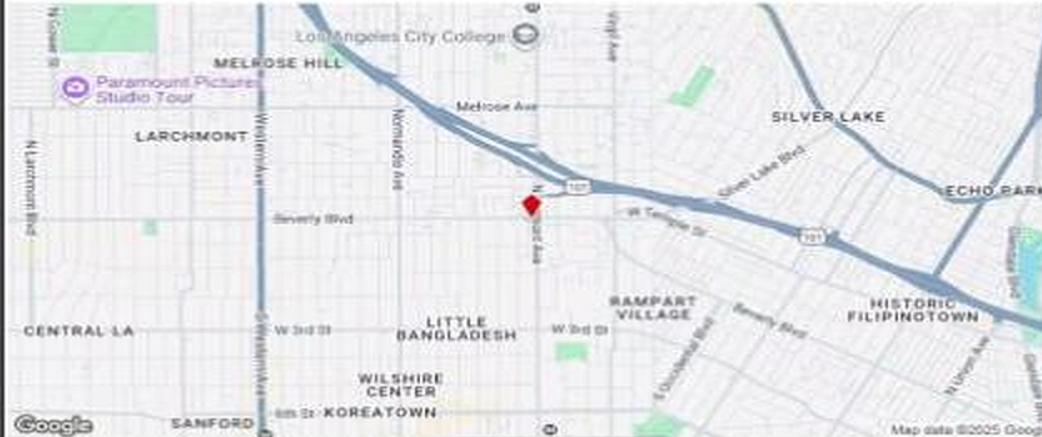
Location & Property Photos

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For more listing information
<https://www.opport.com/Listing/3800-3814-Beverly-Blvd-Los-Angeles-CA/35604>

Location



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<https://www.opport.com/Listing/3800-3814-Beverly-Blvd-Los-Angeles-CA/35604>

Property Photos



Building Photo

MICHAEL BATES 310-245-4166
JOHN SCOTT 323-405-2500

Building Photo

Rent Roll Summary

STREET LEVEL "RETAIL": (7) RETAIL UNITS			
#3800	\$5,030	PROFORMA	\$7,500
#3802	THIS UNIT IS CURRENTLY INCLUDED WITH #3800		
		PROFORMA	\$1,200
#3804	\$2,000	PROFORMA	\$2,500
#3808	\$2,000	PROFORMA	\$3,000
#3810	\$2,000	PROFORMA	\$2,500
#3812	\$2,000	PROFORMA	\$2,500
#3814	\$2,000	PROFORMA	\$2,500
UPSTAIRS "MICRO-CREATIVE OFFICE" (15) CREATIVE OFFICES			
#201	VACANT	PROFORMA	\$1,000
#202	\$1,200	PROFORMA	\$1,200
#203	THIS UNIT IS CURRENTLY INCLUDED WITH #203		
		PROFORMA	\$1,000
#204	\$1,000	PROFORMA	\$1,200
#205	\$800	PROFORMA	\$1,200
#206	\$1,500	PROFORMA	\$2,000
#209	\$800	PROFORMA	\$1,000
#210	\$800	PROFORMA	\$1,000
#211	\$1,000	PROFORMA	\$1,200
#212	\$1,000	PROFORMA	\$1,200
	#214	*THIS UNIT IS CURRENTLY INCLUDED W	
		#215	PROFORMA \$800
#215	\$1,200	PROFORMA	\$1,200
#216	VACANT	PROFORMA	\$1,000
#217	1,200	PROFORMA	\$1,200
	#218	THIS UNIT IS CURRENTLY INCLUDED W #217	
		PROFORMA	\$1,000
CURRENT \$ 25,530		PROFORMA	\$38,900