



ZACUTO GROUP
COMMERCIAL REAL ESTATE

FOR SALE



PRIVATE GATED OFFICE ESTATE

4526 WILSHIRE BOULEVARD

HANCOCK PARK | LOS ANGELES



ONE-OF-A-KIND COMMERCIAL OFFICE VILLA

*A rare find in the heart of Los Angeles
An opportunity for an owner/user looking to brand their business
with visibility and exclusivity*

4526
WILSHIRE
BOULEVARD

PRIVATE
GATED ESTATE

DETAILS

**4526 WILSHIRE BOULEVARD
LOS ANGELES, CALIFORNIA**

Unique mansion style asset zoned for commercial office use. Ability to create unique flagship/headquarters in the heart of Los Angeles.

SALE PRICE \$5,595,000

SIZE 6,440 SF

PPSF \$869/SF

LOT SIZE 12,197 SF

APN 5090-014-004

ZONING CR

PARKING 15+ on-site spaces



LISTING TEAM

JAKE ZACUTO

Managing Director

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LEOR BINSHTOCK

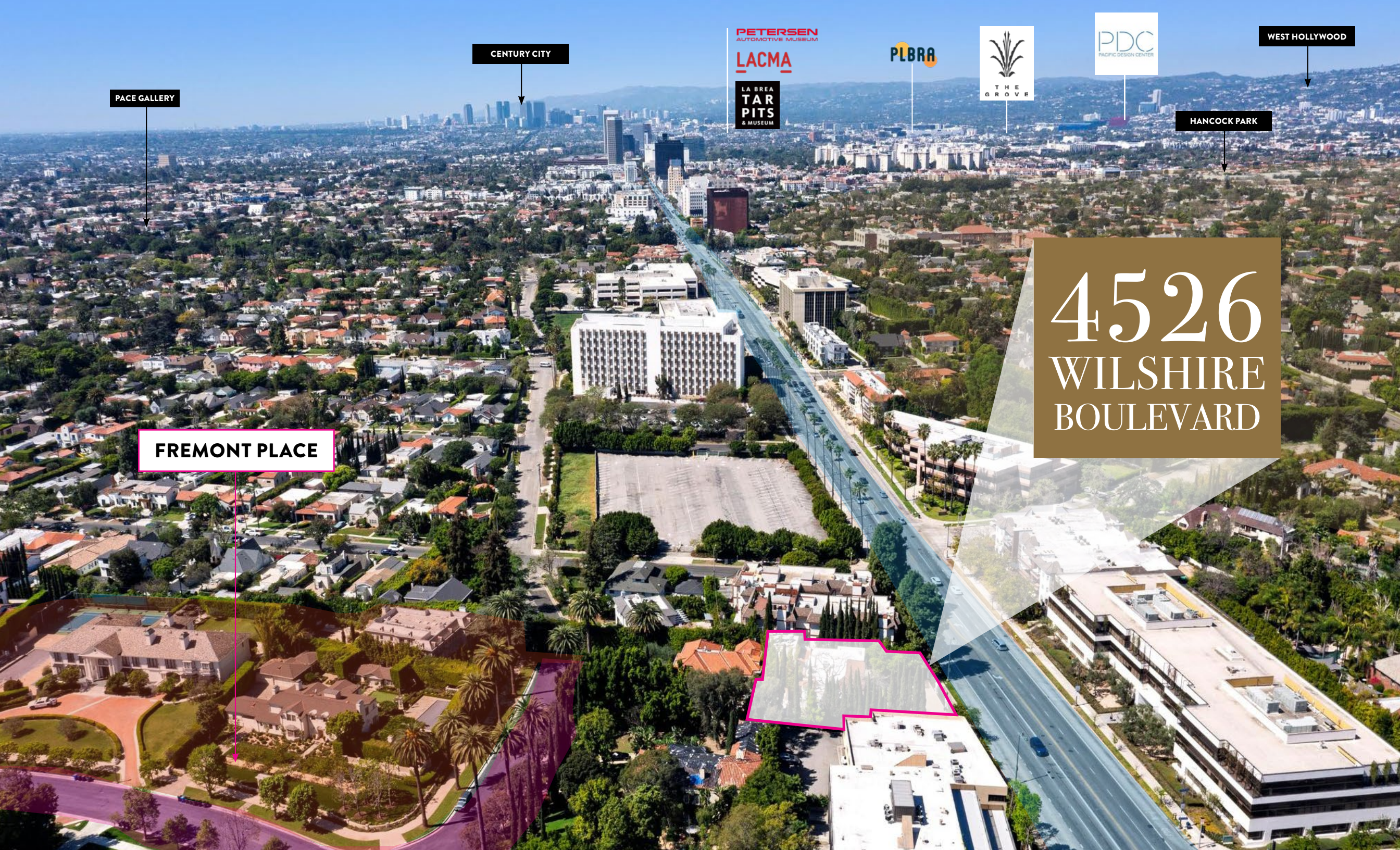
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RENDERED IMAGE



PACE GALLERY

CENTURY CITY

PETERSEN
AUTOMOTIVE MUSEUM

LACMA

LA BREA
TAR
PITS
& MUSEUM

PLBRA

THE
GROVE

PDC
PACIFIC DESIGN CENTER

WEST HOLLYWOOD

HANCOCK PARK

FREMONT PLACE

4526
WILSHIRE
BOULEVARD

PROPERTY LAYOUT

The gated property offers 3 stand alone structures on-site*

1 MAIN ESTATE	4,762 SF
2 2 STORY GUESTHOUSE	1,228 SF
3 BUNGALOW	459 SF

1. The main estate is set up for multi-function office use, including a front reception area, multiple private offices, meeting rooms, a large kitchen, 3 restrooms, and ample storage spaces. A 2nd private staircase for entry/exit points in the rear offers access to the expansive garden deck.
2. The detached 2 story guesthouse / creative studio is equipped with first floor offices, a full kitchen, and 2nd level guest space with remodeled marble bathroom and shower + private deck. Can be used for office space or an apartment / guest quarters for traveling visitors.
3. The bungalow is perfect for an extended meeting area, podcast studio, game room, or additional workspace.



**Sizes provided are approximate. Buyer to verify*



STAND ALONE

3 BUILDING COMPOUND

Opportunity to acquire a completely private and gated compound in prestigious Hancock Park. 3 structures each with their own unique characteristics. The property can be used as a live/work compound with both residential and commercial elements.

HIGH IDENTITY HQ

Ideal for design-driven brands, creative companies, production studios, and professional firms seeking a distinctive flagship environment—including law firms, fashion houses, embassies, media companies, schools, and elevated wellness concepts.

INDOOR/OUTDOOR WORK ENVIRONMENT

Mature Italian cypress trees, vibrant florals and striking bamboo give the property a distinct sense of charm and identity. The landscaped grounds allow for a seamless indoor/outdoor flow.



4526
WILSHIRE
BOULEVARD

MAGNIFICENT
OFFICE ASSET





4526
WILSHIRE
BOULEVARD

STRIKING
INTERIORS

RENDERED IMAGE



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WILSHIRE
BOULEVARD

A landscaped backyard featuring a wooden deck, a blue ping pong table, a green sofa, and a dense bamboo wall. The deck is made of dark grey wood and is furnished with a blue ping pong table, a green sofa, and a green ottoman. A dense wall of bamboo surrounds the area, and a white building is visible in the background.

LANDSCAPED
GROUNDS



4526
WILSHIRE
BOULEVARD

A RARE AND
REGAL PROPERTY





MELROSE PLACE

- ALFRED COFFEE
- KREATION
- GOLDEN GOOSE
- BALMAIN
- THE ROW

TRI-WEST

LOS ANGELES COUNTY

MUSEUM OF ART

LA BREA TAR PITS
ACADEMY OF MOTION PICTURE

LA BREA AVE

- REPUBLIQUE
- LA BREA BAKERY
- RASCAL
- RAMEN BAR

HIGHLAND AVE

- STARBUCKS
- FATBURGER

LARCHMONT VILLAGE

- MAX & HELENS DINER
- SAMS BAGELS
- BLUE MERCURY
- LE PETIT GREEK
- OAKBERRY
- BUCK MASON
- LEVAIN BAKERY

MAURICE AND PAUL
MARCIANO ART FOUNDATION

HOLLYWOOD ↑

MELROSE

FAIRFAX

LARCHMONT VILLAGE

OAKWOOD

BEVERLY GROVE

LA BREA

CENTRAL LA

LITTLE BANGLADESH

PARKLABREA

WILSHIRE CENTER

BEVERLY HILLS

CARTHAY CIRCLE

SANFORD

MIRACLE MILE

4526
WILSHIRE
BOULEVARD

KOREATOWN

LITTLE ETHIOPIA

MID-WILSHIRE

DOWNTOWN LOS ANGELES →

PICO - ROBERTSON

DOCKWEILER

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