

# *For Sale: La Cienega Design District Compound*

910 N LA CIENEGA BLVD  
LOS ANGELES, CA 90069

**OLIVER GHADOUSHI**

Vice President

323.302.8282

[oliver.ghadoushi@compass.com](mailto:oliver.ghadoushi@compass.com)

DRE 01973061

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# EXCLUSIVE REPRESENTATION BY:

COMPASS  
COMMERCIAL



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This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 910 N La Cienega Blvd, Los Angeles, CA 90069 (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

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# *Executive Summary*

Compass Commercial is pleased to present 910 N La Cienega Blvd; a rare 3-story mixed-use asset located in the heart of the La Cienega Design District along one of Los Angeles' most sought-after retail corridors.

The building consists of ±6,383 square feet, featuring ground-floor retail space with a mezzanine and a turnkey 3-bedroom/3-bathroom live/work and office space on the 3rd floor. The upper level is finished with luxury appliances and high-end finishes, including a dedicated rooftop balcony overlooking La Cienega Blvd. The property is zoned C2 and features four (4) surface parking spaces plus two (2) garage spaces in the rear, providing an ideal configuration for an owner-user seeking exposure and operational efficiency — with the ability to operate or lease the ground floor for retail, medical, showroom, and more. The property also presents a strong investment opportunity, as comparable retail along this corridor commands premium rents driven by high barriers to entry and limited supply of quality assets. The property can be delivered vacant at close of escrow.

The surrounding corridor is home to established design showrooms, boutique retailers, and acclaimed restaurants, including Restoration Hardware, Nobu, Urth Caffé, Catch LA, and Erewhon, along with dense luxury residential communities that drive consistent daytime and evening activity. Its central location provides convenient access to Melrose Ave, Santa Monica Blvd, Sunset Blvd, and the broader West Hollywood and Beverly Grove markets.



# *Aerial Overview*



# Property Overview

## PROPERTY DATA

6,383 SF

TOTAL BUILDING SIZE

4,661 SF

LAND AREA

1949

YEAR BUILT

±36,449

VEHICLES PER DAY

**\$4,299,000**

OFFERING PRICE

C2 | AB 2097 APPLICABLE

ZONING

5529-006-051 DEDICATED

APN

PARKING

\*SQUARE FOOTAGE PER ASSESSOR.

\*BUYER TO VERIFY ANY AND ALL ACCURACY OF INFORMATION



# Investment Highlights

- / Rare 3-Story Luxury Retail & Office Building with Rooftop
- / 6 On-Site Parking Spaces Including 2-Car Garage in Rear
- / Ideal Owner-User Layout (Medical, Retail, Office/Live/Work) Offering Flexible Uses & 3rd-Floor Rooftop
- / 3 Bedroom/4 Bathroom Top Floor with Separate Entrance
- / Prime La Cienega Location, Surrounded by Luxury and Lifestyle Retailers
- / Steps from Melrose, Santa Monica & Sunset Blvd near Nobu, Catch LA, Urth Caffé, and Erewhon
- / Excellent Frontage Along La Cienega Blvd with High Traffic Count ( $\pm 36,449$  VPD)
- / SBA & Medical Financing Available to Qualified Buyers



# *Area & Market Overview*

Situated along one of Los Angeles' most prestigious retail and design corridors, 910 N La Cienega Blvd sits at the epicenter of the La Cienega Design District — a dense concentration of luxury showrooms, acclaimed restaurants, and high-end lifestyle destinations. The property is surrounded by marquee names including Restoration Hardware, Nobu, Catch LA, Urth Caffé, and Erewhon, drawing a consistent flow of affluent consumers, industry professionals, and design trade clientele throughout the day and evening. The corridor connects directly to Melrose Ave, Santa Monica Blvd, and Sunset Blvd, positioning the property within minutes of West Hollywood, Beverly Grove, Beverly Hills, and Culver City. The immediate trade area commands average household incomes exceeding \$100,000 within one mile, rising to \$110,000+ across the broader 10-mile submarket, reflecting the deep purchasing power of the surrounding residential base. With over 625,000 residents within five miles and strong daytime employment density driven by the design, entertainment, and hospitality industries, demand for premium retail, medical, office, and owner-user properties along this corridor remains consistently robust and supply of comparable assets remains extremely limited.





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FOR MORE INFORMATION REGARDING  
THIS OPPORTUNITY, PLEASE CONTACT:

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