

Marcus & Millichap
MOSSANEN COMMERCIAL REAL ESTATE

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COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM

1714 Hillhurst Avenue

Los Feliz Village · Los Angeles, California 90027

FREESTANDING OWNER-USER BUILDING · DELIVERED VACANT · GATED PARKING

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Neighborhood facts, traffic counts and demographics are drawn from CoStar (2026), the City of Los Angeles Department of City Planning (ZIMAS), the Los Angeles County Assessor and published sources; floor areas per a September 2026 laser measurement. Buyer to verify all information independently.

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Marcus & Millichap

MOSSANEN COMMERCIAL REAL ESTATE

IMAN MOSSANEN

Director, Investments

310.909.5422

Iman.Mossanen@marcusmillichap.com

CaDRE #01978006

Broker of Record: Tony Solomon · License
#01238010



COMMERCIAL REAL ESTATE

TODD NATHANSON

President

818.514.2204

todd@illicre.com

CaDRE #00923779

**BRANDON
PARTIELI**

Associate

310.697.5390 ·

brandon@illicre.com

CaDRE #02126338

**BRIAN
WIENER**

Associate

310.730.1459 ·

brian@illicre.com

CaDRE #01259067



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Executive Summary

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1714 Hillhurst Avenue is a freestanding two-story building of approximately 4,640 square feet on a 7,452-square-foot lot in the heart of Los Feliz Village, one block north of Prospect Avenue where the Village's restaurant row meets the Sunset Boulevard corridor. It will be delivered vacant — a rare chance for a business to own its own address on one of the Eastside's most sought-after streets.

Both floors are open, bright and easy to plan around: a single room roughly 45 by 52 feet on each level, joined by a central stair under a large skylight, with a front office, a laundry and two restrooms downstairs, and a conference-sized room, a private office and two more restrooms upstairs. Out front, thirteen gated parking spaces and a dedicated pylon sign on a street that carries some 24,000 cars a day.

Los Feliz Village is a walkable district of more than 300 independent merchants between Griffith Park and Barnsdall Art Park, with the Vermont/Sunset Metro station and three major hospitals a ten-minute walk south and Hollywood's studio corridor just west. It is a neighborhood people choose and rarely leave, and a business that owns here buys into that loyalty.

ADDRESS	1714 Hillhurst Ave, Los Angeles, CA 90027
BUILDING SIZE	±4,640 SF
LOT SIZE	±7,452 SF · 0.17 AC
YEAR BUILT	1985
STORIES	Two
PARKING	13 gated surface spaces
RESTROOMS	Four — two per floor
ZONING	[Q]C4-2D · Neighborhood Commercial
OCCUPANCY	Delivered vacant

OFFERED AT
\$3,300,000
\$711 PER SQUARE FOOT

WHY THIS BUILDING

Six Reasons

Own Your Address in Los Feliz Village

A freestanding building delivered vacant on the corridor where the Eastside eats, shops and gathers.

Two Open Floors

About 2,000 column-free square feet on each level, joined by a skylit stair. Studio, clinic, office, showroom, headquarters.

Amenities Already Built

Four restrooms, a laundry, a kitchen area and a private patio.

Thirteen Gated Spaces

Your own parking court on a street where nearly everyone else relies on the curb.

Light and Character

A large skylight, windows on three sides, exposed wood ceilings, slat walls.

Your Sign on Hillhurst

A dedicated pylon facing 24,000 cars a day, a ten-minute walk from the Metro and three hospitals.



Property Overview



ADDRESS	1714 Hillhurst Ave, Los Angeles, CA 90027
APN	5590-024-021
BUILDING SIZE	±4,640 SF (assessor)
LOT SIZE	±7,452 SF · 0.17 AC · approx. 138' × 54'
STORIES / YEAR BUILT	2 · 1985
CONSTRUCTION	Wood frame; stucco and panel façade; aluminum glazing
PARKING	13 gated surface spaces (±2.8 / 1,000 SF)
RESTROOMS	4 — two full, two half
AMENITIES	Laundry · skylight · patio · kitchen area · A/C
ZONING	[Q]C4-2D · Neighborhood Commercial
SIGNAGE	Dedicated pylon on Hillhurst
OCCUPANCY	Delivered vacant
LIST PRICE	\$3,300,000 · \$711 / SF

Built in 1985 and substantially updated inside: contemporary two-tone façade, aluminum-framed glazing across the front, a skylit stair core, exposed wood ceilings upstairs, and finished restrooms on both floors. Buyer to verify systems and square footage.

Arrival

Street presence on Hillhurst Avenue

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Set back behind its own gated parking court, the building presents a clean two-story face of stucco and dark panel with large windows on both levels. The gate, the lot and the sign are the owner's alone — no shared driveway, no shared signage, no landlord.

Ground Floor

±2,490 SF measured

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45' x 52' OPEN SPACE • FRONT OFFICE • FULL BATH • HALF BATH • LAUNDRY • PATIO ACCESS

One generous open room, roughly 45 by 52 feet, with the stair rising through its center under the skylight. A private office with an angled window bay sits in the front corner; the laundry and two restrooms are grouped at the rear beside the doors to the patio.

Upper Floor

±2,564 SF measured

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45' x 52' OPEN SPACE • 25' x 10' SECONDARY ROOM • PRIVATE OFFICE • FULL BATH • HALF BATH • SKYLIGHT

Upstairs, the same open floor sits under a run of exposed wood ceiling and a skylight large enough to light the whole stair core. A 25-foot secondary room and a private office line the front windows; a second full bath and half bath sit off a short hall at the rear, stacked over the plumbing below.

Amenities

Prove the finish level

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FOUR RESTROOMS · LAUNDRY · PATIO ±52' × 9' · KITCHEN AREA · SKYLIGHT · EXPOSED WOOD CEILINGS · A/C

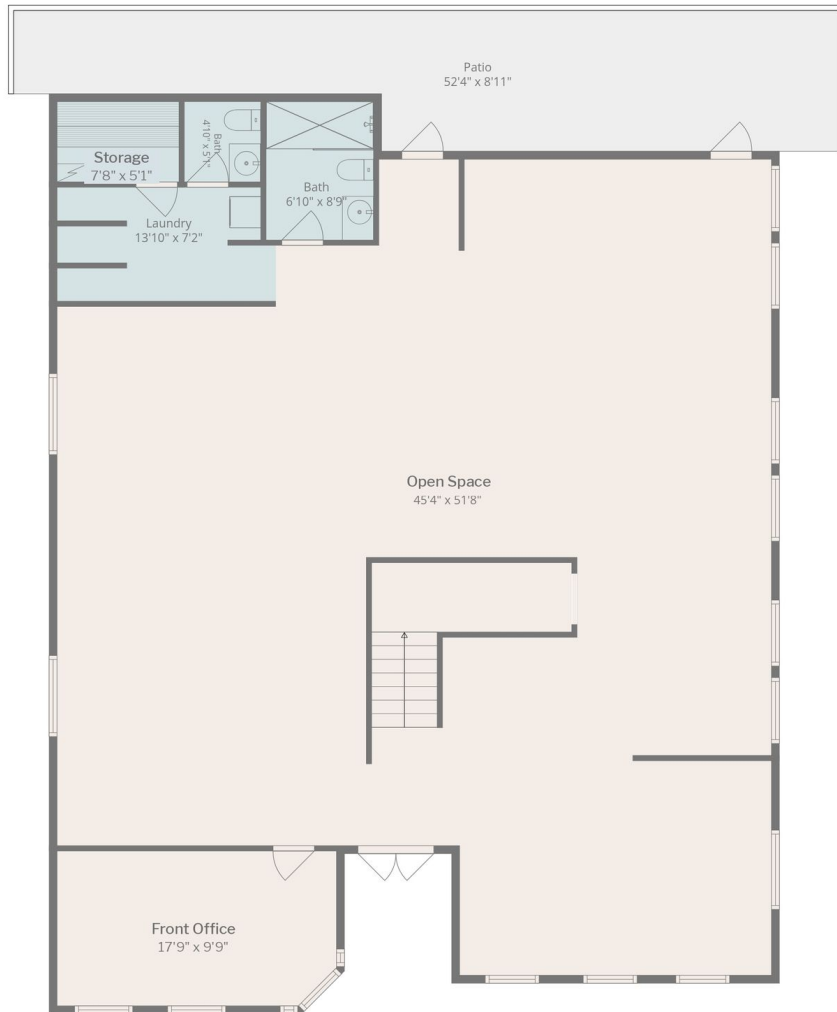
Four restrooms, a laundry, a kitchen area and a private patio are unusual in a building this size. For a wellness, medical, fitness or creative user, they are months and six figures already spent.

Floor Plans

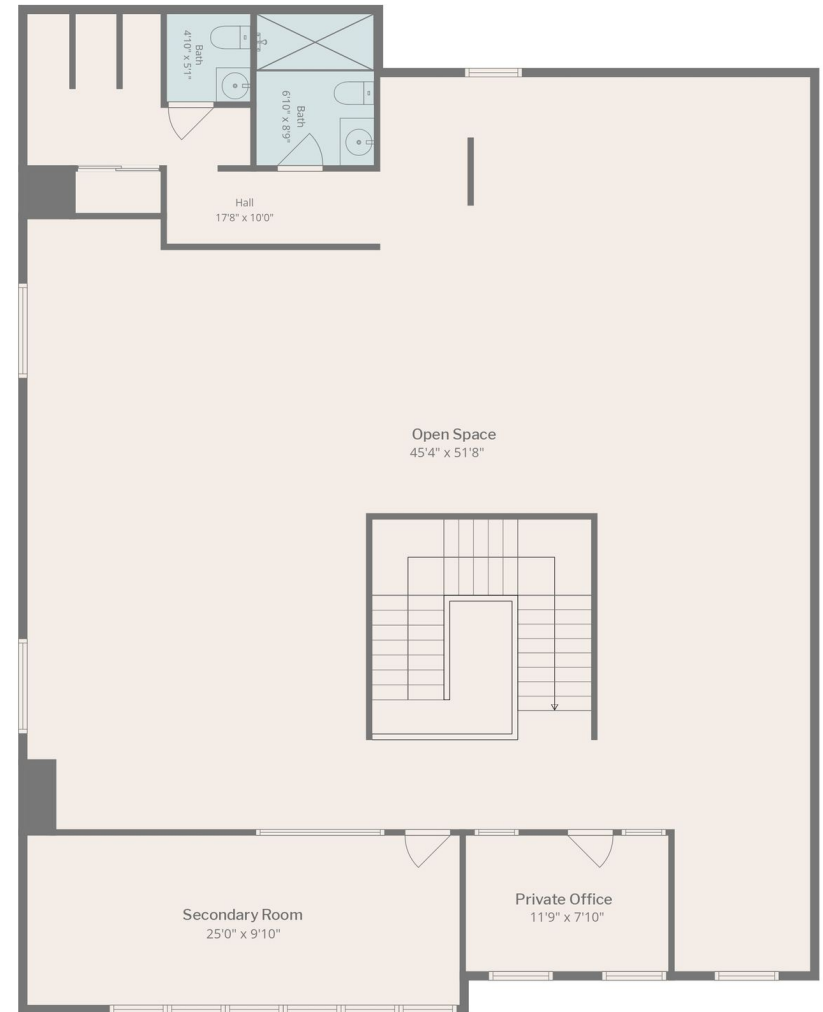
Measured September 2026

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GROUND FLOOR · ±2,490 SF



UPPER FLOOR · ±2,564 SF



Floor plans from a laser measurement dated September 2026. Public record indicates ±4,640 SF; the scan measured ±5,054 SF of interior area plus a 382 SF patio. Measurements deemed reliable but not guaranteed. Buyer to verify.

Room Schedule

From the September 2026 measurement

GROUND FLOOR · ±2,490 SF

ROOM	DIMENSIONS	SF
Main open space	45'4" × 51'8"	1,960
Front office	17'9" × 9'9"	171
Laundry	13'10" × 7'2"	93
Full bath	6'10" × 8'9"	60
Storage	7'8" × 5'1"	39
Half bath	4'10" × 5'1"	25
Patio (excluded)	52'4" × 8'11"	382

One generous open room with the stair rising through its center. The wet rooms — laundry and two restrooms — are grouped at the rear beside the patio doors, so the open floor can be partitioned without touching plumbing.

UPPER FLOOR · ±2,564 SF

ROOM	DIMENSIONS	SF
Main open space	45'4" × 51'8"	1,781
Secondary room	25'0" × 9'10"	245
Hall	17'8" × 10'0"	189
Private office	11'9" × 7'10"	92
Full bath	6'10" × 8'9"	60
Half bath	4'10" × 5'1"	25

The same open floor under exposed wood ceiling and the skylight. A 25-foot secondary room and a private office line the street windows; the second full bath and half bath sit off a short hall at the rear, stacked over the plumbing below.

Site & Zoning



SITE DIAGRAM · NOT TO SCALE · ILLUSTRATIVE STALL LAYOUT



LOT	±7,452 SF · approx. 138' × 54'
ZONING	[Q]C4-2D
GENERAL PLAN	Neighborhood Commercial
SPECIFIC PLAN	Vermont/Western SNAP · Subarea B, Mixed Use Boulevards
TRANSIT	Transit Priority Area · within ½ mile of a Major Transit Stop · TOC Tier 3
INCENTIVE AREAS	TOIA 2 · Opportunity Corridor OC-3
HISTORIC / RSO	No historic designation · Not RSO
COUNCIL DISTRICT	CD 4 · Los Feliz Village BID

C4 zoning and the Neighborhood Commercial designation support office, medical, retail, fitness, personal-service and creative uses — the corridor's existing mix. The site also sits inside the City's transit and housing-incentive overlays, a quiet part of its long-term value.

All zoning and entitlement matters are subject to the buyer's verification with the Department of City Planning.
Source: ZIMAS, September 2026.

Los Feliz Village

The walkable heart of the Eastside

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“More than 300 independent merchants between Griffith Park and Barnsdall Art Park.”



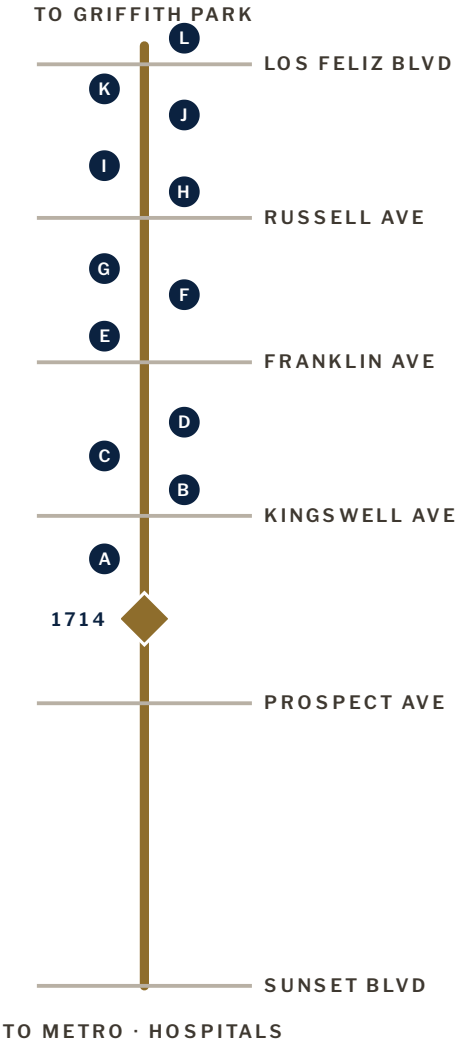
Los Feliz Village is the walkable heart of Los Feliz: the storefronts along Hillhurst and Vermont Avenues from Prospect Avenue north to Los Feliz Boulevard, framed by Griffith Park above and Barnsdall Art Park below. It grew up as a streetcar main street, and it still looks like one — 1920s and '30s buildings at one and two stories on short blocks, home today to more than 300 merchants: restaurants that have been full for decades, coffee bars, one of the city's best bookstores, a 1923 movie palace Quentin Tarantino restored, and the kind of bars that get written about.

What makes the Village work for a business is loyalty. Residents walk to dinner, to coffee and past the same storefronts every day. Household incomes run well above the citywide median, education levels are among the highest in Los Angeles, and the mix of hillside estates and courtyard apartments keeps the neighborhood dense enough to support a genuine main street. In 2026 the city's most talked-about new restaurants were opening here for exactly that reason.

Hillhurst is the quieter, more local of the Village's two spines. 1714 sits on the block where the restaurant row to the north meets the walk south to the Metro station and hospitals — a residential-feeling street with real commercial volume.

Hillhurst Avenue

The street, place by place



Two blocks north of the subject, Wilde's became one of the hardest reservations in Los Angeles within months of opening; a block north, Ye Rustic Inn has been pouring since 1971. Between the two ends of the avenue are Home's patio, Alcove's courtyard, Jeni's, Farfalla, All Time, Yuca's and Little Dom's, with an Albertsons at the top of the street. Everything a business's staff and clients need is on foot.

STEPS AWAY

- A Home Restaurant**
All-day American with a large patio, across Kingswell from the subject's block.
- B La Pergoletta**
Family-run Emilia-Romagna trattoria and deli.
- C Ye Rustic Inn**
Landmark tavern, pouring since 1971, one block north.
- D Wilde's**
Opened late 2025; one of the hardest reservations in the city within months.

UP THE STREET

- E Alcove Café & Big Bar**
The patio café that anchors the mid-block, with a cocktail bar alongside.
- F Jeni's Splendid Ice Creams**
Scoop shop.
- G Farfalla**
Long-running Italian trattoria.
- H All Time**
The all-day café that defined the corridor's current generation.
- I Yuca's**
James Beard America's Classic taco stand, since 1976.
- J Mexico City**
Neighborhood Mexican since the 1990s.
- K Little Dom's**
The Village's signature Italian, since 2008.
- L Albertsons · Messhall Kitchen**
Grocery anchor and all-day restaurant at the top of the street.

Neighborhood Map

Los Feliz Village at a glance



LEGEND

- 1 Home Restaurant
- 2 Ye Rustic Inn
- 3 Wilde's
- 4 Alcove Café & Big Bar
- 5 Jeni's · Farfalla
- 6 All Time · Yuca's
- 7 Little Dom's · Mexico City
- 8 Albertsons
- 9 Vista Theatre
- 10 The Dresden
- 11 Skylight Books · Los Feliz Theatre
- 12 House of Pies
- 13 Barnsdall Art Park · Hollyhock House
- 14 Metro B Line · Vermont/Sunset
- 15 Children's Hospital Los Angeles
- 16 Kaiser Permanente LA Medical Center
- 17 Hollywood Presbyterian
- 18 Walt Disney's first studio (1923)

Schematic map, not to scale. Street geometry simplified.

The Eastside Around It



Schematic map, not to scale. Street geometry simplified. Rings measured from the subject.

Griffith Park

Vermont Avenue runs straight uphill into 4,310 acres of urban wilderness and some ten million visitors a year. The Observatory above the Village is the most-visited in the world; the Greek Theatre sits just beyond it.

Barnsdall & Hollyhock House

On the hill at Hollywood and Vermont, Frank Lloyd Wright's Hollyhock House is the city's only UNESCO World Heritage Site. Its summer Friday wine nights on the lawn sell out every week.

Sunset & Vermont

Half a mile south, three hospitals — Kaiser Permanente, Children's Hospital Los Angeles and Hollywood Presbyterian — cluster around the Vermont/Sunset Metro station, one of the largest medical employment nodes in the city.

Silver Lake and Hollywood

East across Hyperion, Silver Lake's Sunset Junction and reservoir share the Village's creative identity. West along Sunset, Netflix's headquarters campus anchors Hollywood's streaming and production cluster. 1714 Hillhurst sits between them, where that workforce lives.

Access & Demographics

24,000

VEHICLES PER DAY ON
HILLHURST

0.5 mi

TO THE METRO B LINE

33,251

DAYTIME EMPLOYEES
WITHIN 1 MILE

\$91,348

MEDIAN HOUSEHOLD
INCOME WITHIN 1 MILE

MINUTES FROM

Metro B Line · Vermont/Sunset	10 min walk
Kaiser · CHLA · Hollywood Presbyterian	10 min walk
Griffith Park	5 min drive
US-101 via Sunset / Hollywood Blvd	5 min
I-5 via Los Feliz Blvd	6 min
Hollywood Burbank Airport	±19 min
LAX	±29 min

Walk Score 80 “Very Walkable.” Metro lines on Hillhurst, Vermont, Sunset and Hollywood; DASH Los Feliz / Observatory; Metro Bike Share at Vermont/Sunset.

DEMOGRAPHICS

	1 MILE	3 MILES
Population	49,101	387,810
Households	23,644	170,237
Median Age	41.4	39.6
Median Household Income	\$91,348	\$68,996
Daytime Employees	33,251	187,093

Traffic: 23,991 vehicles per day southbound and 23,076 northbound on Hillhurst Avenue at Prospect; 22,674 / 21,839 at Melbourne. Source: CoStar / TrafficMetrix, 2026.



LOOKING SOUTH · SUNSET & VERMONT MEDICAL CLUSTER · HOLLYWOOD SKYLINE

Sales Comparables

Recent office and retail sales, Los Feliz and the adjacent Eastside

SUBJECT PROPERTY				LIST PRICE
1714 Hillhurst Avenue	4,640 SF BUILDING	7,452 SF LOT	13 GATED SPACES	\$3,300,000
Los Feliz Village · Office / Retail · [Q]C4-2D				\$711 / SF



1

648 N St. Andrews Pl
Los Angeles 90004 · Office

\$3,650,000 **4,920 SF**
SALE PRICE BUILDING

Jun 2026 **\$742**
SALE DATE PER SF



2

3912-3916 W Sunset Blvd
Silver Lake 90029 · Retail

\$4,100,000 **3,598 SF**
SALE PRICE BUILDING

Jun 2026 **\$1,140**
SALE DATE PER SF



3

771-777 N Virgil Ave
Virgil Village 90029 · Retail

\$4,500,000 **3,720 SF**
SALE PRICE BUILDING

May 2026 **\$1,210**
SALE DATE PER SF



4

1155 N Vermont Ave
East Hollywood 90029 · Office

\$4,950,000 **6,744 SF**
SALE PRICE BUILDING

Aug 2025 **\$734**
SALE DATE PER SF

Sales Comparables

Continued



5

2920 W Sunset Blvd
Silver Lake 90026 · Office

\$4,750,000
SALE PRICE
3,500 SF
BUILDING
Aug 2025
SALE DATE
\$1,357
PER SF



6

5550 Melrose Ave
Hollywood 90038 · Office

\$3,975,000
SALE PRICE
4,768 SF
BUILDING
Aug 2025
SALE DATE
\$834
PER SF



7

511 S Western Ave
Koreatown 90020 · Retail

\$3,775,000
SALE PRICE
3,600 SF
BUILDING
Jul 2025
SALE DATE
\$1,049
PER SF



8

1820 Hyperion Ave
Los Feliz 90027 · Office

\$2,400,000
SALE PRICE
3,674 SF
BUILDING
Mar 2025
SALE DATE
\$653
PER SF



9

137-143 N Larchmont Blvd
Larchmont 90004 · Retail

\$15,000,000
SALE PRICE
8,438 SF
BUILDING
Nov 2024
SALE DATE
\$1,778
PER SF

THE COMPARABLE SET

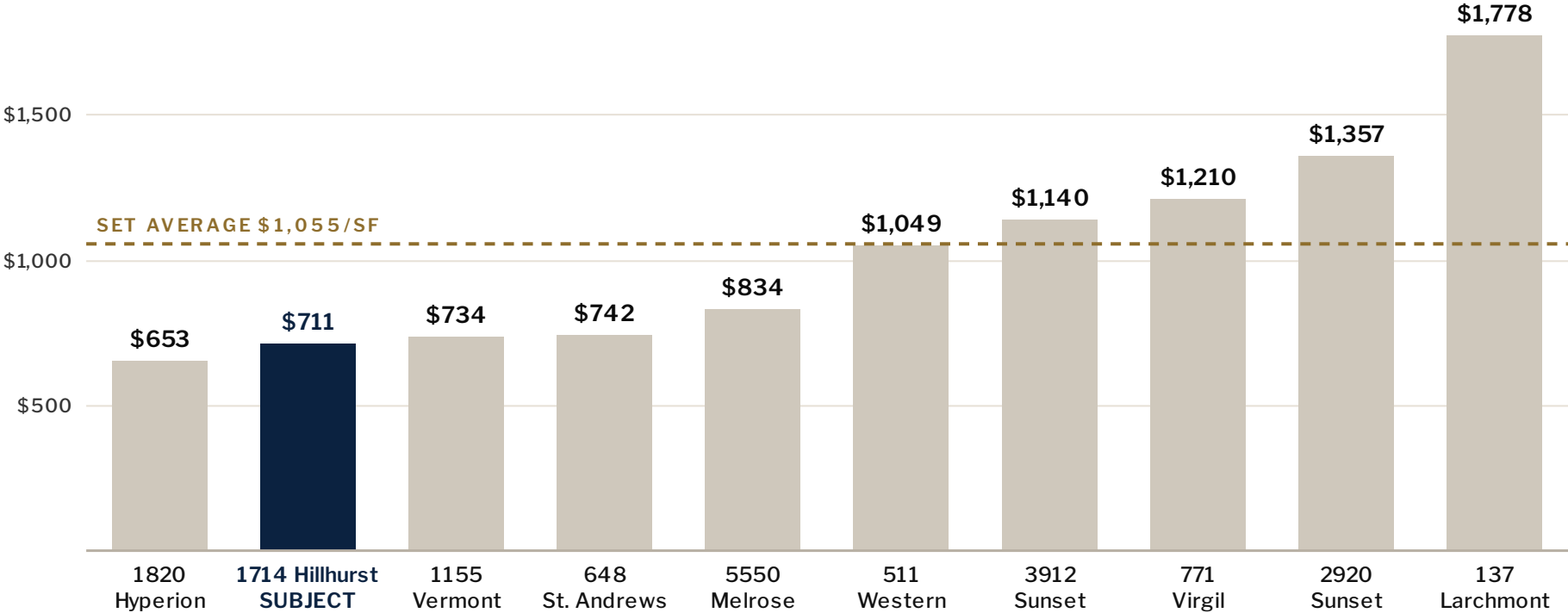
	BLDG SF	\$/SF	PRICE
AVERAGE	4,774	\$1,055	\$5,233,333
MEDIAN	3,720	\$1,049	\$4,100,000
LOW	3,500	\$653	\$2,400,000
HIGH	8,438	\$1,778	\$15,000,000
SUBJECT	4,640	\$711	\$3,300,000

Sizes per public record and CoStar. Price per SF = sale price ÷ building SF. All figures approximate.

Price per Square Foot

The subject against the comparable set

Plotted against the comparable set, the subject's asking price per square foot sits below eight of the nine sales shown and roughly a third beneath the set average of \$1,055. The sales range from \$653 to \$1,778 per foot; at \$711, 1714 Hillhurst is offered near the low end of that range for a freestanding building with its own parking.



Price per SF rounded to the nearest dollar; subject and comparable sizes per public record and CoStar. Nine sales, November 2024 – June 2026.

Who This Is For

The Owner-User

A business that wants to own its address in Los Feliz Village and stop paying rent. Open floors, parking and signage mean the building works on day one.

The Investor

A buyer who leases to a single tenant. Small freestanding buildings with parking are scarce on this corridor; leasing economics on request.

The Long-Term Holder

A buyer who values the site as much as the building: 7,452 square feet of Neighborhood Commercial land inside the City's transit and housing-incentive overlays, a block from the restaurant row. Subject to verification.

Financing. Owner-users occupying 51% or more of the building may qualify for SBA 504 or 7(a) financing with as little as 10% down. The listing brokers can make a lender introduction.

OFFERING PROCESS

Offers are reviewed as received. Tours by appointment only through the listing brokers; please do not disturb the premises. A property information package is available on request.



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1714 Hillhurst Avenue
LOS FELIZ VILLAGE · LOS ANGELES, CA 90027

FOR ADDITIONAL INFORMATION

IMAN MOSSANEN

Director, Investments

310.909.5422

Iman.Mossanen@marcusmillichap.com

CalDRE #01978006

TODD NATHANSON

President

818.514.2204

todd@illicre.com

CalDRE #00923779

BRANDON PARTIELI

Associate

310.697.5390 · brandon@illicre.com

CalDRE #02126338

BRIAN WIENER

Associate

310.730.1459 · brian@illicre.com

CalDRE #01259067

Marcus & Millichap Broker of Record: Tony Solomon · License #01238010 · Marcus & Millichap, 1900 Avenue of the Stars, Suite 2000, Los Angeles, CA 90067 · illi Commercial Real Estate, 5945 Canoga Avenue, Woodland Hills, CA 91367 · CalDRE #01834124

Tours by Appointment Only