



FOR SALE
 CALIFORNIA REALTY GROUP
 310-449-1989

6013 OLYMPIC

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FOR SALE
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California Office
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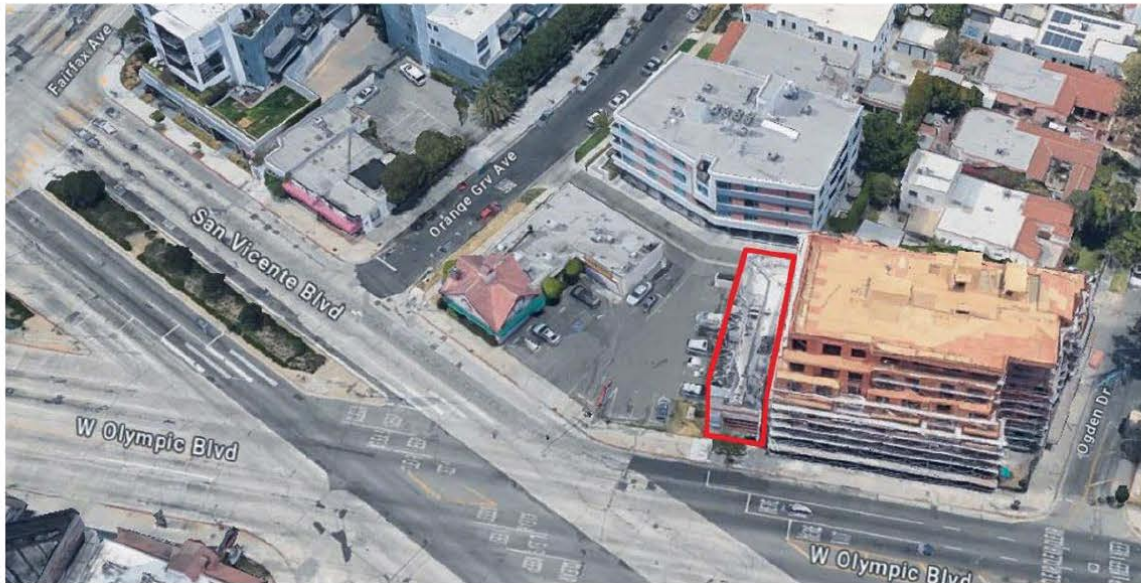
keith@californiarealtygroup.com

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OFFERING

California Realty Group, as exclusive advisor, is pleased to present the opportunity to acquire a retail/office building located at **6013 W. Olympic Boulevard, Los Angeles, CA**. This property is perfect for an owner/user or an investor looking for a value-add opportunity with existing income from two Fortune 500 Companies. The property is leased to both Verizon Wireless and AT&T for their cellular roof antennas on top of the building with equipment rooms within the building. The building has multiple levels totaling approximately 4,250 square feet with approximately 1,800 square feet of vacant space (Buyer to verify). The lot size is 2,238 square feet. The property features a store front entrance off of Olympic Boulevard with a secured enclosed garage with 3-4 parking spaces located in the rear of the building.

The property offers exceptional visibility from the three-way intersection of Olympic Boulevard, San Vicente Boulevard and Fairfax Avenue. It is located in the heart of Mid-City, minutes from mid-Wilshire, Beverly Hills, Beverly Grove and West Hollywood. There are several shopping centers in close proximity, including LA's Original Farmers Market, The Grove, Beverly Center and many national and regional tenants conveniently located near the property. It is situated within a densely populated area that is surrounded by single-family residences and apartments with just a short drive to the 405, 10, 110 and 101 freeways and easy access to public transportation.



6013 W. OLYMPIC BLVD, LOS ANGELES, CA

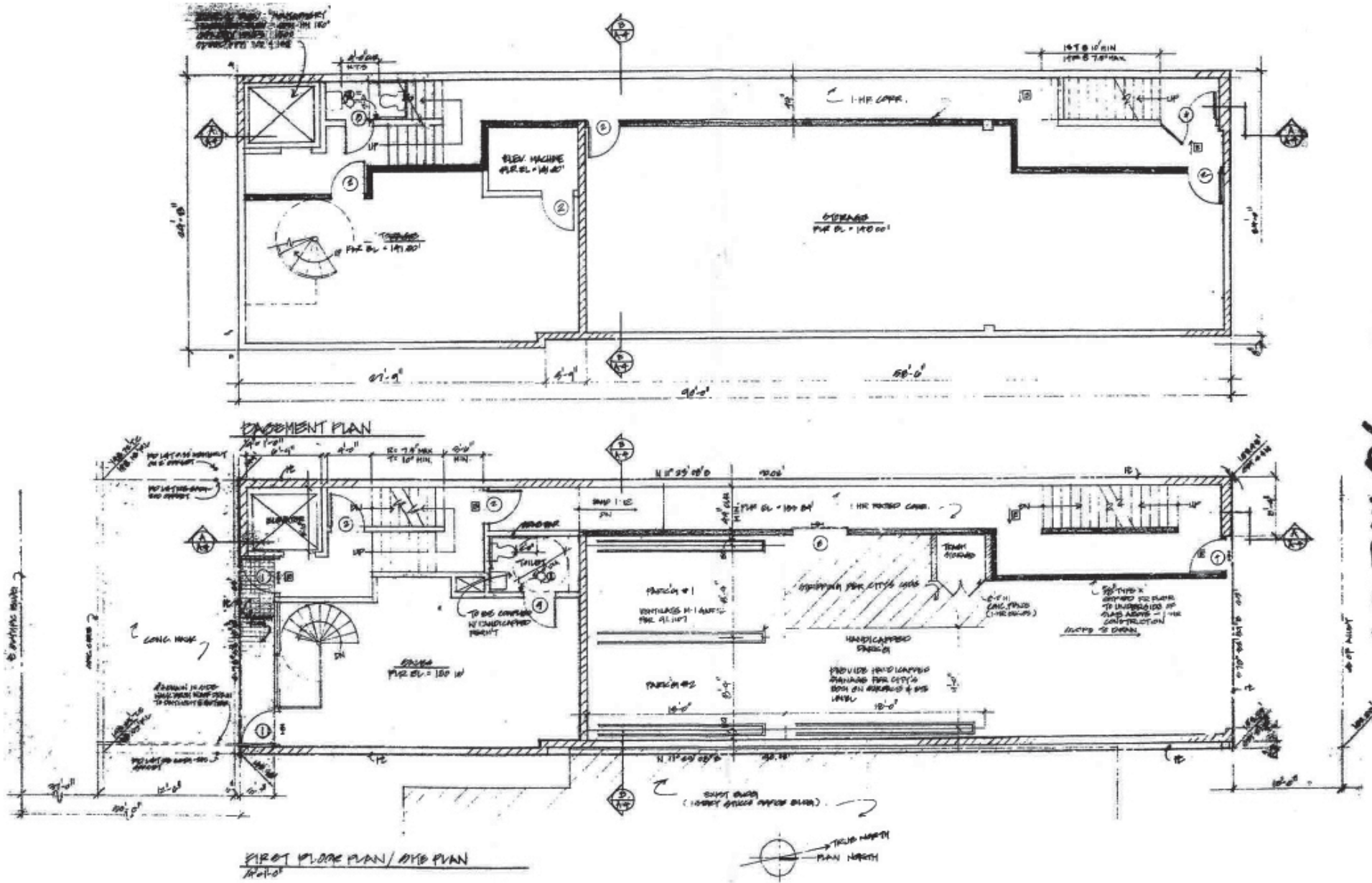
PROPERTY DETAILS

ADDRESS:	6013 W. Olympic Boulevard Los Angeles, CA 90036
PRICE:	\$2,235,000
LOT SIZE:	2,238sf (Title)
BUILDING SIZE:	4,250sf (Title)
VACANT SPACE:	Approx. 2,489 Rentable Sq./Ft.
TWO TENANTS:	Verizon Wireless & AT&T Cellular Roof Antennas & Equipment Rooms
APN:	5086-012-003
YEAR BUILT:	1991
BUILDING TYPE:	Retail/Office
PARKING:	3-4 spaces
ZONE:	C2

HIGHLIGHTS

- Major Thoroughfare
- Prime Street Frontage on Olympic Boulevard
- Income From Two Fortune 500 Companies
- 90% SBA Financing Available for a Qualified Buyer
- C2 Zoning
- Convenient Access to Major Freeways
- Minutes to Restaurants and Retail Amenities

SITE PLAN



PARCEL MAP

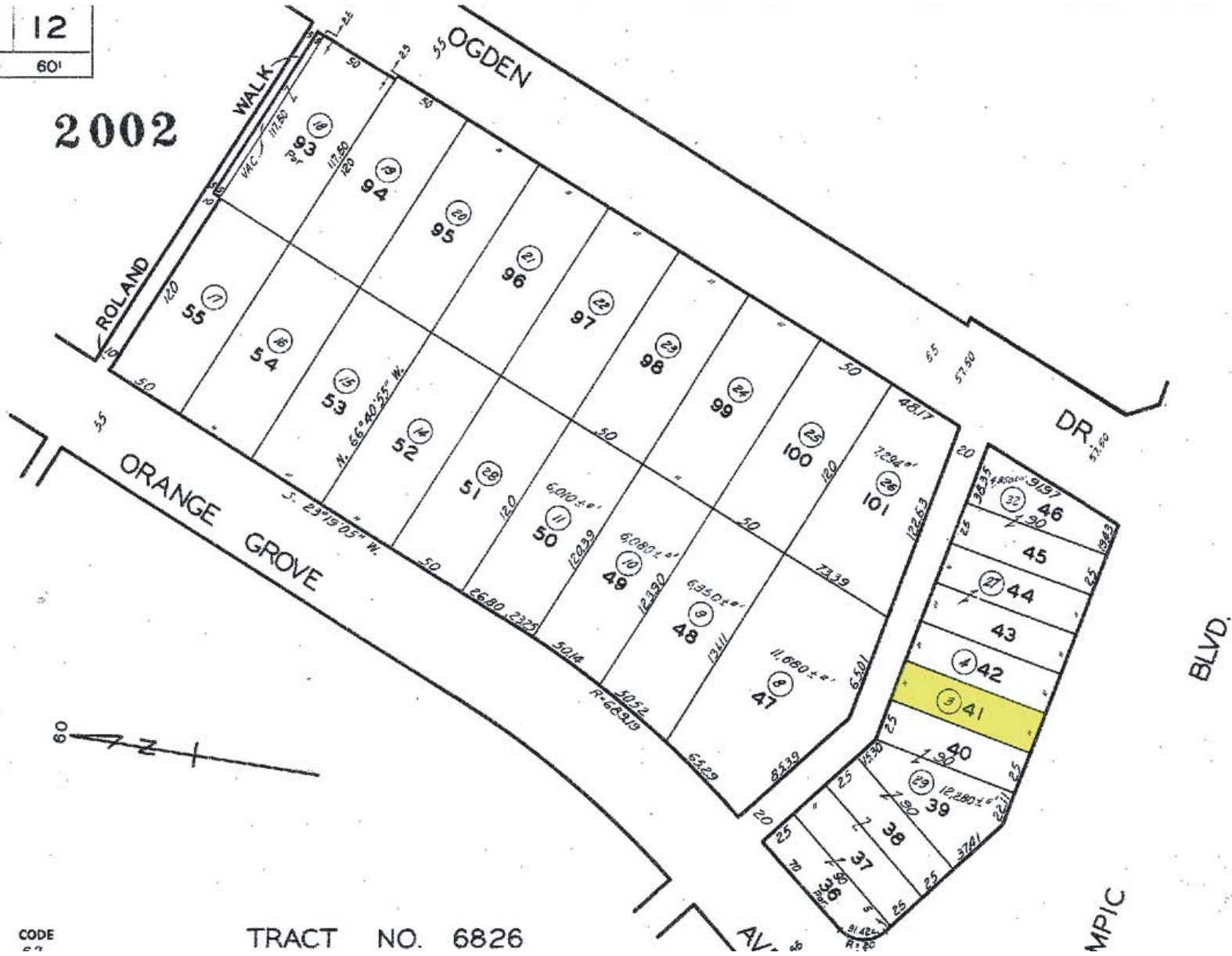
5086 12

SCALE 1" = 60'

2002

11-25-64

20000911074
2001092210151
2001002210160



CODE

TRACT NO. 6826

TENANT DETAILS



Verizon Wireless - ANT1

Verizon Communications Inc., through its subsidiaries, engages in the provision of communications, technology, information, and entertainment products and services to consumers, businesses, and governmental entities worldwide.

Rent \$60,600 per year with 3% yearly increases throughout the term.

Lease through 1/31/2029 with 5–5 year options that automatically renew with 3% annual increases.

Market Cap as of 8/15/2024 - \$168.55 B

AT&T - ANT 2



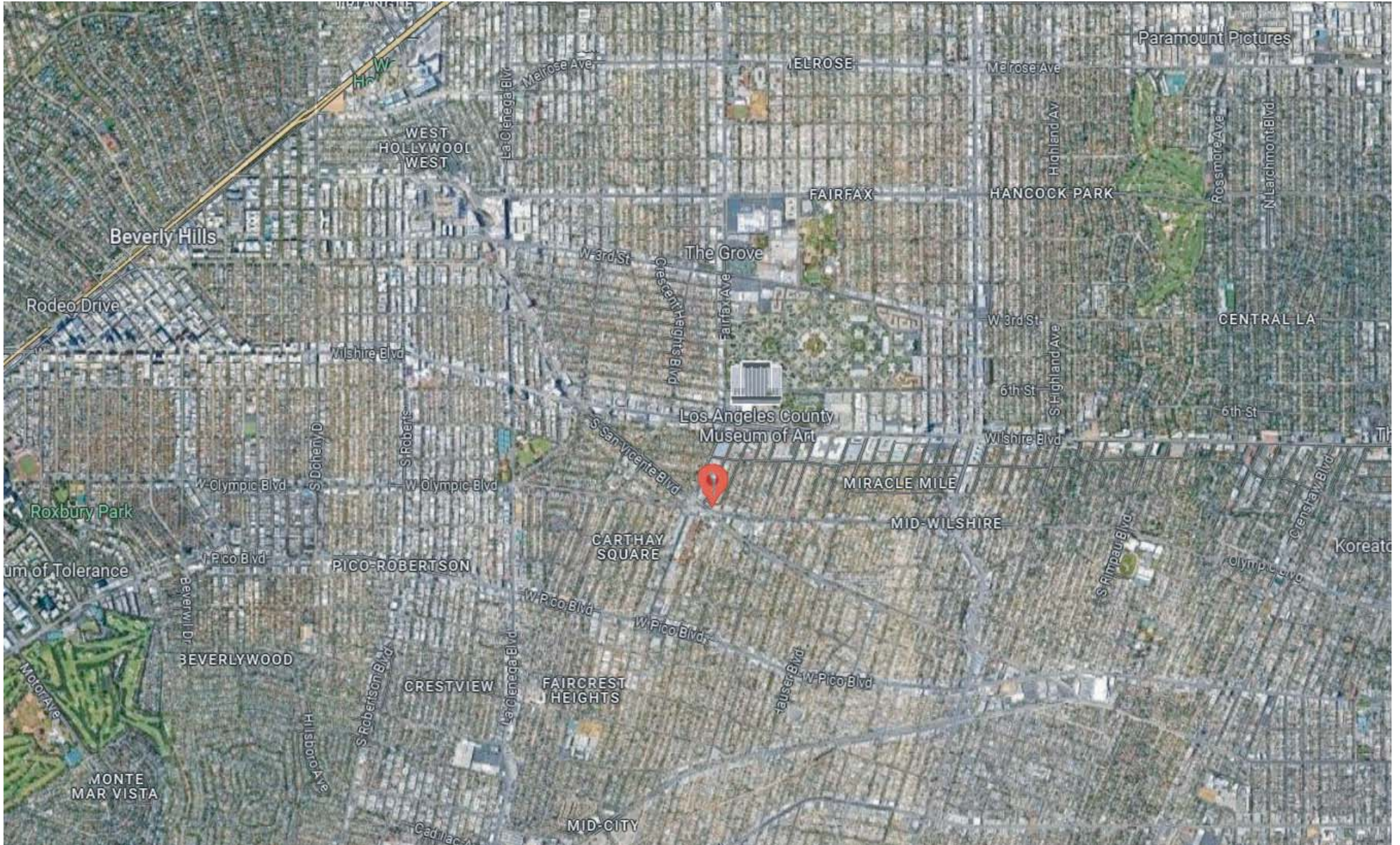
AT&T Inc. provides telecommunications and technology services worldwide. The company operates through two segments, Communications and Latin America. The Communications segment offers wireless voice and data communications services.

Rent \$29,000 per year with 7% rent increase on 11/1/2026.

Lease through 10/31/2026 with 5–5 year options that automatically renew with 7% rent increase every 5 years.

Market Cap as of 8/15/2024 - \$136.88 B

AERIAL MAP



PROPERTY PHOTOS

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contact:

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