

FOR SALE

4550 WILSHIRE BOULEVARD, LOS ANGELES, CA 90010



For Additional Information, Contact:

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6009 Washington Blvd.,
Culver City, CA 90232



Owner User Opportunity

Prime Hancock Park/Miracle Mile Location

Property Highlights:

- Offered For Sale For The First Time Since 1989
- Great Wilshire Blvd. Frontage
- Remarkable Corner Property w/ Exceptional Visibility
- Creative Office w/ High Ceiling Entrance
- Multiple Restrooms
- Multiple Individual Offices & Conference Room
- Secure Gated Parking Lot in Rear
- Great Opportunity for Future Redevelopment

APX. 5,255 SF of Building

APX. 8,232 of Land

\$2,650,000

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Year Built: 1942

Total Building: 5,255 SF

Lot Size: 8,232 SF

Property Type: Free Standing Office Building

Zoning: LACR (PKM)

Parcel #: 5090-014-015

Parking: 12+ Fully Gated & Secure Parking Spaces

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ABOUT:

Nick Hadim Group of Companies, Inc proudly presents the exclusive listing of 4550 Wilshire Blvd property. The subject property is a rare free standing creative office building located in the heart of Korea Town / Hancock Park near Historic Fremont Place in hard corner of Wilshire and S Murifield Road in Los Angeles, California. This rare building was built in 1942 and it's currently zoned LA CR (PKM). Set on a 8,232 SF (0.19) lot with nice landscaping all around it and a structure totaling 5,255 SF.

As you enter through the main entrance, the property offers a large open area with very high dome ceiling and continues on to the individual office settings, conference room, and additional space in the lower level. This property presents a unique opportunity for entities/businesses to occupy a free standing building with a remarkable visibility/signage opportunity on Wilshire Blvd such as Banks, Clubs, accounting firms, marketing/PR firms, law firms, any type of creative office use. This property is located in close proximity to Downtown LA, Hollywood, Korea Town, Mid-Wilshire, Miracle Mile, Beverly Hills, Century City and West Los Angeles.

DEMOGRAPHIC SUMMARY:

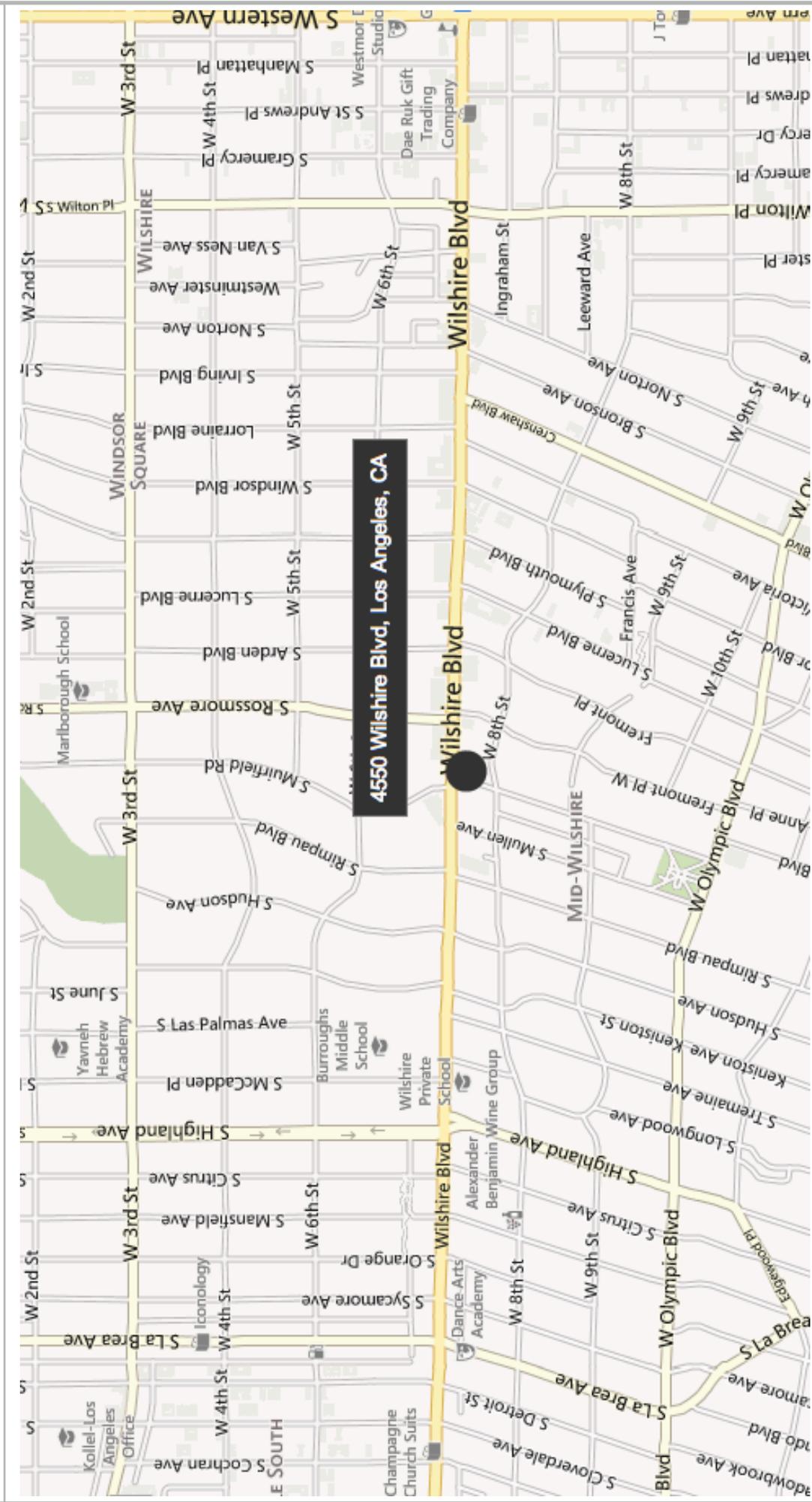
	<u>1 Mile Radius</u>	<u>5 Mile Radius</u>
Total Population	37,860	1,154,817
Average Household Income	\$93,163	\$70,632



4550 Wilshire Blvd, Los Angeles, CA

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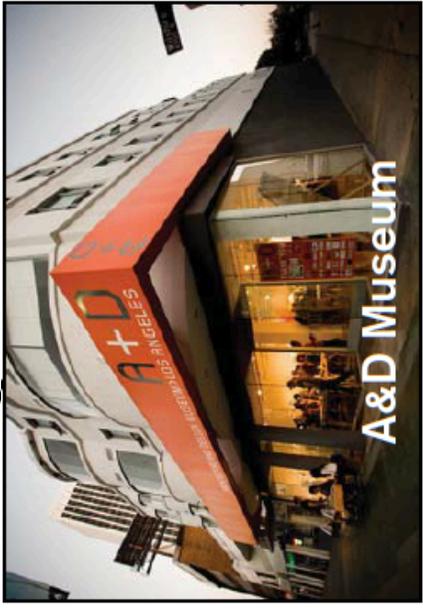
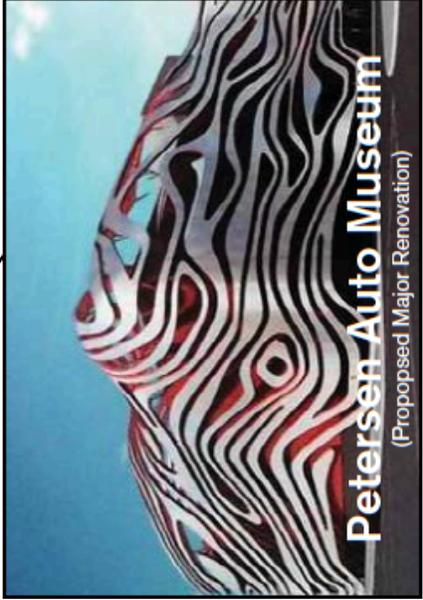
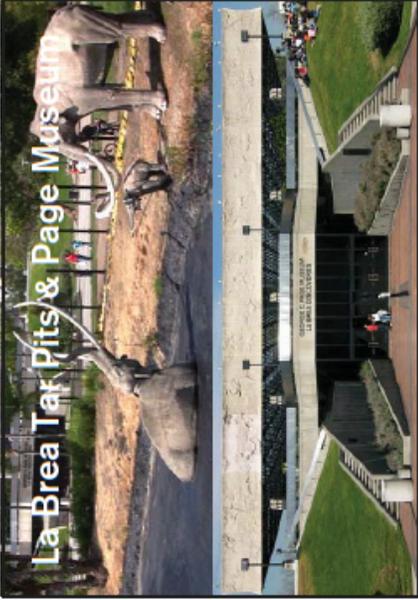
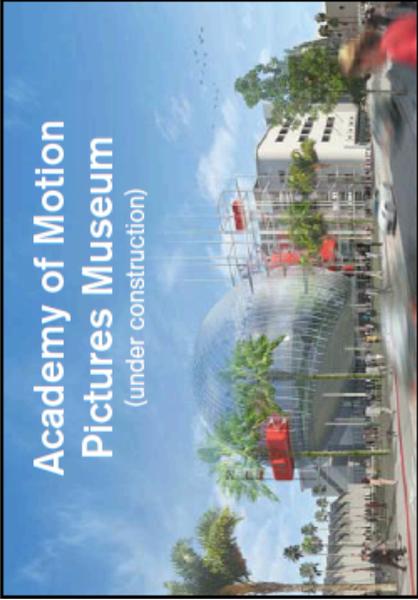
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EXTENSION OF METRO PURPLE LINE

- New Metro station Wilshire/Fairfax at the corner of La Brea Ave. & Orange Grove just blocks away from Subject Property.
- Under Measure R Project Funding
- Providing dependable alternative to Miracle Mile, Beverly Hills, Century City, Westwood and UCLA Campus.
- Construction of Purple Line Extension is expected to create 52,500 jobs



“MUSEUM ROW” MAP