

FOR SALE

SILVER LAKE ADJACENT | LIVE WORK POTENTIAL  
ROOFTOP VIEW OF HOLLYWOOD SIGN



4565 SANTA MONICA  
BOULEVARD

TOBIN MCANDREWS | 310-966-4386 | MCANDREWS@WESTMAC.COM | CA DRE# 01416801

**WESTMAC**  
Commercial Brokerage Company





# EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage, as exclusive advisor, is pleased to present the sale of 4565 Santa Monica Boulevard, a freestanding commercial building in coveted Silver Lake adjacent near high-end retail, dining establishments and a bevy of new developments.

Blocks from the heavily traveled intersection of Santa Monica Boulevard and North Virgil Avenue, 4565 Santa Monica Boulevard is comprised of one approximately 3,900-square foot single-story building (plus an approximately 600 square foot fully-permitted loft) on approximately 5,321-square feet of land nestled mid-block between Madison Road and North Virgil Avenue.

Built in 1964 and completely remodeled the building offers unique design elements both with indoor and outdoor elements that make this property an architectural diamond-in-the-rough. The property currently operates as an event space, art gallery, and photography studio. The property can be delivered vacant with C2-1D zoning (check with city for allowable uses). Note this is also in a Los Angeles State Enterprise Zone, Revised Hollywood Injunction Zone, Transit Priority Area and TOC Tier 3 medium-high.

The property has recently fully remodeled and includes a dark room, kitchen and loft area. The owner also had the roof trusses upgraded so that a roof top deck can be easily constructed. Work in front and live in rear possible.

4565 Santa Monica Boulevard is in close proximity to Hollywood, shopping, dining and immediately adjacent to Silver Lake and Los Feliz. This property is an incredible opportunity for buyers looking to purchase a great location in one of the most in demand real estate markets in the world.

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*This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting, or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.*

*We obtained the information contained in this memorandum from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.*

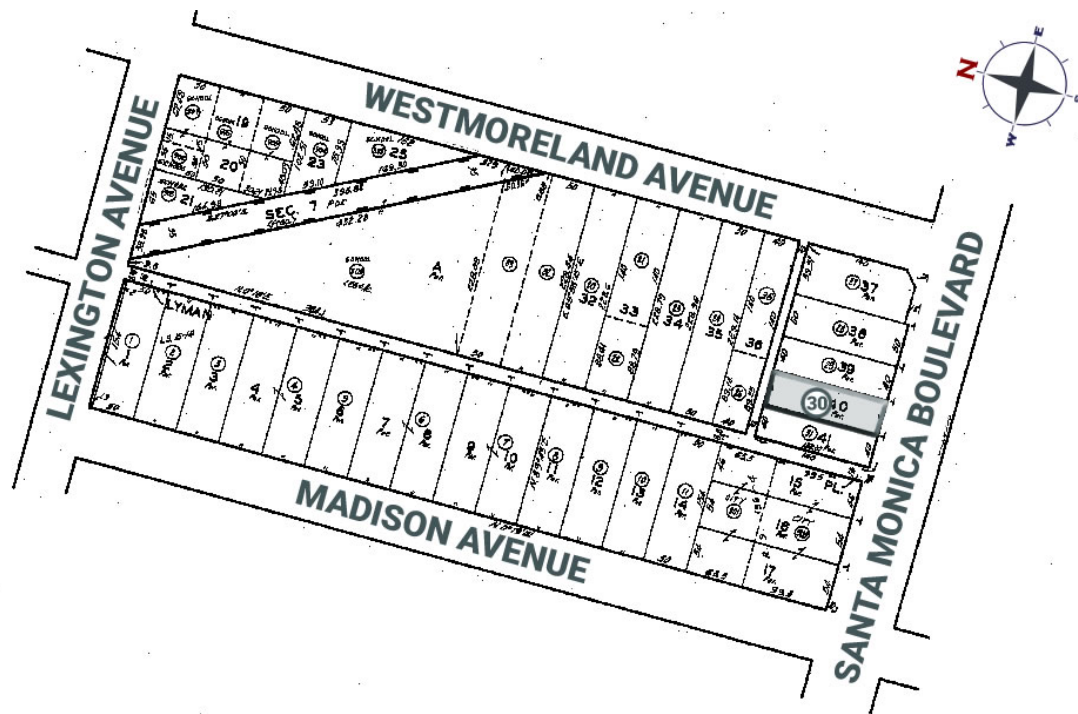




# PROPERTY INFORMATION

<b>ADDRESS</b>	4565 Santa Monica Boulevard Los Angeles, CA 90029
<b>APN</b>	5544-027-030
<b>GROUND FLOOR</b>	±3,900 square feet <i>(per tax record)</i>
<b>LOFT</b>	±700 square feet <i>(permitted)</i>
<b>LOT SIZE</b>	±5,321 square feet <i>(per tax record)</i>
<b>BUILT</b>	1964
<b>ZONING</b>	LA-C2-1D
<b>STORIES</b>	One [1] <i>(with ±22 foot ceilings)</i>
<b>FRONTAGE</b>	40 feet on Santa Monica Boulevard
<b>TENANCY</b>	Single
<b>OCCUPANCY</b>	Owner occupied
<b>PARKING</b>	Approximately four [±4] <i>(in rear)</i> with extensive metered street parking
<b>SALE PRICE</b>	\$3,300,000 <i>(\$733 per square foot)</i>

# PARCEL MAP





# PROPERTY PHOTOGRAPHS





# INTERIOR



## LIVE WORK POTENTIAL

Loft area could be converted to a living space with access to a potential rooftop deck.





# PROPERTY HIGHLIGHTS

## HIGH VISIBILITY

Well positioned with great signage facing highly traveled Santa Monica Boulevard. Estimated traffic volume at North Virgil Avenue and Santa Monica Boulevard reported at well over 30,000 vehicles per day.

## OWNER USER OPPORTUNITY

Property can be delivered vacant, this unique offering presents a great location for owner-users or value creation potential to capitalize on the high demand, low supply in eastern Hollywood.

## PRIME RETAIL/OFFICE LOCATION

Demand is huge and supply is always limited - rents have consistently grown, outperforming most of the submarkets in the Western United States.

## AMPLE WALKABLE AMENITIES

Surrounded by world class amenities, including the luxurious retailers, hotels and restaurants that cater to community residents, neighborhood workforce, and tourists from around the world.

## UNFINISHED ROOF DECK

Spiral staircase leads to your future rooftop event space, sundeck or outdoor conference area.

## POSSIBLE LIVE-WORK

City zoning allows residential use in some scenarios. Check with city.



# AREA SUMMARY

## WALK SCORE

92

VERY WALKABLE

**SILVER LAKE RESERVOIR** is the focal point of the community and has evolved as a regional recreational resource. It is surrounded by several recreational areas, including a dog park on the south, a nursery school on the north, and the Silver Lake Recreation Center, which includes a basketball court on the south side of the lake. There is also a walking and jogging path, which stretches 2.2 miles (3.5 km) around the reservoir.

**SUNSET JUNCTION** named for the intersection where Santa Monica and Sunset boulevards meet Sanborn Avenue, has improved rapidly in the last decade. The shops and eateries now cater to well-heeled boho tastemakers who have cash and time to spend. People flock to the junction for its non-traditional shopping and dining.

**METRO'S RED LINE** is about one block away at the corner of Vermont Avenue and Santa Monica Boulevard.





# NOTABLE LANDMARKS

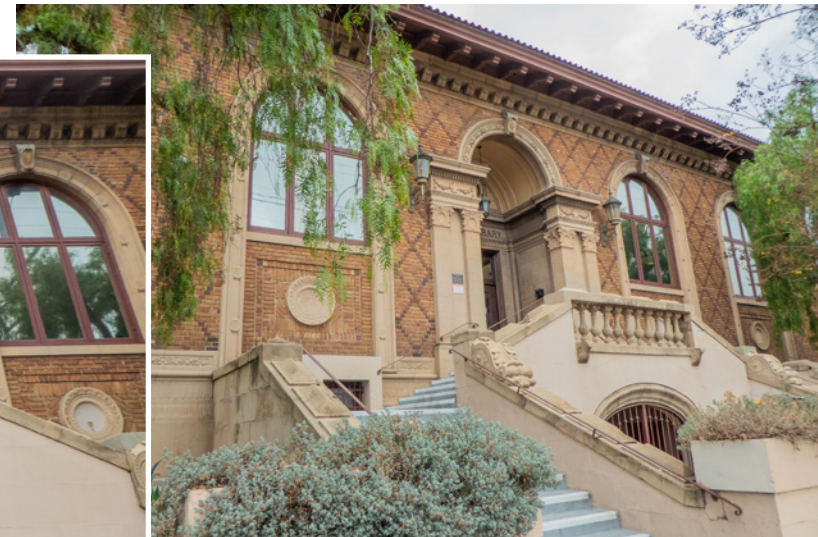
## PUBLIC ART - “VERMONICA”

The subject property is across the street from public art installation “Vermonica”. Conceived and executed by artist Sheila Klein, the piece incorporates the intimate domestic scale of candlesticks into an Urban Candelabra. Klein used 25 street lights from the City of Los Angeles with the intent to uncover romantic truths about the city.

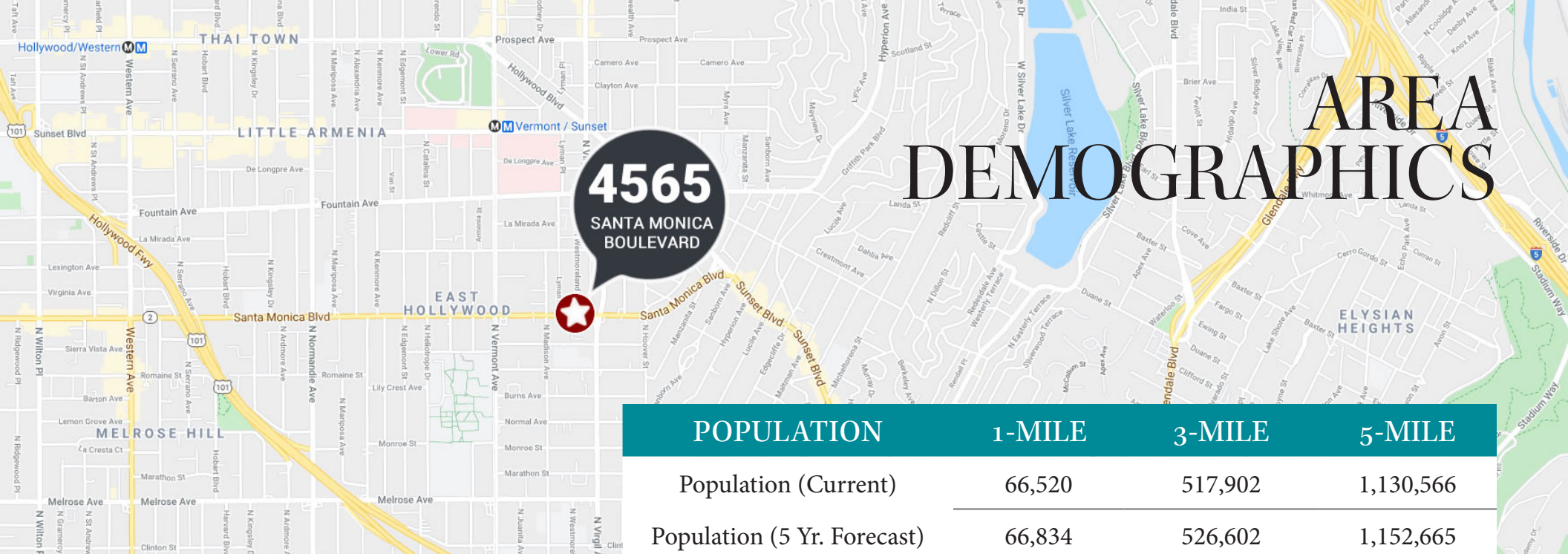
Read more: [www.sheilaklein.com/projects/vermonica/vermonica.html](http://www.sheilaklein.com/projects/vermonica/vermonica.html)

## ADJACENT TO CAHUENGA PUBIC LIBRARY

Adjacent to the beautiful historic building located at 4591 Santa Monica Boulevard.







There are 66,520 residents and a workday population of more than 150,000



11,000 businesses operate in Los Angeles: \$1.7 billion annual retail & food sales and \$2 million of clothing sold every day



There are millions of visitors to Los Angeles each year

POPULATION	1-MILE	3-MILE	5-MILE
Population (Current)	66,520	517,902	1,130,566
Population (5 Yr. Forecast)	66,834	526,602	1,152,665
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Households (Current)	26,596	204,583	444,522
Owner Occupied	3435	29670	81749
Renter Occupied	23,161	174,913	362,773
BUSINESS	1-MILE	3-MILE	5-MILE
Total Consumer Expenditures	\$556,503	\$4,296,149	\$9,935,087
INCOME	1-MILE	3-MILE	5-MILE
Med. Household Income	\$56,859	\$66,804	\$72,918
Avg. Household Income	\$44,593	\$42,539	\$46,363



# 4565 SANTA MONICA BOULEVARD

FOR SALE



## FOR MORE INFORMATION

**Tobin M. McAndrews**  
Vice President  
D. 310.966.4386  
[mcandrews@westmac.com](mailto:mcandrews@westmac.com)  
DRE# 01416801

**WESTMAC Commercial Brokerage Company**  
1515 S. Sepulveda Blvd., Los Angeles, CA 90025  
P: 310.778.7700  
[www.westmac.com](http://www.westmac.com)  
DRE# 01096973

**WESTMAC**