



OWNER / USER INVESTOR OPPORTUNITY

**FREESTANDING RETAIL/OFFICE
BUILDING FOR SALE - HANCOCK PARK**

4333 WILSHIRE BOULEVARD, LOS ANGELES, CA 90010

OFFERED EXCLUSIVELY BY:

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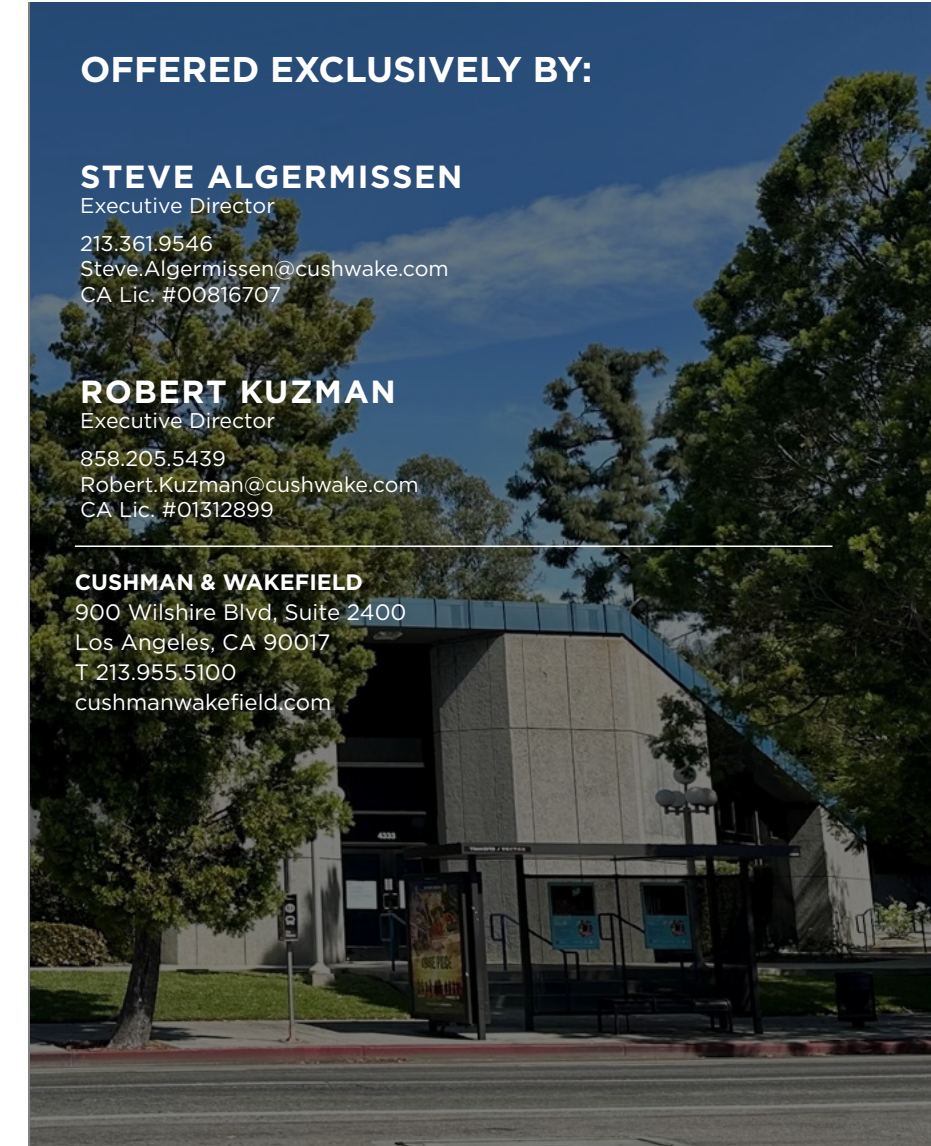
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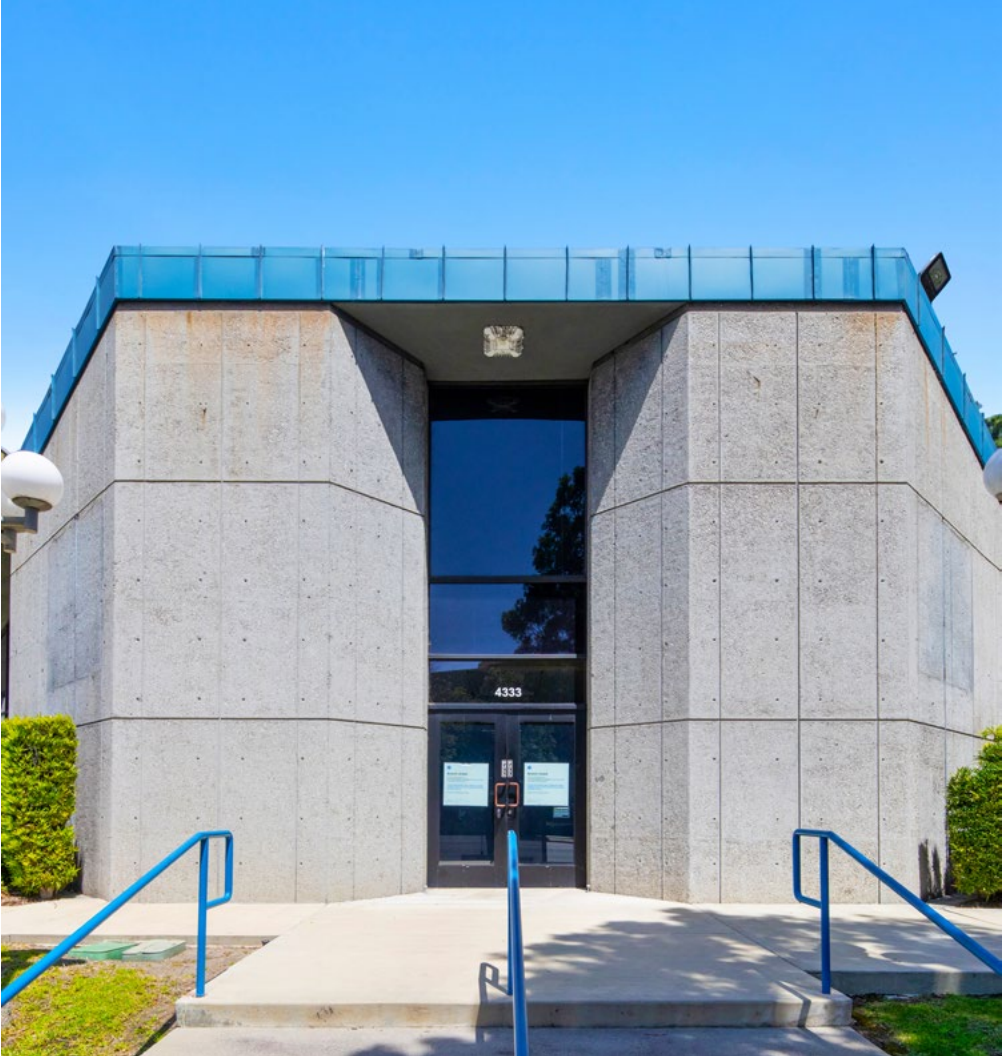




**EXECUTIVE
SUMMARY**

INVESTMENT SUMMARY

ADDRESS:	4333 Wilshire Boulevard Los Angeles, CA
YEAR BUILT:	1968
OWNERSHIP:	Fee Simple (Land & Building)
# OF STORIES:	One
BUILDING SF:	±6,139 SF
LAND SF:	±23,086 SF (±0.53 Acres)
APN:	5505-029-012
ZONING:	CR (Park Mile SP) 1
PARKING:	3.10/1,000 (19 spaces)



PROPERTY HIGHLIGHTS

TREMENDOUS INVESTMENT OR OWNER-USER OPPORTUNITY

AFFLUENT TRADE AREA DEMOGRAPHICS

SOLID REAL ESTATE FUNDAMENTALS

SYNERGISTIC RETAIL CORRIDOR

TRADE AREA SNAPSHOT DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION:	47,326	587,831	1,160,866
DAYTIME POPULATION:	19,166	233,689	656,697
HOUSEHOLDS:	21,156	256,406	508,468
AVG. HH INCOME:	\$135,582	\$102,795	\$116,672

*2025



INVESTMENT HIGHLIGHTS

TREMENDOUS INVESTMENT OR OWNER/USER OPPORTUNITY

- ±6,139 SF Freestanding Retail/Office Building Situated on a ±23,086 SF (±0.53 Acre) Site Along Wilshire Boulevard in Hancock Park
- Highly Visible, Standalone Asset Offering Prominent Street Presence and Identity for an Owner/User or Investor
- CR-1 Zoning with Park Mile Specific Plan (PkM) Overlay Supports a Range of Professional Office and Residential-Oriented Uses Within a Highly Controlled, Supply-Constrained Corridor
- Flexible Configuration Suitable for a Variety of Users Seeking a Central Los Angeles Location with Long-Term Upside

AFFLUENT TRADE AREA DEMOGRAPHICS

- Hancock Park is one of Los Angeles' most established and affluent neighborhoods, characterized by a high concentration of executive and professional households, historic residences, and a strong sense of community. Its central location provides seamless access to major employment hubs including Downtown Los Angeles, Beverly Hills and Hollywood, making it a highly desirable place to live and work.
- The Property benefits from a dense and affluent population base, supported by strong household incomes and a consistent daytime population driven by nearby office, medical and institutional uses along the Wilshire Corridor.
- The surrounding area offers a unique blend of urban convenience and residential prestige, reinforced by proximity to Larchmont Village and The Grove, which provide a curated mix of dining, retail and lifestyle amenities.
- Opportunity to develop the site for multifamily use.

SOLID REAL ESTATE FUNDAMENTALS

- Prime Wilshire Boulevard Location with Strong Traffic Counts of 45,000+ Cars Per Day and Excellent Connectivity to Key Los Angeles Submarkets
- Prominent Frontage with Dedicated Access Points Enhancing Visibility and Ease of Ingress/Egress
- Located Within Hancock Park, a Mature and Highly Desirable Submarket Characterized by High Barriers to Entry and Limited New Development
- Stable, Professional Tenant Environment Driven by Park Mile Zoning Restrictions, Supporting Long-Term Occupancy and Reduced Turnover
- Building Size and Site Layout Provide Versatility for a Wide Range of Office, Medical, or Service-Oriented Uses in Today's Market

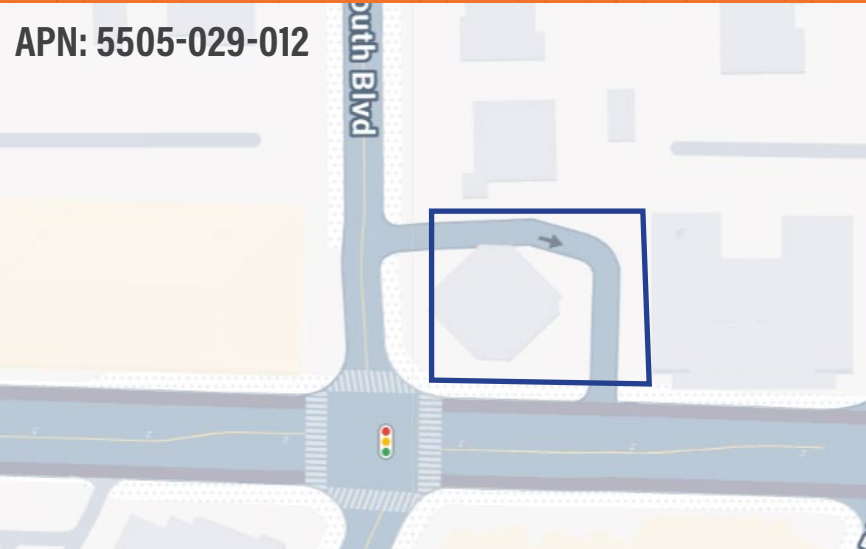
SYNERGISTIC RETAIL CORRIDOR

- The Property is ideally positioned along Wilshire Boulevard within the Park Mile corridor, a well-established stretch known for its concentration of professional office users, institutional ownership, and long-term tenancy stability.
- The Park Mile Specific Plan creates a highly controlled environment that limits high-intensity retail and traffic-generating uses, fostering a quieter, more professional setting that appeals to office and service-oriented tenants.
- Limited new development, combined with strong underlying real estate fundamentals and high barriers to entry, has solidified this corridor as a supply-constrained submarket with enduring tenant demand and long-term value preservation.



PROPERTY SUMMARY

PARCEL MAP



LOCATION
4333 Wilshire Boulevard, Los Angeles, CA 90010

LAND AREA
±23,086 SF (±0.53 Acres)

BUILDING SF
±6,139 SF

FRONTAGE
±179 Linear Feet (Wilshire Boulevard)
±133 Linear Feet (S Plymouth Boulevard)

ACCESS
Ingress Driveway on South Plymouth Boulevard and Egress on Wilshire Boulevard

PARKING
±19 STALLS (3.10/1,000 SF)

TRAFFIC COUNT
±45,197 VPD (Wilshire Boulevard)

WALK SCORE
80/100 (Somewhat Walkable)

BUILT
1968

ZONING
CR (Park Mile SP) 1

ZONING DETAIL

FOR FULL ZONING SUMMARY PLEASE VISIT:
[Wilshire, Zoning Map](#)
[General Plan Land Use Map](#)

[Code of Ordinances - Commercial Zones \(CH 20.220\)](#)
[Los Angeles Link](#)



SAMPLE PERMITTED USES	PERMITTED	CUP
Office	Yes	No
Retail Store	Yes	No
Restaurant	Yes	No
Drive Thru Restaurant	No	-
Athletic Club / Fitness Studio	Yes	Yes

**Subject to seller approval & deed restriction.*

SPA (SPECIFIC PLAN AREA) PARK MILE SPECIFIC PLAN

The Property is located within the CR-1 Zone and benefits from inclusion in the Park Mile Specific Plan (PKM), a highly curated planning overlay along Wilshire Boulevard in Hancock Park. This designation supports a balanced mix of commercial and residential uses while emphasizing compatibility with the surrounding neighborhood. The Specific Plan's tailored approach promotes a refined tenant mix, favoring professional office and residential uses over high-intensity retail, resulting in a more stable, service-oriented environment with reduced congestion and limited turnover.

Additionally, the CR-1 zoning provides a flexible development framework, while the Park Mile Specific Plan ensures long-term preservation of the corridor's character through controlled density, height, and design standards. This combination offers investors and users a unique opportunity to operate within one of Los Angeles' most prestigious and supply-constrained submarkets, where thoughtful planning and limited future development potential help support asset value and long-term occupancy stability.

Certain higher-intensity commercial users are restricted under the Park Mile Specific Plan, including restaurants, cafes, entertainment venues and other traffic-generating retail uses. While these limitations reduce the potential for more active retail activation, they serve to preserve the corridor's professional character, minimize congestions and enhance the long-term stability and predictability of tenancy within the immediate area.





PROPERTY
PHOTOS

PROPERTY PHOTOS



PROPERTY PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



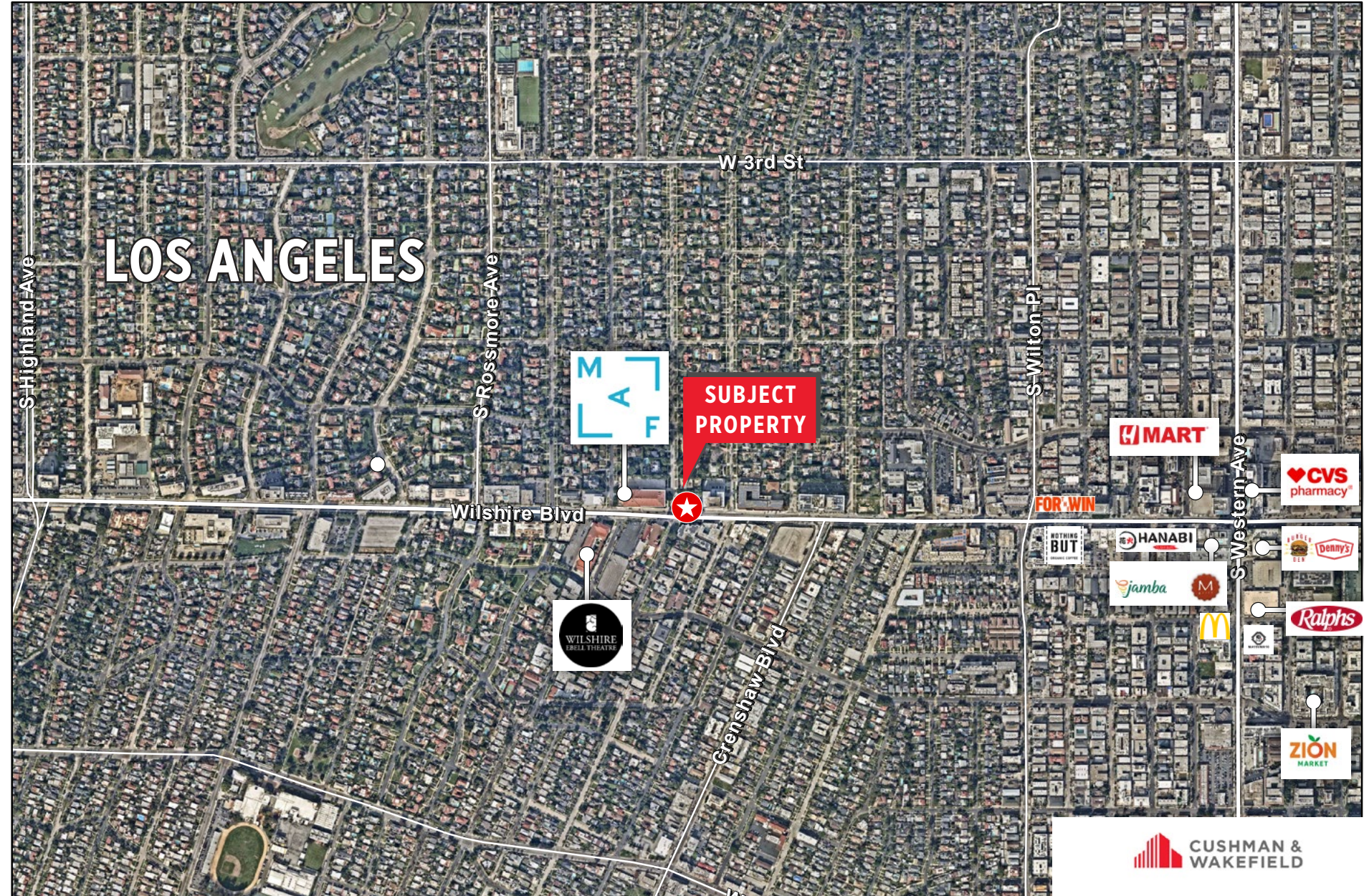


**AREA
OVERVIEW**

REGIONAL MAP



RETAIL TRADE AREA

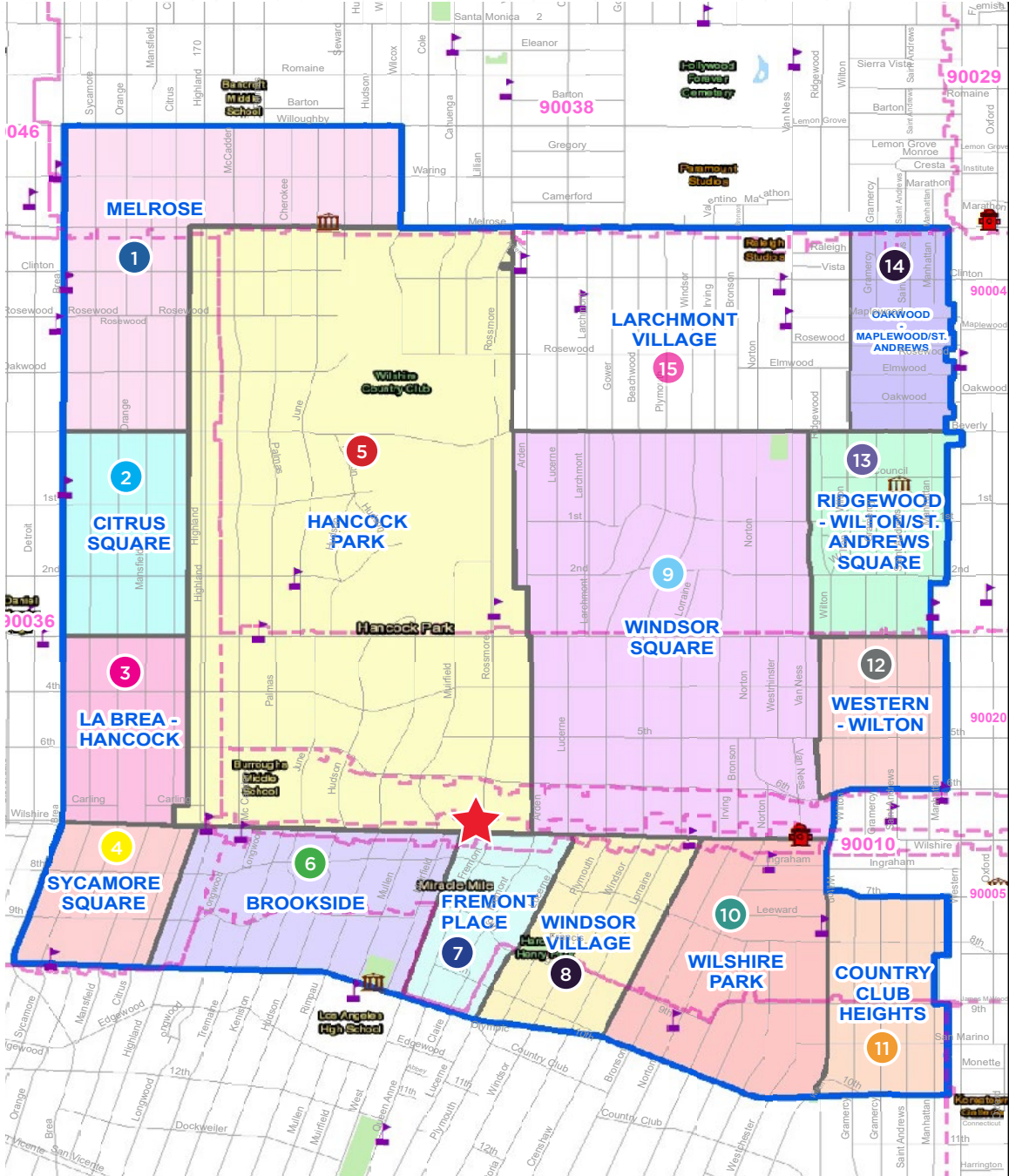


GREATER WILSHIRE NEIGHBORHOODS

	NEIGHBORHOOD	TOTAL HOMES	TYPE
1	Melrose	3,051	Multi-family
2	Citrus Square	905	Multi-family
3	La Brea - Hancock	586	Multi-family
4	Sycamore Square	1,244	Multi-family
5	Hancock Park	2,517	Single Family
6	Brookside	430	Single Family
7	Fremont Place	273	Single Family
8	Windsor Village	923	Multi-family
9	Windsor Square	2,394	Single Family
10	Wilshire Park	1,264	Multi-family
11	Country Club Heights	3,129	Multi-family
12	Western - Wilton	3,245	Multi-family
13	Ridgewood Wilton - St. Andrews Square	1,110	Single Family
14	Maplewood / St. Andrews	1,482	Multi-family
15	Larchmont Village	2,681	Multi-family



GREATER WILSHIRE NEIGHBORHOOD MAP

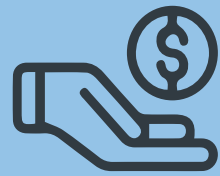


HANCOCK PARK OVERVIEW

Hancock Park is one of Los Angeles' most prestigious and affluent neighborhoods, known for its historic charm, central location, and strong concentration of high-income, white-collar households. Anchored along the Wilshire Boulevard corridor, the area benefits from proximity to major employment hubs including Downtown Los Angeles, Beverly Hills and Hollywood, while maintaining a quiet, residential character. Within a three-mile radius of 4333 Wilshire Boulevard, the Property draws from a dense and affluent population base supported by strong household incomes and consistent daytime employment.

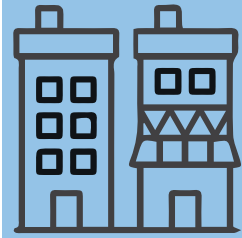
The Property is strategically positioned along Wilshire Boulevard, a primary east-west arterial, providing exceptional visibility and accessibility. The surrounding Park Mile corridor features a curated mix of professional office users and institutional-quality buildings, reinforced by zoning that limits high-intensity retail and promotes long-term tenancy stability. Additionally, the Property is located near prominent lifestyle amenities including The Grove and Larchmont Village, offering a walkable collection of dining, retail and service-oriented businesses that cater to the area's affluent residential base and daytime workforce.

MEDIAN HOUSEHOLD INCOME



\$111,765

BUSINESS ESTABLISHMENTS



392

PARK SPACE



22 ACRES
WITHIN 2 MILES

MUSEUM ROW



4 MAJOR
MUSEUMS

INDUSTRIES



HEALTH SERVICES
FINANCE & INSURANCE
PROFESSIONAL, SCIENTIFIC, & TECH
SERVICES

EDUCATIONAL ATTAINMENT



38% BACHELOR'S DEGREE
OR HIGHER
33% MASTER'S DEGREE
OR HIGHER

POPULATION



29,371

HOUSEHOLDS



14,353

AVERAGE HH INCOME



\$190,910

AVERAGE HOME VALUE



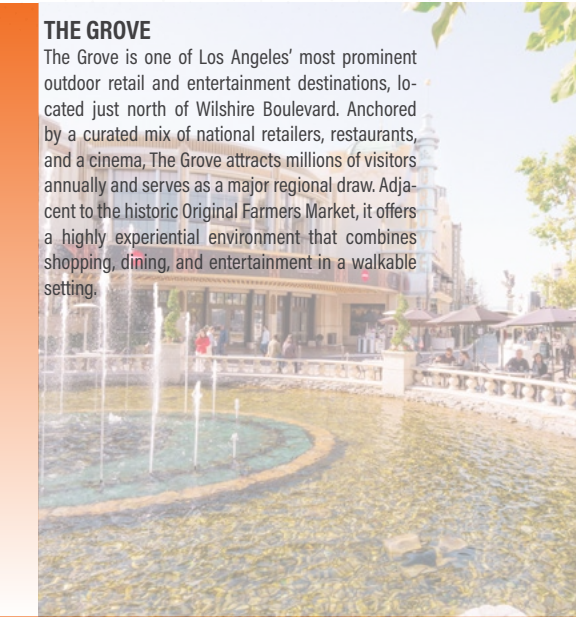
\$1,773,472

ATTRACTIONS & ENTERTAINMENT



LOS ANGELES COUNTY MUSEUM OF ART

The Los Angeles County Museum of Art (LACMA), located along Wilshire Boulevard in the heart of Museum Row, is the largest art museum in the western United States and a major cultural anchor for the area. Drawing hundreds of thousands of visitors annually, LACMA features a diverse collection spanning thousands of years and is widely recognized for its iconic "Urban Light" installation. Its presence significantly enhances the neighborhood's appeal as a premier cultural and tourist destination, members and business by offering a wide variety of amenities.



THE GROVE

The Grove is one of Los Angeles' most prominent outdoor retail and entertainment destinations, located just north of Wilshire Boulevard. Anchored by a curated mix of national retailers, restaurants, and a cinema, The Grove attracts millions of visitors annually and serves as a major regional draw. Adjacent to the historic Original Farmers Market, it offers a highly experiential environment that combines shopping, dining, and entertainment in a walkable setting.



LA BREA TAR PITS

The La Brea Tar Pits is one of the world's most unique natural history attractions and an active Ice Age fossil excavation site located just minutes from the property. Set within a public park, the site offers an engaging, educational experience that attracts both tourists and local visitors year-round. Its combination of scientific significance and open green space contributes to consistent foot traffic and reinforces the area's status as a destination within Los Angeles.



KOREATOWN

Koreatown, located immediately east of the property, is one of Los Angeles' most vibrant and densely populated neighborhoods. Known for its dynamic dining scene, nightlife, and cultural offerings, Koreatown operates as a 24-hour destination with strong activity throughout the day and evening. The area's high residential density and continuous foot traffic make it a key driver of economic activity in the surrounding trade area.



PAN PACIFIC PARK

Pan Pacific Park is a well-maintained public green space located just north of Wilshire Boulevard, offering a range of recreational amenities including sports fields, walking paths, playgrounds, and picnic areas. The park serves as a popular gathering place for local residents and visitors, contributing to the area's livability and community appeal. Its proximity to major retail and cultural destinations, including The Grove and the Original Farmers Market, enhances its role as a complementary amenity within this highly active trade area.

SURROUNDING NEIGHBORHOODS

LOCATION OVERVIEW - CENTRAL WILSHIRE

4333 Wilshire Boulevard is situated in the heart of Hancock Park, one of Los Angeles's most prestigious and supply-constrained residential enclaves. The neighborhood is defined by low density zoning, historic single family estates, and a highly affluent population, creating a stable residential environment with limited competing commercial development.

While Hancock Park itself is intentionally insulated from commercial activity, the location benefits from immediate adjacency to some of Los Angeles's strongest mixed use, cultural, and lifestyle districts, providing residents, employees, and visitors access to dining, retail, entertainment, and employment without disrupting the neighborhood's residential character. This positioning creates a highly desirable balance: privacy and prestige paired with walkable access to city defining amenities.

Larchmont Village

- Walkable, pedestrian-oriented retail corridor serving Hancock Park and Windsor Square
- Curated mix of:
 - Independent cafes, bakeries, and restaurants
 - Boutique retail and specialty food
 - Fitness studios, salons, and personal services
- Primarily daytime and weekend foot traffic
- Draws from an affluent, homeowner-dominated residential base
- Limited nightlife and minimal tenant turnover

Investment Significance: Larchmonts Village functions as a high-barrier, neighborhood-serving retail market with strong spending power, low volatility, and minimal exposure to broader retail cycles.



SURROUNDING NEIGHBORHOODS

Koreatown - High-Density Commercial and Lifestyle Hub

- Immediately east of Hancock Park
- One of the most densely populated neighborhoods in Los Angeles
- Strong renter base and constant turnover supporting
 - Restaurants and late night dining
 - Entertainment, nightlife, and specialty retail
 - Grocery, service, and daily needs retail
- Primary commercial corridors:
 - Wilshire Boulevard
 - Olympic Boulevard
 - Western Avenue
- Home to the Wiltern Theatre, a nationally recognized concert and performance venue



Investment Significance: Koreatown provides a 24-hour demand engine that supports dining, entertainment, and service uses serving both local residents and adjacent neighborhoods that do not accommodate density internally.

SURROUNDING NEIGHBORHOODS

Miracle Mile - Institutional, Cultural, and Employment Corridor

- Major mixed-use corridor along Wilshire Boulevard
- Anchored by Museum Row, including:
 - Los Angeles County Museum of Art (LACMA)
 - Academy Museum of Motion Pictures
 - Petersen Automotive Museum
 - La Brea Tar Pits
- Concentration of:
 - Office and medical users
 - Hotels and institutional tenants
 - Mid-rise residential development
- Increasing transit accessibility via the Wilshire subway extension



Investment Significance: Miracle Mile operates as a regional employment and cultural anchor, driving consistent daytime population density and long-term institutional investment in the Wilshire Corridor.

SURROUNDING NEIGHBORHOODS

Beverly Grove - Destination Retail and Lifestyle District

- Located west of Miracle Mile and south of West Hollywood
- Medium-density residential population skewed toward professionals and higher-income renters
- Major commercial corridors:
 - Beverly Boulevard
 - Melrose Avenue
 - Fairfax Avenue
- Anchored by:
 - The Grove
 - Original Farmers Market
- Strong mix of upscale retail, dining, entertainment, and experiential uses



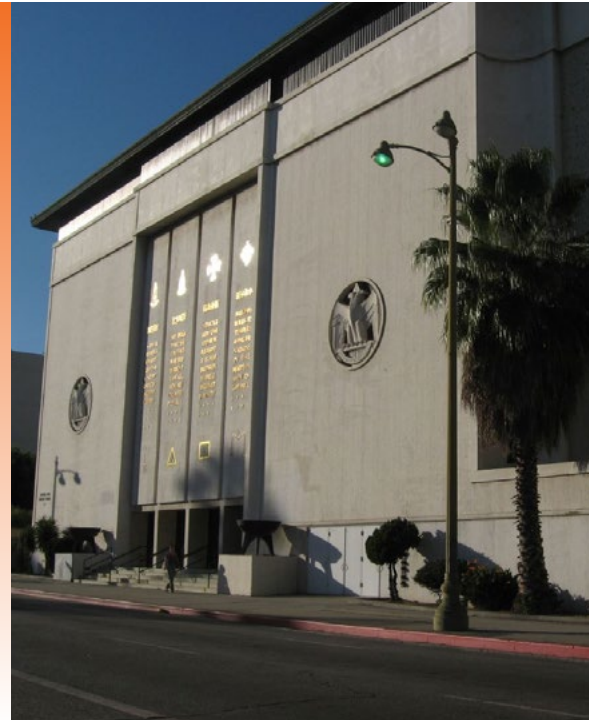
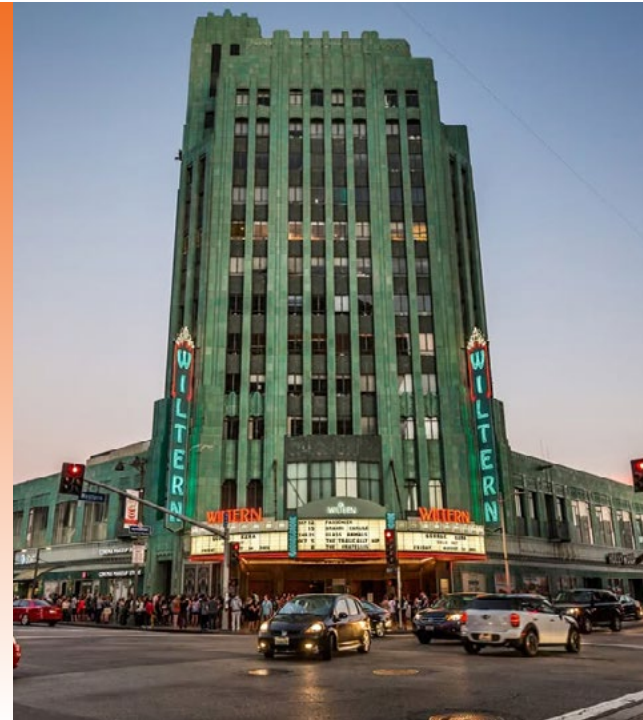
Investment Significance: Beverly Grove functions as a citywide retail and lifestyle destination, drawing substantial non-local traffic and supporting flagship retail and food-and-beverage concepts.



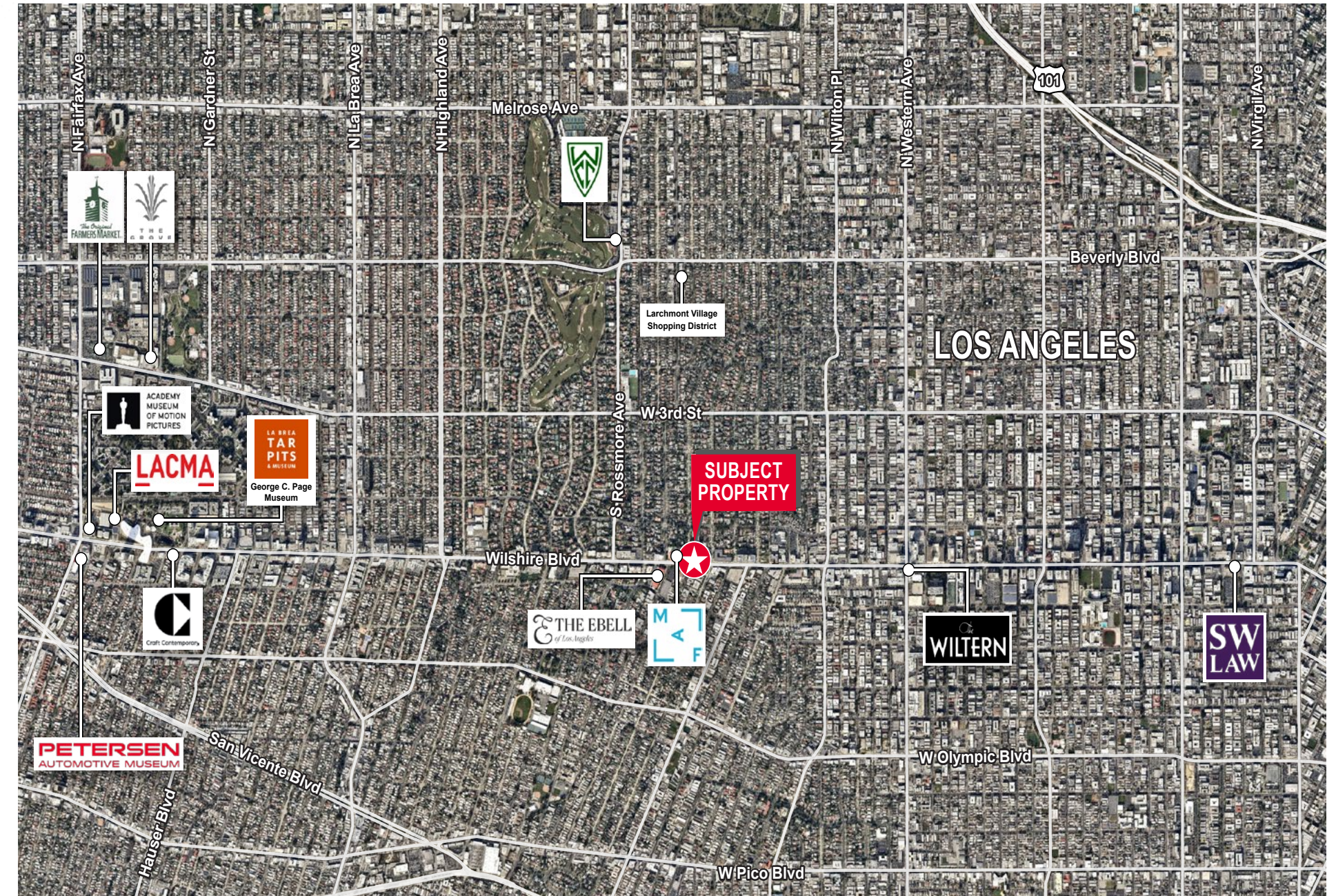
SURROUNDING NEIGHBORHOODS

Strategic Positioning Summary

- Core Hancock Park address provides prestige, scarcity, and long-term stability
- Immediate adjacency to:
 - High-density residential demand (Koreatown)
 - Institutional and cultural anchors (Miracle Mile)
 - High-performing neighborhood retail (Larchmont Village)
 - Destination retail and dining (Beverly Grove)
- Rare opportunity to invest in a location that benefits from multiple demand drivers without exposure to internal overdevelopment



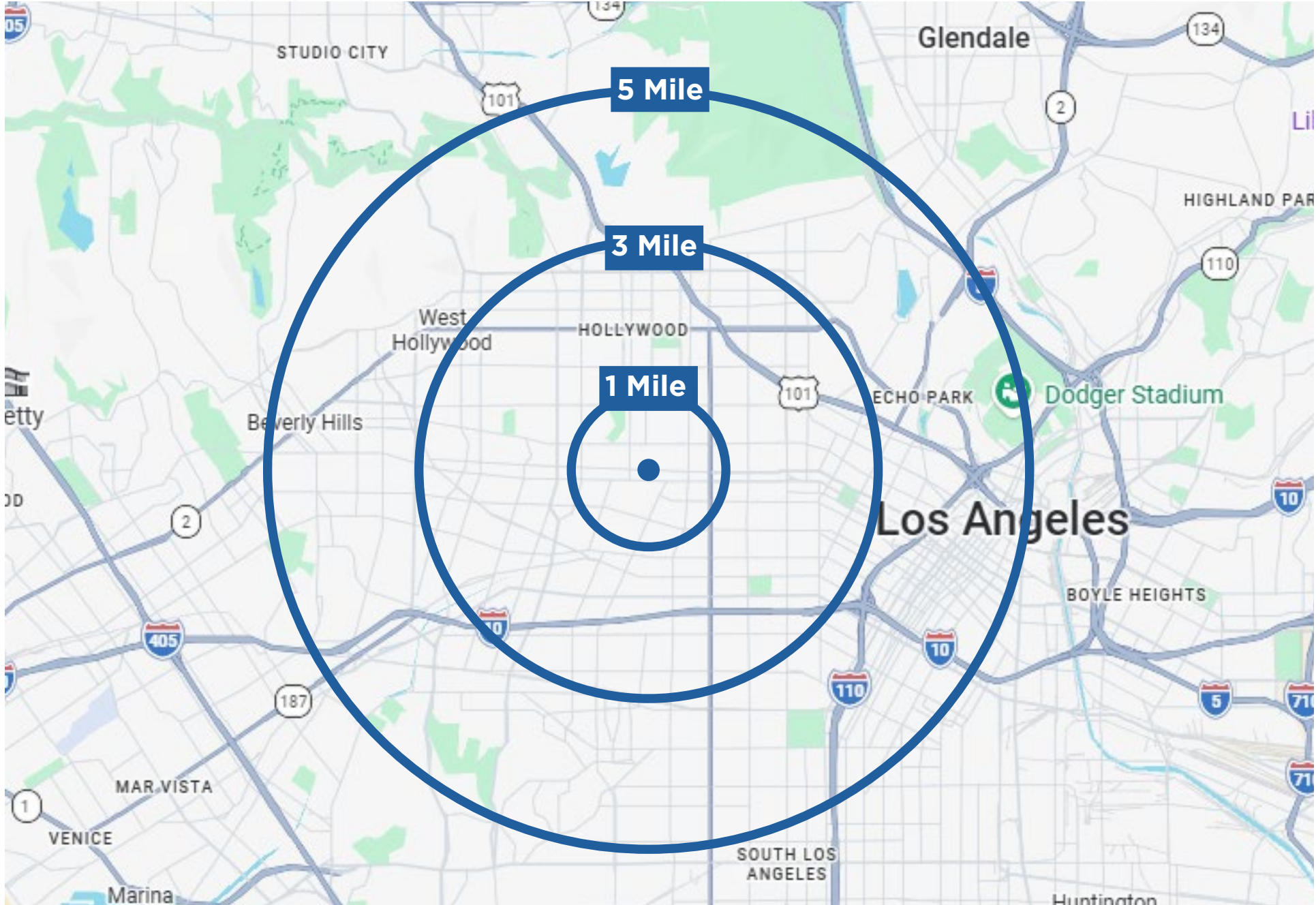
SIGNIFICANT LANDMARKS MAP



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population - Census	47,326	587,831	1,160,866
2030 Population - Five Year Projection	48,789	598,511	1,174,981
2020 Population - Census	48,321	593,393	1,167,762
2020-2025 Annual Population Growth Rate	-2.1%	-0.9%	-0.6%
2025-2030 Annual Population Growth Rate	3.0%	1.8%	1.2%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Households - Census	21,156	256,406	508,468
2030 Households - Five Year Projection	22,566	268,919	528,630
2020 Households - Census	20,518	246,574	489,606
2020-2025 Annual Household Growth Rate	3.0%	3.8%	3.7%
2025-2030 Annual Household Growth Rate	6.2%	4.7%	3.8%
2025 Average Household Size	2.22	2.23	2.20
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	\$135,582	\$102,795	\$116,672
2030 Average Household Income	\$149,062	\$114,044	\$128,524
2025 Median Household Income	\$74,555	\$66,459	\$73,521
2025 Per Capita Income	\$60,801	\$44,917	\$51,310
2030 Per Capita Income	\$69,158	\$51,318	\$58,033
EDUCATION	1 MILE	3 MILES	5 MILES
2025 Population 25 and Over	36,468	441,956	874,324
HS and Associates Degrees	22.4%	22.7%	20.8%
Bachelor's Degree	36.1%	30.0%	30.3%
Graduate/Professional Degree	15.9%	12.6%	15.6%
PLACE OF WORK	1 MILE	3 MILES	5 MILES
2025 Businesses	3,342	30,608	76,760
2025 Employees	19,166	233,689	656,697

TRADE AREA MAP





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