

2706-2722 S. ROBERTSON BLVD

Los Angeles, CA 90034

175± FT OF FRONTAGE



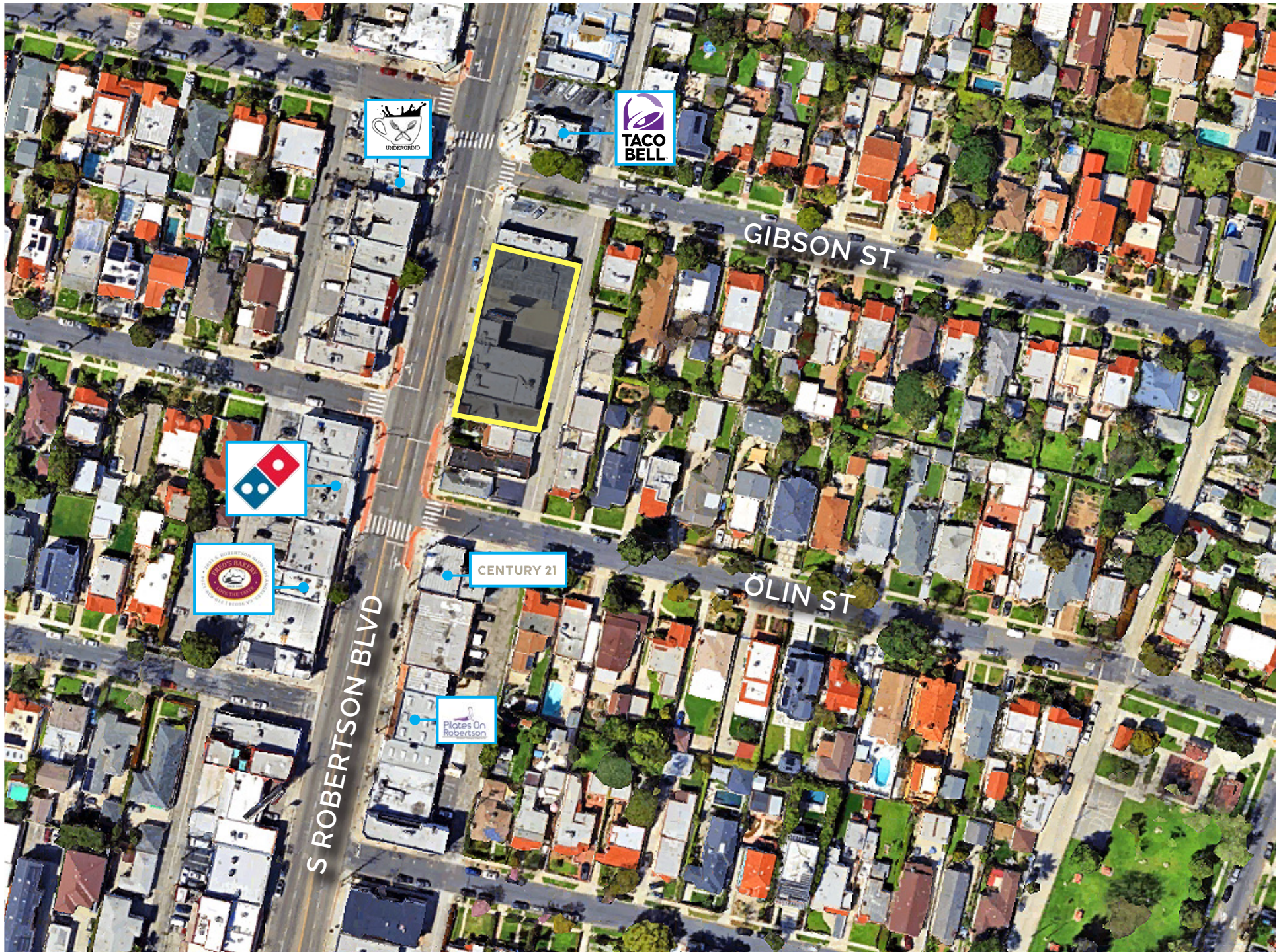
OWNER/USER OR
DEVELOPMENT
OPPORTUNITY

IREA

David Leibowitz | Partner

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DRE 01912487



2706-2722 S. ROBERTSON BLVD - IREA

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I R E A

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02113651



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The Investment

9

Interior Photos and Floorplans

15

Location

21

Demographics

FOR SALE

\$5,350,000

2706-2722 S. Robertson Blvd

Year Built	1923, 1948, 1960	
Lot Size SF	14,100	
Address	Public Record*	Matterport Interior SF**
2706	1,152 SF*	3,177 SF**
2718-2722	6,530 SF*	5,787 SF**
TOTAL	7,682 SF*	8,964 SF**
Zoning	LAC4	
APN	4301-008-003-5, 4301-008-009 4301-008-042	

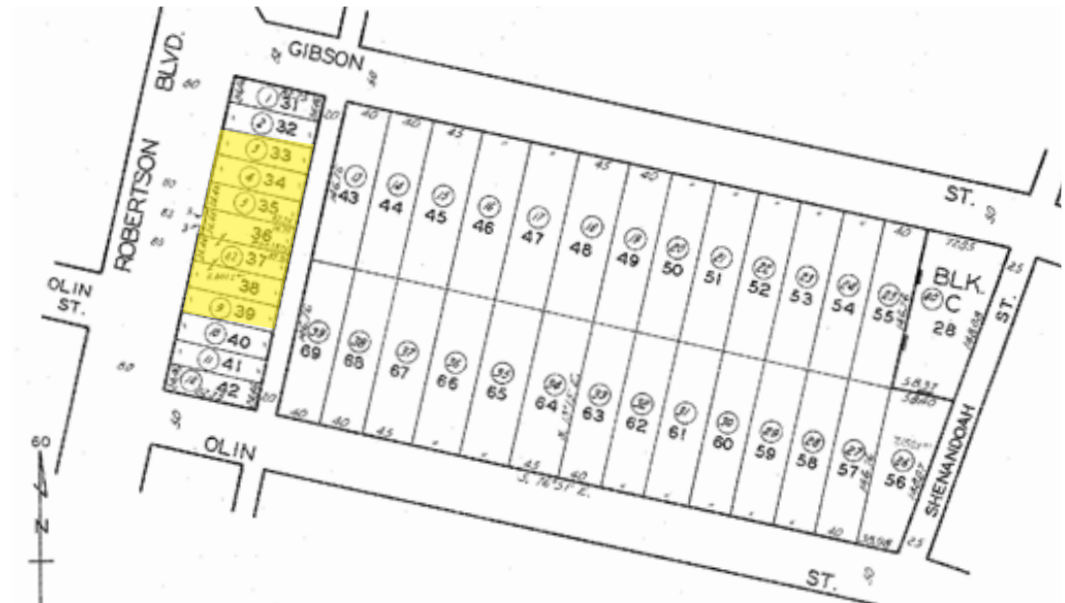
*Building square footage is based on Title Property Profile Reports/public records.

**Matterport square footage reflects interior measurements only and is provided for informational purposes. Matterport measurements are not a representation of permitted or legal building area. Seller is aware that certain improvements and/or work at 2706 S. Robertson Blvd. may have been completed without permits; however, Seller has not determined the nature or extent of such work. Buyer is advised to independently investigate and verify all building square footage, permits, approvals, building configurations, and the legal status of all improvements to Buyer's satisfaction.

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PLAT MAP



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Highlights



FIVE-PARCEL, SEVEN-LOT ASSEMBLAGE

Rare 175± ft Frontage on S. Robertson Blvd



OWNER/USER OR DEVELOPMENT

Perfect for Owner/User or Development Play



DELIVERED VACANT



POTENTIAL BILLBOARD INCOME

Existing Billboard on a Month-to-Month Lease
Provides Potential Ancillary Income



FIRST TIME ON THE MARKET

in Over 50 Years



STRATEGIC LOCATION

Positioned between Culver City and Pico-Robertson; Minutes from the I-10 Freeway

IREA is pleased to present 2706–2722 S. Robertson Boulevard, a rare vacant owner-user and mixed-use development opportunity located in Los Angeles’ highly desirable 90034 submarket. The offering consists of five contiguous fee-simple assessor parcels comprising seven underlying legal lots, totaling approximately 14,101 square feet of land, and improved with three one-story buildings totaling approximately 7,682 square feet. The property features approximately 175± feet of frontage along Robertson Boulevard, an existing parking area and rear-alley access.

Delivered completely vacant, the property provides an owner-user with immediate control of a substantial Robertson Boulevard site without the expense, delay or uncertainty associated with relocating existing tenants. Its seven-lot configuration, extensive frontage and C4-1VL-CPIO zoning suitable for retail, office, or light industrial, with opportunity to evaluate a mixed-use development incorporating commercial and residential uses. (Buyers independently verify)

Strategically positioned just north of the Santa Monica Freeway, the property offers convenient access to Culver City, Beverlywood, Cheviot Hills, Pico-Robertson, Century City and Beverly Hills. The nearby Culver City Metro station is served by the Metro E Line, providing rail connectivity between Downtown Los Angeles and Santa Monica.

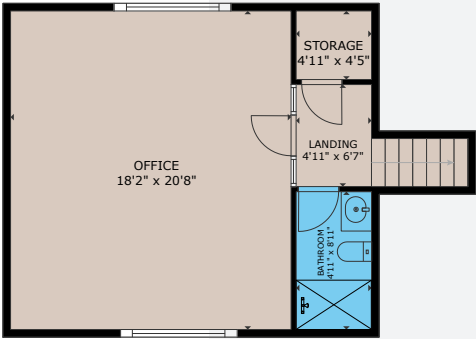
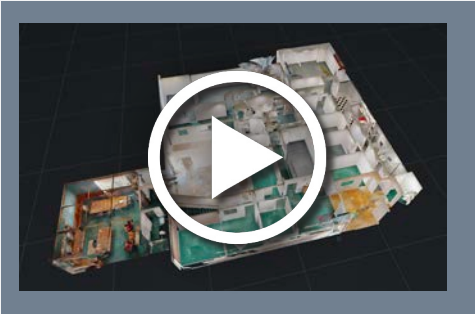
The combination of full vacancy, usable improvements, prominent Robertson Boulevard frontage, potential ancillary billboard income and long-term redevelopment potential creates multiple paths to value, making 2706–2722 S. Robertson Boulevard an exceptional opportunity for an owner-user, investor or developer seeking a significant presence in a highly desirable Westside infill location.





Floorplans 2718-2722 S. Robertson

3-D Tour Link



FLOOR 2

Interior 2718-2722 S. Robertson



Interior 2718-2722 S. Robertson



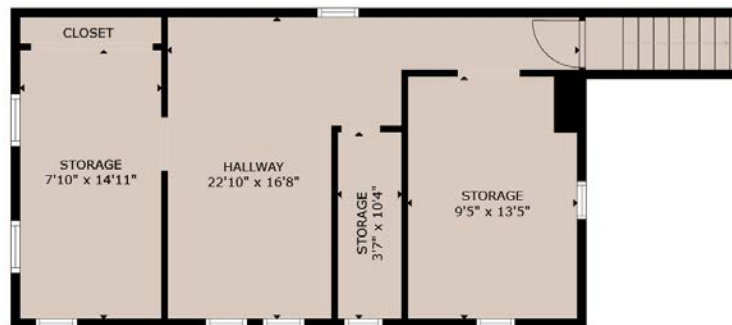
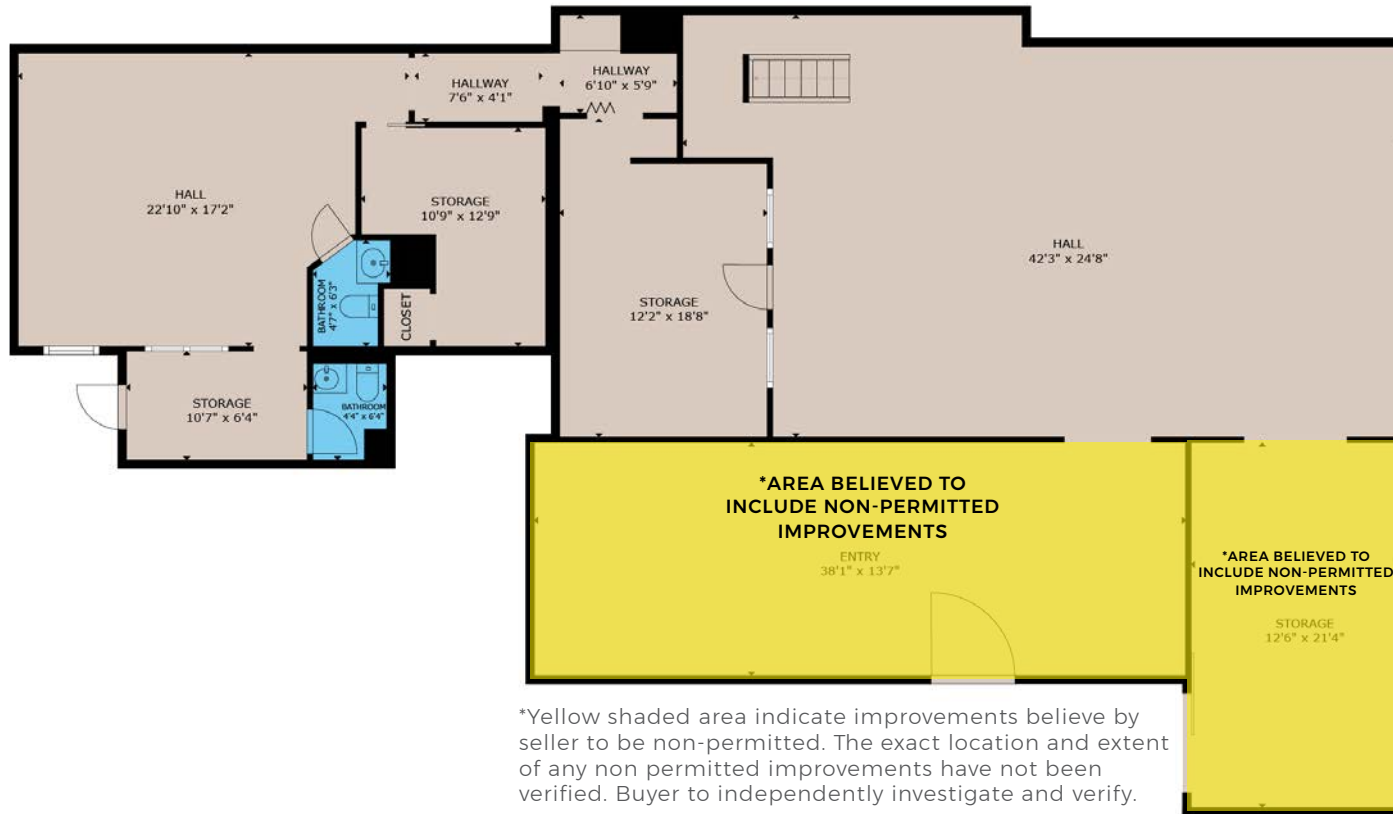
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Interior 2718-2722 S. Robertson



Floorplans - 2706 S. Robertson

3-D Tour Link

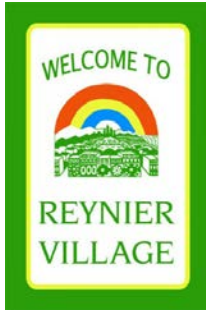


FLOOR 2

Interior 2706 S. Robertson



LOCATION



Reynier Village is a charming, historic neighborhood nestled within Los Angeles's Mid-City and Westside border. Originally developed in the 1920s and 1930s, the area features a delightful mix of Spanish Colonial Revival, Tudor, and traditional single-family homes. At its heart lies Reynier Park, a vibrant community hub with green space and playgrounds. Known for its strong sense of community, the neighborhood is actively supported by the Reynier Village Neighborhood Association, which organizes local events and safety initiatives. Its highly walkable, tree-lined streets offer residents a peaceful, suburban feel while remaining centrally located near Culver City, Beverly Hills, and major transit.



The property offers excellent regional accessibility via the I-10 and I-405 freeways and is within walking distance of the Metro E Line (Expo) and multiple Metro and Culver CityBus routes. Its central Westside location provides convenient access to DTLA, Santa Monica, Century City, Beverly Hills, Culver City, and LAX, supporting both commuter convenience and strong customer accessibility.





Major Employers

Mid City and the neighboring Miracle Mile are centrally located employment hubs in Los Angeles, CA. Major employers in this immediate corridor include a mix of large media, retail, and corporate hubs. The top 15 employers in and directly adjacent to the Mid City/Miracle Mile district include:

UCLA Health

**CITY
NATIONAL
BANK**
AN RBC COMPANY

SAG·AFTRA

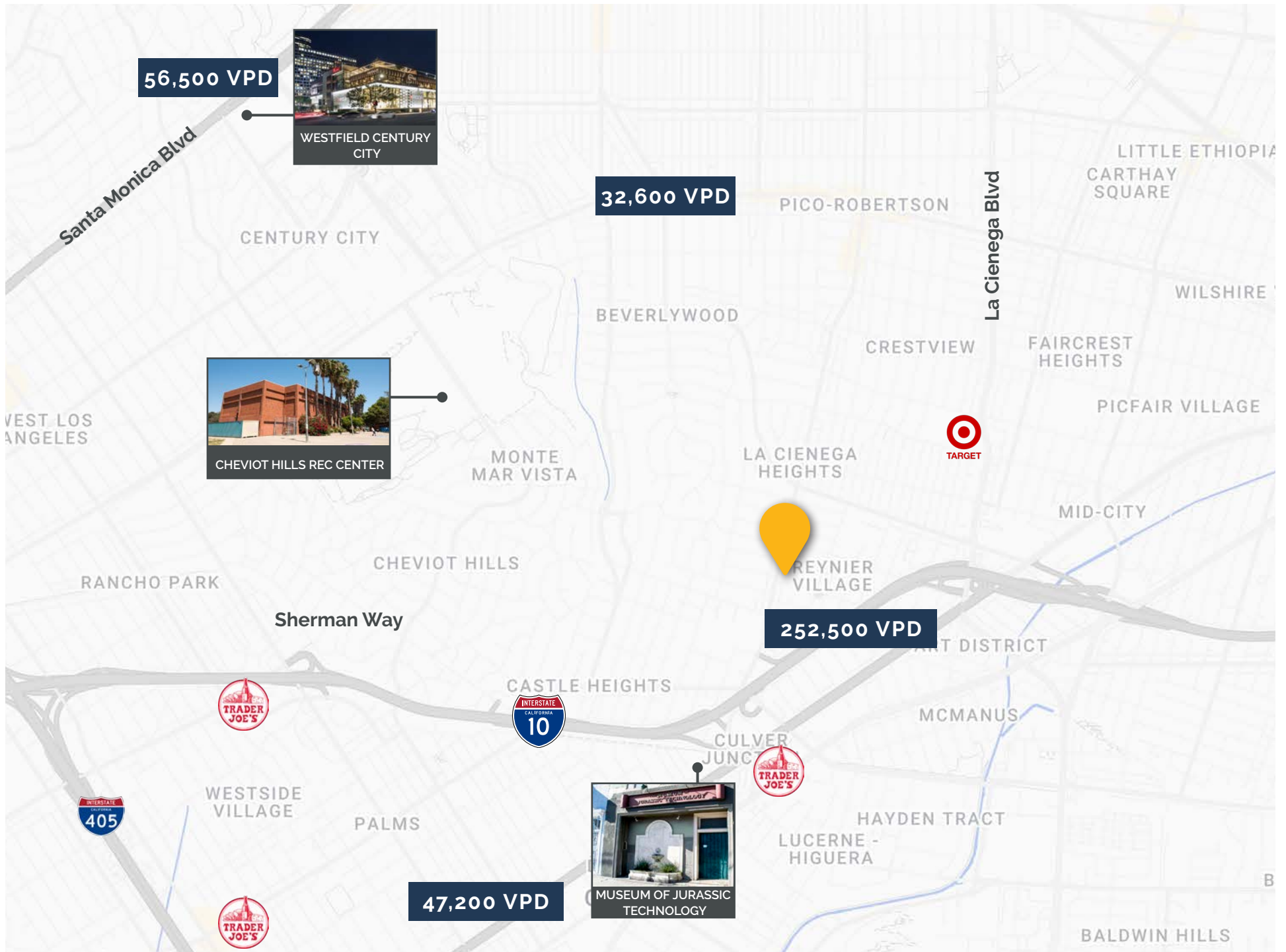
**KAISER
PERMANENTE®**

LACMA

M



TARGET



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Baldwin Hills Scenic Overlook



Distance from Property

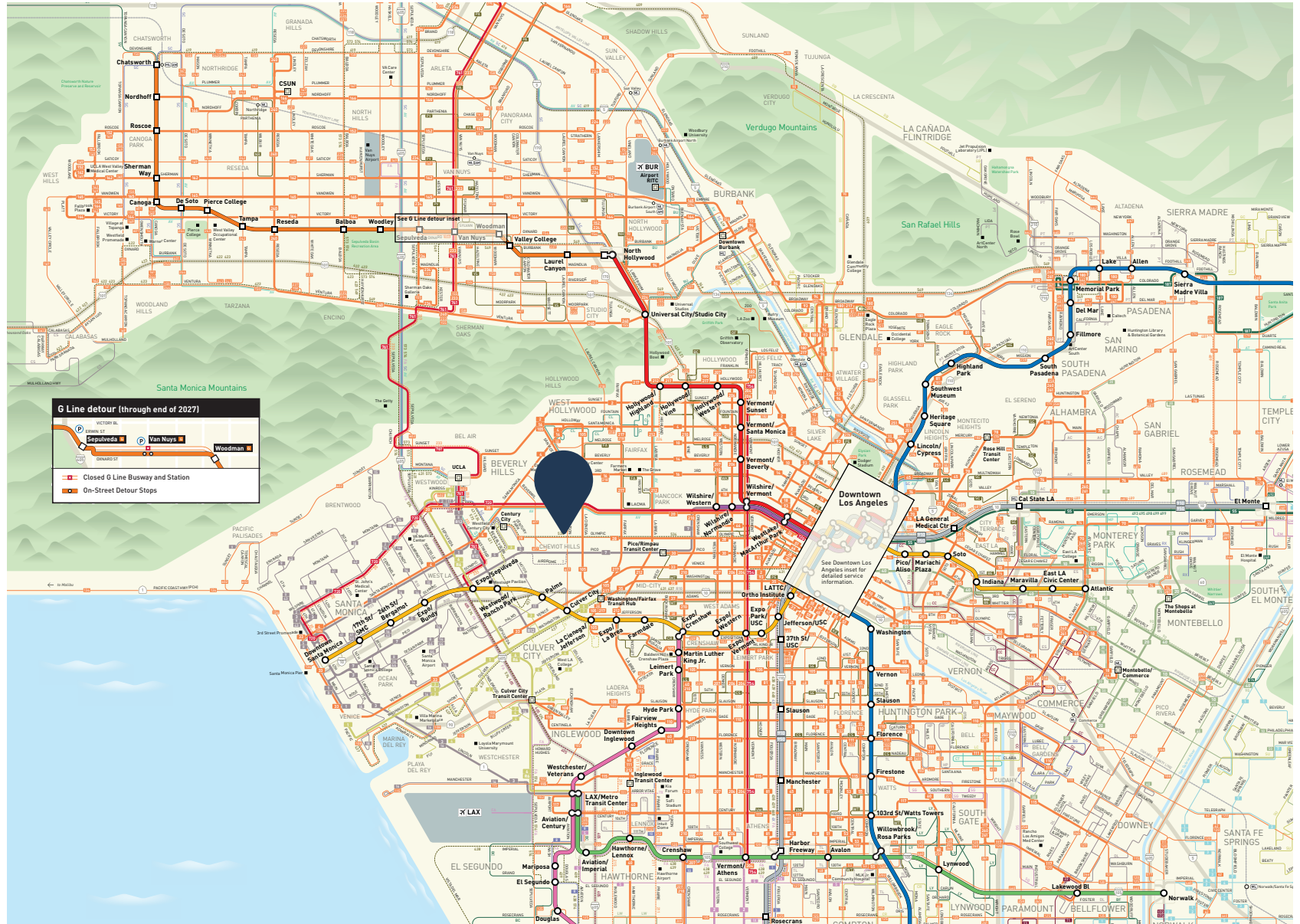
I-10	2.0 mi
I-405	3.0 mi
Metro E Line	.7 mi
LAX	8.0 mi



Westfield Century City

Located in the heart of Los Angeles' desirable Westside, the property is minutes from Cheviot Hills Recreation Center and Rancho Park Golf Course, Downtown Culver City's acclaimed restaurants and shopping, Baldwin Hills Scenic Overlook, the vibrant South Robertson dining corridor, and the luxury retail and employment centers of Beverly Hills and Century City. This central location offers an exceptional blend of recreation, entertainment, dining, and employment that enhances long-term real estate demand.

TRANSPORTATION



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Culver City Station

Metro E Line (Expo): Culver City Station is about 0.7 miles away (13–16 minute walk), providing direct service to Downtown Los Angeles, USC, Culver City, Santa Monica, and connections throughout the Metro rail system.



Freeways

Easy Access to LA's Extensive Freeways
Including the 10 and 405



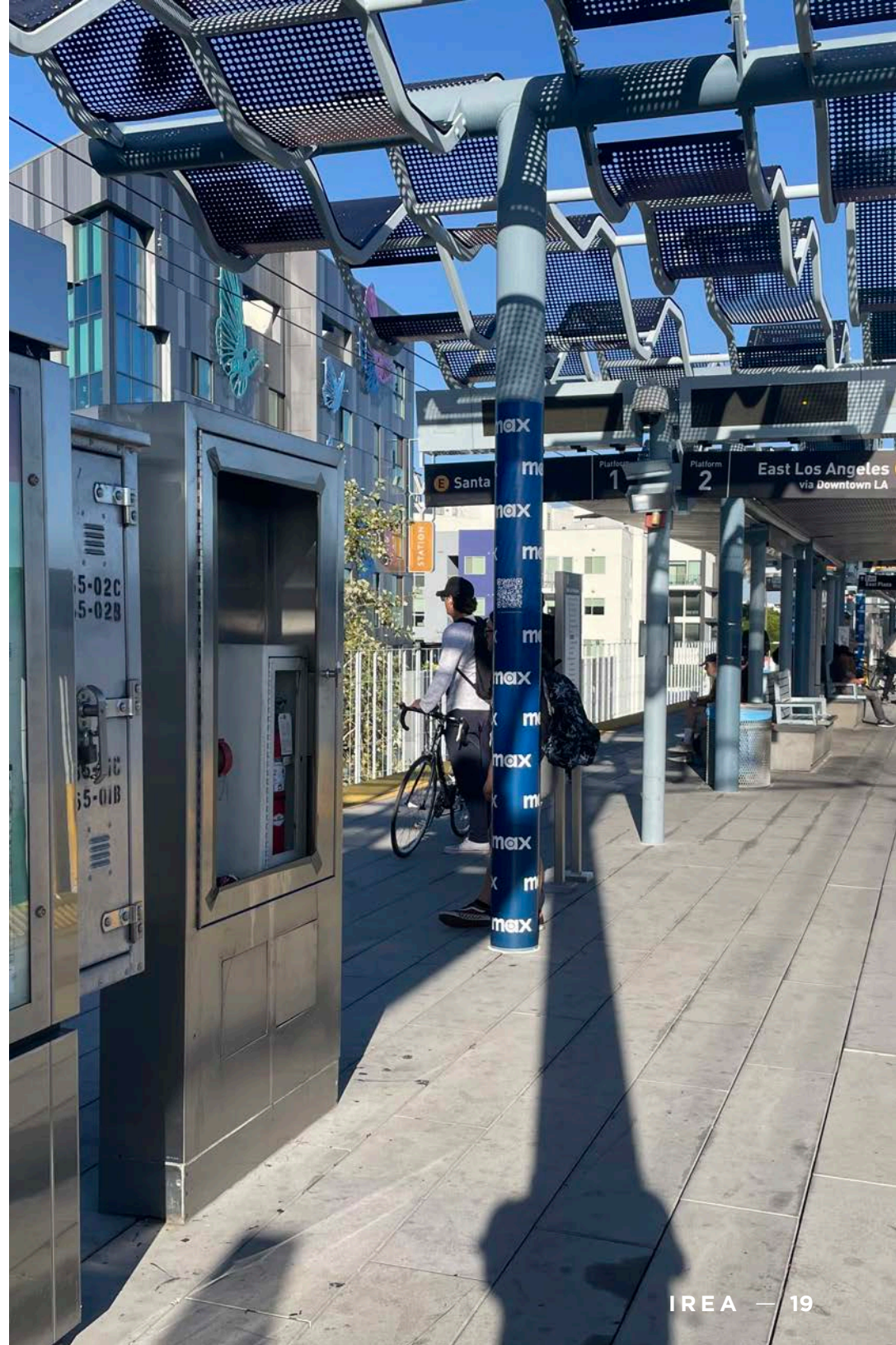
Airport

8 Miles to LAX



Very Walkable

Most Errands Can Be Accomplished on Foot

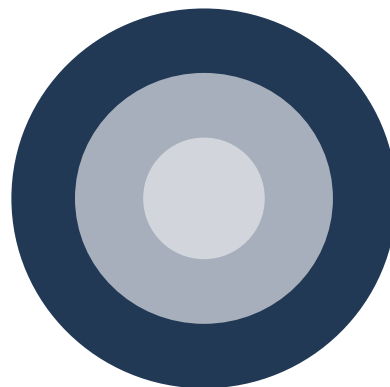


DEMOGRAPHICS



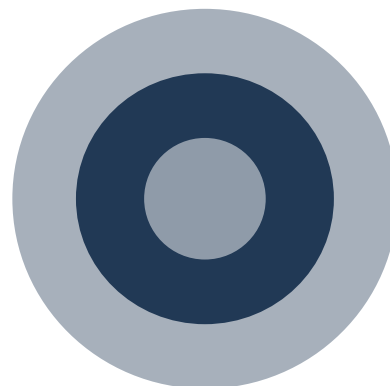
Household Average Income

1-Mile Radius	\$214,713
3-Mile Radius	\$176,289
5-Mile Radius	\$171,226



Household Median Income

1-Mile Radius	\$140,735
3-Mile Radius	\$120,330
5-Mile Radius	\$112,670



Population

1-Mile Radius	36,353
3-Mile Radius	318,839
5-Mile Radius	882,805

Households

1-Mile Radius	14,566
3-Mile Radius	138,261
5-Mile Radius	383,203

Workplace

Total Businesses	36,522
Total Employees	212,385

Housing

Med House Value	\$1.43M
Median Rent	\$2,234
Persons/Household	2.26

Education

HS Degree+	91%
Bachelor's Degree+	60%



Unemployment Rate in NoHo	
Households in Poverty	11.1%

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