



ZACUTO GROUP
COMMERCIAL REAL ESTATE

FOR SALE



PRIVATE GATED OFFICE ESTATE

4526 WILSHIRE BOULEVARD

HANCOCK PARK | LOS ANGELES



ONE-OF-A-KIND COMMERCIAL OFFICE VILLA

*A rare find in the heart of Los Angeles
An opportunity for an owner/user looking to brand their business
with visibility and exclusivity*

4526
WILSHIRE
BOULEVARD

PRIVATE
GATED ESTATE

DETAILS

**4526 WILSHIRE BOULEVARD
LOS ANGELES, CALIFORNIA**

Unique mansion style asset zoned for commercial office use. Ability to create unique flagship/headquarters in the heart of Los Angeles.

SALE PRICE	\$5,295,000
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SIZE	6,440 SF
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PPSF	\$822/SF
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LOT SIZE	12,197 SF
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APN	5090-014-004
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ZONING	CR
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PARKING	15+ on-site spaces
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LISTING TEAM

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BRE #01377441

LEOR BINSHTOCK

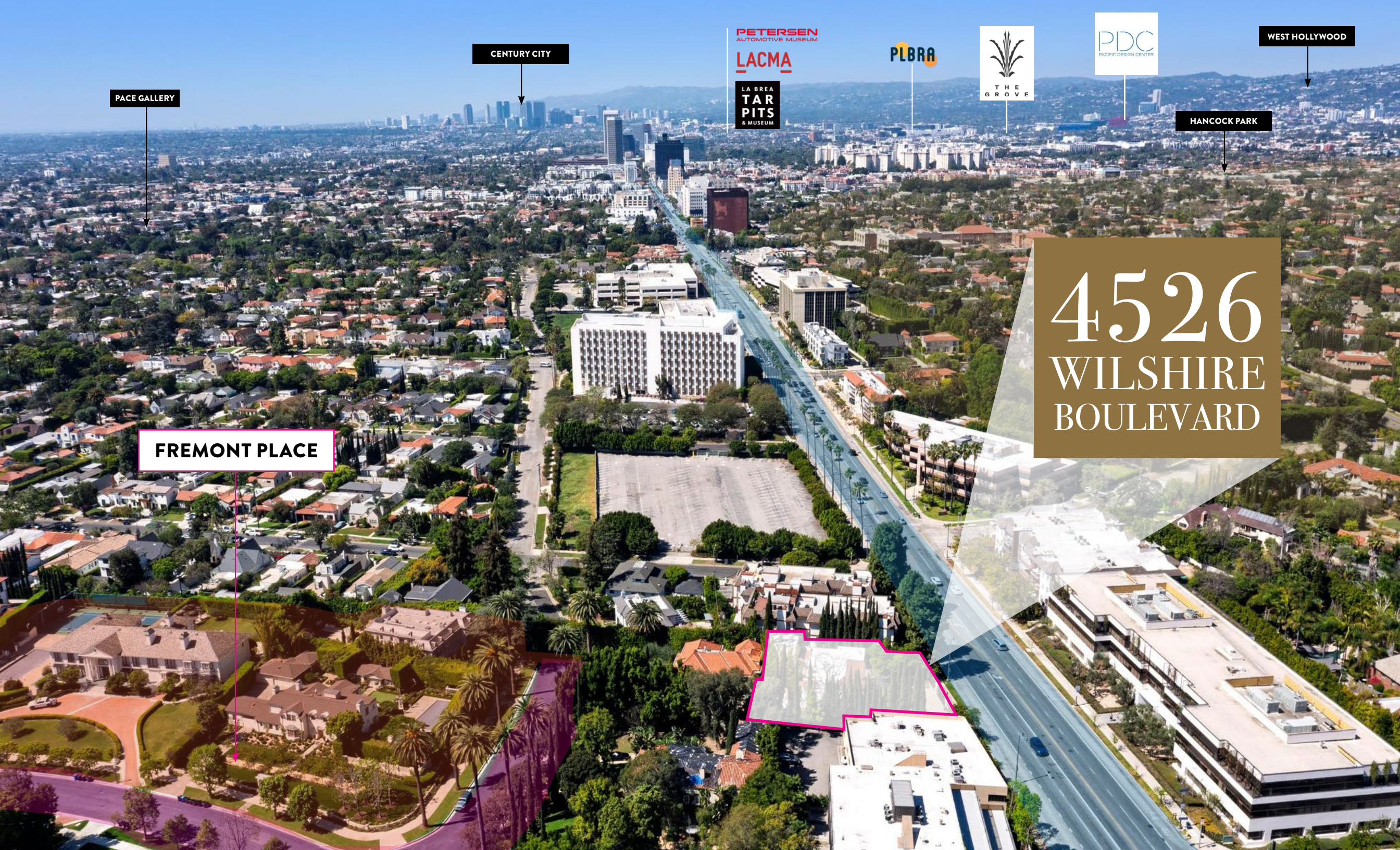
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RENDERED IMAGE



PACE GALLERY

CENTURY CITY

PETERSEN
AUTOMOTIVE MUSEUM

LACMA

LA BREA
TAR
PITS
& MUSEUM

PLBRA

THE
GROVE

PDC
PACIFIC DESIGN CENTER

WEST HOLLYWOOD

HANCOCK PARK

FREMONT PLACE

4526
WILSHIRE
BOULEVARD

PROPERTY LAYOUT

The gated property offers 3 stand alone structures on-site*

1 MAIN ESTATE	4,762 SF
2 2 STORY GUESTHOUSE	1,228 SF
3 BUNGALOW	459 SF

- 1. The main estate is set up for multi-function office use, including a front reception area, multiple private offices, meeting rooms, a large kitchen, 3 restrooms, and ample storage spaces. A 2nd private staircase for entry/exit points in the rear offers access to the expansive garden deck.
- 2. The detached 2 story guesthouse / creative studio is equipped with first floor offices, a full kitchen, and 2nd level guest space with remodeled marble bathroom and shower + private deck. Can be used for office space or an apartment / guest quarters for traveling visitors.
- 3. The bungalow is perfect for an extended meeting area, podcast studio, game room, or additional workspace.



**Sizes provided are approximate. Buyer to verify*



STAND ALONE

3 BUILDING COMPOUND

Opportunity to acquire a completely private and gated compound in prestigious Hancock Park. 3 structures each with their own unique characteristics. The property can be used as a live/work compound with both residential and commercial elements.

HIGH IDENTITY HQ

Ideal for design-driven brands, creative companies, production studios, and professional firms seeking a distinctive flagship environment—including law firms, fashion houses, embassies, media companies, schools, and elevated wellness concepts.

INDOOR/OUTDOOR WORK ENVIRONMENT

Mature Italian cypress trees, vibrant florals and striking bamboo give the property a distinct sense of charm and identity. The landscaped grounds allow for a seamless indoor/outdoor flow.



4526
WILSHIRE
BOULEVARD

MAGNIFICENT
OFFICE ASSET



4526
WILSHIRE
BOULEVARD

STRIKING
INTERIORS

RENDERED IMAGE



4526
WILSHIRE
BOULEVARD



LANDSCAPED
GROUNDS



4526
WILSHIRE
BOULEVARD

A RARE AND
REGAL PROPERTY



MELROSE PLACE

ALFRED COFFEE
KREATION
GOLDEN GOOSE
BALMAIN
THE ROW

TRI-WEST

LOS ANGELES COUNTY MUSEUM OF ART

LA BREA TAR PITS ACADEMY OF MOTION PICTURE

LA BREA AVE

REPUBLIQUE
LA BREA BAKERY
RASCAL
RAMEN BAR

HIGHLAND AVE

STARBUCKS
FATBURGER

LARCHMONT VILLAGE

MAX & HELENS DINER
SAMS BAGELS
BLUE MERCURY
LE PETIT GREEK
OAKBERRY
BUCK MASON
LEVAIN BAKERY

MAURICE AND PAUL MARCIANO ART FOUNDATION

HOLLYWOOD

OAKWOOD

LARCHMONT VILLAGE

CENTRAL LA

LITTLE BANGLADESH

WILSHIRE CENTER

SANFORD

KOREATOWN

DOWNTOWN LOS ANGELES

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