

2105 Beverly Blvd #105

OFFICE CONDO FOR SALE/LEASE



Los Angeles, CA 90057

VACANT MEDICAL/OFFICE CONDO



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Los Angeles, CA 90057

DAVID YASHAR

Director
(310) 724-8043
dyashar@kw.com
DRE# 01102638

OMID SALEH

Agent
(818) 384-4111
osaleh@kw.com
DRE# 01980838

ERIC SIMONYAN

Agent
(310) 724-8066
esimonyan@kw.com
DRE# 01984661



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An aerial photograph of a city skyline at dusk, with a blue gradient overlay. The city is densely packed with buildings, and the sky is a deep blue. The text "Executive Summary" is overlaid in white, bold, sans-serif font. Below it, the address "2105 BEVERLY BLVD" is written in a smaller, white, sans-serif font. The background image shows a wide view of the city, with hills visible in the distance.

Executive Summary

2105 BEVERLY BLVD

Property Summary

PROPERTY DATA

PRICE	▪ \$645,000
YEAR BUILT	▪ 1983
BUILDING SF	▪ 1,010
FLOOR	▪ 1st
PARKING	▪ On-Site & Street
ZONING	▪ LAC2
APN	▪ 5157-020-092

92

WALKSCORE

71

TRANSIT SCORE

56

BIKE SCORE

2105 BEVERLY BLVD, SUITE 105





INVESTMENT *Highlights*

- ±1,010 SF Ground Floor Medical/Office Condo
- Former Quest Diagnostics Location
- Strong Medical & Professional Tenant Mix
- In Close Proximity to St. Vincent's Hospital, Silverlake Medical Center & Good Samaritan Hospital
- Ample Underground On-Site Parking Plus Abundant Street Parking
- Excellent Visibility at Beverly Blvd. & Alvarado St. with Daily Car Traffic counts of over 45,000 SF.
- Easy Freeway Access: Less Than ½ Mile to the 101 Freeway & Less Than 1 Mile to the 110 Freeway
- Just West of Downtown Los Angeles
- Over 100,000 Residents Within a 1-Mile Radius & Over 550,000 Residents Within a 3-Mile Radius
- Ideal for Medical, Dental, Wellness, Therapy, Imaging, or Professional Office Use

Investment Overview

2105 Beverly Blvd. Suite 105 presents a rare opportunity to acquire or lease a highly functional medical/professional office condominium within the well-established Beverly Alvarado Medical Center in Central Los Angeles. Located on the first floor of a ±31,206 SF C2-zoned medical building, the ±1,010 SF suite offers exceptional accessibility, visibility, and synergy for a wide range of healthcare and professional users.

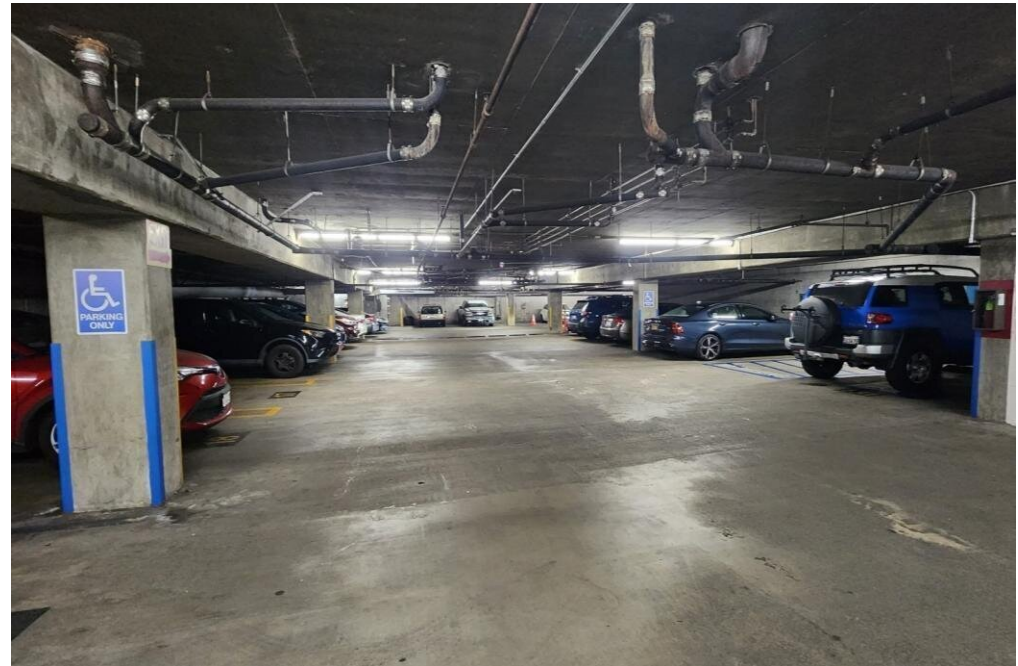
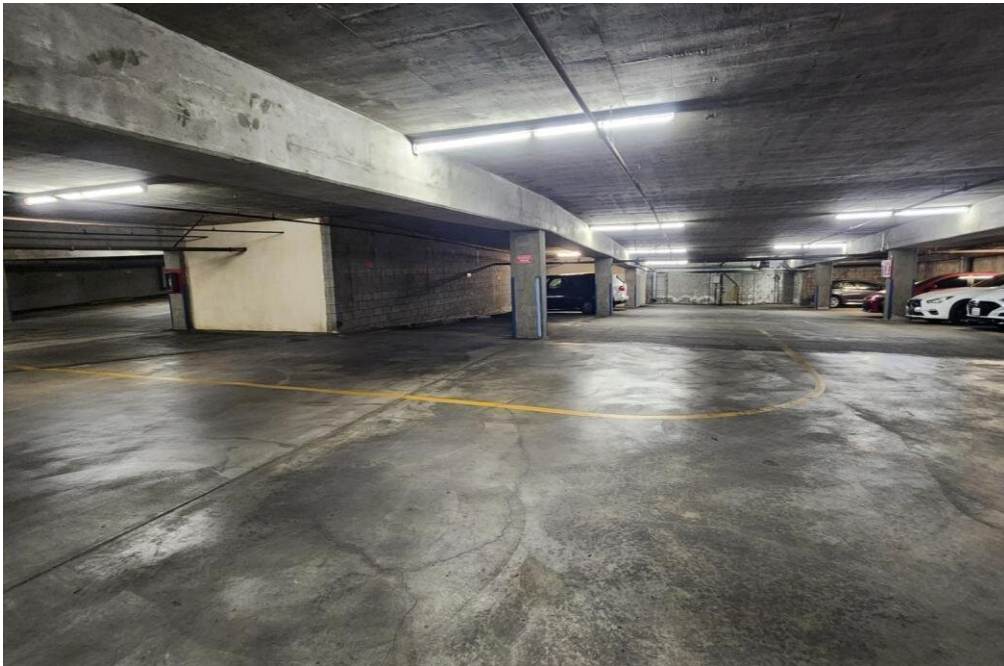
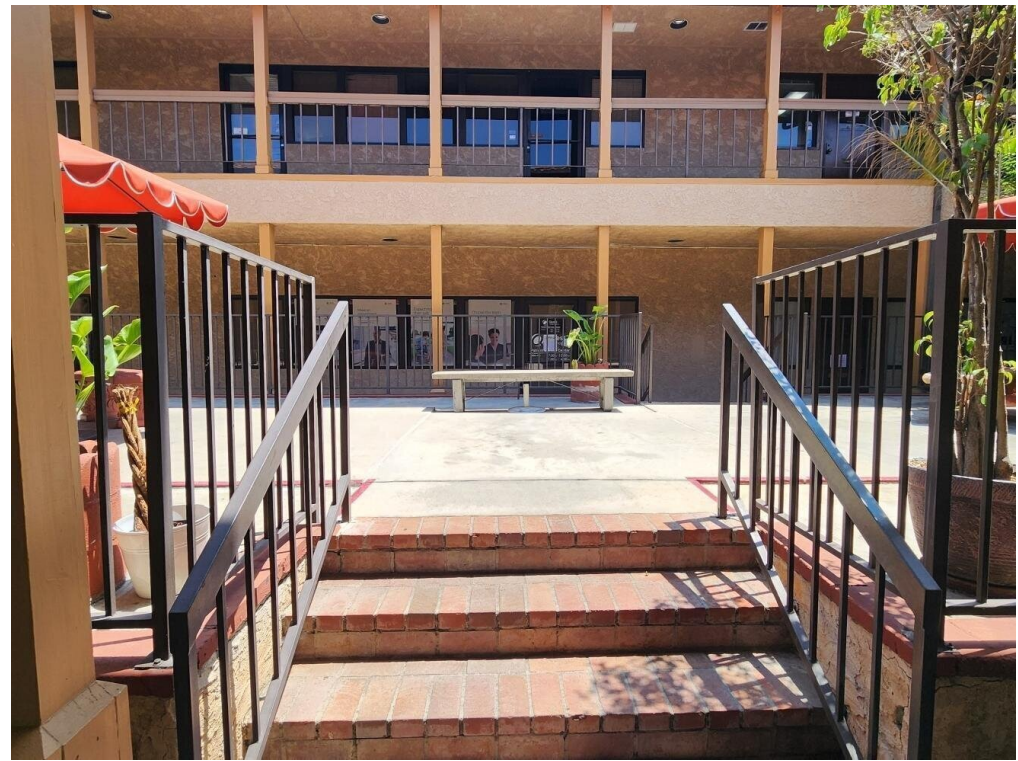
Formerly occupied by Quest Diagnostics, the unit is thoughtfully configured with 3 private offices, 1 restroom, and a reception/waiting area, making it ideal for medical, dental, imaging, therapy, chiropractic, wellness, legal, or general office use. The building is home to a strong mix of established tenants including a pharmacy, dentist, radiologist, optometrist, family practices, and attorney offices, creating a built-in referral network and consistent daily foot traffic.

Strategically positioned at the signalized intersection of Beverly Blvd. and Alvarado St., the property benefits from outstanding exposure just south of the 101 Freeway, which sees approximately 518,000 vehicles per day, and is only blocks from Wilshire Boulevard and Downtown Los Angeles. The location also offers immediate proximity to major healthcare institutions including St. Vincent Medical Center, Good Samaritan Hospital, Silverlake Medical Center, and Shriners Hospital for Children.

Additional amenities include ample underground on-site parking, abundant street parking, convenient access to the 101 and 110 Freeways, and dense surrounding demographics with over 100,000 residents within a 1-mile radius and more than 550,000 residents within a 3-mile radius.







An aerial photograph of a city landscape. In the foreground, a multi-lane road with cars runs along a park area with many palm trees. A large, calm lake occupies the middle ground, with a small sailboat visible on its surface. In the background, a dense urban skyline with various skyscrapers is visible under a cloudy sky. The entire image has a dark blue overlay, and a yellow vertical bar is on the right edge.

Location Overview

2105 BEVERLY BLVD

Westlake

Westlake's central location near Downtown Los Angeles results in excellent walkability and accessibility for its residents. The subject is within walking distance of stops on the Metro Red and Purple lines, one stop away from the Metro Blue and Expo lines, within a block of stops for five bus lines, and at the heart of the Los Angeles freeway system.



7% Growth
POPULATION



\$74,214
AVG HH INCOME



\$669,700
PROPERTY VALUE



Westlake is adjacent to other notable neighborhoods, including Echo Park, Pico Union, Downtown and Koreatown. The neighborhood is extremely dense, with endless streets lined with small businesses. MacArthur Park, designated as the City of Los Angeles Cultural Monument #100, is located in Westlake and is adjacent to the Metro's Westlake/MacArthur Park Station, which affords access to the Red and Purple lines. Those lines provide public transportation toward Downtown, North Hollywood and toward Koreatown, with West Side extensions projected to be completed in 2027.

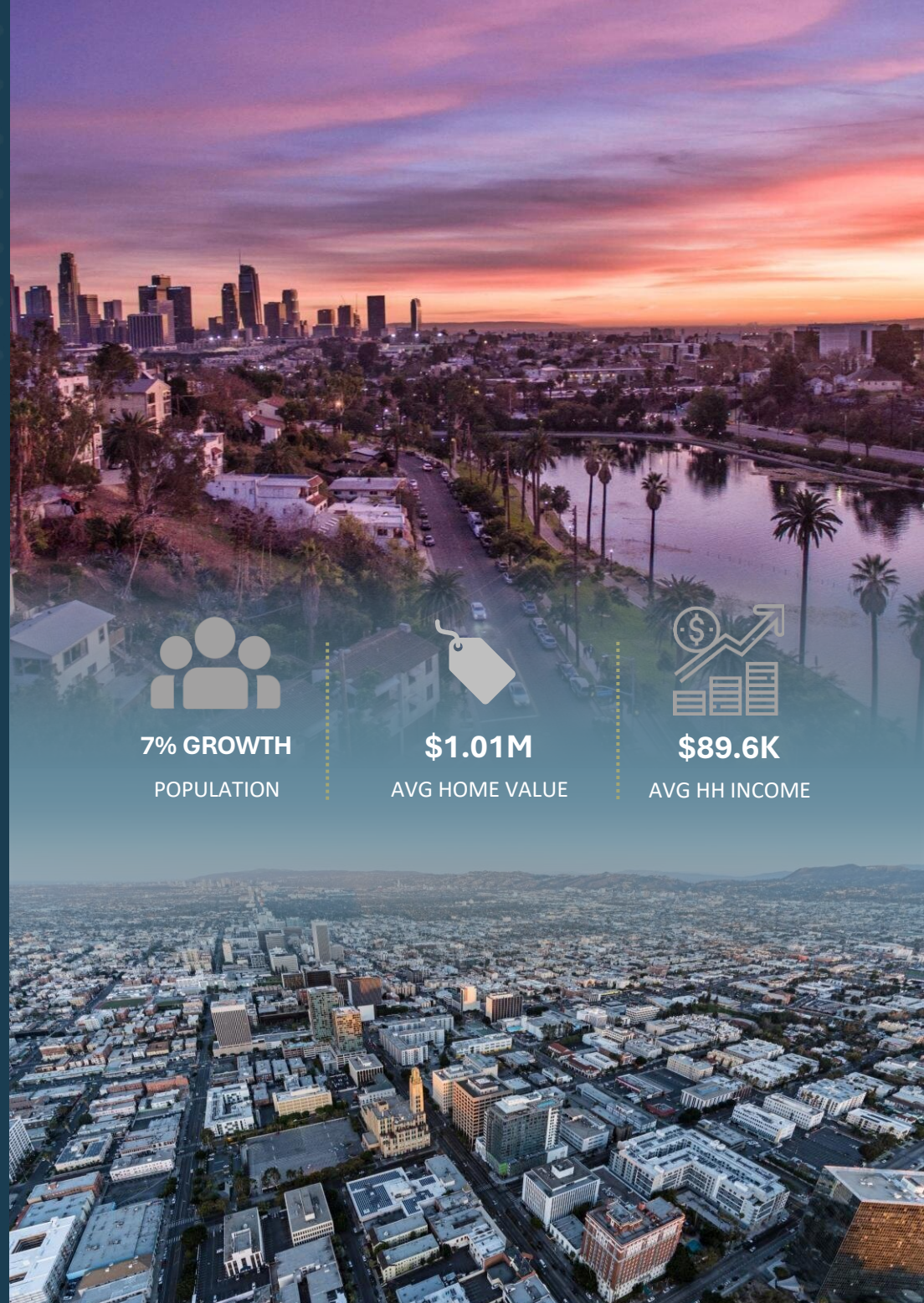


ECHO PARK

Echo Park was rated the “Greatest Neighborhood in Los Angeles.” It’s a stone’s throw from Chinatown, a short bike ride from downtown L.A., Silver Lake and Los Feliz. It’s also surrounded by four major freeways: The 5, The 2, The 110 and the 101. That makes for a quick jaunt to the Arclight in Hollywood, The Americana in Glendale, or even USC. It is also home to one of the largest public parks in the city — Elysian Park — the beautifully restored Echo Park lake. Millennials have ditched the suburbs for a more active and dynamic urban lifestyle. Many don’t own or want to own cars, so they rely on walking, biking, Metro or Uber. There is a limited supply of housing in Los Angeles, and especially in Echo Park, which is causing upward pressure on rents. Research firm Axiometrics projects rental rates are to increase by 25% over the next five years.

KOREATOWN

Koreatown is a gorgeous and densely packed three-quarter mile community offering a delightful fusion of history and hipsters. With its labyrinth of bistros, coffee shops, boutique hotels and endless shopping in readapted art deco structures with terra cotta facades, it has an approachable urban aesthetic that both charms and infuses this historic neighborhood with a life that is excitingly new. Local values and luxe style blend with ease and have transformed this area just west of downtown into one of the hippest neighborhoods around. Koreatown is in full bloom.



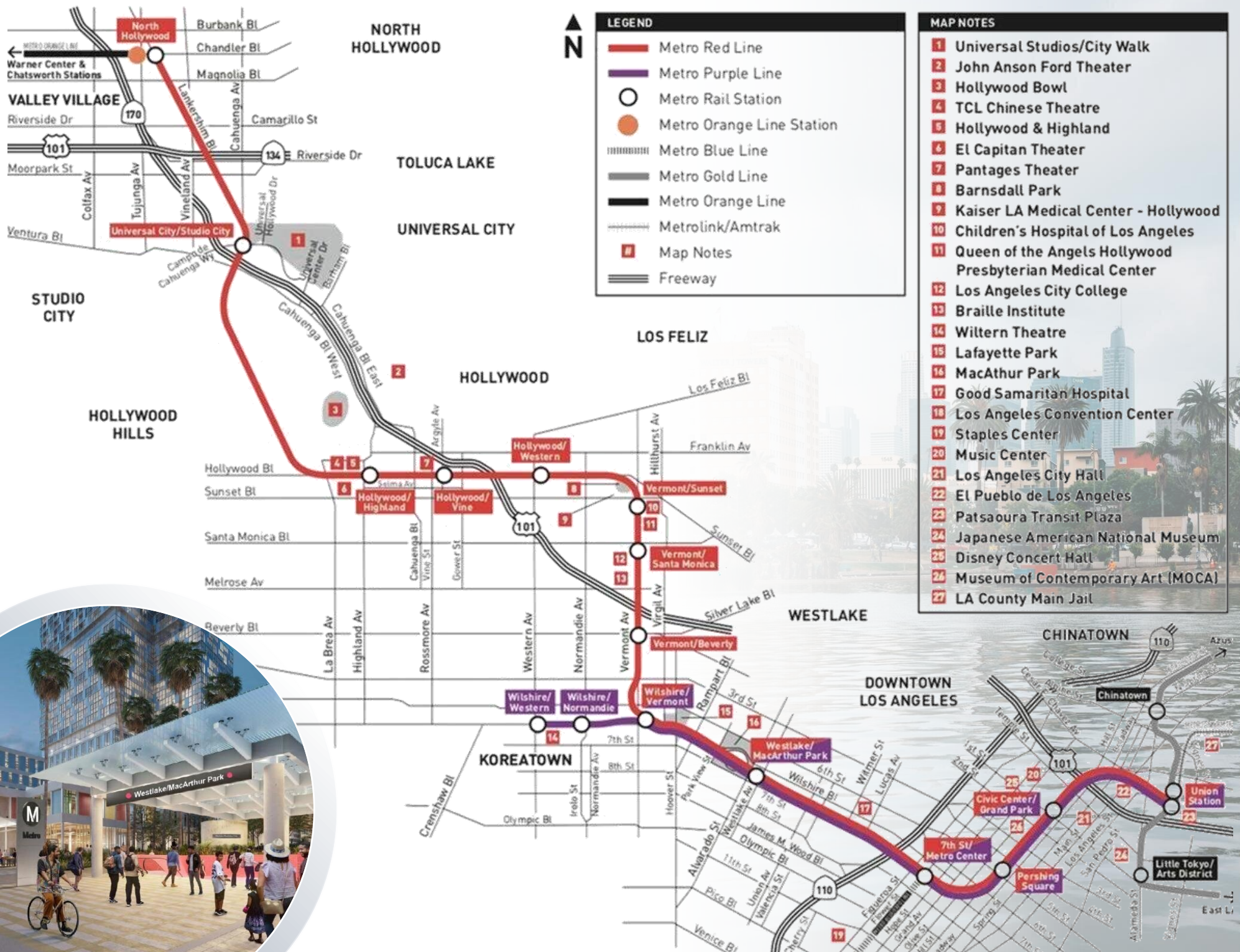
7% GROWTH
POPULATION



\$1.01M
AVG HOME VALUE



\$89.6K
AVG HH INCOME



Centro Westlake

The Walter J Company is proposing Centro Westlake to the Westlake neighborhood—one of Los Angeles' most diverse and entrepreneurial communities.

The proposed Project is a Joint Development project with LA Metro and is situated along Westlake Avenue between Wilshire Boulevard and 7th Street, located above the Westlake/MacArthur Park Metro Station.

Centro Westlake will reflect the Westlake neighborhood—rich with culture, community, and history. Located above the Metro B (Red) Line, the location is already a natural gathering point in the community. Centro Westlake will encourage such gatherings and enhance community connections by creating access to housing, transportation, health and wellness services, and economic opportunities.



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