

5858

Wilshire Blvd,
Los Angeles, CA 90036

INVESTMENT OR OWNER-USER OPPORTUNITY



Presented by:  LWLA

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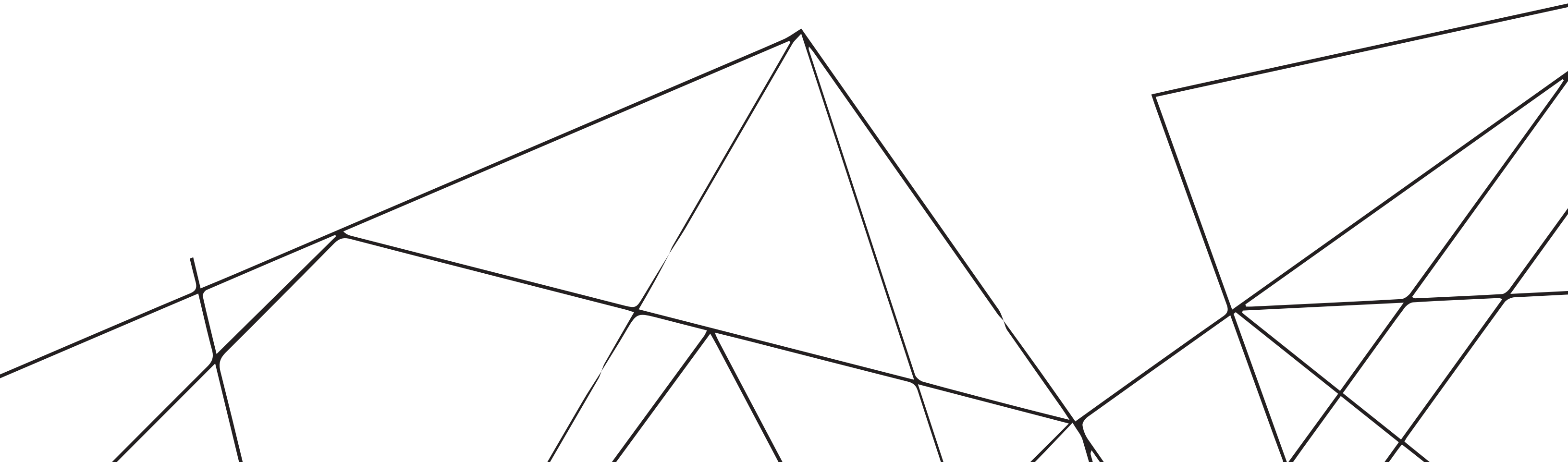
PROPERTY SUMMARY

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PLANS

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AMENITIES MAP





Executive Summary

| | | |
|--|----------------------------|-------------------------------------|
| Address 5858 Wilshire Blvd, Los Angeles, CA | Building 31,482 | Built/Renovated 1957/1985 |
| Zoning C4+R3 | Land SF 38,160.7 | Parking 92 Striped |

Located adjacent to the new Geffen Galleries at LACMA and directly across from the La Brea Tar Pits, this rare Museum Row offering combines strong in place income with exceptional long term potential. The property is 75% occupied by six tenants across nine suites, with a mix of professional offices and ground floor retail, including law firms, architects, a vision center, and a dental office.

The asset carries a weighted average lease term of 3.8 years, with flexible tenant buyout options available within 12-24 months. This structure allows an owner-user to consolidate multiple suites or a full floor while maintaining cash flow, or gives an investor the ability to reposition and capture value-add upside.

Positioned on 38,161 square feet (.87 acres) across six parcels, the property benefits from both C4 and R3 zoning, creating a wide spectrum of redevelopment possibilities including multifamily. Ownership also has the ability to unlock equity through strategic parcel dispositions and recapitalization of the remaining property, further enhancing long-term investment flexibility.

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Investment Highlights

Prime Location: Rare multi-tenant office opportunity in the heart of Miracle Mile's Museum Row.

Value-Add or Owner-User: 75% occupied by six tenants on flexible leases, creating immediate repositioning or occupancy potential.

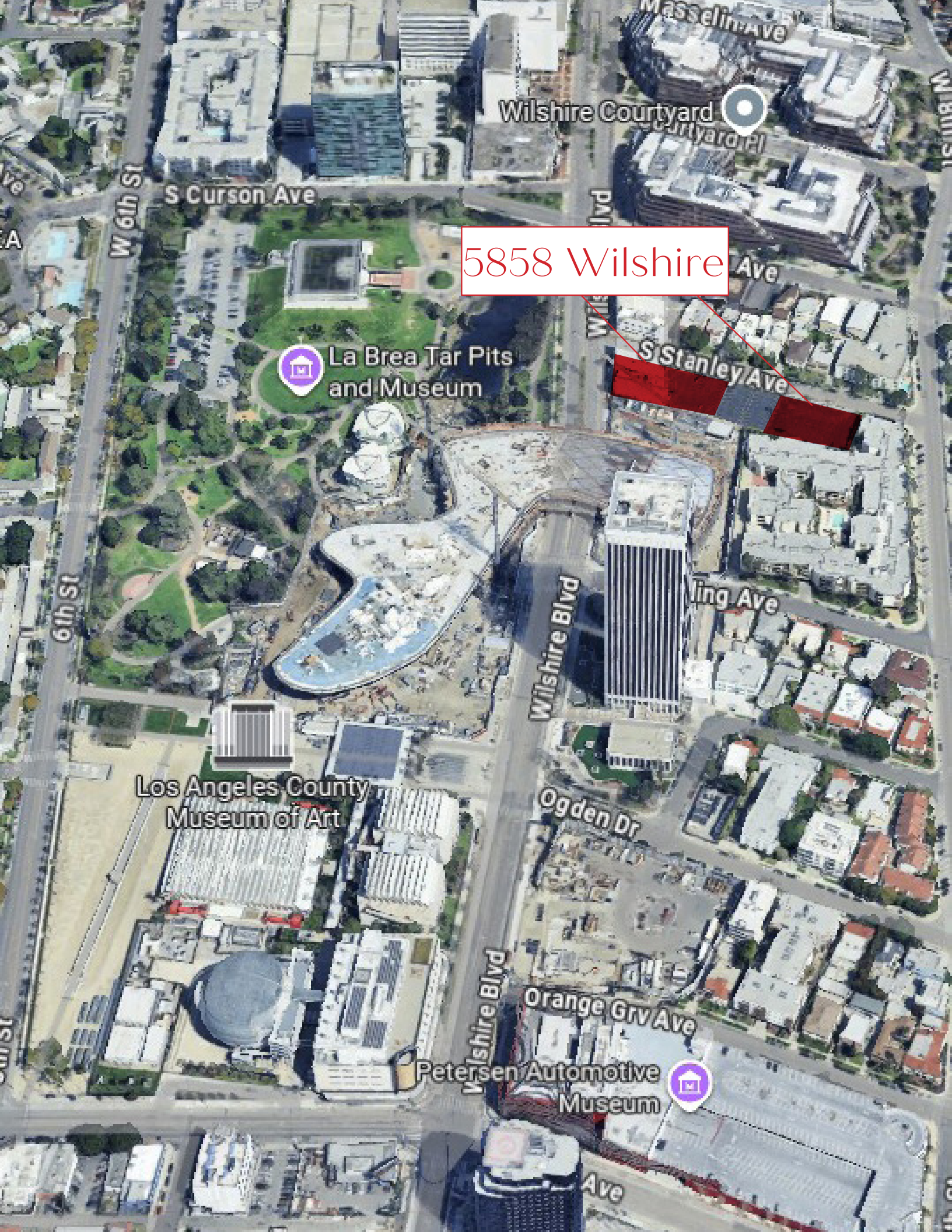
Owner-User Advantage: Ability to combine suites for full-floor occupancy while benefiting from rental income from existing tenants.

Stabilized Income: Strong 75% occupancy across a diverse tenant base, providing near-stabilized cash flow with upside.

Land & Zoning Flexibility: 38,161 SF (.87 acres) across six parcels with C4 and R3 zoning, offering redevelopment potential including multifamily, mixed-use, or partial disposition/recapitalization strategies.

Significant Signage Opportunity : Lighted wall encompassing The Full west side of the building facing the adjacent LACMA galleries and Wilshire Blvd.





Location

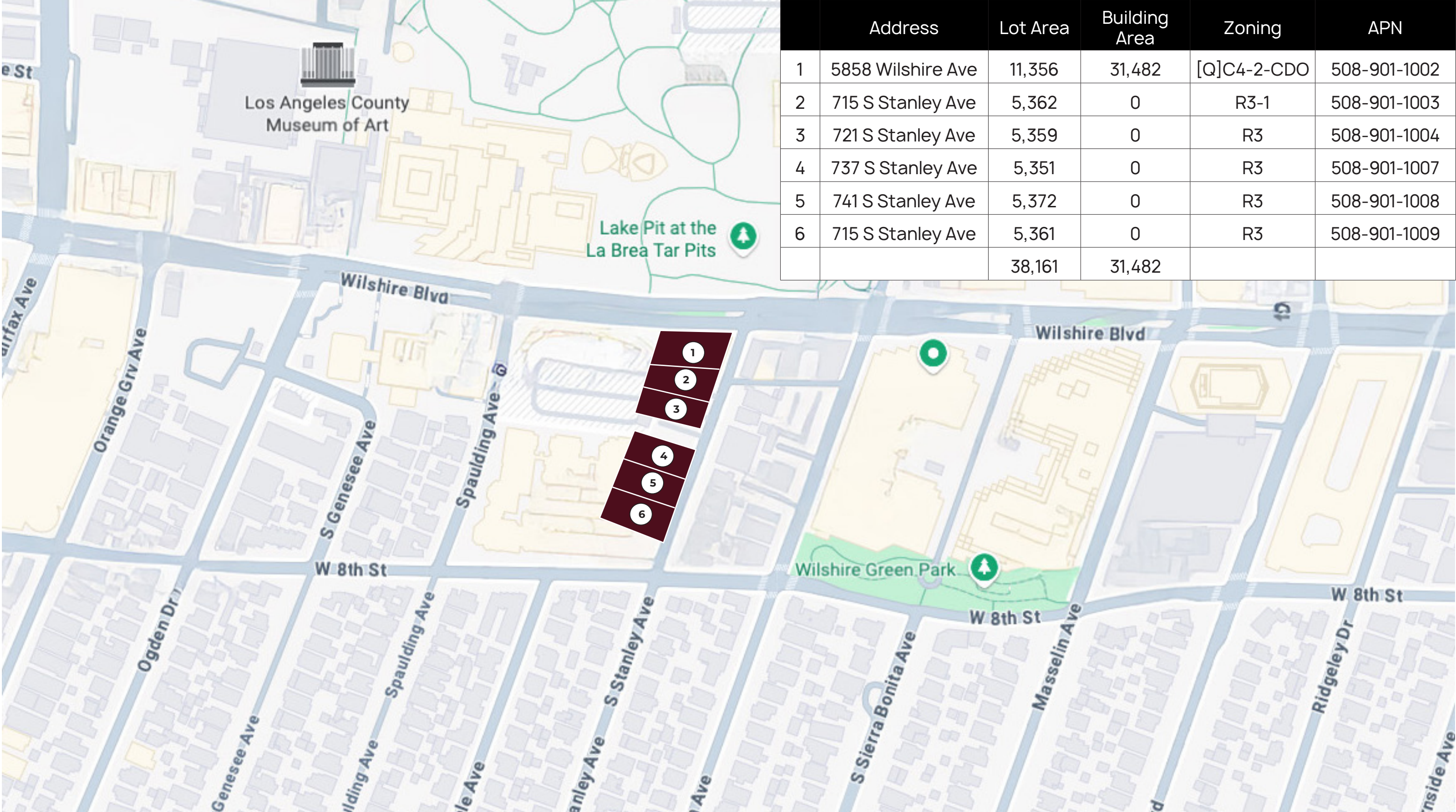
The Miracle Mile district stands at the center of Los Angeles' creative economy, home to a premier concentration of media and entertainment headquarters.

This vibrant corridor attracts top talent with its unique blend of upscale apartments, established residential neighborhoods, and a lifestyle defined by high-end dining, shopping, and nightlife. Steeped in the glamour of early Hollywood and showcased through its iconic Beaux Arts architecture, Miracle Mile continues to set the stage for innovation and culture.

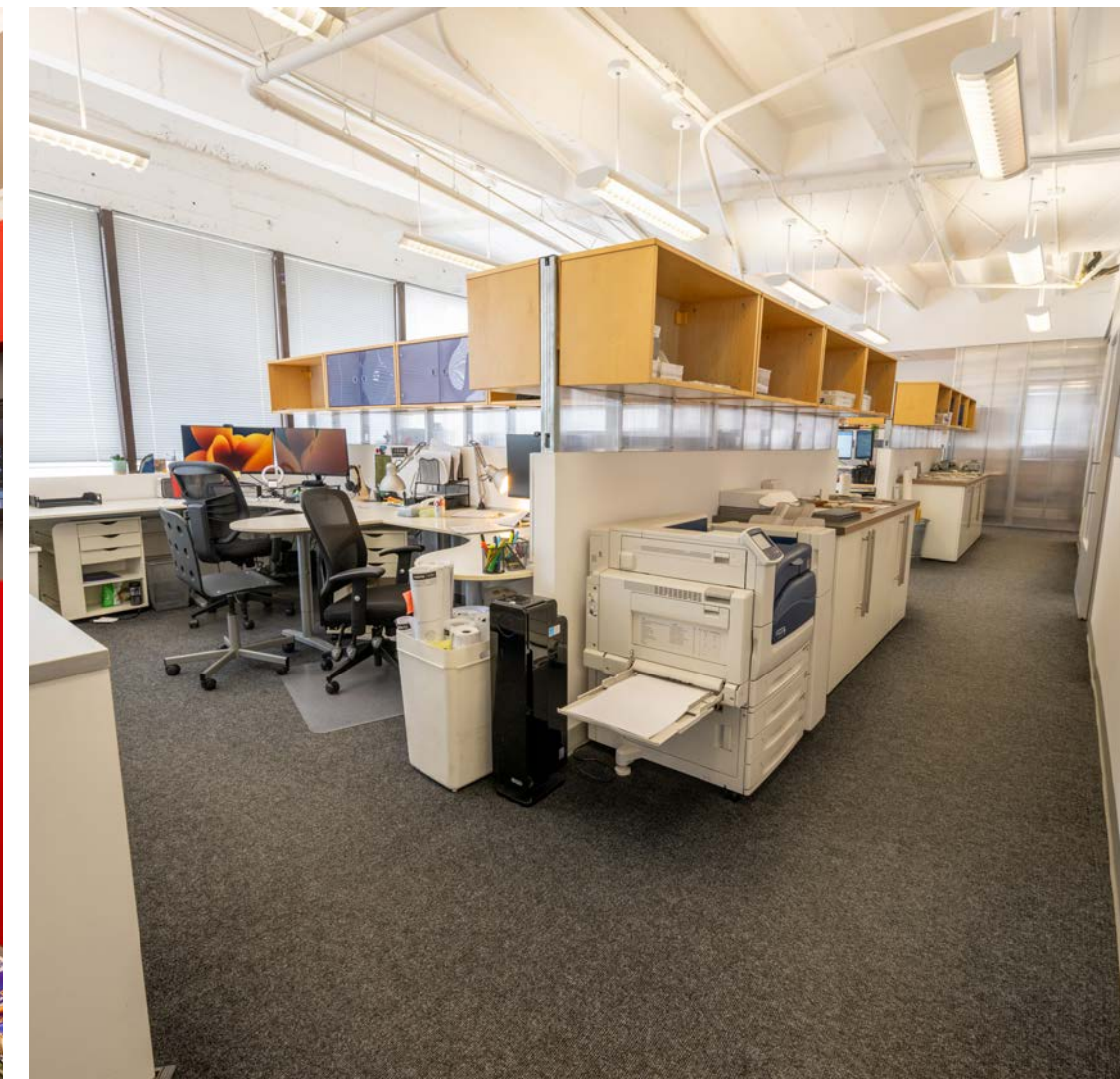
Anchored by the world-class institutions of Museum Row, it offers companies and investors a rare opportunity to position themselves in one of Los Angeles' most influential and prestigious creative hubs.

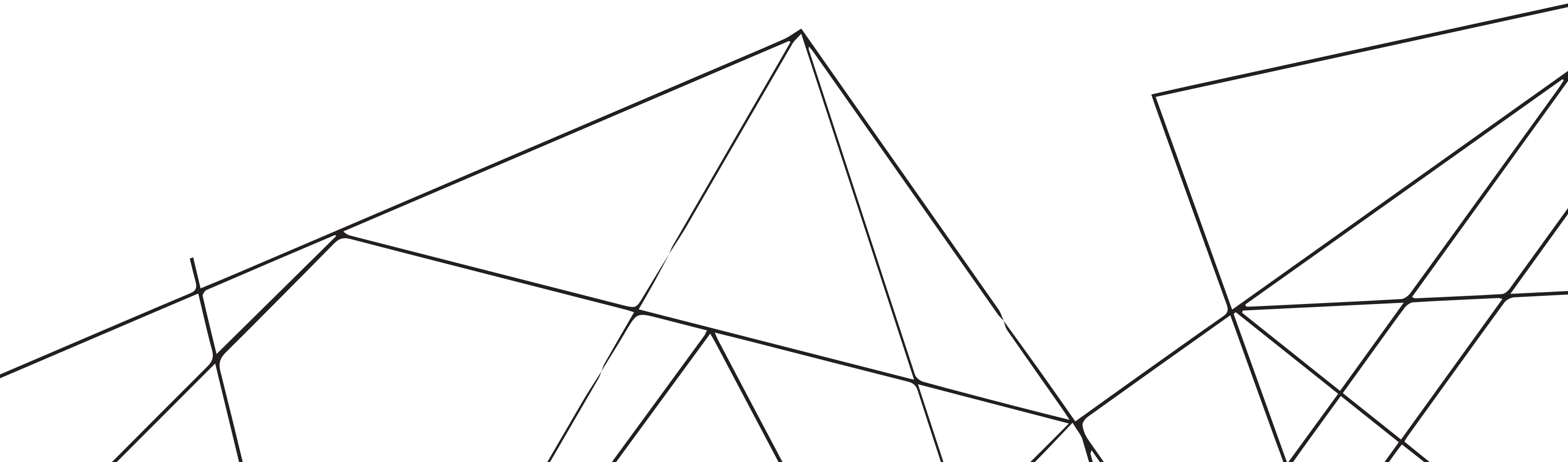
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The Parcels & Zoning

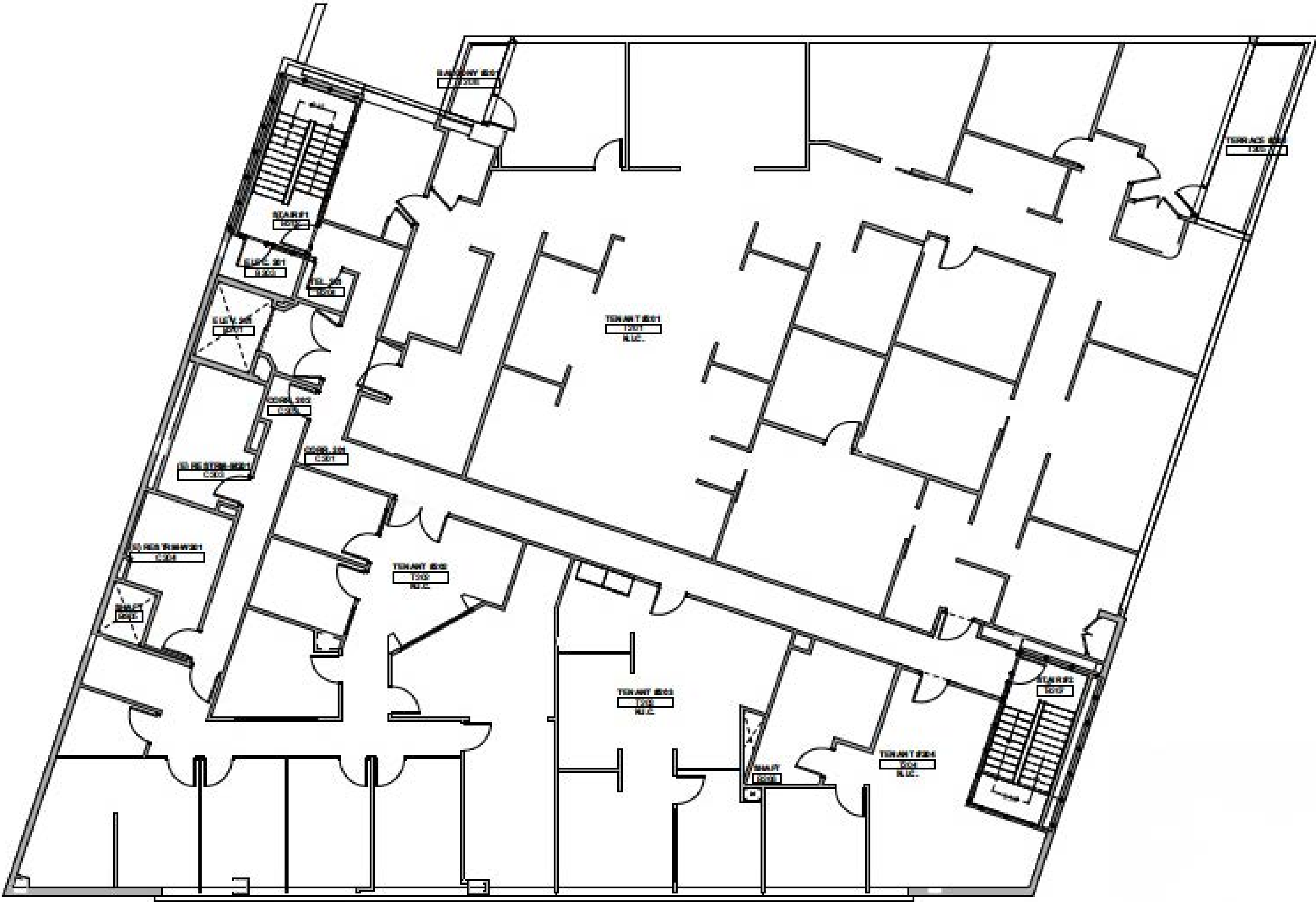


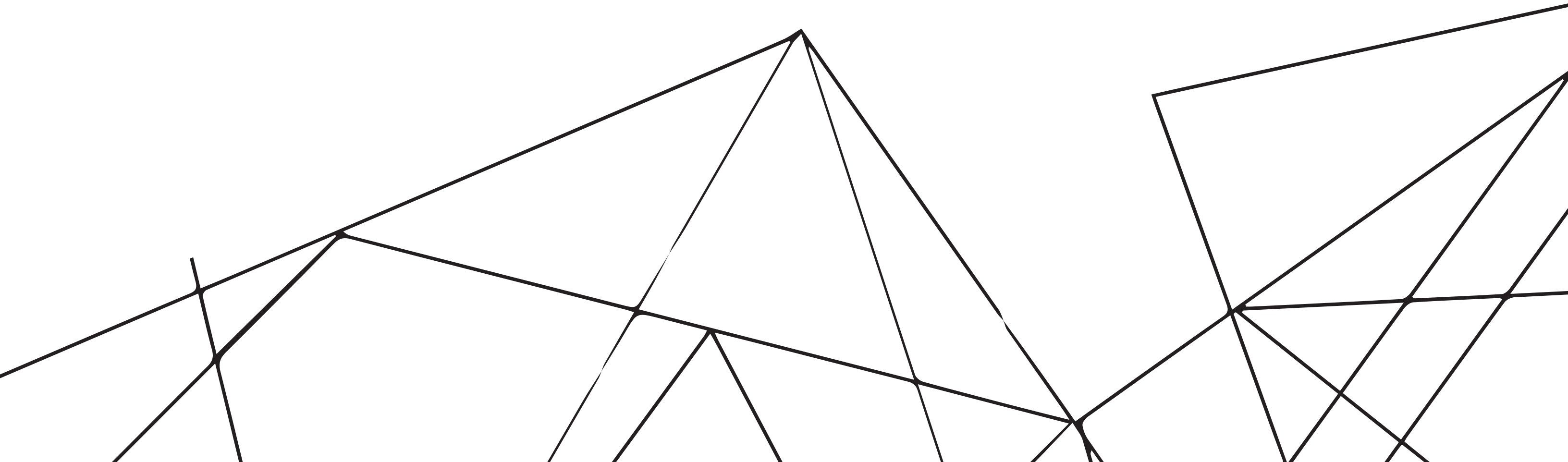
Interior Pictures



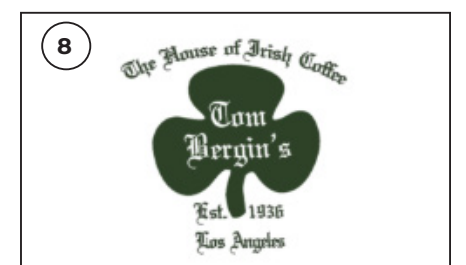
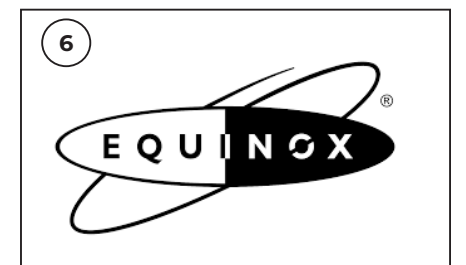
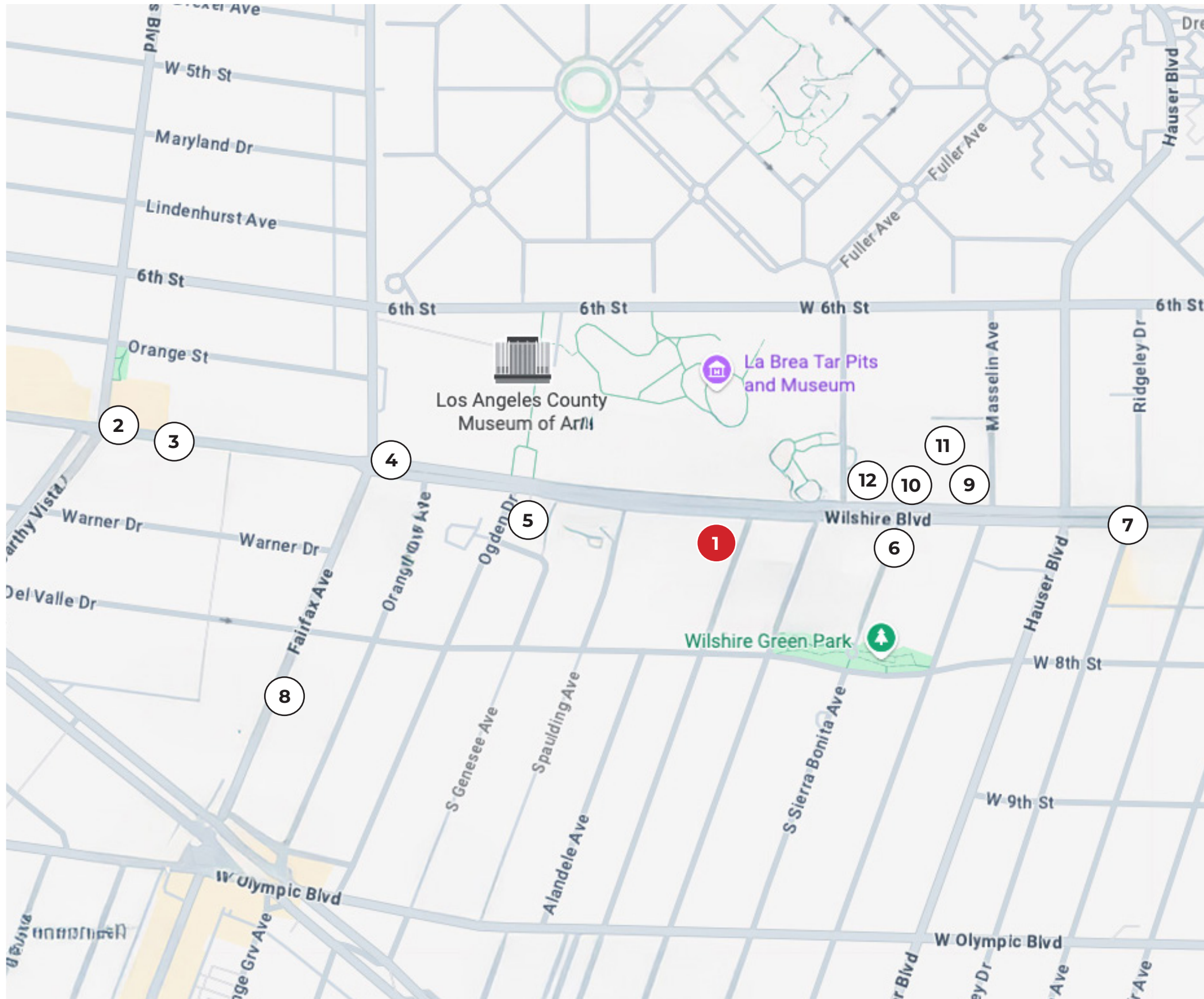


2nd Floor Plan

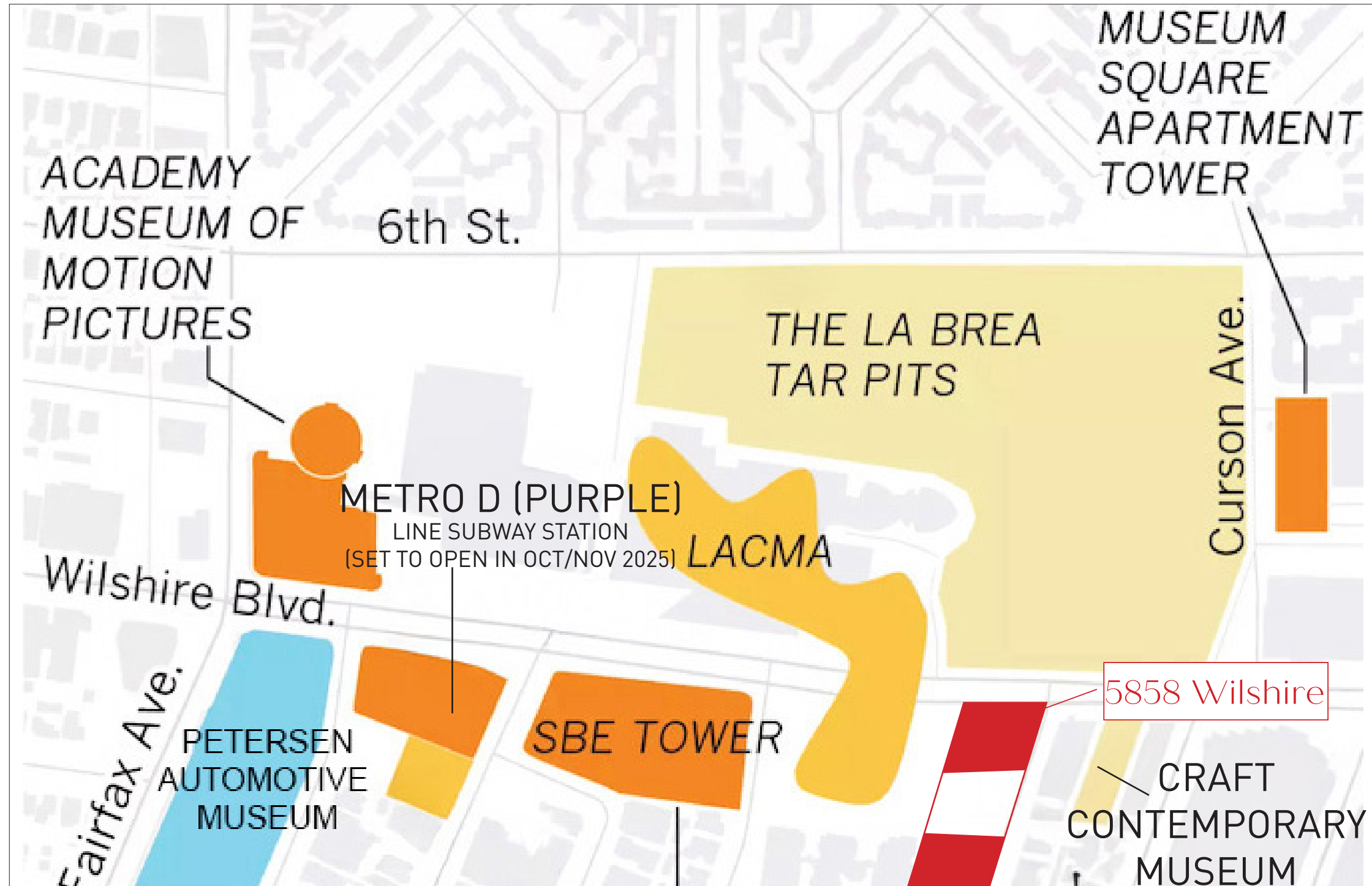




Property Amenities Map



Museum Row



Westside Subway Extension



Disclaimer

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All of the information contained in this Offering Memorandum is proprietary and strictly confidential. It is provided solely for the purpose of review by a perspective purchaser and is not to be used for any other purpose or made available to any person without the express written consent of LWLA and Owner. You will hold it in the strictest of confidence.

You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of LWLA or Owner.

This Offering Memorandum is not to be deemed to represent the state of affairs of the property or constitute an indication that there has been no change in the property since the date of this Offering Memorandum. All references to square footage, age, rents, projected rents, zoning, number of units and similar property-specific details are approximations. The purchaser must independently verify all information regarding the property.

The information in this Offering Memorandum has been compiled by LWLA from sources deemed reliable. However, neither the information nor the reliability of LWLA's sources are guaranteed by LWLA or Owner. LWLA and Owner make no representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum. No legal liability is assumed or shall be implied with respect to the information contained herein. LWLA and Owner have not verified any of the information contained herein.

Prospective purchasers are recommended to seek professional advice.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Offering Memorandum or any other information, written or verbal, from LWLA or Owner. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a purchaser's active conduct of its own due diligence to determine these and other matters of significance to such purchaser. Neither LWLA nor Owner serves as a financial advisor to any purchaser.

All data and assumptions regarding financial performance, including but not limited to that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at, or increased to, that level. A buyer must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Any warranties or representations shall be limited to those expressly provided in an executed purchase and sale agreement. In no event shall a prospective purchaser have any claims against LWLA or Owner for any damages, liability, or causes of action relating to this Offering Memorandum. Each prospective purchaser proceeds at his own risk.



Thank you

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