



savills



For sale

Spanish revival in prime La Cienega corridor

1233 S La Cienega Blvd, Los Angeles, CA 90035



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Executive **summary**

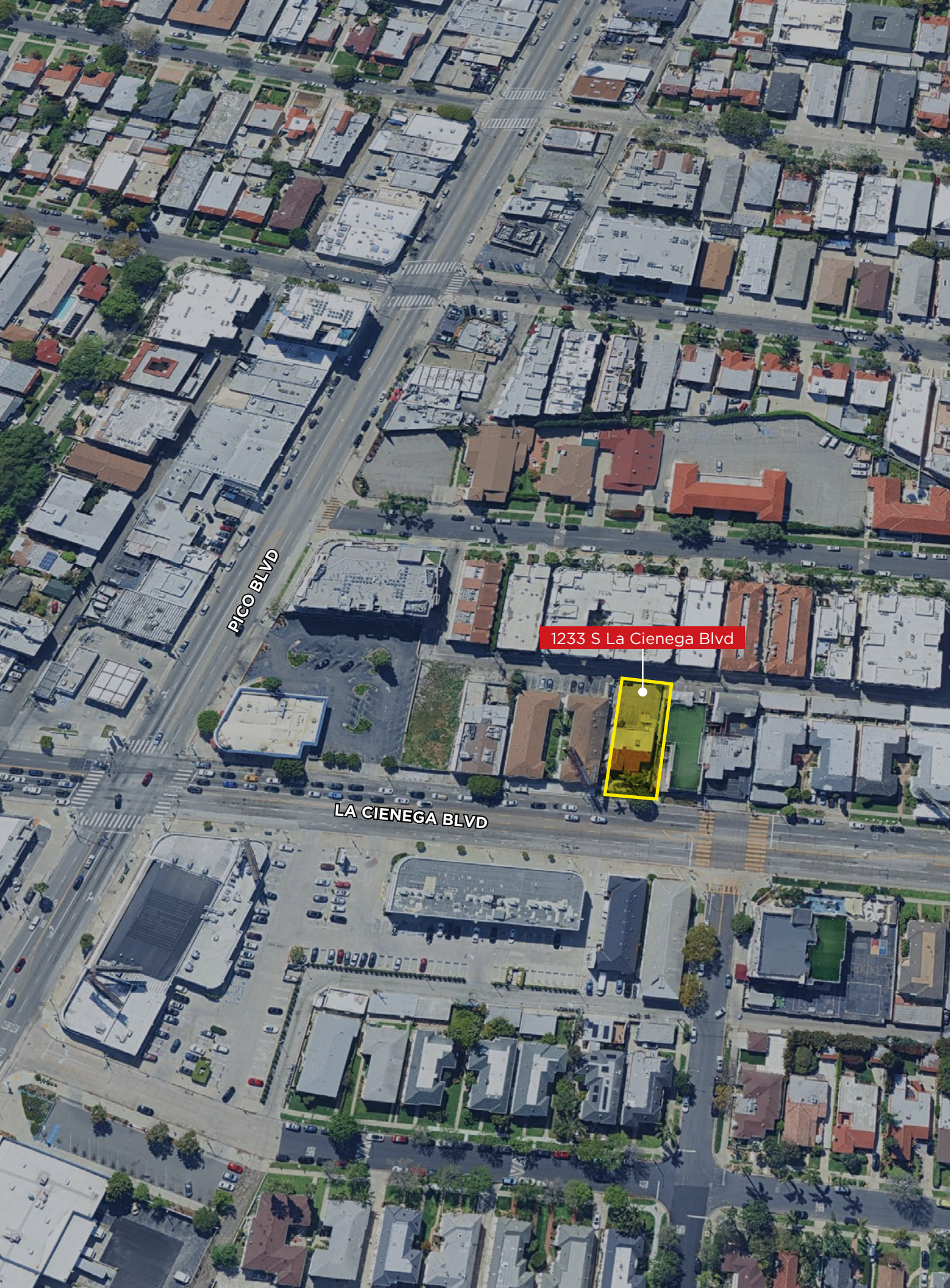
Rare opportunity to acquire a distinctive Spanish-style building with flexible R2 and C2 zoning, allowing for a wide range of uses including creative office, residential, duplex, or mixed-use development. Formerly operated as a healthcare facility, the building is ideally suited for adaptive reuse or redevelopment.

Situated just off the 10 Freeway, the property features a generous 6,970 SF lot with 12 on-site parking spaces in a large rear yard—ideal for client parking, outdoor workspace, or potential expansion. Under current zoning, the site supports up to 2 units (R2) or 3 residential units (C2), with commercial and live/work options available by right.

Whether you're an owner-user, investor, or developer, this property offers location, character, and flexibility in one of LA's most accessible corridors.

Property address:	1233 S La Cienega Blvd.
Assessor parcel #s:	4332-028-027
# of Buildings:	1
# of Stories:	2
Lot Size:	6,970 SF
Building Size:	3,600 SF
Zoning:	R2, C2
Parking:	12 Surface Spaces
Occupancy:	Vacant
Purchase price:	\$2,000,000

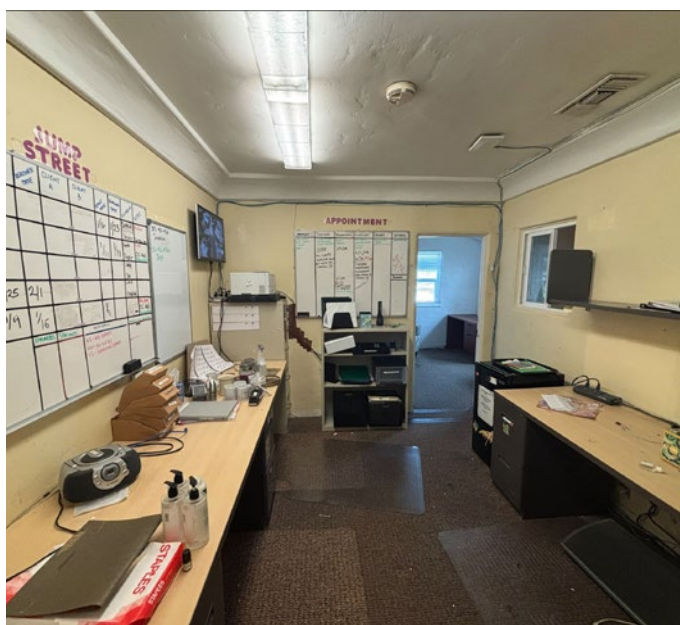
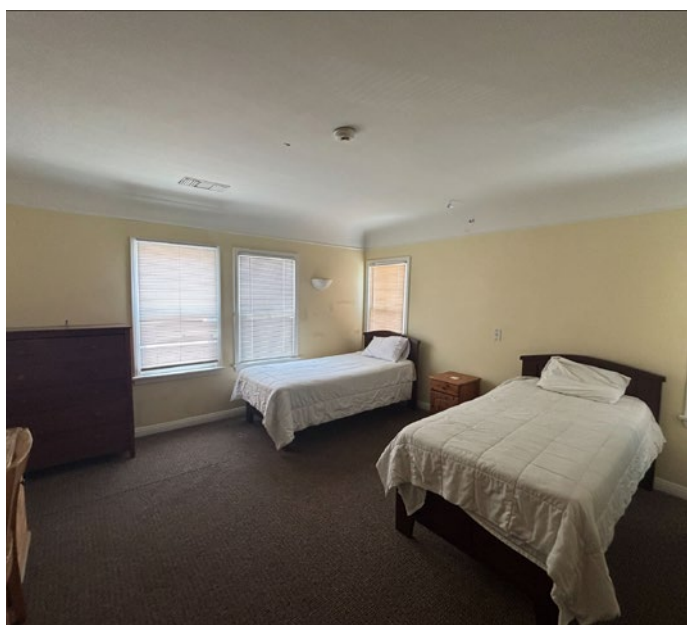




PICO BLVD

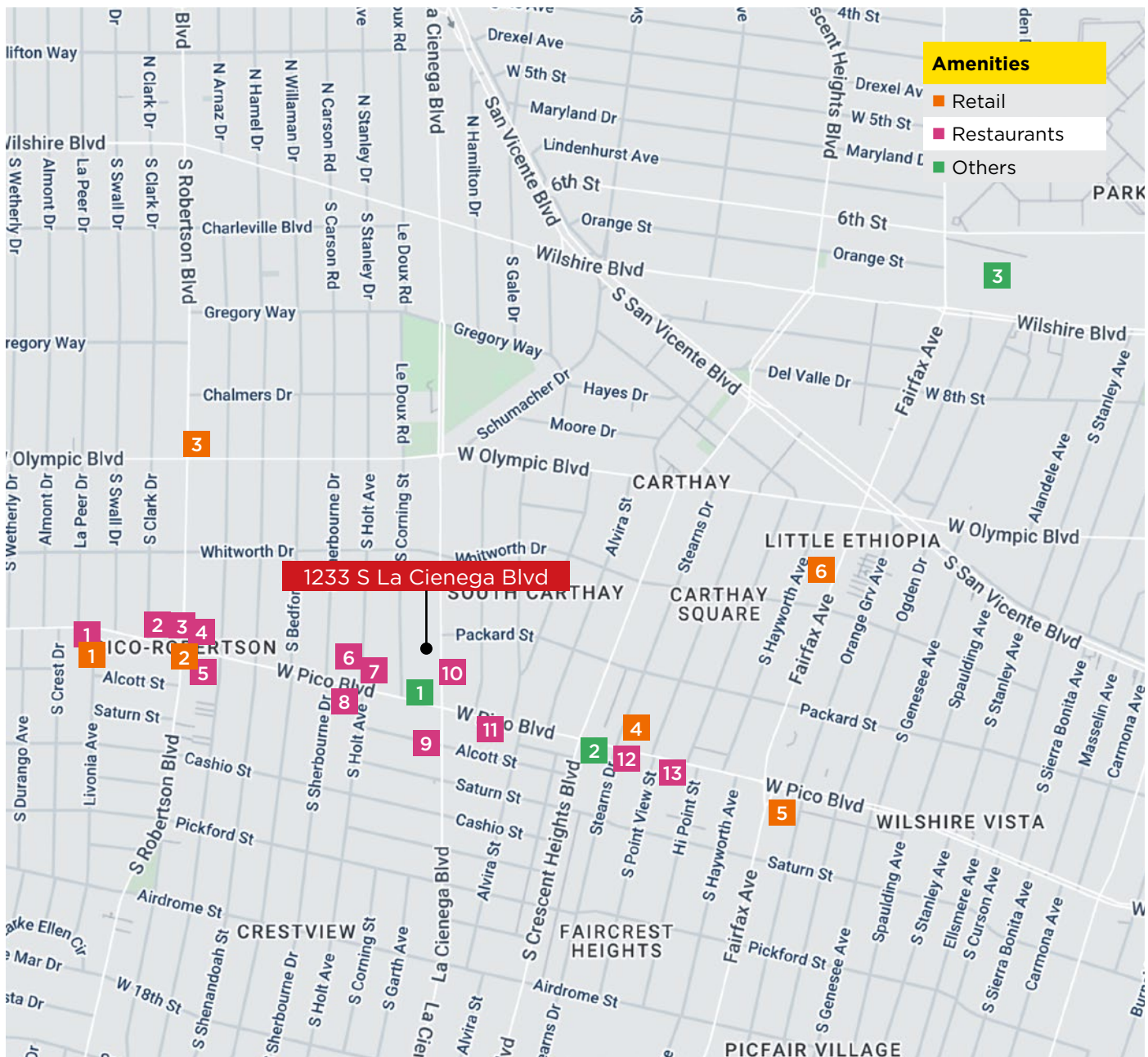
1233 S La Cienega Blvd

LA CIENEGA BLVD





Amenities map



#	Retail
1	Livonia Glatt Market
2	Walgreens
3	Speedway Express
4	CVS
5	Vons
6	7-11

#	Restaurants
1	Pico Cafe
2	Lenny's Casita
3	Supa Coffee
4	Founders Ale House
5	Sam's Bagels
6	Jack in the Box
7	Twin Dragon Chinese
8	Schwartz Bakery
9	Versailles Cuban Food
10	Subway

#	Restaurants
11	Bowl's N' Bunz
12	Green Table Cafe
13	McDonald's

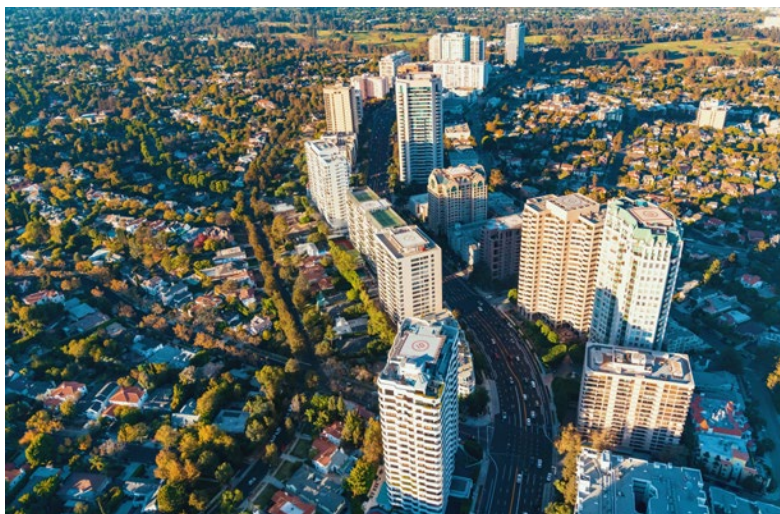
#	Others
1	Basement Fit
2	The Mint
3	Los Angeles County Museum of Art

Market & location

Central LA: A Prime Westside Corridor

Prime location just south of Pico Blvd and minutes from Beverly Hills, Culver City, and Mid-City, offering seamless access to the 10 Freeway and major commuter routes.

- The surrounding area features a mix of medical offices, creative workspaces, multifamily housing, and small businesses along La Cienega, & Pico.
- Nearby anchors include Kaiser Permanente, Midtown Crossing, and a growing cluster of boutique design and wellness tenants
- Walkable to neighborhood cafes and services alongside La Cienegas Design Quarter while benefitting from Metro Local Line 105 and future rail improvements
- Strong tenant demand driven by proximity to job centers, Cedars-Sinai, and transit connections via Metro Rapid and local bus lines
- A highly visible corridor with continued reinvestment, zoning flexibility, and long-term appeal for both commercial and residential users



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