

TURNKEY OWNER-USER RETAIL OPPORTUNITY

1652 & 1660 LA CIENEGA BLVD
LOS ANGELES, CA



OFFERING MEMORANDUM

MATTHEWS™

PICO ROBERTSON CORRIDOR

1652 & 1660 LA CIENEGA BLVD
LOS ANGELES, CA 90035

PROPERTY DETAILS

\$6,000,000

LIST PRICE

\$512

PRICE PER SF

±11,720 SF

COMBINED GLA

5068-008-016

±11,674 SF

1981 - 1987

5068-008-015

LOT SIZE

YEARS BUILT

APNS



PROPERTY HIGHLIGHTS

AVAILABLE FOR PURCHASE IN PORTFOLIO OR INDIVIDUALLY

- Prime Pico-Robertson Location with convenient access to Beverly Hills, Century City, West Hollywood, and Culver City, surrounded by dense residential populations, established retail, schools, and numerous religious and community institutions.
- ± 110 Feet of Frontage on a highly visible, signalized corner with $\pm 73,000$ vehicles per day.
- $\pm 11,720$ SF of Retail across two adjacent buildings, offering a unique opportunity to acquire a substantial retail footprint in a prime location.
- Turnkey Space offering existing improvements and ready for immediate occupancy, minimizing upfront renovation costs.
- C2 Zoning offering flexibility for a wide variety of commercial uses, including retail, restaurant, fitness, and automotive uses.
- MTM lease in place with below-market rents, creating immediate flexibility for an owner-user or value-add investor to restructure the tenancy and capture additional rental upside.
- 1652 offers $\pm 5,280$ SF GLA with 30 feet of frontage, high ceilings, two roll-up doors, two bathrooms, an existing two-post car lift, and 110V and 380V three-phase power.
- 1660 offers $\pm 6,440$ SF GLA with 80 feet of frontage on La Cienega Blvd and a dedicated roll-up door off Alvira St.



EXTERIOR PHOTOS



INTERIOR PHOTOS

1652 LA CIENEGA BLVD

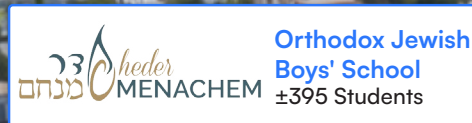
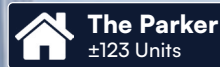


INTERIOR PHOTOS

1660 LA CIENEGA BLVD



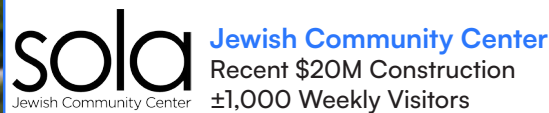
LOS ANGELES RETAIL RENAISSANCE



Subject Properties



New Development



La Cienega Blvd ± 73,200 VPD

SITE PLAN

La Cienega Blvd ± 73,200 VPD



Airdrome St

1660 S La Cienega

1652 S La Cienega



LOS ANGELES, CA



	1 MILE	3 MILE	5 MILE
2025 Population	42,199	337,134	975,273
	1 MILE	3 MILE	5 MILE
2025 Households	16,992	149,899	418,702
	1 MILE	3 MILE	5 MILE
Avg Household Income	\$135,844	\$134,563	\$120,251

Positioned along the La Cienega Boulevard corridor in central Los Angeles, the area benefits from a strategic location near Beverly Hills, West Hollywood, Culver City, and several of the city's major commercial and employment centers. La Cienega Boulevard serves as a key north-south thoroughfare connecting Mid-City Los Angeles with Century City, Beverly Hills, Hollywood, and the South Bay, while nearby access to the I-10 Freeway provides connectivity throughout the greater region. The surrounding area features a diverse mix of retail, dining, residential, office, and service-oriented uses, with major shopping and entertainment destinations concentrated throughout the Beverly Grove, Fairfax, and West Hollywood areas. Its central positioning within one of Southern California's largest population and employment centers supports strong accessibility to customers, businesses, and workforce populations across the Los Angeles metropolitan area.

Pico Robertson Retail Performance

\$4.7B+

Sales Volume

4.5%

Vacancy Rate

2M+

Square Feet of
Retail Inventory

5.5%

Market Cap Rate

Retail fundamentals in Pico-Robertson are supported by the neighborhood's dense residential base, affluent surrounding communities, and established commercial corridors along Pico and Robertson Boulevards. Limited opportunities for new retail development help constrain supply, while proximity to Beverly Hills, Century City, Beverlywood, and the broader Westside supports consistent consumer traffic. The area's concentration of restaurants, specialty retailers, neighborhood services, and daily-needs businesses contributes to demand for well-located storefronts and retail investment properties.

Source: CoStar Group | 2025 Dataset



The Global Heart of Southern California

As the nation's second-largest metro, the Los Angeles Metropolitan Area is a globally influential economic hub defined by its scale, cultural impact, and diverse industry base. Driven by strengths in entertainment, international

trade, technology, tourism, and aerospace, the region benefits from strong consumer spending, a highly skilled workforce, and continuous global investment positioning it as one of the most dynamic and resilient retail markets in the United States.

9,775,632

LA County Population

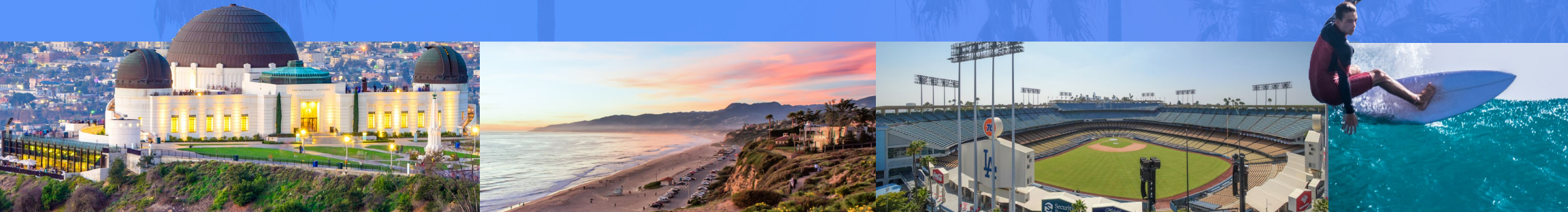
2nd Largest U.S. Metro Economy

Metro GDP | \$1.4T

#2 Largest U.S. City

3.9M | City of LA Population

Source: U.S. Census Bureau, U.S. Bureau of Economic Analysis, CoStar Group | 2025 Dataset



Employment

2025 Statistics

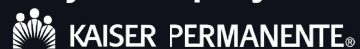
5M+

Total Workforce Base

1.7%

Employment Growth

Major Employer



47,000+ Employees

#1 Employment Sector

20%

Education &
Health Services

Key Industries Driving Demand

Entertainment & Media

Global Hub for Film,
Television, & Streaming

Tourism & Hospitality

Driven by Over
50M Annual Visitors

Tech & Digital Media

Rapidly Expanding
Innovation Ecosystem

International Trade

Anchored by the Nation's
Largest Port Complex

Corporate Tech Presence

Employees in Greater LA

amazon

10,000+ Employees

NETFLIX

8,000+ Employees

Snap Inc.

5,000+ Employees

Google

3,000+ Employees

Meta

2,000+ Employees

Port of LA & Long Beach

20M+ TEUs Annually

\$3B+ Infrastructure & Ongoing
Terminal Expansions



Source: U.S. Bureau of Labor Statistics, Los Angeles County Economic Development Corporation, Port of Los Angeles, Port of Long Beach, California Employment Development Department, CoStar Group | 2025 Dataset

Tourism & Entertainment

Los Angeles is one of the most visited cities in the U.S., welcoming ~50 million annual visitors, making tourism a foundational driver of retail demand. Tourism is expected to significantly increase in international visitation, infrastructure investment, and retail spending across key submarkets.

\$35B+

Annual Visitor Spending Impact

LAX Activity

75M+ Passengers Annually

500K+

Jobs Supported by Tourism

Media & Entertainment

11% of Total GDP Contributed



FIFA World Cup | 2026

\$892M+ in Economic Impact
\$515M+ in Direct Visitor Spending



Super Bowl LXI | 2027

\$477M+ in Economic Impact
\$300M+ in Direct Visitor Spending



Summer Olympics | 2028

\$17B+ in Economic Impact
15M+ Spectators Expected

Source: Los Angeles Tourism & Convention Board, Los Angeles County Economic Development Corporation, Los Angeles World Airports, LA28 Organizing Committee, NFL / LA Super Bowl Host Committee, CoStar Group | **2025 Dataset**

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