

4055

WILSHIRE BLYVD
LOS ANGELES • CA

OFFERING MEMORANDUM

HANCOCK-PARK
OWNER-USER/
VALUE-ADD
OPPORTUNITY



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SETTING THE NEW STANDARD IN REAL ESTATE

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I. EXECUTIVE SUMMARY





THE OFFERING

GAIA Services is pleased to present the opportunity to acquire the fee simple interest in 4055 Wilshire Boulevard. Consisting of 66,466 square feet of net rentable area, the property is a 5-story office building situated on approximately 0.34 AC lot with an adjacent 1.128 AC surface parking lot in the heart of Los Angeles. The property is conveniently located in between the bustling Miracle Mile and Koreatown submarkets.

4055 Wilshire Boulevard provides buyers a well positioned owner-user opportunity in one of Southern California's most desirable markets. Also, with 42,199 square feet of vacant space and the remaining tenants on month-to-month terms, this property has significant upside potential for a value-add investor.

II. PHOTOS & POTENTIAL REDESIGN



Street View



Rear View



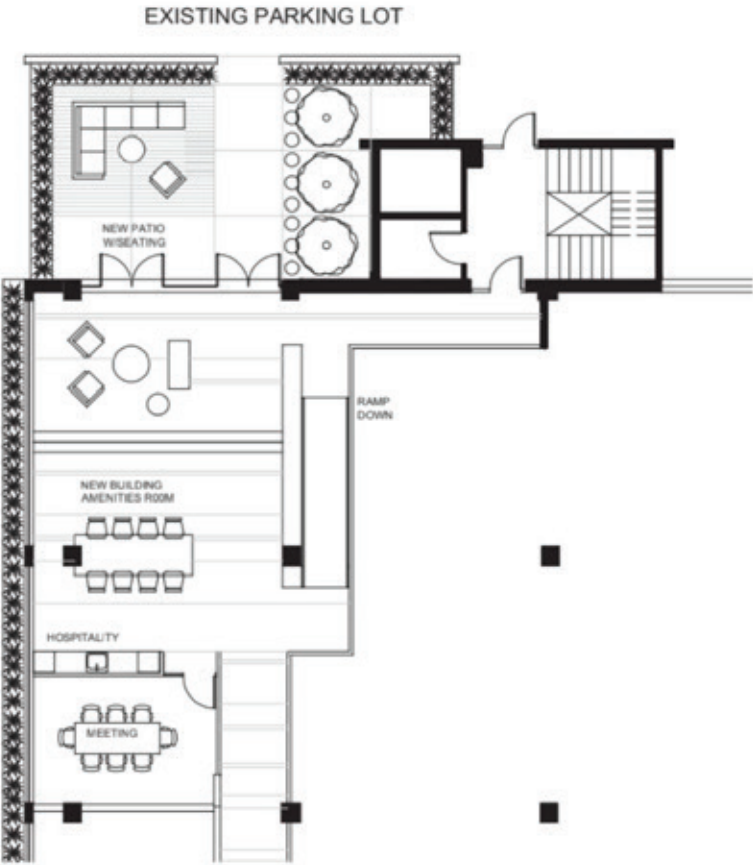
Exterior Redesign

- 100% of tenants are on MTM leases
- One of the largest single-tenant opportunities on Wilshire
- Rare opportunity to immediately renovate entire building
- Ideal location for future HQ
- Secure gated parking lot with convenient entrance off Norton Ave.
- Sweeping views of Los Angeles
- Adjacent to the exclusive Hancock Park



All renderings pictured herein are strictly hypothetical and not a representation of the building's current condition nor a guarantee of the building's condition upon its sale.

Exterior Redesign



ENLARGED PLAN AT AMENITY AREAS



INTERIOR AMENITY CONCEPT



EXTERIOR AMENITY CONCEPT

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Lobby Redesign Opt. 1



All renderings pictured herein are strictly hypothetical and not a representation of the building's current condition nor a guarantee of the building's condition upon its sale.

Lobby Redesign Opt. 2



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Potential Corridor Redesign



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Potential Bathroom Redesign



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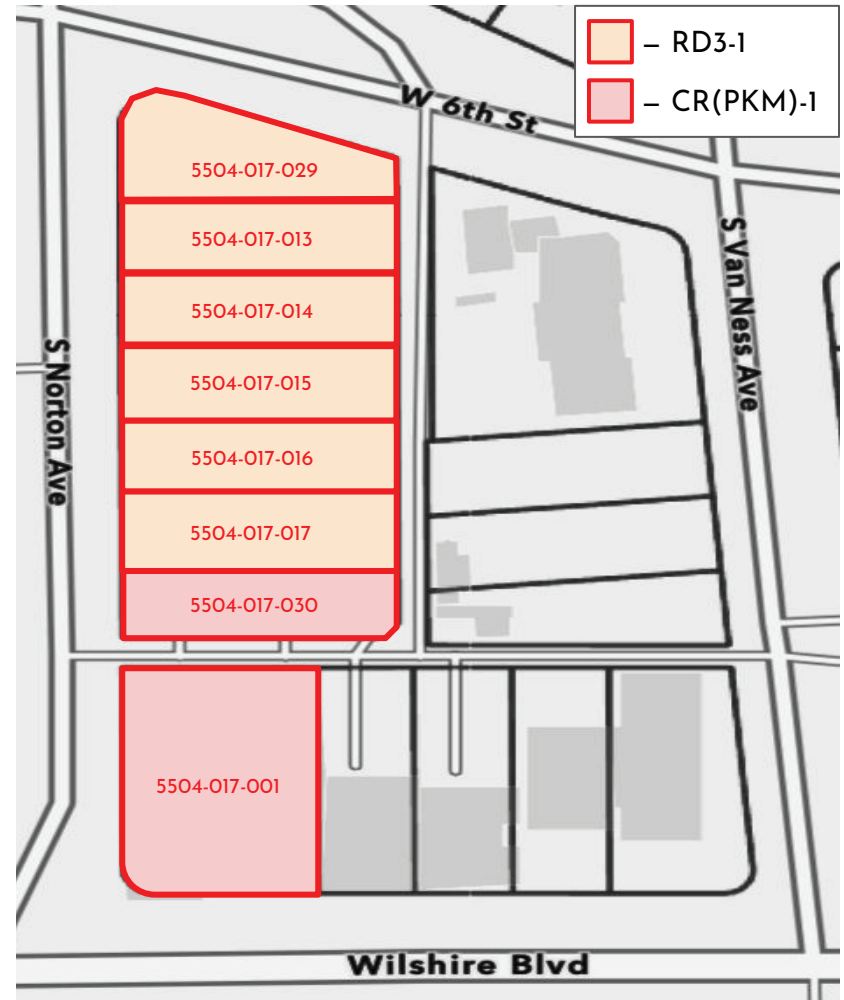
III. PROPERTY SUMMARY



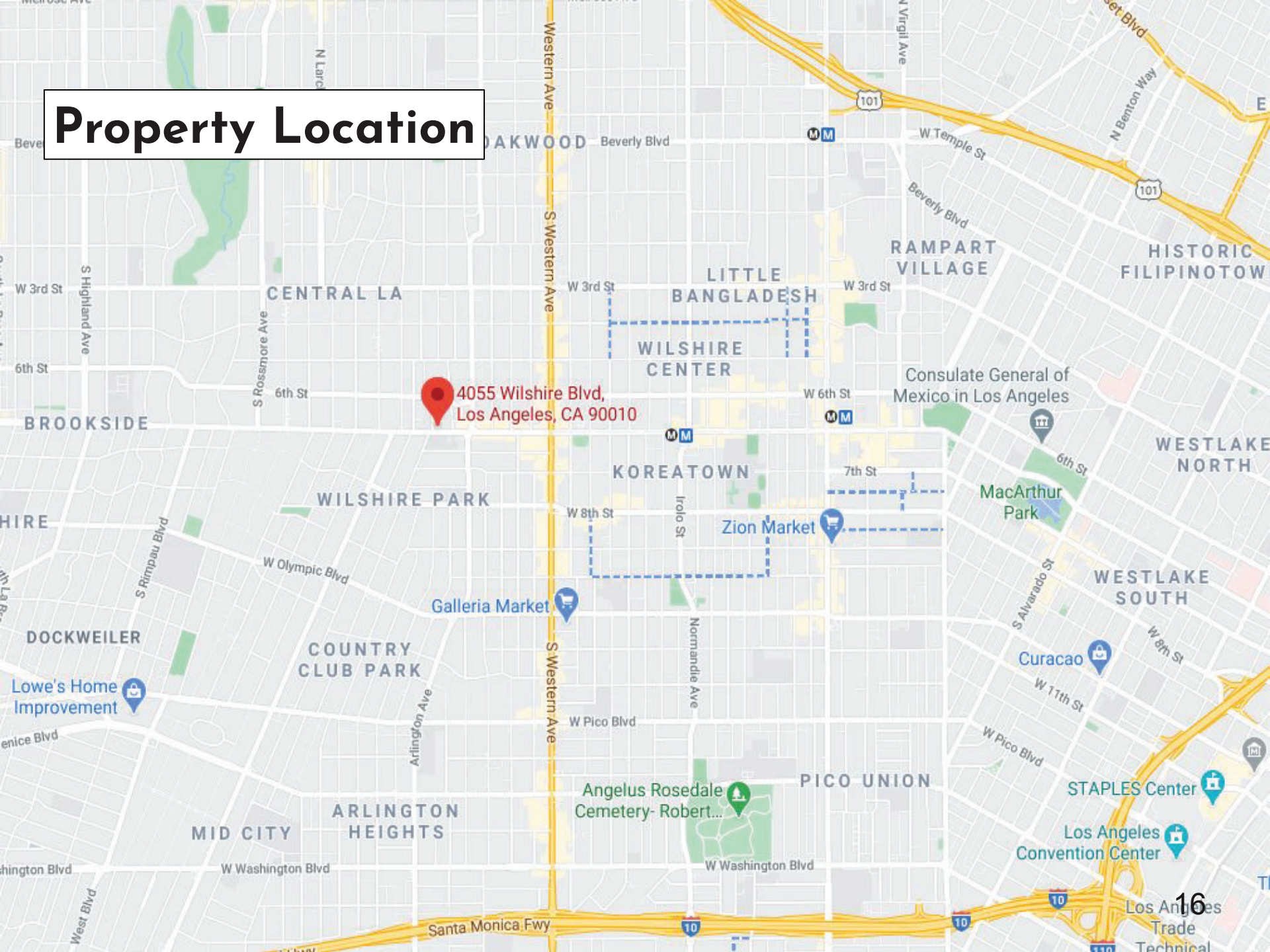
PROPERTY SUMMARY

An incredible value-add/owner-user opportunity along one of the busiest arterial roadways in Los Angeles

Building Summary	
Lot Area	1.47 AC
BOMA Area	70,760 SF
Occupancy Rate	35.44%
Tenants	35
Year Built	1955
Buildings	1
Floors	5
Parking	164 (2.32/1,000 NRSF)
Construction	Steel Frame & Brick



Property Location

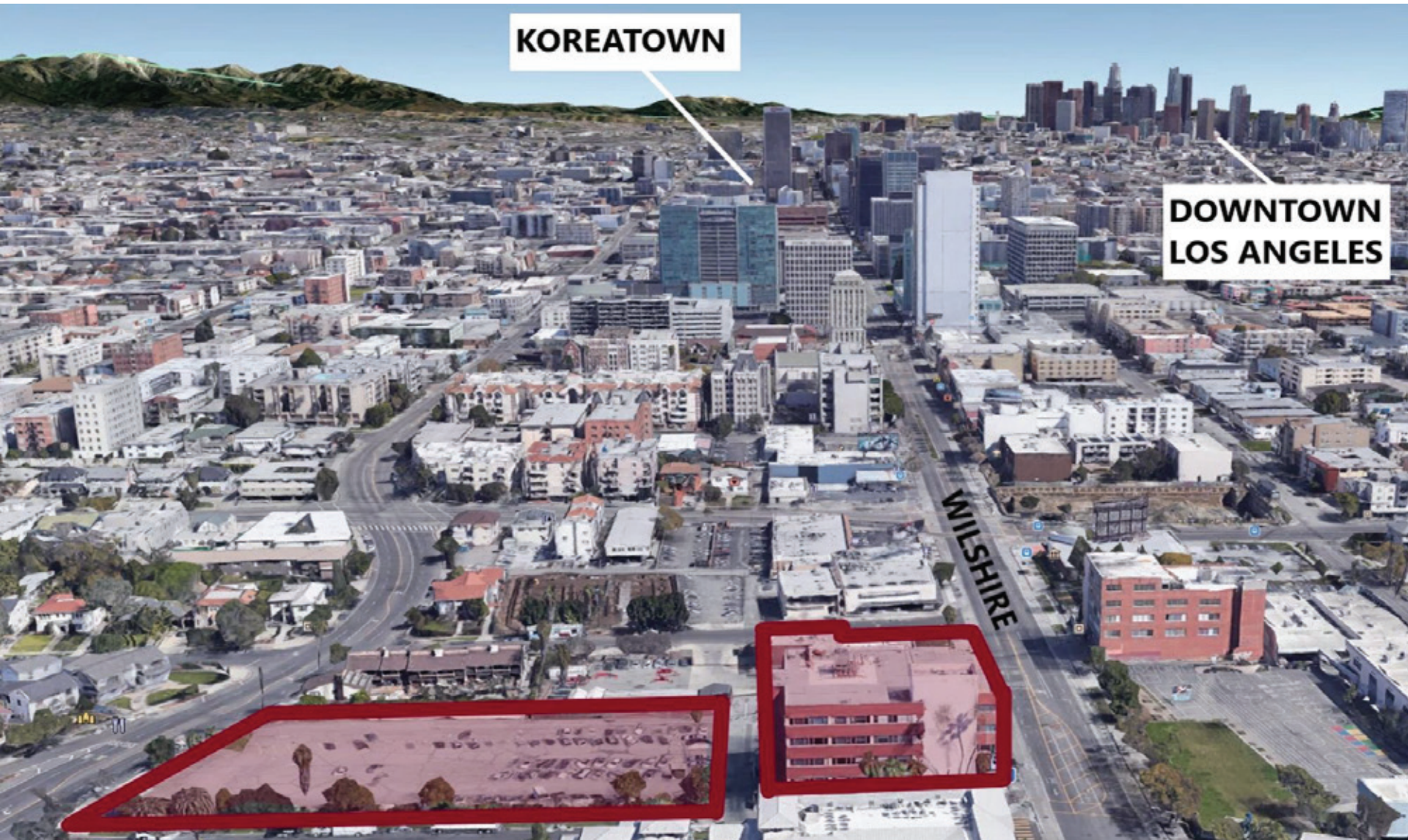


4055 Wilshire Blvd,
Los Angeles, CA 90010

Site View



Aerial Map



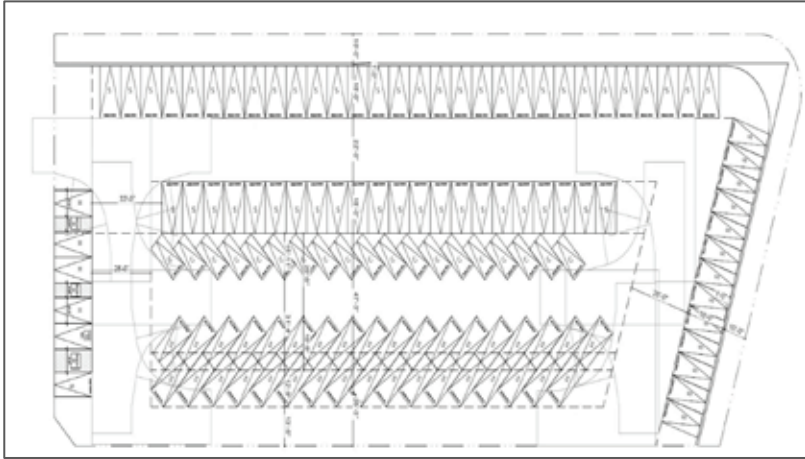
Aerial Map



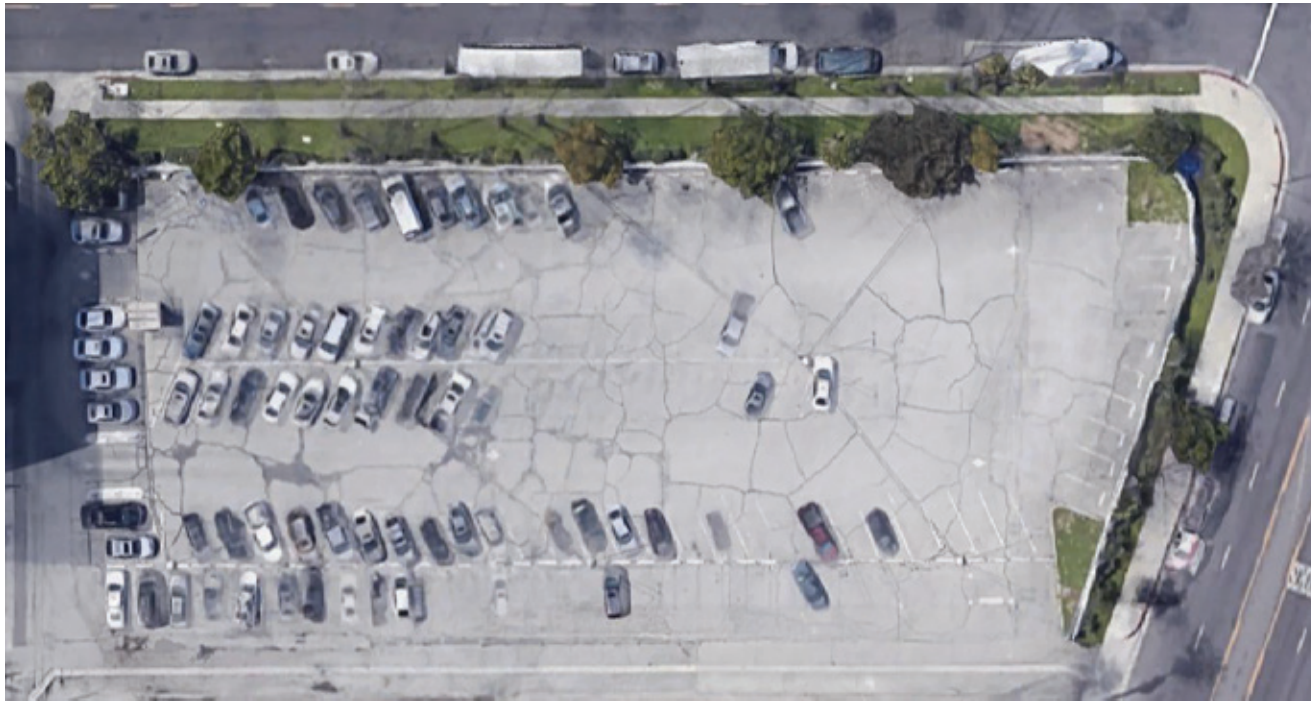
IV. FLOOR PLANS



Parking

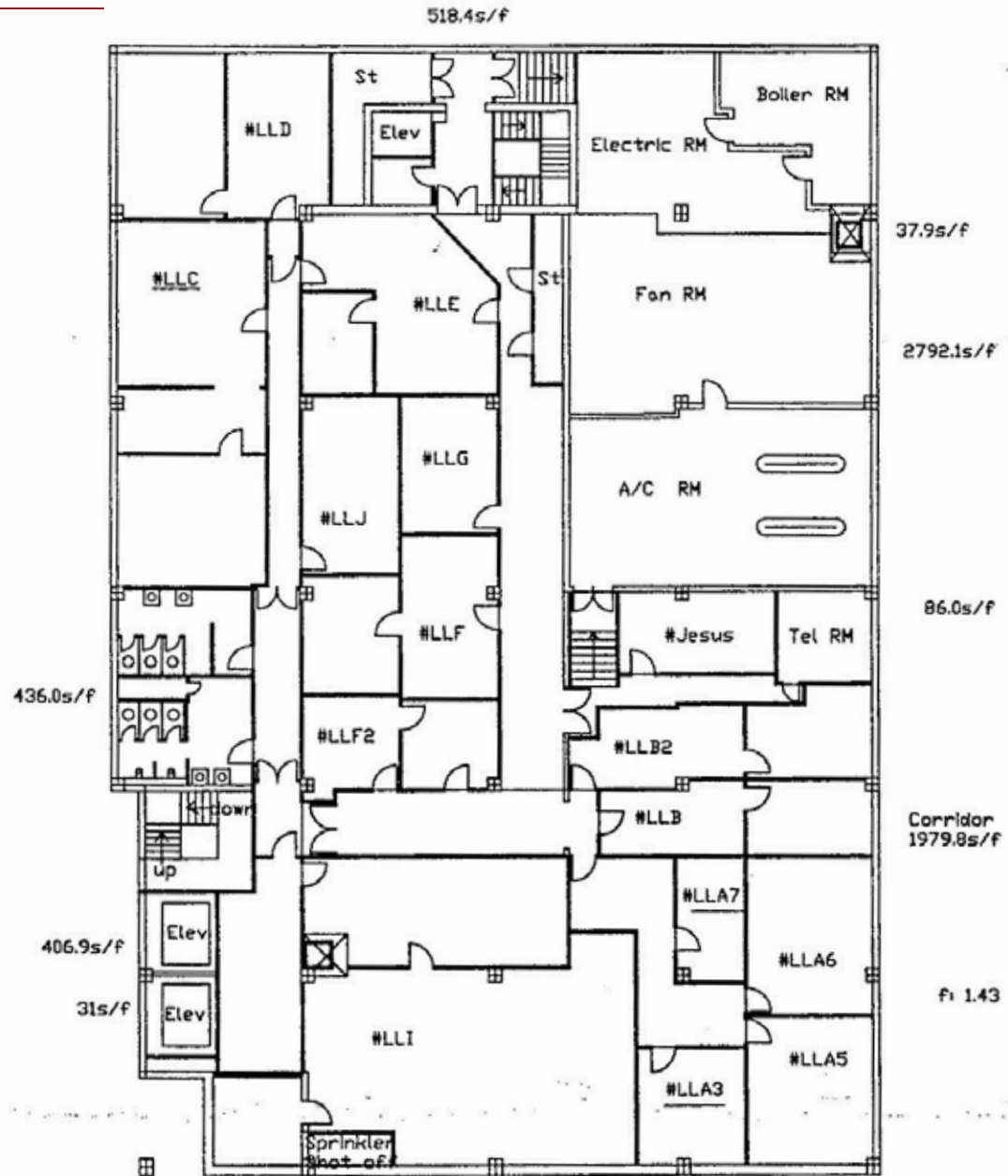


Parking Summary	
Standard	123 Spaces
Reserved	38 Spaces
Handicap	3 Spaces
Total	164 Space

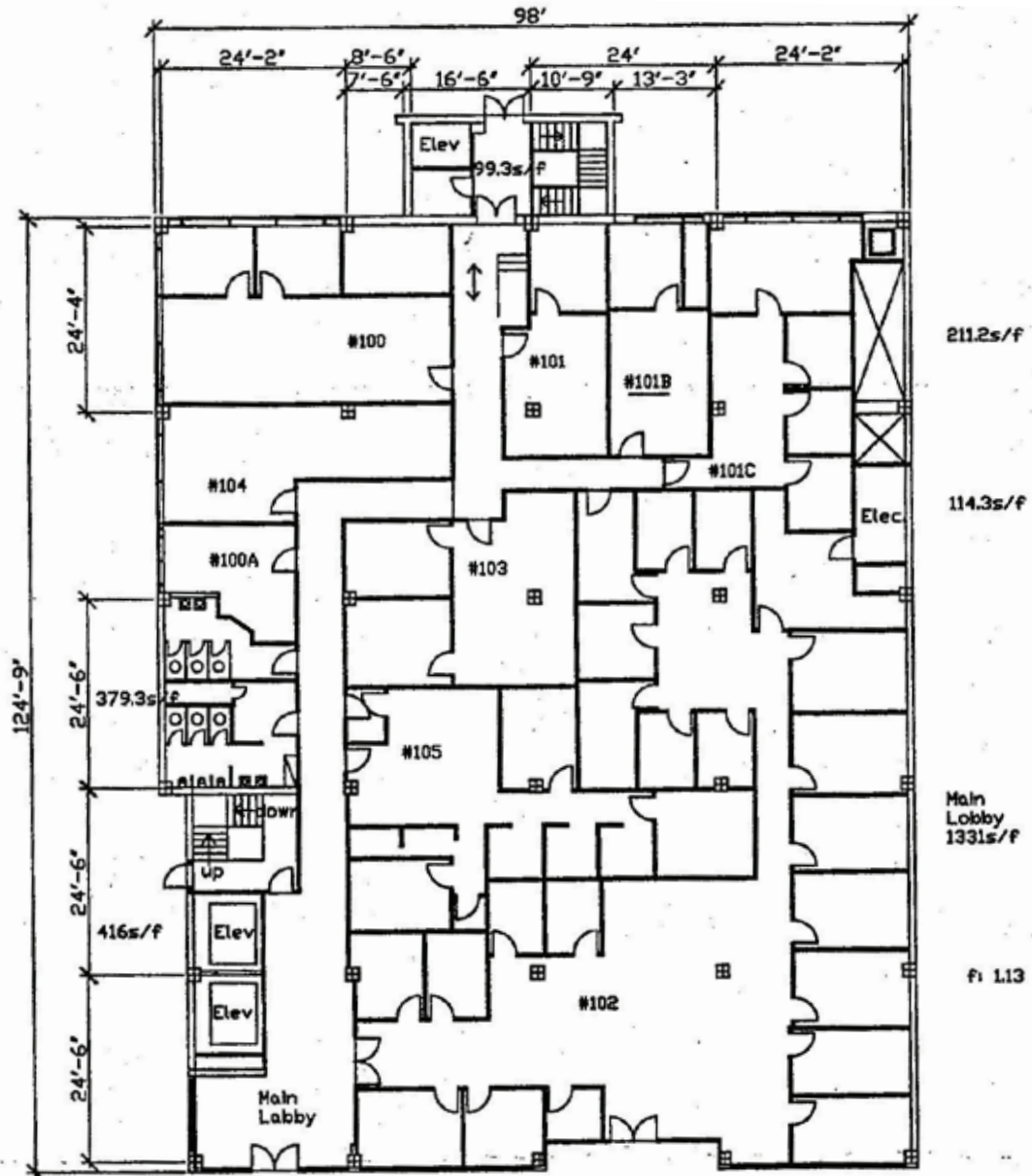


*Entire parking lot was resurfaced and restriped in June '21

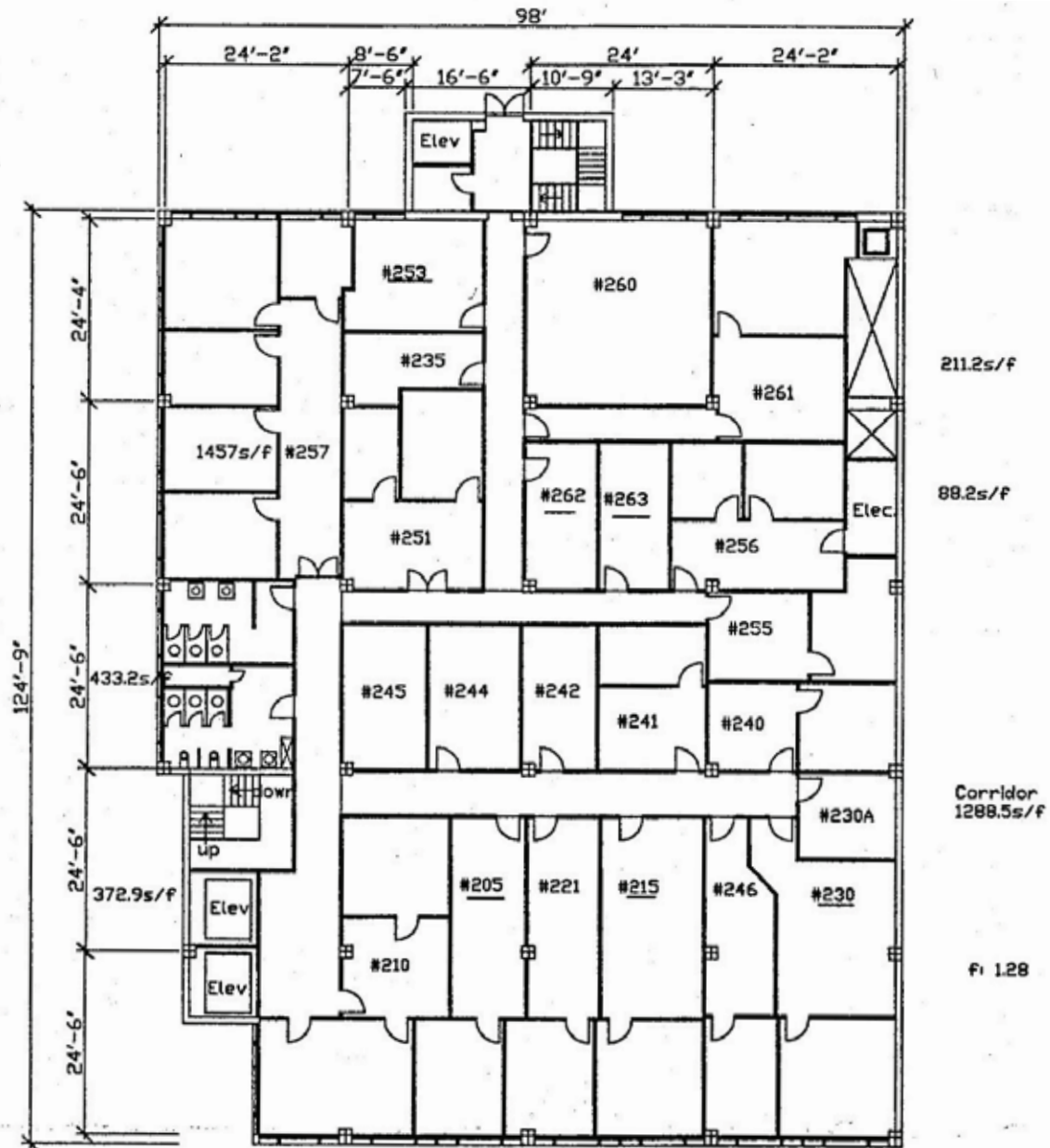
Basement



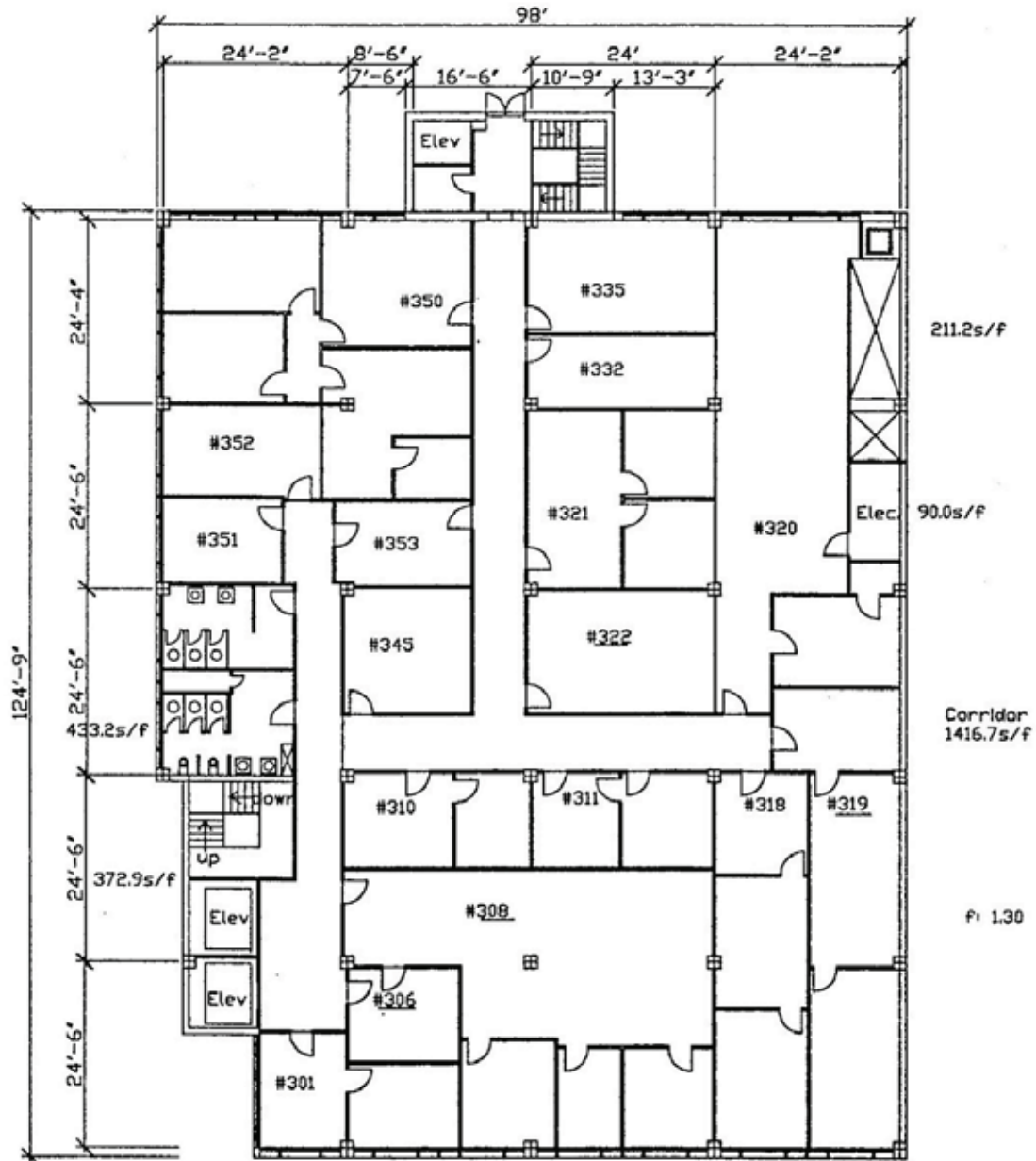
Ground Floor



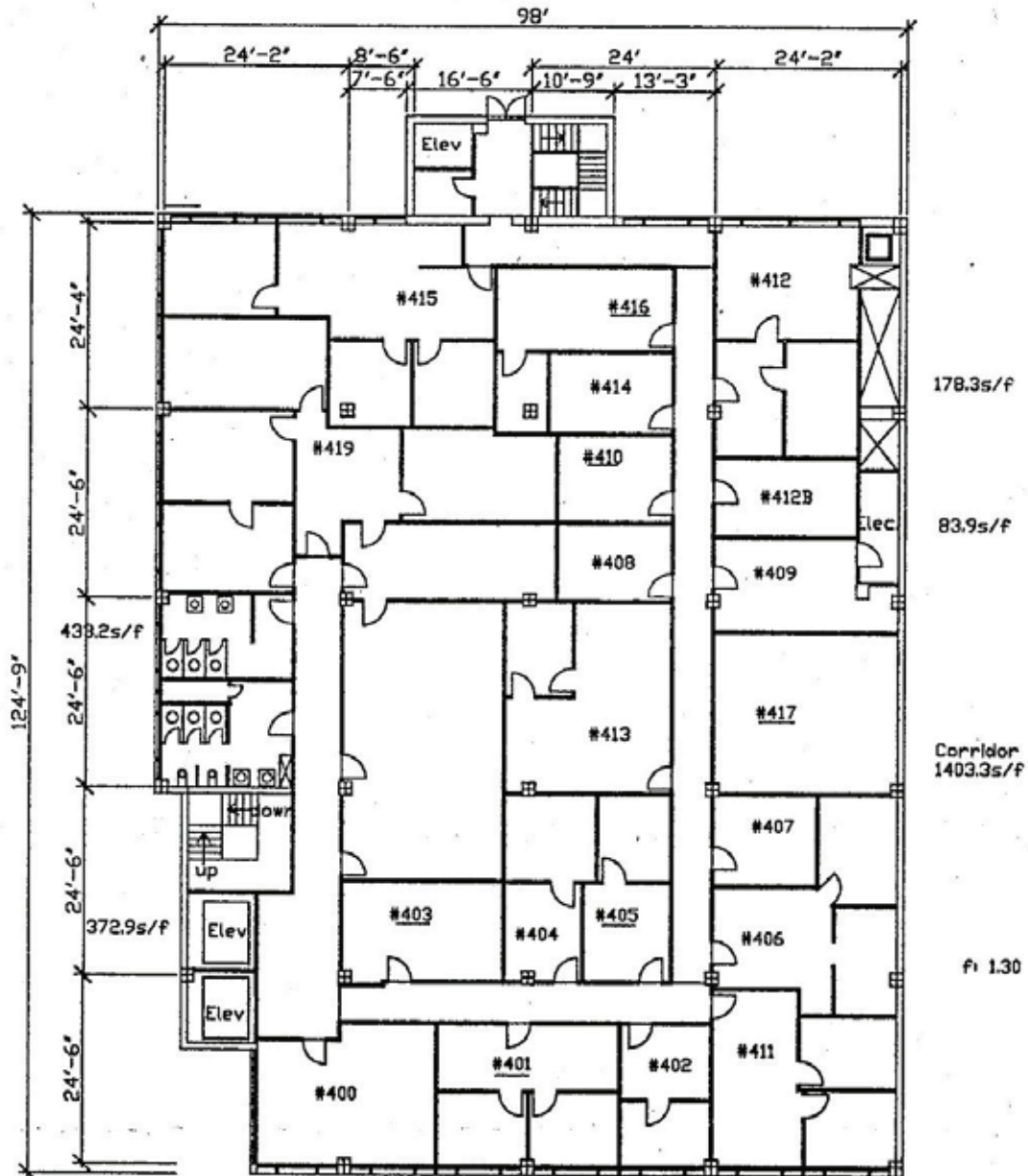
2nd Floor



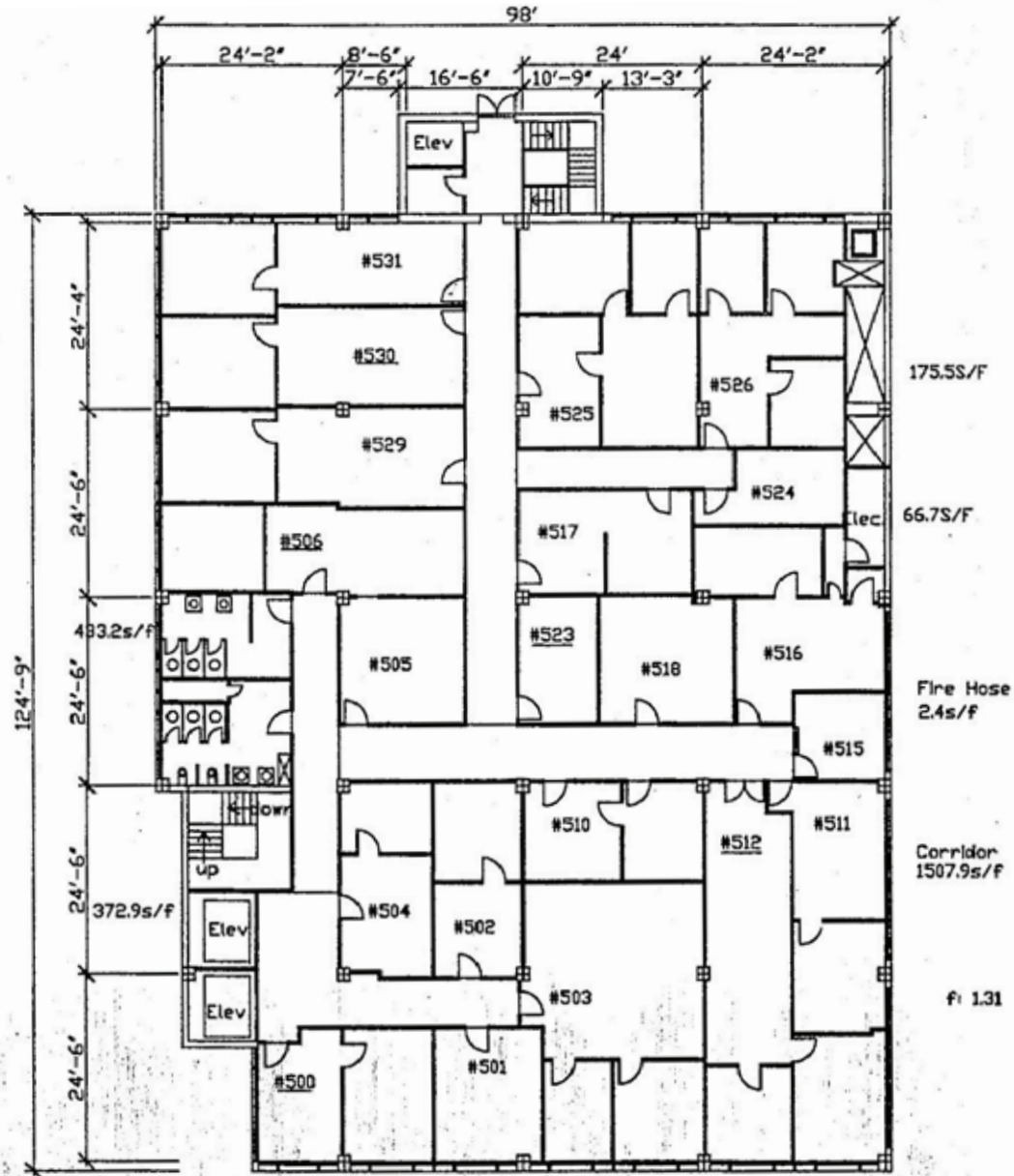
3rd Floor



4th Floor



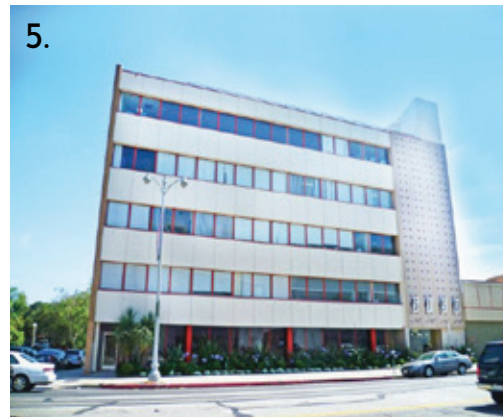
5th Floor



V. MARKET COMPARABLES



COMPARABLE LEASES



No.	Property	Stories	Size	Year Built/Renovated	Occupancy	Asking Rate
1	4201 Wilshire	6	258,000 SF	1958/1990	61.90%	\$2.50-\$3.25 (FSG)
2	4221 Wilshire	4	138,000 SF	1983/2014	95.60%	\$2.75 (FSG)
3	4451 Wilshire	4	32,490 SF	1955/1984	75.40%	\$2.75 (MG)
4	4601 Wilshire	3	70,555 SF	1989	34.90%	\$2.95 (FSG)
5	5150 Wilshire	5	30,306 SF	1959/1998	87.50%	\$2.75 (FSG)
6	5700 Wilshire	6	540,391 SF	1987	82.00%	\$3.25-\$3.5 (FSG)

COMPARABLE SALES



No.	Property	Stories	Size	Year Built/Renovated	Sale Date	Price	PSF
1	6200 Wilshire	17	112,985 SF	1970	Jan. '20	\$54,300,000	\$481
2	4401 Wilshire	5	41,730 SF	1963/2010	Sept. '19	\$24,000,000	\$575
3	4525 Wilshire	3	75,948 SF	1984	Apr. '19	\$46,500,000	\$612
4	3400 Olympic	2	17,862 SF	1990	Feb. '19	\$8,700,000	\$487