

FOR SALE

542 N LARCHMONT BLVD

Owner-User or Investment Opportunity

±3,136 Square Foot Boutique Mixed-Use Building Located on Coveted Larchmont Blvd

PAUL BREHME

PRINCIPAL
DRE #01476686

310-899-2755
pbrehme@leewestla.com



A DIVISION OF
LEE & ASSOCIATES

DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of 542 N Larchmont Blvd. and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Lee and Associates Los Angeles West, Inc. or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is Lee and Associates Los Angeles West, Inc. ("Broker") and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Lee and Associates Los Angeles West, Inc.

Neither Broker nor Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Lee and Associates Los Angeles West, Inc with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Lee and Associates Los Angeles West, Inc and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and recipient of these materials shall not look to Owner or Lee and Associates Los Angeles West, Inc, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release Owner and from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

It is incumbent upon any prospective purchaser to verify and validate any and all representations, statements, forecasts, estimates, or other information contained herein provided by either Owner or Broker.

PAUL BREHME

PRINCIPAL
DRE #01476686

310-899-2755
pbrehme@leewestla.com



EXECUTIVE SUMMARY

SALES PRICE: \$3,500,000
PRICE / SF (BLDG): \$1,116.00
PRICE / SF (LAND): \$694.00

GROSS BUILDING SF:	±3,136 (±1,500 SF on Ground Floor and ±1,632 on the Second Floor)
LOT SF:	±5,044
APN #:	5523-017-011
ZONING:	LAC2
YEAR BUILT:	2017
STREET FRONTAGE:	45 feet along Larchmont Blvd
STORIES:	Two
PARKING:	5 Parking Spaces, but a user can fit more if they park tandem.
WALK SCORE:	87 (Very Walkable)
TOC OVERLAY:	Tier 2
OPPORTUNITY ZONE:	No
STATE ENTERPRISE ZONE:	No
CROSS STREET:	Between Clinton St & Rosewood Ave
OCCUPANCY:	Delivered Vacant at Close of Escrow

Constructed in 2017 with approximately 3,136 square feet of building area, 542 N Larchmont Blvd presents an excellent ownership opportunity in a neighborhood where well-located commercial properties are tightly held. Located along the highly desirable Larchmont corridor, the property combines ground-floor retail with second-floor office space, creating an adaptable income-producing asset with strong appeal to investors, owner-users, and entrepreneurial businesses seeking a prominent address..

The ground floor consists of an open showroom, back / storage room, bathroom, mechanical room, and loading doors accessible to the rear of the building. There is an interior stairwell connecting the second floor, which consists of two private offices, a large open workspace, a bathroom, a kitchen area, mezzanine space, and an outdoor deck. In addition, there are solar panels on the roof.

Its efficient scale and dual-use configuration make it particularly attractive to buyers seeking a manageable investment with multiple leasing and operational possibilities. For an owner-user, 542 N. Larchmont can provide a prestigious platform for a business, professional practice, creative office, or retail concept while helping offset occupancy costs through additional income. For an investor, it offers the opportunity to acquire a high-quality mixed-use property in a supply-constrained, affluent Los Angeles location with enduring tenant and consumer appeal.

With its coveted Larchmont setting, flexible configuration, modern construction, and potential for both income and long-term appreciation, 542 N Larchmont Blvd represents an exceptional opportunity to establish a presence in one of the city's most sought-after commercial neighborhoods.

PAUL BREHME
PRINCIPAL
DRE #01476686

310-899-2755
pbrehme@leewestla.com



LOCATION HIGHLIGHTS

Larchmont Boulevard is widely regarded as one of Los Angeles' most charming and desirable neighborhood retail corridors, offering a rare blend of walkability, community character, and curated retail in the heart of the city. Situated between Hancock Park, Windsor Square, and Hollywood, Larchmont Village has cultivated a distinct identity that combines small-town atmosphere with the energy and demographics of a major metropolitan market.

Known for its tree-lined streets, pedestrian-friendly environment, and strong neighborhood loyalty, Larchmont Boulevard attracts a steady mix of affluent local residents, professionals, creatives, and destination visitors throughout the day and evening. The corridor is home to an exceptional collection of boutique retailers, chef-driven restaurants, artisanal coffee shops, wellness concepts, fitness studios, salons, bakeries, and specialty service providers that contribute to the area's unique and highly curated character.

The surrounding residential neighborhoods—including Hancock Park and Windsor Square—contain some of Los Angeles' most architecturally significant and affluent homes, providing a stable and highly desirable customer base with strong discretionary spending power. In addition, the property benefits from central access to Hollywood, Koreatown, Downtown Los Angeles, Mid-Wilshire, and West Hollywood, making it attractive to both local and regional users.

From an investment perspective, Larchmont Boulevard has consistently demonstrated strong tenant demand, resilient occupancy, and long-term appreciation due to its highly constrained supply and enduring neighborhood appeal. Opportunities to acquire freestanding commercial properties along the boulevard remain exceptionally limited, particularly sites that offer both current income and future redevelopment potential.

542 N Larchmont Boulevard represents a rare opportunity to establish a presence within one of Los Angeles' most iconic and supply-constrained retail corridors—where lifestyle, community, and long-term real estate fundamentals continue to drive value.



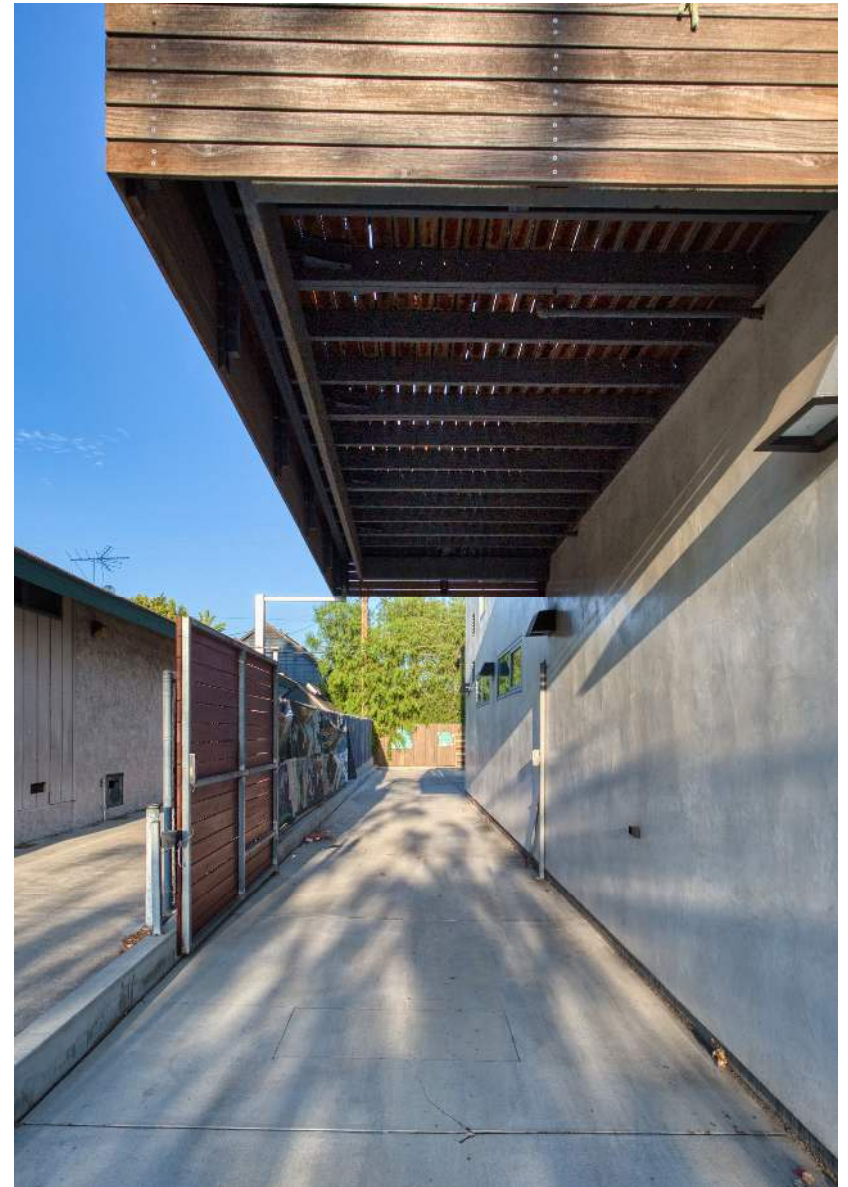
PAUL BREHME
PRINCIPAL
DRE #01476686

310-899-2755
pbrehme@leewestla.com



A DIVISION OF
LEE & ASSOCIATES

EXTERIOR PHOTOS



PAUL BREHME
PRINCIPAL
DRE #01476686

310-899-2755
pbrehme@leewestla.com



EXTERIOR PHOTOS

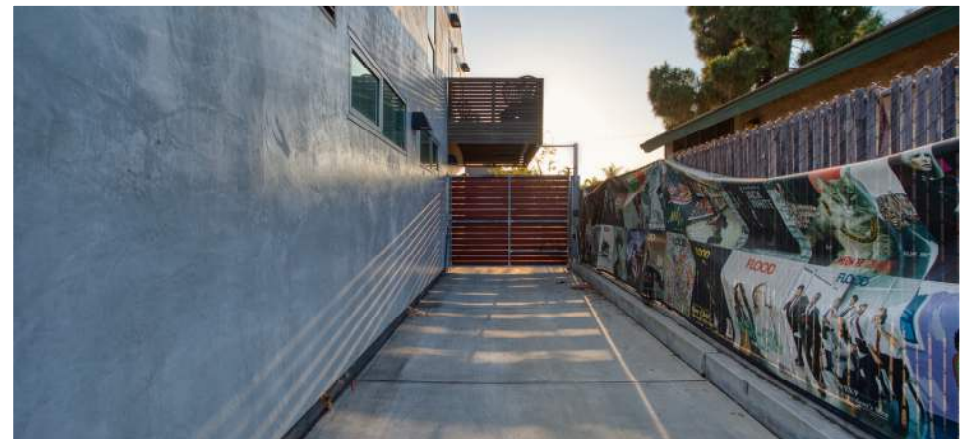


PAUL BREHME
PRINCIPAL
DRE #01476686

310-899-2755
pbrehme@leewestla.com



EXTERIOR PHOTOS



PAUL BREHME
PRINCIPAL
DRE #01476686

310-899-2755
pbrehme@leewestla.com



A DIVISION OF
LEE & ASSOCIATES

INTERIOR PHOTOS – SECOND FLOOR

SECOND FLOOR – FACING EAST



SECOND FLOOR – FACING WEST



SECOND FLOOR – MEZZANINE VIEW WEST



SECOND FLOOR – MEZZANINE VIEW WEST



PAUL BREHME
PRINCIPAL
DRE #01476686

310-899-2755
pbrehme@leewestla.com



A DIVISION OF
LEE & ASSOCIATES

INTERIOR PHOTOS – SECOND FLOOR



PAUL BREHME
PRINCIPAL
DRE #01476686

310-899-2755
pbrehme@leewestla.com



A DIVISION OF
LEE & ASSOCIATES

INTERIOR PHOTOS – GROUND FLOOR



PAUL BREHME
PRINCIPAL
DRE #01476686

310-899-2755
pbrehme@leewestla.com



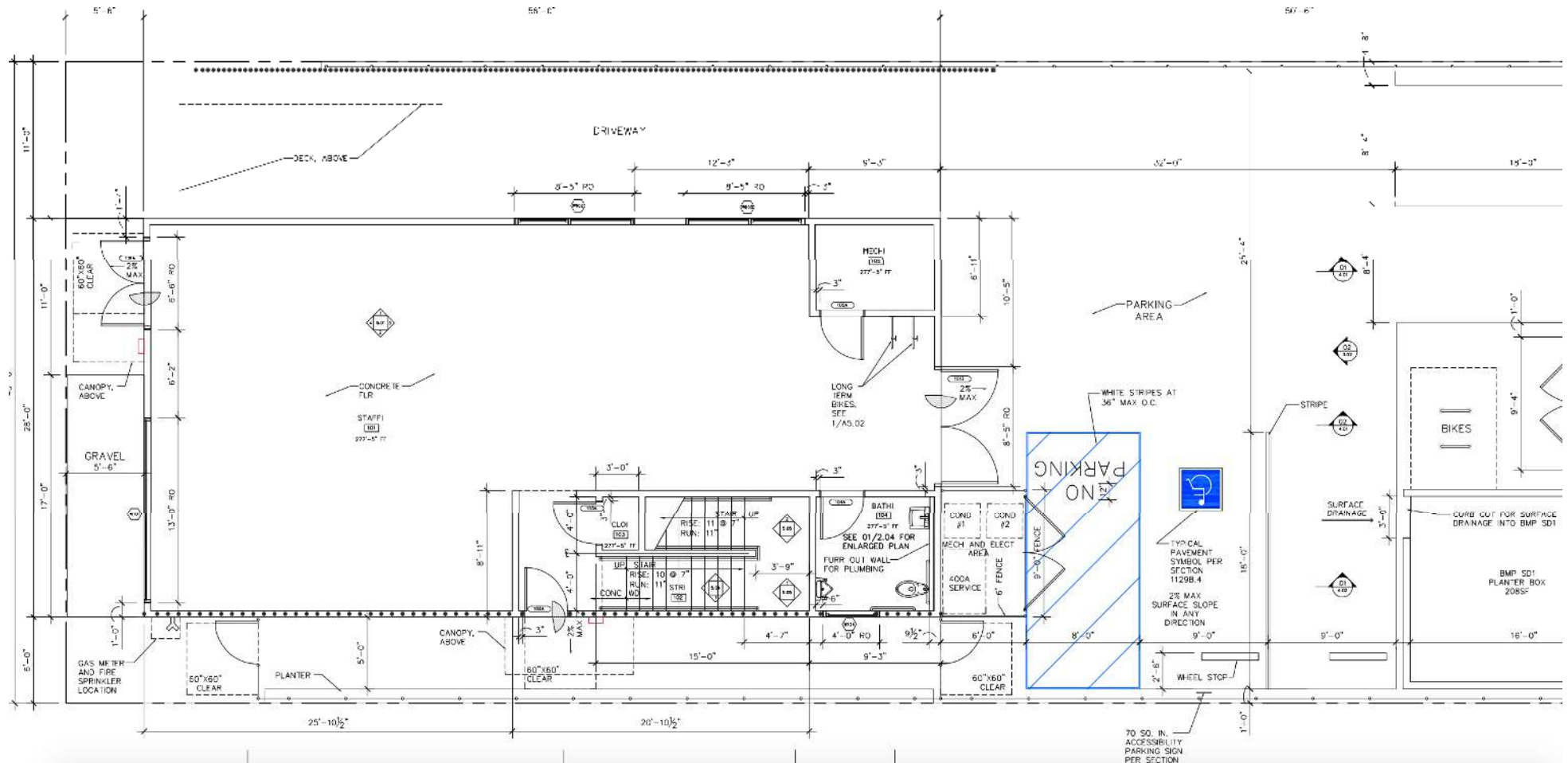
PAUL BREHME
PRINCIPAL
DRE #01476686

310-899-2755
pbrehme@leewestla.com



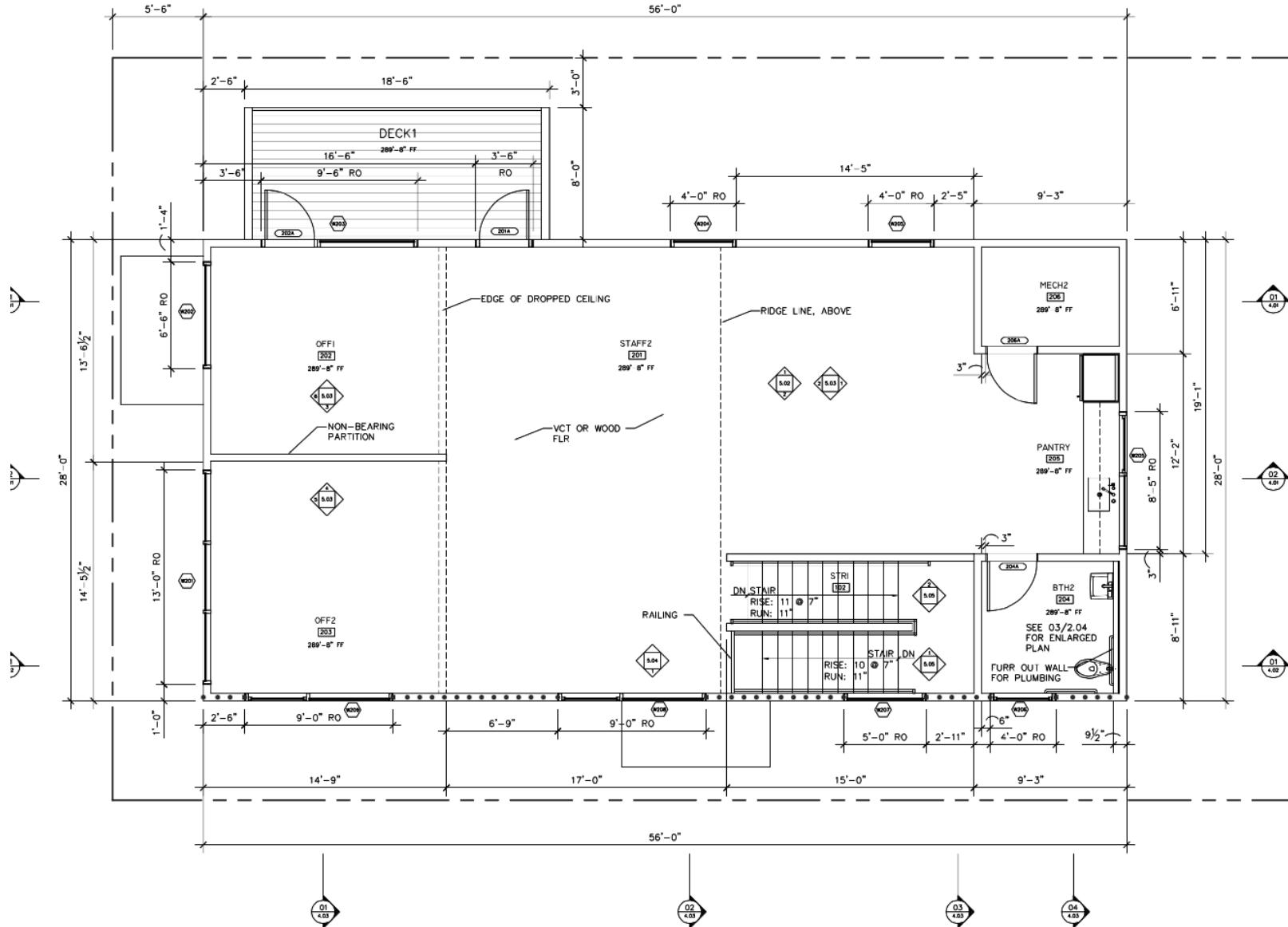
LEE &
ASSOCIATES

LEE &
ASSOCIATES



PAUL BREHME
PRINCIPAL
DRE #01476686

310-899-2755
pbrehme@leewestla.com



SOUTH LARCHMONT BLVD - AMENITIES



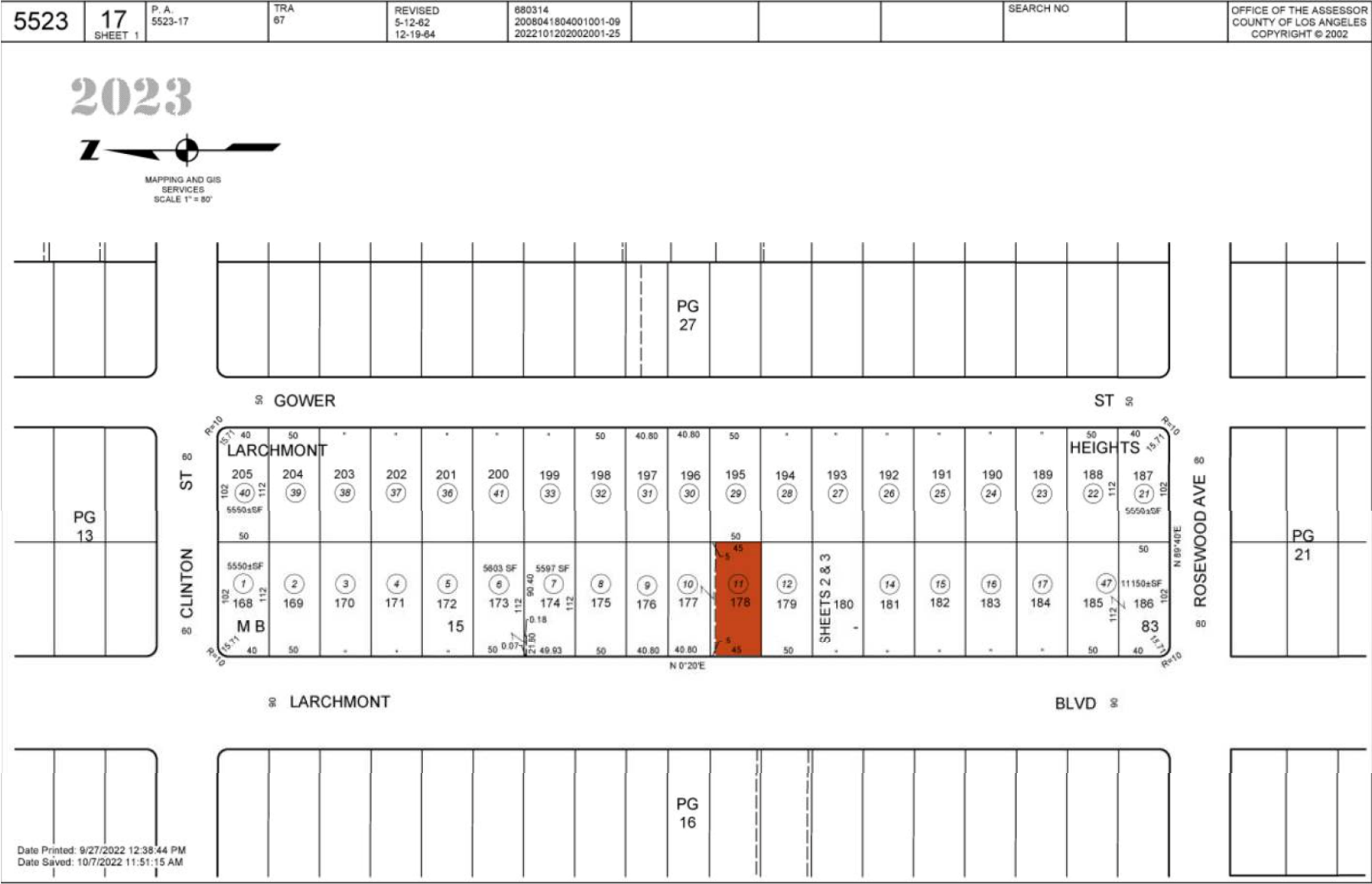
PAUL BREHME
PRINCIPAL
DRE #01476686

310-899-2755
pbrehme@leewestla.com



A DIVISION OF
 **LEE & ASSOCIATES**

PLAT MAP



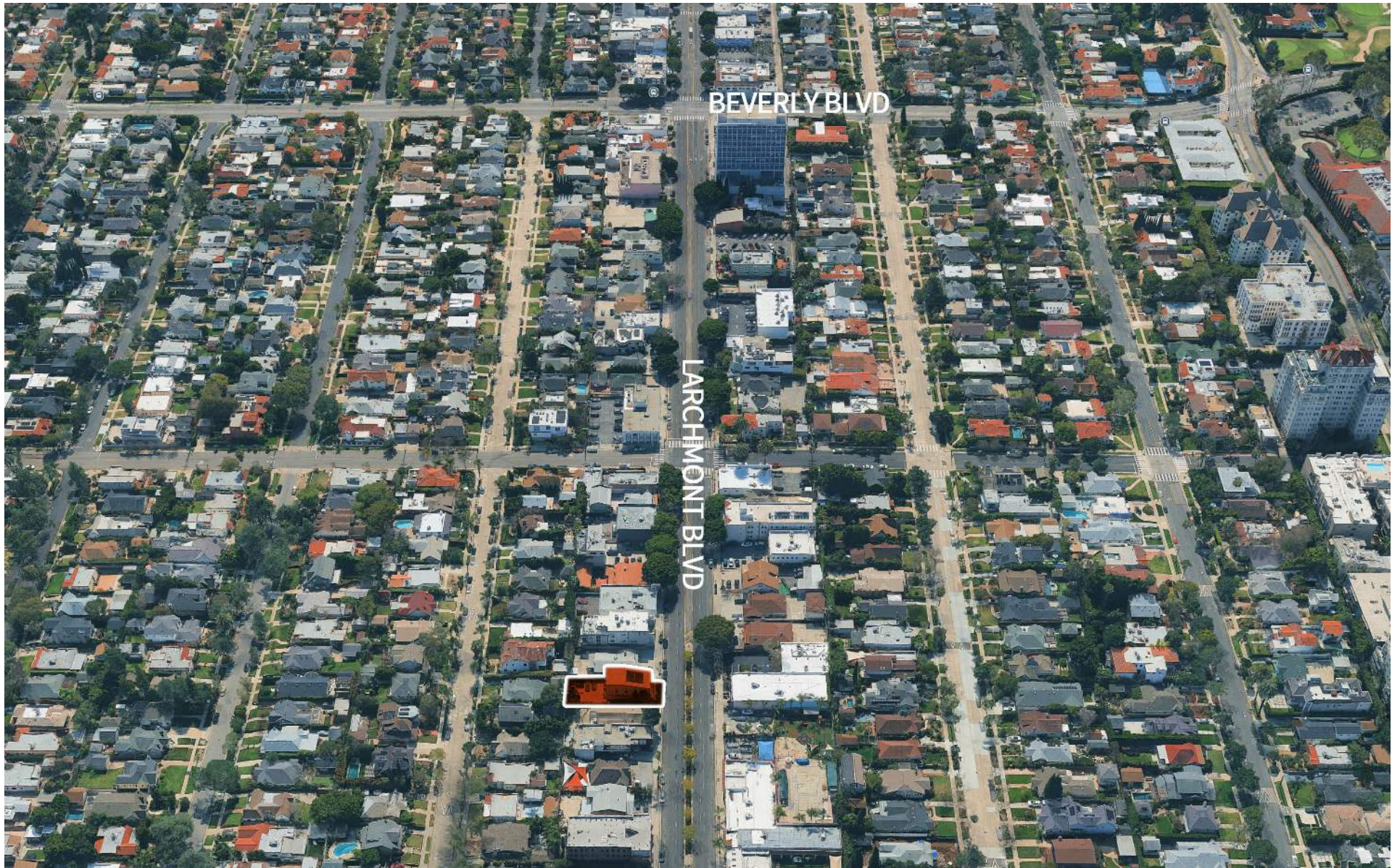
PAUL BREHME
PRINCIPAL
DRE #01476686

310-899-2755
pbrehme@leewestla.com



A DIVISION OF
 LEE & ASSOCIATES

AERIAL



PAUL BREHME
PRINCIPAL
DRE #01476686

310-899-2755
pbrehme@leewestla.com



A DIVISION OF
 **LEE &
ASSOCIATES**



PAUL BREHME
PRINCIPAL
DRE #01476686

310-899-2755
pbrehme@leewestla.com



A DIVISION OF
 **LEE &
ASSOCIATES**