TURNKEY OWNER-USER RETAIL OPPORTUNITY

1660 S LA CIENEGA BLVD
LOS ANGELES, CA

OFFERING MEMORANDUM

MATTHEWS™

PICO ROBERTSON CORRIDOR

1660 S LA CIENEGA BLVD
LOS ANGELES, CA 90035

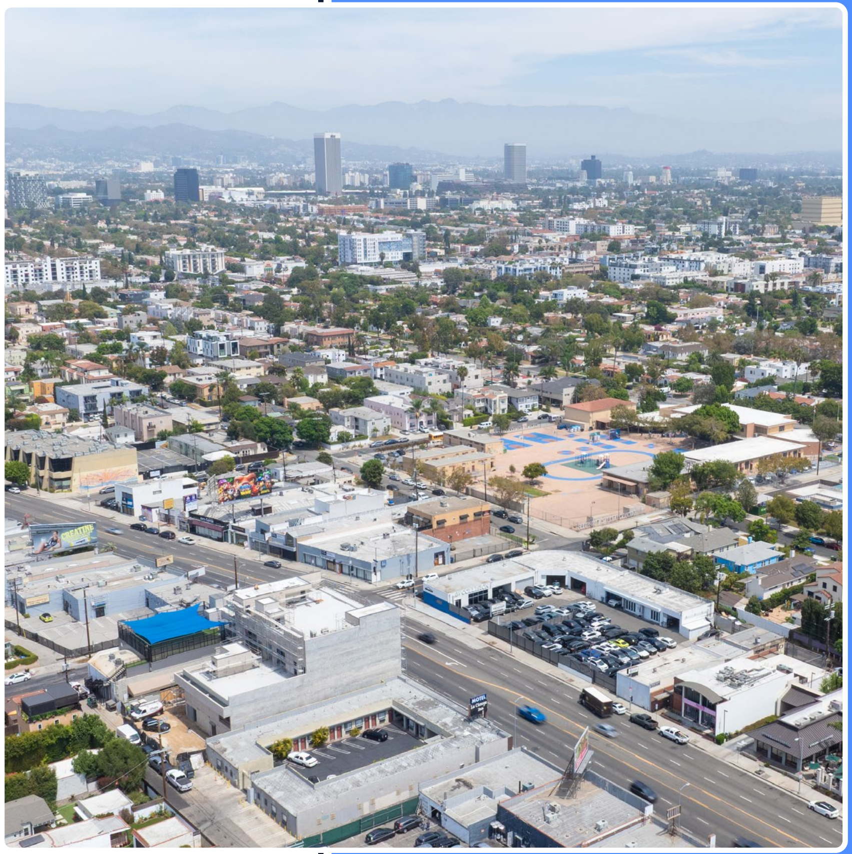
PROPERTY DETAILS

$3,350,000 LIST PRICE	$520 PRICE PER SF	±6,440 SF GLA
5068-008-016 APN	1981 YEAR BUILT	±6,692 SF LOT SIZE

PROPERTY HIGHLIGHTS

- 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 ±73,000 vehicles per day.
- ±6,440 SF of Retail, 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.
- 1660 offers ±6,440 SF GLA with 80 feet of frontage on La Cienega Blvd and a dedicated roll-up door off Alvira St.

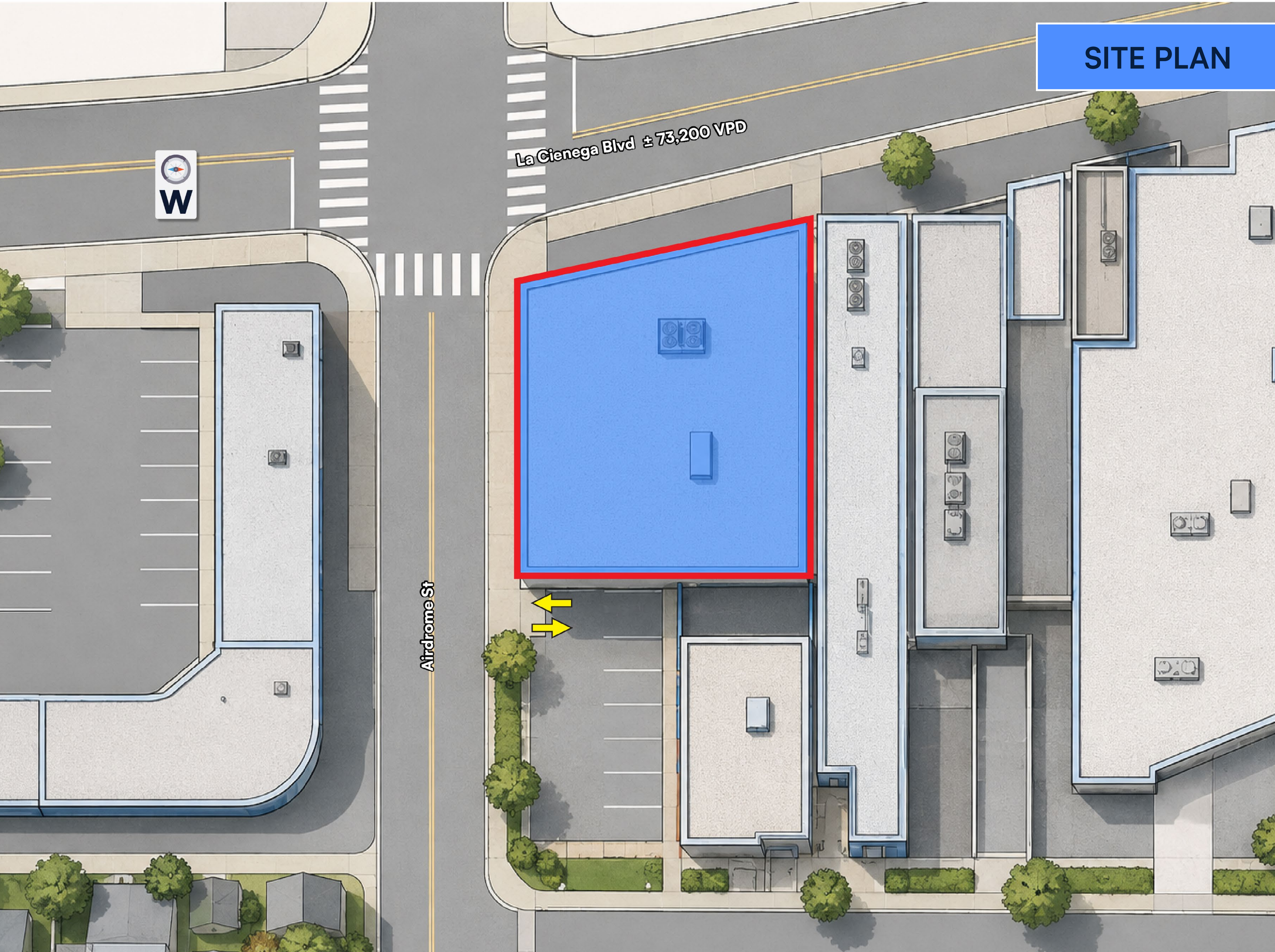
EXTERIOR PHOTOS



INTERIOR PHOTOS

LOS ANGELES RETAIL RENAISSANCE

SITE PLAN



LOS ANGELES, CA

	1 MILE	3 MILE	5 MILE
2025 Population	42,199	337,134	975,273
2025 Households	16,992	149,899	418,702
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

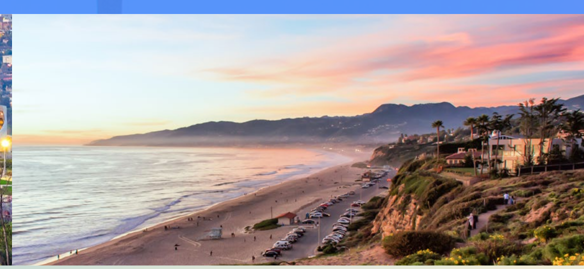
As the nation's second-largest metro, the Los Angeles Metropolitan Area is a globally influential economic hub defined by its scale, cultural impact, and diverse industry base. Driven by strengths in entertainment, international trade, technology, tourism, and aerospace, the region benefits from strong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

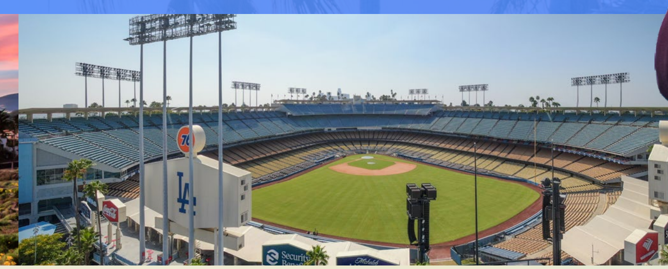
9,775,632
LA County Population

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
KAISER PERMANENTE®
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

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**

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

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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