

401-409

N. ROBERTSON BLVD.

A HIGH STREET RETAIL AND OFFICE ACQUISITION OPPORTUNITY
WITH VALUE-ADD RETURNS IN THE HEART OF WEST HOLLYWOOD, CA



Jones Lang LaSalle Americas, Inc. ("JLL"),
real estate license #01223413



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The Offering

JLL has been exclusively retained by Ownership to offer the opportunity to acquire 401-409 N. Robertson Blvd., a two-building retail portfolio with a bungalow-like feel (collectively the “Property”) totaling approximately +8,200 square-feet, located in West Hollywood, CA. The property offers significant upside to investors via potential refurbishment or redevelopment of 401-405 N. Robertson paired with a steady income stream provided by 409 N. Robertson. The buildings are positioned in the center of the West Hollywood Design District, with proximity to the Pacific Design Center and many of the top luxury brands, restaurants, and design houses on the west coast. Located in the highly affluent West Hollywood neighborhood, average home prices surpass \$2,770,000 and household income exceeds \$130,000. The property offers investors a unique value-add opportunity in the heart of West Hollywood.



PRICE
\$9,000,000



TENANTS
Kim Vo Salon



ADDRESS
401-409 N. Robertson Blvd.
West Hollywood, CA



SQUARE FEET
±8,200



OCCUPANCY
22%



YEAR BUILT
1931



SITE SIZE
0.20 AC, 8,827 SF



WALK SCORE
Walker's Paradise (93)



ZONING
C-N1



PARKING
Three (3) spaces



PARCEL NUMBER
4336-014-025

Tenant Overview

Kim Vo Salon is a high-end salon that caters to celebrity clientele. The lead stylist, Kim Vo, is world-renown as the “best blonder in the business” as defined in Vogue Magazine and has worked on numerous A-list celebrities including but not limited to: Gwyneth Paltrow, Uma Thurman, Katy Perry, Britney Spears, Kate Hudson, Goldie Hawn, Katherine Heigl, Mischa Barton, Alicia Silverstone, Camilla Alves, Heather Locklear, Pamela Anderson, Morgan Fairchild and Paris & Nicky Hilton. In 2014, Kim created the salon in partnership with celebrity fashion stylist Adeel Khan with his incredible team of skilled stylists and staff, hand-chosen for their individual and unique techniques to compliment the ‘Kim Vo’ experience. The Salon has occupied 409 N. Robertson for the past four years, and has over eight years of lease term remaining. The landlord has the option to terminate this lease at any time.

Visit company site at: <https://kimvosalon.com/salon-gallery>



(Kim Vo Salon)

Investment Highlights

DESIREABLE LOCATION IN THE HEART OF WEHO

The property is in the center of the West Hollywood Design District, which features some of the trendiest restaurants, fashion, and design brands on the West Coast. The immediate trade area surrounding the Property in West Hollywood is both affluent (average household incomes within a 3-mile radius exceed \$134,000) and extremely dense (population of more than 812,964 people within a 5-mile radius).



OWNER USER OPPORTUNITY

401-405 N. Robertson is unoccupied, making the Property the perfect opportunity for a designer, restaurateur, beauty, or fashion brand to plant roots in the premier design hub of the West Coast. The area is a flagship location for numerous high-end brands and design houses. The first floor space was formerly leased to Suit Supply; the second floor was occupied by an architecture firm. Further, this site could serve as a bungalow-style office campus for an owner user, whether that be a designer or production company.

VALUE ADD RETURNS & OPTIONALITY

401-405 N. Robertson is prime for a lease-up, remodel or redevelopment. Further, there is the option to terminate the lease at 409 N. Robertson and redevelop the space as well. C-N1 zoning allows both office and retail use, giving investors the option to choose between full retail, office campus, or mixed-use.

STRONG IN PLACE CASH FLOWS

409 N. Robertson is occupied by Kim Vo Salon, a successful beauty salon that has been in business for over a decade. The business is paying market rents, providing a steady income stream to the future investor for the next eight years. Strong in-place cash flows will alleviate carry costs associated with backfilling or redevelopment.

AREA OVERVIEW

Design & Fashion

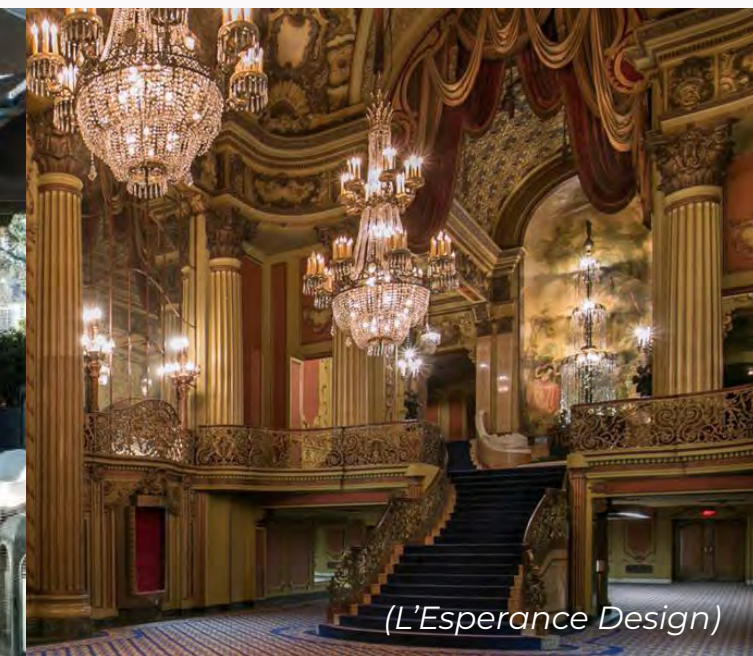
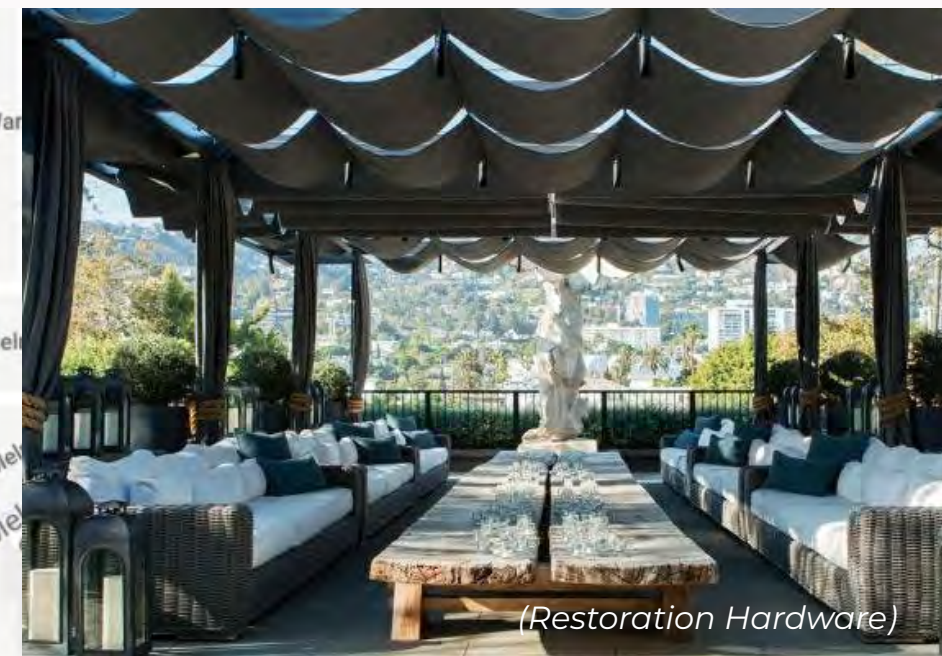
Dining & Lifestyle



AREA OVERVIEW CONT.

Trade Area

Area Businesses





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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage."