

910-916
SOUTH BARRINGTON AVE

Mixed-Use Investor or Owner-User Investment Opportunity in Brentwood (Los Angeles)

OFFERING OVERVIEW

Jones Lang LaSalle is pleased to present the opportunity to acquire over 4,700 square feet of prime real estate along the major thoroughways of South Barrington and San Vicente Boulevard. Located at 910-916 South Barrington Avenue, Los Angeles, CA 90049 (the "Property"), is a two-story building delivered vacant, presenting a unique opportunity in a market with high barriers to entry. The space can be configured to satisfy a plethora of uses including a corporate owner user structure, creative office space, an investment grade retail opportunity, or any combination thereof. The Property is situated within in-fill West Los Angeles at the gateway to Brentwood, one of most affluent areas in the region with Average Household Incomes topping \$175,000 within a three-mile radius of the Property.



**DOWNTOWN
LOS ANGELES**
CENTURY CITY

11601 WILSHIRE
500,000 SF OF CLASS A OFFICE

Offering Summary

Price:	\$5,200,000
GLA:	*4,742 SF
Office GLA:	1,918 SF
Retail GLA:	2,514 SF
Lot Area:	4,577 (0.1 Acres)
Occupancy:	0%

**Accounts for 310 Square Feet of patio space*

INVESTMENT HIGHLIGHTS

Property Allows for Great Use Optionality

The Property grants a unique opportunity to work with a blank canvas in one of the most sought-after locations within Los Angeles. The property's current zoning allows for retail, office, hotels, or multiple dwelling units. Additionally, the former Compartes space has a full kitchen with a vented hood and exhaust.

Dense Population and Affluent Trade Area

The Property is located within one of the most prestigious area codes in Los Angeles. Average Household Incomes within a 3-mile radius of the property are over \$175,000 with a population of 240,000 people. These incomes hold steady while population rises to nearly over 500,000 within a 5-mile radius.

Amenity Rich Location

The Property is situated within a walker's paradise with numerous retail, food & beverage, and financial services within a short walk from the subject property. Additionally, the Property allows for convenient access to the I-10 (121,350 VPD), 405 (310,000 VPD), and Expo Metro line providing premium connectivity to greater Los Angeles.



High Barriers to Entry

Within Brentwood and broader West Los Angeles, very few areas allow for an increase in density. Moreover, very few new developments are underway, thus perpetually increasing the value of quality assets in trophy locations such as Brentwood. Much of these assets are owned by legacy owners or owner users who invested for the foreseeable future. Just eleven properties have traded hands in the past three years across both retail and office assets, underscoring the inherent scarcity in this opportunity.

Popular Retail Corridor

Situated just behind San Vicente Blvd (29,274 VPD), the Subject Property is located adjacent to one of the most popular retail corridors in Brentwood. Located directly across San Vicente Blvd lies Brentwood Gardens, a popular retail destination that is home to a host of name brand tenants such as: California Pizza Kitchen, Orange Theory, and Sweet Green. The Property is located within one mile of four additional popular retail destinations with an array of tenants. From upscale dining tenants such as Katsuya, Baltaire, and Sugar Fish, to daily needs tenancy like Whole Foods and CVS, or boutique coffee shops like Blue bottle or Milk & Honey, the subject Property truly is located in the premiere retail corridor of Brentwood.

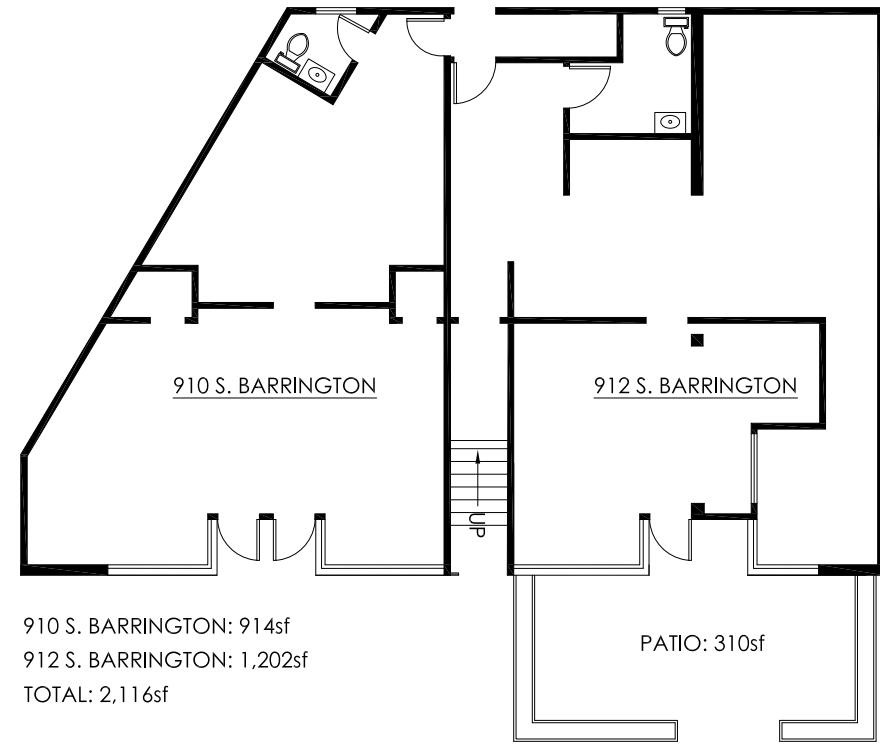
PROPERTY OVERVIEW

	Address:	910-916 S Barrington Ave
	Price:	\$5,200,000
	Occupancy:	0%
	GLA:	*4,742 SF
	Lot Area:	4,577 SF (0.1 Acres)
	Year Built/ Renovated:	1965
	APN:	4265-006-004
	Zoning:	LAC 1.5
	Parking:	7 Spaces

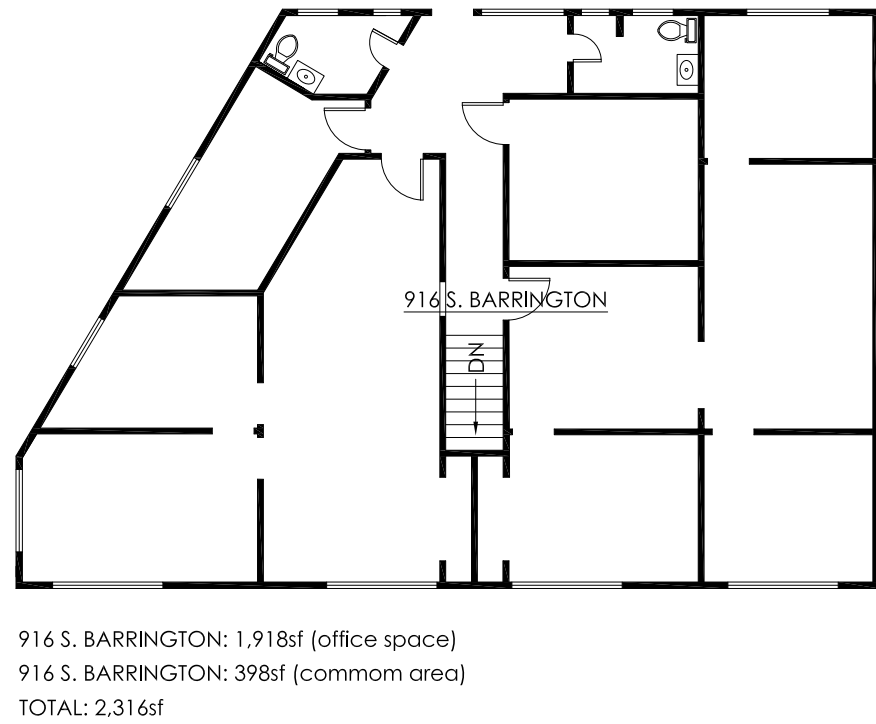
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SITE PLAN



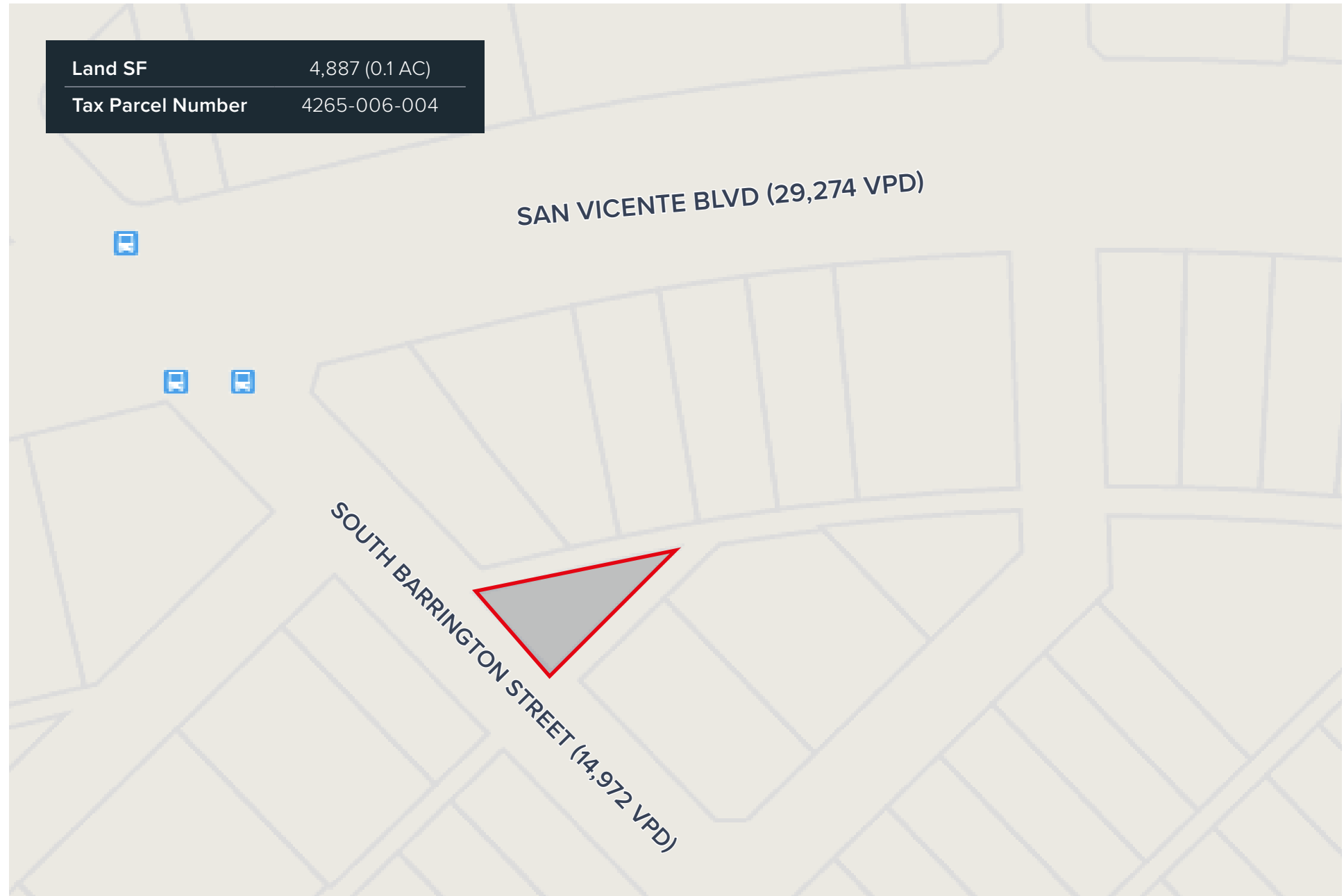
First Floor Plan



Second Floor Plan

PARCEL MAP

Land SF	4,887 (0.1 AC)
Tax Parcel Number	4265-006-004



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SOUTH BARRINGTON AVE

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