



Offering Memorandum

4531 Santa Monica Blvd.

4531 Santa Monica Blvd. East Hollywood, CA 90029
Industrial Warehouse

For Sale

PROPERTY WEBSITE

—lucrumre.com



EQUITY
UNION
COMMERCIAL



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4531 Santa Monica Blvd.

01. PROPERTY OVERVIEW



4531 Santa Monica Blvd.

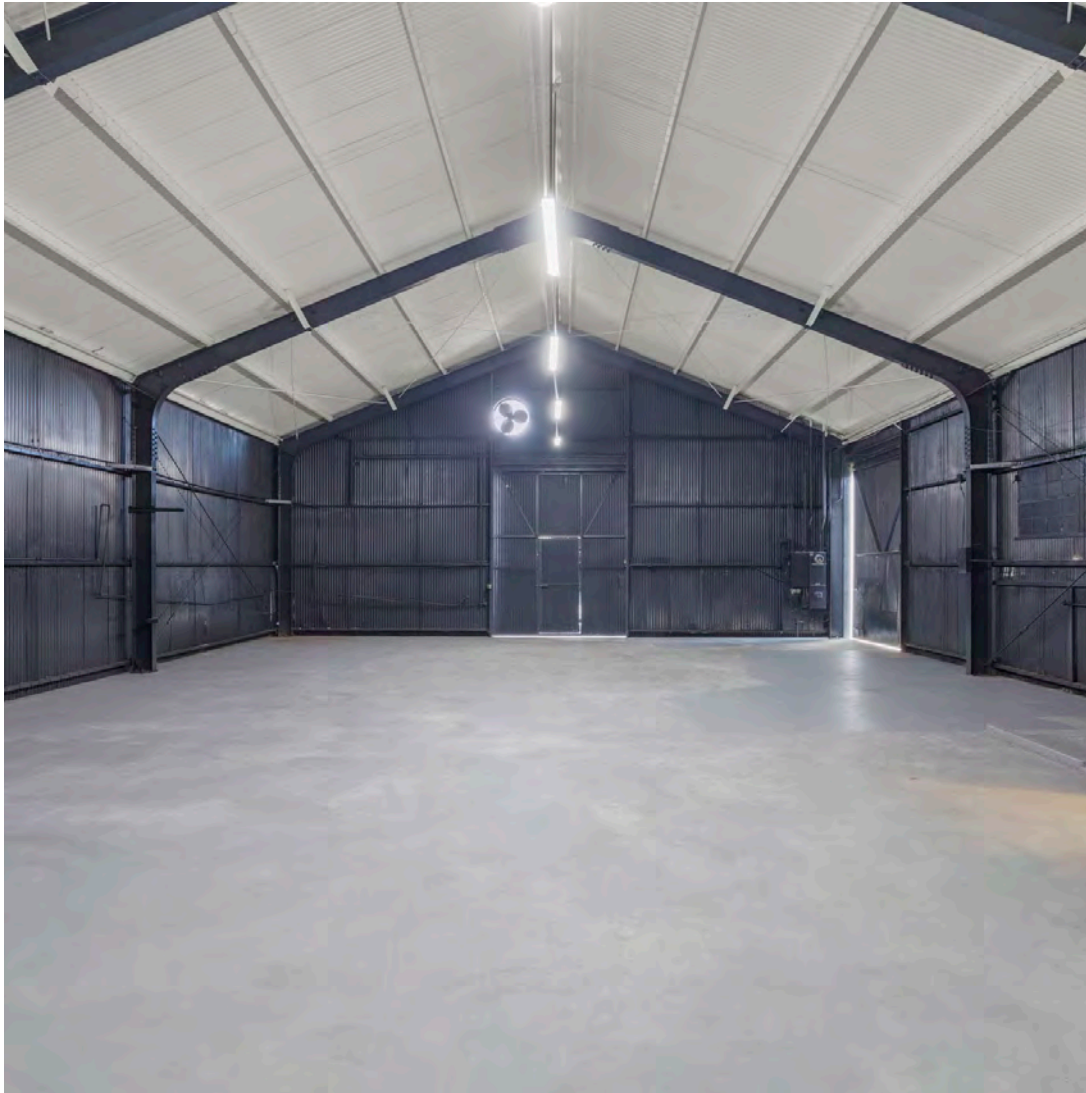
Property Overview

Street Address:	4531 Santa Monica Blvd.
City:	East Hollywood, Los Angeles
State:	California
Zip Code:	90029
APN:	5542-026-040
Rentable Square Feet:	± 2,604 SF
Lot Size:	± 5,317 SF
Year Built:	1949
Number of Tenants:	Vacant
Number of Buildings:	1
Number of Stories:	1
Water:	Master-Metered
Electric:	Master-Metered
Gas:	Master-Metered
Construction:	Metal
Roof:	Pitched
Parking:	Secured Lot
Zoning:	LAC2





4531 Santa Monica Blvd.



Property Description

Lucrum Real Estate Group is proud to present 4531 Santa Monica Blvd., which encompasses 2,604± square feet of light industrial warehouse space. The property is situated on 5,317± square feet of land in the City of East Hollywood, California. Zoned LAC2 and originally constructed in 1949, the building underwent renovation in 2023. Ownership has made strategic improvements, placing the space in rent-ready condition—suitable for an owner-user to move in with nominal upgrades required or an investor looking to lease and immediately realize its income-generating potential. The property also includes space for up to eight secured car parking spots, with plenty of additional street-metered parking.

In addition, certain capital improvements have been made, including an upgraded 200 AMP electrical panel, 4 circuit breakers, a gas shut-off valve, and a floor drain.

In its current state, the property provides an open floor plan, allowing for a new owner to update the property into any configuration, with high 20+ foot ceilings, (2) 15-foot loading bay doors, a gated and secured rear lot, as well as interior office space. This prefab a-frame, single-story light industrial warehouse building is constructed of steel beams, columns, and trusses with a corrugated metal shell.



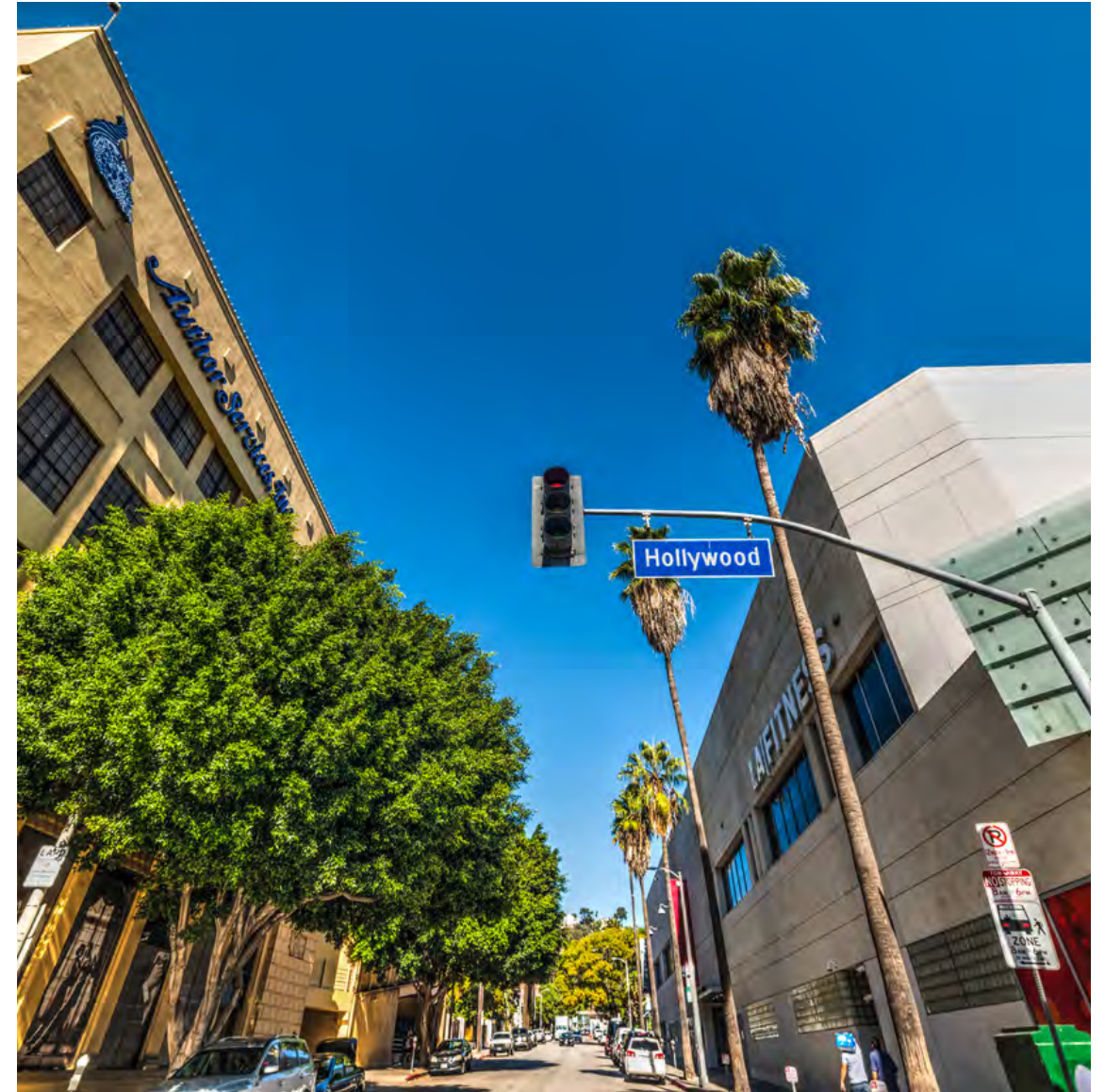
Location Description

East Hollywood, California, is a vibrant and diverse neighborhood known for its unique blend of cultures, history, and ongoing revitalization efforts, particularly along Santa Monica Boulevard.

Over the course of several years, East Hollywood has experienced significant growth and change which has been driven by a combination of factors.

Urban Revitalization: Efforts to revitalize the area, particularly along Santa Monica Boulevard, have brought new life to East Hollywood. The neighborhood has seen an influx of new businesses, residential developments, and community spaces, all contributing to its transformation. Santa Monica Boulevard serves as a central artery, attracting both small businesses and large-scale projects.

In addition, East Hollywood has become a focal point for new residential developments, with an increasing number of apartment complexes and mixed-use buildings. The demand for housing in Los Angeles, combined with East Hollywood's central location and access to public transportation, has driven new construction projects and renovations of existing structures.





With the expansion of public transit options, including the Metro Red Line, has made East Hollywood more accessible. The proximity to key transportation hubs has attracted new residents, particularly those seeking more affordable living options compared to adjacent neighborhoods like Los Feliz and Silver Lake.

As East Hollywood continues to grow, City Leaders have made Santa Monica Boulevard a focal point and plays a pivotal role in the neighborhood's revitalization.

Due to this focus, Santa Monica Boulevard has seen a resurgence of commercial activity, with an increase in restaurants, cafes, bars, and retail shops. Many of these businesses cater to the diverse community, offering a wide range of cuisines, products, and services. This commercial revitalization has made the area more attractive for both residents and visitors.

The area has embraced its cultural diversity, with various cultural hubs and artistic spaces emerging along Santa Monica Boulevard. The boulevard hosts events, art exhibitions, and community gatherings that reflect the neighborhood's eclectic character. The historic Barnsdall Art Park, located nearby, further enriches the cultural landscape of East Hollywood.

There have been ongoing efforts to improve infrastructure along Santa Monica Boulevard, including streetscape enhancements, pedestrian-friendly initiatives, and public safety improvements. These efforts have made the boulevard more accessible and appealing, encouraging foot traffic and economic activity.

East Hollywood, especially the area surrounding Santa Monica Boulevard, continues to evolve as a dynamic and diverse part of Los Angeles. The neighborhood's growth, revitalization efforts, and cultural richness make it an increasingly attractive place to live, work, and visit. As East Hollywood navigates the challenges of urban development, it remains a unique and vibrant community within the broader Los Angeles landscape.





4531 Santa Monica Blvd.

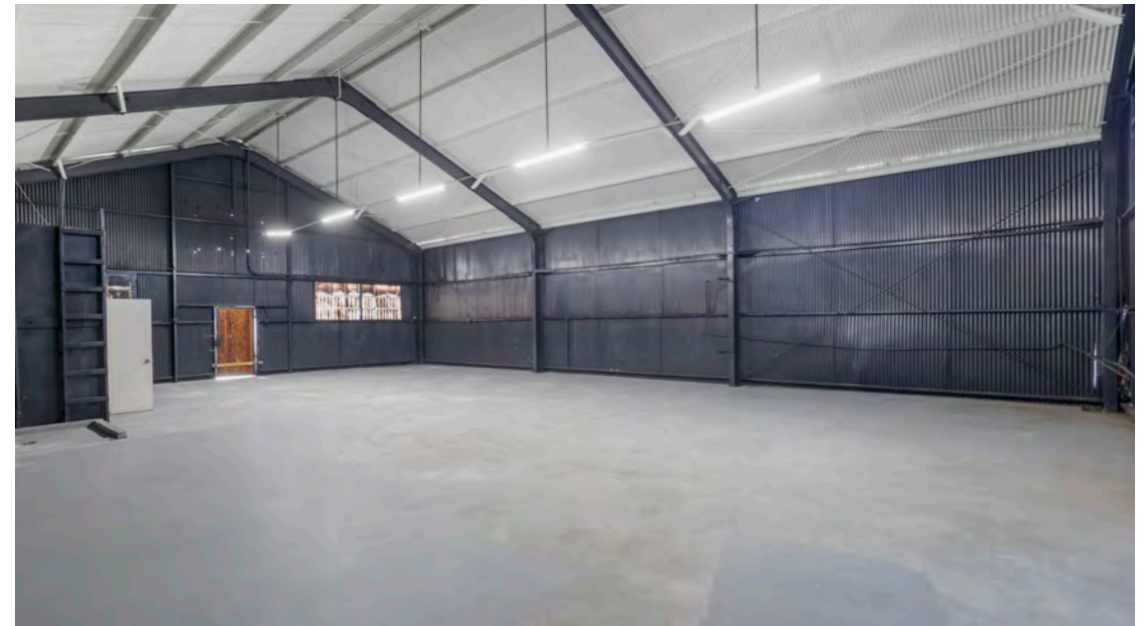
Property Highlights

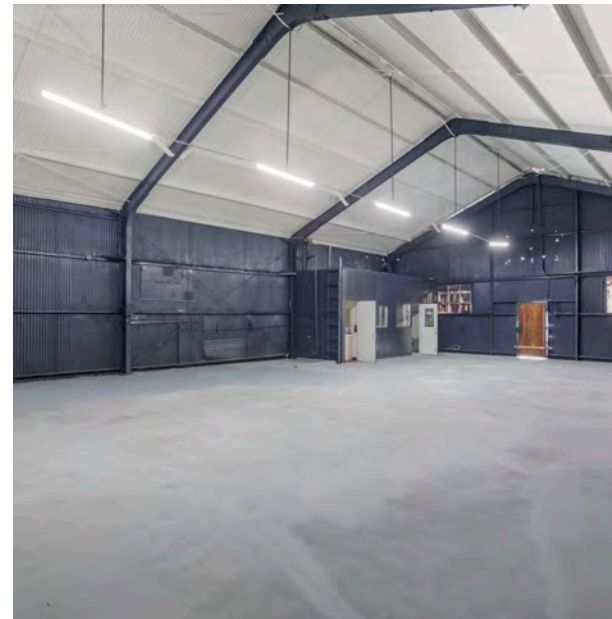
- + Vacant warehouse | light industrial flex space
- + Large gated and secured rear yard with up to eight car parking spots with plenty of additional street-metered parking
- + (2) 15' sliding loading bay doors
- + Enclosed private office with bathroom
- + Ideal owner-user application with SBA financing available
- + Minutes to Silver Lake, Los Feliz, Larchmont & K-Town

Location Highlights

- + Located on the Santa Monica Blvd. corridor
- + Daily traffic volume of over 29,000 vehicles per day
- + Steps from shopping, dining, entertainment
- + Centrally located near the 101 & 5 freeways



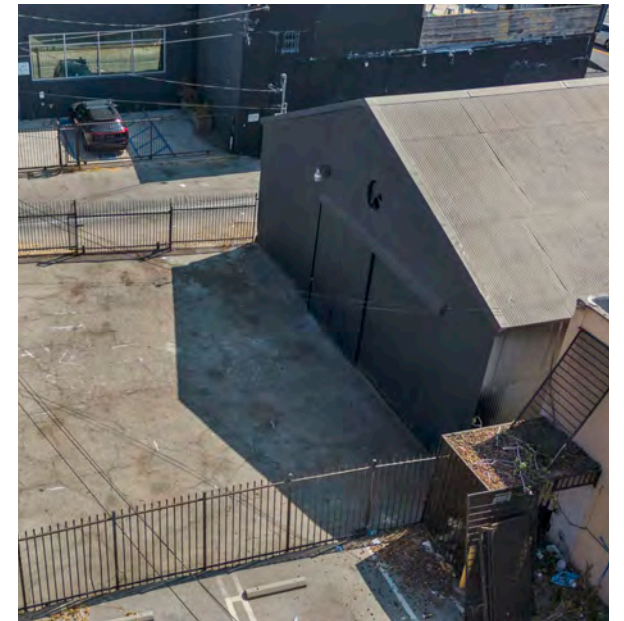


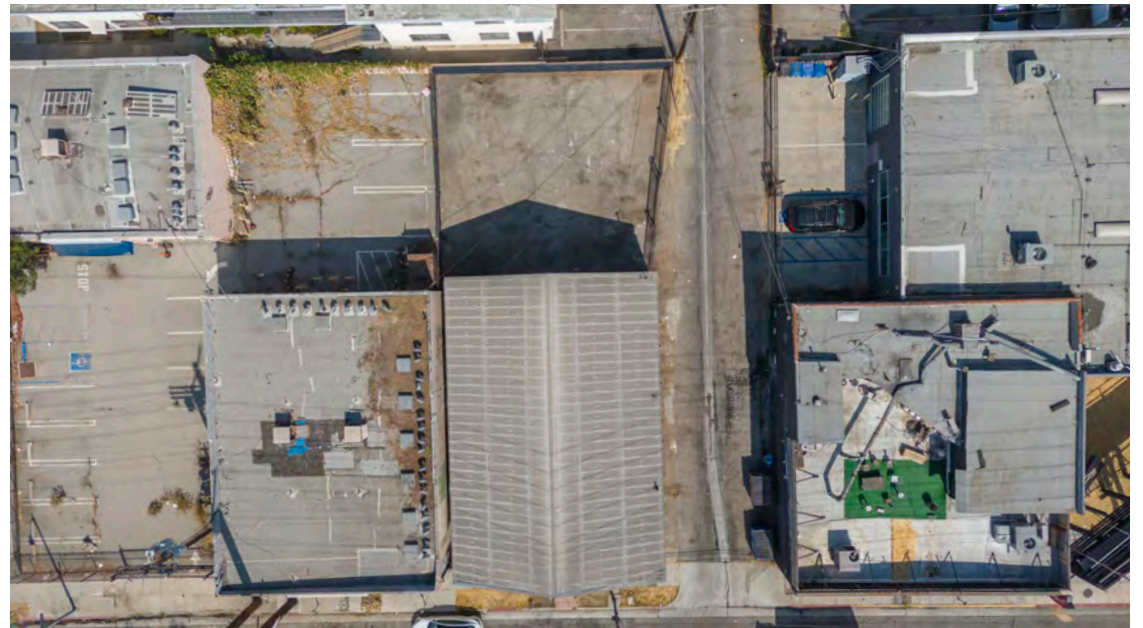
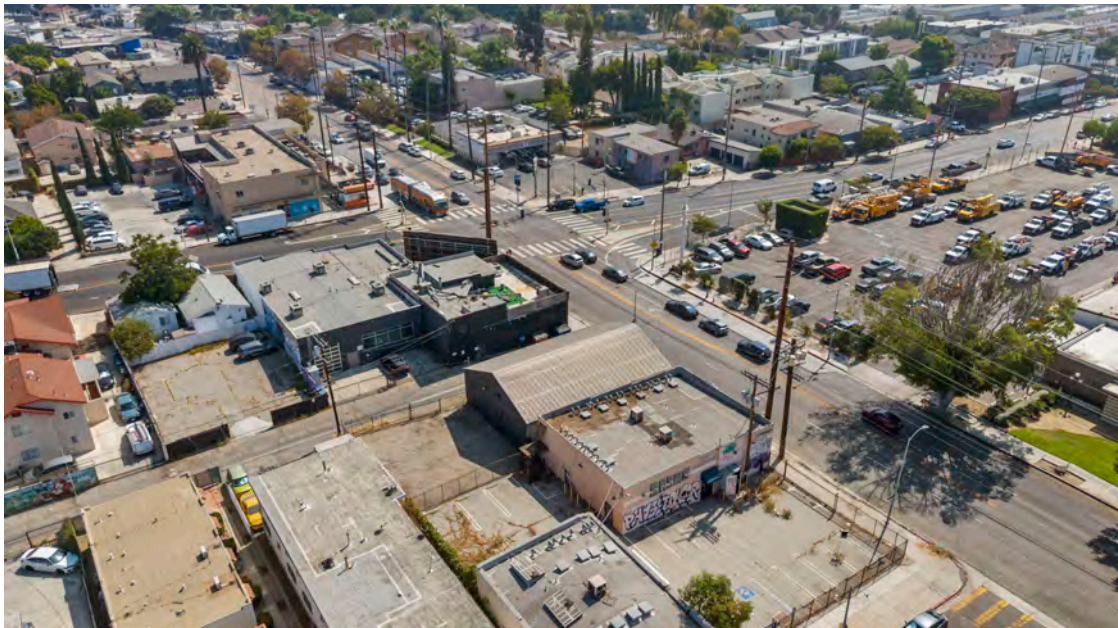






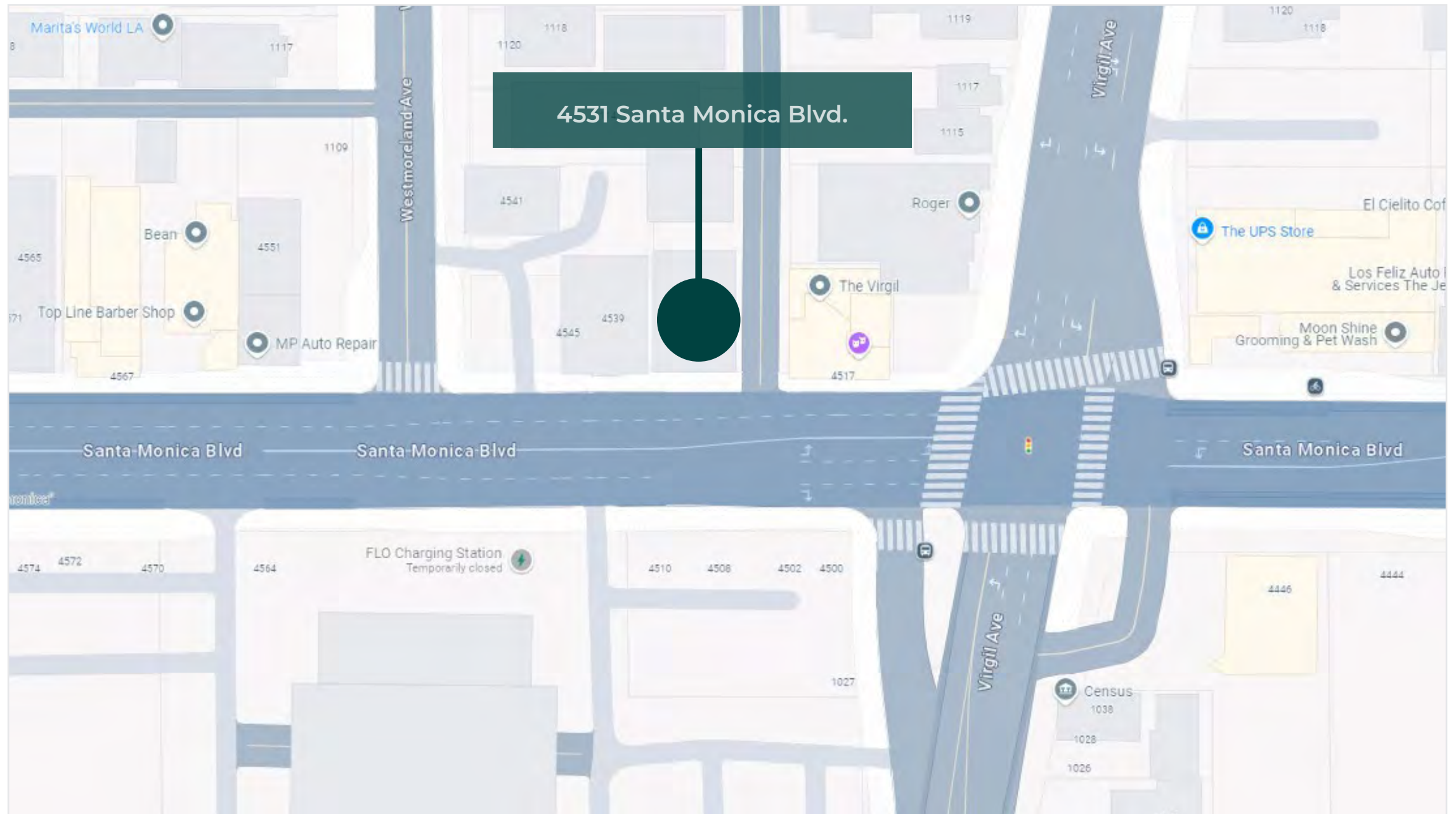








Street Map





Satellite Map (3D)





4531 Santa Monica Blvd.

04. AREA OVERVIEW



Points of Interest





4531 Santa Monica Blvd.

Points of Interest



Barnsdall Art Park (1.1 Miles)

located on a hill overlooking East Hollywood, Barnsdall Art Park offers a blend of art, culture, and history. It features the iconic Hollyhock House, designed by architect Frank Lloyd Wright, along with art galleries, theaters, and green spaces.



Los Angeles City College (0.4 Miles)

Founded in 1929, LACC is a prominent educational institution in the neighborhood. The campus features historical architecture, modern facilities, and a range of educational programs.



Thai Town (1.6 Miles)

East Hollywood is home to the first official Thai Town in the United States. This vibrant district along Hollywood Boulevard is known for its authentic Thai restaurants, markets, and cultural shops.



Virgil Village (0.3 Miles)

Although it's technically a small enclave within East Hollywood, Virgil Village has become a trendy spot known for its unique blend of local coffee shops, eateries, and art spaces.



Kaiser Permanente Los Angeles Medical Center Tahquitz Canyon: (1.1 Miles)

One of the leading pediatric hospitals in the nation, CHLA is a significant landmark in East Hollywood. While it's primarily a healthcare facility, it's an important part of the community for its contributions to pediatric care and medical research..



Demographics

Los Angeles, Los Angeles, CA

Los Angeles, located in Southern California, is a vibrant city known for its diverse range of attractions. With its sunny weather and beautiful beaches like Santa Monica and Venice, it's a paradise for outdoor enthusiasts. The city boasts a rich history, from its Native American roots to the Spanish colonization, and eventually becoming a hub for the entertainment industry. Los Angeles offers convenient access to a network of freeways, making it easy to explore the surrounding areas, including iconic destinations like Disneyland and Universal Studios.

Quick Facts:

+ The city's real estate market is famously diverse, offering everything from luxurious beachfront properties in Malibu to trendy lofts in the Arts District.

- + Los Angeles City boasts proximity to world-class destinations like Disneyland, just a short drive away in Anaheim, making it a family-friendly city with easy access to entertainment.
- + The city's real estate landscape often includes iconic landmarks such as the historic Hollywood Hills, where many celebrities reside, and the stunning Pacific Palisades with its scenic coastal properties.
- + With a temperate climate year-round, Los Angeles is an attractive destination for real estate investors, offering a lifestyle that combines business opportunities with access to a multitude of outdoor activities and cultural experiences.



Average Household
Income

\$106,931



Median Age
36 years old



2021 Estimated
Population

3,902,440



Total Households

1,384,851



Bachelors Degree
or Higher

33.51%



Overview

Los Angeles, California

The Los Angeles Metro Rail is an urban rail transportation system serving Los Angeles County, California. It consists of six lines, including two subway lines and four light rail lines serving 93 stations. It connects with the Metro Busway bus rapid transit system and also with the Metrolink commuter rail system.



The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D. C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Point Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

Los Angeles is on the leading edge of several growth industries. LA County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The LA Five-County area also has more than 700,000 people at work in health services / biomedical activities and 190,000 people in aerospace and technology.





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