

WEST HOLLYWOOD COMMERCIAL FOR SALE



Sale Price Reduced! Seller Motivated!

7,239± SF Building on 9,926± SF of Land

723-729 N Fairfax Ave, Los Angeles, CA 90046

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
OFFERING MEMORANDRUM

723-725 & 727-729 N FAIRFAX AVENUE
LOS ANGELES, CA 90046

Property Details

Total Building Area	7,139± SF
Total Land Area	9,926± SF
Total Parking:	11± Rear Surface Spaces
Zoning	LA C2-1VL
TOC	Tier 3
Opportunity Zone	No

723-725 N Fairfax Ave

Land Use:	Stores & Offices
Building Area:	3,319± Sq.Ft.
Year Built:	1957
Stories:	Two
Land Area:	4,964± Sq.Ft.
Assessor's Parcel #:	5527-012-008

727-729 N Fairfax Ave

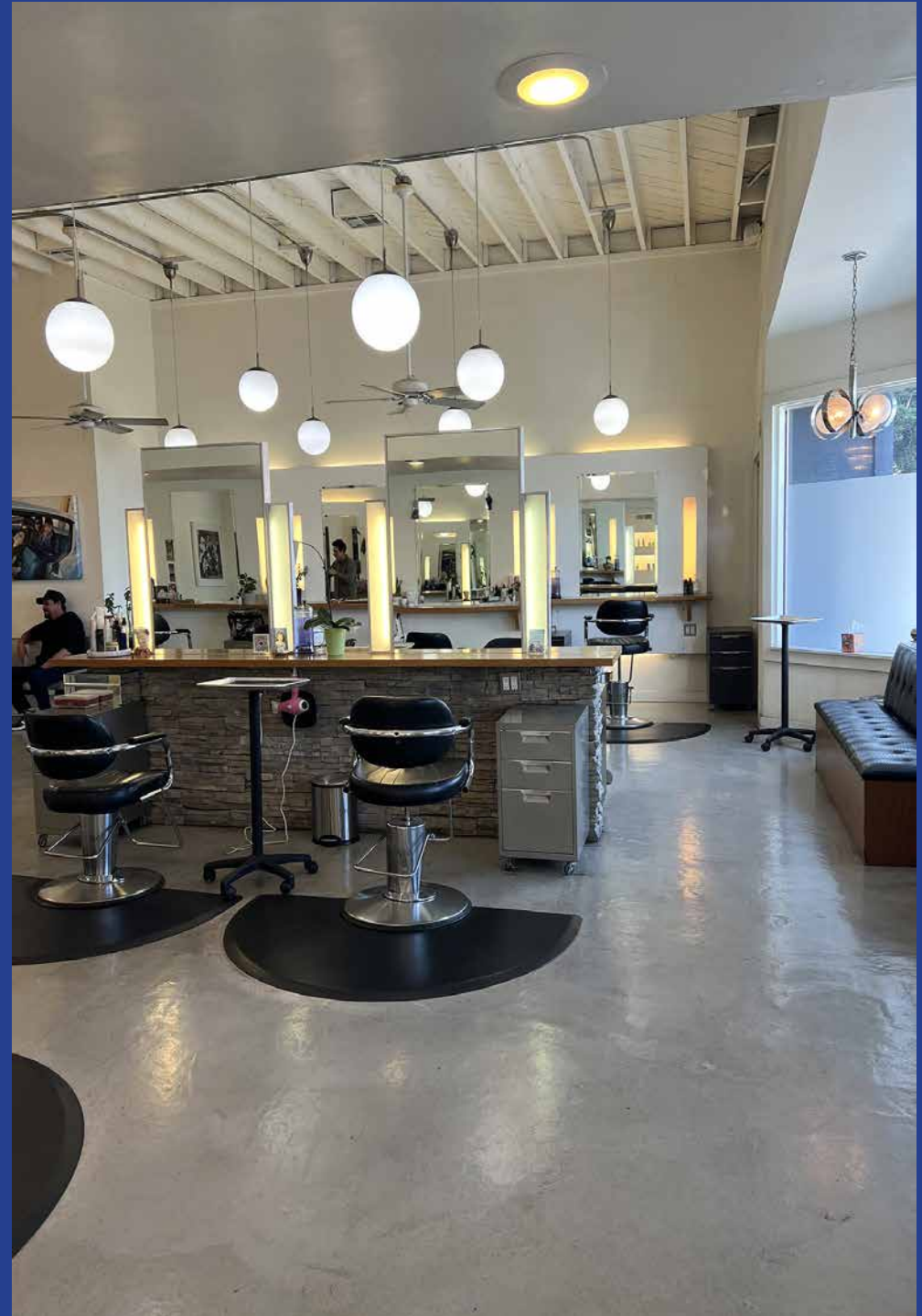
Land Use:	Stores & Offices
Building Area:	3,820± Sq.Ft.
Year Built:	1942
Stories:	One
Land Area:	4,962± Sq.Ft.
Assessor's Parcel #:	5527-012-007

Property Highlights

- Prime West Hollywood retail/office purchase opportunity
- Ideal for owner/user or investor
- Current \$252,608 annual gross income (all tenants are month-to-month)
- Rear surface parking for 11± vehicles
- 80' frontage on Fairfax Avenue
- Excellent signage and heavy traffic exposure
- Fantastic location just north of famous Melrose Avenue
- 3-1/2 blocks south of Santa Monica Blvd
- 3-miles west of the Hollywood (101) Freeway and 3 miles north of the Santa Monica (I-10) Freeway
- The site is close to many amenities, including the Sunset Strip, the Hollywood Walk of Fame, The Grove, Farmer's Market, Los Angeles County Museum of Art and the Peterson Automotive Museum

Sale Price: ~~\$4,500,000~~ \$3,900,000 (\$546.29 Per SF)

723-725 N Fairfax Ave



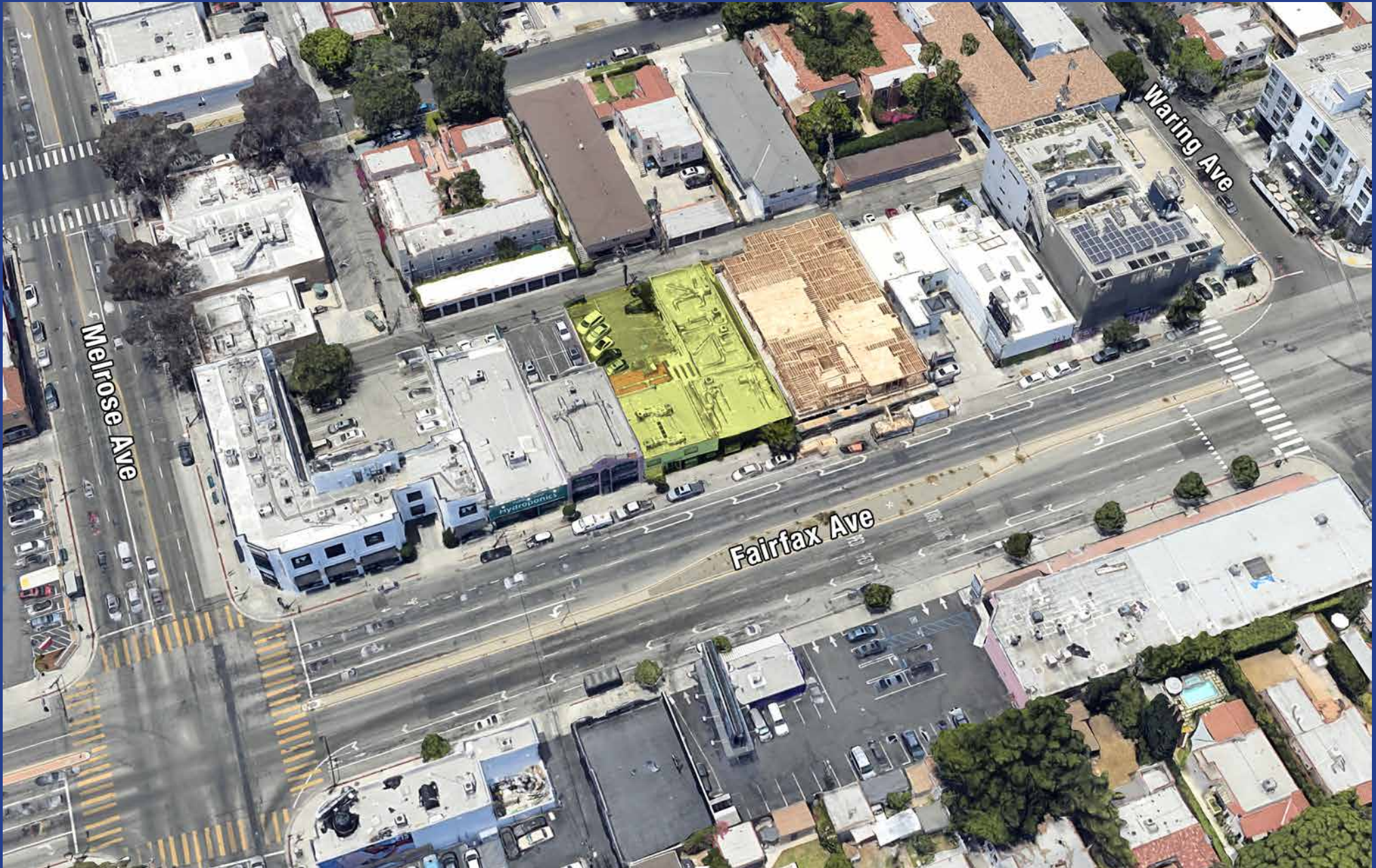
723-725 N Fairfax Ave



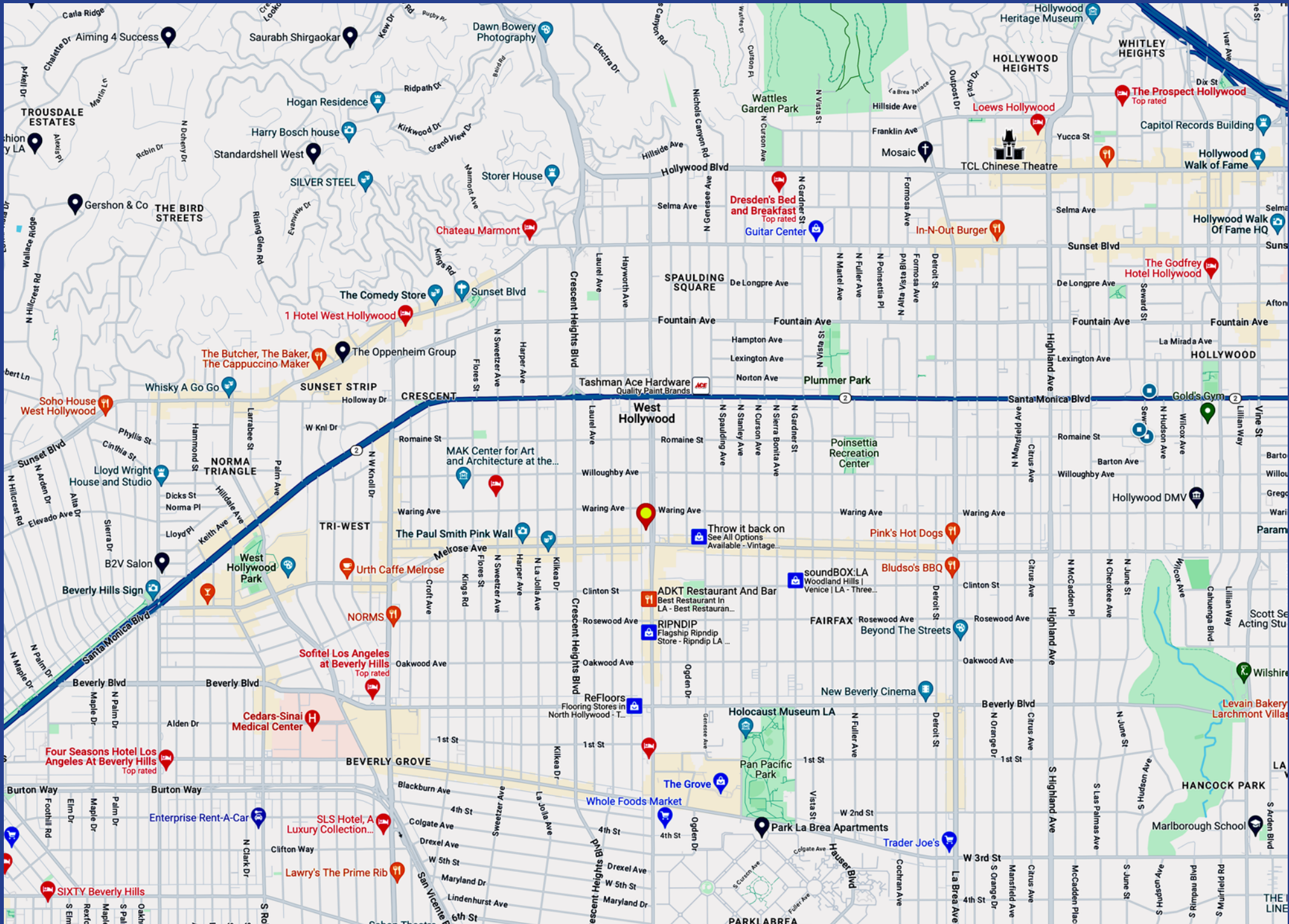
727-729 N Fairfax Ave



Aerial Photo



Area Map



West Hollywood Demographics

Economics

Income

\$79,645

Per capita income

nearly double the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$43,986

more than 1.5 times the amount in California: \$45,591

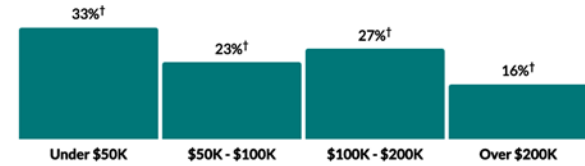
\$89,034

Median household income

about the same as the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$89,105

a little less than the amount in California: \$91,905

Household income



Show data / Embed

Housing

Units & Occupancy

25,477

Number of housing units

the Los Angeles-Long Beach-Anaheim, CA Metro Area: 4,730,219

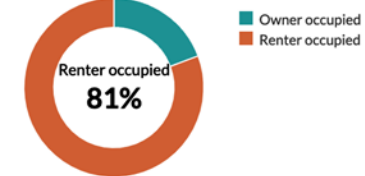
California: 14,424,442

Occupied vs. Vacant



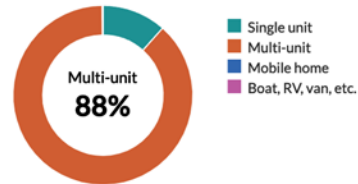
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Ownership of occupied units



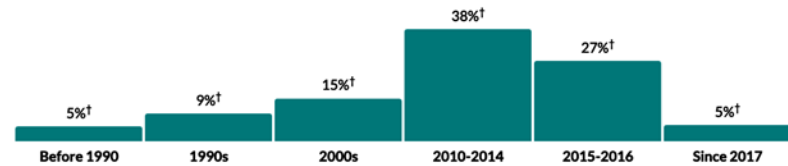
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Types of structure



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Year moved in, by percentage of population



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Value

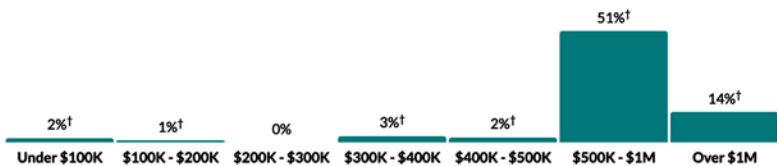
\$898,900

Median value of owner-occupied housing units

about 20 percent higher than the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$772,000

about 1.4 times the amount in California: \$659,300

Value of owner-occupied housing units



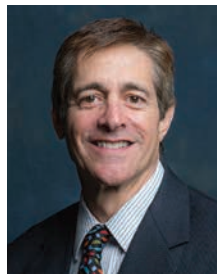
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Los Angeles, CA 90046

7,139± Sq.Ft. Total Building Area
9,926± Sq.Ft. of Land

Prime West Hollywood Commercial
Purchase Opportunity

Sale Price Reduced!



Exclusively offered by

Jeff Luster

CEO

213.747.4152 office

213.804.3013 mobile

jeff@majorproperties.com

Lic. 00636424

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