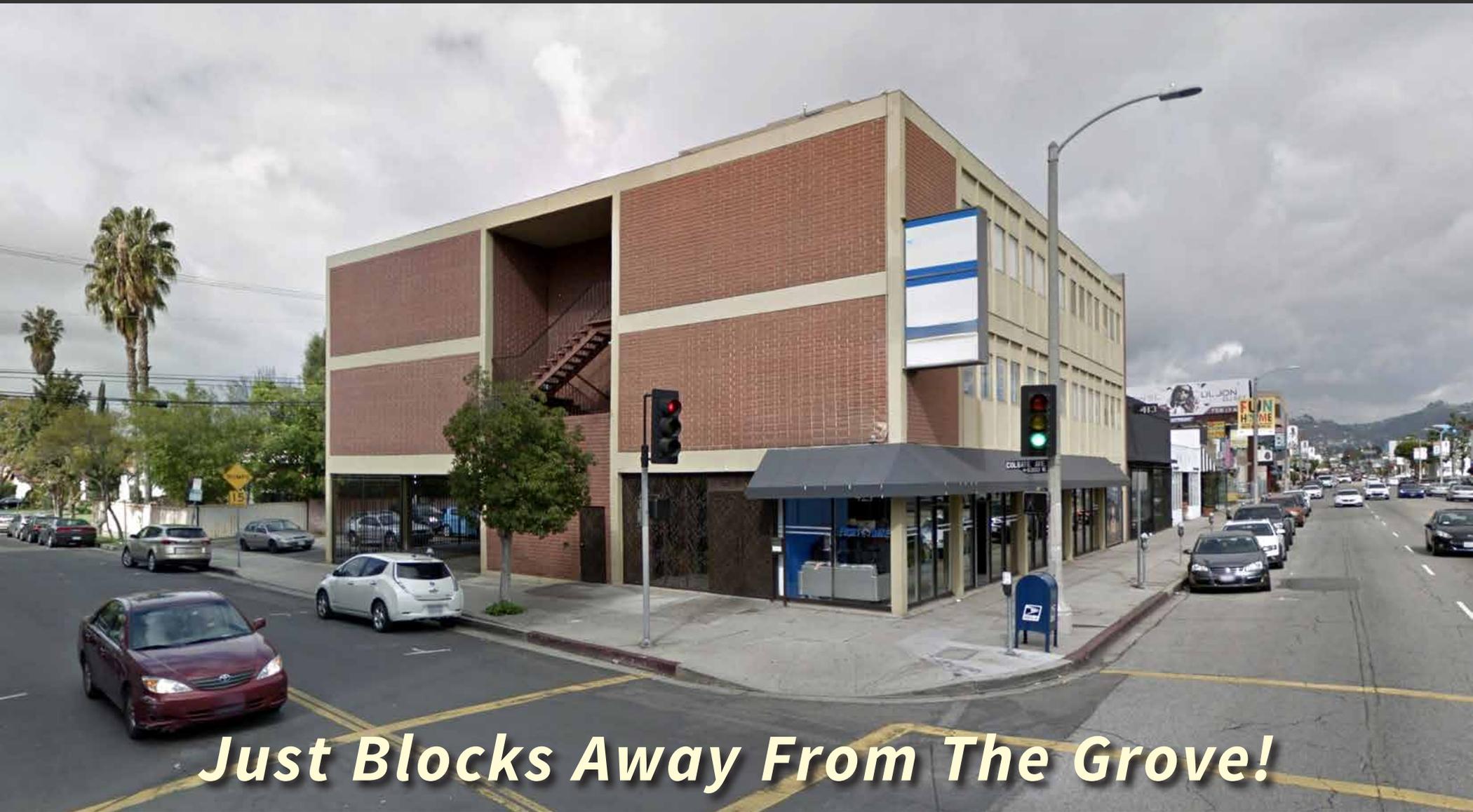


PRIME FAIRFAX OFFICE/RETAIL PROPERTY

15,624 SF 3-Story Building For Sale | 3,100 SF For Lease



Just Blocks Away From The Grove!

421-425 S Fairfax Avenue
Los Angeles, CA 90036

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MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

FAIRFAX-COLGATE BUILDING

421-425 S Fairfax Ave, Los Angeles, CA 90036

SALE DETAILS

Building Area	15,624 SF
Land Area	9,350 SF
Construction	Steel
Year Built	1964 (Renovated 2015)
Parking	13 Covered + 20 Surface Spaces
HVAC	Yes
Elevator	Yes (Recently Fully Modernized)
Security Cameras	Yes (New 4K System)
Zone	LA C2-1VL-O
APN	5511-039-032

Sale Price Reduced to \$12,999,999 (\$832.05 Per SF)

LEASE DETAILS

Ground Floor Retail 2,400 SF (Divisible to 1,000 & 1,400 SF)
Amenities: Excellent Visibility; Permitted FLAG Sign on Fairfax;
Great Natural Light; 3 Doors; HVAC; 11' Ceiling; Main Room,
Back Room, Massage Room, and 3 Restrooms.

2nd Floor Office Area 700 SF

Lease Rental Reduced to \$2.75 Per SF NNN

OFFERING HIGHLIGHTS

Major Properties proudly presents the Fairfax-Colgate Building—a standout addition to the L.A. office market.

Renovated in 2015, this three-story, 15,624-square-foot building sits on a 9,350-square-foot lot, offering prime signalized corner exposure and signage on busy Fairfax Avenue. The 2025 traffic count is 35,444 vehicles per day.

The ground floor retail consists of 2,400 SF with 3 restrooms. The office space is on the 2nd and 3rd floor, with 2 restrooms on each floor. The 2nd and 3rd floors are 5,920 SF each. The penthouse is 1,035 SF. The building size per Assessor is 14,181 SF, and the gross footage with penthouse and stairwell is 15,624 SF.

The property offers onsite surface and covered parking for 33 vehicles, in addition to abundant metered street parking in the immediate area.

Situated at the northwest corner of Fairfax Avenue and Colgate Avenue, the property is across Colgate from Samy's Camera, and is just 3 blocks south of 3rd Street and the Farmer's Market and Grove shopping mall. Park La Brea is across Fairfax, where plans have been approved for Palazzo #3 (verify).

Cedars-Sinai Medical Center and the Beverly Center are just minutes away. The Metro Purple Subway Line is poised to open in the near future along Wilshire Blvd, 7 blocks to the south.

The neighborhood includes CBS Studios, Canters Deli, Pan Pacific Park, Peterson Automotive Museum, Los Angeles County Museum of Art, La Brea Tar Pits, and the site is adjacent to Beverly Hills, West Hollywood, Hollywood, and the Miracle Mile.

PROPERTY PHOTO



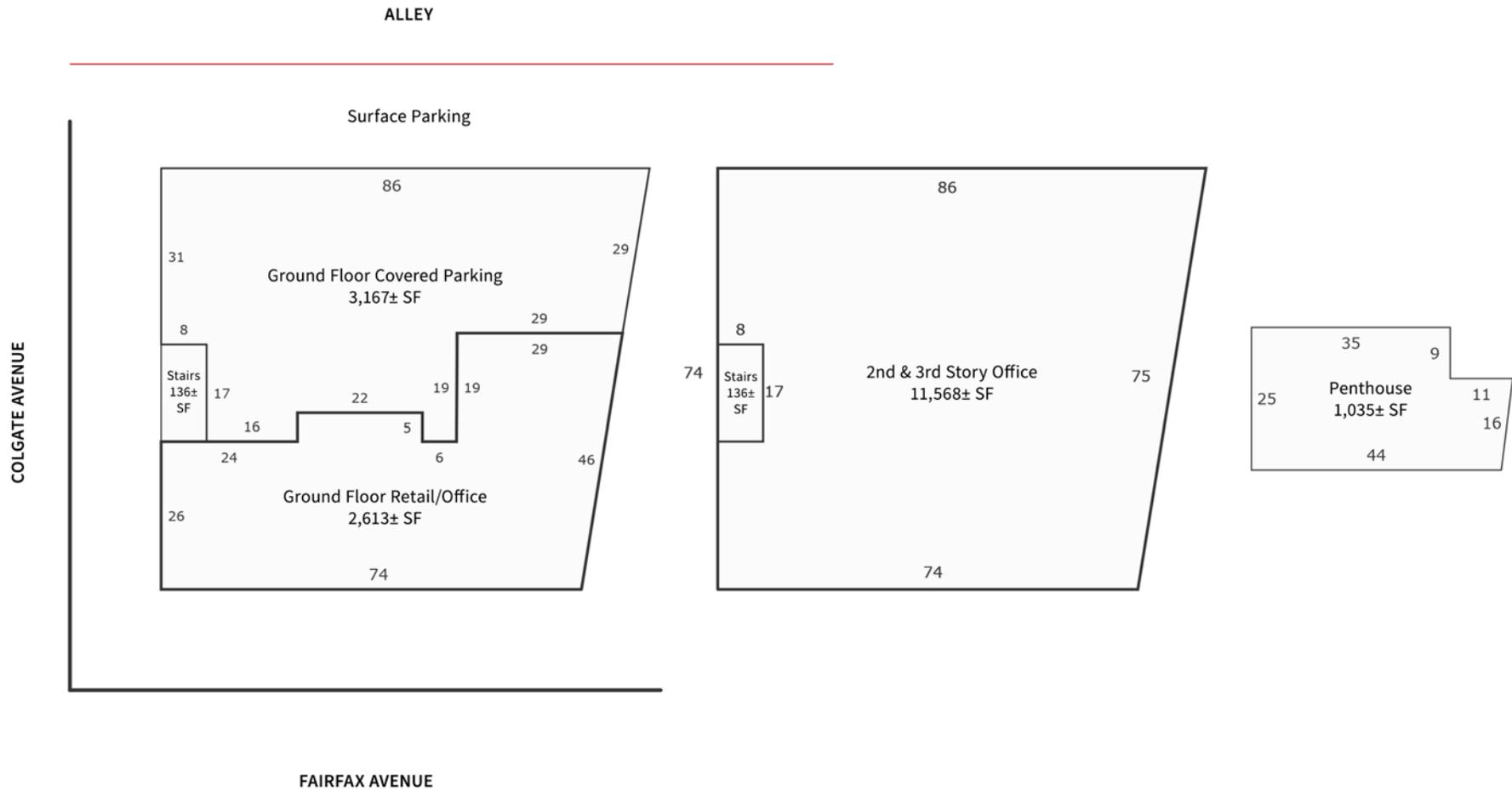
FAIRFAX-COLGATE BUILDING

PROPERTY PHOTO

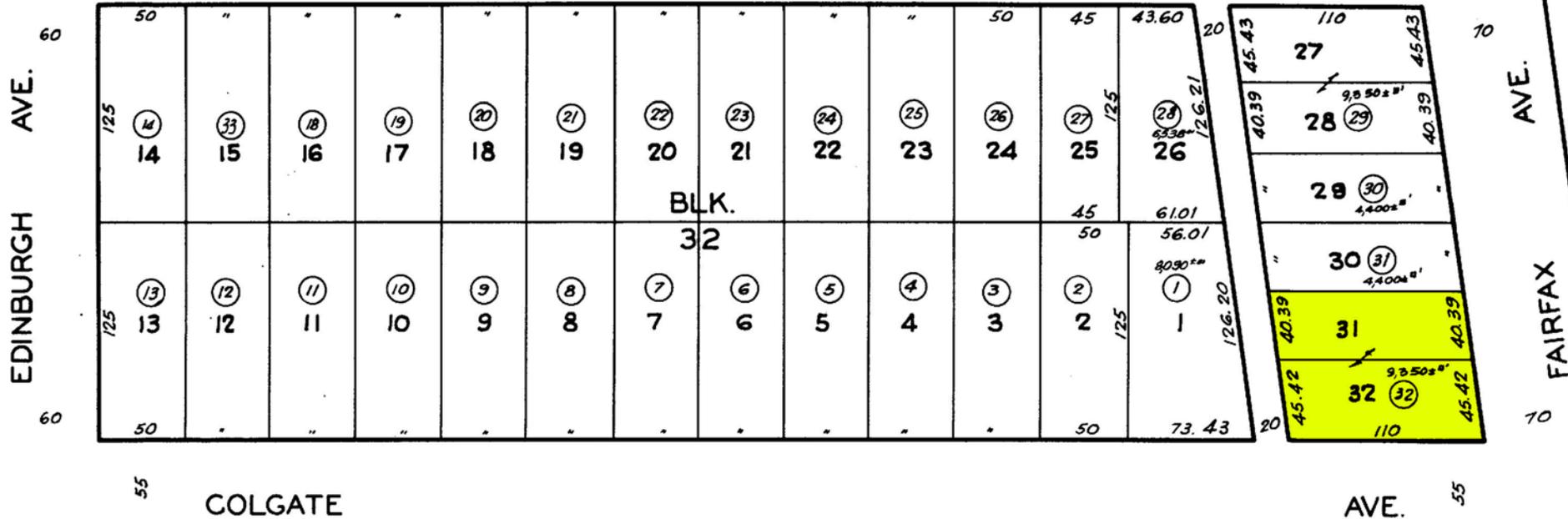


FAIRFAX-COLGATE BUILDING

SITE PLAN



PLAT MAP



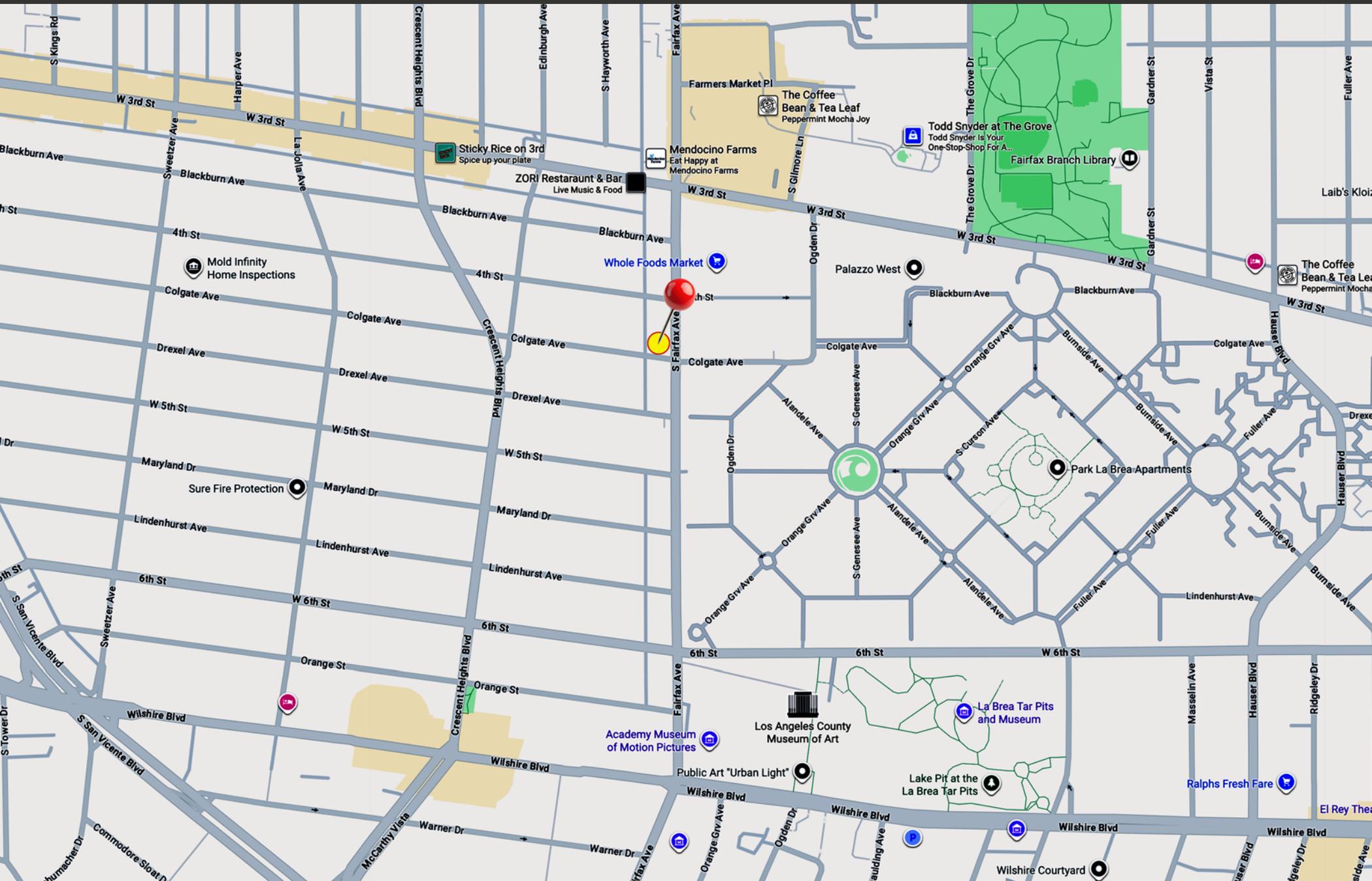
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FAIRFAX-COLGATE BUILDING

AREA MAP



FAIRFAX-COLGATE BUILDING

NEIGHBORHOOD AMENITIES



FAIRFAX-COLGATE BUILDING

NEIGHBORHOOD PROJECT

The owners of Television City have scaled back their plans to enlarge and modernize the landmark Los Angeles studio where CBS began making shows to broadcast nationwide at the dawn of the television age.

Formerly known as CBS Television City, the studio is less than one mile north of the Fairfax–Colgate Building. It is next to popular tourist attractions the Original Farmers Market and the Grove shopping center in the Fairfax district where it has been operating since 1952 as a factory for such hit shows as “All in the Family,” “Sonny and Cher” and “American Idol.”

CBS sold the famous studio for \$750 million in 2019 to Hackman Capital Partners, one of the world’s largest movie lot owners and operators. CBS continues to occupy Television City as a tenant.

Hackman Capital announced a \$1.25-billion plan two years ago to expand and upgrade facilities on the lot at Beverly Blvd and Fairfax Ave in hopes of harnessing strong demand in the region for soundstages, production facilities and offices for rent on studio lots.

Hackman Capital on Friday will update its application to the city to enhance the studio, saying it is responding to feedback about the project from nearby residents, stakeholders and city officials. If approved, the new project is expected to be completed by 2028.

The studio owners also brought in a new design architect, Foster + Partners. The London-based firm is led by Norman Foster, a prominent architect whose designs include the pickle-shaped Gherkin skyscraper in London and the master plan for the \$2-billion One Beverly Hills condominium and hotel complex under construction in Beverly Hills.

Hackman Capital, which operates studios in the U.S., Canada and U.K., is also responding to changing conditions in the office rental market, which has contracted since the COVID-19 pandemic drove



many companies to work remotely at least some of the time. Plans still call for creating new offices, but there would be fewer of them.

Foster’s new design eliminates a 15-story office tower on the west side of the lot, cutting 150,000 square feet of offices to rent to entertainment-related firms. Another 15-story office tower remains in the plan, but other building heights have been lowered, particularly along the perimeters, Hackman Capital said.

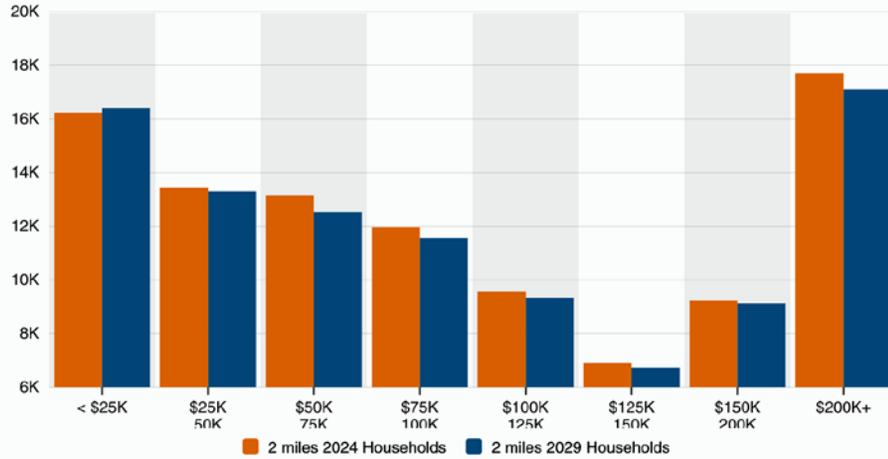
The plan still represents an addition of more than 980,000 square feet to the 25-acre site at Beverly Boulevard and Fairfax Avenue that retains a suburban-style low-density appearance with soundstages, low-rise offices and support facilities flanked by asphalt parking lots.

The company’s proposal calls for combining old and new space to create 700,000 square feet of offices to support production on the lot and an additional 550,000 square feet of offices for rent to entertainment and media companies, the company said.

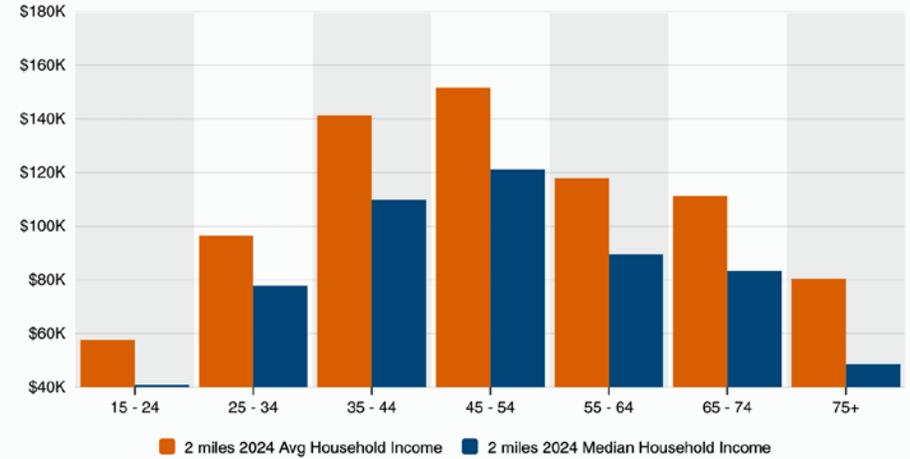
FAIRFAX–COLGATE BUILDING

NEIGHBORHOOD DEMOGRAPHICS

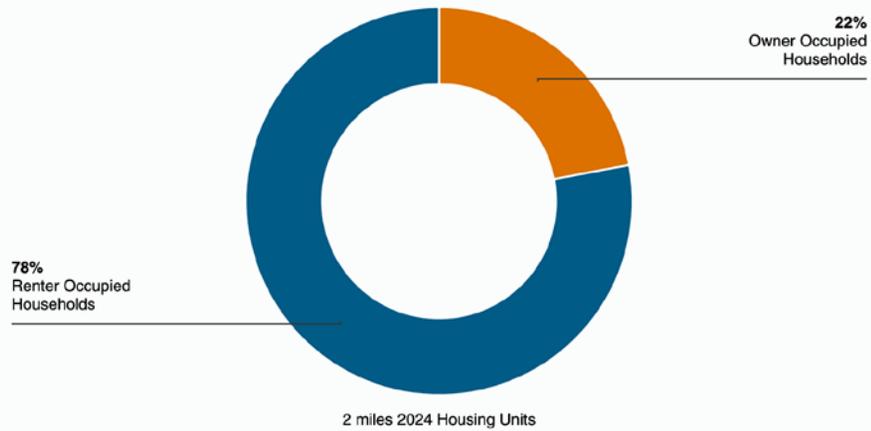
Household Income



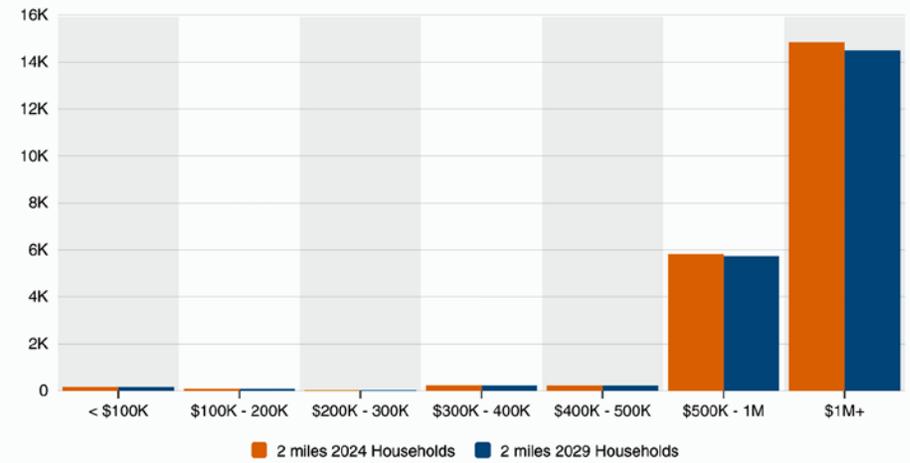
Household Income By Age



Housing Occupancy



Home Values



Prices Reduced!

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2,400 SF Retail & 700 Sf Office For Lease

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