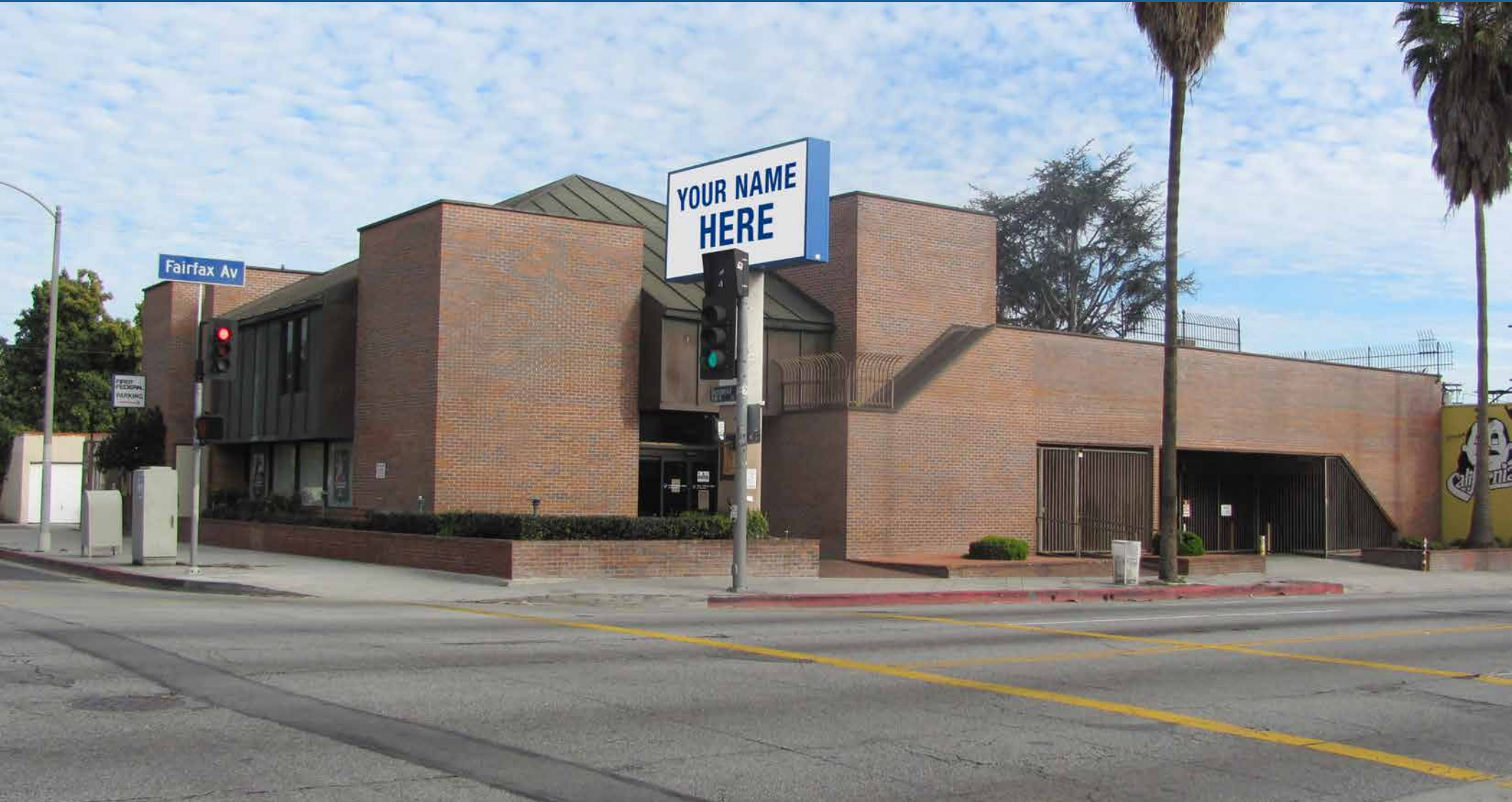


464 FAIRFAX FOR SALE

State-of-the-Art Fairfax Commercial Property With Abundant Parking



464 N Fairfax Avenue
Los Angeles, CA 90036

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REAL ESTATE
Commercial & Industrial Specialists

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THE OFFERING

Former Bank Turned Creative Office

This exceptional offering provides an ideal opportunity for a wide range of uses, from high-visibility retail to modern office environments. Its flexibility also makes it perfectly suited for educational, non-profit, or community-driven purposes—an adaptable canvas ready to support a visionary user or investor.

Showcasing approximately 9,233 square feet of beautifully designed, recently remodeled architectural space, the three-story building delivers a refined, contemporary aesthetic paired with efficient layouts and an elevator to all floors. The building has been thoughtfully restored from being a former bank—even the vault remains, which has been converted into a kitchenette.

The property further distinguishes itself with a securely gated, two-story parking structure that offers 24 dedicated parking spaces—an invaluable amenity in this coveted urban corridor.

Prominently positioned on a heavily trafficked, signalized corner directly across from Fairfax High School, the site commands exceptional visibility and nonstop activity throughout the day. Its central location places it at the crossroads of some of Los Angeles' most sought-after neighborhoods, including Beverly Hills, West Hollywood, the Miracle Mile, and Hancock Park.

Within minutes, one can access an array of iconic Los Angeles landmarks—from Canter's Deli and The Original Farmer's Market to The Grove, the Petersen Automotive Museum, LACMA, the Beverly Center, and CBS Television City. This unparalleled proximity to culture, commerce, and lifestyle destinations positions it as a premier opportunity in the heart of the city.

PROPERTY SUMMARY

Building Area	9,233± SF
Lower Level Area	2,788± SF
Ground Floor Area	4,428± SF
Second Floor Area	2,017± SF
Land Area	10,000± SF
Year Built:	1973
Parking	24± Vehicles on 2 Levels
Elevator	1 Passenger
Dimensions	108' x 105'
Zoning	LA C2-1VL-O
APN	5527-030-026
TOC	Tier 2
Traffic Count	35,970 Vehicles/Day (2025)
Council District	CD5 Katy Yaroslavsky
Community Plan Area	Wilshire
Neighborhood Council	Mid-City West
Opportunity Zone	No

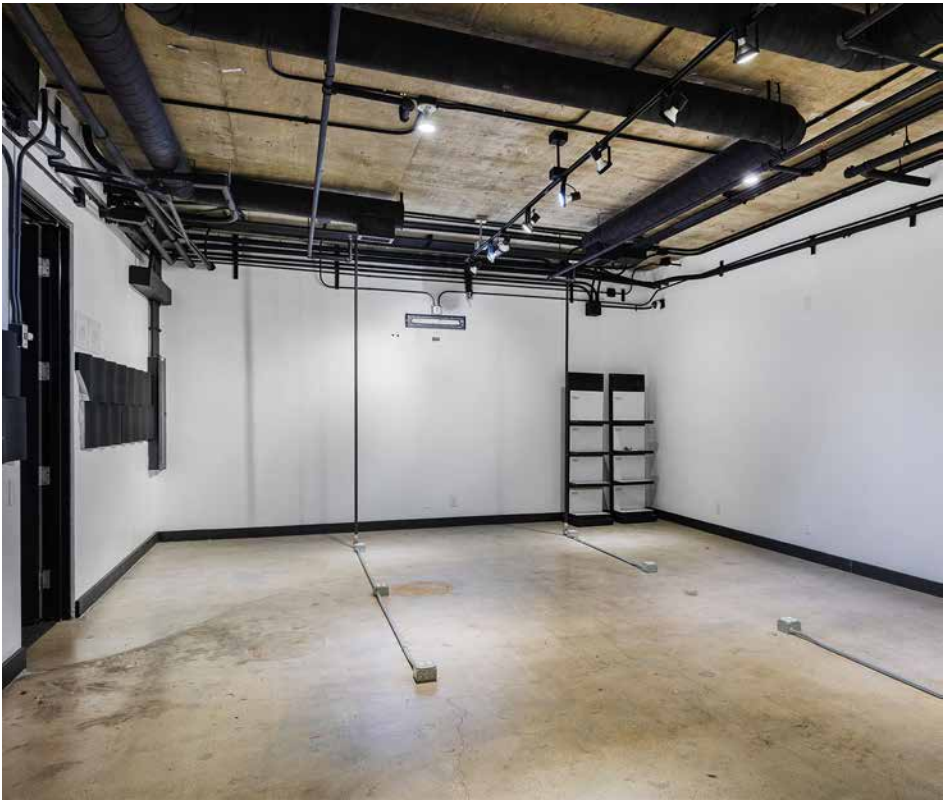
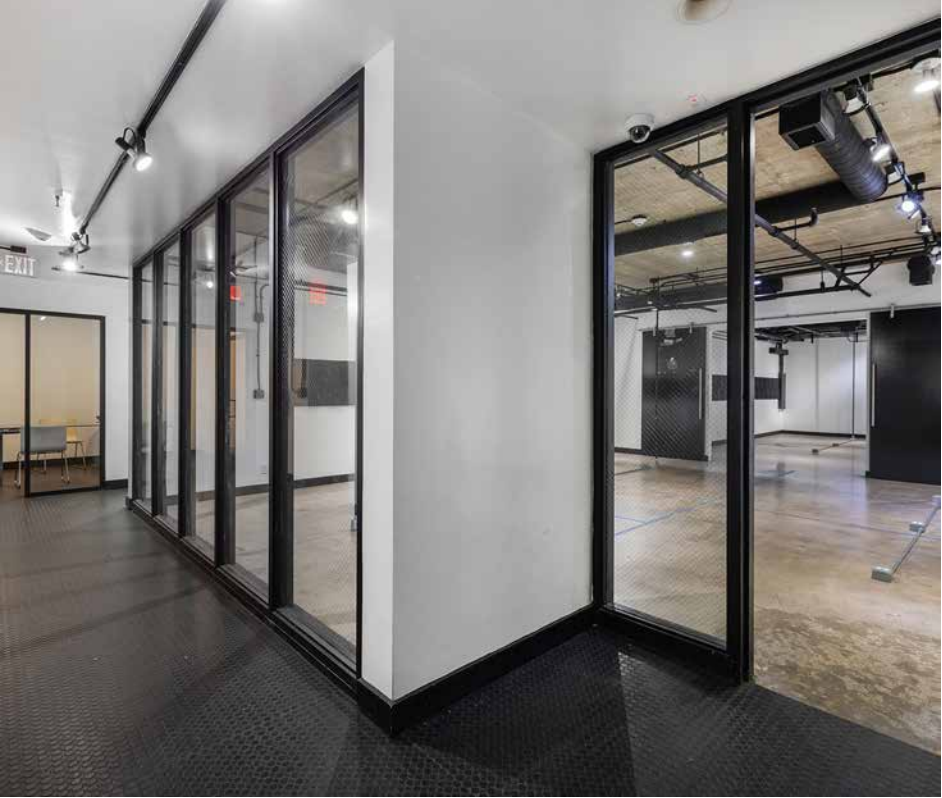
Demographics	1-Mile	3-Mile
Population	46,366	350,722
Households	24,084	171,589
Median Age	38.60	39.50
Median HH Income	\$93,343	\$80,523
Daytime Employees	38,066	289,653

SALE PRICE: \$7,900,000 (\$858.70 PER SF)



LOWER LEVEL PHOTOS

5



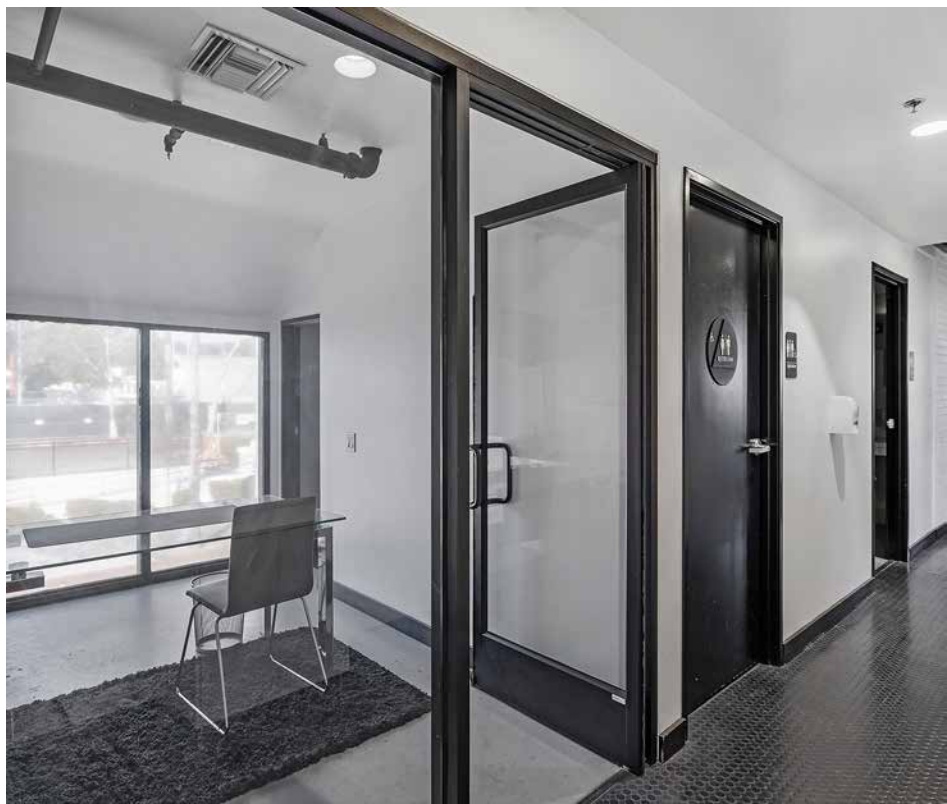
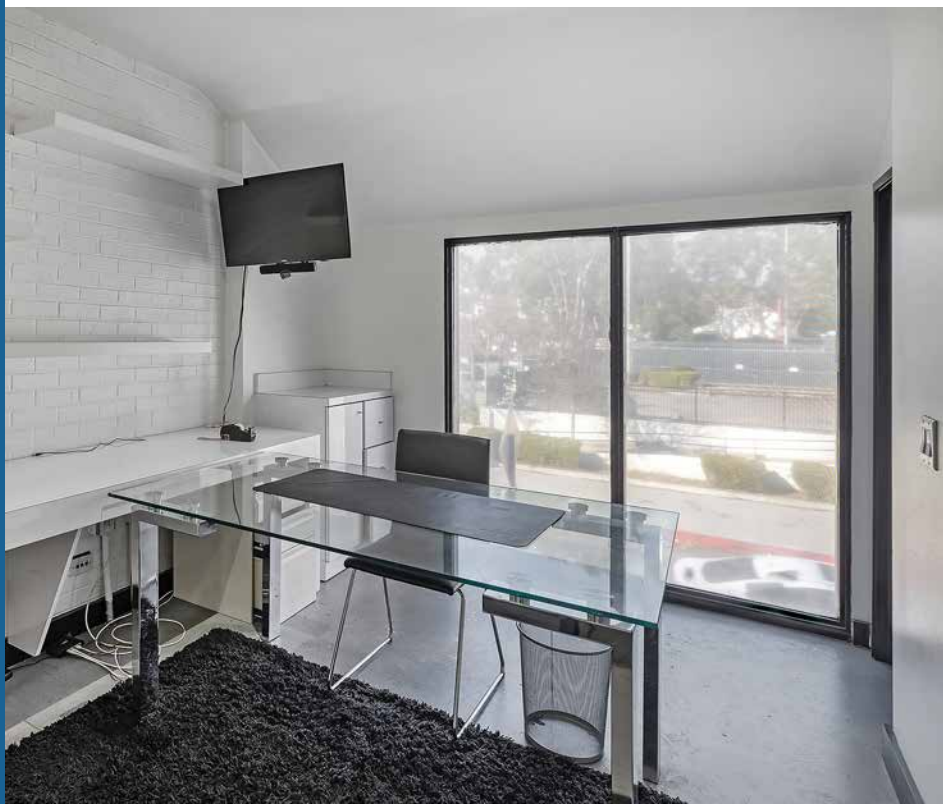
GROUND FLOOR PHOTOS

6

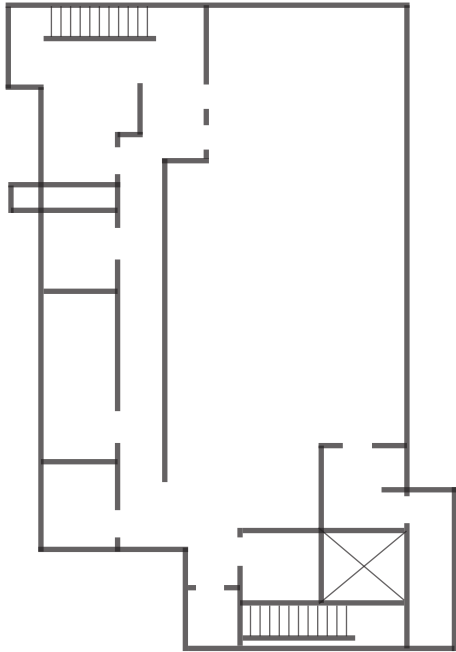


SECOND FLOOR PHOTOS

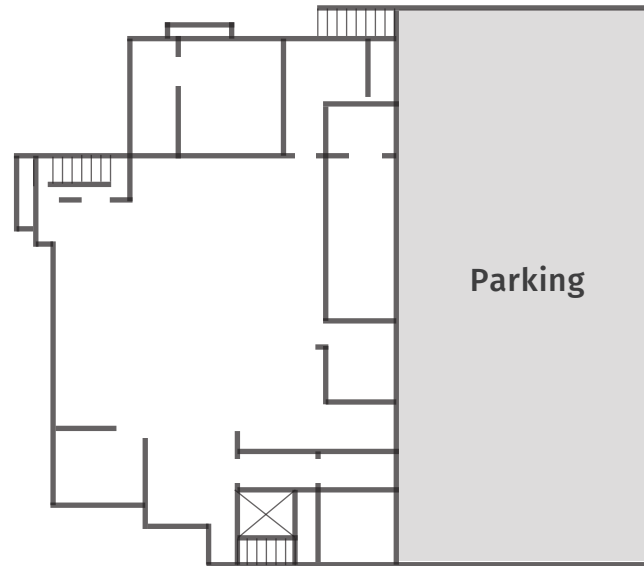
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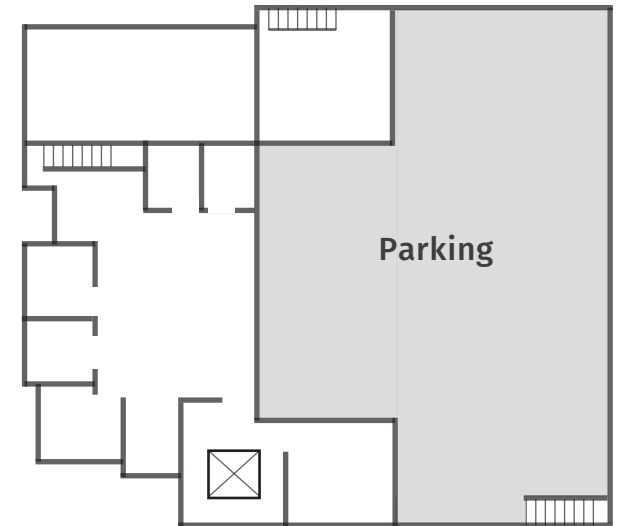
SITE PLAN



Lower Level
2,788 SF

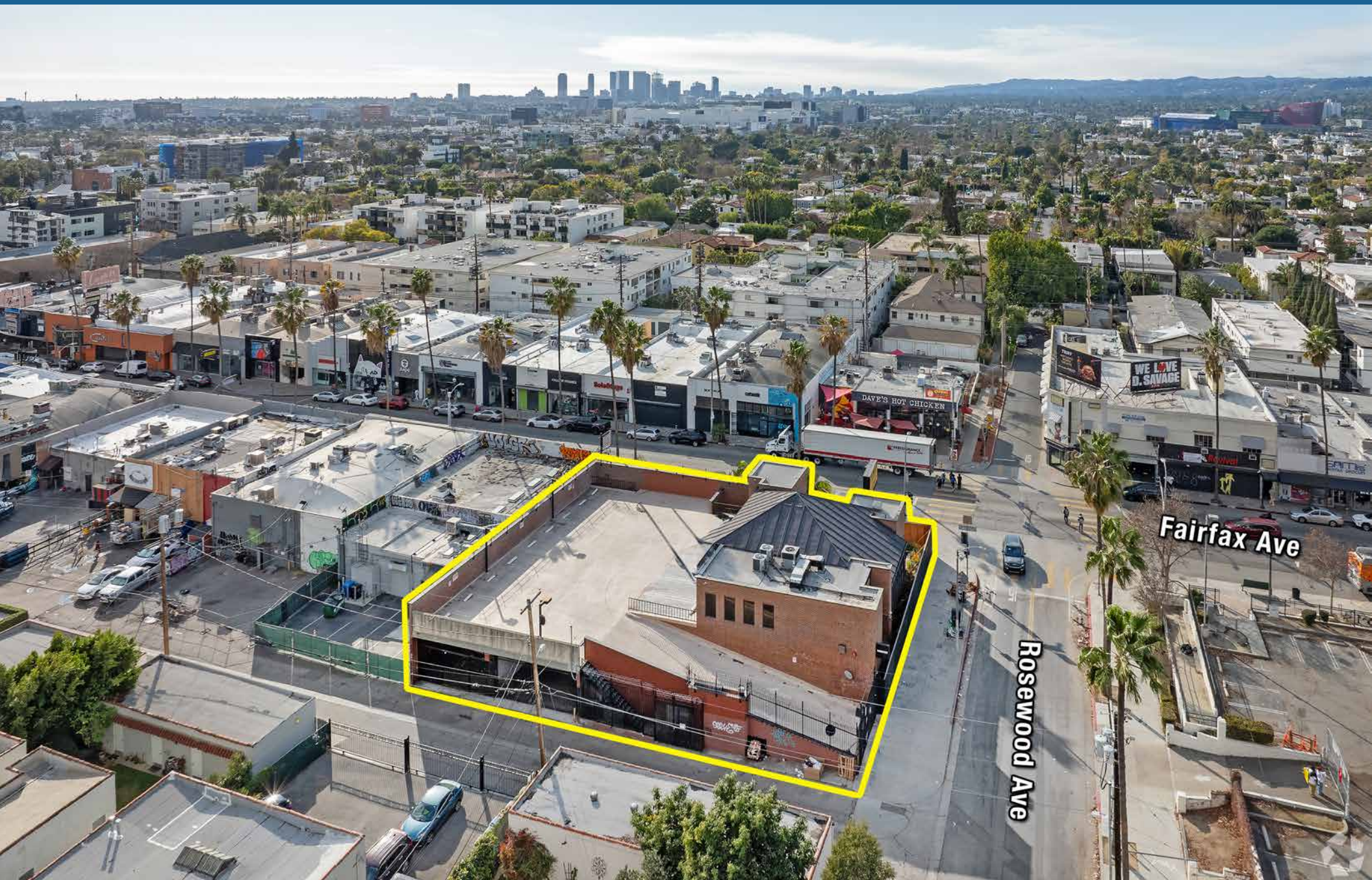


Ground Floor
4,428 SF

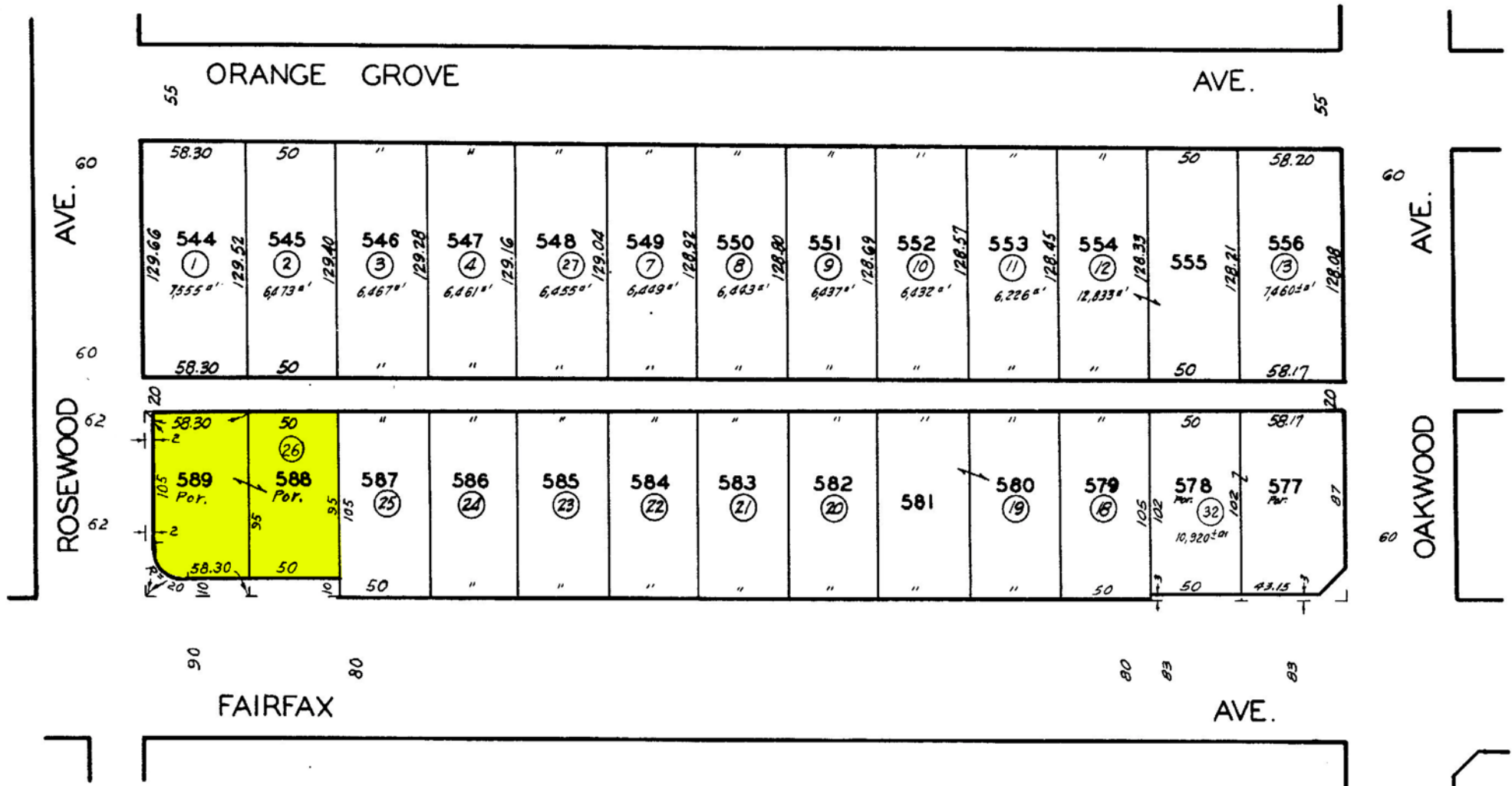


Second Floor
2,017 SF

AERIAL PHOTO



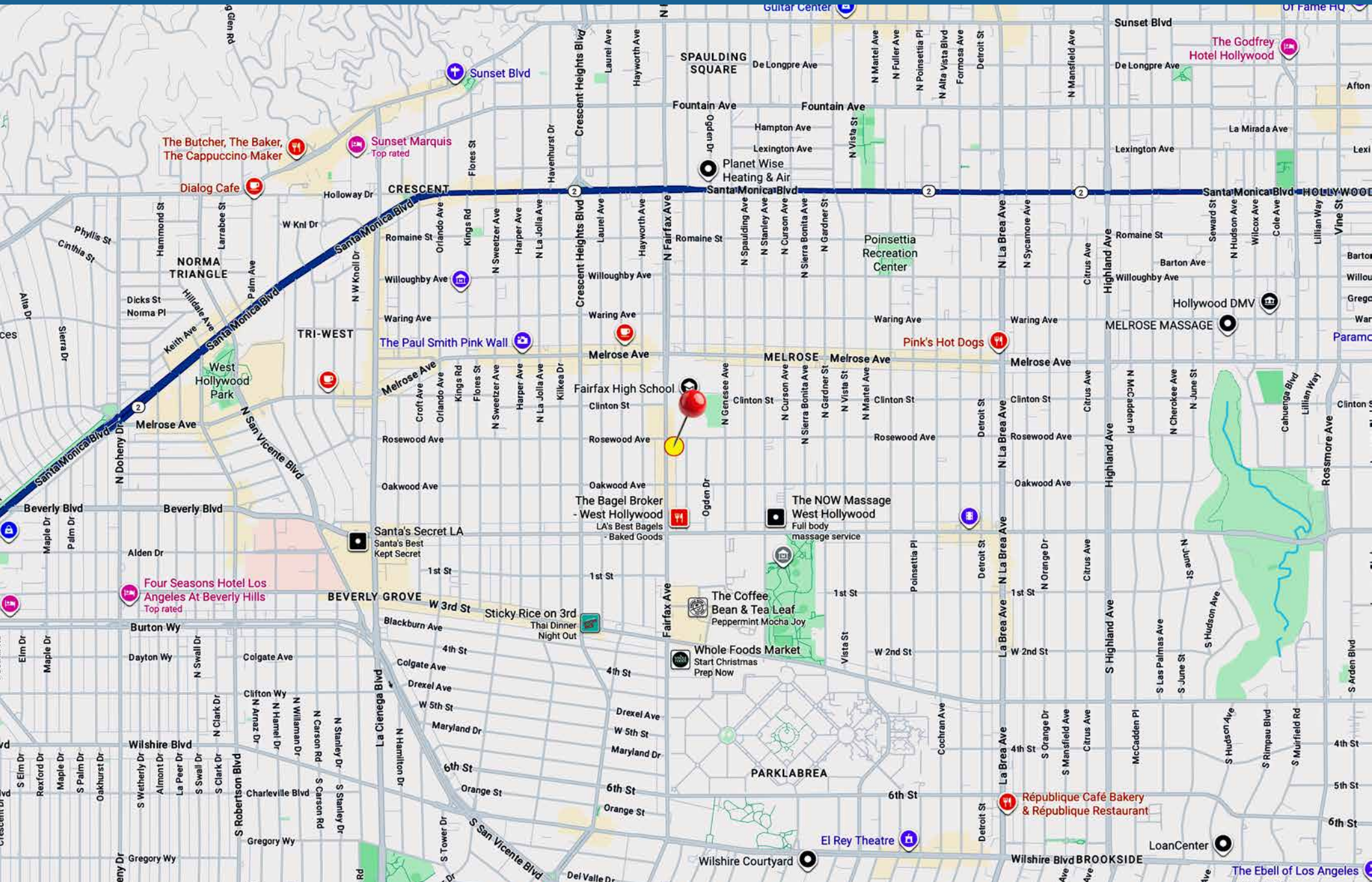
PLAT MAP



TRACT NO. 6568

M.B. 72-32-33

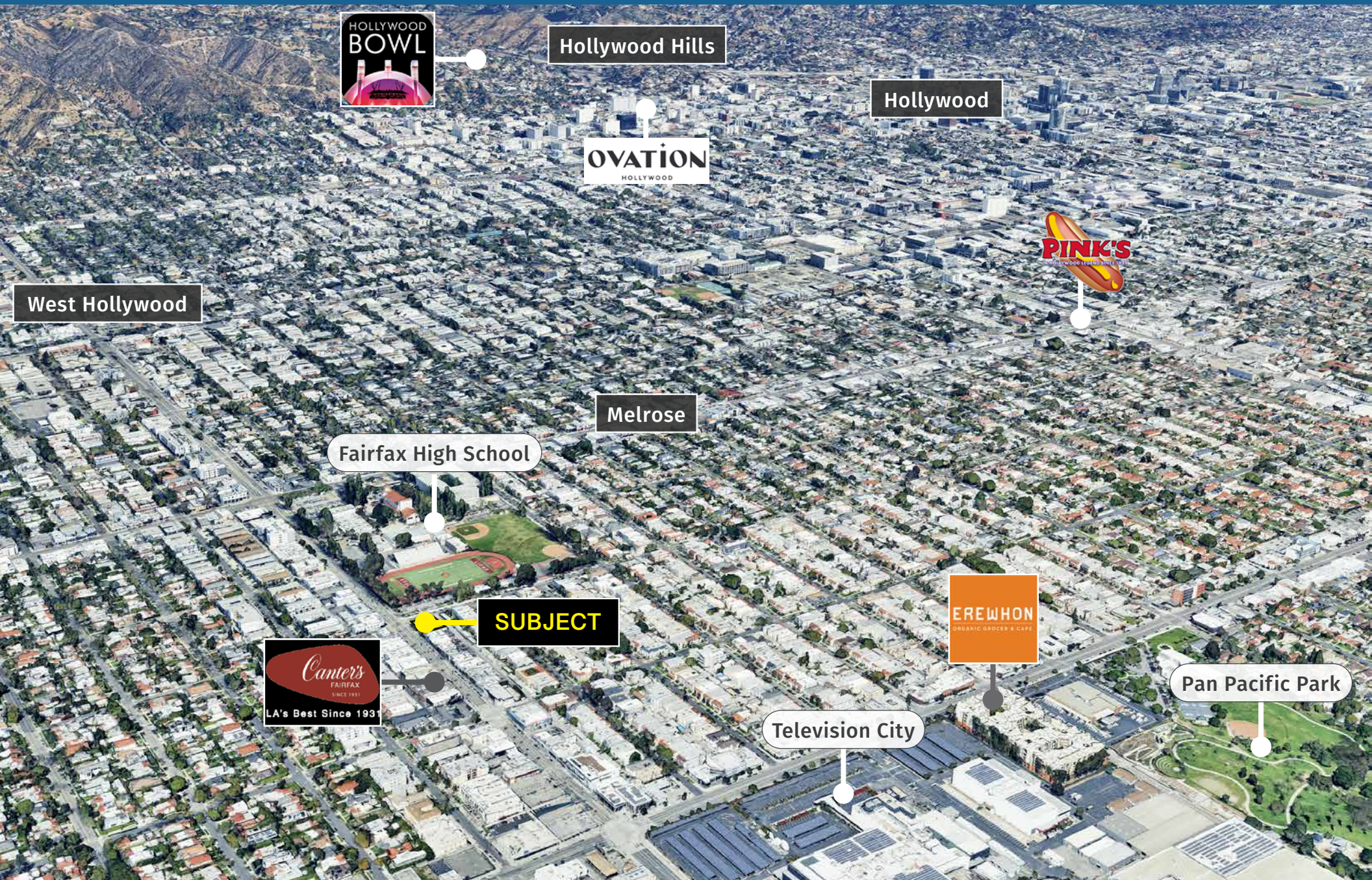
AREA MAP



AREA AMENITIES



AREA AMENITIES



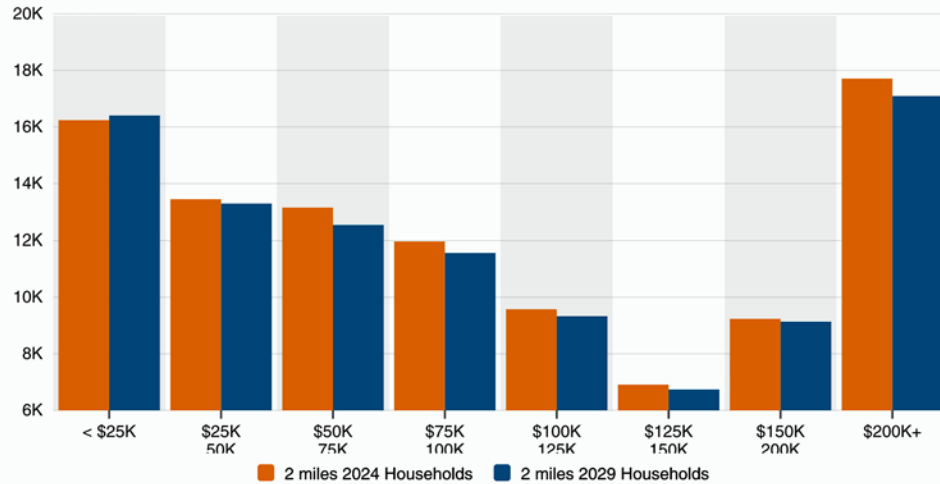
RADIUS MAP OF ATTRACTIONS FROM SUBJECT



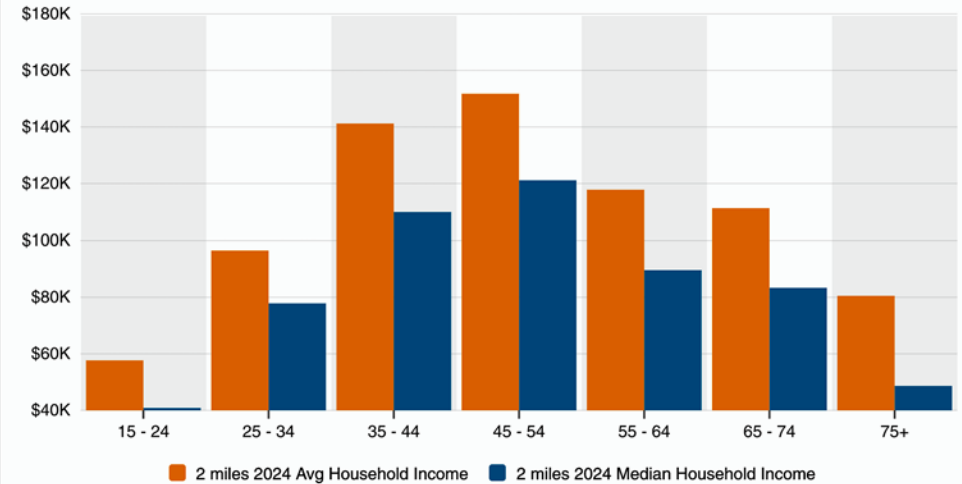
- 1 **The Grove & Farmer's Market:** Popular outdoor shopping and entertainment complex
- 2 **Beverly Gardens Park:** The long, linear park features the Beverly Hills sign
- 3 **Rodeo Drive:** Beverly Hills' famous luxury shopping street
- 4 **Los Angeles County Museum of Art**
- 5 **La Brea Tar Pits and Museum**
- 6 **Walk of Fame:** This iconic stretch runs along Hollywood Blvd
- 7 **Runyon Canyon Park:** Popular hiking spot offering views towards the Hollywood Sign
- 8 **Griffith Observatory:** Famous for its views and exhibits
- 9 **Getty Center:** Renowned museum and cultural complex above the 405 freeway
- 10 **Universal Studios Hollywood:** Major movie studio and theme park
- 11 **Broad Museum:** Contemporary art museum located in Downtown Los Angeles
- 12 **Walt Disney Concert Hall:** Architectural gem designed by Frank Gehry
- 13 **Natural History Museum:** Located near the University of Southern California
- 14 **Santa Monica Pier:** A classic landmark, the pier extends into the Pacific Ocean
- 15 **Los Angeles International Airport (LAX):** One of the world's busiest airports
- 16 **Los Angeles Zoo & Autry Museum:** Situated within Griffith Park
- 17 **Dodger Stadium & Elysian Park:** Situated just north of Downtown Los Angeles

AREA DEMOGRAPHICS

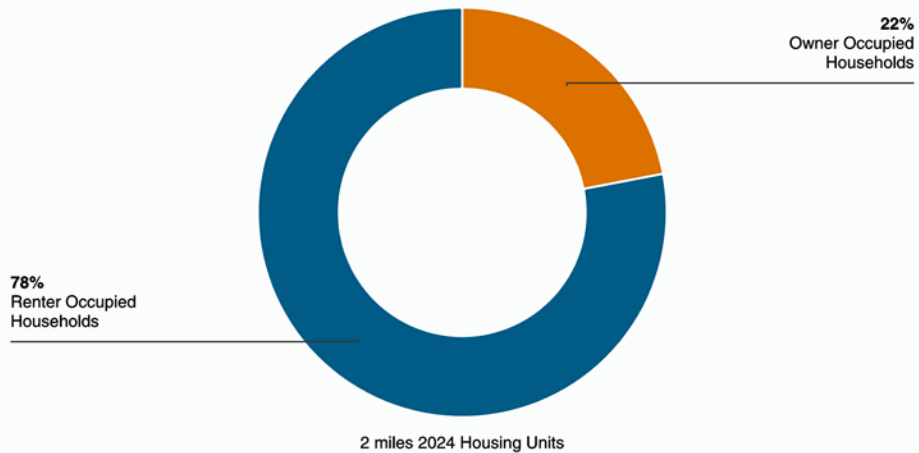
Household Income



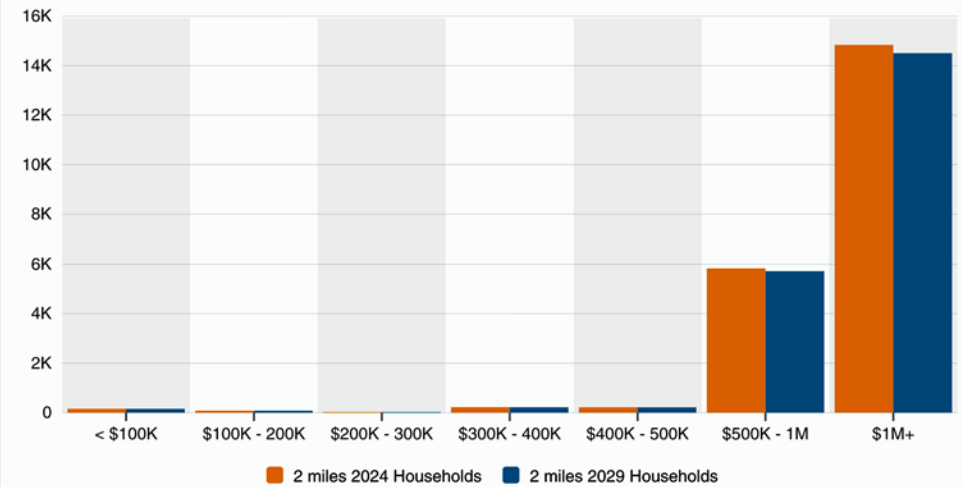
Household Income By Age



Housing Occupancy



Home Values



JOIN THE HISTORIC FAIRFAX COMMUNITY



464 Fairfax offers a buyer a prime opportunity to join the historic Fairfax community.

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

This unparalleled proximity to culture, commerce, and lifestyle destinations enhances the property's appeal and positions it as a premier opportunity in the heart of the city.



TELEVISION CITY 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 just two blocks south of 464 Fairfax. 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.

COMPARABLE COMMERCIAL PROPERTY VALUES

	Address	City	ZIP Code	Land Use	Bldg SF	Land SF	Sale Date	Sale Price	Per SF Bldg
	920 N Fairfax Ave	West Hollywood	90046	Office	11,328	6,098	07/02/2025	\$9,000,000	\$794.49
	1019 N Fairfax Ave	West Hollywood	90046	Office	3,034	6,534	09/13/2024	\$2,950,000	\$972.31
	651 N La Cienega Blvd	West Hollywood	90069	Office/Retail	6,439	5,227	In Escrow	\$6,950,000	\$1079.36
AVERAGE BUILDING PRICE PER SQ.FT.:									\$948.72

FOR SALE 464 N FAIRFAX AVE, LOS ANGELES, CA 90036

State-of-the-Art Fairfax Commercial Property With Abundant Parking

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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

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