

523 North
Larchmont Blvd

Los Angeles, CA 90004



NAICapital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

FOR SALE

Offered at \$3,450,000

Rare Commercial Conversion Opportunity

523 N. Larchmont Blvd
OVERVIEW

Larchmont Village is only a half-square mile in area. Yet, it packs a hefty economic and social punch.

There are boutique retail shopping venues and charming restaurants that appeal to upscale consumers from all over Los Angeles. There are also a smattering of newly constructed commercial developments, mostly office buildings.

But the heart and true economic strength of the village are the classic, single-family residences that are neatly interlaced throughout. Many of these homes have been converted to a diverse range of commercial enterprise including entertainment/media companies, dental/medical offices, law/architectural firms, eateries, and numerous other uses.

523 N. Larchmont Boulevard is potentially one of these converted single-family residences.

Situated near-center of the district, the property contains 2,552 rentable square feet on two floors. Additionally, there are three covered garage parking spaces plus six other spaces – more than the great majority of village single-family residences.

The lot size is a healthy 7,000 square feet, amongst the largest commercial footprints in Larchmont.

The property is primed and ready for conversion – or perhaps a full-scale redevelopment.

Currently, it's the **only such offering** in Larchmont Village.

Highlights:

- Central Larchmont Village Location
- Proximity to Hollywood and Three Movie Studios
- Diverse Potential Commercial Uses

Parking:

- 3 Covered spaces
- 6 Other Spaces

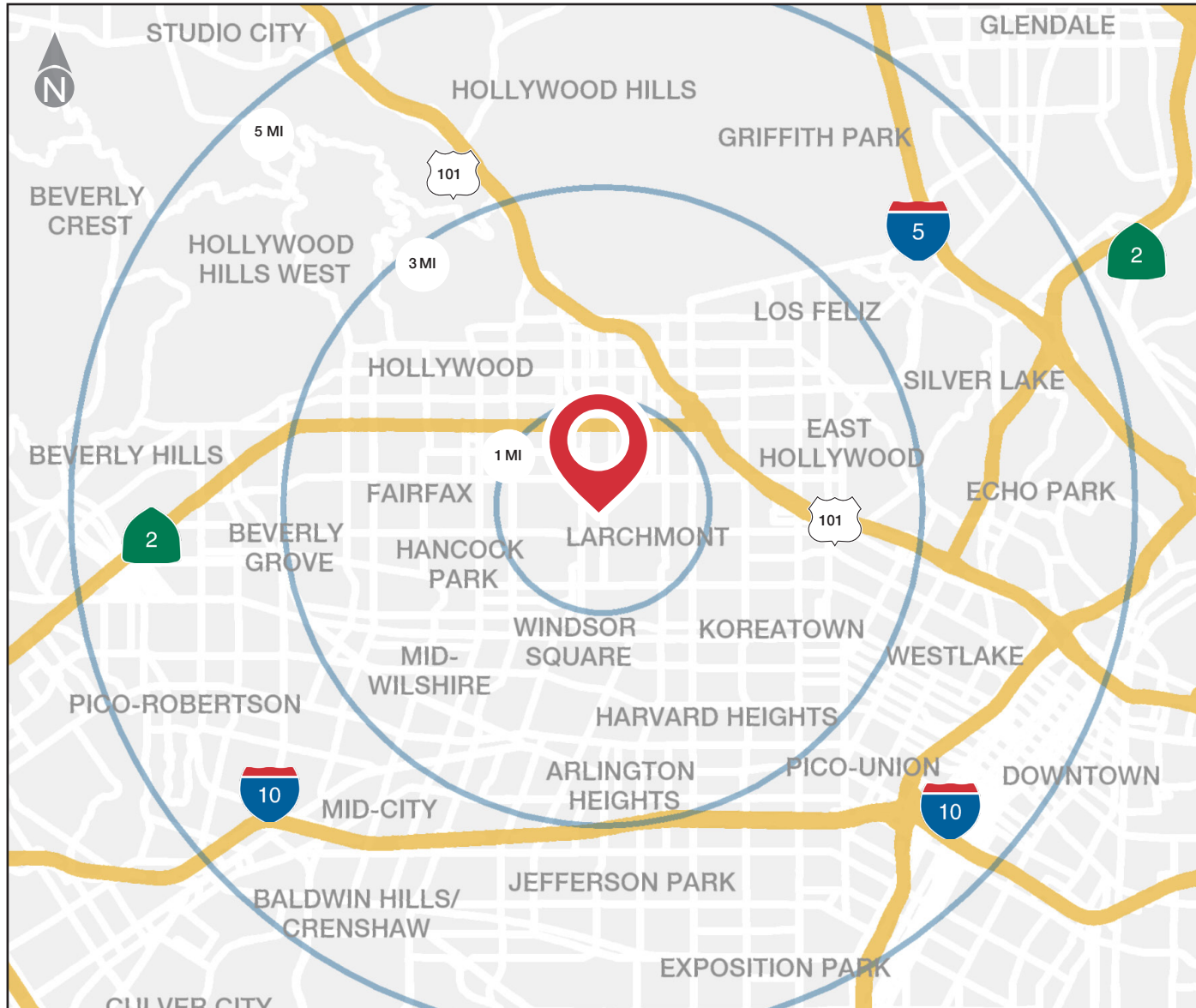
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523 N. Larchmont Blvd
AERIAL



523 N. Larchmont Blvd
LOCATION MAP



Trade Area DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
 Population	43,389	569,831	1.11 M
 Households	18,768	257,623	481,276
 Average Household Size	2.3	2.2	2.3
 Median Age	37.4	36.6	36.4
 Median HH Income	\$73,923	\$65,974	\$68,903
 Average HH Income	\$103,783	\$85,219	\$92,989
 Per Capita Income	\$44,949	\$38,702	\$40,479
 Total Businesses	2,362	30,335	71,579
 Total Employees	15,038	227,950	593,310

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PHOTOS



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