



11850 Wilshire Blvd.
Los Angeles, CA 90025

THE **JAMES** GROUP
LYON STAHL
INVESTMENT REAL ESTATE

CONFIDENTIALITY AND DISCLAIMER

The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB’s or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant’s plans or intentions to continue occupancy of the Property. The Memorandum has selected information relating to the Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.



TABLE OF CONTENTS

04 Executive Summary

08 Property Overview

14 Area and Market Overview

LYONSTAHLL
INVESTMENT REAL ESTATE

EXCLUSIVE LISTING AGENTS:

WILL JAMES

First VP, Investments
West Los Angeles Office
TEL: (310)600-9858
will@lyonstahl.com
CA License: 01734419

PETER JAMES

First VP, Investments
West Los Angeles Office
TEL: (310)467-7581
peter@lyonstahl.com
CA License: 01748556

JASON MATATIAHO

Senior Associate
West Los Angeles Office
TEL: (310)936-4067
jason.m@lyonstahl.com
CA License: 02188021

THE JAMES GROUP

EXECUTIVE SUMMARY

A rare Wilshire Boulevard office asset offering stable in-place income, future owner-user flexibility, and long-term upside in the heart of prime West Los Angeles

11850 Wilshire Blvd presents investors and owner-users with the opportunity to acquire a fully occupied, two-story office asset along one of West Los Angeles' most prominent commercial corridors. The property totals approximately 5,687 rentable square feet on a 7,047-square-foot lot and benefits from 50 feet of frontage along Wilshire Boulevard, twelve on-site parking spaces, and a highly walkable location with an 89 Walk Score. Built in 1957, the property is zoned C2, allowing for a broad range of commercial, office, medical, retail, and service-oriented uses, subject to buyer verification.

11850 Wilshire offers an excellent full or partial owner-user opportunity, giving a buyer the ability to occupy the building over time while benefiting from existing in-place income. The property is situated in a prime West Los Angeles location, surrounded by some of the region's most desirable and affluent communities, including Brentwood, Santa Monica, Westwood, Century City, and Beverly Hills. With immediate access to the I-405 and I-10 freeways, nearby amenities, and strong Westside demand drivers, 11850 Wilshire offers a compelling Westside asset with stable occupancy and long-term upside.

- *Prime West Los Angeles location along Wilshire Blvd*
- *Excellent full or partial owner-user opportunity*



INVESTMENT SUMMARY

PRICING

Price	\$3,700,000
Price per SF	\$650
Price per Lot SF	\$525

PROPERTY DETAILS

Address	11850 Wilshire Blvd. Los Angeles, CA 90025
APN	4263-007-076
Rentable Area	5,687 sf
Lot Size	7,047 sf
Property Type	Office
Stories	Two (2)
Year Built	1957
Zoning	[Q]C2-1L-CDO
Tenancy	Multiple Tenants (All MTM)
Occupancy	100%
Parking	Twelve (12) Spaces
Frontage	50 ft (Along Wilshire Blvd) 140 ft (Along Westgate Ave.)
Walk Score	89 (Very Walkable)



INVESTMENT HIGHLIGHTS



Prime West Los Angeles Location

11850 Wilshire Blvd is situated on a highly visible corner lot with 50 feet of frontage along Wilshire Boulevard, offering excellent exposure in one of West Los Angeles' most desirable commercial corridors



Owner-User Opportunity

With all tenants on month-to-month leases, the property offers an excellent full or partial owner-user opportunity, allowing a buyer to occupy the building over time while benefiting from existing in-place income.



Secure In-Place Income

The property is currently 100% occupied, providing investors with immediate in-place income while preserving future flexibility for an owner-user, repositioning, or long-term hold strategy.



On-Site Parking

The property benefits from twelve individual surface parking spaces located at the rear of the building, providing convenient on-site parking for tenants, ownership, and visitors.



Area Amenities

With an 89 Walk Score, the property benefits from its proximity to an abundance of nearby restaurants, coffee shops, retail, fitness, medical offices, and daily-needs amenities throughout the surrounding West Los Angeles and Wilshire Boulevard corridor.



PARCEL MAP

4263	7 SHEET 1	P. A. 4263-6 & 7	TRA 67	REVISED 2008022105001001-07 2008052704001001-07	2010033107002001-07 2015093012004001-07 2017122002002001-23	2017122002004001-23	
------	--------------	---------------------	-----------	---	---	---------------------	--



PROPERTY PHOTOS



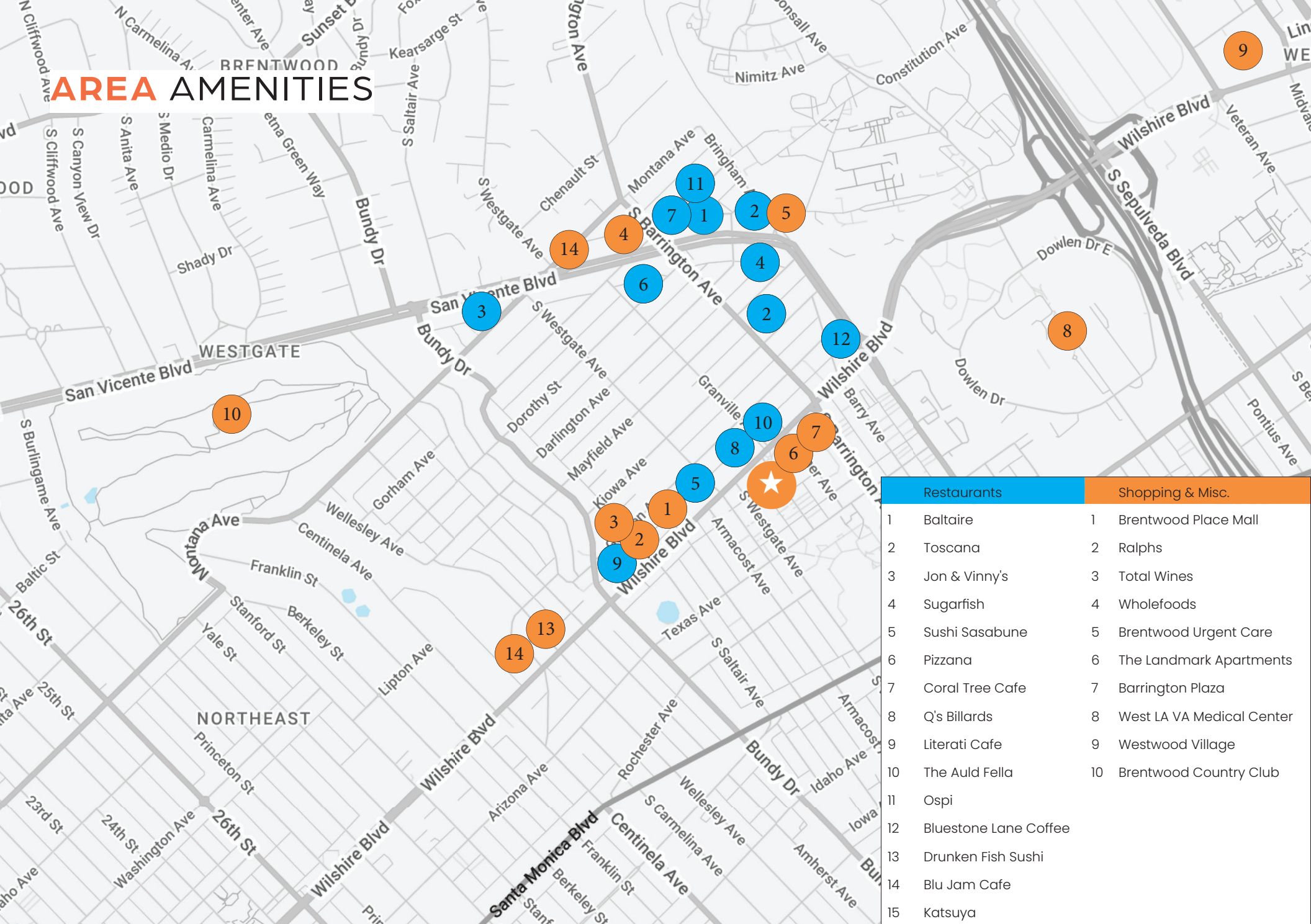


THE DEVIL WEARS PRADA
OUTFRONT!
IN THEATERS MAY 1

Westgate Ave.

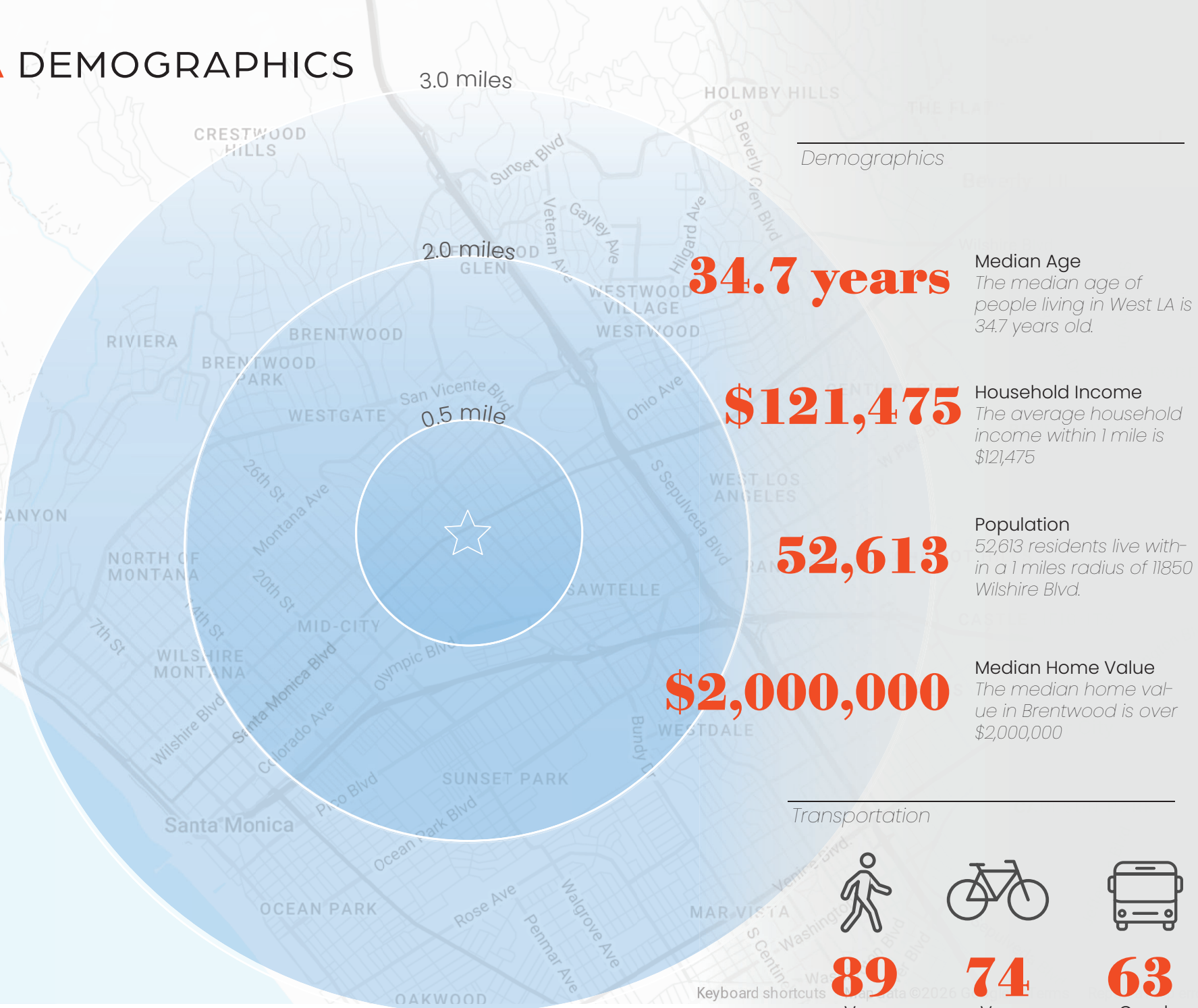
Wilshire Blvd.

AREA AMENITIES



Restaurants		Shopping & Misc.	
1	Baltaire	1	Brentwood Place Mall
2	Toscana	2	Ralphs
3	Jon & Vinny's	3	Total Wines
4	Sugarfish	4	Wholefoods
5	Sushi Sasabune	5	Brentwood Urgent Care
6	Pizzana	6	The Landmark Apartments
7	Coral Tree Cafe	7	Barrington Plaza
8	Q's Billards	8	West LA VA Medical Center
9	Literati Cafe	9	Westwood Village
10	The Auld Fella	10	Brentwood Country Club
11	Ospi		
12	Bluestone Lane Coffee		
13	Drunken Fish Sushi		
14	Blu Jam Cafe		
15	Katsuya		

WEST LA DEMOGRAPHICS



CONTACT US

Peter James

First Vice President
(310)467-7581
Peter@LyonStahl.com
DRE# 01748556

Jason Matatiaho

Senior Agent
(310)936-4067
Jason.M@LyonStahl.com
DRE# 02188021

Will James

First Vice President
(310)600-9858
Will@LyonStahl.com
DRE# 01734419

THE JAMES GROUP

LYONSTAHLL
INVESTMENT REAL ESTATE