



11850 Wilshire Blvd.
Los Angeles, CA 90025

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

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TABLE OF CONTENTS



EXCLUSIVE LISTING AGENTS:

04 Executive Summary

08 Property Overview

14 Area and Market Overview

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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 Boulevard*
- *Excellent full or partial owner-user opportunity*



INVESTMENT SUMMARY

PRICING

Price	\$4,000,000
Price per SF	\$703
Price per Lot SF	\$568

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		
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PROPERTY PHOTOS





THE DEVIL WEARS PRADA
OUTFRONT
IN THEATERS MAY 1

SANTA MONICA
NEW JILLO TO
SEMP-PRIVATE

FITNESS

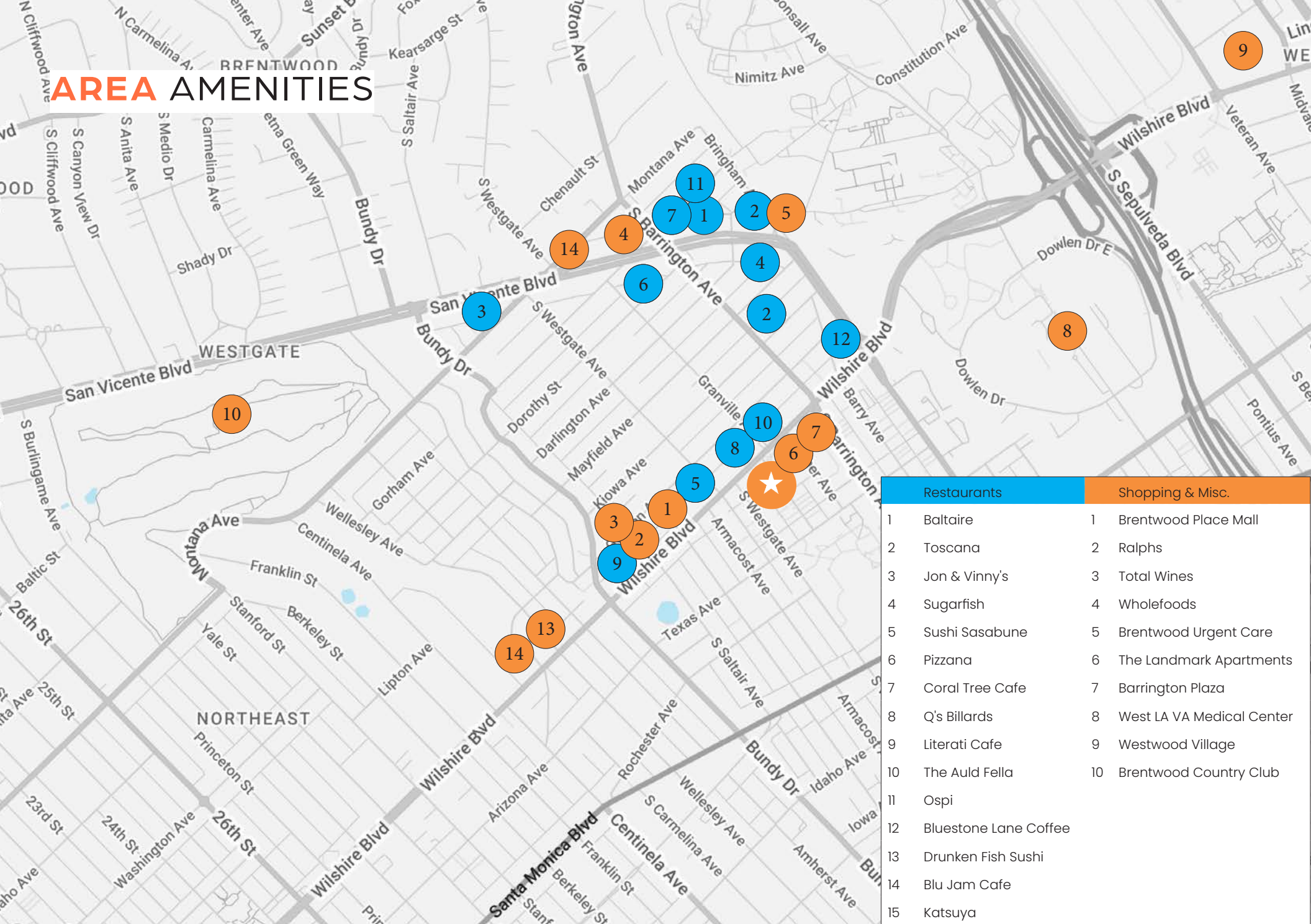
McDonald's

JOHNSON

Westgate Ave.

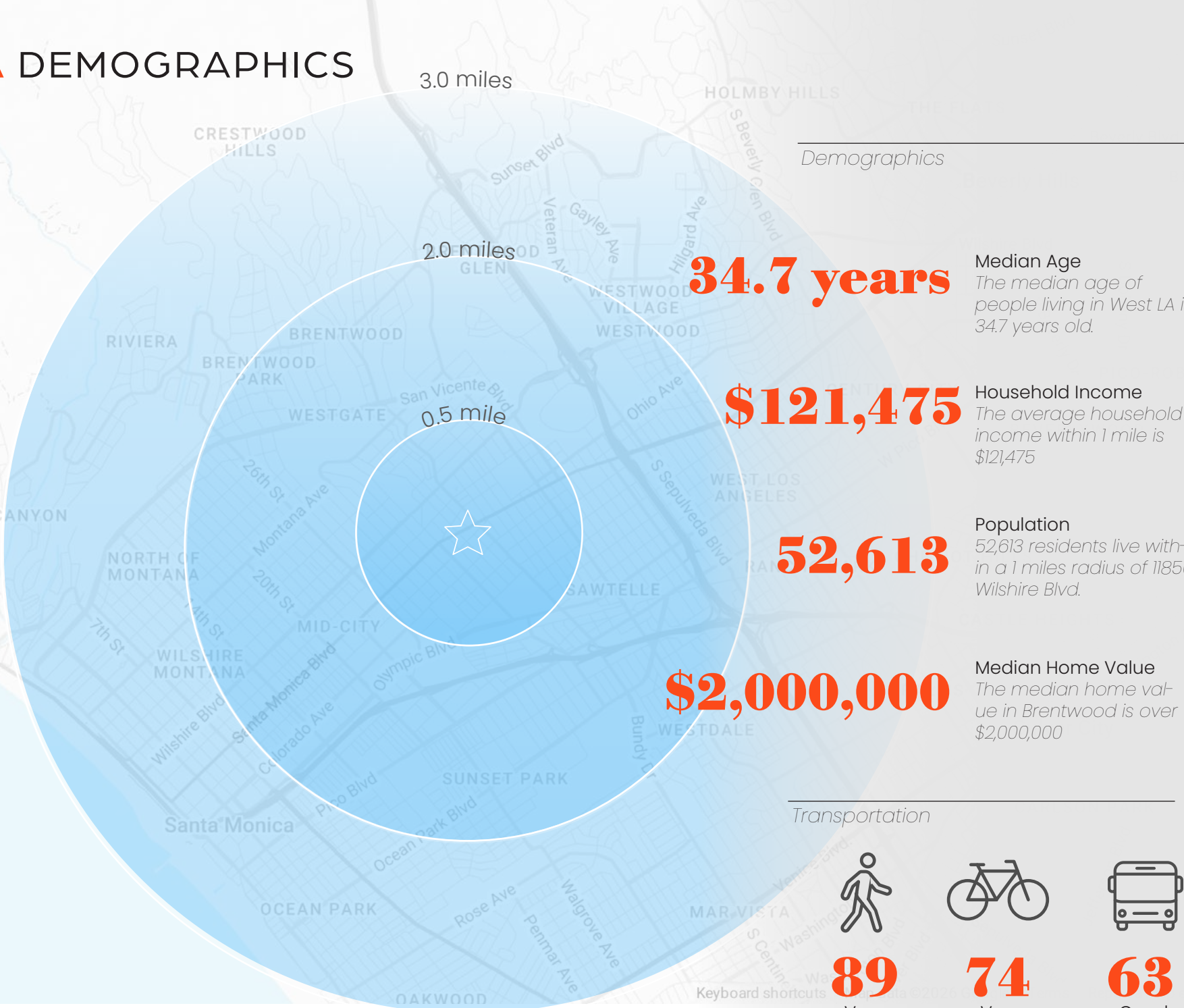
Wilshire Blvd.

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



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