

5858

Wilshire Blvd,
Los Angeles, CA 90036

INVESTMENT OR OWNER-USER OPPORTUNITY

Presented by: 



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Los Angeles, CA 90036

EXCLUSIVELY LISTED BY

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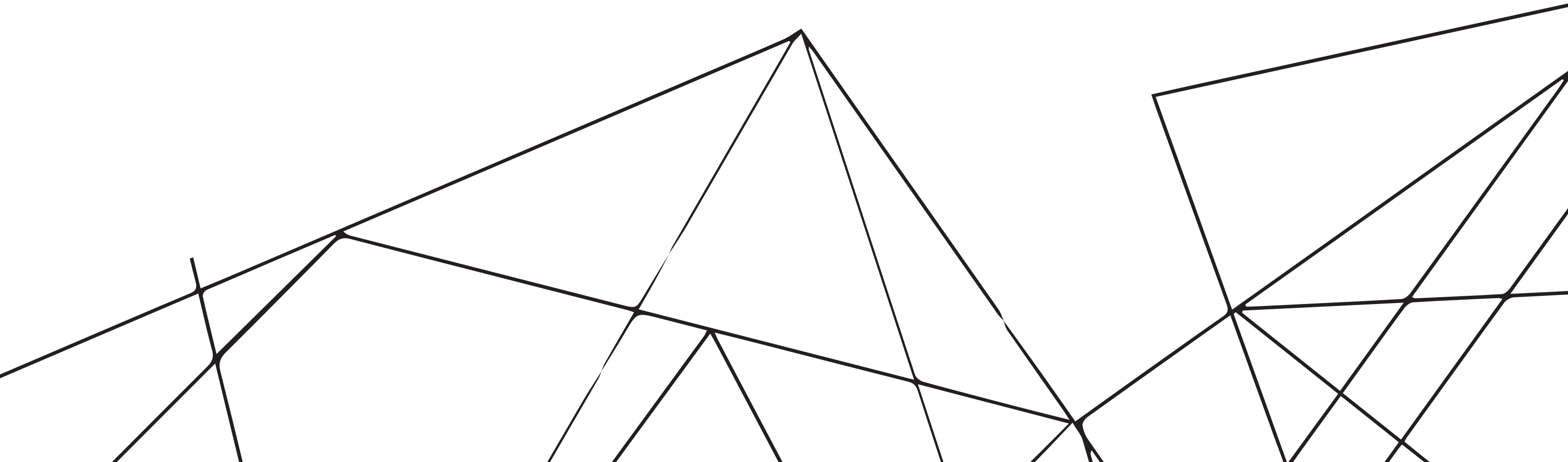
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Executive Summary

Address 5858 Wilshire Blvd, Los Angeles, CA	Building 31,482	Built/Renovated 1957/1985
Zoning C4+R3	Land SF 38,160.7	Parking 92 Striped

Located adjacent to the new Geffen Galleries at LACMA and directly across from the La Brea Tar Pits, this rare Museum Row offering combines strong in place income with exceptional long term potential. The property is 75% occupied by six tenants across nine suites, with a mix of professional offices and ground floor retail, including law firms, architects, a vision center, and a dental office.

The asset carries a weighted average lease term of 3.8 years, with flexible tenant buyout options available within 12–24 months. This structure allows an owner-user to consolidate multiple suites or a full floor while maintaining cash flow, or gives an investor the ability to reposition and capture value-add upside.

Positioned on 38,161 square feet (.87 acres) across six parcels, the property benefits from both C4 and R3 zoning, creating a wide spectrum of redevelopment possibilities including multifamily. Ownership also has the ability to unlock equity through strategic parcel dispositions and recapitalization of the remaining property, further enhancing long-term investment flexibility.

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Investment Highlights

Prime Location: Rare multi-tenant office opportunity in the heart of Miracle Mile's Museum Row.

Value-Add or Owner-User: 75% occupied by six tenants on flexible leases, creating immediate repositioning or occupancy potential.

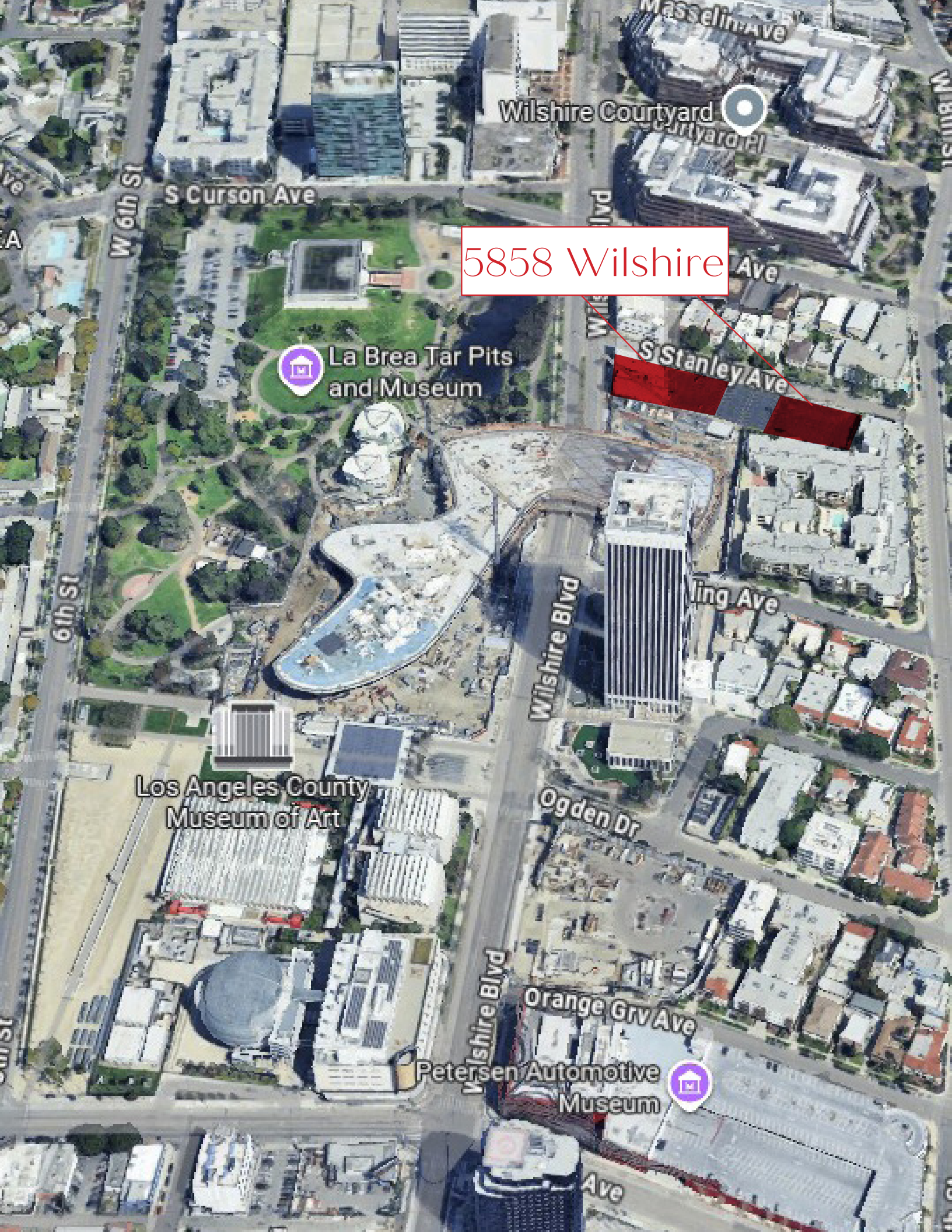
Owner-User Advantage: Ability to combine suites for full-floor occupancy while benefiting from rental income from existing tenants.

Stabilized Income: Strong 75% occupancy across a diverse tenant base, providing near-stabilized cash flow with upside.

Land & Zoning Flexibility: 38,161 SF (.87 acres) across six parcels with C4 and R3 zoning, offering redevelopment potential including multifamily, mixed-use, or partial disposition/recapitalization strategies.

Significant Signage Opportunity : Lighted wall encompassing The Full west side of the building facing the adjacent LACMA galleries and Wilshire Blvd.

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Location

The Miracle Mile district stands at the center of Los Angeles' creative economy, home to a premier concentration of media and entertainment headquarters.

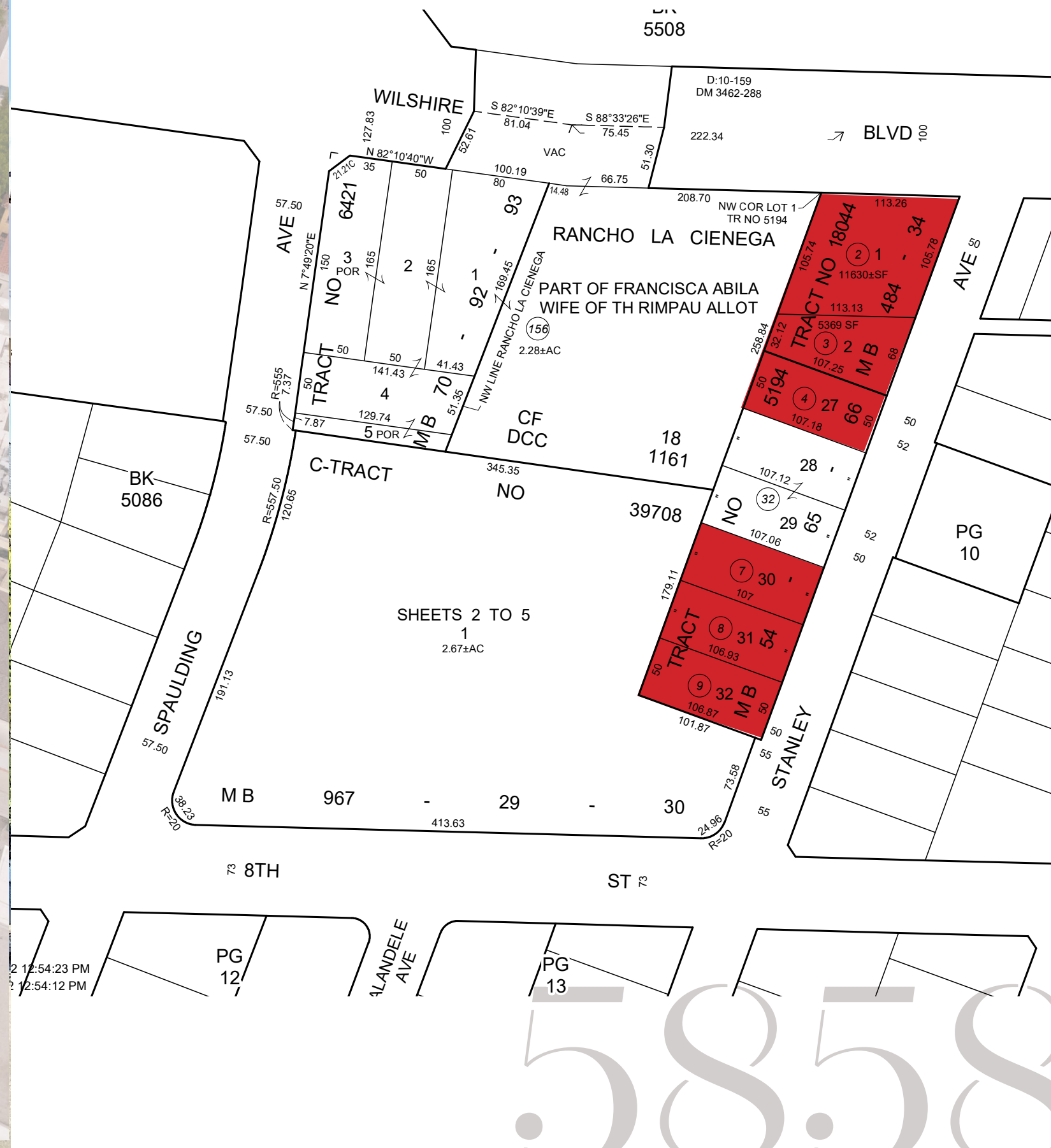
This vibrant corridor attracts top talent with its unique blend of upscale apartments, established residential neighborhoods, and a lifestyle defined by high-end dining, shopping, and nightlife. Steeped in the glamour of early Hollywood and showcased through its iconic Beaux Arts architecture, Miracle Mile continues to set the stage for innovation and culture.

Anchored by the world-class institutions of Museum Row, it offers companies and investors a rare opportunity to position themselves in one of Los Angeles' most influential and prestigious creative hubs.

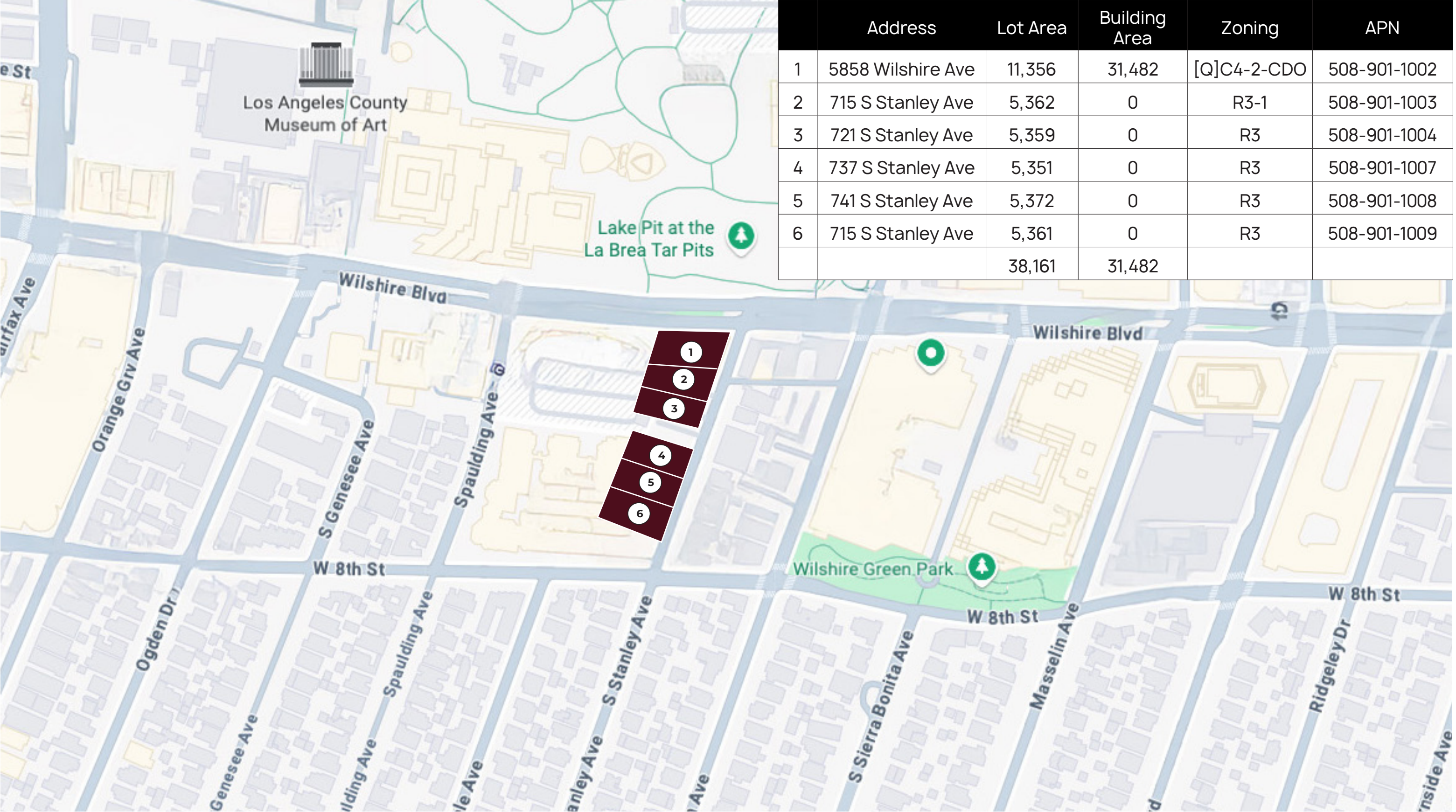
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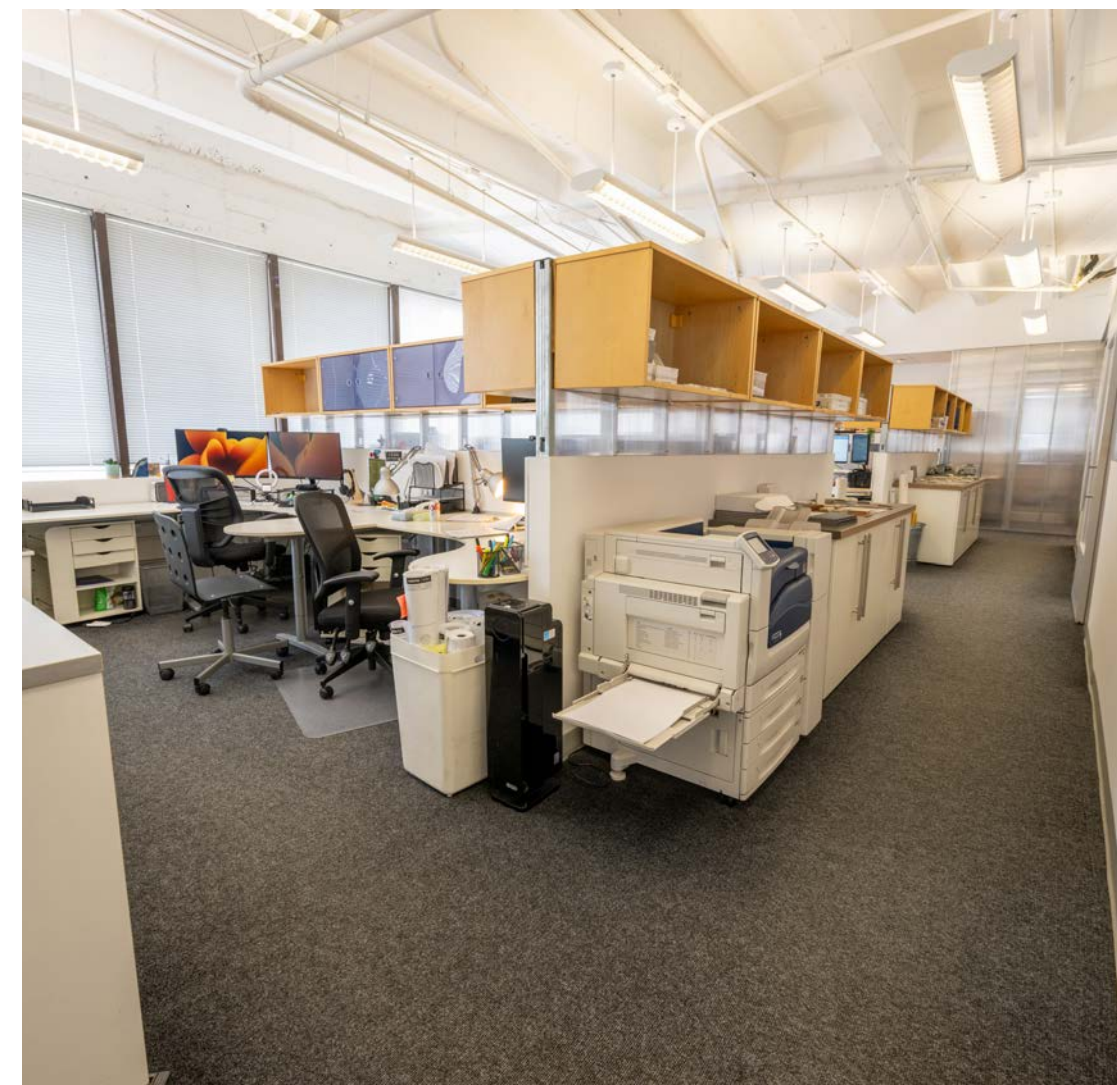
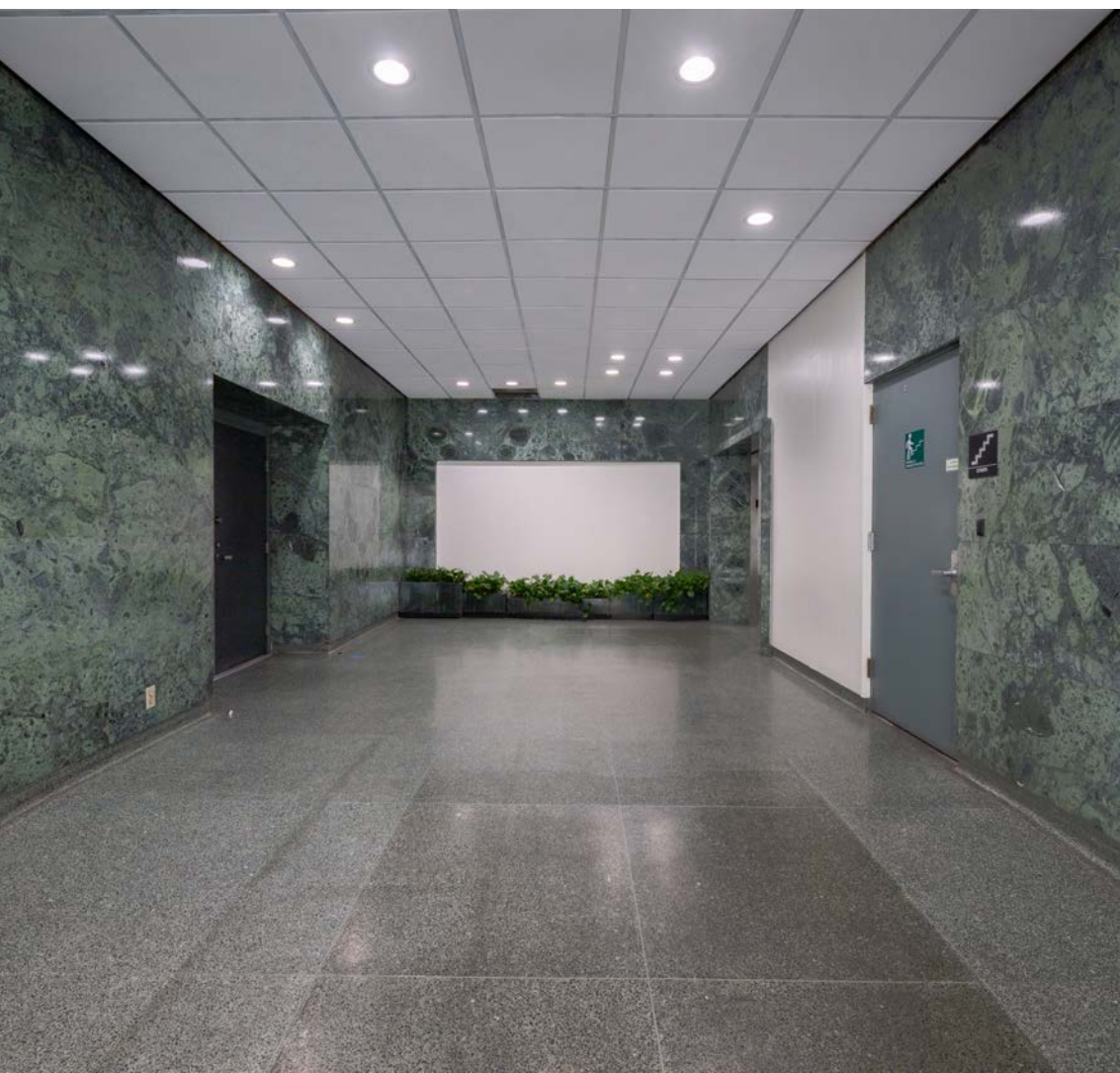
Parcel Map

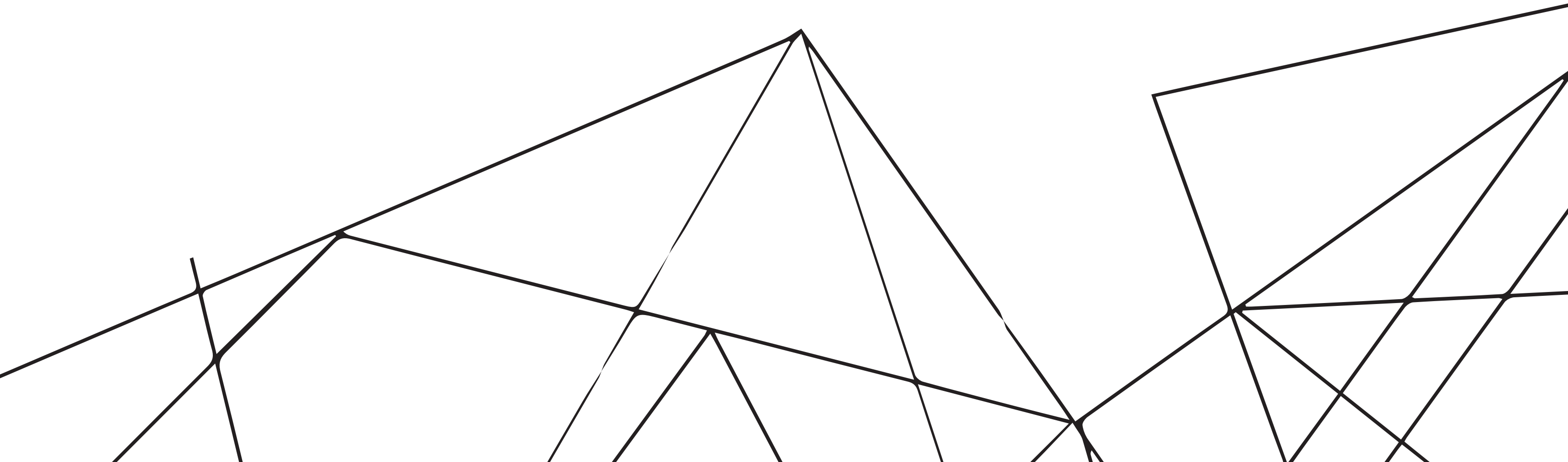


The Parcels & Zoning

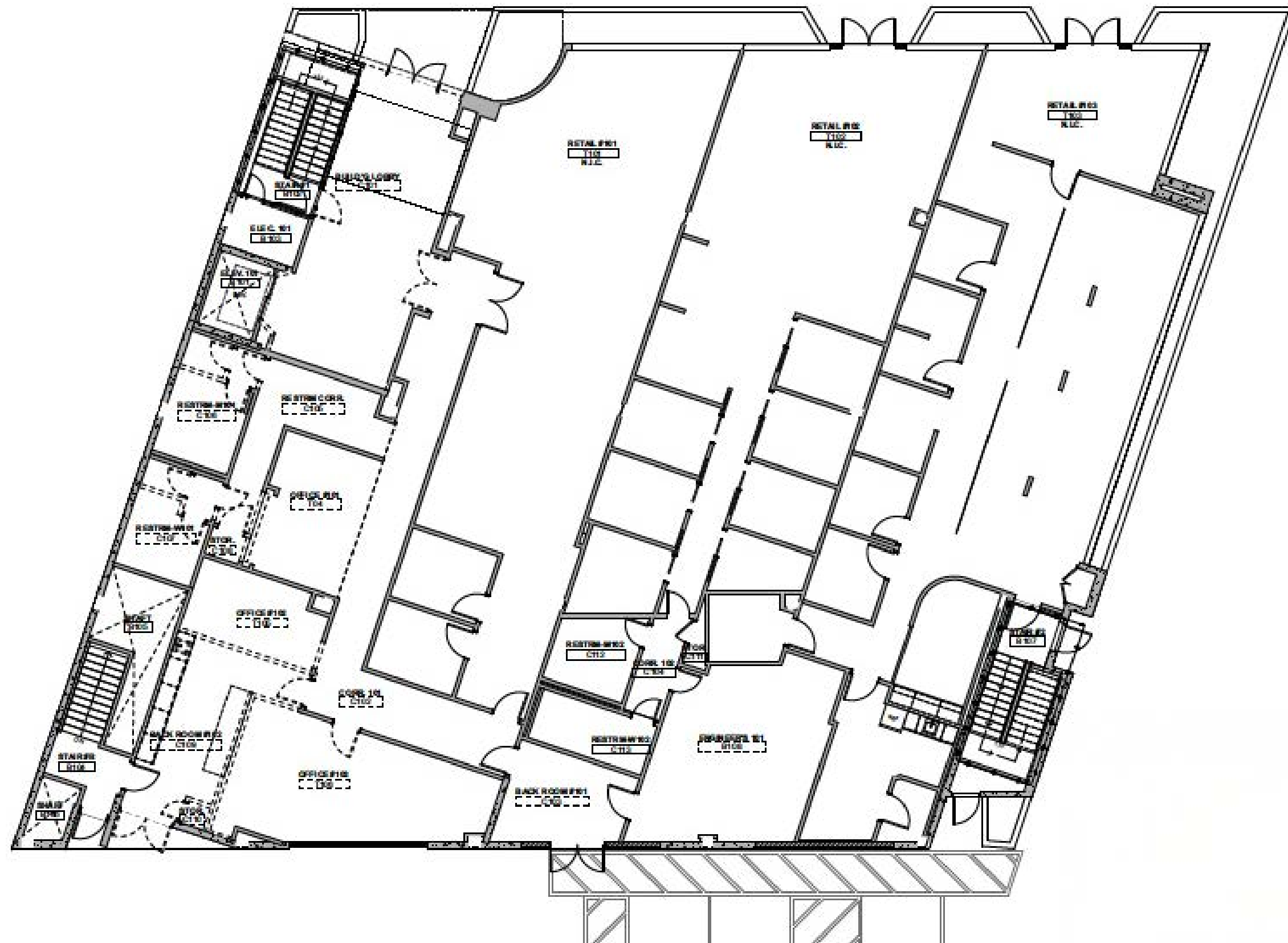


Interior Pictures

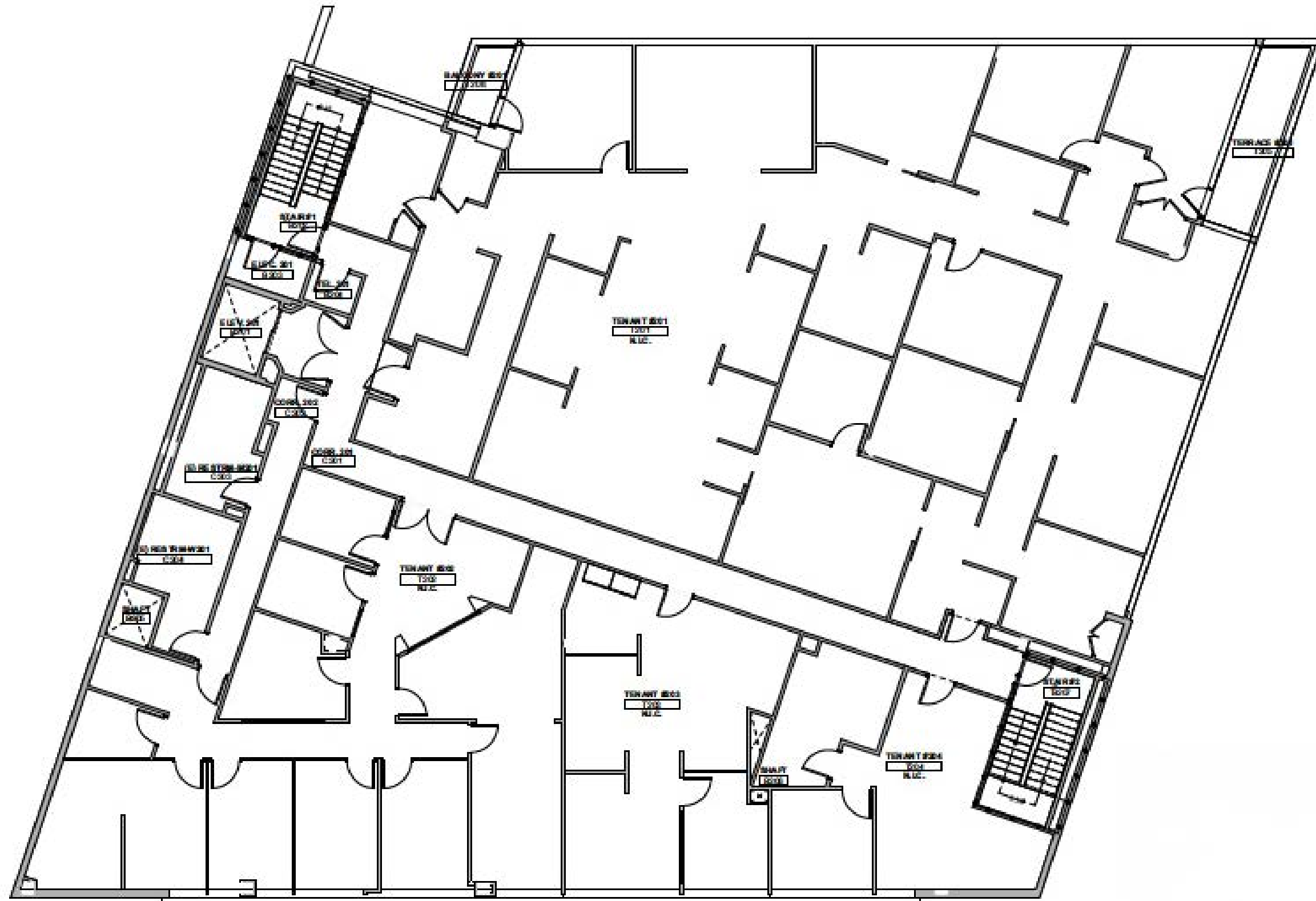




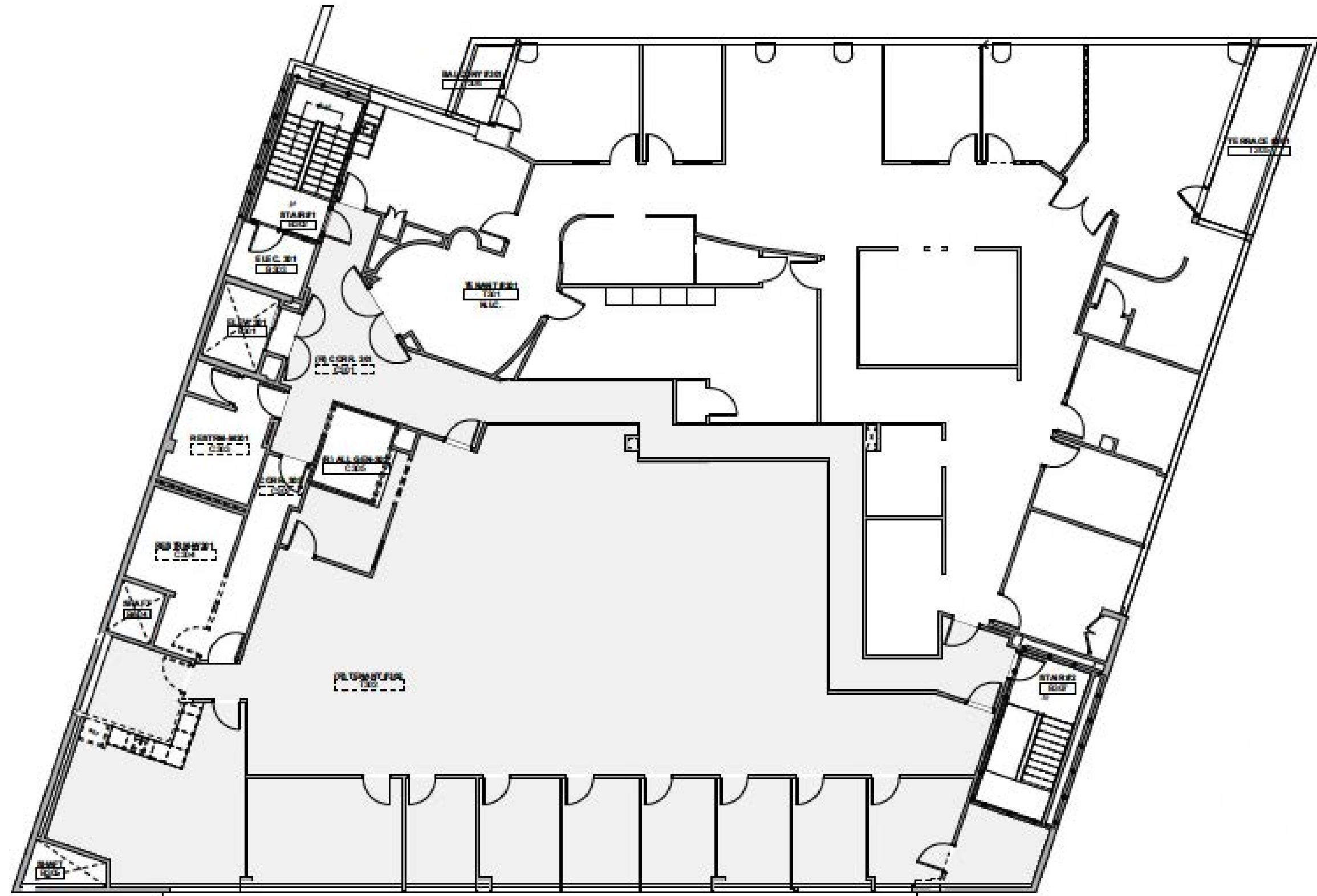
1st Floor Plans

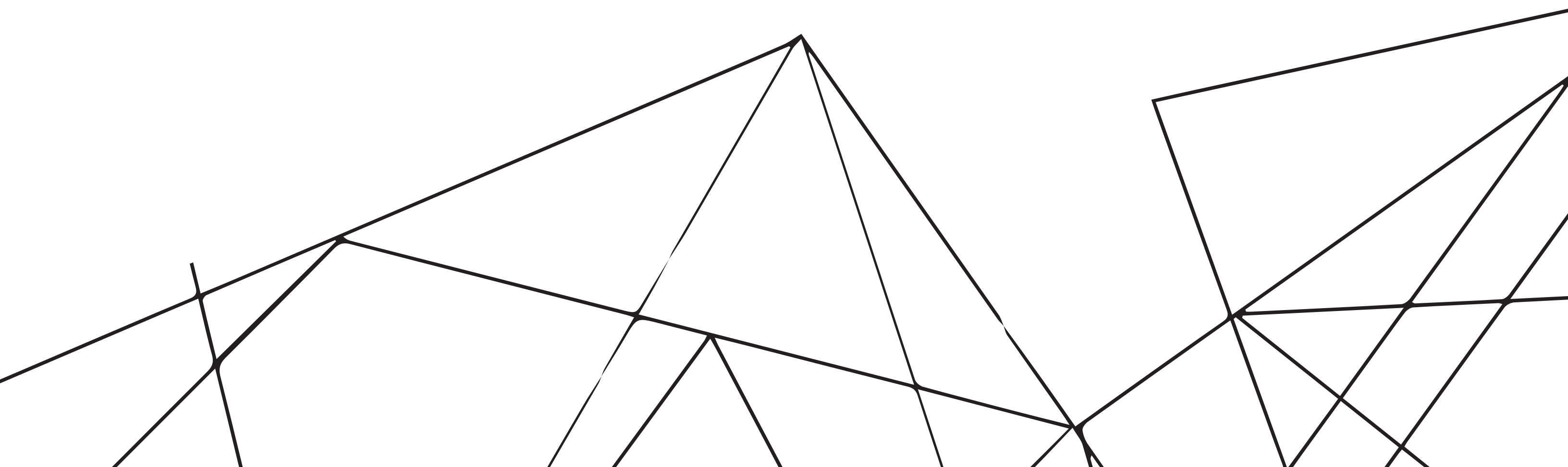


2nd Floor Plan

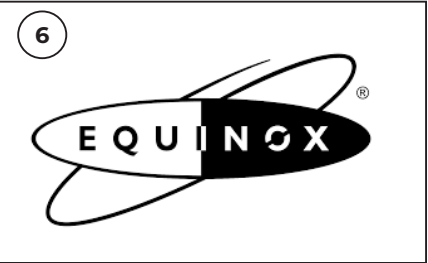
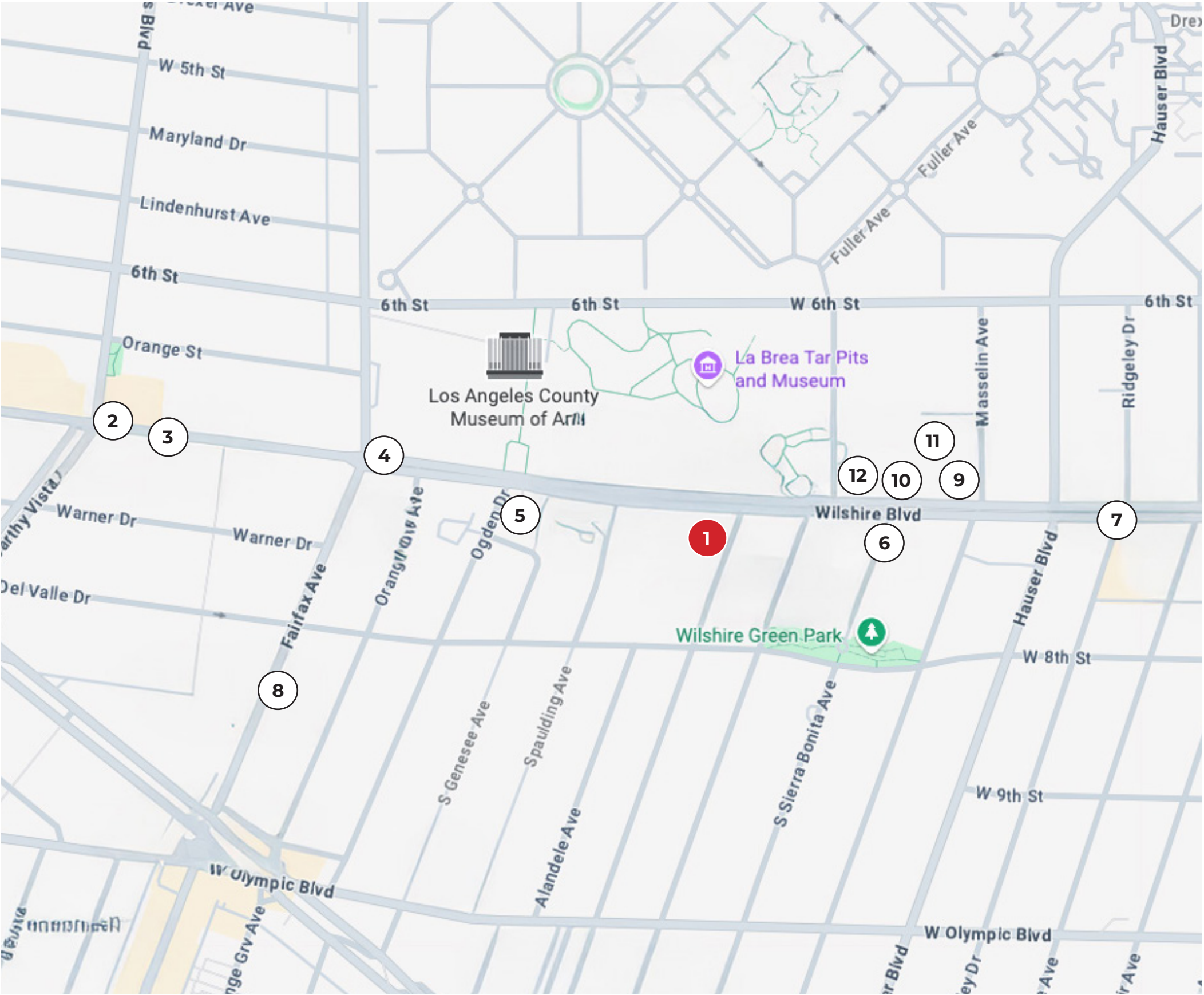


3rd Floor Plan

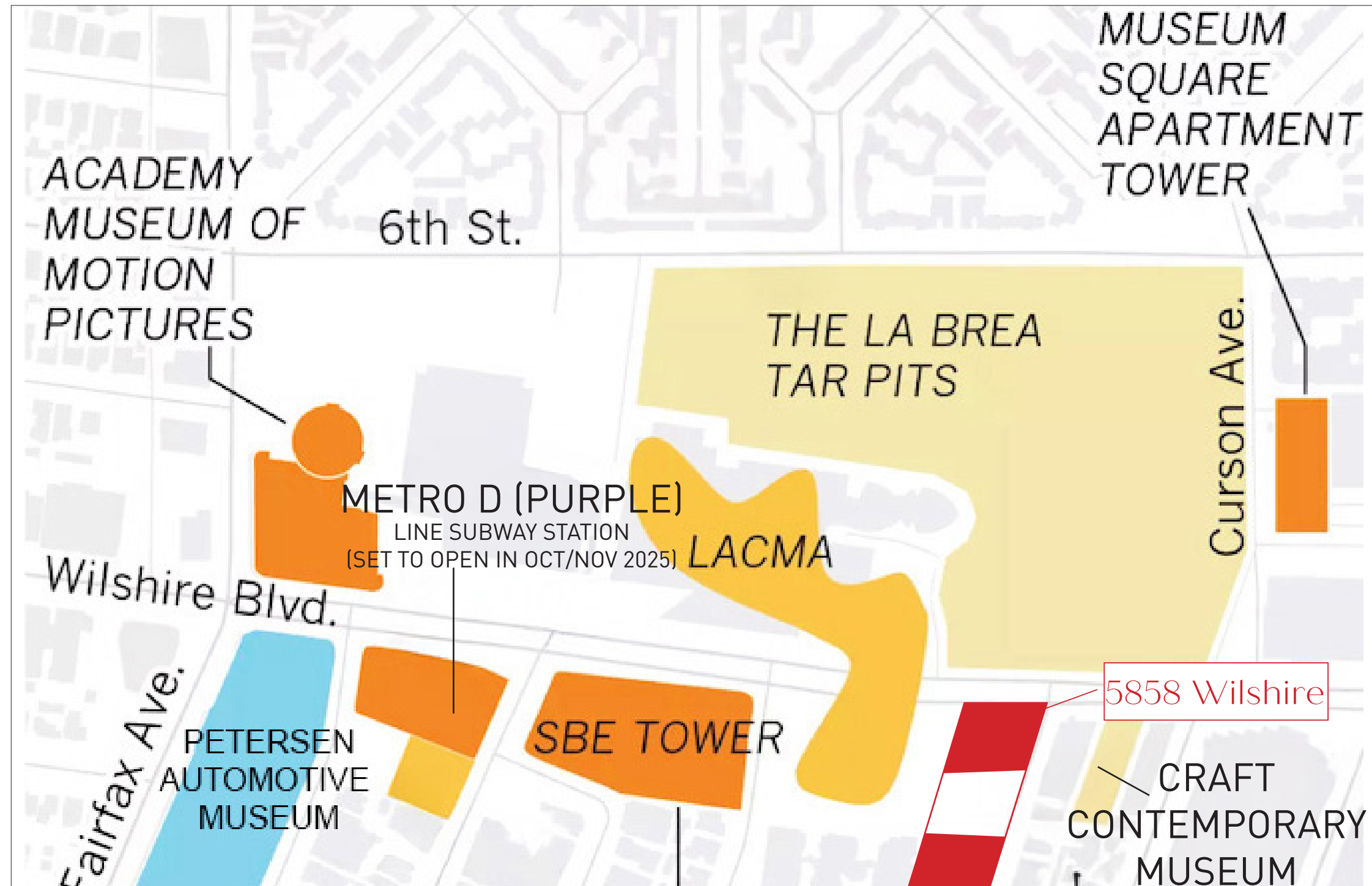




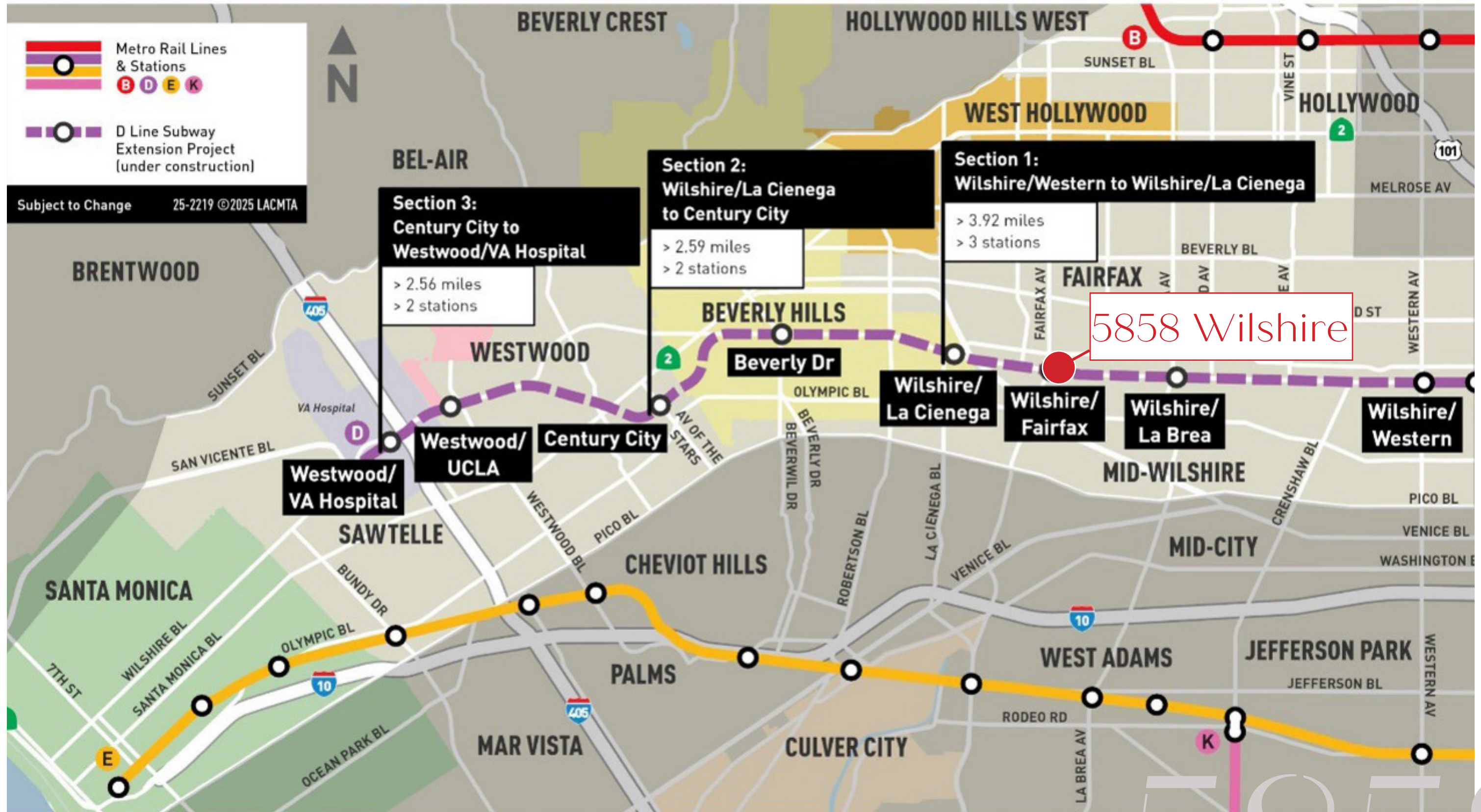
Property Amenities Map

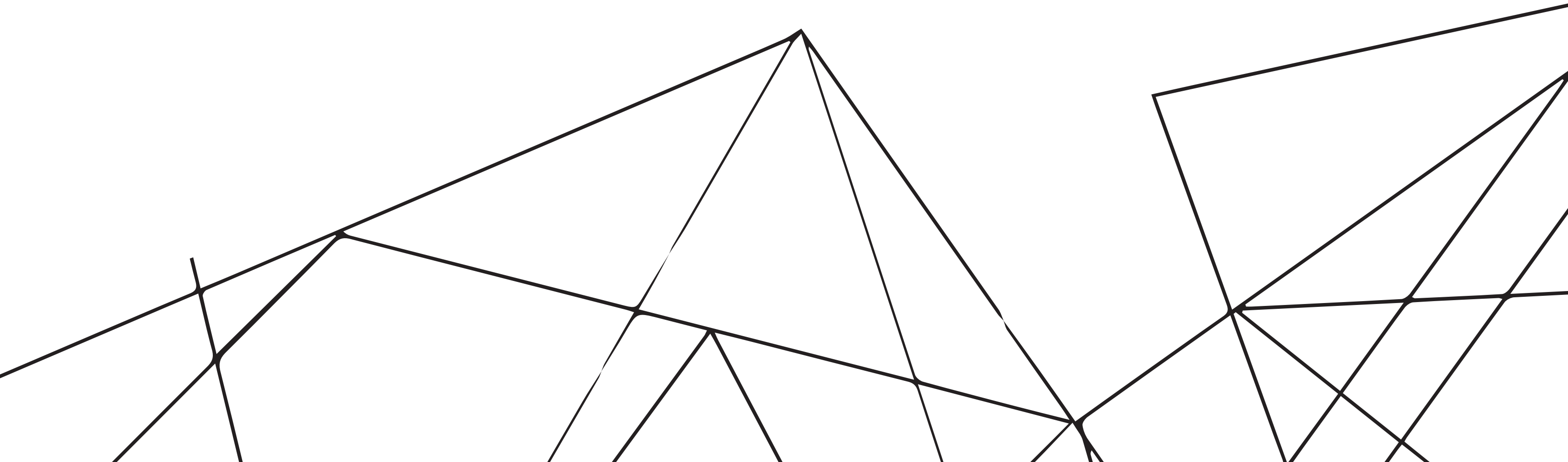


Museum Row



Westside Subway Extension





Rent Roll

Tenant	RSF	Basis	Commence	Expiration	*Lessor Termination Rights	Term	Base Rent/ mo.	Base Rent/ RSF	Annual Base Rent	Annual Rent /RSF	Deposit
Valerio Architects Inc.	6,092	Office Base Year	Apr-17	Jun-27	18/mo notice	122	\$17,885.47	\$2.94	\$214,625.64	\$35.23	\$9,652.00
Conga Kids, Inc	706	Office Base Year	Apr-23	Apr-28	12/mo notice	60	\$2,365.10	\$3.35	\$28,381.20	\$40.20	\$2,513.36
Breathe Southern California	4,339	Office Gross	Dec-18	Dec-25	Seller	85	\$0.00*	\$0.00	\$0.00	\$0.00	\$0.00
Apex Realty Inc.	4,050	Office Base Year	Sep-15	Aug-26	No Rights	132	\$11,137.50	\$2.75	\$127,404.96	\$31.46	\$6,642.00
Miracle Smile	2,300	Office Base Year	Feb-18	Feb-33	12/mo notice	180	\$9,603.61	\$4.18	\$115,243.32	\$50.11	\$9,000.00
Los Angeles Vision Center	1,677	Office Base Year	Sep-11	Oct-34	18/mo notice	278	\$6,563.78	\$3.91	\$76,471.20	\$45.60	\$9,000.00
*VACANT	1,595										
VACANT	2,230										
Storage	2,413										
							\$47,555.46		\$562,126.32		

*Seller does not currently pay rent, will engage in lease negotiations as part of sale

*See following page for Lessor early termination details

* Interior space that can be made into a ground level retail space with direct sidewalk access

Lessor Early Termination Rights

Lessee	Suite	Lease Expiration	Timing	Payment	Cause	Language in Lease
Apex Realty	301	1-Aug-26	none		No restrictions.	No buyout provision. Tenant has an option to extend for another 12 months.
Conga Kids	204	14-Apr-28	12 months notice	Up to 4 months rent (pro-rated)	No restrictions.	Lessor and Lessee shall both have termination right by giving either party a 12 month prior written notice. Lessor to pay Lessee up to four (4) months termination fee. The fee will be pro-rated based on how many months left on the term. For example, if Lessor terminates the Lease in month 38 leaving 22 months left on the term, then the fee would be 1.47 months of the base rent credit (4/60x22).
Valerio	203, 210	14-Jun-27	18 months notice	none	At anytime at lessor's option.	Lessor may at anytime, at its option, give written notice to Lessee that the Lease is being terminated. This notice must be given at least eighteen (18) months prior to the anticipated termination date.
LA Vision Center	5856 (1st Floor)	31-Oct-34	18 months notice	\$14,500	Anytime at lessor's option.	Notwithstanding anything to the contrary in the Lease, Lessor may, at its option, at anytime, give written notice to Lessee that the Lease is being terminated. This notice shall be given at least eighteen (18) months prior to the actual termination date. If Lessor terminates the Lease pursuant to this Paragraph 51, Lessor shall pay to Lessee the sum of \$14,500.00 which sum shall be paid as follows: a) \$7,250 thirty (30) days prior to the termination date, provided Lessee provides Lessor with proof of a duly executed new lease for Lessee's new space. b) \$7,250 shall be paid to lessee within ten (10) days after Lessee has vacated the Premises and returned possession of same to Lessor.
Miracle Smile	5850 (1st Floor)	14-Feb-28	12 months notice	4 months Base Rent	Anytime at lessor's option	Notwithstanding anything to the contrary in the Lease, Lessor may, at any time, at its option, give written notice to Lessee that the Lease is being terminated. This notice must be given at least twelve (12) months prior to the actual termination date. Lessor shall pay to Lessee a sum equal to four (4) times the monthly Base Rent applicable at the time this notice is given and shall be paid to the Lessee as follows: a) Fifty percent Thirty (30) days prior to the termination date, and b) Fifty percent within three (3) days of the date that Lessee delivers possession to the premises to Lessor.

Financials

Operating Expenses	Current	Per SF
Insurance	\$45,000.00	\$1.43
Property Mangement	\$35,000.00	\$1.11
Utilities	\$179,000.00	\$5.69
Property Taxes (current)	\$87,000.00	\$2.76
Misc Expenses	\$5,000.00	\$0.16
TOTAL EXPENSES	\$351,000.00	\$11.15
Operating Data	Current	Per SF
Scheduled Lease Income	\$562,126.32	\$17.86
CAM Reimbursement	\$120,839.86	\$3.84
Parking Revenue	\$109,142.00	\$3.47
Effective Gross Income	\$792,108.18	\$25.16
Expenses	\$351,000.00	\$11.15
NET OPERATING INCOME	\$441,108.18	\$14.01
Total Area		
Total RSF	25,402	
Total Building SF	31,482	
Load Factor	19%	
Occupied	19,164	
Vacant	6,238	
Vacancy	20%	
*WALT	3.79	

* See addition information regarding lessor early termination rights

Disclaimer

Disclaimer: Lee & Associates Los Angeles West, Inc. (hereinafter "LWLA") is an independent contractor and not an employee of Owner. LWLA has prepared this Offering Memorandum. Neither LWLA nor Owner makes any warranties or representations about its contents. The information contained herein has been secured from sources LWLA believes to be reliable; however, buyer must verify all of the information contained herein and all facts regarding the property. The purchaser bears all risk for any inaccuracies. By receiving this Offering Memorandum, you agree as follows:

All of the information contained in this Offering Memorandum is proprietary and strictly confidential. It is provided solely for the purpose of review by a perspective purchaser and is not to be used for any other purpose or made available to any person without the express written consent of LWLA and Owner. You will hold it in the strictest of confidence.

You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of LWLA or Owner.

This Offering Memorandum is not to be deemed to represent the state of affairs of the property or constitute an indication that there has been no change in the property since the date of this Offering Memorandum. All references to square footage, age, rents, projected rents, zoning, number of units and similar property-specific details are approximations. The purchaser must independently verify all information regarding the property.

The information in this Offering Memorandum has been compiled by LWLA from sources deemed reliable. However, neither the information nor the reliability of LWLA's sources are guaranteed by LWLA or Owner. LWLA and Owner make no representations or warranties, express or implied, as to the accuracy or completeness of this Offering Memorandum. No legal liability is assumed or shall be implied with respect to the information contained herein. LWLA and Owner have not verified any of the information contained herein.

Prospective purchasers are recommended to seek professional advice.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Offering Memorandum or any other information, written or verbal, from LWLA or Owner. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a purchaser's active conduct of its own due diligence to determine these and other matters of significance to such purchaser. Neither LWLA nor Owner serves as a financial advisor to any purchaser.

All data and assumptions regarding financial performance, including but not limited to that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at, or increased to, that level. A buyer must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property.

Legal questions should be discussed with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Any warranties or representations shall be limited to those expressly provided in an executed purchase and sale agreement. In no event shall a prospective purchaser have any claims against LWLA or Owner for any damages, liability, or causes of action relating to this Offering Memorandum. Each prospective purchaser proceeds at his own risk.

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Thank you

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