

# 639 N Larchmont BLVD.

LOS ANGELES, CA

FOR SALE



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# 01 EXECUTIVE SUMMARY

639 N Larchmont Boulevard is widely considered among the very best freestanding, boutique office/retail properties in Los Angeles. Designed by the renowned architectural firm Rios for their own offices and for the beloved 100% organic, plant-based restaurant, Café Gratitude, 639 N Larchmont Boulevard offers a truly rare opportunity for the astute business owner or investor. Ideally located at the north end of Larchmont Boulevard, steps away from Paramount Studios, with its spectacular, functional design, with excellent, on site surface and subterranean parking and with the amenity of Café Gratitude, it is hard to imagine a more brand elevating, long-term home for a discerning entertainment, design, talent management, business management or any creative firm seeking to control their own destiny through ownership while providing a worldclass creative work environment.



## THE PROPERTY

Masterfully positioned on a 14,000 square foot double lot featuring 100' of Larchmont frontage, this dramatic, high-design, two-story improvement consists of a total of 16,061 square feet comprised of Café Gratitude on the ground floor in 2,698 square feet (plus an outdoor dining area of 244 square feet) with the balance of the 13,363 square feet comprised of spectacular, two-story creative office space over a full level of subterranean parking.

As a creative office environment, 639 N Larchmont is legendary. Featuring high ceilings, floor to ceiling glass, extraordinary natural light, extensive balconies with sliding door access, a functional combination of open work space, private offices and communal space with modern kitchens. While the office space is move-in ready, it can be easily adapted for a range of uses.

An instant sensation upon opening in 2011, Café Gratitude Larchmont has become an icon in Los Angeles through its authentic and unwavering commitment to sustainability, 100% organic, handmade, plant based food and its love-based culture. Historically, the synergy of Café Gratitude and the office tenant has been magical. In the spirit of supporting the best possible environment, Café Gratitude offers a 20% discount to all of the employees of the office occupant.

## THE OPPORTUNITY

The current office lease expires November 30, 2024, freeing up this prized space for an owner user.

The existing office tenant is currently paying \$53,791 in base rent, (\$4.02 psfpm) NNN with \$16,000 per month in CAM (\$1.20 psfpm). Included in their rent is parking for 30 cars in the subterranean parking area.

Café Gratitude's current NNN lease expires November 30, 2025 with two, five year extension options including percentage rent at 5% of sales. Percentage rent has always exceeded base rent with 2023 average rent coming in at \$15,576 per month or \$5.77 psfpm. Included in Café Gratitude's rent are 6 spaces in the subterranean parking area.

Café Gratitude remains successful and is expected to exercise its first five year option in 2025 including a base rent of \$9,955.20 with 2% annual increase vs 5% of gross sales. The contract base rent in the first year of the option is \$9,955 per month with 2% annual increases or \$3.69 psfpm.

Priced at \$15,500,000 or \$965 psf and with a 2024 projected Net Operating Income of \$871,872, or a 5.62% capitalization rate based on the 2024 projected Net Operating Income, 639 N Larchmont Boulevard represents an excellent value relative to recent comparable sales and an extraordinary value from the perspective of an owner/user.

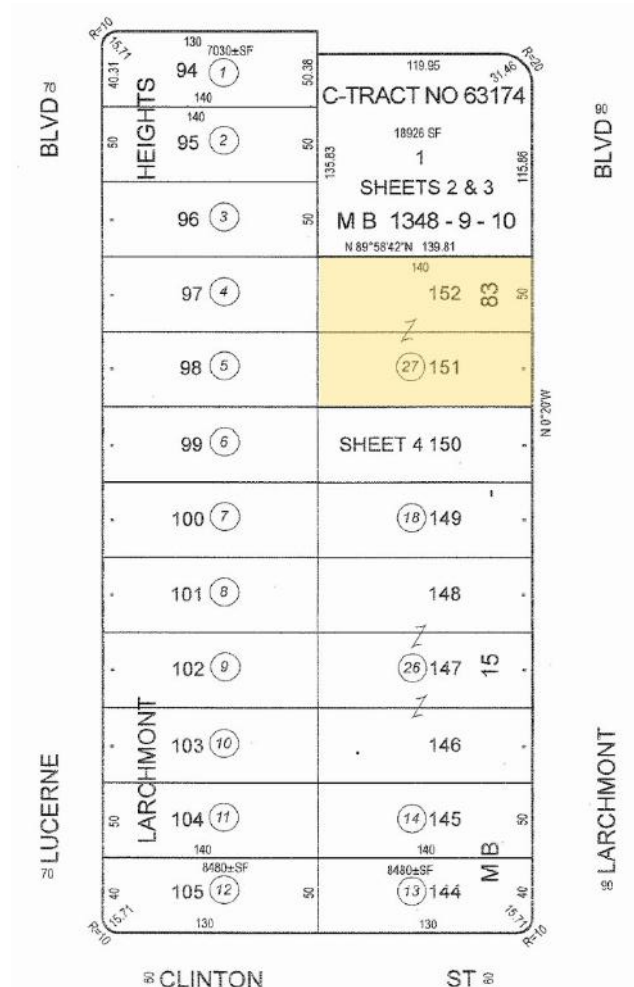
## OFFERING SUMMARY

Purchase Price.....	\$15,500,000
2024 Projected NOI: .....	\$871,872
Cap Rate on 2024 Projected NOI .....	5.62%

## PROPERTY SUMMARY

Total Building Size:	16,061 SF
Total Restaurant:	2,698 SF + 244 SF Outdoor Patio
Total Office:	13,363 SF
Year Built / Renovated:	1989 / 2007
Elevator:	3 Stops
Floors:	2 floors + Subterranean Parking
Parking:	± 53 Spaces 6 Surface ± 47 Subterranean
Year of Construction:	1986 / 2007
Land Size:	14,000 SF
Zoning:	LAC2*
APN:	5523-012-027
Lot Dimensions:	100' fronting Larchmont Blvd x 140' fronting Lucerne
Price / SF Improvements:	\$965

## PARCEL MAP



# PROPERTY HIGHLIGHTS

- Fabulous location at the north end of Larchmont Boulevard, within walking distance to Paramount Studios and one LA's best shopping and dining districts, Larchmont Village.
- Spectacular, contemporary design with abundant natural light, private balconies, and high ceilings.
- Abundant on-site parking features over 40 secure, subterranean spaces, as well as 6 surface parking stalls.
- Office space fully-improved and move-in ready.



# CAFE GRATITUDE



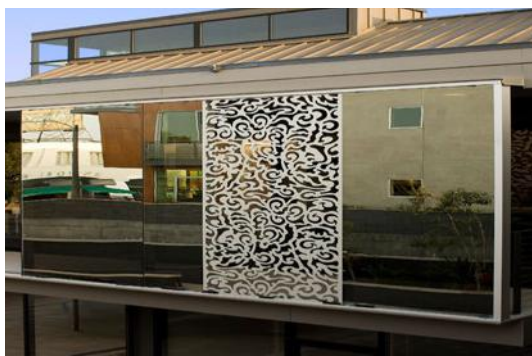
- Cafe Gratitude changed the restaurant landscape in 2011, bringing best-in-class handmade, 100% organic fare to Los Angeles.
- Total Seats: 160
- Beautiful bar w/ Type 41 Liquor License



# OFFICE SPACE



- Twenty One (21) Private Offices
- Four (4) Conference Rooms
- One (1) Podcast Studio
- Bullpen Area
- Kitchen/ Break Room
- Multiple Bathrooms including Shower
- Reception Room
- Extensive Balconies



Designed to the exacting standards of renown architecture and design firm Rios, this highly functional, open plan, fully-improved office environment is move-in ready. Featuring high ceilings, extensive glass and tremendous natural light as well as gated, secure parking for over 40 cars. This outstanding location is adjacent to Paramount Studios at the north end of one of Los Angeles' most desirable shopping and dining districts Larchmont Village. 639 N. Larchmont Boulevard is an unrivaled office environment and brand elevating opportunity.



# MEET RIOS

The architectural firm, *Rios*, practices with a singular vision: to imagine, design, and build complete environments. The firm's client list is as diverse as the services it provides, including entertainment studios, commercial developers, cultural and educational institutions, city agencies, hotels and restaurants, and private individuals. Every project that bears the firm's stamp traces its lineage to Rios' vision for a transdisciplinary practice. Commissions range from the design of public parks to plazas and streets, to city-shaping districts, as well as private gardens, furniture, and products.

Rios' projects have been widely published in over 1,000 national and international books and periodicals. RIOS has received nearly 100 professional design awards, including a 2022 ASLA Award of Excellence for Palm Springs Downtown Park, a 2020 AIA Los Angeles "Best of Millennium" recognition for Grand Park, Fast Company's 2017 Innovation by Design Award recognizing Timesless Public Space for Grand Park and the 2007 Firm Award by the American Institute of Architects California Council.

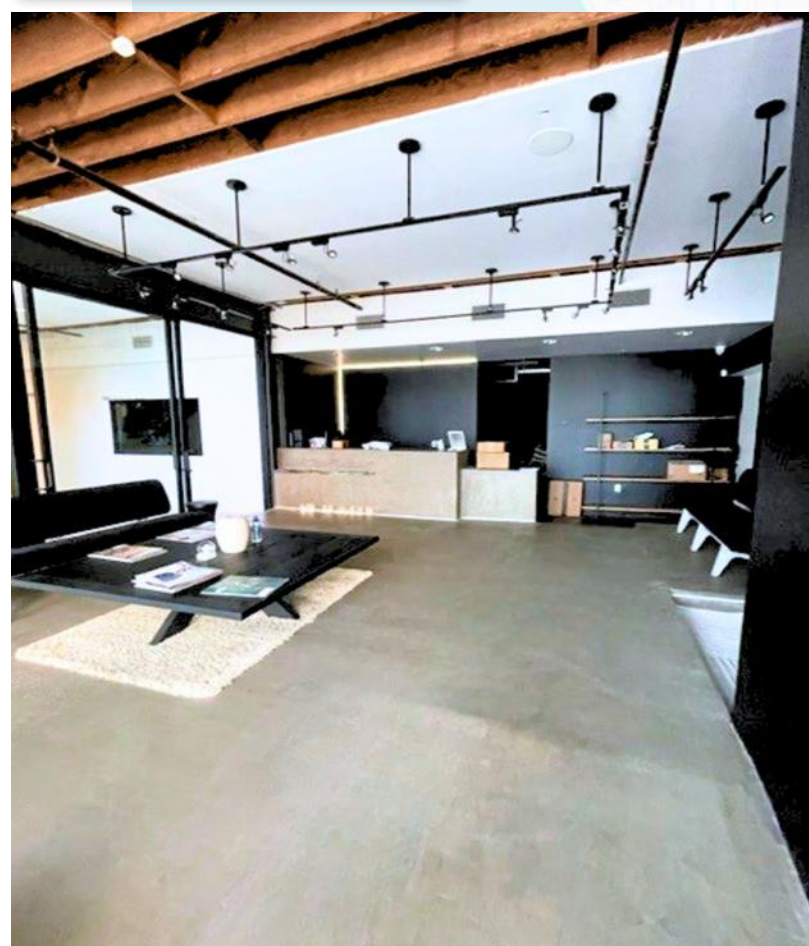


# REGIONAL MAP



## DRIVE TIMES FROM 639 N LARCHMONT

- 15 Minutes
- 30 Minutes
- 45 Minutes

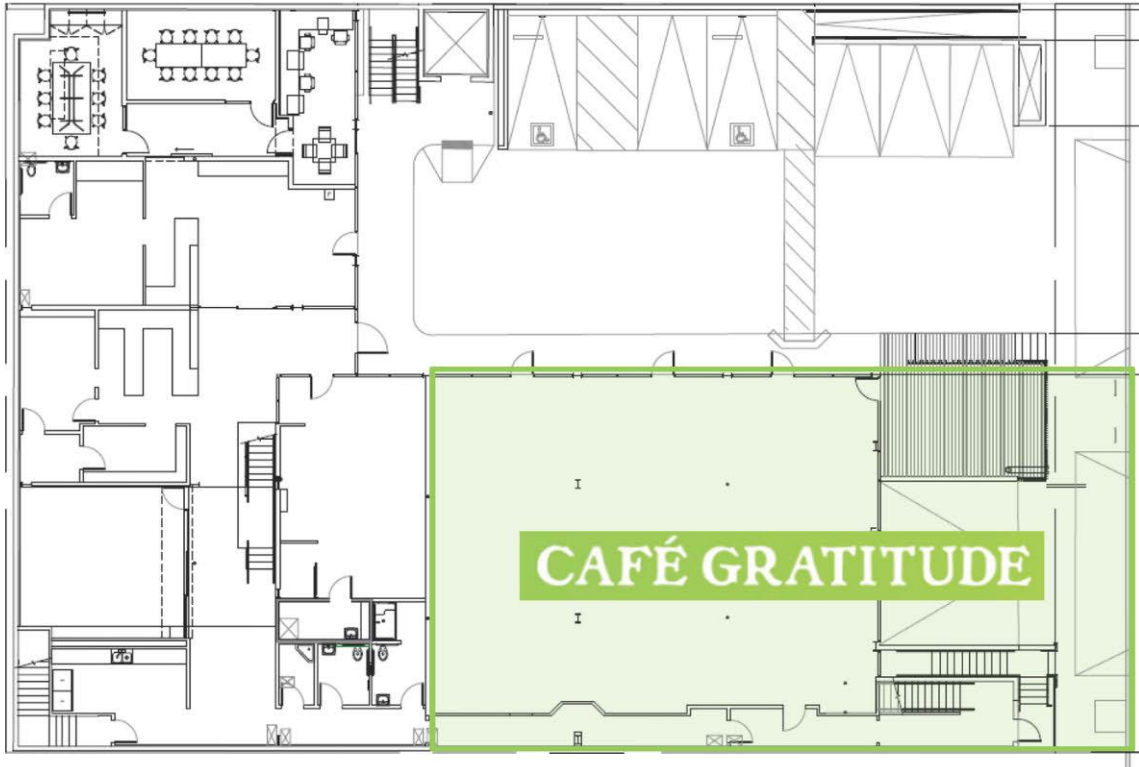




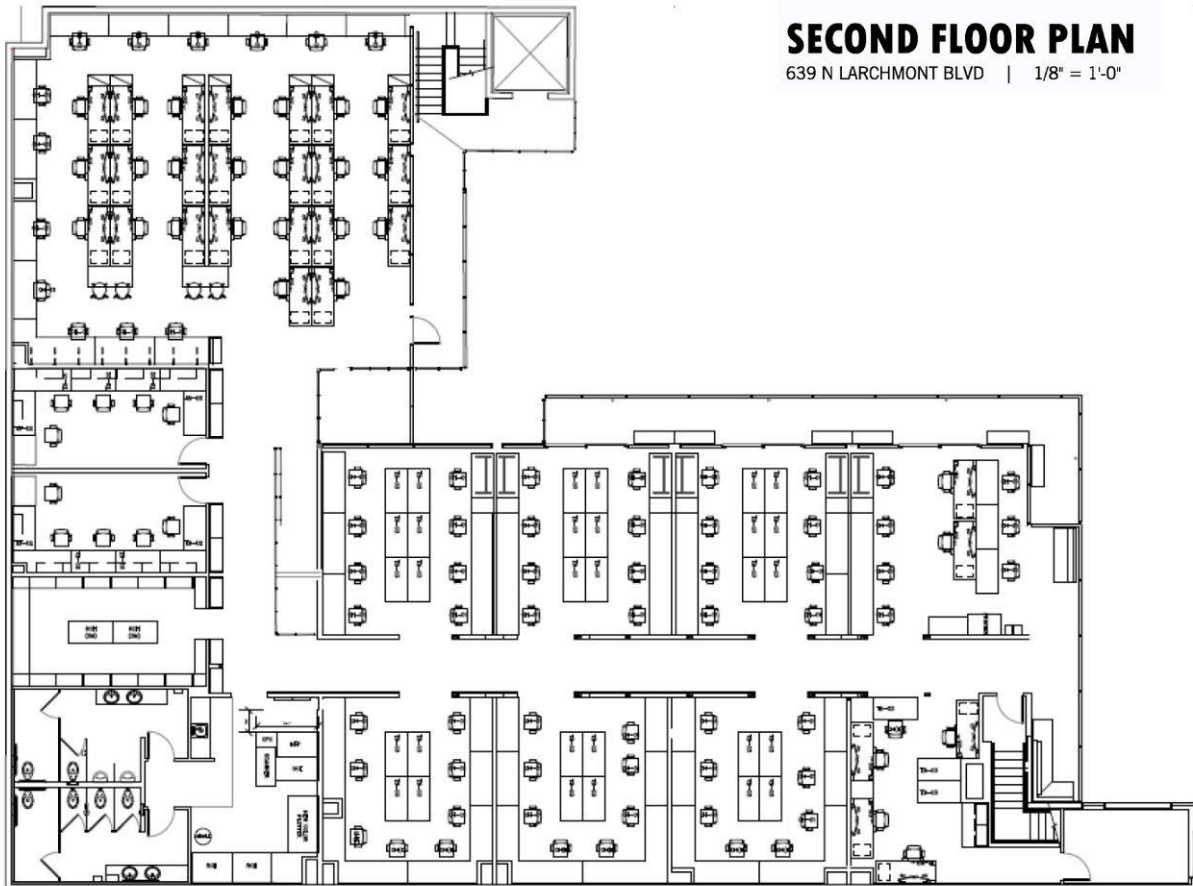
# FLOORPLANS

## GROUND FLOOR PLAN

639 N LARCHMONT BLVD | 1/8" = 1'-0"



*\* Original Floor Plan - Not As-Built*

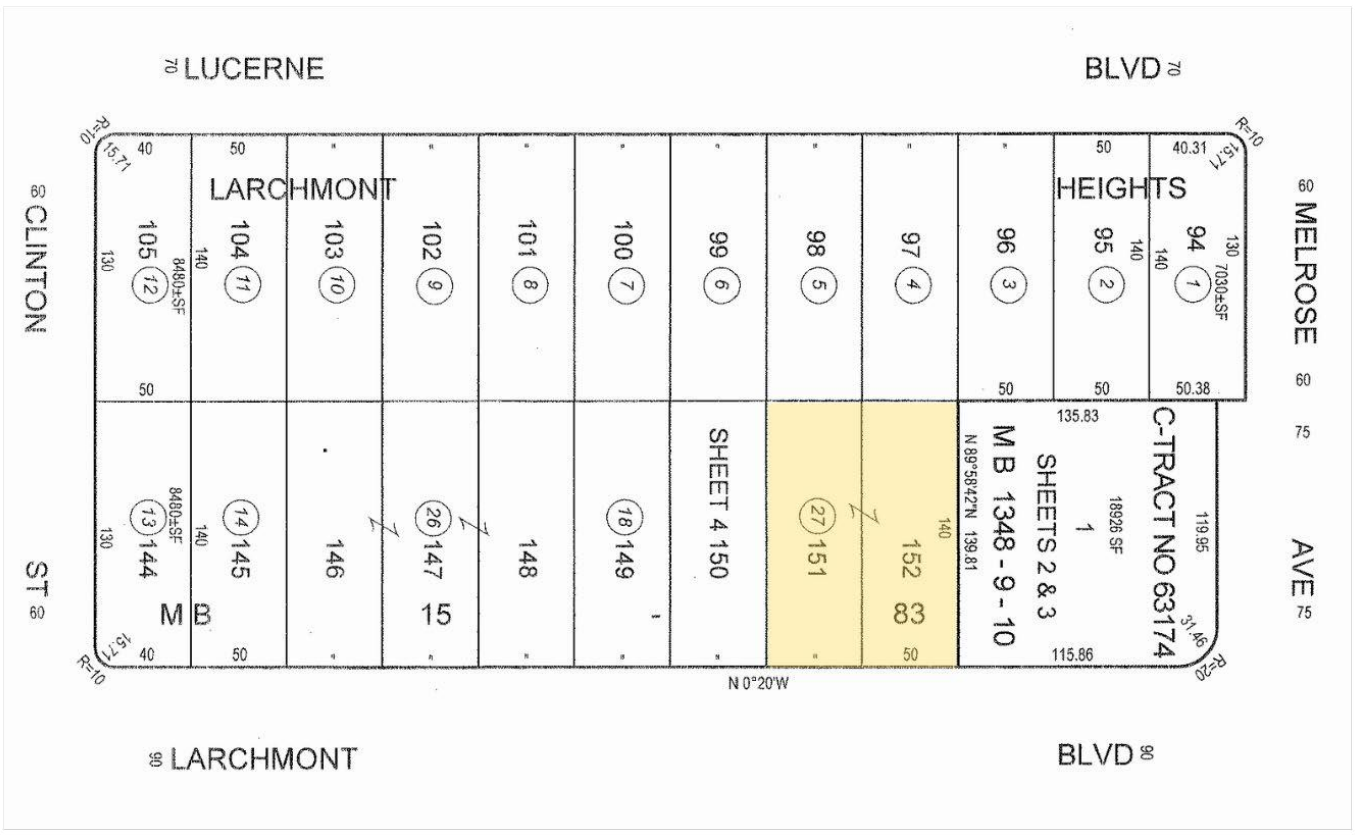
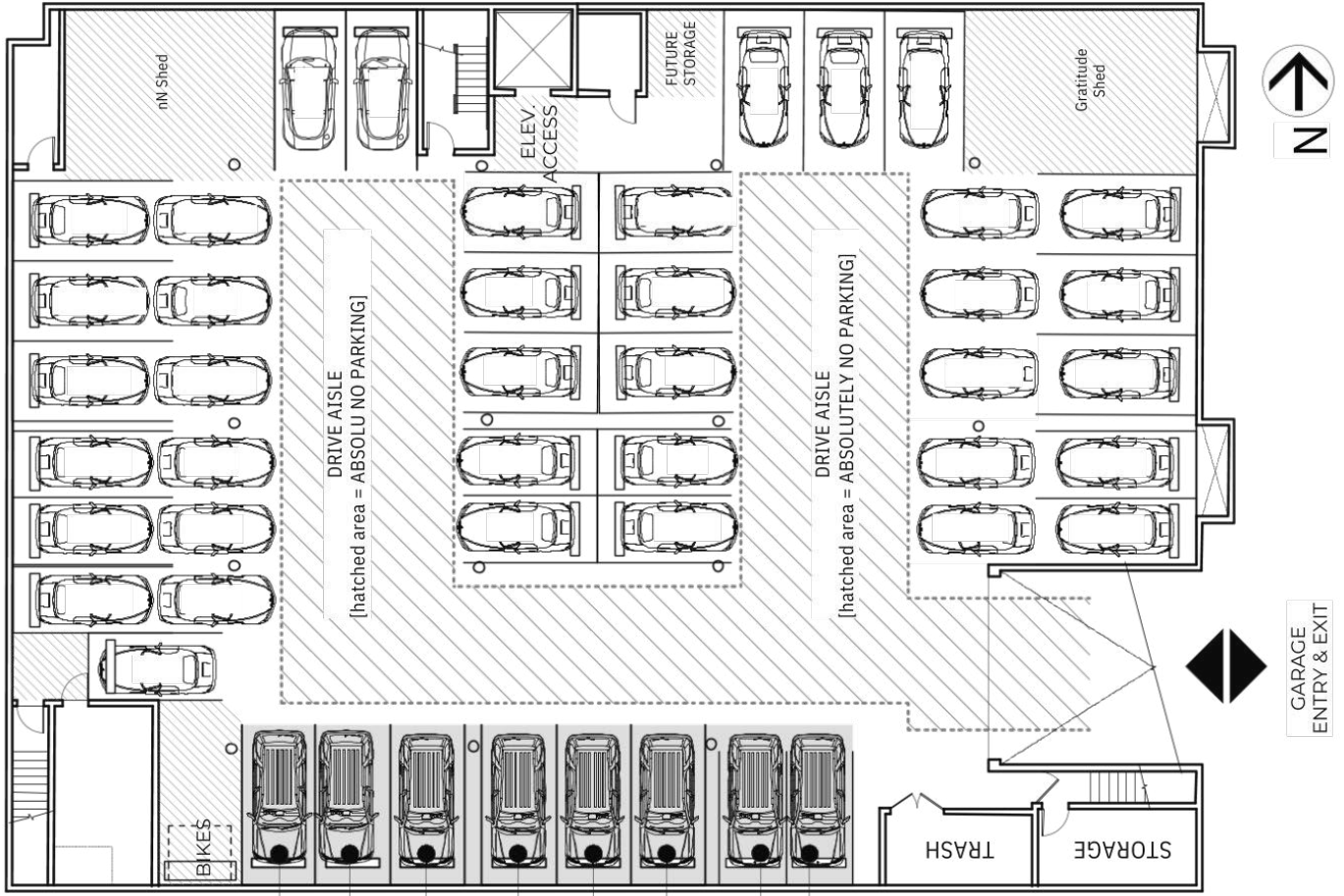


## SECOND FLOOR PLAN

639 N LARCHMONT BLVD | 1/8" = 1'-0"

*\* Original Floor Plan - Not As-Built*

# Parking Plan



# FINANCIALS



entral

CITY PLATES



THANK YOU!



## SUMMARY

The office currently occupied by Sugar 23 will be available November 30, 2024 for an owner/user. Cafe Gratitude has consistently been in percentage rent and is expected to renew its extension option in 2025.

## CURRENT RENT ROLL

UNIT #	TENANT	TERM	SIZE	MONTHLY RENT	MONTHLY CAM	ANNUAL RENT + CAM
Retail	Cafe Gratitude	11/30/2025	2,942 SF	\$15,576 *	\$2,500	\$216,912
Office	Sugar 23	11/30/2024	13,363 SF	\$53,791	\$16,000	\$837,492
TOTAL			16,305 SF	\$69,367	\$18,500	\$1,054,404

## 2024 PROJECTED INCOME & EXPENSES

PROJECTED 2024 REVENUE:		
	Month	Year
Office Base Rent:	\$53,791	\$645,492
Office CAM:	\$16,000	\$192,000
Restaurant % Rent:	\$15,565	\$186,912
Restaurant CAM:	\$2,500	\$30,000
Total Rent + CAM:	\$87,867	\$1,054,404
Operating Expenses:	< \$15,211 >	< \$182,532 >
Projected 2024 Net Operating Income:		\$871,872

# 2023 OPERATING EXPENSES

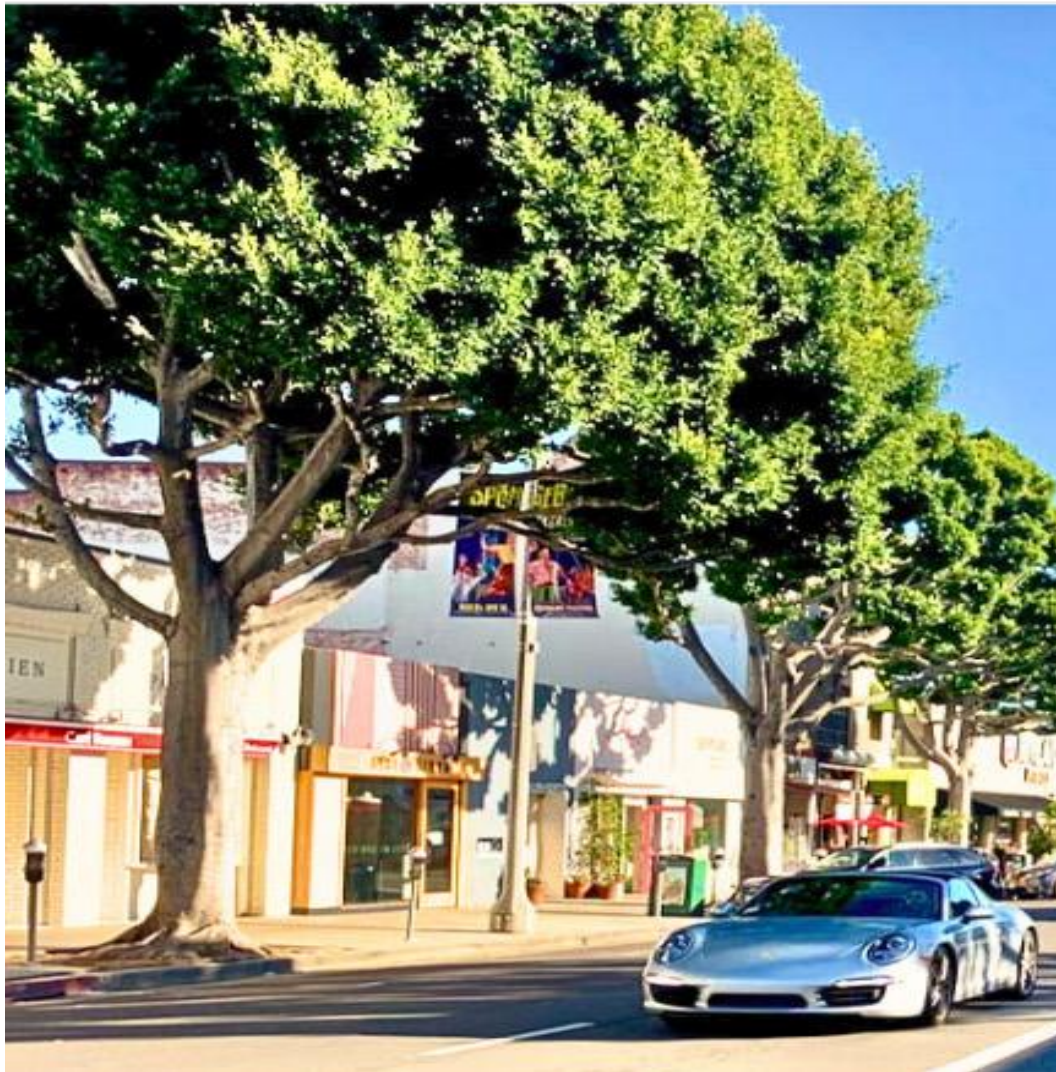
PROPERTY EXPENSES	2023 OPEX
Insurance - Property & Liability	\$14,454
Licenses & Permits	\$1,500
Repairs & Maintenance	\$26,000
Elevator	\$3,200
Cleaning Service	\$2,200
Pest Control	\$2,647
HVAC	\$7,500
Gardener	\$7,945
Property Taxes	\$76,650
Security	\$5,300
Common Area Water + Power	\$26,280
Fire Alarm Service	\$3,256
Trash	\$5,600
<b>PROPERTY EXPENSE TOTAL:</b>	<b>\$182,532</b>

**\* CAFE GRATITUDE LEASE TERMS:**

Cafe Gratitude pays five percent (5%) of Gross Sales versus Base Rent as follows:

12/1/2023 - 11/30/2024	\$9,568 per month	
12/1/2024 - 11/30/2025	\$9,760 per month	
(1st Five year Option) 12/1/2025 - 11/30/2030	\$9,955.20	* with 2% annual increases
(2nd 5-year Option) 12/1/2030 - 11/30/2035	\$10,991.35	* with 2% annual increases

## 02 MARKET OVERVIEW



# ABOUT LARCHMONT

Larchmont Village, nestled in the heart of Los Angeles, California, embodies the quintessential charm of a tight-knit community coupled with the vibrancy of urban living. Known for its tree-lined streets, historic architecture, and boutique shops, Larchmont Village exudes a unique character that draws residents and visitors alike. The area is a haven for foodies, offering an array of cafés, bakeries, and restaurants serving up culinary delights from around the world. With its pedestrian-friendly layout and picturesque surroundings, owning commercial property in Larchmont Village provides an unparalleled opportunity to tap into a diverse consumer base and establish a thriving business in an affluent neighborhood.



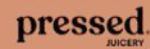
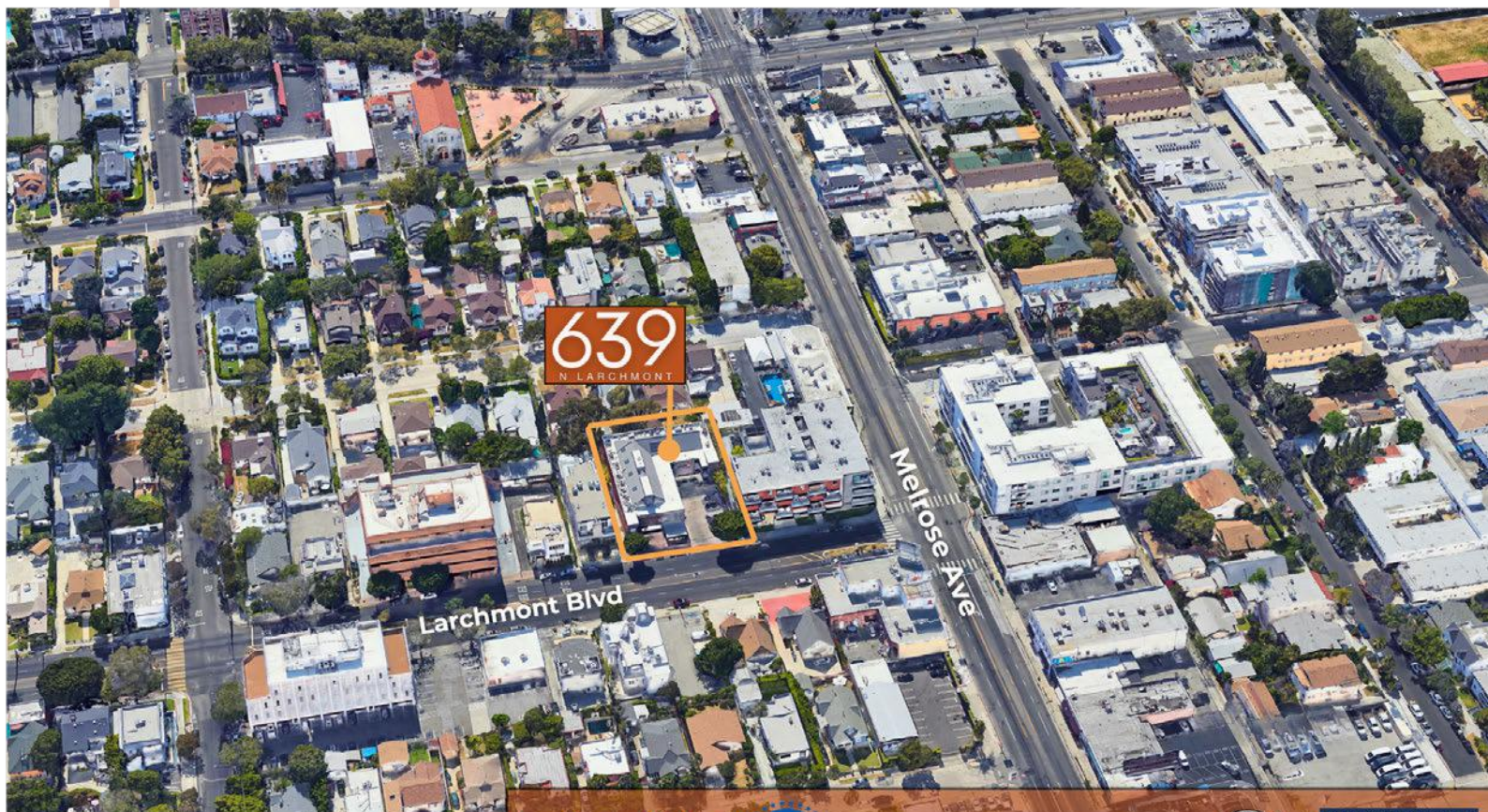
# VILLAGE

Beyond its culinary scene, Larchmont Village boasts a rich cultural tapestry, with art galleries, theaters, and community events contributing to its vibrant atmosphere. The submarket's proximity to major attractions such as Paramount Pictures Studios and the Hollywood Walk of Fame ensures a steady stream of foot traffic year-round. Additionally, Larchmont Village benefits from its central location, offering convenient access to downtown Los Angeles and nearby neighborhoods. As a property owner in this coveted submarket, one can capitalize on the area's strong sense of community, affluent demographics, and prime location to secure long-term success and prominence in the dynamic Los Angeles real estate market.





# LARCHMONT VILLAGE NEARBY AMENITIES

## 639 N LARCHMONT BLVD

- One major intersection to Larchmont Village adjacent to the historic, high-end residential neighborhood Hancock Park.
- Proximate to Hollywood and near the 101 Freeway, Paramount Studios, Raleigh Studios, Sunset Gower Studios, and more.



**Larchmont Blvd** is celebrated as among the most walkable, pedestrian friendly neighborhoods in Southern California. Due to its small town, old-world vibe, while providing the full range of restaurants, from casual dining to white table cloth, numerous cafés as well as dozens of retail offerings including neighborhood services, this neighborhood is cherished for its local, welcoming, community ambiance.

— DEMOGRAPHICS		1 mIle	3 mIle	5 mIle
	<b>Population</b>	48,835	542,696	1,082,939
	<b>Avg. HH Income</b>	\$87,886	\$86,594	\$90,560
	<b>Daytime Pop</b>	40,476	449,996	891,847
	<b>Traffic Count</b>	± 40,889		



# FUTURE HOLLYWOOD DEVELOPMENTS



## THE STAR 6061 SUNSET BOULEVARD

Architect Norman Foster has submitted plans for a \$1-billion office tower on Hollywood's Sunset Boulevard, offering a project that will feature spiral terraces and greenery wrapped around its facade. The 22-story building will be called "The Star," and would join the firm's impressive collection of unique building designs around the world. The British architect's firm Foster + Partners has rendered scenes of elevated gardens with plants and trees, as well as outdoor decks and modern office space.



## HOLLYWOOD TOWER 1360 VINE STREET

Onni Group has cleared a key hurdle in its bid for a new high-rise development in Hollywood, following the final 2023 meeting of the Los Angeles City Planning Commission. Hollywood Tower is a proposed 17-story building roughly 464,000 square feet of offices on its upper floors and 12,000 square feet of restaurant space below. As with the residential alternative, the bungalows to the east of the site would be retained as either housing or restaurant space. Solomon Cordwell Buenz is designing both the office and residential alternatives.



## HOLLYWOOD AND GOWER 6100 HOLLYWOOD BOULEVARD

Located at the current site of a surface parking lot, Hollywood & Gower is a 21-story residential/mixed-use tower located at the eastern gateway to the Hollywood Walk of Fame. Cited at a prominent location in an evolving neighborhood adjacent to The Fonda Theater – an historic 1920s live music and entertainment venue – HKS was challenged to consider the intersection of old and new architecture to design a modern residential high rise blended with welcoming amenities and gathering spaces for residents and the public alike.



## HOLLYWOOD CENTER 1720 VINE STREET

Hollywood Center will be a 4.5-acre, LEED Gold-Certified, mixed-use vertical community at Hollywood and Vine. Rising from surface parking lots adjacent to the Capitol Records Building, this project has been designed by Handel Architects to complement the unique architecture of the iconic building and realize the plan of the site's original architect, Louis Naidorf.

Created by MP Los Angeles to respond to LA's critical need for housing, Hollywood Center comprises two buildings of 35 stories and 46 stories, two mid-rise buildings of 11 stories each, with a total of 1005 residential units. Of these, 133 will be set aside for very-low and extremely-low income seniors, which will be managed by Menorah Housing Foundation, a Los Angeles-based nonprofit and one of the largest operators of senior affordable housing in Southern California.

SALES COMPARABLES



**324 N Larchmont Blvd**

Los Angeles, CA 90004

12,400 SF

Sale Date: 8/17/2022

Sale Price: \$12,400,000

\$1,000.00/SF



**800 Cole Ave**

Los Angeles, CA 90038

8,021 SF

Sale Date: 03/03/2022

Sale Price: \$24,000,000

\$1,074.80/SF



**1023 N Cole Ave**

Los Angeles, CA 90069

3,300 SF

Sale Date: 7/27/2023

Sale Price: \$3,435,000

\$1,040.91/SF



**743 Seward St**

Los Angeles, CA 90048

11,852 SF

Sale Date: 3/17/2023

Sale Price: \$10,950,000

\$923.89/SF



**8844 W Olympic Blvd**

Beverly Hills, CA 90211

5,864 SF

Sale Date: 10/15/2021

Sale Price: \$10,995,000

\$2,677.35/SF



**245 S Beverly Dr**

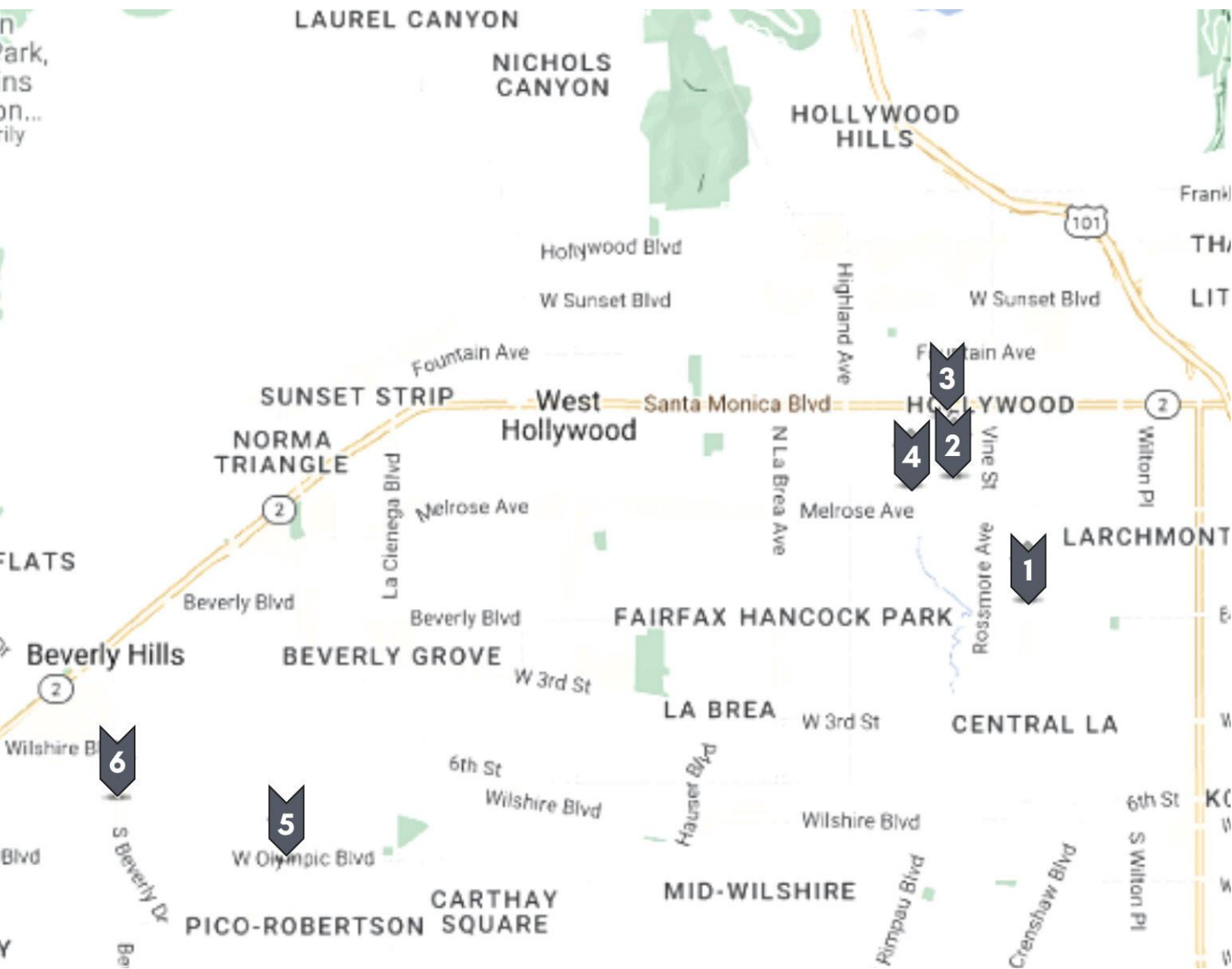
Beverly Hills, CA 90212

6,146 sf

Sale Date: 7/25/2023

Sale Price: \$10,750,000

\$1,749.11/SF



## DISCLAIMER

AVISON YOUNG 639 N LARCHMONT BLVD | LOS ANGELES, CA

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If you have further interest in the Property, please contact the listing agents.



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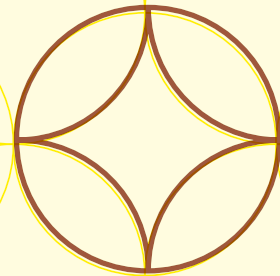
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