

COMMERCIAL CONDOMINIUM AVAILABLE FOR PURCHASE

Own a Chapter of Historical Significance

DISTINCTIVE | UNIQUE | EXCLUSIVE

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751

N. FAIRFAX AVE., #102



COMMERCIAL REAL ESTATE SERVICES

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THE OPPORTUNITY

Lee & Associates welcomes the opportunity as the Exclusive Broker to represent the owner in the sale of this unique commercial condominium opportunity in the central business and entertainment corridor of Hollywood.

751 N Fairfax is well suited for a local business who realizes the benefits of ownership versus renting. With optionality for a variety of uses, including office, retail, production as well as for a recording and/or editing studio, the property can also be divided into three units for separate businesses.

Constructed in 2009, the development includes this special condominium for approximately 2,410 square feet of ground-floor commercial space, along with an additional 700 square feet of high-ceiling storage. The layout is currently configured as seven private offices, a kitchen area, and a multifaceted open area. The Condo has above standard design feature with exposed concrete floors, walls, and ceilings, as well as extra high ceiling heights.

The Condo is plug and play with Cat 6 wiring and fiber-optic connectivity for optimal use and efficiency. Being part of the famed Cherokee Studio Lofts, occupants have access and use of the comfortable and functional outdoor roof deck offering panoramic 360-degree views from the Hollywood Hill to the Ocean and DTLA.

For convenience, security and privacy, there is a gated parking garage directly attached and behind the Condo, plus two additional spaces outside the gates. Per the CC&Rs, the space is legally divisible into three separate units, offering maximum flexibility for a variety of commercial uses.

With ±80 feet of frontage along Fairfax Avenue, the Condo has immense identity and exposure if desired, or complete privacy if needed.

ARCHITECTURAL SIGNIFICANCE & SUSTAINABILITY

The Cherokee Lofts sit on a storied site once home to the legendary Cherokee Recording Studios and MGM Studios. Musical legends such as Frank Sinatra, David Bowie, and Dave Matthews have recorded here, adding a rich cultural legacy to the property.

Cherokee Studios is notably the first LEED Platinum Certified building in Hollywood—and the first LEED Platinum mixed-use development in Southern California. This project incorporates sustainable design elements that go well beyond standard practices, ensuring energy efficiency and optimal performance throughout the building's life cycle.

From its award-winning architectural innovation and sustainability to its unrivaled location and design quality, this commercial property offers an extraordinary opportunity that's nearly impossible to replicate.

751 N Fairfax Ave., #102, Los Angeles, CA 90046

PROPERTY SUMMARY

ADDRESS	751 N. Fairfax Ave., #102, Los Angeles, CA 90046
YEAR BUILT	2010
STORIES	1
TOTAL SF	3,110 SF
ASKING PRICE	\$3,100,000
PRICE/SF	\$996
YEAR BUILT	2010
APN	5527-012-034
ZONING	(T)(Q)RAS4-1VL; ZI-2452 Transit Priority Area; ZI-2498 Time Limits & Parking Relief - LAMC 16.02.1
OCCUPANCY	Vacant & Available for Owner/User
PARKING	10 Spaces + Room to Stack
WALK SCORE®	Walker's Paradise (94)
TRANSIT SCORE®	Good Transit

PROPERTY HIGHLIGHTS

Located at a Signalized Intersection
Central Location Between West Hollywood & Hollywood Hills
Exceptional Visibility & Exposure for Your Business

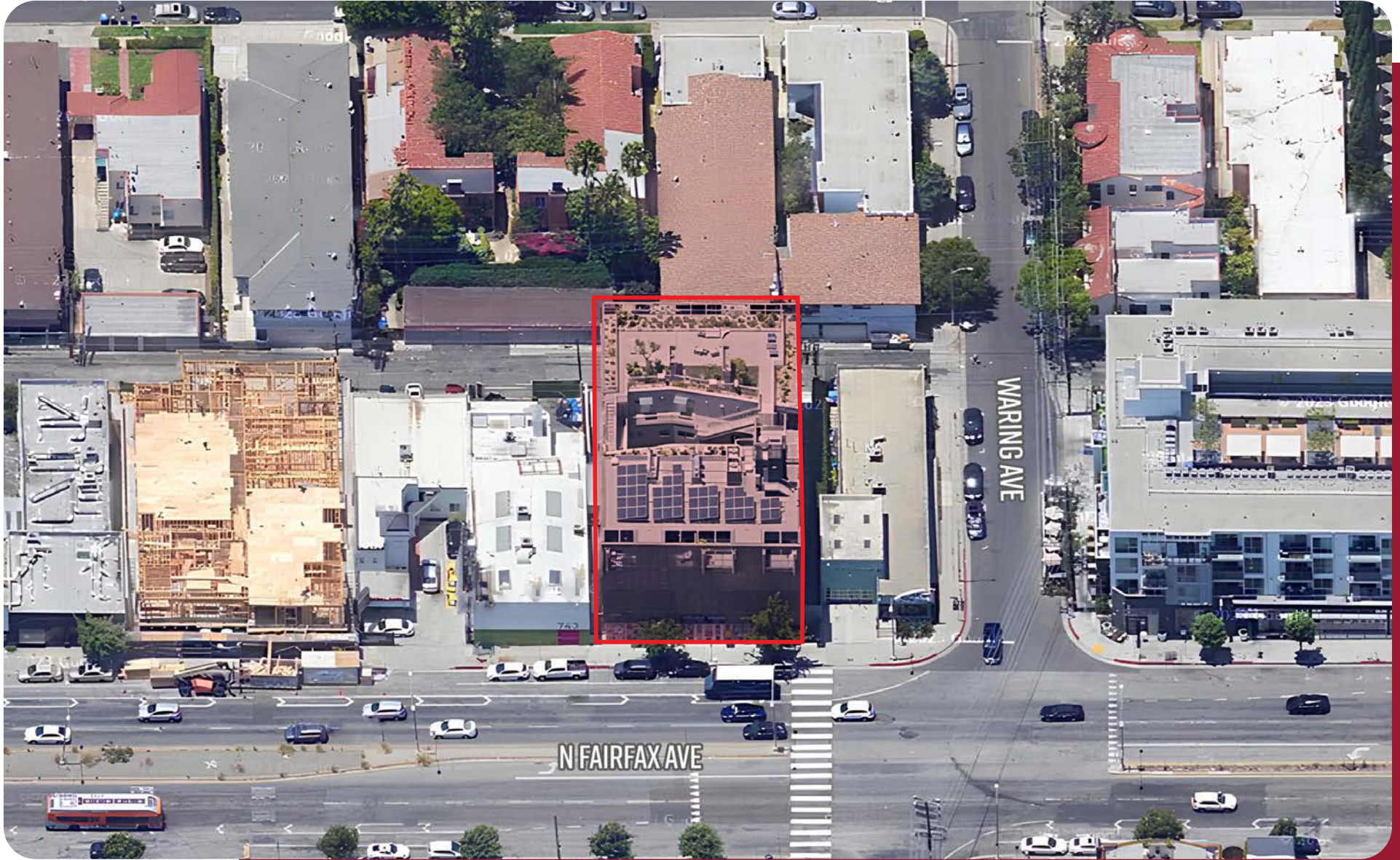


AREA AMENITIES



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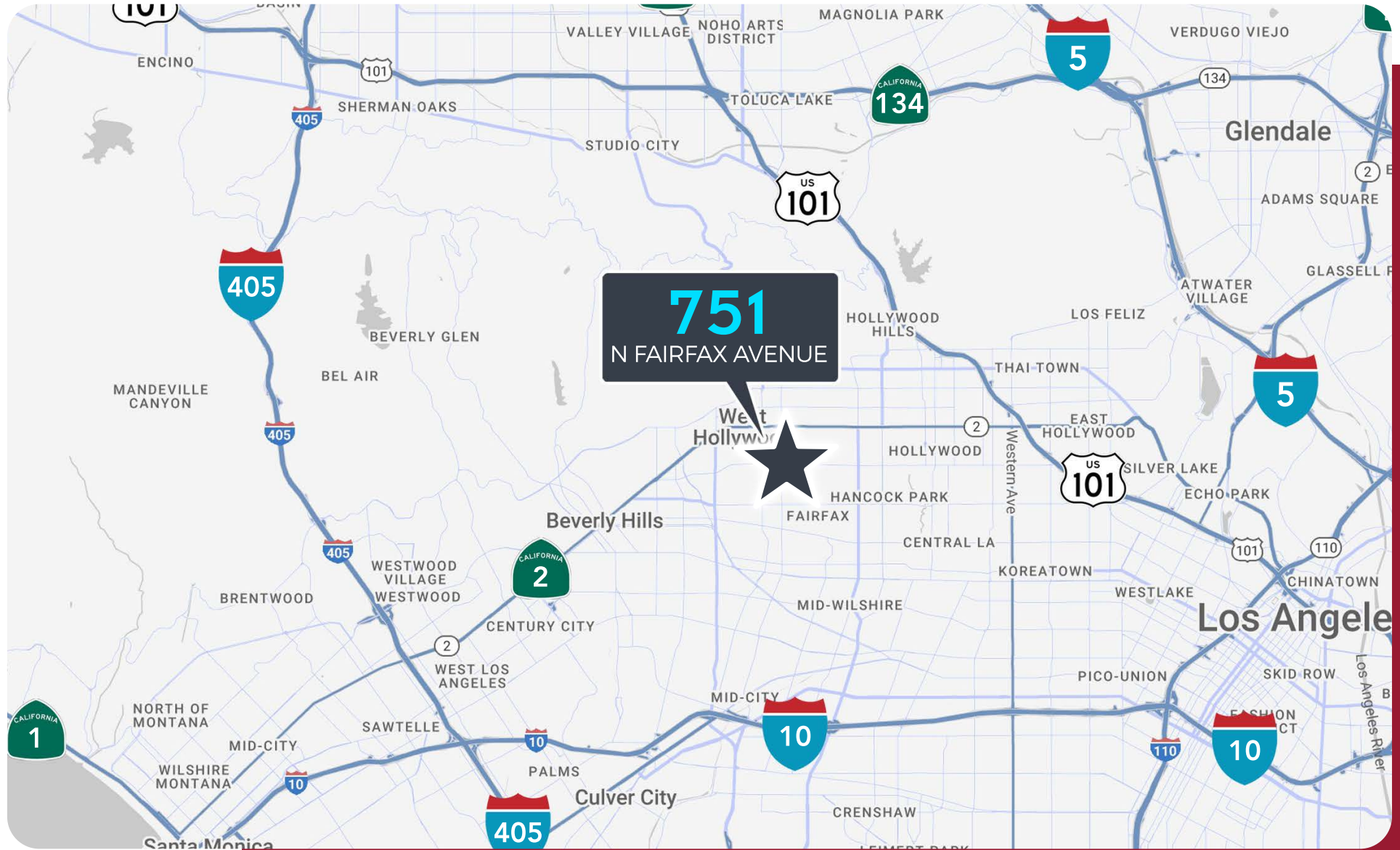
AERIALS



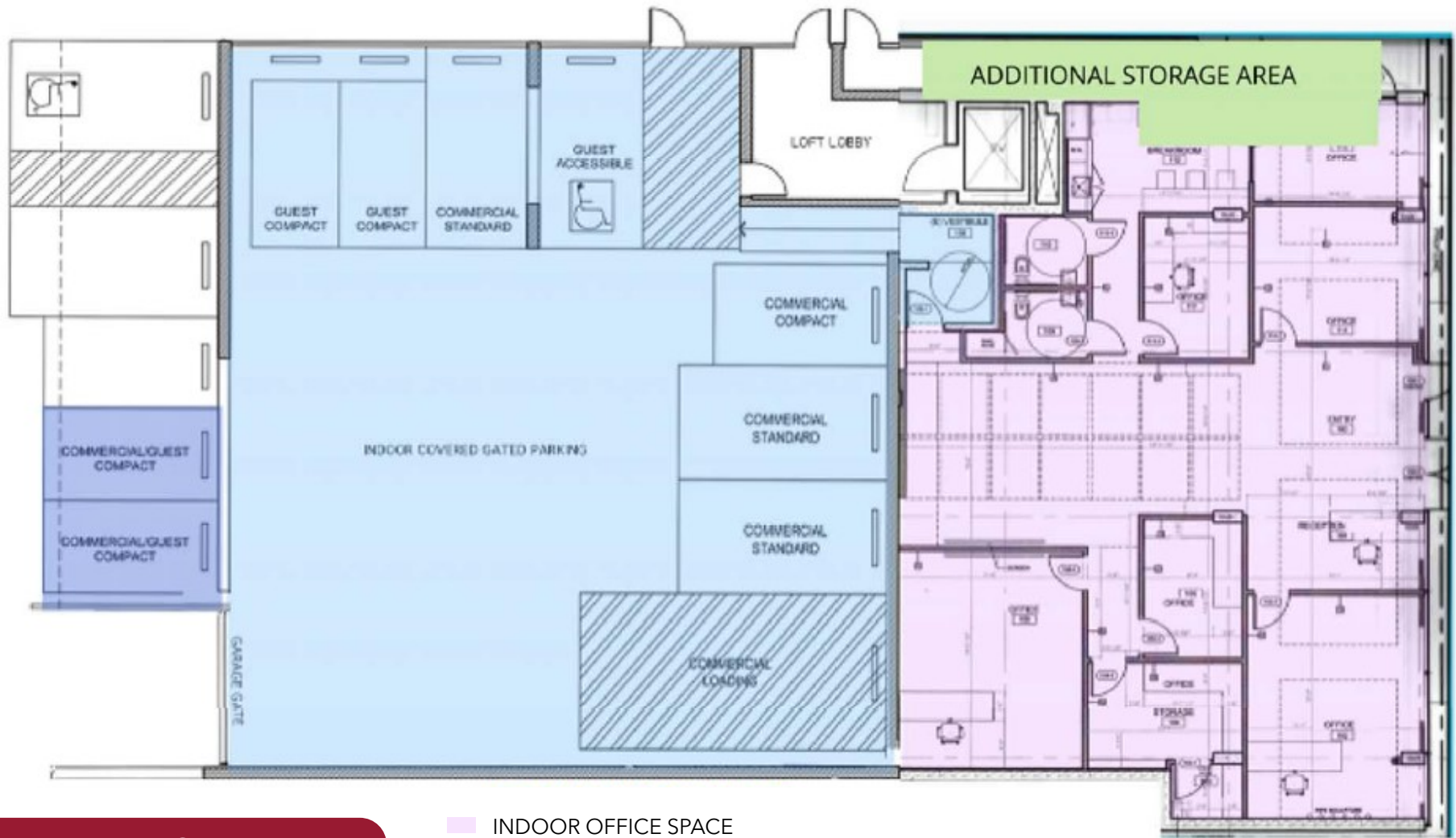
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CITY OVERVIEW

LOS ANGELES



FLOOR PLAN

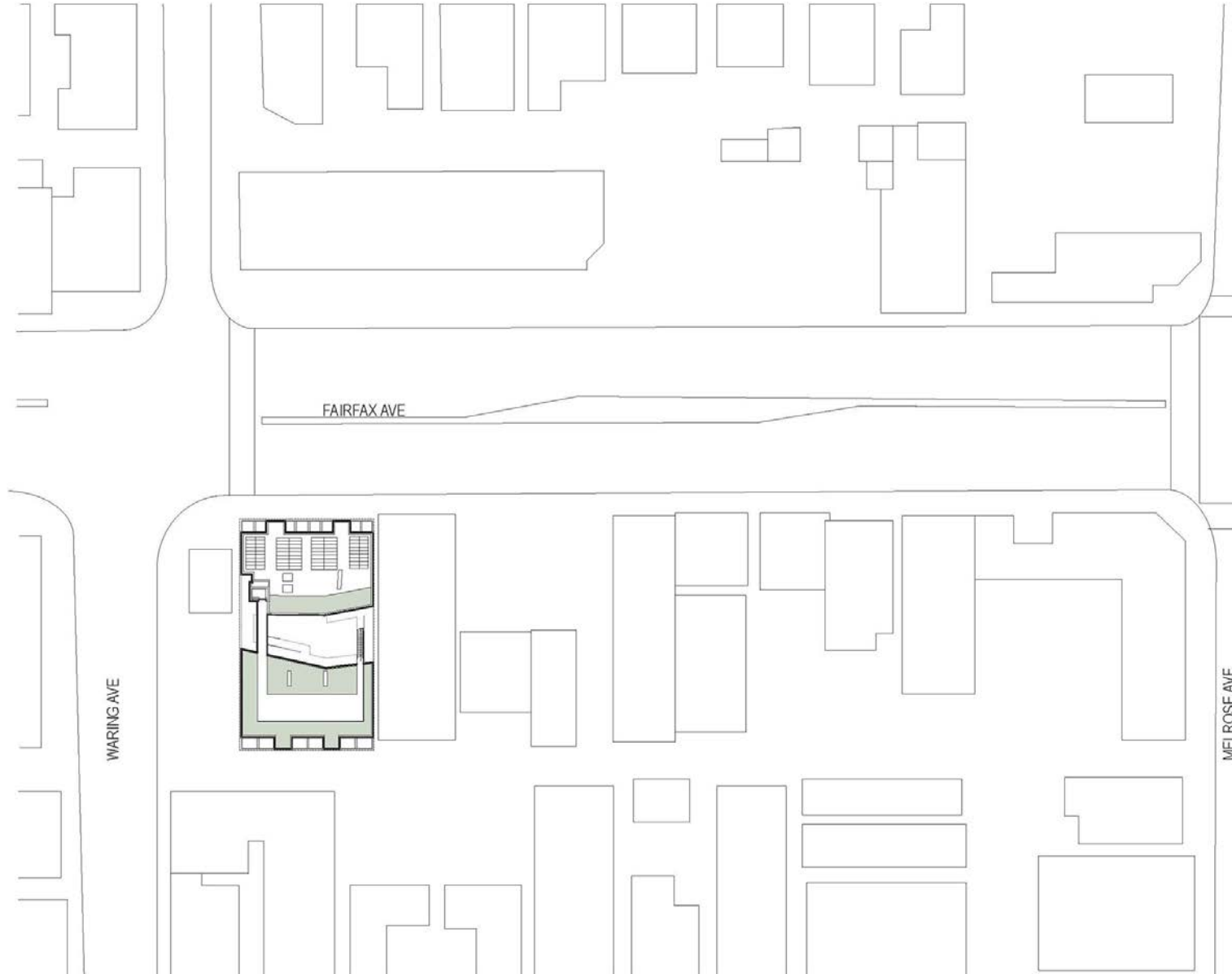


-  INDOOR OFFICE SPACE
-  INDOOR COVERED GATED PARKING
-  2 ADDITIONAL OUTDOOR PARKING SPACES

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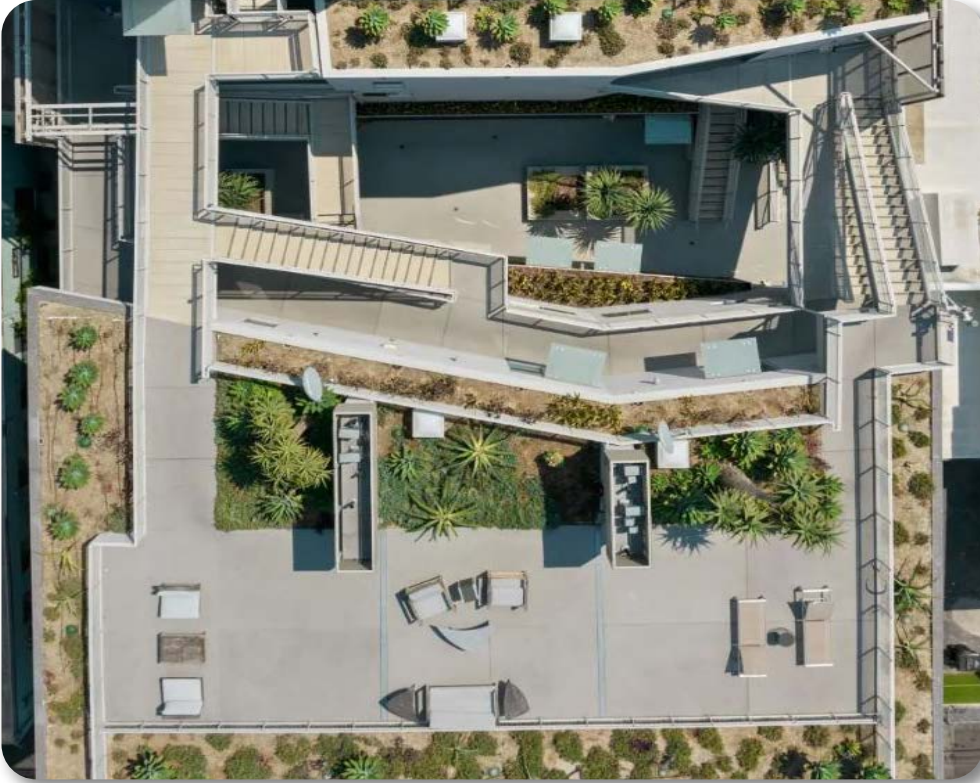
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PLOT MAP



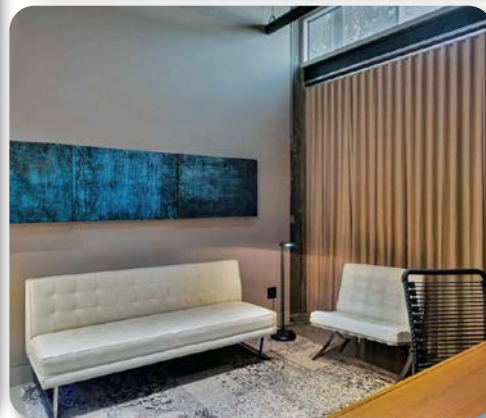
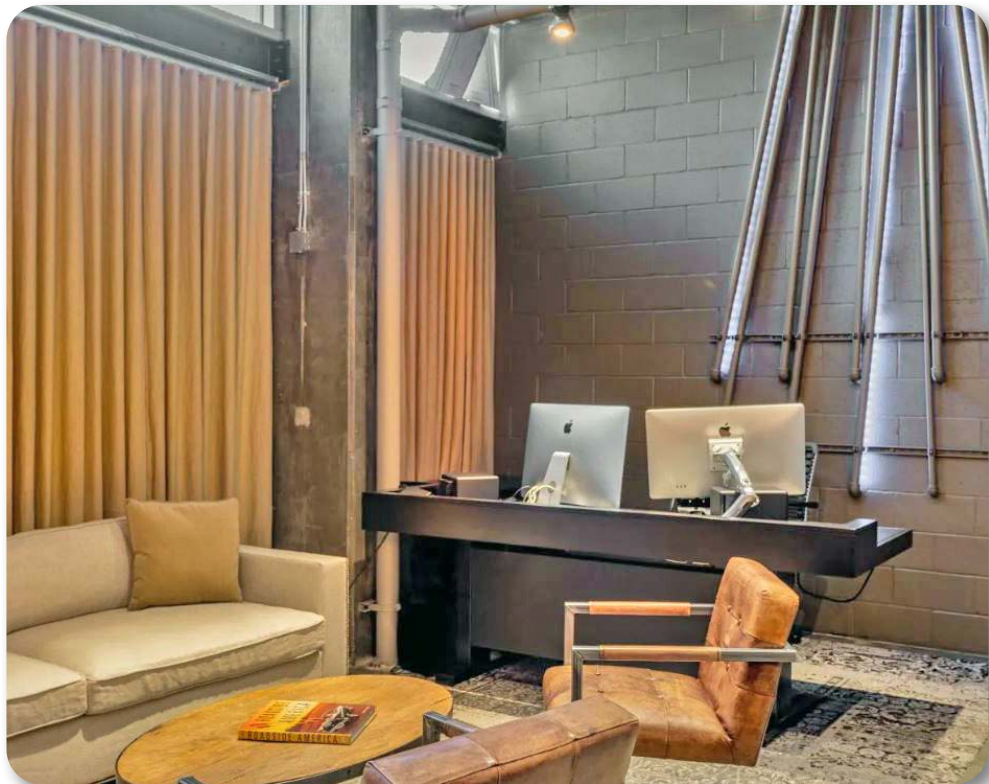
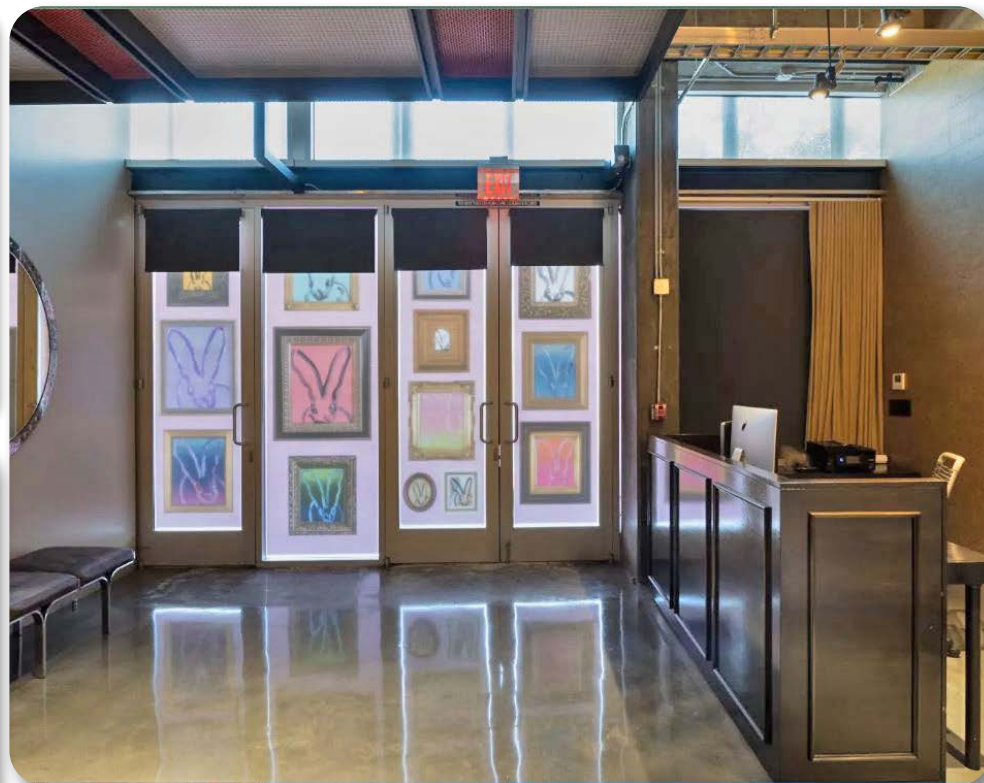
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PROPERTY PHOTOS



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PROPERTY PHOTOS



DEMOGRAPHICS



POPULATION 2024

- 1 Mile: 48,234
- 2 Miles: 160,153
- 3 Miles: 300,550



POPULATION 2029 Projection

- 1 Mile: 48,949
- 2 Miles: 163,313
- 3 Miles: 306,382



EDUCATION | 4-YEAR COLLEGE DEGREE+

- 1 Mile: 63.9%
- 2 Miles: 65.4%
- 3 Miles: 60.1%

MEDIAN AGE

- 1 Mile: 39.0
- 2 Miles: 39.0
- 3 Miles: 39.0



AVERAGE HOUSEHOLD INCOME

- 1 Mile: \$124,556
- 2 Miles: \$130,578
- 3 Miles: \$128,216

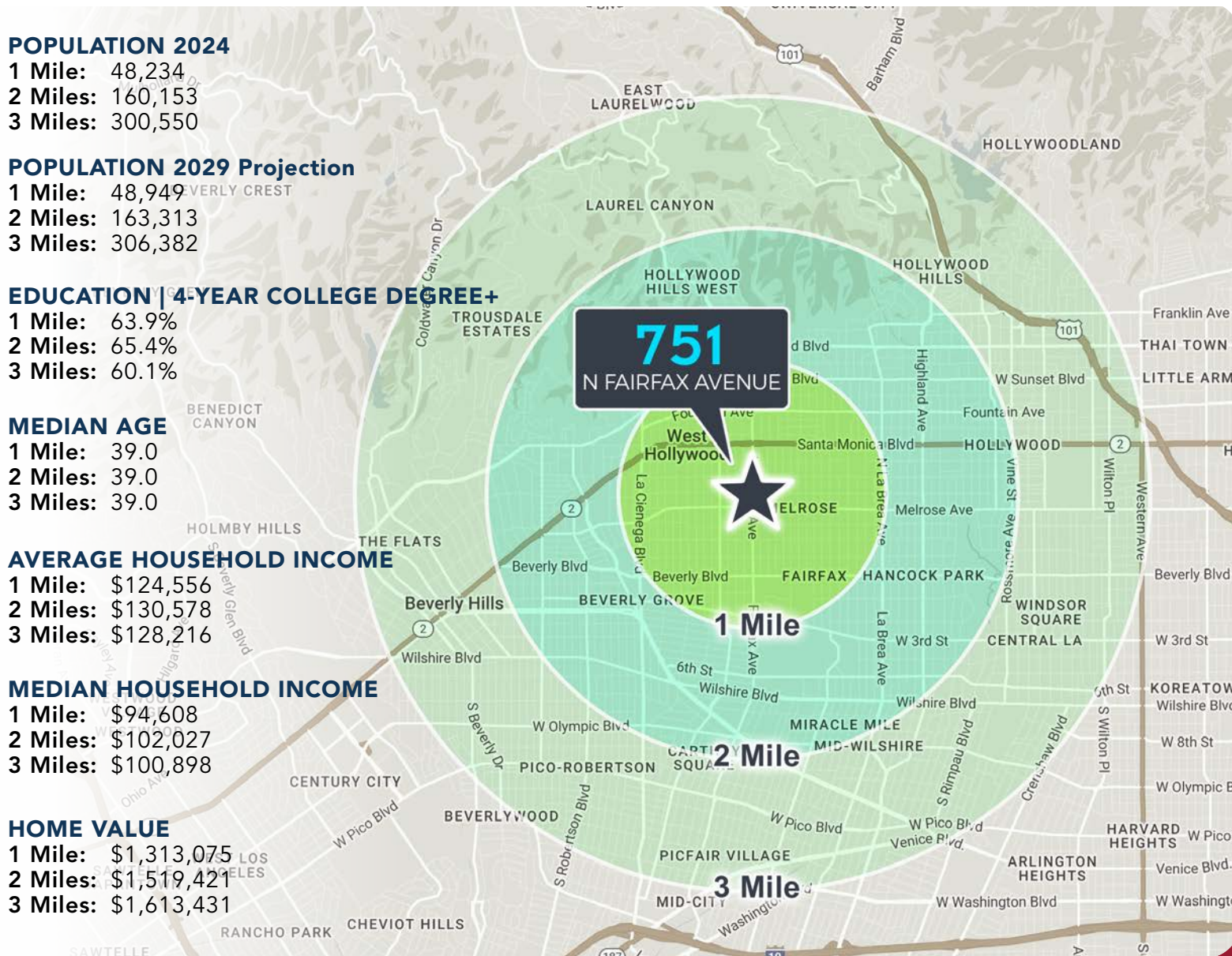
MEDIAN HOUSEHOLD INCOME

- 1 Mile: \$94,608
- 2 Miles: \$102,027
- 3 Miles: \$100,898



HOME VALUE

- 1 Mile: \$1,313,075
- 2 Miles: \$1,519,421
- 3 Miles: \$1,613,431





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FOR MORE INFORMATION
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PLEASE CONTACT:

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