



ZACUTO GROUP
COMMERCIAL REAL ESTATE

FOR SALE



PRIVATE GATED OFFICE ESTATE

4526 WILSHIRE BOULEVARD

HANCOCK PARK | LOS ANGELES



ONE-OF-A-KIND COMMERCIAL OFFICE VILLA

*A rare find in the heart of Los Angeles
An opportunity for an owner/user looking to brand their business
with visibility and exclusivity*

4526
WILSHIRE
BOULEVARD

PRIVATE
GATED ESTATE

DETAILS

**4526 WILSHIRE BOULEVARD
LOS ANGELES, CALIFORNIA**

Unique mansion style asset zoned for commercial office use. Ability to create unique flagship/headquarters in the heart of Los Angeles.

SALE PRICE \$5,595,000

SIZE 6,440 SF

PPSF \$869/SF

LOT SIZE 12,197 SF

APN 5090-014-004

ZONING CR

PARKING 15+ on-site spaces



LISTING TEAM

JAKE ZACUTO

Managing Director

310.469.9012

jake@zacutogroup.com

BRE #01377441

LEOR BINSHTOCK

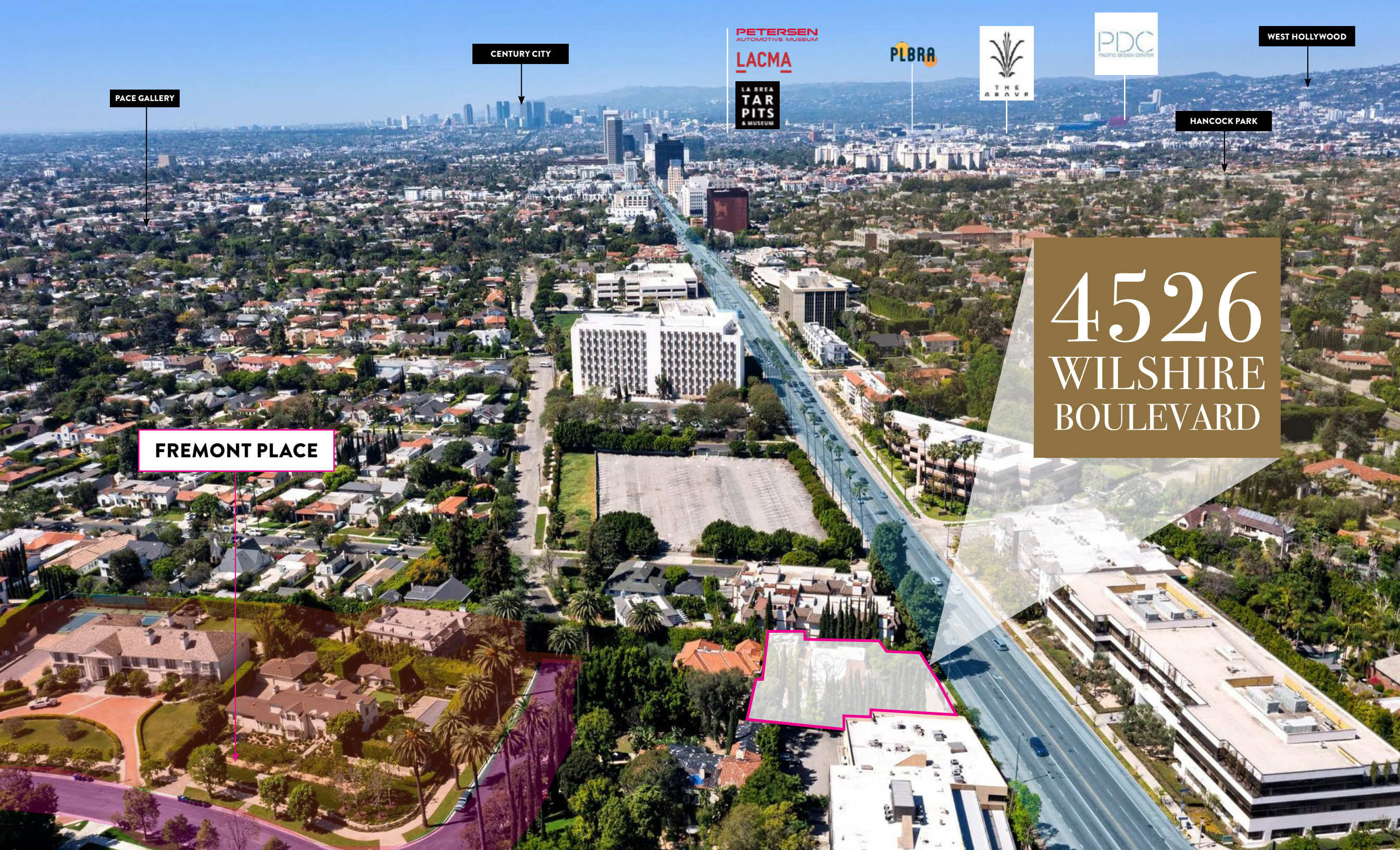
Executive Vice President

310.469.9014

leor@zacutogroup.com

BRE #01773798

RENDERED IMAGE



PACE GALLERY

CENTURY CITY

PETERSEN
AUTOMOTIVE MUSEUM
LACMA
LA BREA
TAR
PITS
& MUSEUM

PLBRA

THE
GRAVE

PDC
PACIFIC DESIGN CENTER

WEST HOLLYWOOD

HANCOCK PARK

FREMONT PLACE

4526
WILSHIRE
BOULEVARD

PROPERTY LAYOUT

The gated property offers 3 stand alone structures on-site*

1 MAIN ESTATE	4,762 SF
2 2 STORY GUESTHOUSE	1,228 SF
3 BUNGALOW	459 SF

- 1. The main estate is set up for multi-function office use, including a front reception area, multiple private offices, meeting rooms, a large kitchen, 3 restrooms, and ample storage spaces. A 2nd private staircase for entry/exit points in the rear offers access to the expansive garden deck.
- 2. The detached 2 story guesthouse / creative studio is equipped with first floor offices, a full kitchen, and 2nd level guest space with remodeled marble bathroom and shower + private deck. Can be used for office space or an apartment / guest quarters for traveling visitors.
- 3. The bungalow is perfect for an extended meeting area, podcast studio, game room, or additional workspace.



**Sizes provided are approximate. Buyer to verify*



STAND ALONE

3 BUILDING COMPOUND

Opportunity to acquire a completely private and gated compound in prestigious Hancock Park. 3 structures each with their own unique characteristics. The property can be used as a live/work compound with both residential and commercial elements.

HIGH IDENTITY HQ

Ideal for design-driven brands, creative companies, production studios, and professional firms seeking a distinctive flagship environment—including law firms, fashion houses, embassies, media companies, schools, and elevated wellness concepts.

INDOOR/OUTDOOR WORK ENVIRONMENT

Mature Italian cypress trees, vibrant florals and striking bamboo give the property a distinct sense of charm and identity. The landscaped grounds allow for a seamless indoor/outdoor flow.



4526
WILSHIRE
BOULEVARD

MAGNIFICENT
OFFICE ASSET



4526
WILSHIRE
BOULEVARD

STRIKING
INTERIORS

RENDERED IMAGE



4526
WILSHIRE
BOULEVARD



LANDSCAPED
GROUNDS



4526
WILSHIRE
BOULEVARD

A RARE AND
REGAL PROPERTY

MELROSE PLACE

ALFRED COFFEE
KREATION
GOLDEN GOOSE
BALMAIN
THE ROW

**LOS ANGELES COUNTY
MUSEUM OF ART**

**LA BREA TAR PITS
ACADEMY OF MOTION PICTURE**

LA BREA AVE

REPUBLIQUE
LA BREA BAKERY
RASCAL
RAMEN BAR

HIGHLAND AVE

STARBUCKS
FATBURGER

LARCHMONT VILLAGE

MAX & HELENS DINER
SAMS BAGELS
BLUE MERCURY
LE PETIT GREEK
OAKBERRY
BUCK MASON
LEVAIN BAKERY

**MAURICE AND PAUL
MARCIANO ART FOUNDATION**



HOLLYWOOD ↑

4526
WILSHIRE
BOULEVARD

DOWNTOWN LOS ANGELES →

4526
WILSHIRE
BOULEVARD



ZACUTO GROUP
COMMERCIAL REAL ESTATE

JAKE ZACUTO

Managing Director

310.469.9012

jake@zacutogroup.com

BRE #01377441

LEOR BINSHTOCK

Executive Vice President

310.469.9014

leor@zacutogroup.com

BRE #01773798

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice. All parties who receive this material should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Logos and images are for identification purposes only and may be trademarks of their respective companies. All terms provided are approximate. Buyer to verify. 4/2026

ZACUTOGROUP.COM | 310-469-9300

