OFFERING MEMORANDUM

Twenty-Unit Mixed-Use Retail & Micro-Office Property in Koreatown, LA, California

3800–3814 Beverly Boulevard | Los Angeles, CA 90004



Prepared By:

HARLEYGROUP | LYONSTAHL

3800-3814 BEVERLY BLVD, LOS ANGELES, CA 90004

HARLEYGROUP | LYONSTAHL

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Prospective purchasers should independently verify all property details, square footage, unit count, rental income, operating expenses, capital improvements, zoning, permitted uses, physical condition, environmental matters, legal compliance, and financial projections. Any market rent estimates, projected income, value-add opportunities, or other forward-looking statements should be treated as estimates rather than guarantees. Prospective purchasers should independently evaluate applicable rent regulations, achievable rental rates, expenses, and all other factors affecting the property's financial performance. Neither the broker nor the seller makes any representation or warranty regarding the accuracy or completeness of the information unless expressly stated otherwise in the definitive.

Larson Harley
Vice President
DRE # 02045736
(949) 933-1112 | Larson@LyonStahl.com



EXECUTIVE SUMMARY

PROPERTY SUMMARY

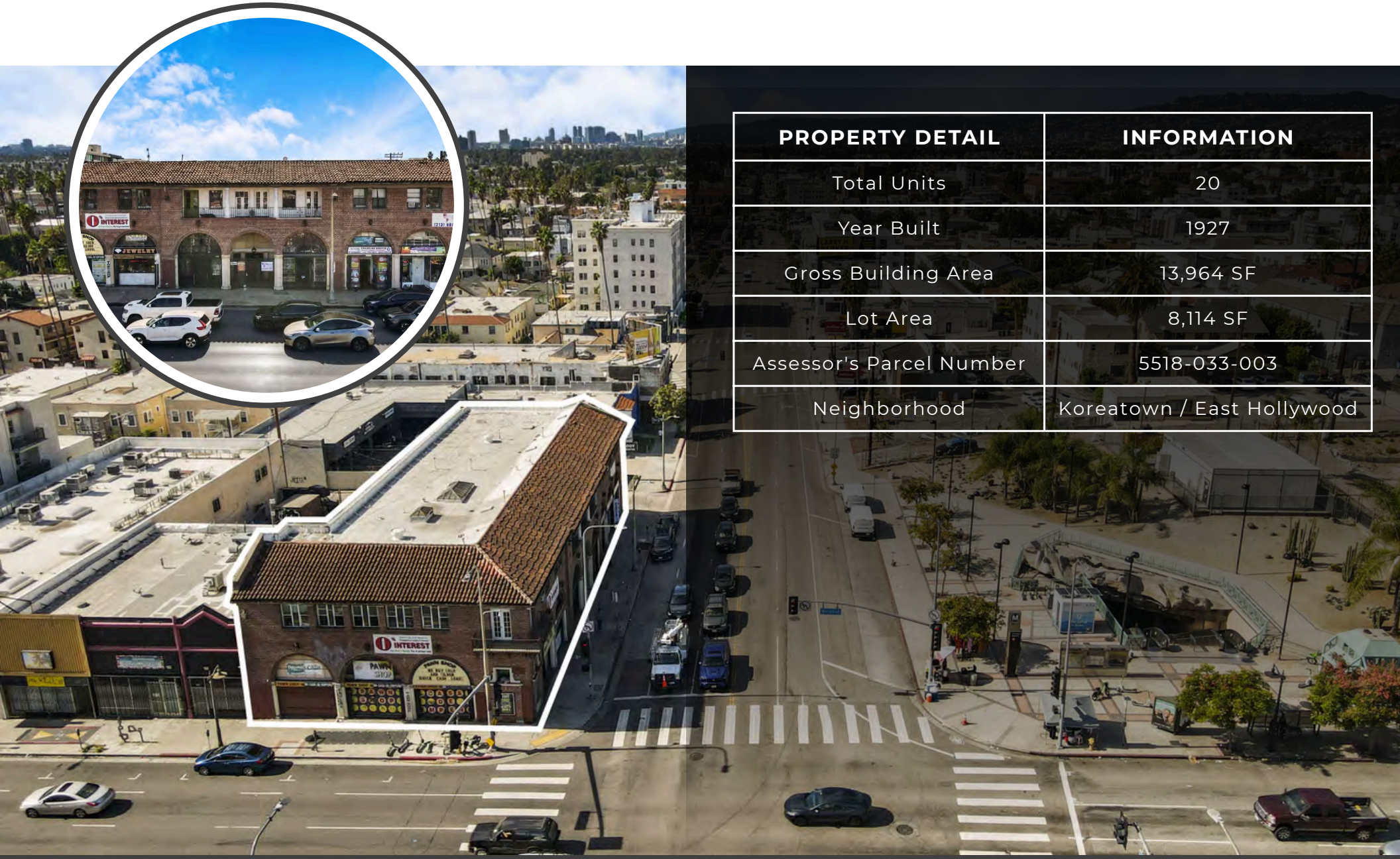


The Harley Group at Lyon Stahl is pleased to present 3800–3814 Beverly Boulevard, a two-story mixed-use investment property prominently situated at the corner of Beverly Boulevard and Vermont Avenue in Los Angeles. Built in 1927, the property features ground-floor retail storefronts with a collection of smaller, individually leased office suites on the second floor. The approximately 13,964-square-foot building offers excellent street visibility, distinctive brick architecture, high ceilings, and arched storefront windows.

Currently generating approximately $330,000 in gross annual rental income and operating over a 6% CAP rate, the property offers investors an established income stream with additional value-add potential through lease-up and future rent increases. The combination of ground-floor retail and second-floor micro-office suites provides a diversified tenant mix, while the property's competitive price per square foot presents an attractive opportunity for investors seeking a well-located commercial asset.

Situated along the Koreatown and East Hollywood growth corridor, the property benefits from its high-visibility corner location and convenient access to some of Los Angeles' most active commercial districts. Located approximately 1.4 miles from the heart of Koreatown and 3 miles from Downtown Los Angeles, the property offers strong connectivity to surrounding employment centers, retail amenities, and public transportation. With its established rental income, flexible mixed-use configuration, and long-term upside potential, 3800–3814 Beverly Boulevard presents a compelling investment opportunity in central Los Angeles.

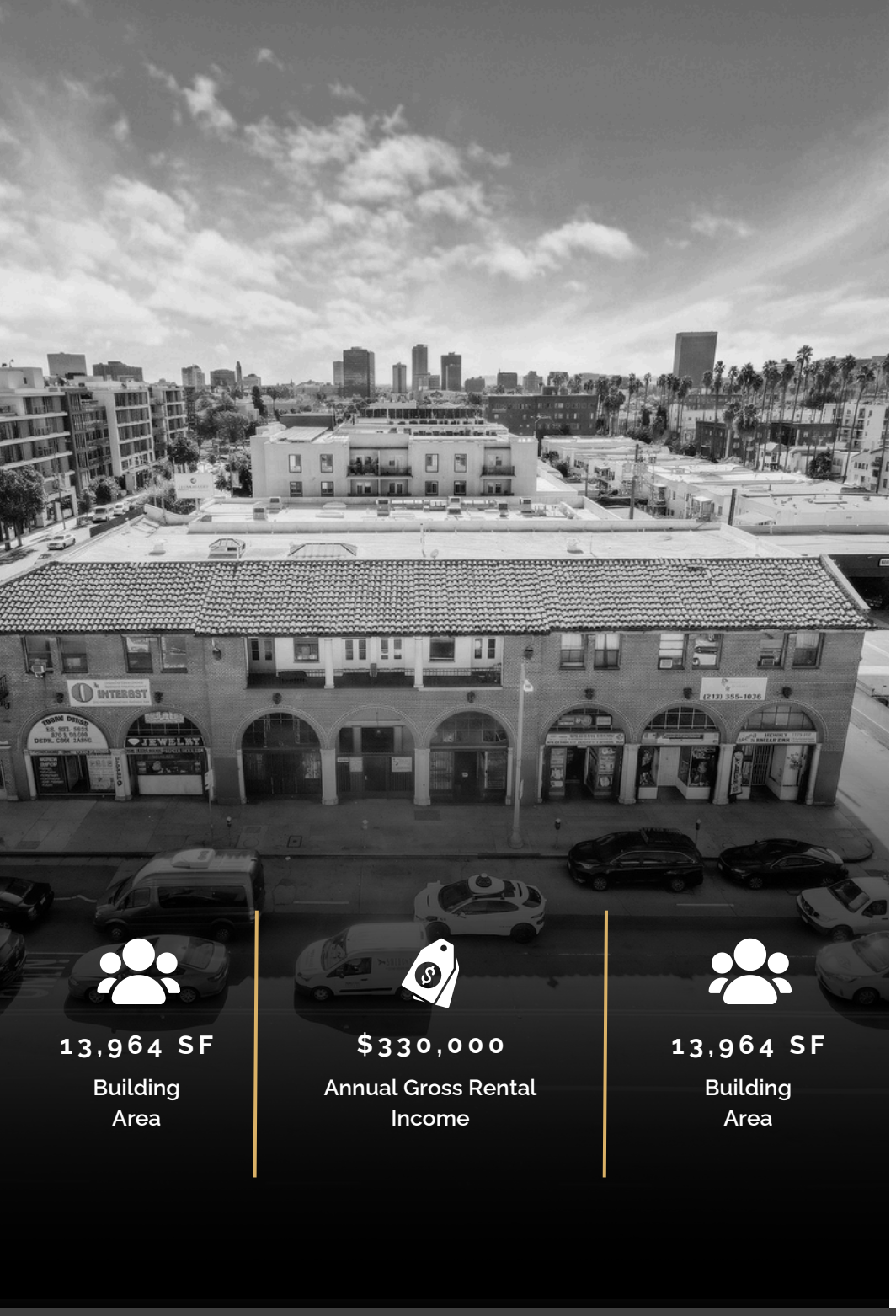
PROPERTY SNAPSHOT



PROPERTY DETAIL	INFORMATION
Total Units	20
Year Built	1927
Gross Building Area	13,964 SF
Lot Area	8,114 SF
Assessor's Parcel Number	5518-033-003
Neighborhood	Koreatown / East Hollywood



PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

VALUE ADD POTENTIAL

- **Mixed-Use Configuration -** Two-story property featuring ground-floor retail and second-floor micro-office suites.
- **Operating Over a 6% CAP Rate -** Approximately $330,000 in annual gross rental income.
- **Prominent Corner Location -** Corner of Beverly Boulevard and Vermont Avenue with excellent street visibility.
- **Building Size -** Approximately 13,964 SF of building area on an 8,114 SF lot.
- **Distinctive Architecture -** Brick architecture, high ceilings, and arched storefront windows.
- **Diversified Tenancy -** Retail and office tenants, with potential for lease-up and future rental growth.
- **Koreatown / East Hollywood Growth Corridor -** Located approximately 1.4 miles from Koreatown and 3 miles from Downtown Los Angeles.
- **Direct Metro Rail Access -** The Vermont/Beverly station (Metro B Line, 301 N Vermont Ave) is located beneath Vermont Avenue at its intersection with Beverly Boulevard. The B Line runs between North Hollywood and Union Station in Downtown Los Angeles.



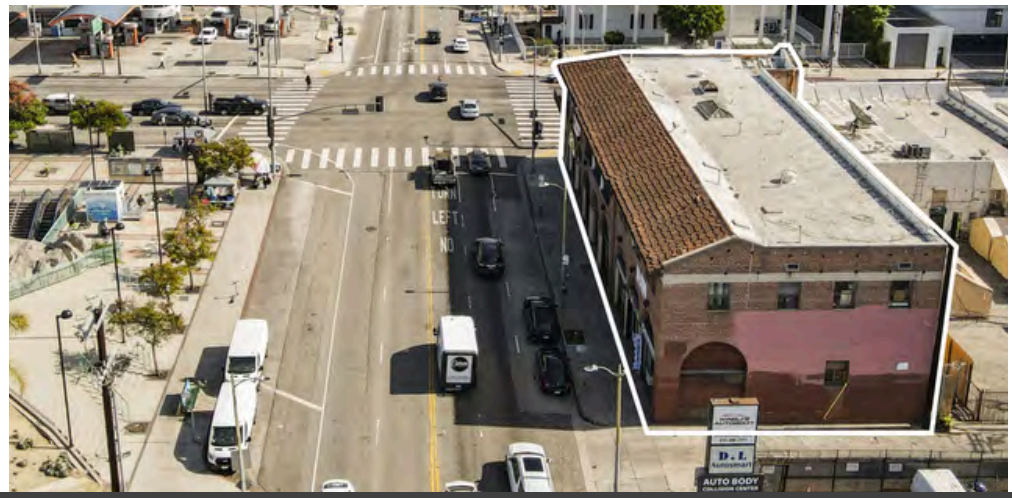
PROPERTY PHOTOS

AERIAL PROPERTY PHOTOS









GROUND LEVEL PROPERTY PHOTOS









FINANCIAL SUMMARY

RENT ROLL

Unit #	TYPE	CURRENT MONTHLY RENT	MARKET MONTHLY RENT
3800	Retail	$5,030	$5,500
3804	Retail	$2,000	$2,200
3808	Retail	$2,000	$2,200
3810	Retail	$2,000	$2,200
3812	Retail	$2,000	$2,200
3814	Retail	$2,000	$2,200
201	Micro-Office	$800	$800
202	Micro-Office	$400	$800
203	Micro-Office	$800	$800
204	Micro-Office	$1,000	$1,000
205	Micro-Office	$800	$800
206	Micro-Office	$1,500	$1,500
209	Micro-Office	$800	$800
210	Micro-Office	$1,000	$800
211	Micro-Office	$1,000	$1,000
212	Micro-Office	$1,000	$1,000
214/215	Micro-Office	$1,200	$1,200
216	Micro-Office	$1,000	$800
217	Micro-Office	$800	$800
218	Micro-Office; Discounted	$400	$800
TOTALS	**20 UNITS**	**$27,530**	**$29,400**

FINANCIAL ANALYSIS

PRICING		
Offering Price	$3,725,000	
Price / Unit	$186,250	
Price / SF	$266.76	
Gross Rent Multiplier (GRM)	11.28x	10.56x
Capitalization Rate	6.20%	6.77%
	Current	**Market**

THE ASSET	
Units	20
Year Built	1927
Gross Building Area	13,964 RSF
Lot Area	8,114 SF
Tenant-Paid Utilities	Gas & Electric

MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current Rent	Current Total	Market Rent	Market Total
6	Retail	$2,505.00	$15,030	$2,750.00	$16,500
13	Micro-Office	$930.77	$12,100	$930.77	$12,100
1	Micro-Office; Discounted	$400.00	$400.00	$800.00	$800.00
20	**TOTALS**	**$1,376.50**	**$27,530**	**$1,470.00**	**$29,400**

ANNUALIZED INCOME	CURRENT	MARKET
Annualized Scheduled Gross Income	$330,360	$352,800
Less: Vacancy / Deductions (5%)	($16,518)	($17,640)
Gross Operating Income	**$313,842**	**$335,160**

ANNUALIZED EXPENSES	CURRENT	MARKET
New Taxes (New Estimated)	$46,562.50	$46,562.50
Maintenance (3%)	$9,415.26	$9,415.26
Insurance (2025)	$14,041.00	$14,041.00
Utilities (2025)	$12,963.00	$12,963.00
Estimated Total Expenses	**$82,981.76**	**$82,981.76**
Expense Ratio (% of Scheduled Gross Income)	25.12%	23.52%
Expenses / Unit	$4,149.09	$4,149.09
Expenses / Net RSF	$10.23	$10.23

RETURN	CURRENT	MARKET
Net Operating Income (NOI)	$230,860.24	$252,178.24
Less: Annual Debt Service	($159,457.84)	($159,457.84)
Pre-Tax Cash Flows	$71,402.40	$92,720.40
Cash-on-Cash Return	4.26%	5.53%
Principal Reduction	$21,834.51	$21,834.51
Total Return Before Taxes	**$93,236.91**	**$114,554.91**
Total Return Before Taxes (%)	**5.56%**	**6.83%**



DEMOGRAPHICS

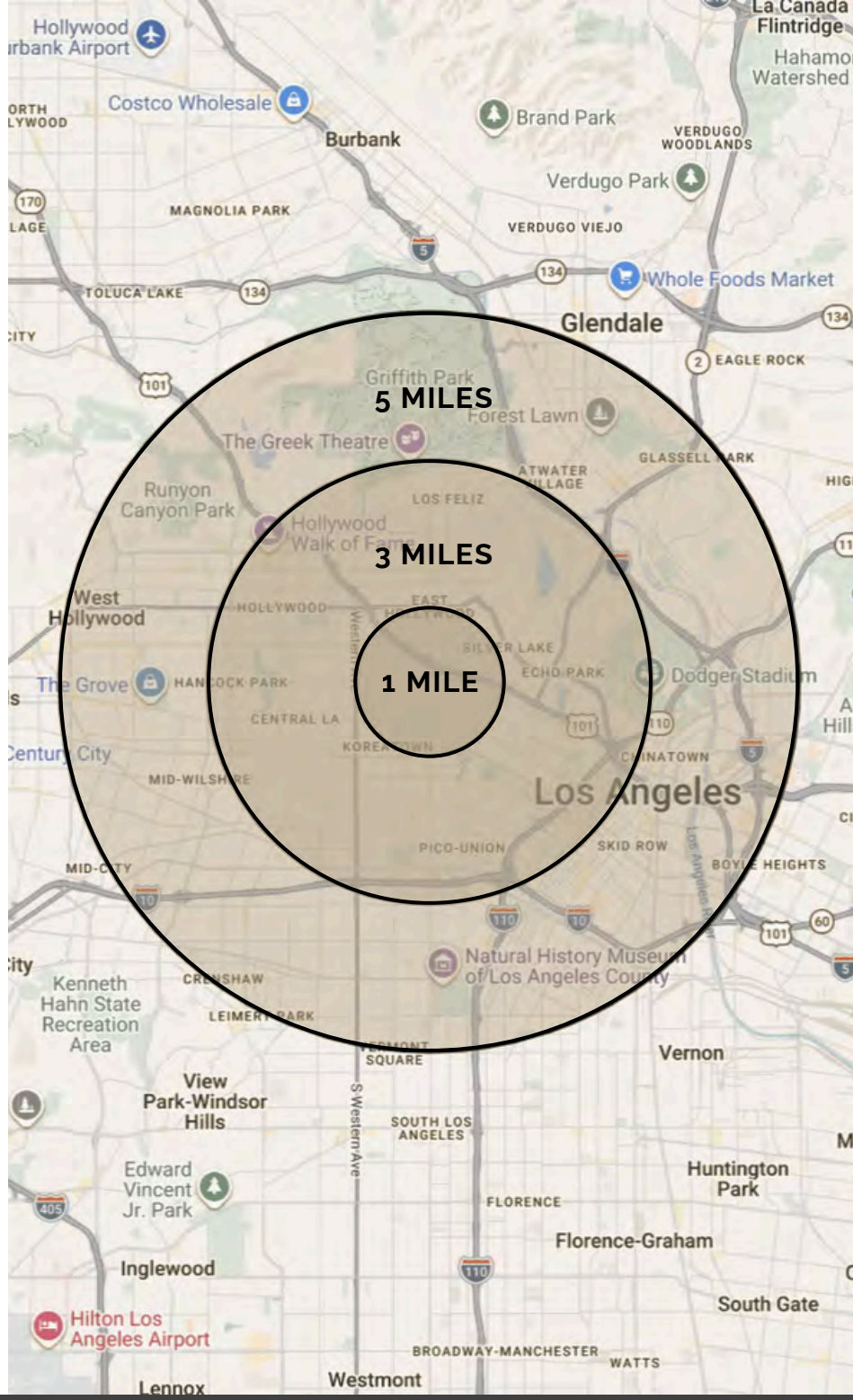
DEMOGRAPHICS

POPULATION OVERVIEW TABLE

METRIC	1 MILE	3 MILES	5 MILES
2025 Population	99,620	579,732	1,117,492
Avg Age	39	40	40
2025 Total Households	40,772	246,441	458,431
HH Median Income	$59,367	$63,737	$68,380
Median HH Value	$926,617	$1,063,817	$1,035,377

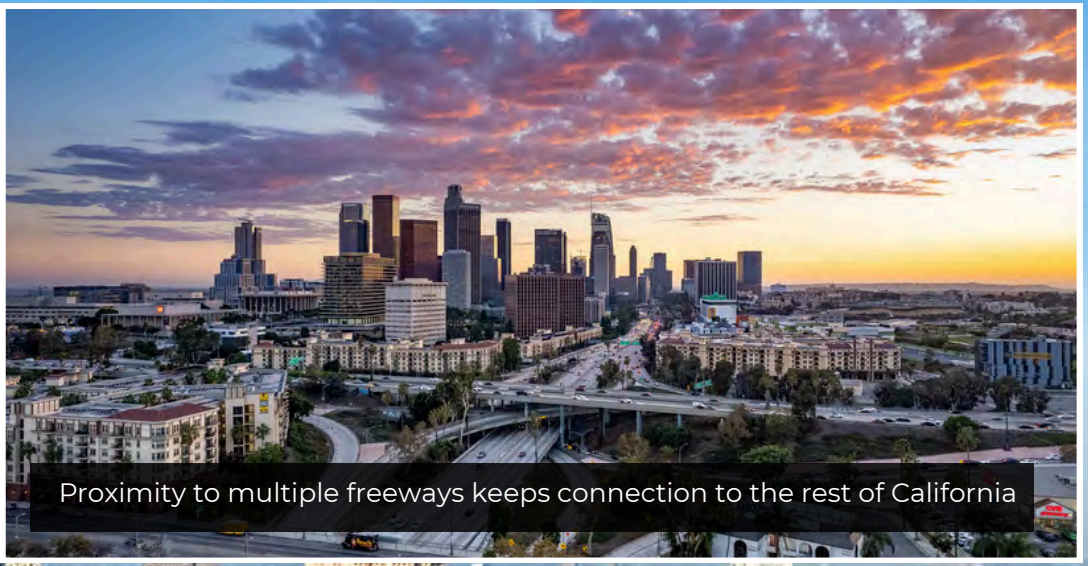
LOCAL DEMOGRAPHICS - CITY OF LOS ANGELES

METRIC	VALUE
Total Population - (2024 est)	3,878,704
Total Households(2019–2023)	1,419,663
Median Household Income (2019–2023)	$80,366
Median Value, Owner-Occupied Housing (2019–2023)	$879,500
Owner-Occupied Housing Rate (2019–2023)	36.3%
Bachelor's Degree or Higher, Age 25+ (2019–2023)	37.8%





THE NEIGHBORHOOD



Proximity to multiple freeways keeps connection to the rest of California

THE NEIGHBORHOOD

LOS ANGELES, CALIFORNIA

Los Angeles is the largest city in California and the center of one of the nation's most active commercial markets. ==The City of Los Angeles had an estimated 3.88 million residents as of July 2024, within Los Angeles County's estimated 9.76 million. The property sits in Central Los Angeles, where dense residential neighborhoods, established commercial corridors, and regional transit meet.

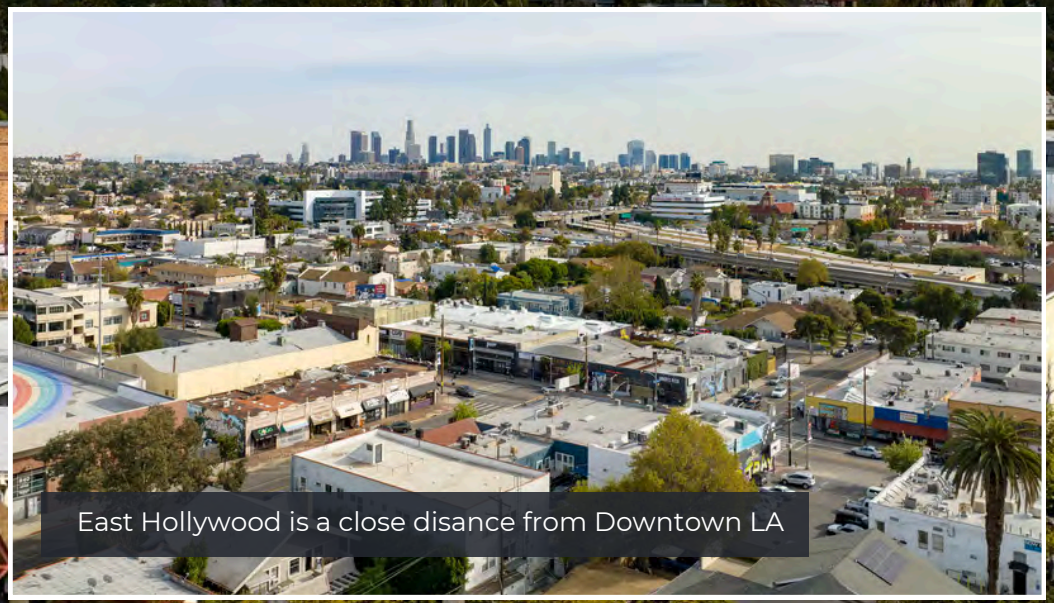
The Metro B Line, which opened in 1993, links North Hollywood, Hollywood, East Hollywood, Koreatown, and Downtown Los Angeles by subway. For commercial investors, the property's central location offers access to a large, renter-heavy customer and tenant base. Individual property performance remains dependent on location, building condition, tenancy, operating costs, and prevailing market conditions.

KOREATOWN / EAST HOLLYWOOD

The property is located along the Koreatown and East Hollywood growth corridor, at the corner of Beverly Boulevard and Vermont Avenue. It is approximately 1.4 miles from the heart of Koreatown and 3 miles from Downtown Los Angeles.

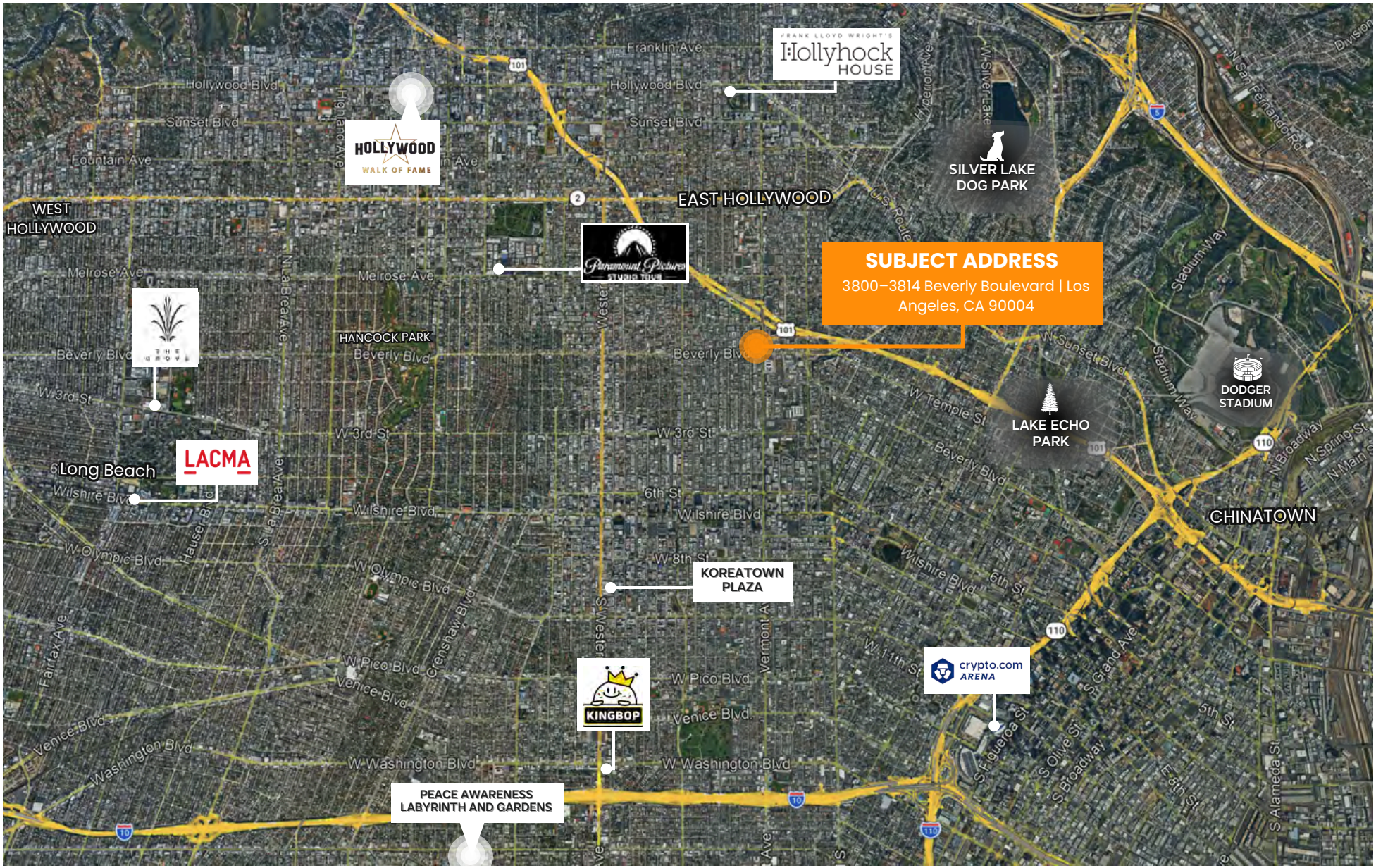
The property is located near the border of East Hollywood and Wilshire Center. East Hollywood is home to Los Angeles City College, Barnsdall Art Park, and a hospital district that includes Kaiser Permanente Los Angeles Medical Center, Hollywood Presbyterian Medical Center, and Children's Hospital Los Angeles. The neighborhood also includes Thai Town and Little Armenia, known for their dining and cultural attractions.

The combination of a high-visibility corner, rail transit access, and a dense surrounding population supports the property's retail and office tenancy



East Hollywood is a close disance from Downtown LA

NEIGBORHOOD AMENITIES MAP





HG HARLEYGROUP | LYONSTAHL



Larson Harley
Vice President - LyonStahl
DRE # 02045736
(949) 933-1112 |
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