

An aerial photograph of a white, two-story building with a tiled roof. A large palm tree is in the foreground on the left, and a street lamp stands on the sidewalk in front of the building. The building has large windows and a small entrance. The background shows more of the building and the surrounding area.

OFFERING MEMORANDUM

HIGH-TRAFFIC HOLLYWOOD CORRIDOR

738 N. HIGHLAND AVE.
LOS ANGELES, CA 90038

**PRICE IMPROVEMENT
MOTIVATED SELLER**

±1,900 SF High-Visibility
Opportunity in the Media District



THE OPPENHEIM GROUP
COMMERCIAL REAL ESTATE



WELCOME TO

738 N. HIGHLAND AVE.

738 N Highland Ave represents an exceptional owner-user or investment opportunity in the heart of the highly desirable Hollywood Submarket. Offered at \$1,990,000, this 1,900 SF building is perfectly positioned for high-value retail concepts.

Situated in the vibrant "Hollywood Media District," the property is surrounded by an eclectic mix of high-end restaurants, art galleries, and production studios. The site boasts massive daily commercial exposure, with average daily traffic volumes exceeding 45,000 vehicles along N Highland Avenue.

With comprehensive, bank-vault-level security infrastructure already in place—including a reinforced security room, an anchored heavy-duty safe, and a surveillance loft—this asset is incredibly well-suited for a premium jewelry store, high-end smoke shop, or upscale convenience retailer. Furthermore, it taps directly into an affluent consumer base with an average household income of \$126,734 within a one-mile radius, while offering the rare convenience of 6 surface parking spaces with secured, gated access.

\$1,890,000

Price

±1,900

Square Feet

±3,049

Lot Size

BUILDING SPECIFICATIONS

PRICE	\$1,890,000
BUILDING SIZE	±1,900 SF
LOT SIZE	±3,049 SF
PARKING SPACES	±6
YEAR BUILT	1938
ZONING	LAC2
PROPERTY CLASS	C
TENANCY	Single
PARCEL NUMBER	5524-011-021



LOCATION & MARKET OVERVIEW

Positioned directly in the middle of the "Hollywood Media District," the property is surrounded by high-end restaurants, art galleries, and production studios. The following table highlights the exceptional exposure and local purchasing power:

WALKABILITY SCORE	90 - Exceptionally friendly
TRAFFIC (HIGHLAND & WARING N)	45,440 Avg. Daily Volume (2025)
TRAFFIC (HIGHLAND & WARING S)	44,718 Avg. Daily Volume (2025)
LOCAL POPULATION (2025)	41,745 within a 1-mile radius
LOCAL HOUSEHOLDS (2025)	20,916 within a 1-mile radius
AVERAGE HH INCOME (2025)	\$126,734 within a 1-mile radius











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PREMIUM SECURITY & INTERIOR FEATURES

This property is heavily upgraded with bank-level security and high-end retail finishes, allowing a new owner to plug and play with high-value inventory.

- **Dedicated Security Room:** Specialized space for secure operations.
- **Reinforced Infrastructure:** Built with high-security walls and doors.
- **Surveillance Loft:** Built-out upstairs viewing area.
- **One-Way Mirror:** Designed for discreet employee and floor monitoring.
- **Built-in Safe:** Heavy-duty and permanently lodged.
- **Bolted Asset:** Safe is secured directly to the building structure.
- **Active Security:** Motion sensors installed throughout the premises.
- **Access Control:** Secured, gated entry system.
- **Custom Lighting:** Built-in ambient lighting package.
- **Accent Lighting:** Additional neon floor lighting.
- **Display FF&E:** Move-in ready retail display cabinets.
- **Appliance FF&E:** Commercial refrigerators included.
- **Media FF&E:** Televisions included in the space.
- **Official Parking:** 6 surface parking spaces.
- **Practical Capacity:** Lot accommodates up to 6-7 vehicles total.
- **Secured Parking:** 3 highly coveted parking spots are secured behind the gate.

DEMOGRAPHICS

POPULATION & HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2020 CENSUS POPULATION	40,133	437,272	975,775
2025 ESTIMATED POPULATION	41,745	445,711	985,311
2030 PROJECTED POPULATION	42,079	447,255	986,606
2025 ESTIMATED HOUSEHOLDS	20,916	214,425	427,490

INCOME & HOUSING

	1 MILE
AVERAGE HOUSEHOLD INCOME (2025)	126,734
MEDIAN HOUSEHOLD INCOME (2025)	41,745
HOUSEHOLDS EARNING OVER \$100K	39.82%
RENTER OCCUPIED HOUSING	17,130 households (81.90%)
RENTER OCCUPIED HOUSING	3,786 households (18.10%)





IMPORTANT DISCLOSURES

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