

# FOR SALE

## PRIME "MIRACLE MILE" OFFICE COMPLEX ON MUSEUM ROW



**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists



# FOR SALE

5800 WILSHIRE BLVD & 725-731 S CURSON AVE  
LOS ANGELES, CA 90036

The site is ideal as is for an owner/user for professional or medical offices, and additionally has potential for boutique hotel, multi-family, commercial, or mixed-use development. There is also a digital billboard.

It is directly across from the world famous La Brea Tar Pits and Museum and the Los Angeles County Museum of Art (LACMA). It is adjacent to Hancock Park and Park La Brea and near the Peterson Automotive Museum, Craft & Folk Art Museum, Academy Museum of Motion Pictures and the El Rey Theater.

The Academy of Motion Pictures museum was completed at Fairfax and Wilshire in the classic May Company moderne building, and LACMA is in the process of a major redesign and new development, to be finished in 2025.

## ASKING PRICE

Call Broker

## TOTAL BUILDING SIZE

14,152 SF

## 5800 WILSHIRE BLVD

11,400 SF

2 Stories

Built 1958/Renov. 2004

## 725 CURSON AVE

2,752 SF

2 Stories

Built 1926

## TOTAL LAND SIZE

26,619 SF

## PARKING

54 Surface Spaces

## ZONING

LAC4 & LAR3

## APN

5089-010-  
005,006,007,008,009

## COUNCIL DISTRICT 4

Nithya Raman

## LOCATION

Southwest Corner of  
Wilshire Blvd and Curson  
Avenue

Between La Cienega  
Blvd and La Brea Ave

## AMENITIES

Frontage on Metro Purple  
Line Subway (Currently  
Under Construction)

Beverly Hills is Situated  
One-Half Mile to the West



Please do not disturb the occupant. Call broker for appointment to show.

*Exclusively offered by:*



## **ANTHONY S BEHAR**

Executive Vice President

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**310.880.2329** mobile

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DRE LIC. 01368565







La Brea  
Tar Pits

Wilshire Blvd

Curson Avenue

Stanley Avenue

SAG-AFTRA





# 5800 WILSHIRE BOULEVARD

## 11,400 SF 2-STORY OFFICE BUILDING

- Located directly across from the La Brea Tar Pits
- Adjacent to Los Angeles County Museum of Art

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### • Ground floor:

- Lobby with elevator
- Large bullpen area
- Conference room
- 1 executive suite
- 4 private offices

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### • Second floor:

- Conference room
- 3 executive suites
- 8 private offices
- Expansive views across Wilshire to La Brea Tar Pits

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- Rear parking lot behind building for 54 vehicles
  - Full HVAC throughout building
  - Stairs and elevator access between floors





# 5800 WILSHIRE BOULEVARD

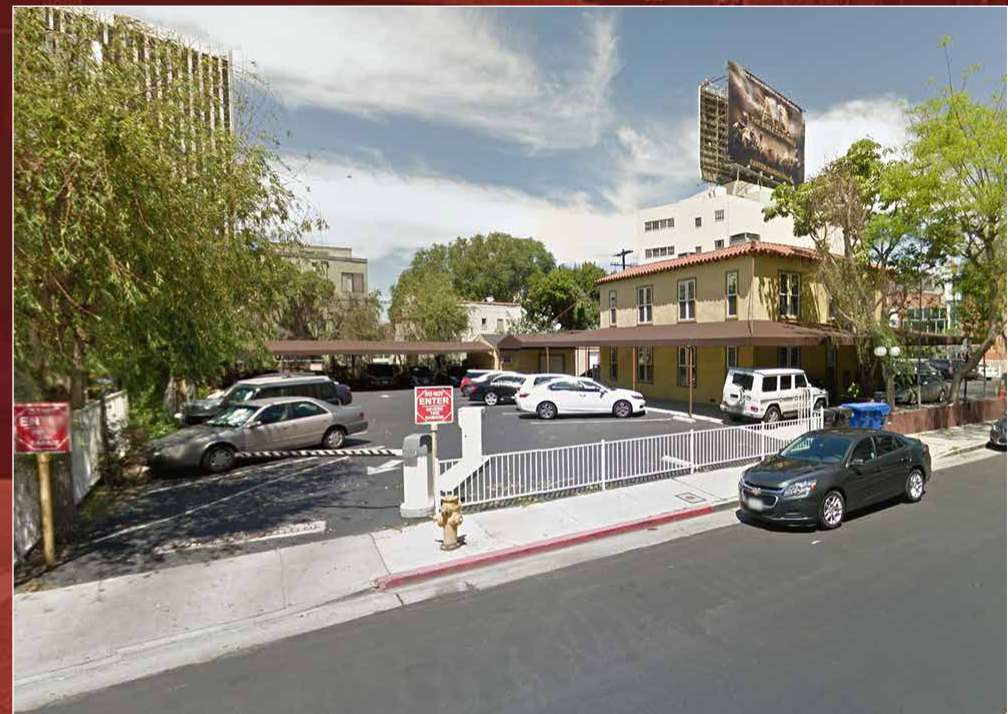




# 725-731 S CURSON AVENUE

## 2,752 SF 2-STORY OFFICE BUILDING

- Located just south of Wilshire Boulevard
- Ground floor:
  - 3 private rooms
  - Kitchen
- Second floor:
  - 4 private offices
- Shared parking lots with 5800 Wilshire Blvd
- Abundant natural light
- Airy and bright with high ceilings
- Window views
- Full HVAC throughout building
- Security cameras
- Stair access between floors



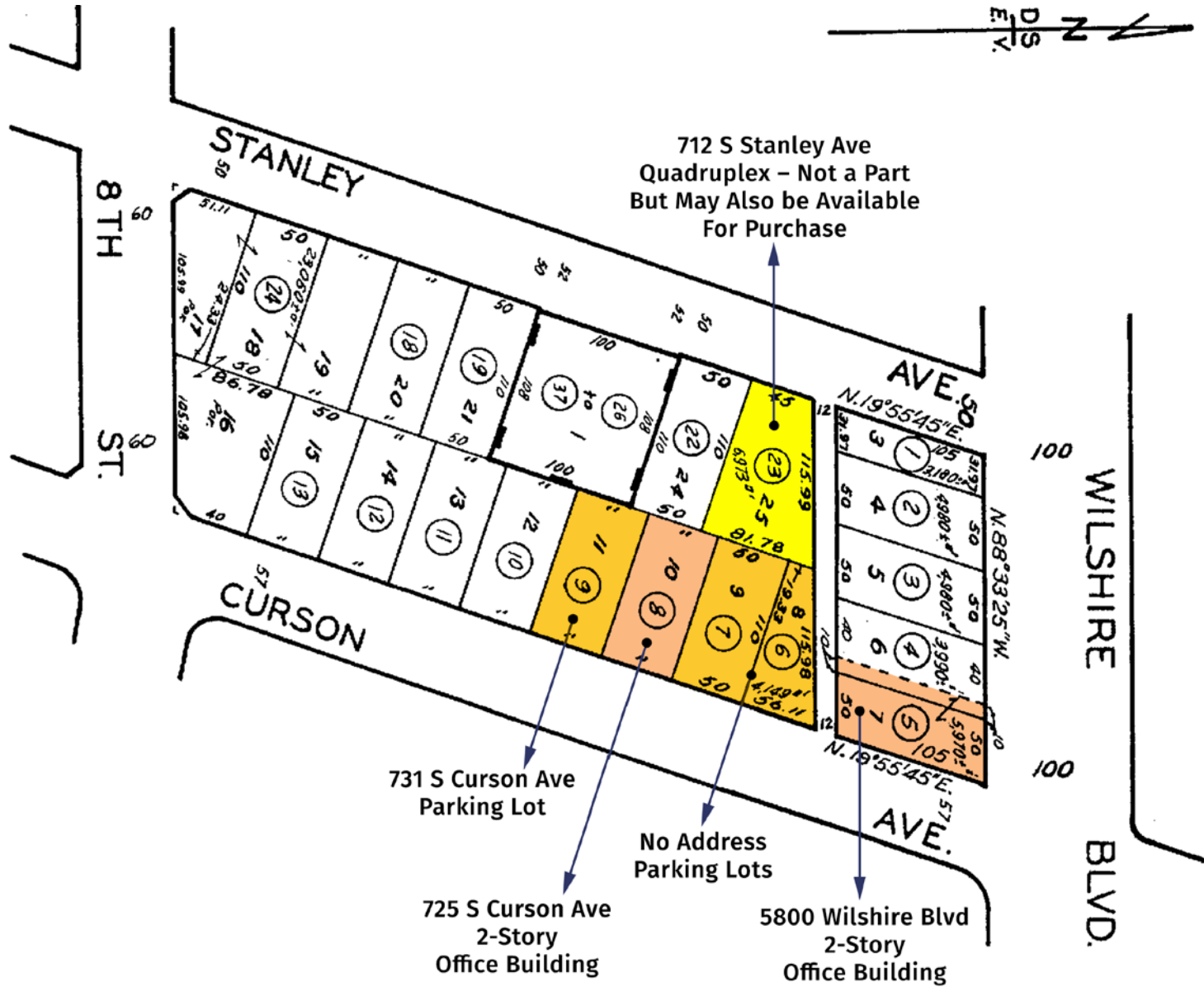


# 725-731 S CURSON AVENUE

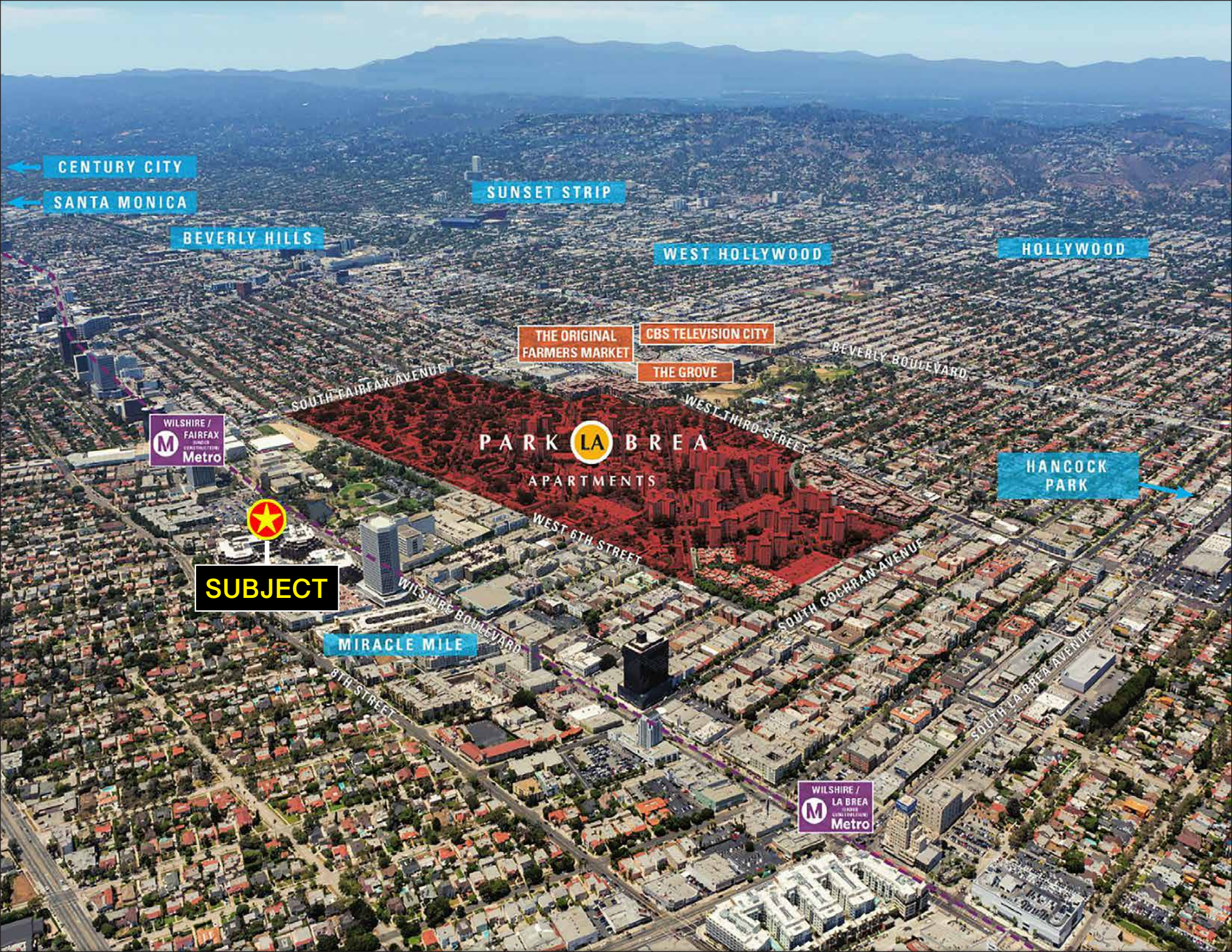


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CENTURY CITY

SANTA MONICA

BEVERLY HILLS

SUNSET STRIP

WEST HOLLYWOOD

HOLLYWOOD

THE ORIGINAL FARMERS MARKET

CBS TELEVISION CITY

THE GROVE

PARK LA BREA APARTMENTS

HANCOCK PARK

SUBJECT

MIRACLE MILE

WILSHIRE / LA BREA Metro

WILSHIRE / FAIRFAX Metro

SOUTH FAIRFAX AVENUE

BEVERLY BOULEVARD

WEST THIRD STREET

WEST 6TH STREET

SOUTH COCHRAN AVENUE

WILSHIRE BOULEVARD

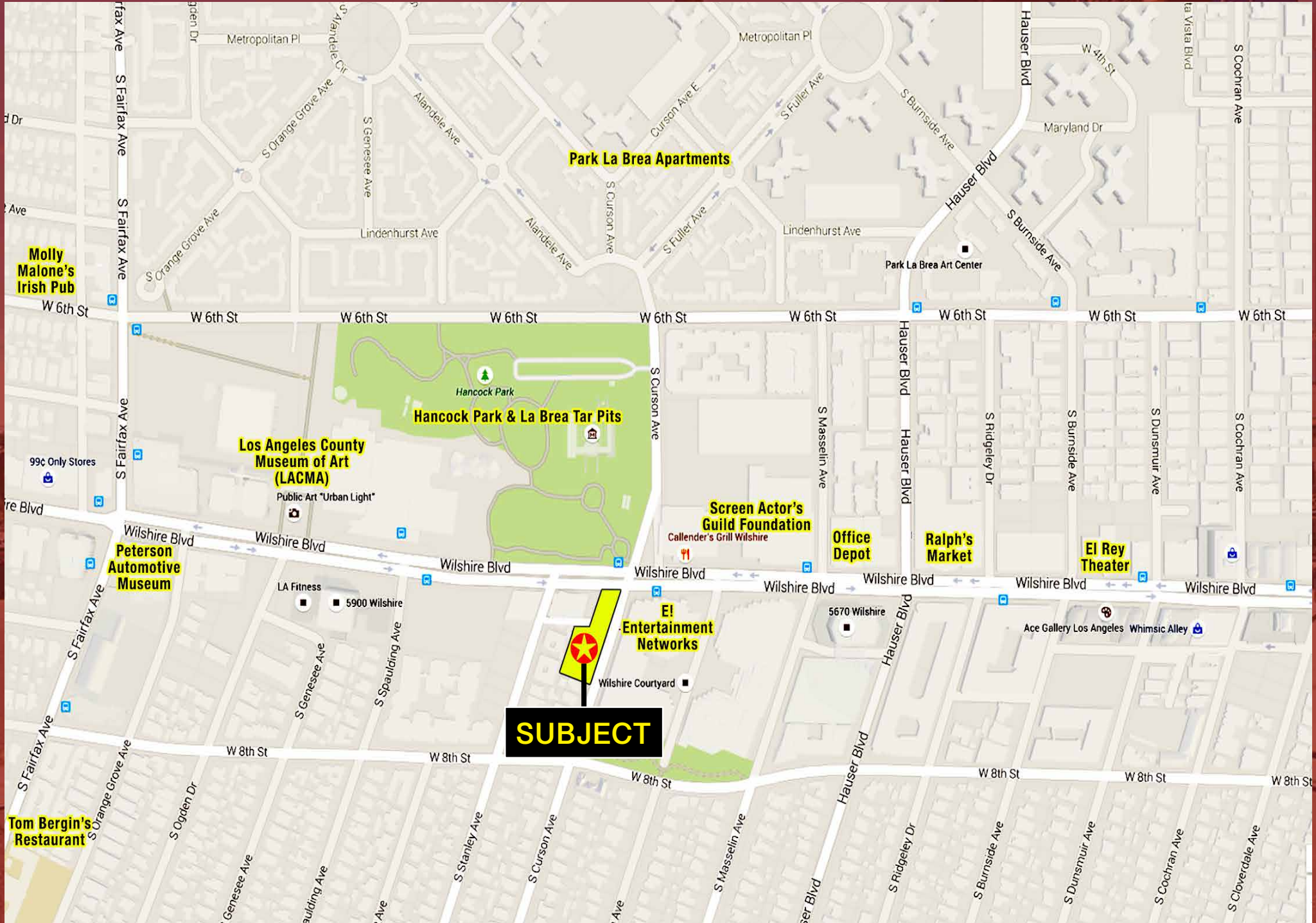
8TH STREET

SOUTH LA BREA AVENUE



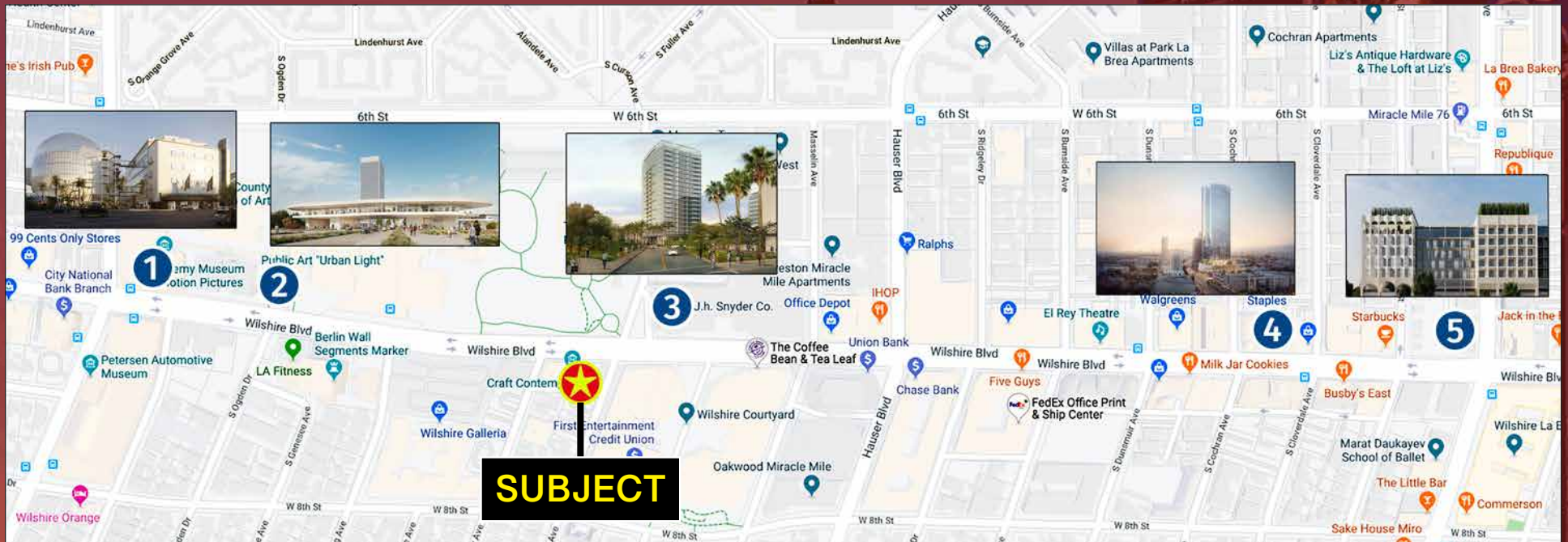
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# MIRACLE MILE DEVELOPMENT PROJECTS



1. The Academy Museum of Motion Pictures, designed by Pritzker-Prize winning architect Renzo Piano, was completed in the former May Co. department store building, adjacent to LACMA. The \$388 million project by Academy of Motion Picture Arts and Sciences celebrates Los Angeles' history in the film industry.

2. LACMA demolition and construction started in 2020. The \$715M David Geffen Galleries at the Los Angeles County Museum of Art (LACMA) are expected to be completed in 2025. The museum may not fully open until 2026 to prepare exhibits. Once completed, the David Geffen Galleries will house works from LACMA's permanent collection.

3. Now completed, One Museum Square, the J.H. Snyder Company's 20-story building which replaced a parking lot at 620 S. Curson Avenue, consists of 285 apartments in a mix of studio, 1 and 2-bedroom floor plans. The project also has parking for 410-vehicles in a subterranean garage within an adjoining structure that also serves a neighboring office building.

4. The family of real estate broker Walter N. Marks has moved forward with plans to redevelop vintage buildings on the Miracle Mile with a 42-story Art Deco-inspired housing tower. The 477,000 sq. ft. highrise named Mirabel calls for 348 studio, 1 and 2-bedroom apartments above parking for 309 cars and 12,800 sq.ft. of ground-floor shops and restaurants.

5. Woodland Hills based CGI Real Estate Investment Strategies has received entitlements for a Mid-Wilshire project at 639 S. La Brea Avenue. When completed, the mixed-use project will be eight stories tall and have a 125-room hotel, 121 residential units, and 13,000 sq. ft. of street-level and rooftop restaurant space.



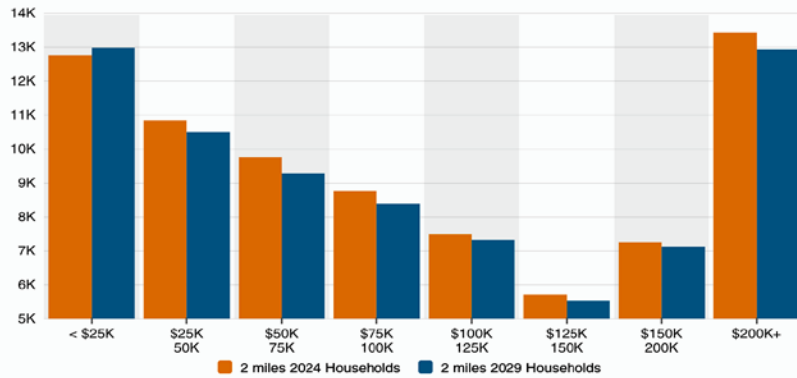
# METRO PURPLE (D LINE) EXTENSION PROJECT



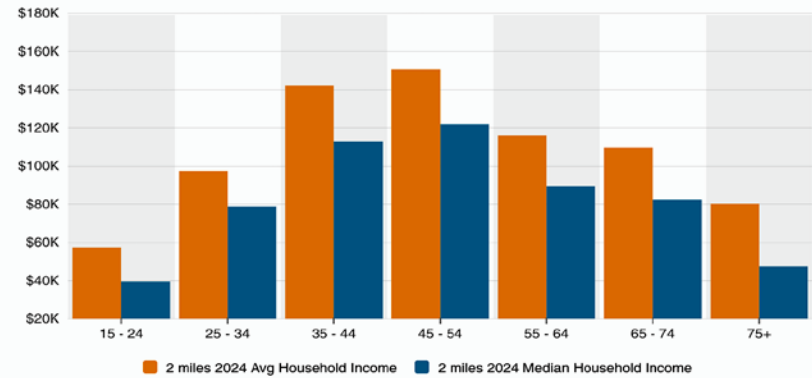


# NEIGHBORHOOD DEMOGRAPHICS

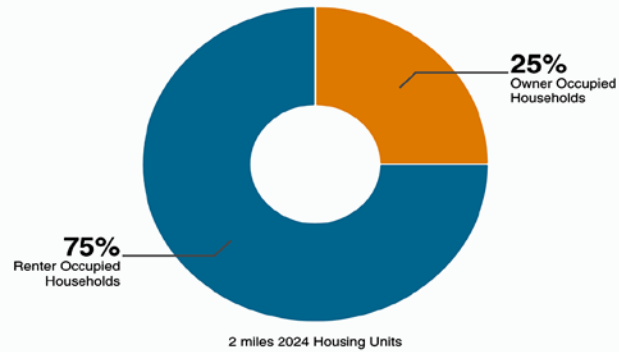
Household Income



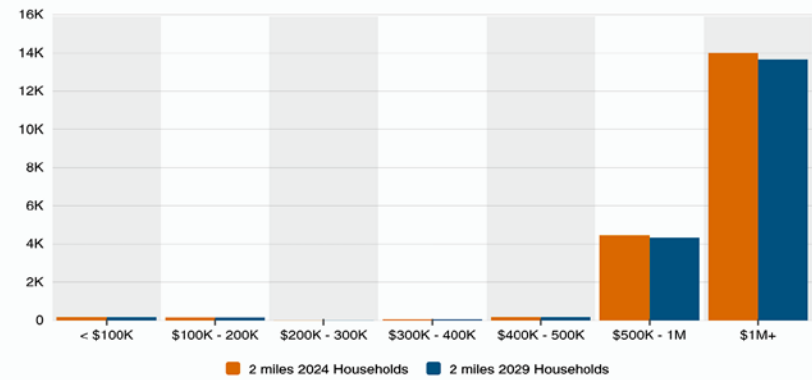
Household Income By Age



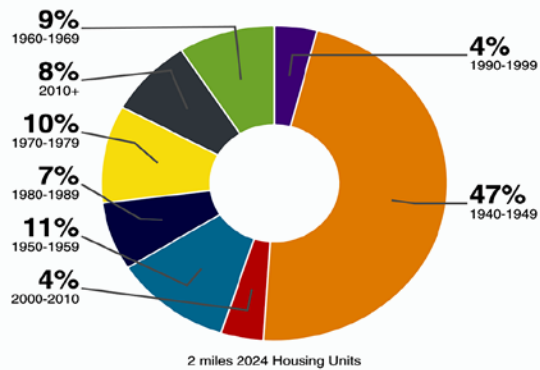
Housing Occupancy



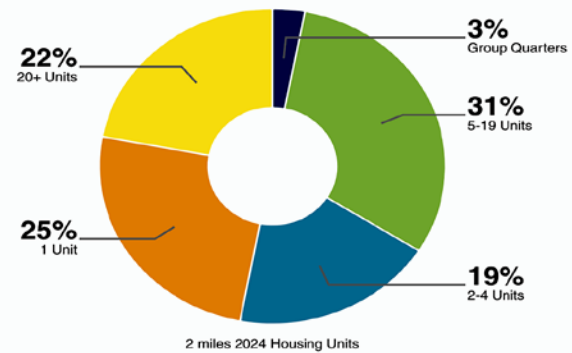
Home Values



Homes By Year Built



Housing Type





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*Exclusively offered by:*  
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