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LA PEER DRIVE

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LA PEER DRIVE

655 N. LA PEER DRIVE, WEST HOLLYWOOD, CA 90069

Madison Partners, as exclusive advisor, is pleased to present the exceptional opportunity to acquire the 100% fee-simple interest in 655 N. La Peer Drive, a fully-renovated class A retail / office property located in West Hollywood, California. Totalling 7,537 rentable square feet, the Property features a single-tenant NNN lease through 2023 with Celine, the LVMH-owned fashion and luxury goods retailer. The Property was completely redesigned and built out in 2018 to a cutting-edge finish level, and includes high ceilings, polished concrete floors, abundant floor-to-ceiling glassline, a retractable wall with private indoor / outdoor patios and gathering areas, exterior architectural details, skylights, and premium surfaces and finishes throughout. The Property is located in the prime West Hollywood market, a shopping, entertainment, and cultural destination which is home to Los Angeles' most cutting-edge design, fashion, art, and beauty retailers. With a NNN lease to a prestigious global tenant, below-market in-place rents, a best-in-class, completely-renovated physical program, and numerous future upside scenarios, the Property offers investors the rare opportunity to acquire a premium asset in one of Southern California's most desirable areas.

PROPERTY SUMMARY

ADDRESS	655 N. La Peer Drive, West Hollywood, CA 90069
APN	4336-011-014
SQUARE FOOTAGE	7,537 RSF
OCCUPANCY	100.0%
SITE AREA	0.15 acres (6,729 SF)
BUILDINGS	One
STORIES	Two (5,427 square foot ground level with a 2,110 square foot mezzanine level)
YEAR BUILT / RENOVATED	1956 / 2018
PARKING	Three on-site surface stalls, plus street parking
ZONING	CC2 (West Hollywood - Commercial, Community 2)
PRICE	\$12,500,000

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INVESTMENT HIGHLIGHTS

- » Premium-quality asset
- » Unmatched West Hollywood location
- » Outstanding trade area with superb demographics
- » NNN with a world-class tenant
- » Exceptional market fundamentals
- » Highly-amenitized, walkable locale

