

\$1,795,000 - 2646 La Cienega Avenue, Los Angeles

MLS® #25548181

\$1,795,000

0 Bedroom, 2.00 Bathroom, 5,324 sqft
Residential Income on 0 Acres

N/A, Los Angeles,

We are pleased to present the exclusive listing of 2646 La Cienega Boulevard, a functional 10-unit mixed use building ideally situated in the dynamic and rapidly evolving neighborhood of West Adams/Culver City adjacent. Built in 1947, the property comprises a desirable mix of five retail spaces and five studio apartments totaling approximately 5,300 square feet of rentable area on a 8,167-square-foot lot. Strategically positioned south of Venice Boulevard and one block east of the La Cienega/Jefferson Metro Station, the property offers unmatched connectivity to both local amenities and regional employment hubs. Residents enjoy walkable access to Culver City's Helms Bakery District, Platform LA, and the Culver Steps, as well as close proximity to retail staples such as Whole Foods Market, Trader Joes, and Father's Office. The nearby Culver City Arts District and Hayden Tract continue to evolve with cutting-edge creative offices, tech tenants, and high-end residential development fueling strong demand for quality housing. This high-visibility La Cienega corridor is a key target of infrastructure and public transit investment, including the Expo Line and the La Cienega Bus Rapid Transit (BRT) Corridor Project, further improving access to Downtown LA, Santa Monica, and the Westside. Units at 2646 S. La Cienega are functional and bright, with open layouts, hardwood-style flooring in select units, and substantial rental upside. With some updates already in place, the



property presents a clear value-add opportunity through targeted interior renovations and rent optimization. Rear on-site parking provides tenants with convenient access while enhancing the property's functionality and visual appeal. This offering represents a rare opportunity to acquire a stabilized, income-producing asset with further value-add potential in one of Los Angeles' most exciting and transformative neighborhoods.

Built in 1947

Essential Information

MLS® #	25548181
Price	\$1,795,000
Bathrooms	2.00
Square Footage	5,324
Acres	0.19
Year Built	1947
Type	Residential Income
Status	Closed
Listing Agent	Eliyahu Appel
Listing Office	Marcus & Millichap

Community Information

Address	2646 La Cienega Avenue
Area	C16 - Mid Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90034

Amenities

Parking Spaces	11
Parking	Assigned
Garages	Assigned

Interior

Heating	None
Cooling	None
# of Stories	2
Stories	Two

Additional Information

Date Listed	May 14th, 2025
Days on Market	33
Zoning	LAC2
Short Sale	N
RE / Bank Owned	N

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