

PRIME LOS FELIZ VALUE ADD 20-UNIT APARTMENT

1821 N Alexandria Ave, Los Angeles, CA

FOR SALE



THE YAMZON TEAM

RE/MAX
COMMERCIAL

PRESENTED BY



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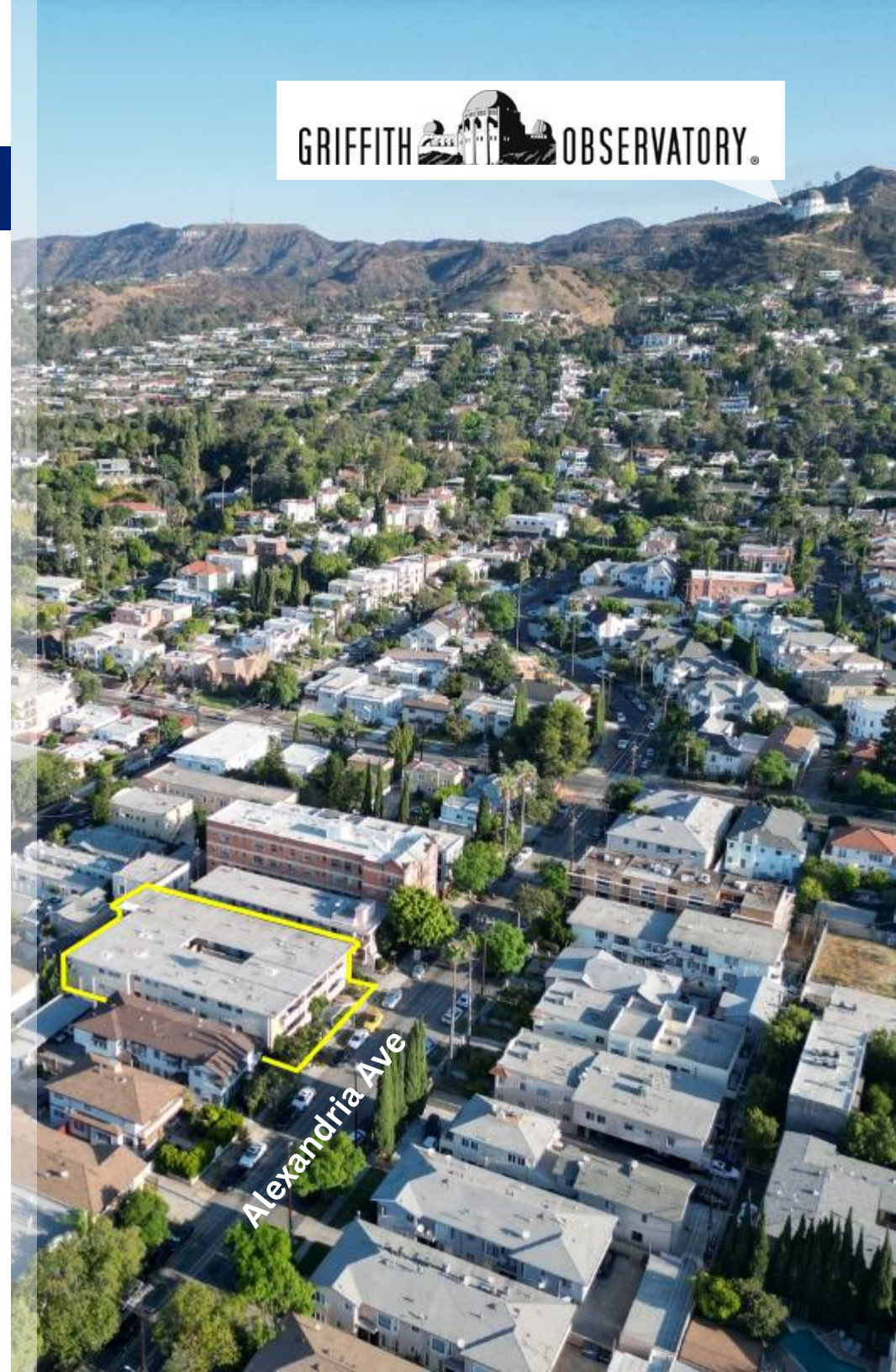
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PRIME LOS FELIZ VALUE ADD 20-UNIT APARTMENT

PROPERTY DESCRIPTION

Property Address:	1821 N Alexandria Ave, Los Angeles, CA 90027
Building Size:	± 16,902 SF
Lot Size:	± 15,800 SF (0.36 AC)
No. of Stories:	2
No. of Units:	20
Unit Mix:	(1) Studio (9) 1 + 1 (10) 2 + 2
No. of Parking:	20 Covered
Parking Ratio:	1.5 / Unit
Year Built:	1962
Walk Score:	Very Walkable (89)
Transit Score:	Good Transit (68)
Property Type:	Multifamily
Zoning:	LARD 1.5
APN:	5589-034-028



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INVESTMENT HIGHLIGHTS

- **VALUE ADD WITH BELOW MARKET RENT & TWO VACANCIES**
- **PRIME HOLLYWOOD LOS FELIZ LOCATION - POSITIONED BETWEEN VIBRANT HOLLYWOOD BOULEVARD AND FRANKLIN AVENUE, THIS PROPERTY SITS IN ONE OF LA'S MOST DESIRABLE NEIGHBORHOODS. IT OFFERS EXCLUSIVE LOCALE APPEAL TO TENANTS SEEKING CULTURE, DINING, ARTS, AND WALKABILITY.**
- **ADJACENT TO THAI TOWN AND LITTLE ARMENIA**
- **SURROUNDED BY AMENITIES AND CLOSE PROXIMITY TO THE HOLLYWOOD WALK OF FAME, HOLLYWOOD BOWL, GRIFFITH OBSERVATORY, DODGER STADIUM, LA ZOO, AND MORE**
- **DESIRABLE UNIT MIX**
- **LESS THAN A MILE AWAY FROM VERMONT / SUNET STATION (RED LINE)**
- **GREAT UPSIDE IN VALUE ADD MANAGEMENT**
- **BREAD AND BUTTER MULTIFAMILY INVESTMENT**
- **CLOSE PROXIMITY TO CA 101 FWY**



AERIAL MAP



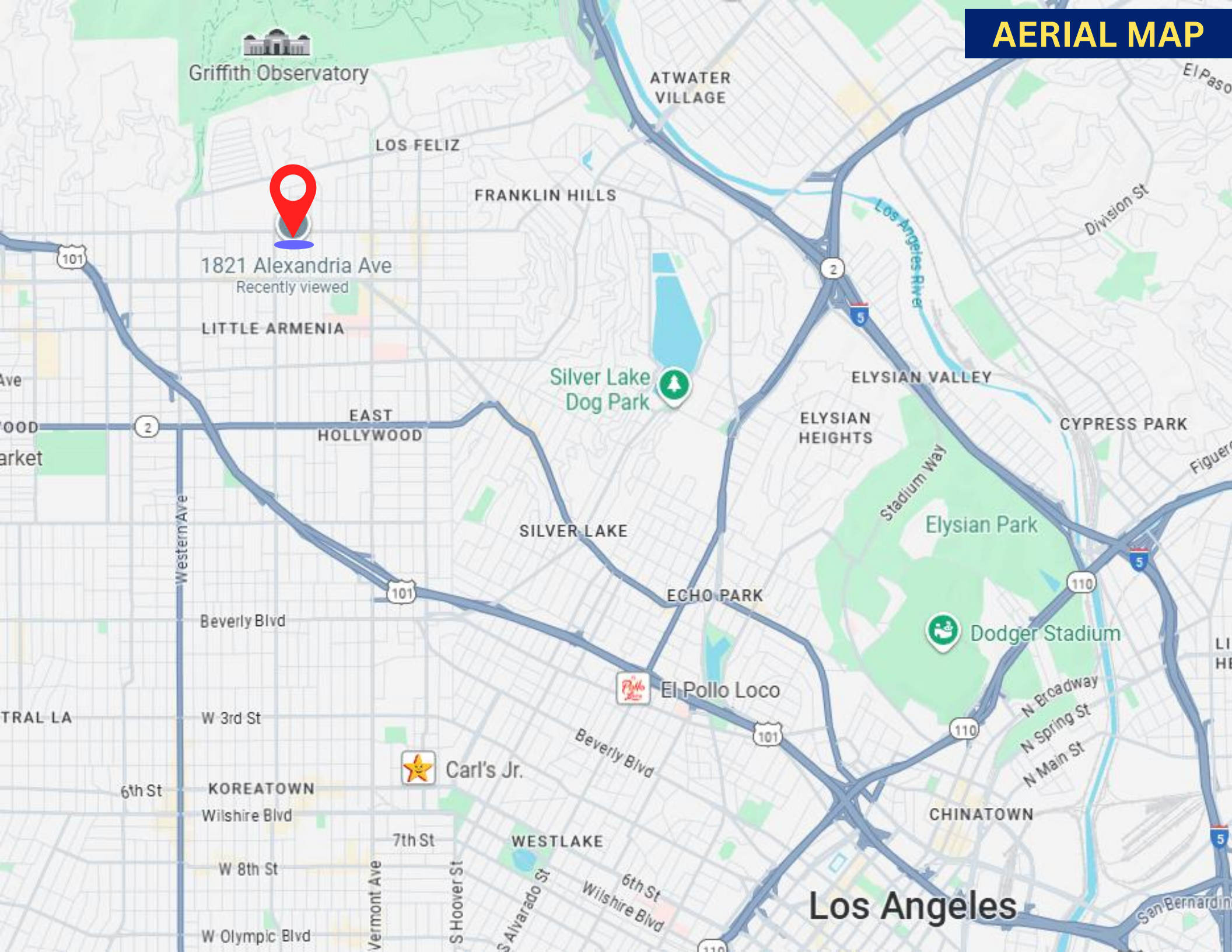
SURROUNDING AMENITIES

Griffith Observatory:	2.8 Miles
Hollywood Hills:	2.6 Miles
Hollywood Walk of Fame:	1.7 Miles
Hollywood Bowl:	3.2 Miles
Thai Town:	0.5 Miles
Little Armenia:	0.5 Miles
Los Angeles Zoo:	4.8 Miles
Dodger Stadium:	4.1 Miles
Downtown LA	5.3 Miles
Silver Lake:	2.2 Miles
Echo Park:	3.1 Miles
Crypto Arena:	6 Miles
USC:	8.5 Miles
UCLA	9.8 Miles

PUBLIC TRANSPORTATION

Vermont Sunset Station (Red Line):	0.8 Miles
Hollywood/Western Station (Red Line):	0.8 Miles
Bob Hope Airport:	10.2 Miles
Los Angeles International (LAX):	15.5 Miles

AERIAL MAP



Griffith Observatory

ATWATER
VILLAGE

LOS FELIZ

FRANKLIN HILLS

1821 Alexandria Ave

Recently viewed

LITTLE ARMENIA

EAST
HOLLYWOOD

Silver Lake
Dog Park

ELYSIAN VALLEY

ELYSIAN
HEIGHTS

CYPRESS PARK

SILVER LAKE

ECHO PARK

Elysian Park

Dodger Stadium

El Pollo Loco

Carl's Jr.

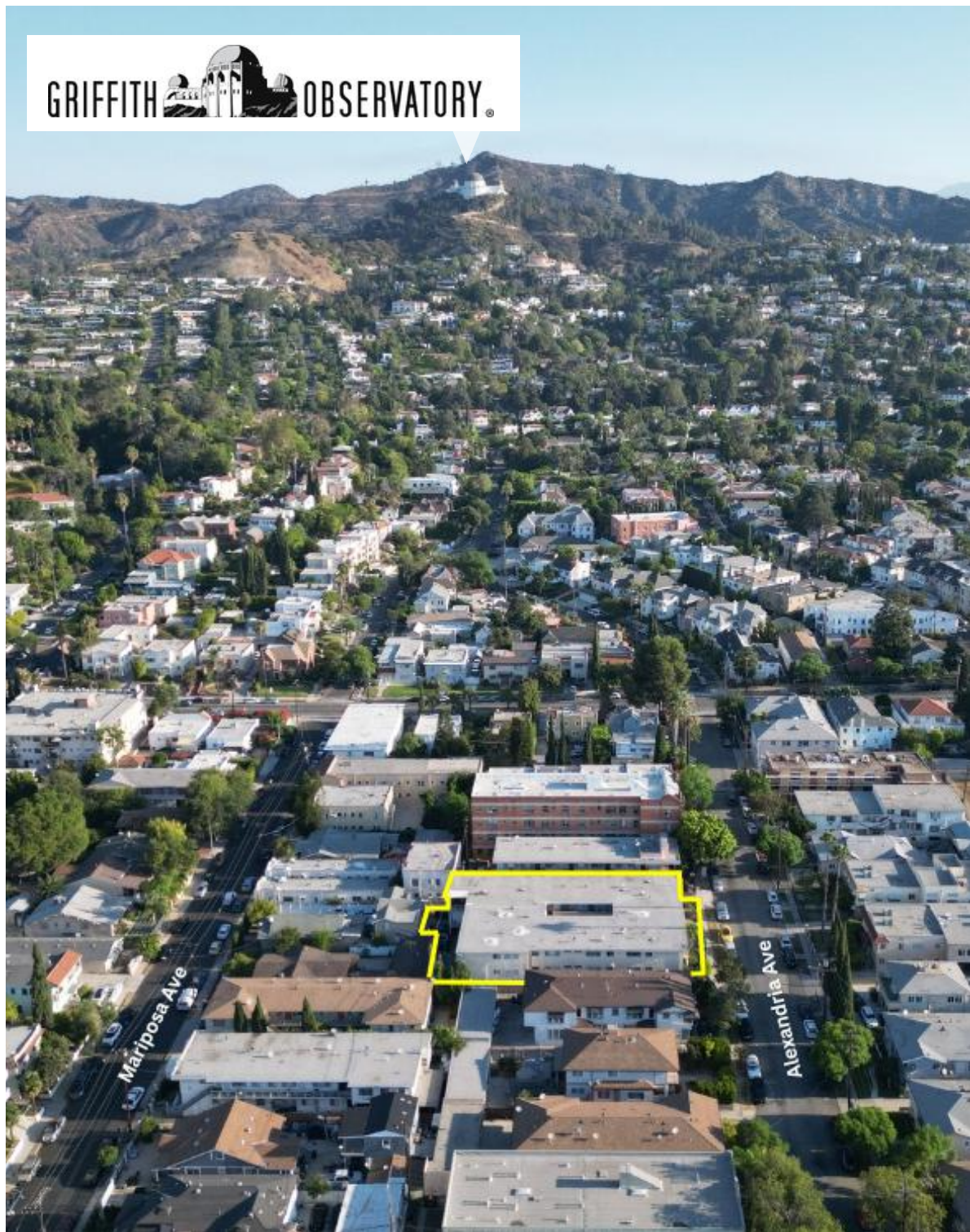
El Pollo Loco

CHINATOWN

WESTLAKE

Los Angeles

PROPERTY PHOTOS

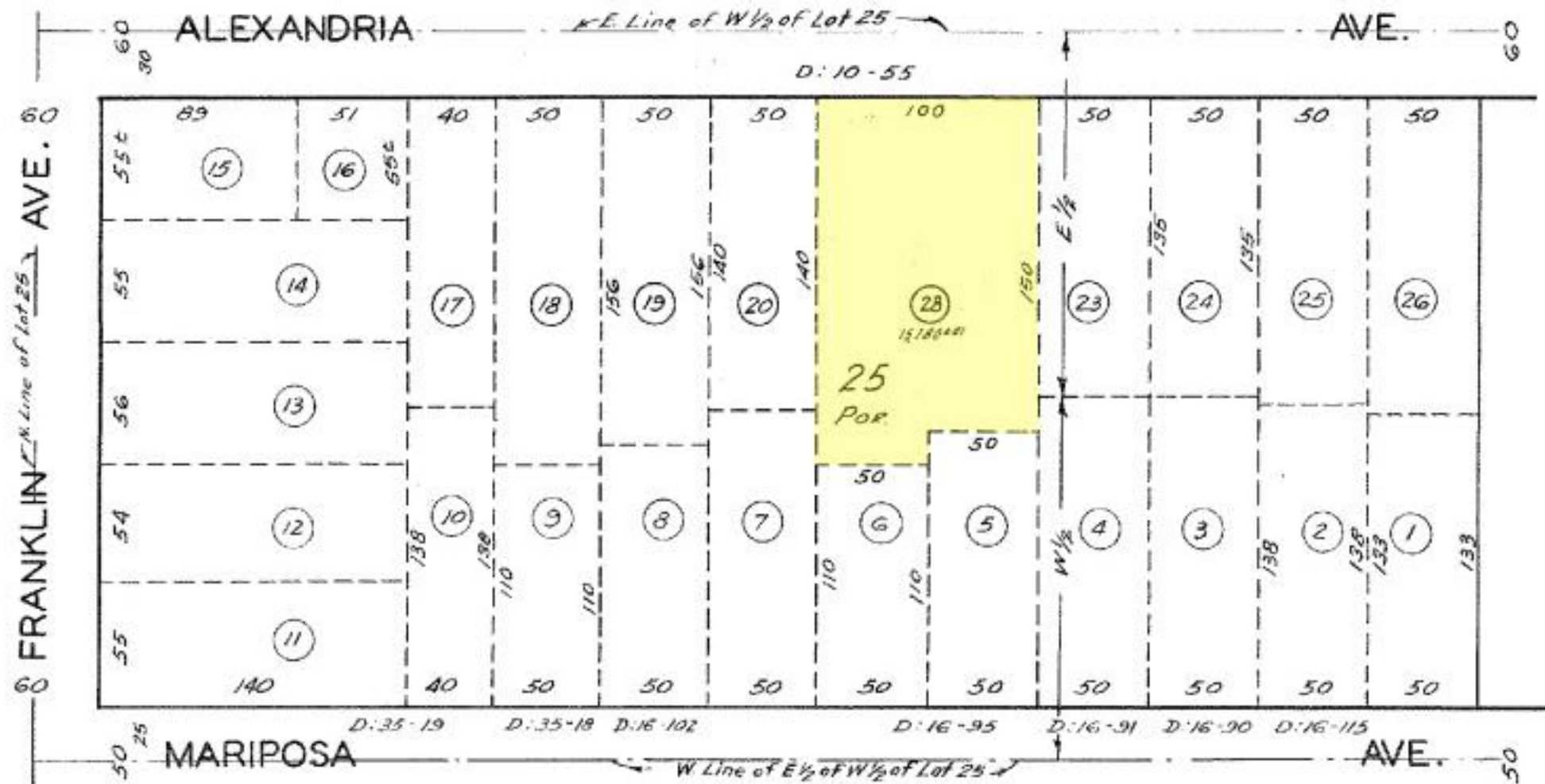








PARCEL MAP



60' \rightarrow Z $\frac{N. 8. \frac{1}{2} E. C.}{E. C.}$

RADIUS DEMOGRAPHICS

Los Feliz, Los Angeles Neighborhood

Population: ± 32,977



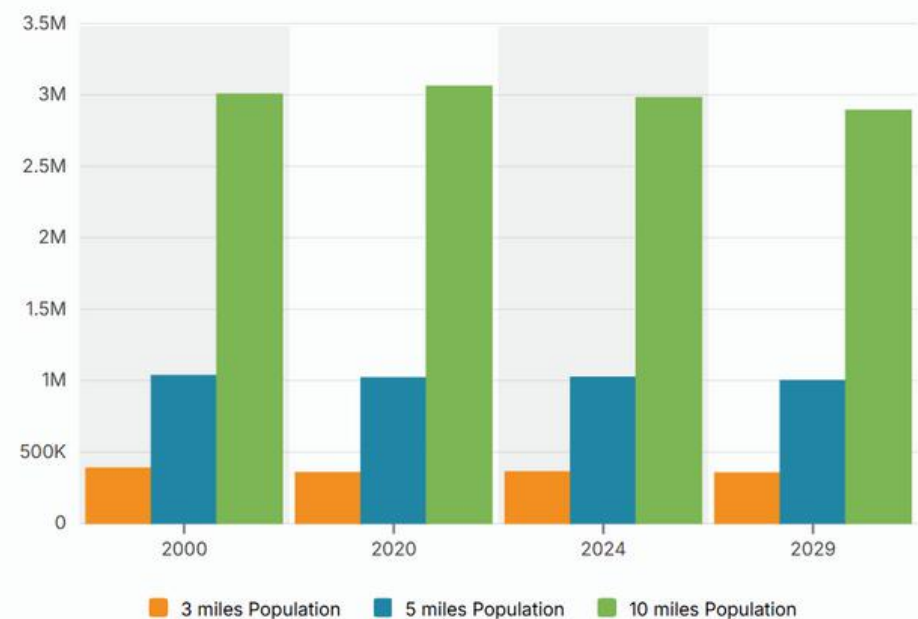
Population

	3 miles	5 miles	10 miles
2020 Population	355,152	1,019,653	3,060,854
2024 Population	360,979	1,023,464	2,980,396
2029 Population Projection	353,383	999,516	2,892,866
Annual Growth 2020-2024	0.4%	0.1%	-0.7%
Annual Growth 2024-2029	-0.4%	-0.5%	-0.6%
Median Age	38.8	38.9	38.3

Population By Race

	3 miles	5 miles	10 miles
White	131,032	374,676	976,137
Black	16,678	56,916	256,503
American Indian/Alaskan Native	4,565	14,548	42,062
Asian	70,593	185,281	410,095
Hawaiian & Pacific Islander	478	1,213	3,748
Two or More Races	137,632	390,830	1,291,851
Hispanic Origin	137,629	395,070	1,331,506

Population



Housing

	3 miles	5 miles	10 miles
Median Home Value	\$1,058,547	\$1,015,028	\$927,350
Median Year Built	1962	1963	1960

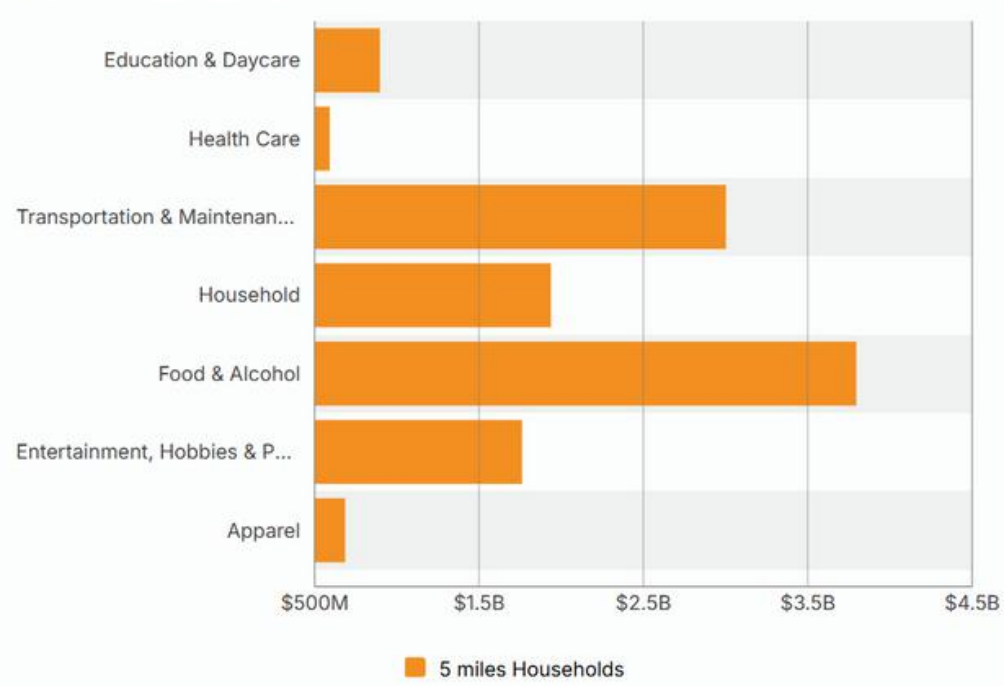
Households

	3 miles	5 miles	10 miles
2020 Households	163,870	448,092	1,164,568
2024 Households	165,952	449,893	1,138,110
2029 Household Projection	162,248	439,092	1,104,702
Annual Growth 2020-2024	1.3%	1.1%	0.7%
Annual Growth 2024-2029	-0.4%	-0.5%	-0.6%
Owner Occupied Households	26,438	80,422	330,360
Renter Occupied Households	135,810	358,670	774,342
Avg Household Size	2.1	2.2	2.5
Avg Household Vehicles	1	1	2
Total Specified Consumer Spendin...	\$4.5B	\$12.7B	\$35.6B

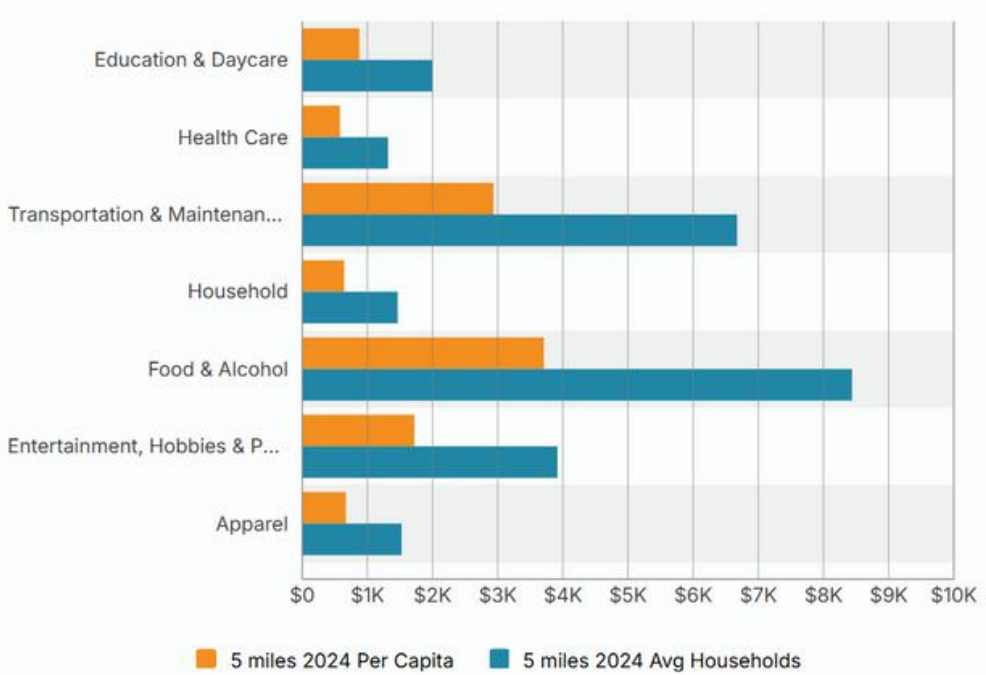
Income

	3 miles	5 miles	10 miles
Avg Household Income	\$91,268	\$93,002	\$99,602
Median Household Income	\$63,666	\$64,407	\$70,527
< \$25,000	36,779	106,137	241,748
\$25,000 - 50,000	30,283	78,428	191,251
\$50,000 - 75,000	27,562	67,275	164,409
\$75,000 - 100,000	19,348	51,026	133,069
\$100,000 - 125,000	14,438	38,755	102,100
\$125,000 - 150,000	9,189	25,058	70,578
\$150,000 - 200,000	11,331	34,443	94,098
\$200,000+	17,022	48,772	140,857

Consumer Spending



Per Capita & Avg Household Spending



OVER 140,000 AGENTS



CONTACT



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AMERICAS

Argentina
Belize
Bolivia
Brazil
Canada
Chile
Colombia
Costa Rica
Ecuador
El Salvador
Guyana
Guatemala
Honduras
Mexico
Nicaragua
Panama
Paraguay
Peru
Suriname
United States
Uruguay
Venezuela

CARIBBEAN

Aruba*
Antigua & Barbuda
Bonaire*
British Virgin Islands*
Cayman Islands*
Curaçao*
Dominican Republic
Grenada
Guadeloupe
Jamaica
Puerto Rico*
St. Barthélemy*
St. Lucia
St. Kitts & Nevis
St. Maarten/St. Martin*
St. Vincent/Grenadines
Trinidad & Tobago
Turks & Caicos*
US Virgin Islands*

AFRICA

Angola
Benin
Botswana
Ethiopia
Kenya
La Réunion
Mauritius
Morocco
Namibia
Nigeria
Seychelles
South Africa
Swaziland
Tanzania
Tunisia
Uganda
Zambia

MIDDLE EAST

Egypt
Oman
Saudi Arabia
United Arab Emirates

ASIA/PACIFIC

Australia
China
Fiji
Guam*
Hong Kong*
Kazakhstan
Korea
New Zealand
Palau
Pakistan
Philippines
South Korea
Taiwan
Thailand
Timor-Leste
United States

EUROPE

Albania
Austria
Belgium
Bosnia & Herzegovina
Bulgaria
Croatia
Cyprus
Czech Republic
England* and Wales
Estonia
Finland
France
Germany
Greece
Georgia
Hungary
Iceland
Israel
Italy
Kosovo
Liechtenstein
Lithuania
Luxembourg
Malta
Moldova
Montenegro
Netherlands
Norway
Poland
Portugal
Romania
Republic of Ireland
Slovakia
Slovenia
Spain
Sweden
Switzerland
Turkey
Ukraine
United Kingdom
Yemen

THE YAMZON TEAM

2024 RANKINGS
SMALL TEAMS

#1 CALIFORNIA

#2 NATIONWIDE

#3 WORLDWIDE