



AEGIS MANAGEMENT INC.



Hyperion Ave | Prime Silver Lake Development Opportunity

2340 - 2346 Hyperion Ave., Los Angeles, CA 90027

10,058 SF Lot | Flexible C2 Zoning | Bustling urban location | Vacant office property and Warehouse

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| **AEGIS MANAGEMENT INC.**

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

All properties are marketed by Aegis Management, Inc. in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY HIGHLIGHTS



- Flexible zoning on a major thoroughfare in one of LA's most desirable neighborhoods
- Potential to build up to 17 units, (variance may be needed // purchaser to verify)
- Current improvements:
 - Vacant Warehouse
 - 2 Vacant Office units with frontage on Hyperion Ave.
 - Storage and Auto Business paying \$1500 / month on a month to month tenancy
 - Billboard lease paying \$200/month

Price	Existing SF	Lot SF
\$2,000,000	3,552	10,058
Price / SF (Land)	FAR	Zoning
\$198.85	1.8:1	C2-1VL

INVESTMENT DESCRIPTION

Aegis Management, Inc. is pleased to offer this unique development opportunity in one of Los Angeles' most desirable neighborhoods to market for **\$2,000,000!**

The subject property is located on Hyperion Street, one block west of Griffith Park Boulevard, just south of the Tracy Street / Hyperion Avenue "Y" Intersection, about three (3) blocks west of the actual Silver Lake Reservoir, within the Silver Lake community of Los Angeles.

The 10,058 sq. foot-lot is zoned C2-1VL allowing by right a variety of uses including apartments as well as office, retail, warehouse and other commercial uses.

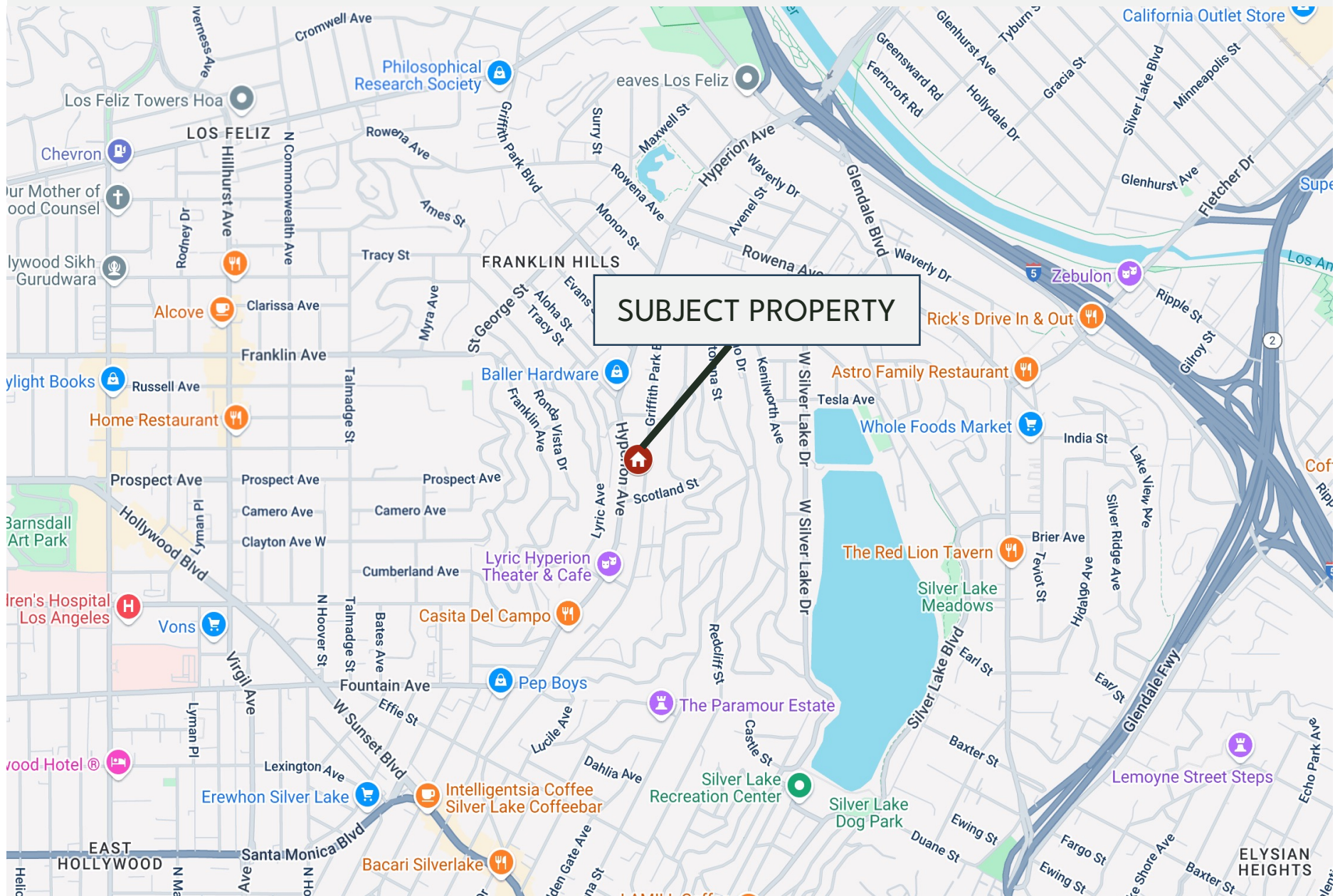
The existing site consists of a vacant office property, and a metal storage warehouse, both of which will be vacant at the close of escrow. One of the commercial spaces is currently leased to an auto upholstery tenant who pays \$1,500 / month on a month to month tenancy. There is also a billboard lease on site which pays \$200 / month.

Hyperion Ave is a major thoroughfare in the popular Silver Lake neighborhood which continues to be in high demand due to it's cultural vibrancy and attractive infrastructure including parks, green space and excellent freeway accessibility. 61% of Silver Lake residents are under the age of 44 and 63% of residents hold a bachelor's degree or higher per Niche.com. Also per Niche.com, 61% of residents rent their homes, and this affluent renter should facilitate increased rental growth and demand as well as property appreciation well into the future.

Do not miss this opportunity to develop in one of LA's hottest neighborhoods at an attractive price!

Thank you for your interest!

SUBJECT PROPERTY MAP



A map of Los Angeles, California, with a red house icon and a black arrow pointing to it from a white box labeled "SUBJECT PROPERTY". The property is located in the Franklin Hills neighborhood, near the intersection of Franklin Ave and Wilton Pl. The map shows various surrounding neighborhoods including Hollywood Hills, Hollywood, East Hollywood, Silver Lake, Echo Park, Chinatown, and others. Major freeways like I-5 and I-10 are also visible.

PROPERTY AERIAL



EXISTING IMPROVEMENTS



EXISTING IMPROVEMENTS



ASSESSOR MAP

5432 3
SCALE 1" = 80'

680213
JUL 13 1985
JUL 13 1985
JUL 13 1985
JUL 13 1985

1985

2336-46 Hyperion Ave
APN: 5432-003-023
Zoning: C2-1VL
Lot Size: 10,058 SF

IVANHOE
M.R. 17-65-68

PARCEL MAP
P.M. 57-87

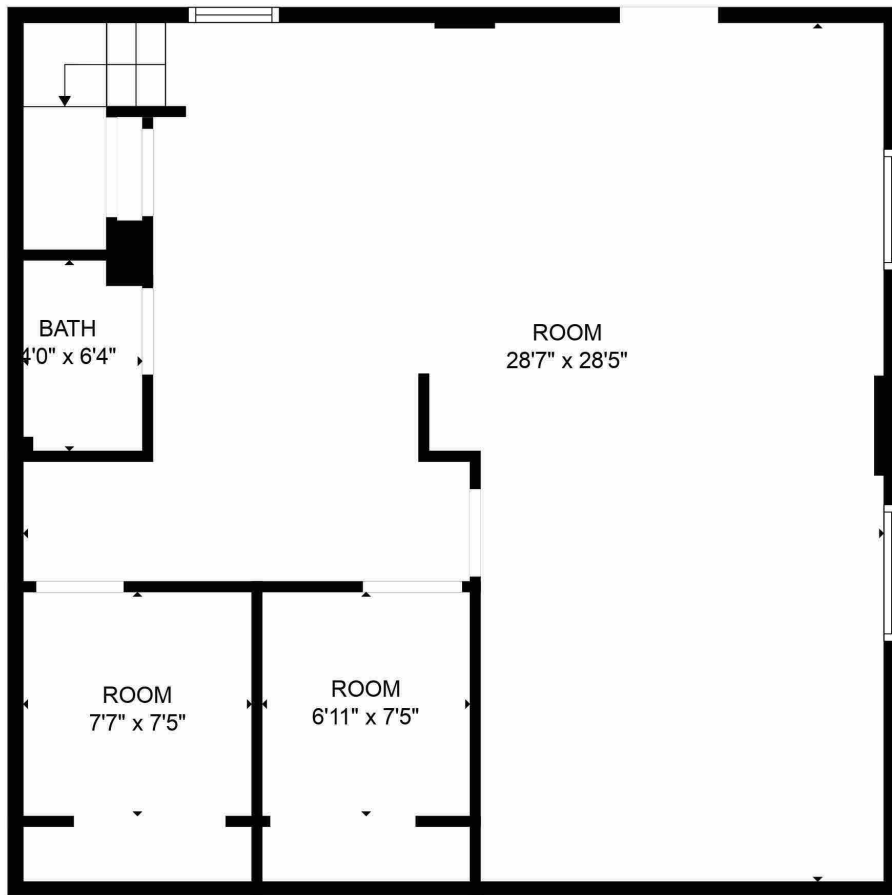
FOR PREV. ASSMT. SEE: 593-4

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

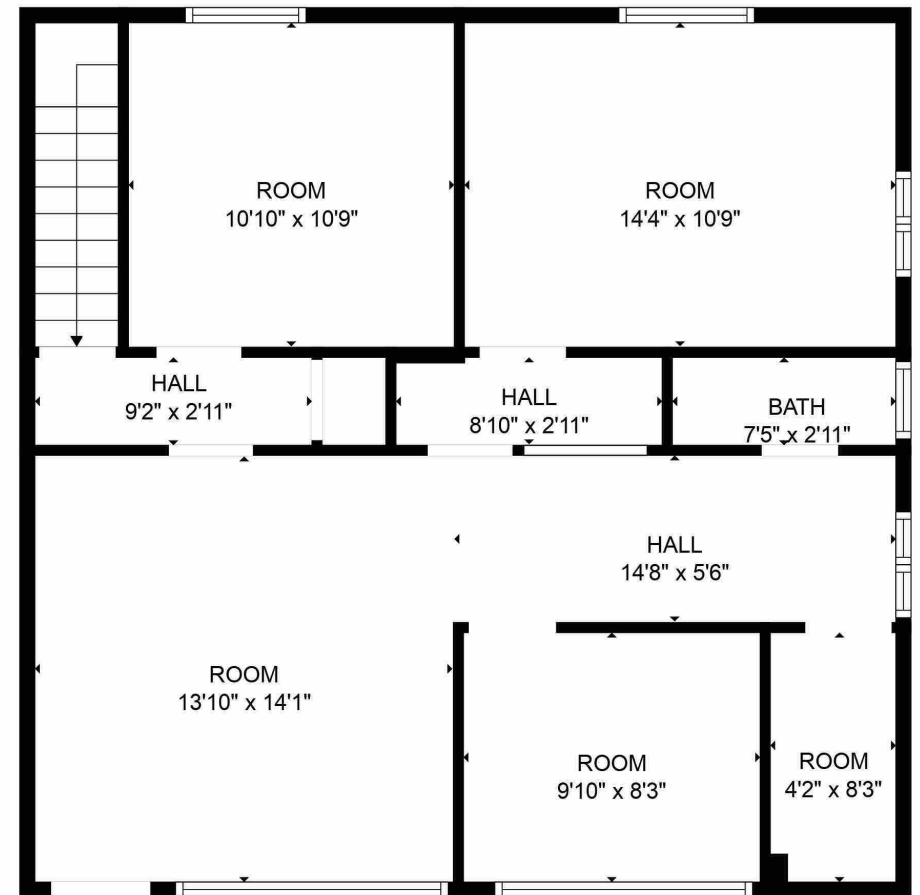
2340-46 Hyperion Ave.

Silverlake, CA 90027

**Floor Plan – two floors of Office Structure
(approximate only, not to scale)**



FLOOR 1

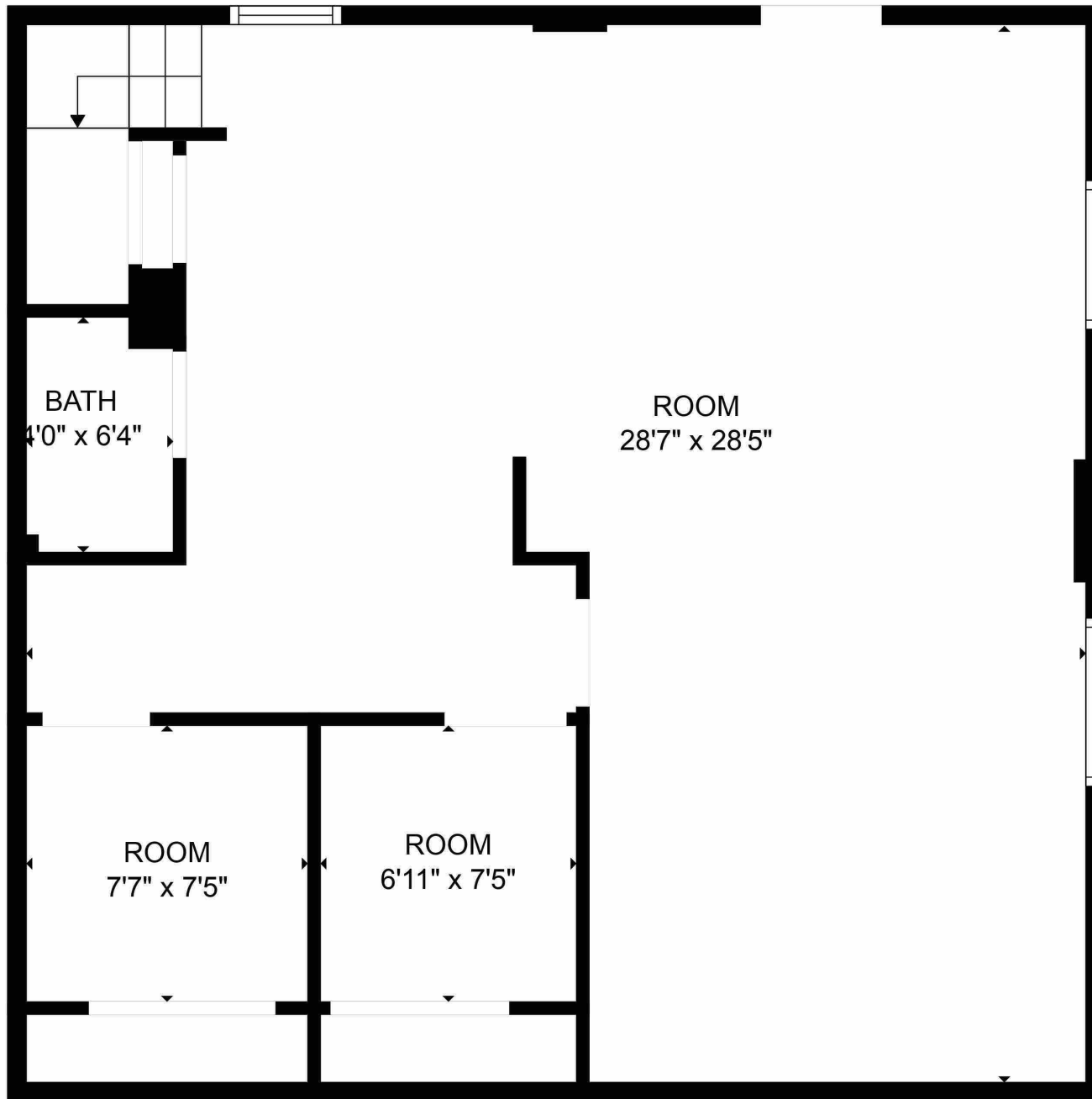


FLOOR 2

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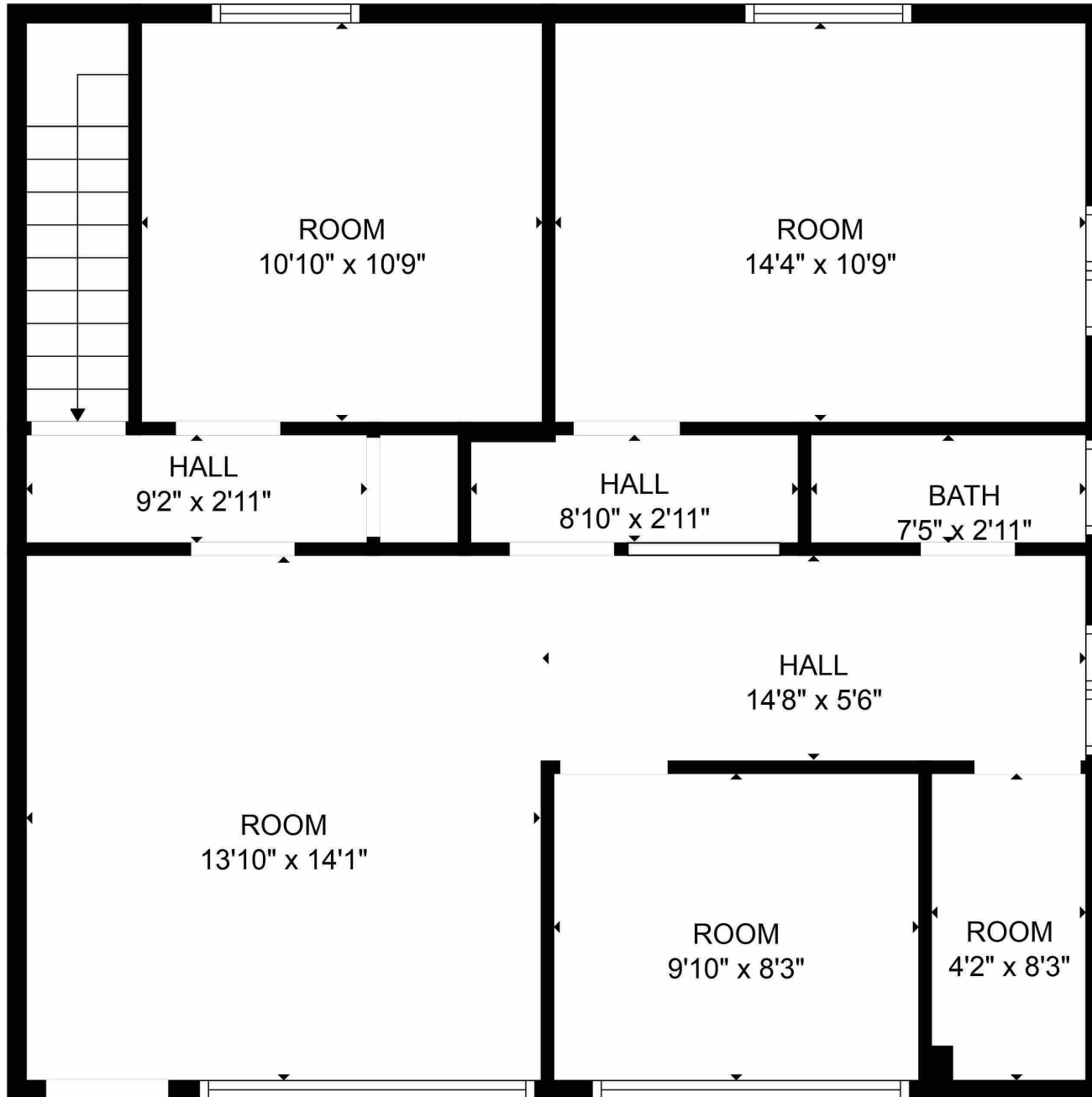
**Floor Plan – 1st story of office
(approximate only, not to scale)**



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**Floor Plan – 2nd story of office
(approximate only, not to scale)**



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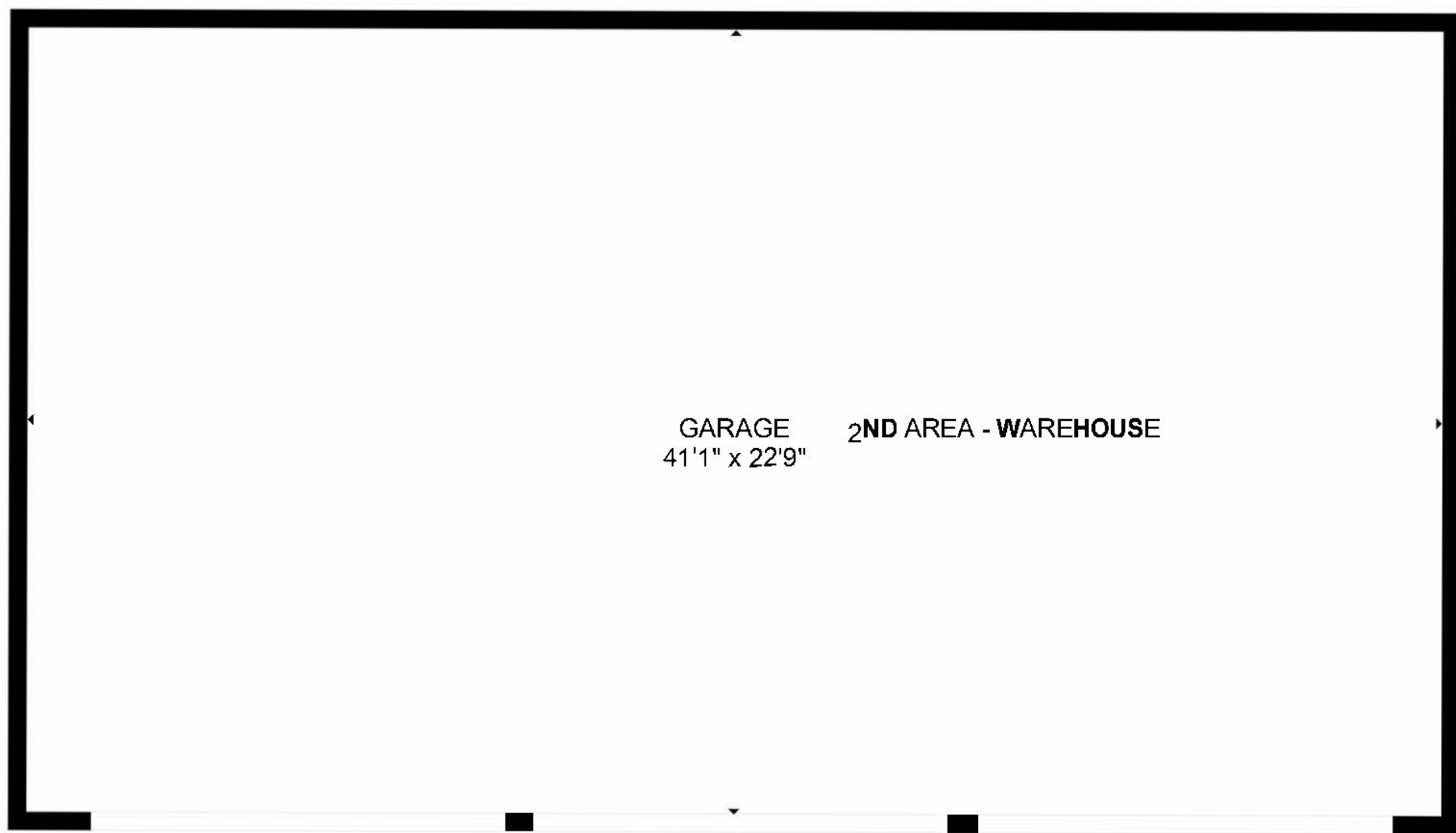
Floor Plan – 1st warehouse / garage area
(approximate only, not to scale)



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Floor Plan – 2nd warehouse / garage area
(approximate only, not to scale)



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