

# *For Sale*

1110-1116 N GOWER ST

LOS ANGELES, CA 90038

**OLIVER GHADOUSHI**

Vice President

323.302.8282

[oliver.ghadoushi@compass.com](mailto:oliver.ghadoushi@compass.com)

DRE 01973061

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COMMERCIAL





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# Executive Summary

Compass Commercial is pleased to present 1110-1116 N Gower Street; a premier investment opportunity that blends the historic charm of Hollywood with modern development potential. As an ideal site for affordable housing, each parcel is zoned LA-C2 and features redevelopment potential via CHIPS (Citywide Housing Incentive Program Ordinance), and Executive Directive 1 (ED 1) while located within an Opportunity Zone with TOC Tier 3 Designation. The double-lot assemblage spans  $\pm 13,000$  SF of land, and includes a  $\pm 2,133$  SF 2-story commercial building,  $\pm 2,000$  SF rear storage structure, and a  $\pm 2,040$  SF triplex - all of which are vacant. This combination brings together residential and commercial utility in one highly adaptable location.

The properties are ideally located just north of the intersection of Santa Monica Blvd and Gower Street, near iconic landmarks including Sunset Gower Studios, Paramount Studios, The Hollywood Walk of Fame, and the iconic Hollywood Bowl. The location benefits from high visibility, with both increased pedestrian and vehicle traffic and excellent accessibility. The immediate access to the 101 Freeway, multiple Metro lines, and major east-west corridors, embeds this site in a transit-rich area supported by both residential and commercial activity.



# Property Summary

1116 N GOWER | TRIPLEX

2,040 SF

BUILDING SIZE

6,504 SF

LAND AREA

1110 N GOWER | COMMERCIAL

2,133 SF

BUILDING SIZE

6,504 SF

LAND AREA

13,008 SF

COMBINED LAND AREA

[Q]C2-2D-CPIO

ZONING (WITHIN HOLLYWOOD COMMUNITY PLAN UPDATE)

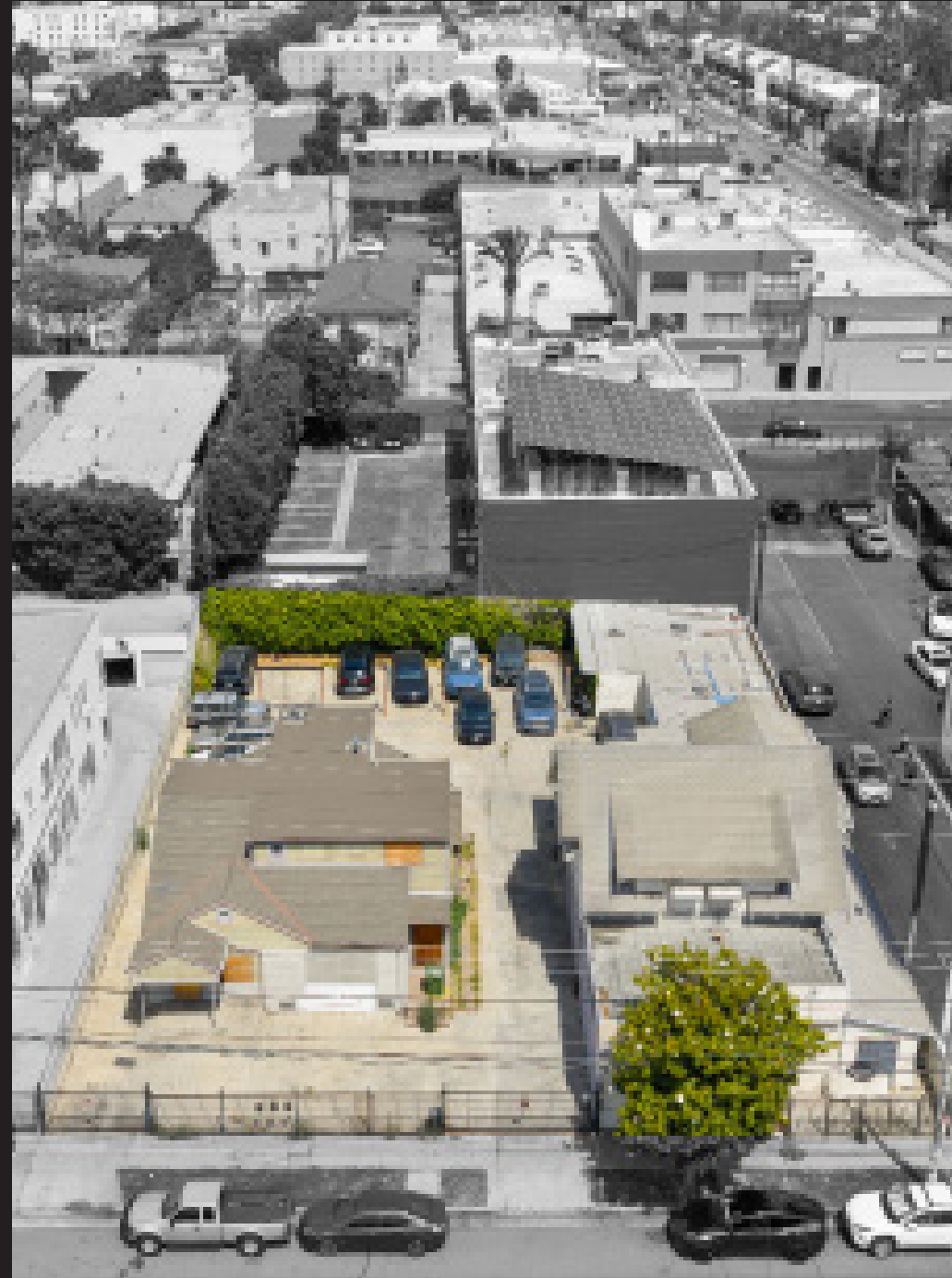
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\*BUYER TO VERIFY ANY AND ALL ACCURACY OF INFORMATION.





# Investment Highlights

- / Prime Hollywood Location at Santa Monica Blvd and Gower St | High-Demand Urban Core
- / Double-Lot Assemblage: ±13,000 SF of Land with C2 Zoning
- / Located within an Opportunity Zone, TOC Tier 3 Designation, and C2 Zoning Across Both Parcels
- / Surrounded by a Dynamic Mix of New Residential Developments, Local Amenities, and Hollywood's Central Employment, Transit, and Entertainment Hubs
- / Ideal for Affordable Housing: Eligible for CHIPS (Citywide Housing Incentive Program), ED1 Development
- / Traffic Count: 62,257 VPD
- / Strong Demand for Housing With Significant Public and Private Investment in Local Area
- / Easy Access to 101 Freeway, Metro Lines, and LA's Major Commercial Corridors







N

W  
HOLLYWOOD

Capitol  
RECORDS

HOLLYWOOD  
WALK OF FAME

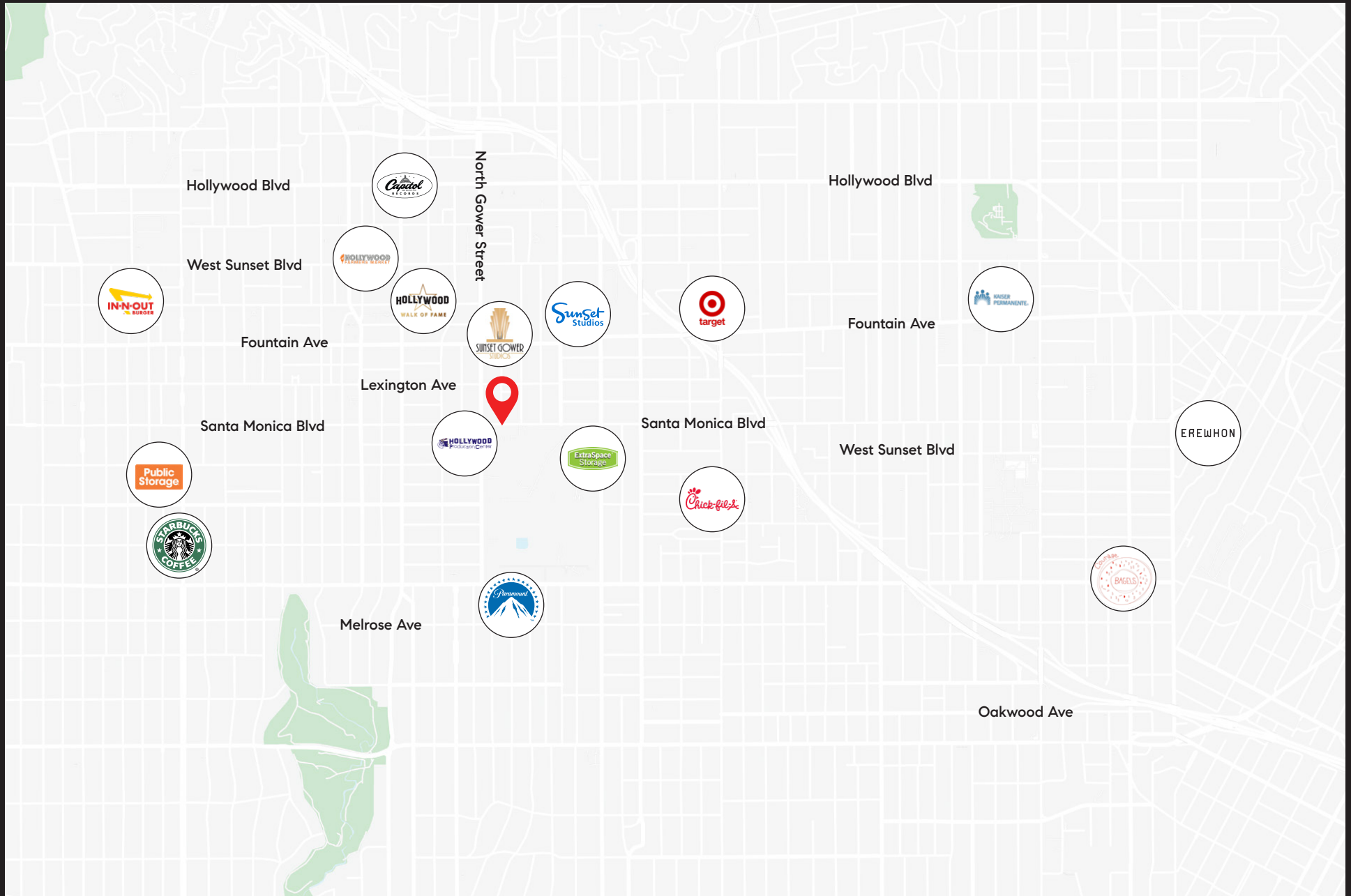
SUNSET GOWER  
STUDIOS

HOLLYWOOD  
Production Center

North  
Gower  
Street



# Local Landscape & Key Neighbors





# *Notable Nearby Developments*



## **Tesla Diner – Santa Monica Boulevard**

250 Seats for Dining | 80 SuperCharger Stalls

Tesla's innovative drive-in diner and Supercharger station, located on Santa Monica Boulevard, is a one of a kind destination in Hollywood. This retro inspired development features a 2 story restaurant, rooftop seating, and an outdoor movie screen, all designed with a futuristic twist. With approximately 30 Supercharger stalls and plans for a 24 hour operation, the diner merges nostalgia with cutting edge sustainability, offering a modern roadside attraction.. The project reflects Tesla's continued investment in consumer experience and underscores Hollywood's appeal to forward thinking, experiential brands.



## **Echelon Studios**

Echelon Studios is a major ground up development currently under construction, designed to deliver a world class studio and office campus in the heart of Hollywood. Located at 5601 Santa Monica Boulevard, the nearly 600,000 square foot project will include state of the art sound stages, creative office suites, and extensive production support facilities. The project is being developed by BARDAS Investment Group and Bain Capital Real Estate, with a design that blends functionality, flexibility, and cutting edge architecture. Once completed, Echelon will set a new benchmark for media focused real estate in Los Angeles.



# *Notable Nearby Developments*



## **Paramount Studios & Paramount Theatre**

Paramount Pictures has stood as a pillar of the global entertainment industry since its founding in 1912. Its Hollywood campus spans more than 65 acres and houses over 30 sound stages, backlot streets, and post production facilities. The adjacent Paramount Theatre, a historic venue on the studio lot, hosts industry premieres and screenings. Paramount remains home to blockbuster film franchises and top tier television programming, serving as an active production hub and cultural landmark. The lot also features the iconic Bronson Gate, one of the most photographed studio entrances in the world.



## **Sunset Gower Studios**

Originally developed in 1918 as the Columbia Pictures studio lot, Sunset Gower Studios is one of the oldest continuously operating studio facilities in Los Angeles. Spanning 14 acres, the studio offers 12 sound stages, modern office buildings, and on lot production services, catering to major network and streaming productions. The campus has evolved over the decades while retaining its deep rooted Hollywood legacy. It is currently owned by Hudson Pacific Properties, which has invested heavily in modernization, making it a key destination for television and digital content production.



# *Notable Nearby Developments*



## **Sunset Bronson Studios**

Sunset Bronson Studios is a legendary site in the history of American cinema, known as the filming location of *The Jazz Singer* (1927), the first feature length motion picture with synchronized dialogue. The site was originally the Warner Bros. lot and today operates as a high end production and office campus. The property includes modern sound stages and the 14 story ICON tower, home to Netflix's Los Angeles headquarters. Located on Sunset Boulevard, the site's blend of cinematic history and modern innovation makes it one of the most prestigious media properties in the region.



## **Capitol Records Building**

A true cultural icon, the Capitol Records Building is internationally recognized for its unique circular architecture, which resembles a stack of vinyl records. Completed in 1956, the 13 story tower was the first round office building constructed in the U.S. and has since been designated a Los Angeles Historic Cultural Monument. It remains the headquarters of Capitol Music Group, housing recording studios used by world renowned artists. Located just north of Hollywood and Vine, it serves as a symbol of the neighborhood's enduring influence on the global music scene.



# *Notable Nearby Developments*



## **Echelon at 1200 Cahuenga**

Located near the center of Hollywood's production zone, the 1200 Cahuenga development is a proposed creative office and media campus designed to appeal to the entertainment, tech, and design sectors. The plan includes the adaptive reuse of an existing warehouse along with new construction, creating a modern campus environment. The design emphasizes open space, natural light, and flexible floor plates to support collaborative work environments. With proximity to studio infrastructure and major transit routes, 1200 Cahuenga is positioned to meet the demand for next generation office space in Hollywood.



## **The Star on Sunset – Proposed Development**

The Star is an ambitious architectural statement planned for 6061 Sunset Boulevard, envisioned as a 22 story creative office tower wrapped in a spiraling, glass and metal exoskeleton. Designed by MAD Architects, the building will include large open floor plans, panoramic views, and amenities designed to attract elite media and entertainment tenants. With its futuristic design and central location, The Star aims to become a new landmark along the Sunset Corridor and a flagship for the next wave of creative workplace environments in Los Angeles.

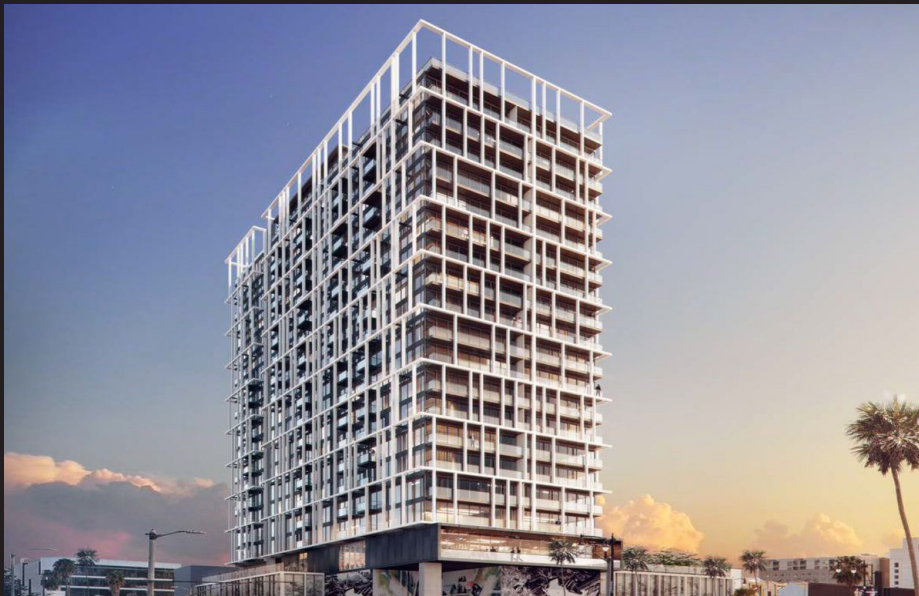


# *Notable Nearby Developments*



## **Palladium Residences – Approved Development**

The Palladium Residences is a high rise residential development approved adjacent to the Hollywood Palladium, a historic music venue dating back to 1940. The project consists of two 28 story towers with over 730 residential units, and it incorporates restoration of the Palladium's iconic Streamline Moderne architecture. Designed to provide luxury living in a highly walkable area, the development will also include street level retail and landscaped open space. The blend of old and new architecture reinforces Hollywood's evolution into a live work play urban hub.



## **Hollywood & Gower – Proposed Development**

This proposed mixed use project is located at the intersection of Hollywood Boulevard and Gower Street, a prominent corner in East Hollywood. The development aims to deliver a combination of residential, retail, and potentially creative office space, with architecture that reflects the surrounding neighborhood's eclectic character. Though early in its entitlement phase, the project is aligned with the city's broader goals for density, walkability, and activation of underutilized parcels. The site benefits from close proximity to studios, transit, and a growing mix of dining and entertainment venues.



# Zoning & Development Analysis

DEVELOPMENT STANDARDS	BY-RIGHT	DENSITY BONUS SB 1818	DENSITY BONUS AB 1287	TOC – TIER 3	CPIO Project
Zone / Land Use	[Q]C2-2D-CPIO / Community Commercial	[Q]C2-2D-CPIO / Community Commercial	[Q]C2-2D-CPIO / Community Commercial	[Q]C2-2D-CPIO / Community Commercial	[Q]C2-2D-CPIO / Community Commercial
Lot Size	13,008 SF	13,008 SF	13,008 SF	13,008 SF	13,008 SF
Density	Limited by FAR	N/A	N/A	Unlimited (FAR governs)	Limited by CPIO subarea regulations
Affordable Set-Aside To Qualify For Incentives	N/A	5%–15% VLI or 10%–30% LI	Same as SB 1818 with additional bonus for moderate-income units	10% ELI, or 14% VLI, or 23% LI (of total units)	Check Corridor 2 incentives
Floor Area Ratio (FAR)	N/A	N/A	N/A	Estimated 4.5:1 base / 6.0:1 bonus typical	See CPIO FAR limits (likely ~3:1–4.5:1)
Allowable Floor Area	N/A	N/A	N/A	75,040 SF approx (bonus)	N/A
Height	No max (unless 'D' limits apply)	N/A	N/A	No max height limit unless restricted by overlay	Depends on CPIO Subarea
Stories	N/A	N/A	N/A	N/A	N/A
Setbacks	Not required for commercial (See C2 zoning)	N/A	N/A	No setbacks required (TOC overrides)	Check CPIO requirements
Open Space / Landscape	LAMC Sec. 12.21 / CPIO applies	N/A	N/A	20% reduction allowed for open space	Per CPIO & LAMC Sec. 12.21.G
Parking	None required per AB 2097	AB 2097 applies (none required)	AB 2097 applies (none required)	None required per AB 2097	None required per AB 2097
Number Of Incentives	N/A	Up to 3 incentives	Up to 3 incentives	Up to 3 incentives	Varies by project
Process/Approvals Required	Straight to permit process (if no discretionary request)	On Menu: Ministerial / Off Menu: Hearings	Same as SB 1818	Ministerial (On-Menu); Hearings (Off-Menu)	May require Director's or Staff-level approval
Timing For Approvals	N/A	6–10 months (expedited/standard)	Same as SB 1818	6–8 months (if On-Menu)	Varies — estimate 6–10 months



# *Surrounding Developments*

## LEGEND

- PROPOSED
- APPROVED
- UNDER CONSTRUCTION
- COMPLETED





# *Area & Market Overview*

Hollywood stands as a testament to Los Angeles' enduring cultural vitality and dynamic urban renewal. The market offers developers a setting where every block carries both the legacy of the past and the potential for reinvention. In a landscape shaped by artistry and ambition, a new opportunity arises—not only to invest, but to play an active role in shaping the future of greater Los Angeles. Positioned just beyond the commercial corridor of Santa Monica Boulevard, these sites lie within a district designed to inspire and enable forward-thinking development. Governed by the Hollywood Community Plan Implementation Overlay (CPHO), the area provides clear pathways to increase density, height, and integration through structured bonuses aligned with the city's broader planning goals. Despite broader economic fluctuations, Hollywood continues to demonstrate strong demand for well-located residential and mixed-use projects. This consistent interest underscores the area's lasting appeal and its potential for investments that respond to both market dynamics and community priorities.





















# Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	58,100	442,770	997,305
2024 Population	62,598	447,267	994,591
2029 Population Projection	62,715	440,229	975,314
Annual Growth 2020-2024	1.9%	0.3%	0.1%
Annual Growth 2024-2029	0%	-0.3%	-0.4%

HOUSEHOLDS	1 MILE	2 MILES	3 MILES
2020 Households	27,600	212,345	437,622
2024 Households	29,945	213,131	436,277
2029 Household Projection	30,038	209,277	427,543
Annual Growth 2020-2024	3.1%	1.5%	1.2%
Annual Growth 2024-2029	0.1%	-0.4%	-0.4%
Avg. Household Size	2	2	2.2
Avg. Household Vehicles	1	1	1

HOUSING INCOME	1 MILE	2 MILES	3 MILES
Avg. Household Income	\$80,072	\$94,147	\$96,134
Median Household Income	\$55,011	\$65,103	\$66,193
\$25,000 - \$50,000	5,268	38,815	76,866
\$75,000 - \$100,000	2,990	24,543	48,711
\$125,000 - \$150,000	1,373	12,202	25,111
\$200,000+	2,400	24,047	51,866

TRAFFIC COUNT	VOLUME	YEAR	
Santa Monica Blvd & N Gower	39,114	2025	
N Gower & Santa Monica Blvd	23,543	2025	





FOR MORE INFORMATION REGARDING  
THIS OPPORTUNITY, PLEASE CONTACT:

COMPASS  
COMMERCIAL



## OLIVER GHADOUSHI

Vice President

323.302.8282

[oliver.ghadoushi@compass.com](mailto:oliver.ghadoushi@compass.com)

DRE 01973061

This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 1110-1116 N Gower St. Los Angeles, CA 90038 (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

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The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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