

Priced at \$1,700,000



5112-5114 Edgewood Place

Los Angeles, CA 90019

Renovated Spanish Style Duplex in Prime Miracle Mile

PARTNERSCRE
Petito | Munoz



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5112-5114 Edgewood Place

The Offering

PartnersCRE is pleased to present **5112-5114 Edgewood Place**, a beautifully renovated **Spanish-style duplex** offering the perfect blend of character, income potential, and location in the heart of **Miracle Mile**. Situated on a **5,030 SF lot**, the property features a **3,470 SF building** with **two large residential units—a 3 bed / 2 bath and a 2 bed / 2 bath**—that can both be **delivered vacant**. This makes the property an exceptional **owner-user or investment opportunity** with immediate upside.

Both units showcase **hardwood floors, updated kitchens and baths, central HVAC**, and **charming period details** that consistently **attract quality tenants**. The property also includes **two garages plus additional side-by-side parking**, providing a **total of four spaces**, along with a **shared outdoor space** in the backyard for added **tenant appeal**.

With **R3 zoning** and a **convertible upstairs bonus room**, there is added potential to create a third **income-producing unit** or **expand living space** to further increase cash flow and long-term value.

Situated near the Wilshire/La Brea development corridor, the Academy Museum, LACMA, and the upcoming Purple Line Metro extension, this property is ideally positioned for **continued growth and appreciation**.

This rare **Miracle Mile duplex** combines architectural charm, immediate rental upside, and long-term potential—making it one of the premier owner-user and investment opportunities in Los Angeles.

At a Glance

Miracle Mile

| | |
|-----------------------|---------------------|
| \$1,700,000 | |
| Price | |
| 3,470 SF | 2 |
| Building Size | Units |
| \$850,000 | \$489.91 |
| Price/Unit | Price/SF (Building) |
| 5,030 SF | \$337.97 |
| Lot SF | Price/SF (Land) |
| 5084-021-001 | 120.61 |
| APN | Dimension Depth |
| Two residential units | R3-1 |
| Existing Use | Zoning |

Highlights

- 2 units totaling approx. 3,470 SF
- 5,030 SF lot zoned R3-1
- Both units can be delivered vacant
- Owner-user or investment opportunity
- Updated kitchens, baths, and central HVAC
- 2 garages plus 2 side-by-side spaces (4 total)
- Prime Miracle Mile location near LACMA and Purple Line Metro extension

5112-5114 Edgewood Place

Location Highlights

Miracle Mile Corridor

Just minutes away, Miracle Mile offers premier cultural destinations including LACMA, the Academy Museum, and Petersen Automotive Museum, along with shopping and dining options.

The Grove & Farmers Market

A short drive north, The Grove and Original Farmers Market provide top-tier retail, restaurants, and entertainment in a pedestrian-friendly setting.

Beverly Grove & West Hollywood

Nearby neighborhoods feature high-end boutiques, nightlife, and renowned dining, appealing to both residents and visitors.

Wilshire/La Brea Transit

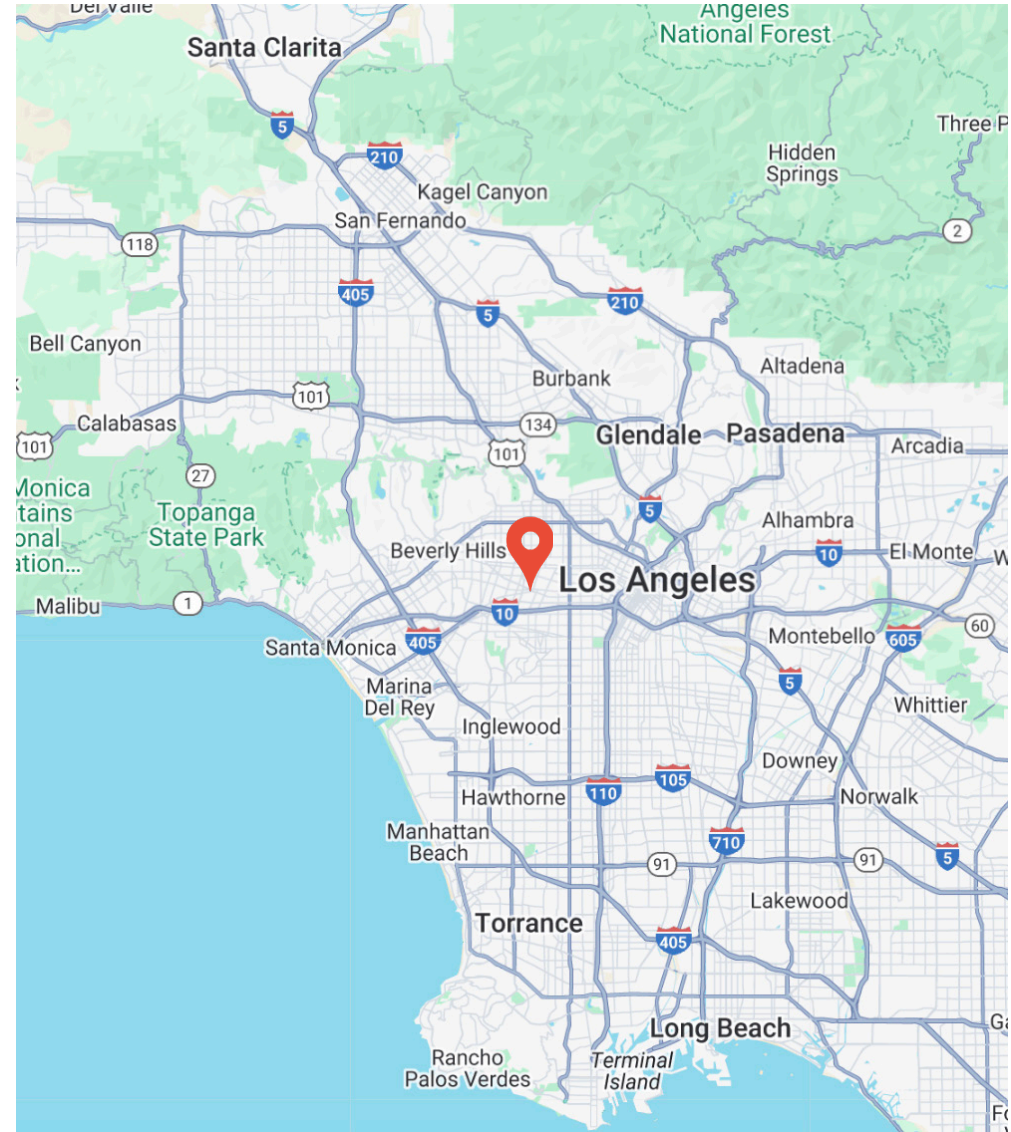
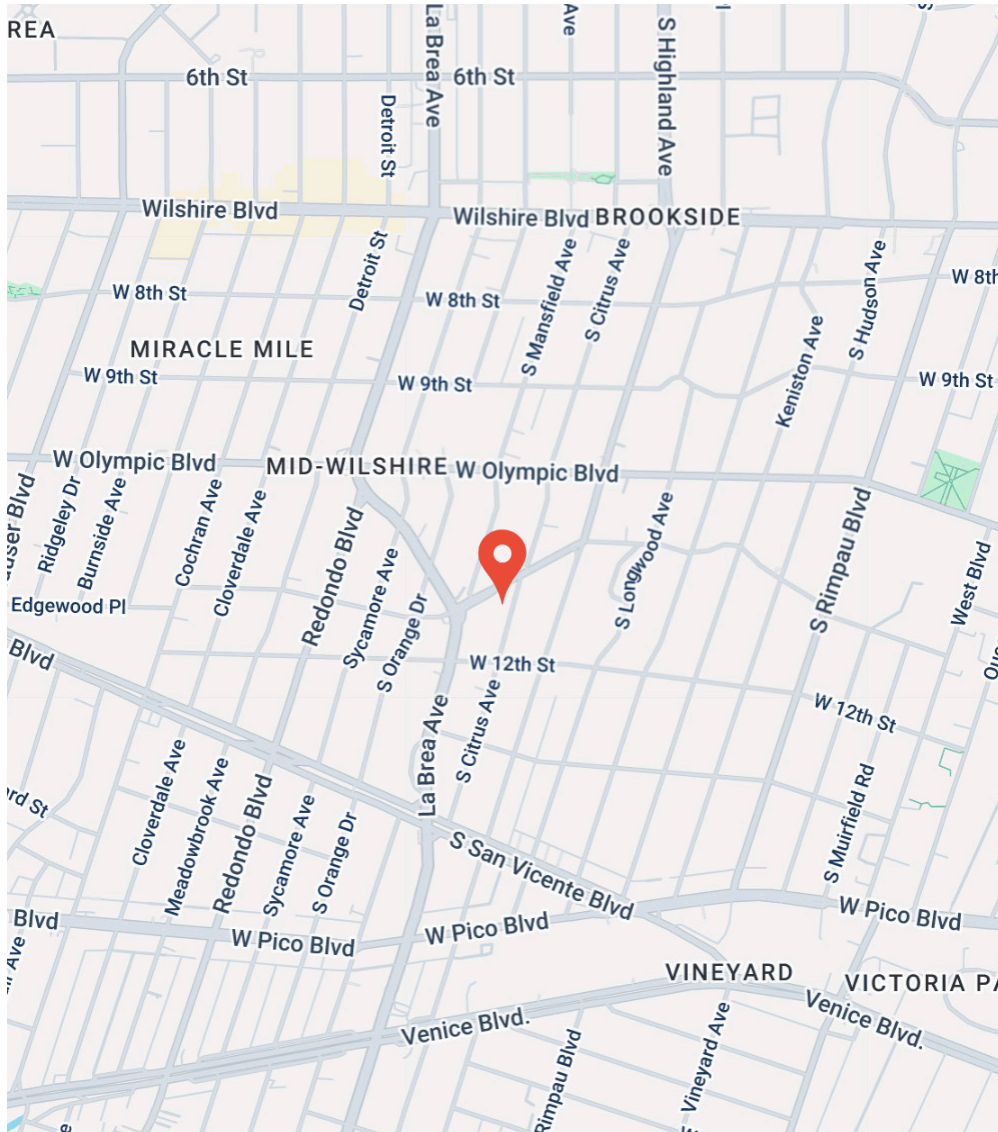
Proximity to Metro's Purple Line extension ensures future connectivity to Beverly Hills, Koreatown, and Downtown Los Angeles, further enhancing long-term value.



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Location Map



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Walk Score

Walk Score®

Walk Score
85

Very Walkable

Most errands can be accomplished on foot.

Transit Score
64

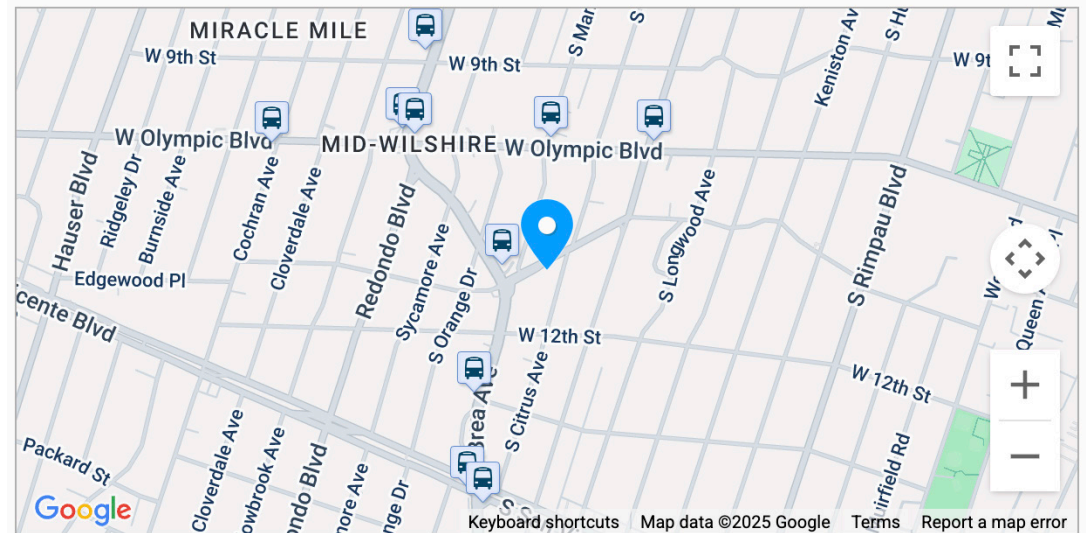
Good Transit

Many nearby public transportation options.

Bike Score
63

Bikeable

Some bike infrastructure.



Bus lines:

| | | | |
|----------------------|--------|---------------------|--------|
| 212 Metro Local Line | 0.1 mi | 28 Metro Local Line | 0.2 mi |
| Midtown DASH Midtown | 0.3 mi | | |

About this Location

5112 Edgewood Place has a Walk Score of 85 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

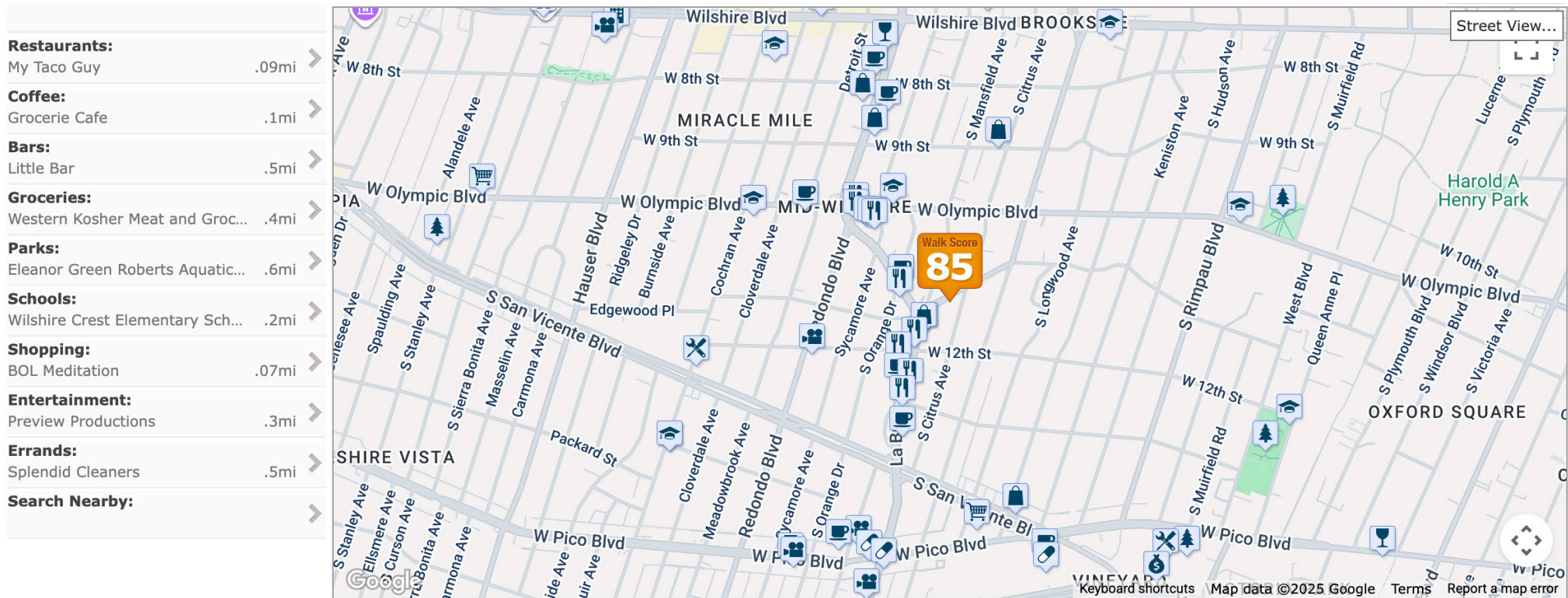
This location is in the Olympic Park neighborhood in Los Angeles. Nearby parks include Queen Anne Recreation Center, La High Memorial Park and Eleanor Green Roberts Aquatic Center.

<https://www.walkscore.com/score/5112-edgewood-pl-los-angeles-ca-90019>

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Walk Score



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Parcel Report



City of Los Angeles Department of City Planning

9/24/2025
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

5112 W EDGEWOOD PL
5114 W EDGEWOOD PL

ZIP CODES

90019

RECENT ACTIVITY

None

CASE NUMBERS

CPC-9800
CPC-2018-3731-GPA-ZC-HD-CDO
ORD-114389
YD-1272-YV
ENV-2018-3732-EIR

Address/Legal Information

PIN Number 132B181 1094
Lot/Parcel Area (Calculated) 5,029.7 (sq ft)
Thomas Brothers Grid PAGE 633 - GRID D3
Assessor Parcel No. (APN) 5084021001
Tract TR 5070
Map Reference M B 57-53/54 (SHTS 1-2)
Block None
Lot 90
Arb (Lot Cut Reference) 1
Map Sheet 132B181

Jurisdictional Information

Community Plan Area Wilshire
Area Planning Commission Central APC
Neighborhood Council Olympic Park
Council District CD 10 - Heather Hutt
Census Tract # 2161.00000000
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning R3-1
Zoning Information (ZI)
ZI-2512 Housing Element Sites
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2534 Lower Income Rezoning Housing Element Sites - Ministerial Approval and Minimum Density
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use Medium Residential
General Plan Note(s) Yes
Minimum Density Requirement Yes (Rezoning Site)
Hillside Area (Zoning Code) No
Specific Plan Area None
Subarea None
Special Land Use / Zoning None
Historic Preservation Review No
HistoricPlacesLA Yes
Historic Preservation Overlay Zone None
Other Historic Designations None
Mills Act Contract None
CDO: Community Design Overlay None
CPIO: Community Plan Imp. Overlay None
Subarea None
CPIO Historic Preservation Review No
CUGU: Clean Up-Green Up None
HCR: Hillside Construction Regulation No
NSO: Neighborhood Stabilization Overlay No

POD: Pedestrian Oriented Districts None
RBP: Restaurant Beverage Program Eligible Area None
ASP: Alcohol Sales Program No
RFA: Residential Floor Area District None
RIO: River Implementation Overlay No
SN: Sign District No
AB 2334: Low Vehicle Travel Area Yes
AB 2097: Within a half mile of a Major Transit Stop Yes
Streetscape No
Adaptive Reuse Incentive Area None
Affordable Housing Linkage Fee
Residential Market Area Medium-High
Non-Residential Market Area High
Inclusionary Housing No
Local Affordable Housing Incentive No
Targeted Planting No
Special Lot Line No
Transit Oriented Communities (TOC) Tier 3
Mixed Income Incentive Programs
Transit Oriented Incentive Area (TOIA) 2
Opportunity Corridors Incentive Area Not Eligible
Corridor Transition Incentive Area Not Eligible
TCAC Opportunity Area High
High Quality Transit Corridor (within 1/2 mile) Yes
ED 1 Eligibility Review Eligibility
RPA: Redevelopment Project Area None
Central City Parking No
Downtown Parking No
Building Line None
500 Ft School Zone None
500 Ft Park Zone None
Zanja System 1 Mile Buffer No

Assessor Information

Assessor Parcel No. (APN) 5084021001
APN Area (Co. Public Works)* 0.116 (ac)
Use Code 0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less
Assessed Land Val. \$590,144
Assessed Improvement Val. \$469,233
Last Owner Change 02/18/2025
Last Sale Amount \$1
Tax Rate Area 67
Deed Ref No. (City Clerk) 898983
83918
783895 +
7-177
675471
563320
562670
556241-42
544869
544229-30
537496-97
529662-63

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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Parcel Report

| | |
|---|------------------------|
| | 508735 |
| | 3304054 |
| | 298213 |
| | 2210880 |
| | 2075231 |
| | 2064300 + |
| | 2012721 |
| | 1960143 |
| | 1847323 |
| | 1667064 |
| | 1606816 |
| | 1527608-09 |
| | 1438052 |
| | 1326604 |
| | 124940 + |
| | 1230167 |
| | 1077046 |
| Building 1 | |
| Year Built | 1925 |
| Building Class | D65 |
| Number of Units | 2 |
| Number of Bedrooms | 4 |
| Number of Bathrooms | 2 |
| Building Square Footage | 3,470.0 (sq ft) |
| Building 2 | No data for building 2 |
| Building 3 | No data for building 3 |
| Building 4 | No data for building 4 |
| Building 5 | No data for building 5 |
| Rent Stabilization Ordinance (RSO) | Yes [APN: 5084021001] |
| Additional Information | |
| Airport Hazard | None |
| Coastal Zone | None |
| Coastal Bluff Potential | No |
| Canyon Bluff Potential | No |
| Farmland | Area Not Mapped |
| Urban Agriculture Incentive Zone | YES |
| Very High Fire Hazard Severity Zone | No |
| Fire District No. 1 | No |
| Flood Zone | Outside Flood Zone |
| Watercourse | No |
| Methane Hazard Site | Methane Buffer Zone |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | No |
| Wells | None |
| Sea Level Rise Area | No |
| Oil Well Adjacency | No |
| Environmental | |
| Santa Monica Mountains Zone | No |
| Biological Resource Potential | None |
| Mountain Lion Potential | None |
| Monarch Butterfly Potential | No |
| 300-Foot Habitat Buffer | No |
| County-Designated SEAs and CRAs | No |
| USFWS-designated CHAs | No |

| | |
|--|---------------------------------|
| Wildland Urban Interface (WUI) | No |
| Criterion 1 Protected Areas for Wildlife (PAWs) | No |
| Seismic Hazards | |
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 3.8072568 |
| Nearest Fault (Name) | Puente Hills Blind Thrust |
| Region | Los Angeles Blind Thrusts |
| Fault Type | B |
| Slip Rate (mm/year) | 0.70000000 |
| Slip Geometry | Reverse |
| Slip Type | Moderately / Poorly Constrained |
| Down Dip Width (km) | 19.00000000 |
| Rupture Top | 5.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 25.00000000 |
| Maximum Magnitude | 7.10000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | No |
| Preliminary Fault Rupture Study Area | None |
| Tsunami Hazard Area | No |
| Economic Development Areas | |
| Business Improvement District | None |
| Hubzone | None |
| Jobs and Economic Development Incentive Zone (JEDI) | None |
| Opportunity Zone | No |
| Promise Zone | None |
| State Enterprise Zone | None |
| Housing | |
| Rent Stabilization Ordinance (RSO) | Yes [APN: 5084021001] |
| Ellis Act Property | No |
| Just Cause For Eviction Ordinance (JCO) | No |
| Housing Crisis Act and Resident Protections Ordinance Replacement Review | Yes |
| Housing Element Sites | |
| HE Replacement Required | Yes |
| SB 166 Units | 0.11 Units, Above Moderate |
| Housing Use within Prior 5 Years | Yes |
| Public Safety | |
| Police Information | |
| Bureau | West |
| Division / Station | Wilshire |
| Reporting District | 747 |
| Fire Information | |
| Bureau | South |
| Battalion | 18 |
| District / Fire Station | 68 |
| Red Flag Restricted Parking | No |

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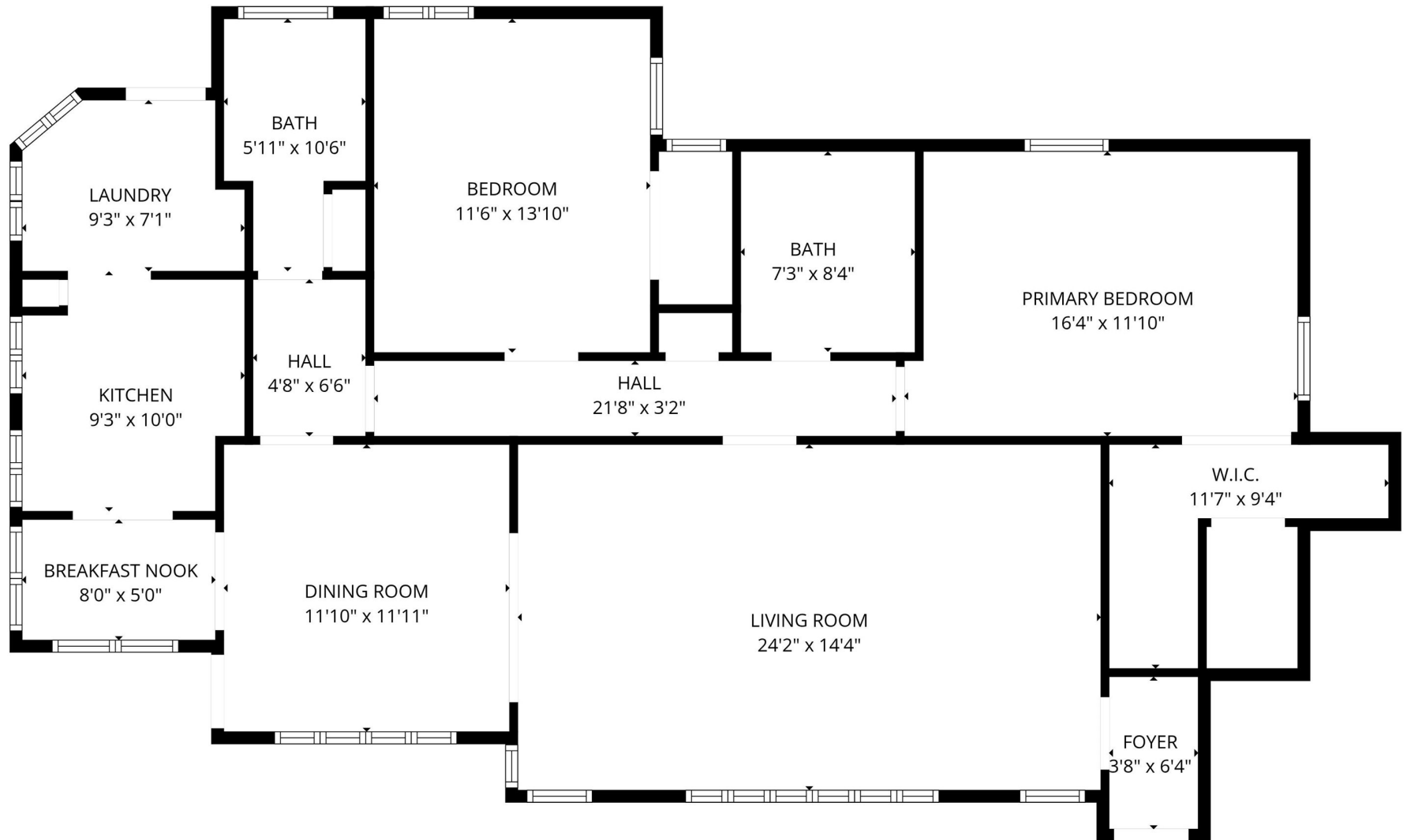
Assessor Map



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Floor Plan



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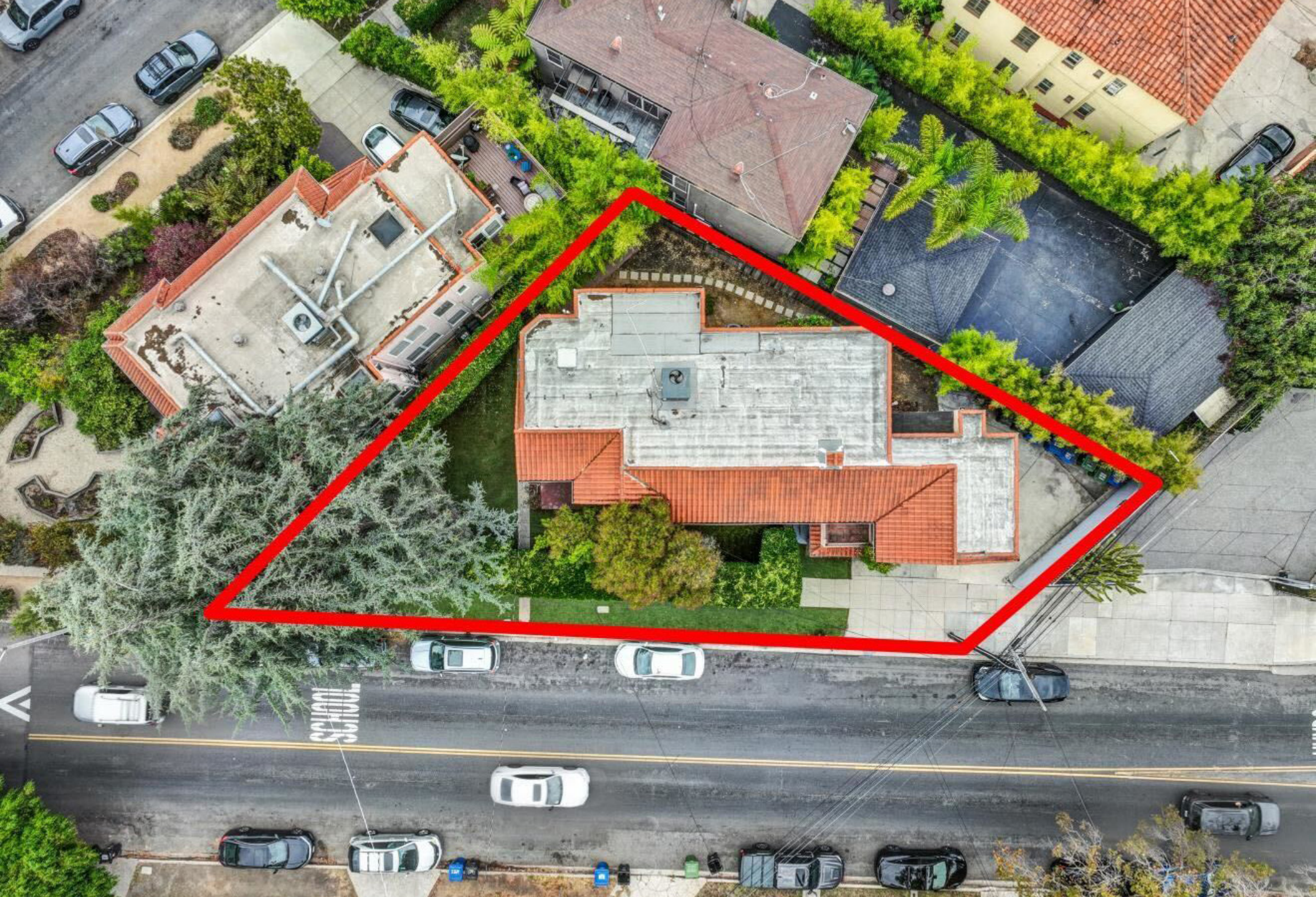














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