

A photograph of a single-story house with a large garage and a palm tree in the foreground. The house has a light-colored stucco exterior and a red-tiled roof. A large palm tree trunk is visible on the left side of the frame. The address "3718 S BARRINGTON AVE" and "Los Angeles CA 90066" is overlaid in bold black text.

3718 S BARRINGTON AVE

Los Angeles CA 90066



Laura Alice Scaturro
Founder
(424) 404-9993
lauraalice@evecap.com
01942167

Sherri Stokes
Multifamily Specialist
(631) 394-9059
sherri@evecap.com
02134639

Lea Richard
Multifamily Specialist
(424) 322-6713
lea@evecap.com
02313087

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Business Map

Major Employers Map

Aerial View Map

Traffic Counts

Drive Times

Drive Times (Heat Map)

03 Property Description

Property Features

Floor Plan

Parcel Map

Property Images

04 Demographics

General Demographics

Race Demographics

Laura Alice Scaturro

Founder

(424) 404-9993

lauraalice@evecap.com

01942167

Sherri Stokes

Multifamily Specialist

(631) 394-9059

sherri@evecap.com

02134639

Lea Richard

Multifamily Specialist

(424) 322-6713

lea@evecap.com

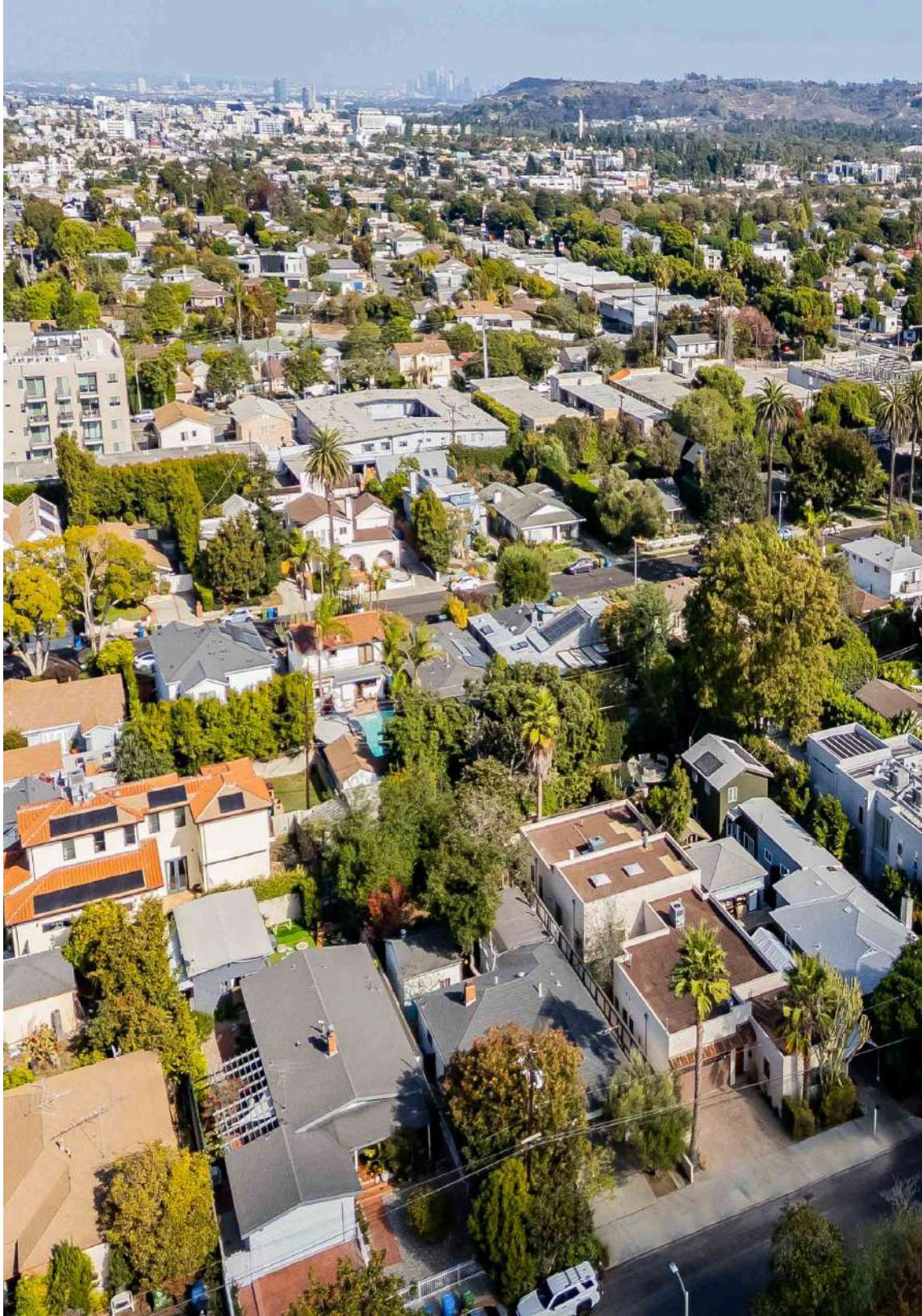
02313087



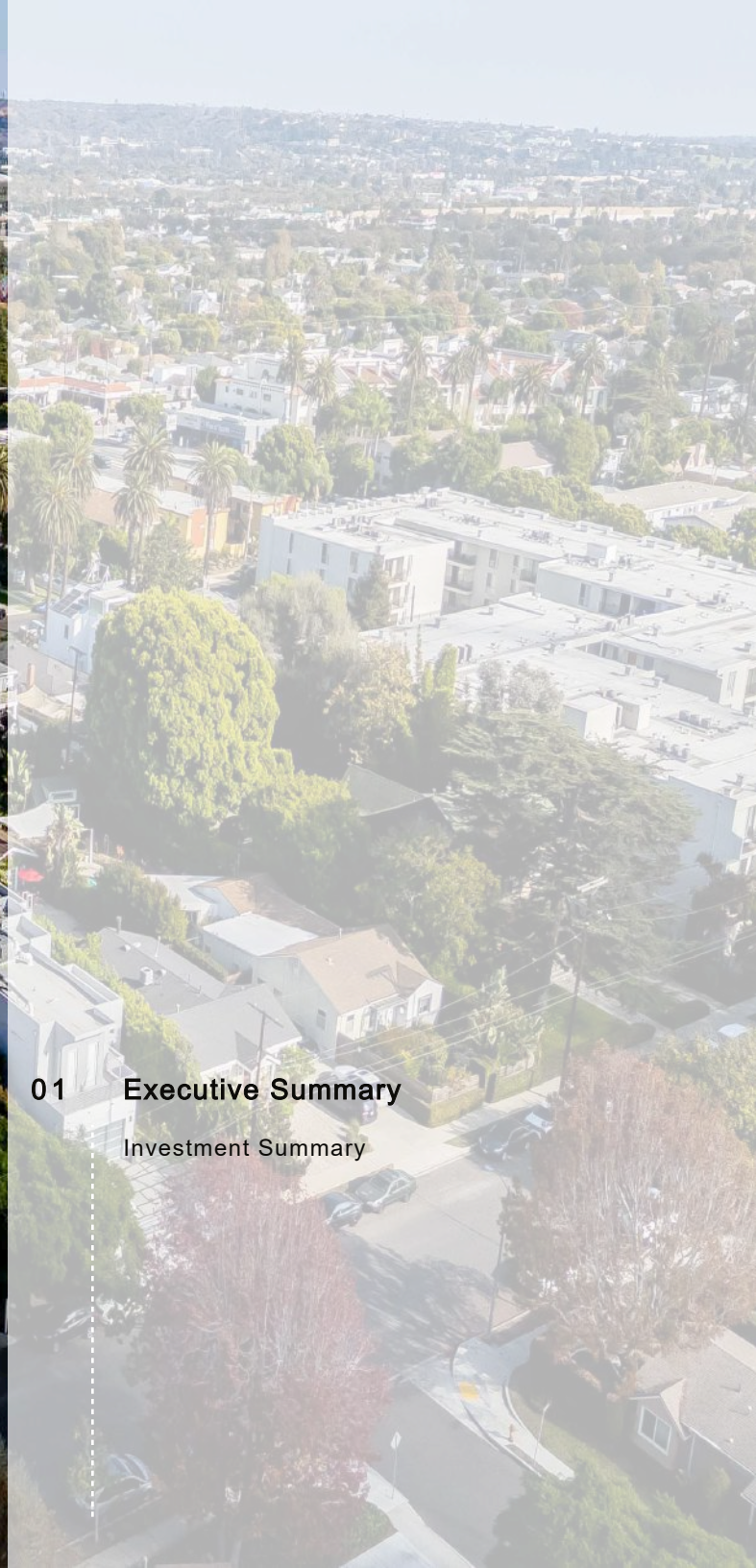
www.evecap.com

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

310 Venice Way, Venice, CA 90291



01 **Executive Summary**
Investment Summary



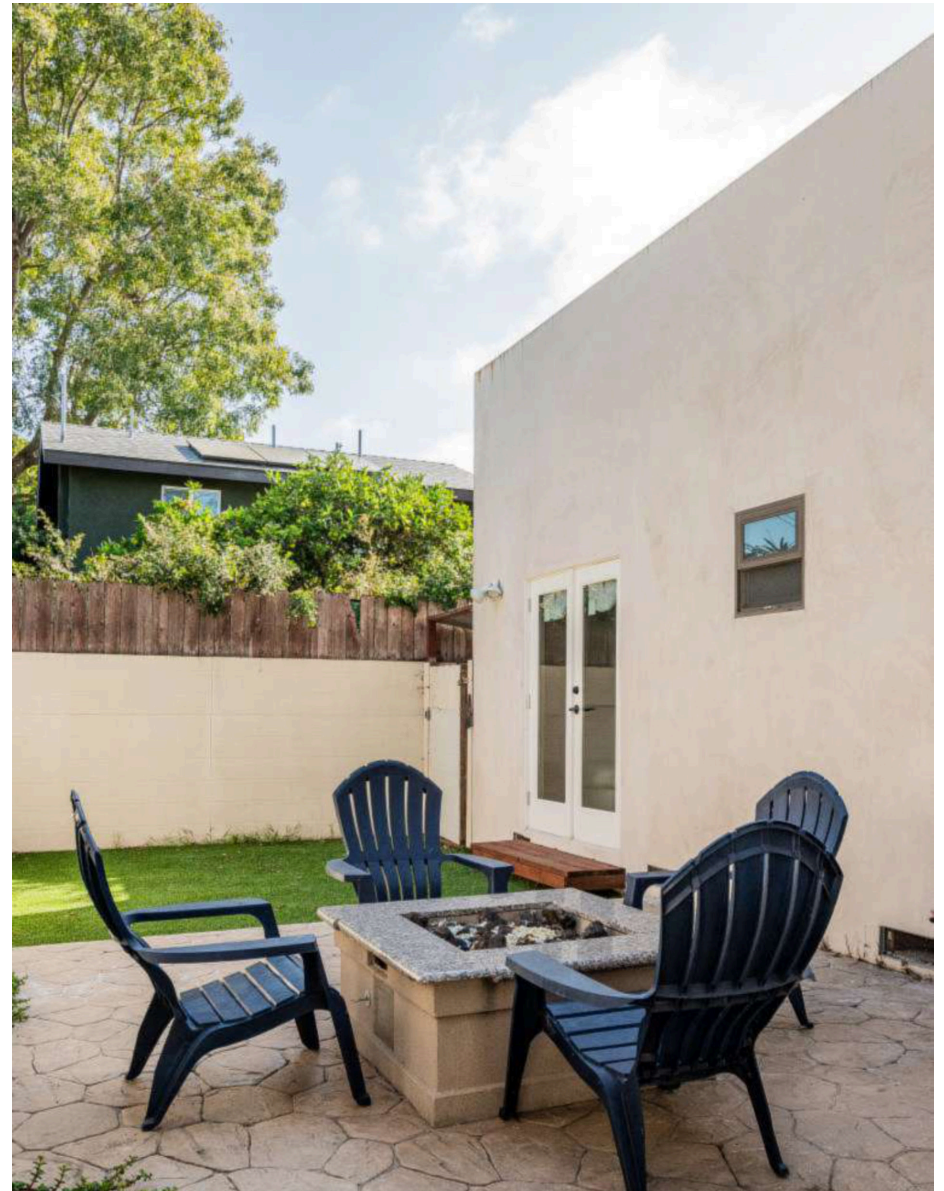
OFFERING SUMMARY

ADDRESS	3718S Barrington Ave Los Angeles CA 90066
COUNTY	Los Angeles
BUILDING SF	3,221 SF
LAND ACRES	0.141
LAND SF	6,134 SF
YEAR BUILT	1926
YEAR RENOVATED	2009
APN	4234-016-008
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,795,000
PRICE PSF	\$867.74

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	40,990	294,619	687,239
2025 Median HH Income	\$106,418	\$123,267	\$115,787
2025 Average HH Income	\$163,221	\$180,220	\$176,009



INVESTMENT HIGHLIGHTS

- Situated on a residential street in one of West Los Angeles' premier neighborhoods, this property perfectly balances tranquility and convenience. Its prime location places residents just minutes from Venice Beach, Santa Monica, and Culver City, offering effortless access to top employment centers, recreational venues, and lifestyle amenities.
- Ideal for sober living, assisted living, senior housing, student housing, transitional housing, co-living, and house hacking business models.
- This property offers a turnkey opportunity for investors interested in the behavioral health or transitional housing market. Its existing infrastructure minimizes startup expenses and allow for a quicker path to revenue.
- The single-story structure includes 7 bedrooms and 5 bathrooms. The layout promotes both privacy and community engagement, ideal for group living while maintaining compliance with local residential design standards.
- The property includes a 2 car garage with an additional 2 carport and ample street parking, and features an open kitchen, laundry area with built-in appliances providing functionality and convenience.
- West Los Angeles continues to experience sustained housing demand, particularly for specialized living facilities. With limited supply and high occupancy rates this property offers both strong income potential in a resilient and expanding submarket.

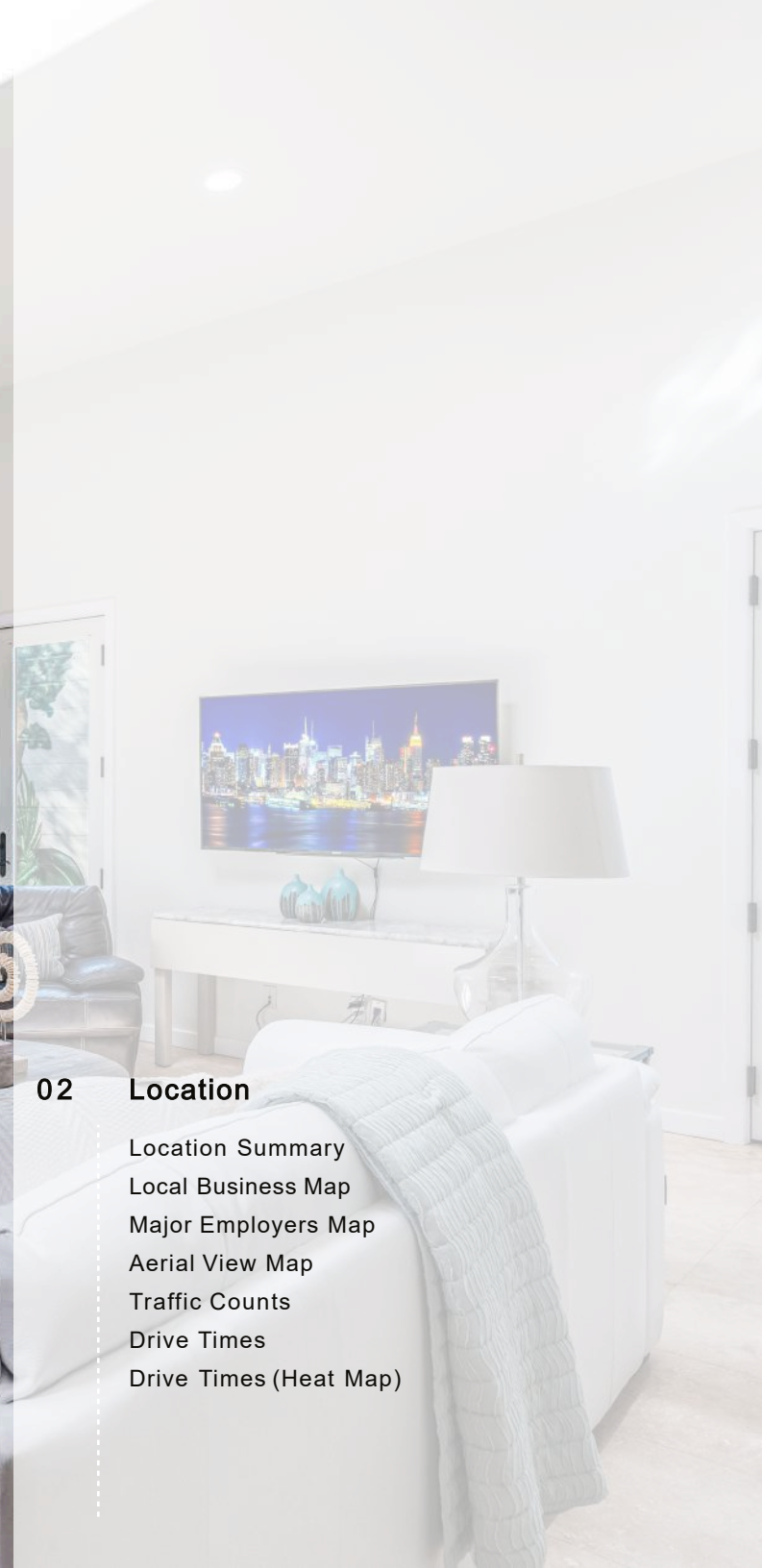




02

Location

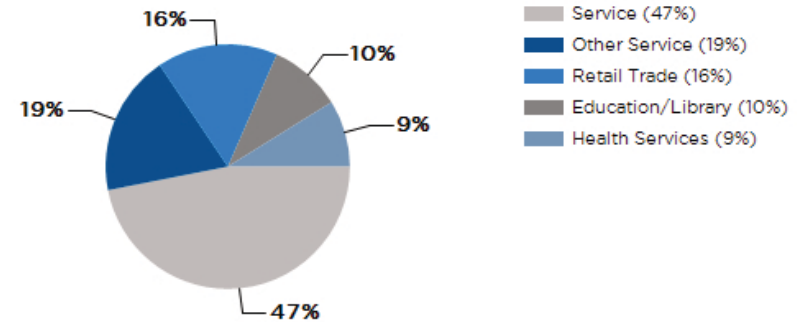
- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Traffic Counts
- Drive Times
- Drive Times (Heat Map)



LOCATION HIGHLIGHTS

- Located in the established and highly desirable Mar Vista neighborhood, offering a balanced mix of residential tranquility and access to Westside lifestyle amenities. The area is known for its tree-lined streets, stable demographics, and strong property value retention.
- The property is within minutes of Santa Monica, Venice, and Culver City, placing it near major business, entertainment, and cultural centers. This provides access to a wide range of employment opportunities, retail corridors, and recreational destinations.
- Easy access to I-405 and I-10 freeways for efficient regional travel. The property is also conveniently located near Santa Monica Airport (SMO), offering private aviation options, and approximately 20 minutes from LAX.
- Residents benefit from nearby vibrant commercial corridors such as Venice Blvd, Sawtelle Blvd, and Washington Blvd, offering high-quality dining, shopping, and entertainment. Recreational destinations including Santa Monica Beach, Venice Boardwalk, and the Culver City Arts District are also easily accessible.
- Mar Vista and surrounding Westside areas maintain strong residential demand, high rental yield potential, and consistent property appreciation.
- The neighborhood attracts both long-term residents and professionals, supported by proximity to corporate and creative hubs in Playa Vista, Culver City, and Santa Monica.

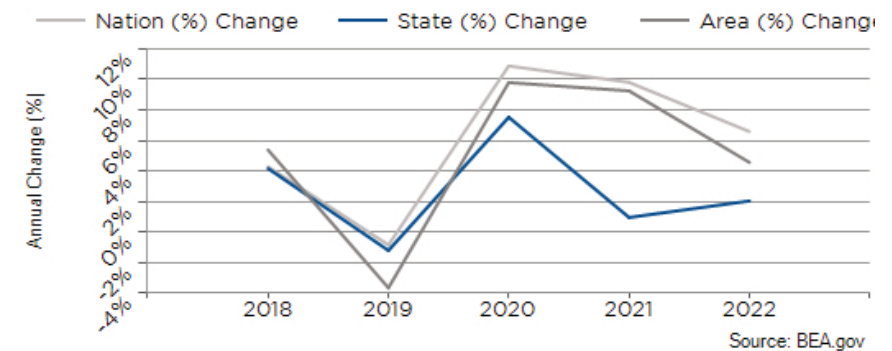
Major Industries by Employee Count

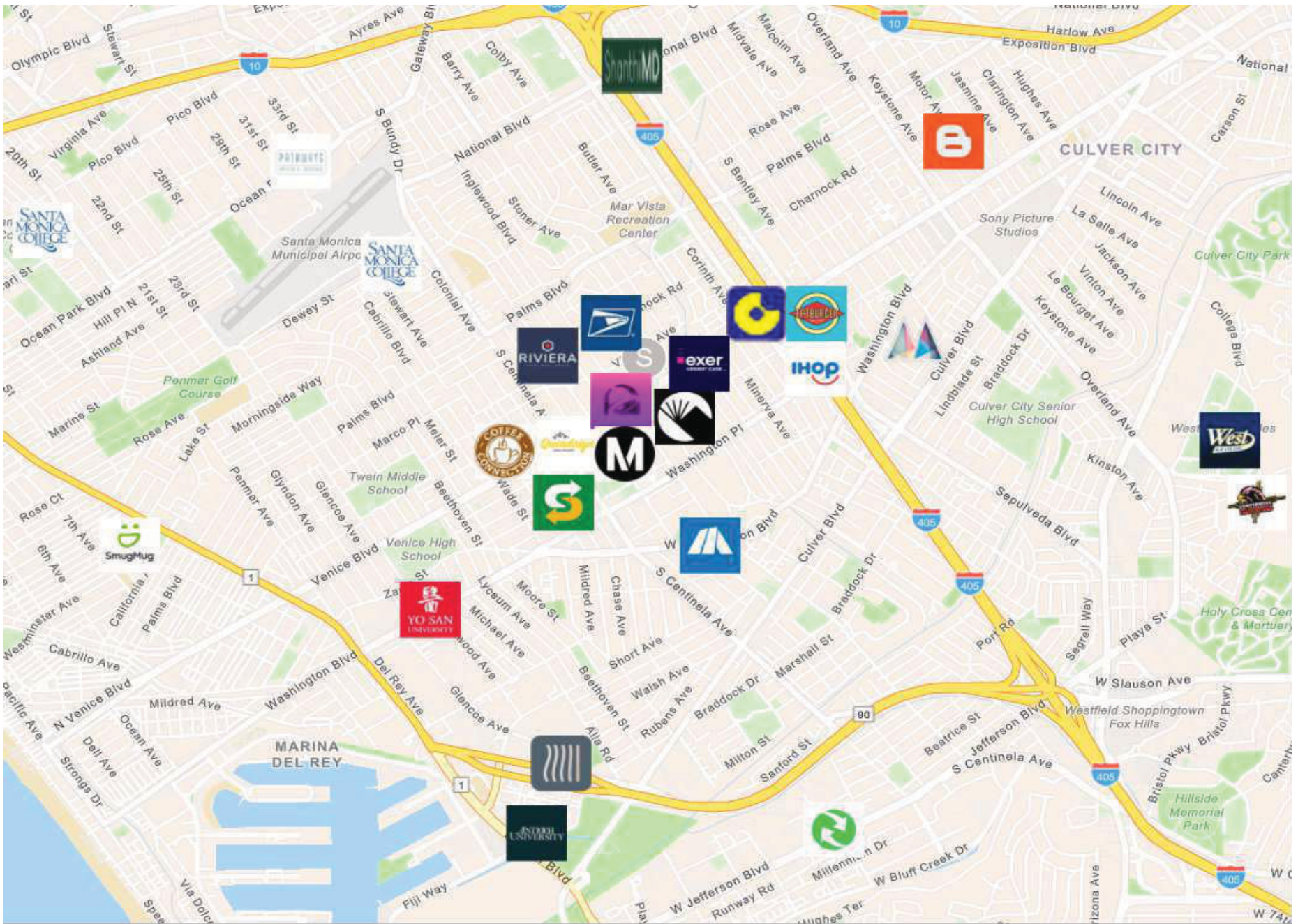


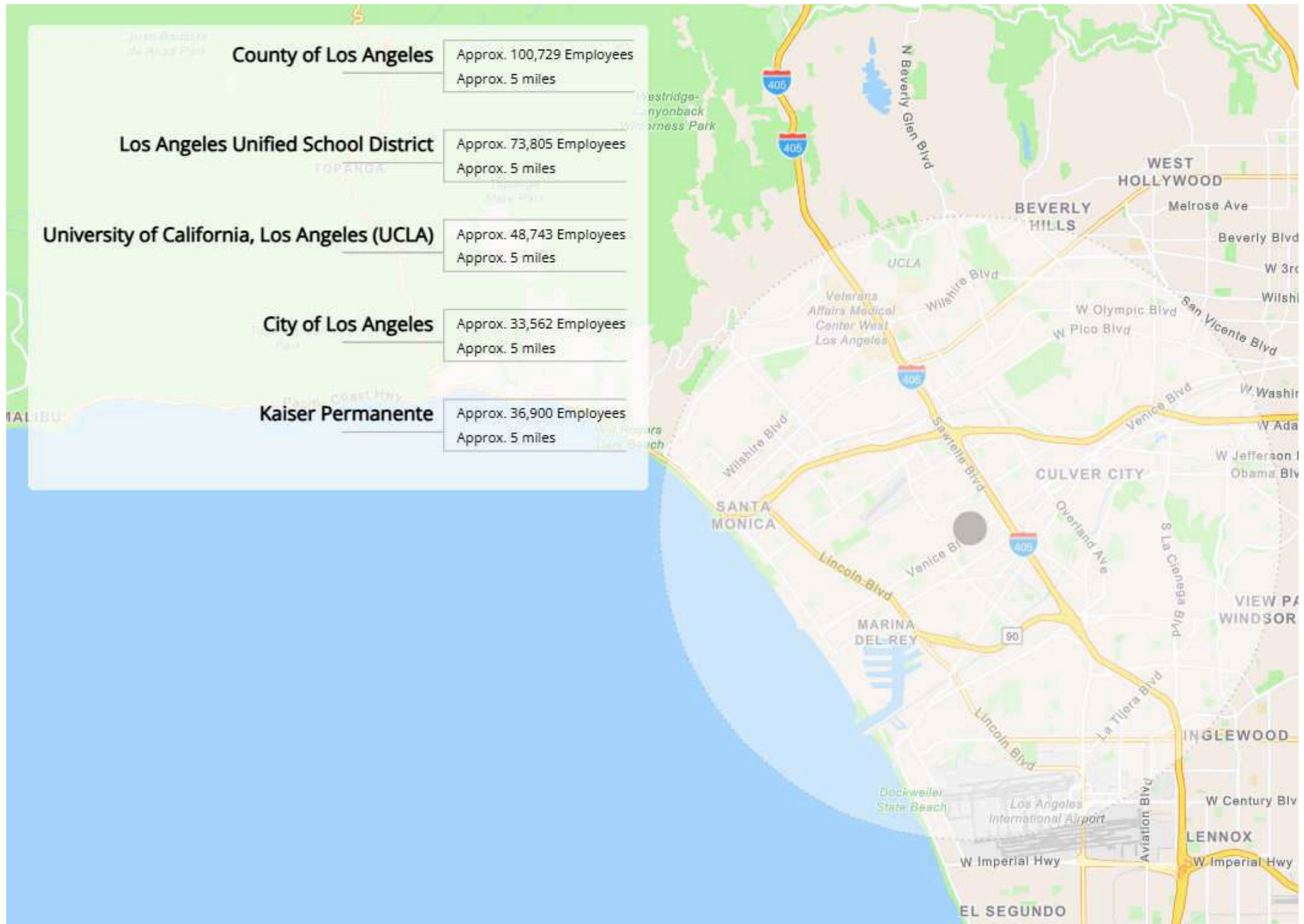
Largest Employers

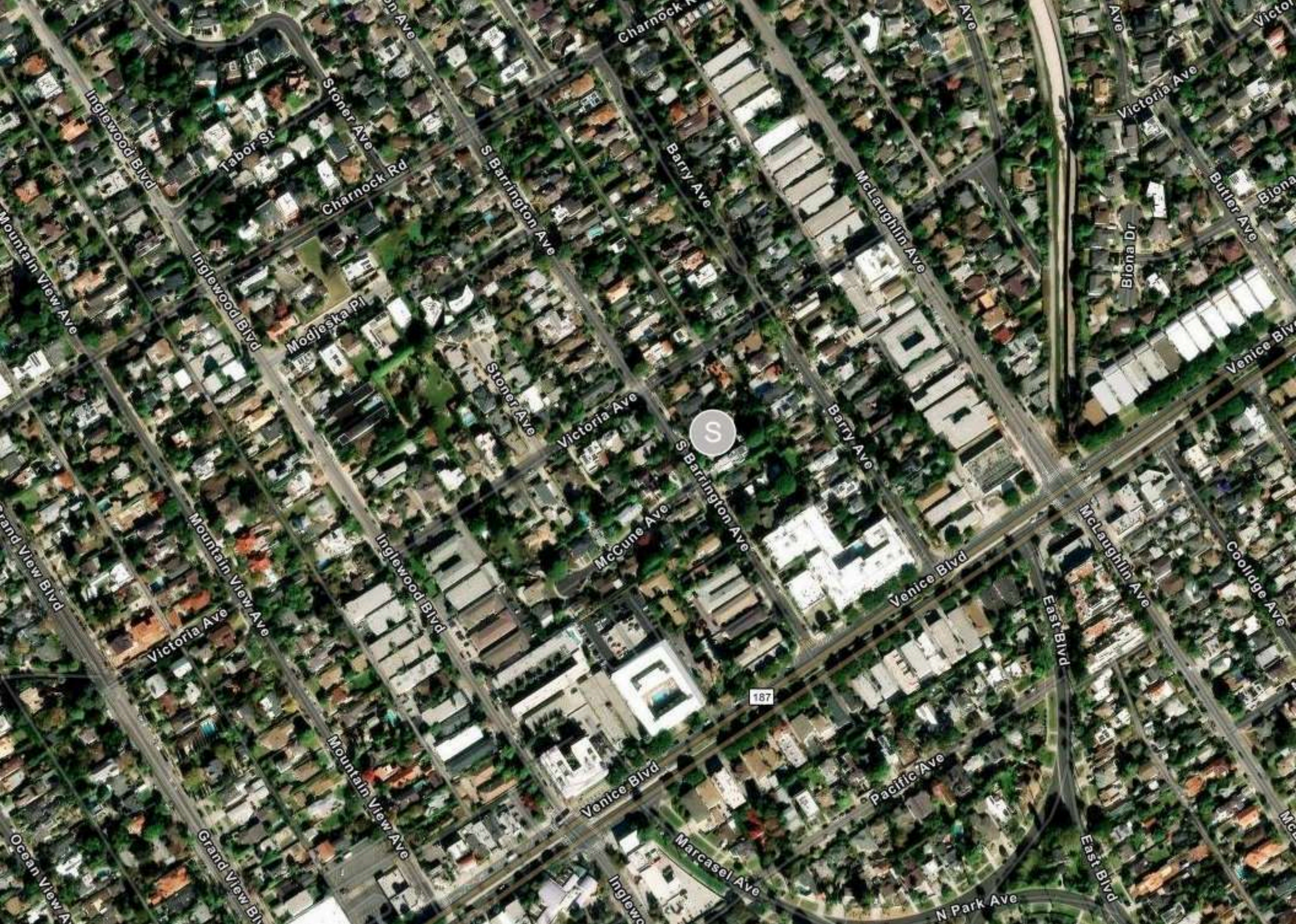
County of Los Angeles	106,200
Los Angeles Unified School District	73,800
City of Los Angeles	61,600
University of California, Los Angeles	50,200
Federal Government - All Agencies Except Defense & State	44,700
Kaiser Permanente	40,800
State of California (non-education)	32,300
University of Southern California	22,400

Los Angeles County GDP Trend




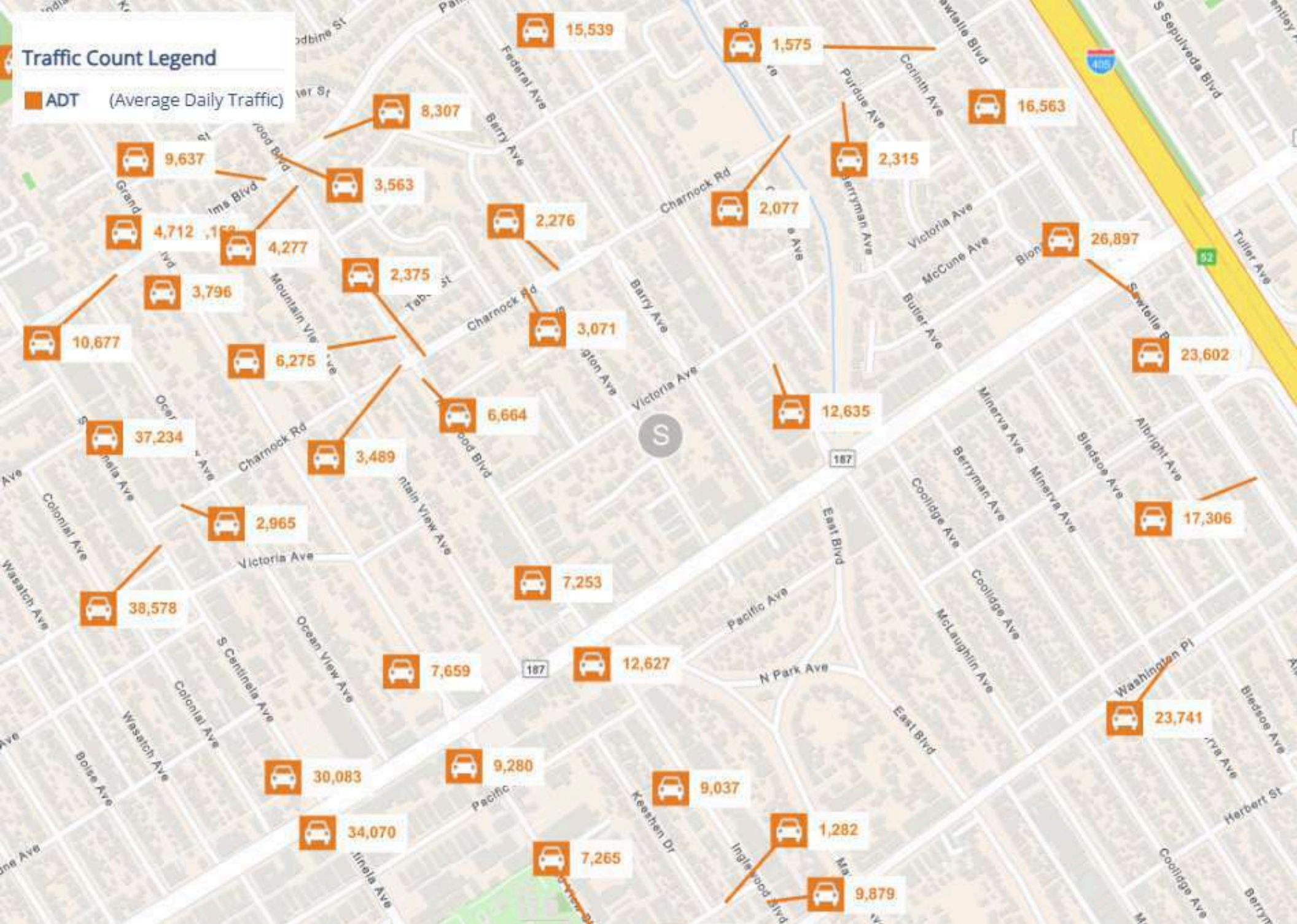


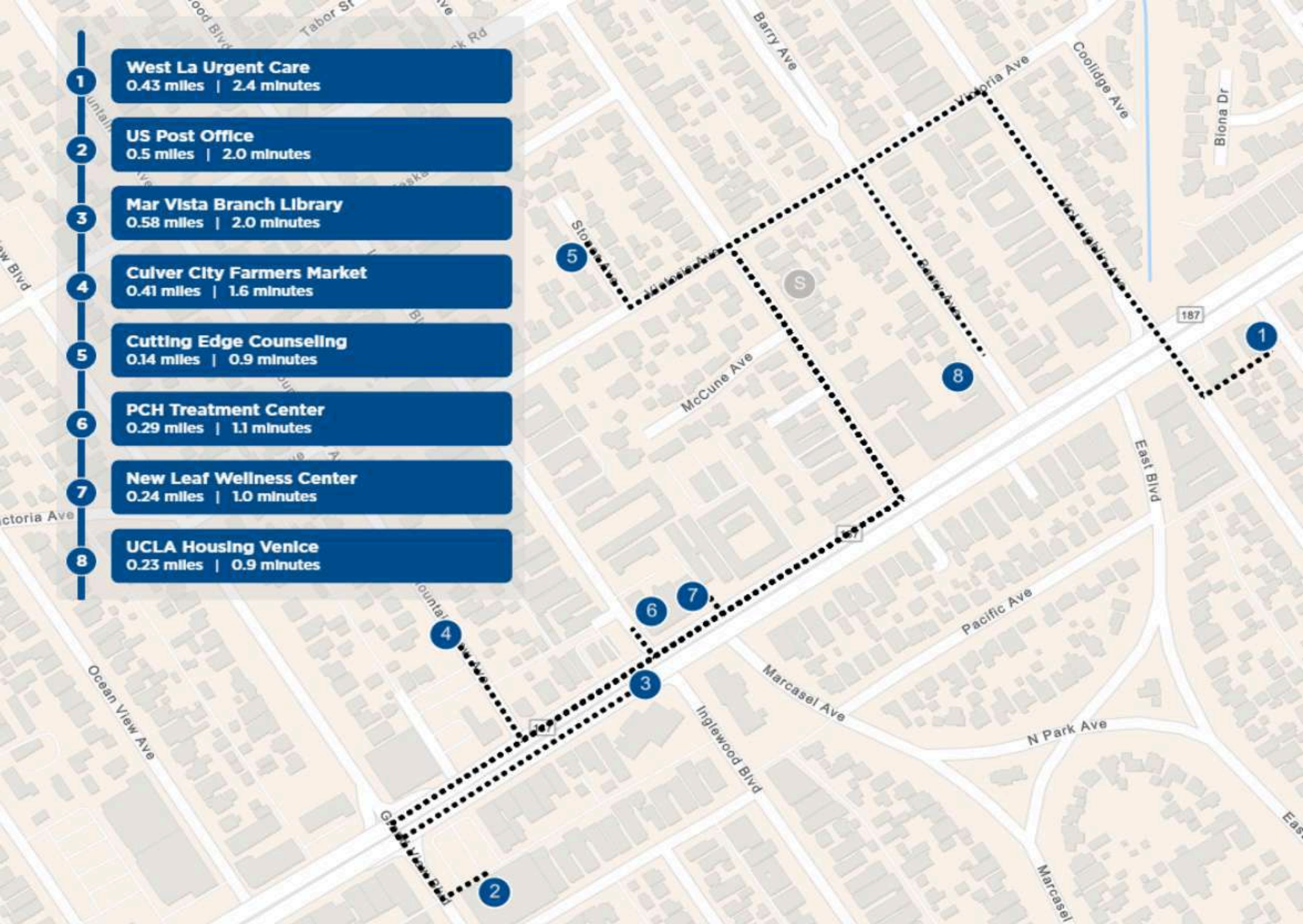


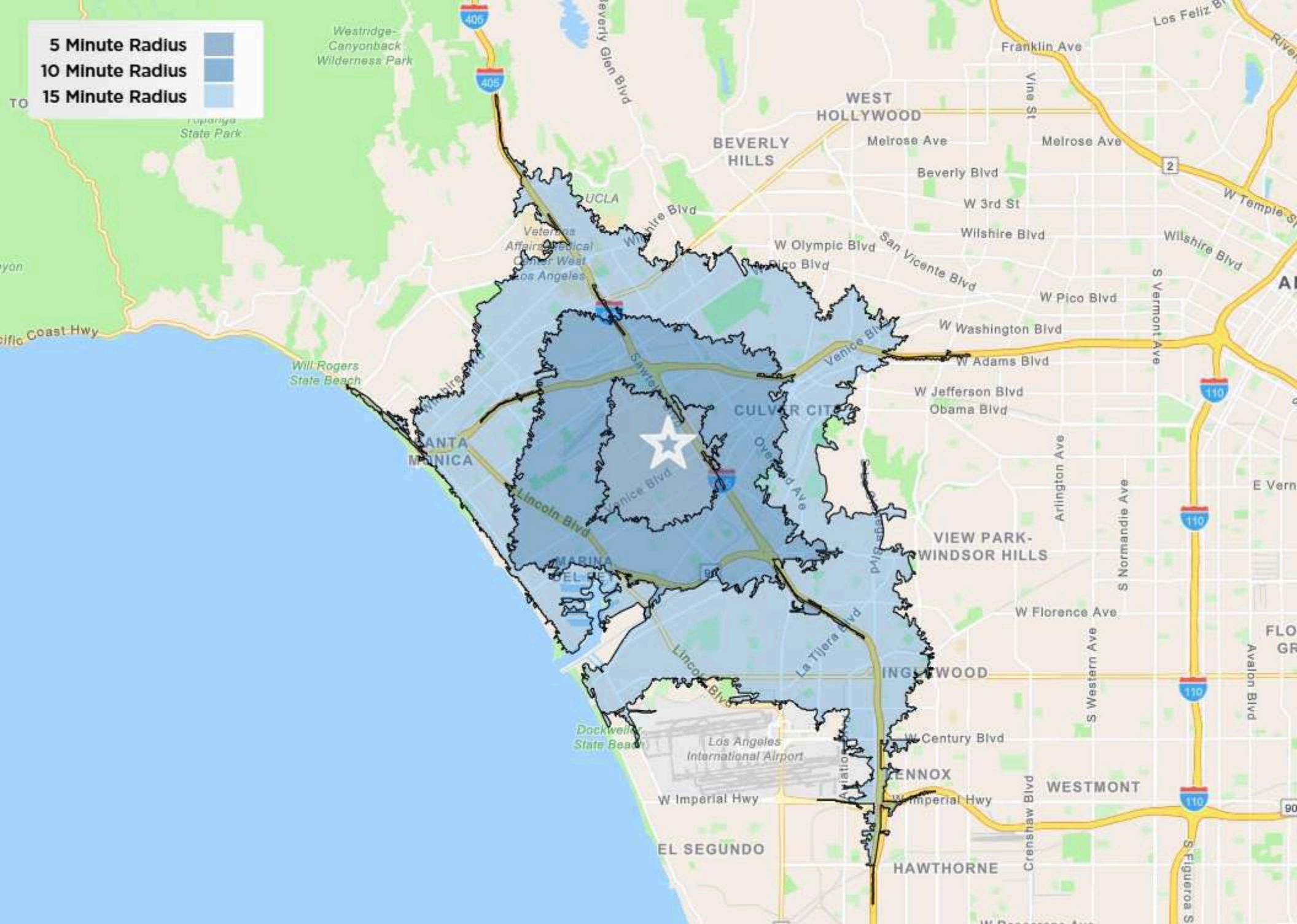


Traffic Count Legend

 ADT (Average Daily Traffic)









03 Property Description

Property Features
Floor Plan
Parcel Map
Property Images

PROPERTY FEATURES

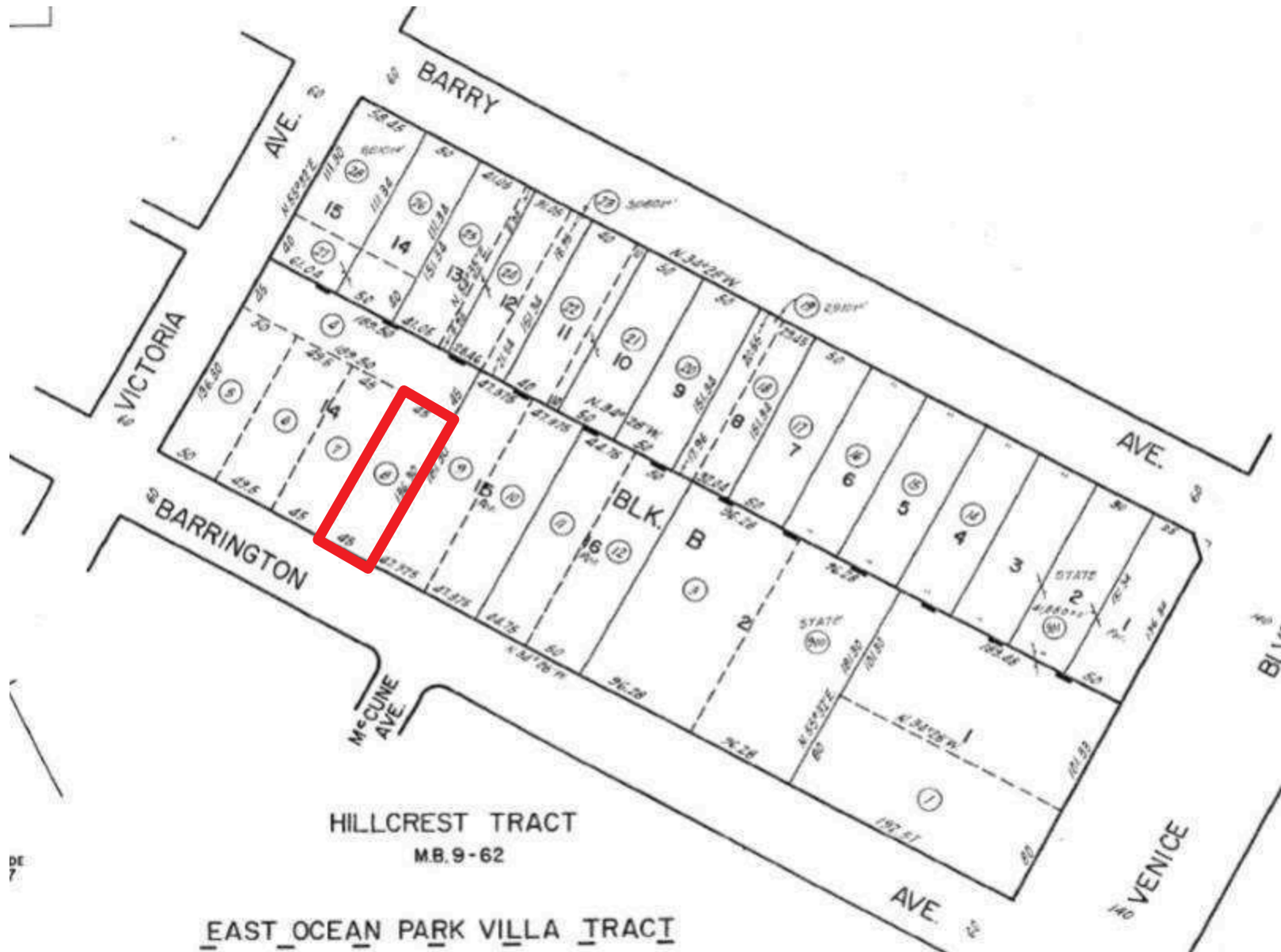
BUILDING SF	3,221
LAND SF	6,134
LAND ACRES	0.141
YEAR BUILT	1926
YEAR RENOVATED	2009
ZONING TYPE	R1-V2
TOPOGRAPHY	Flat
FAR	.53
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	4

NEIGHBORING PROPERTIES

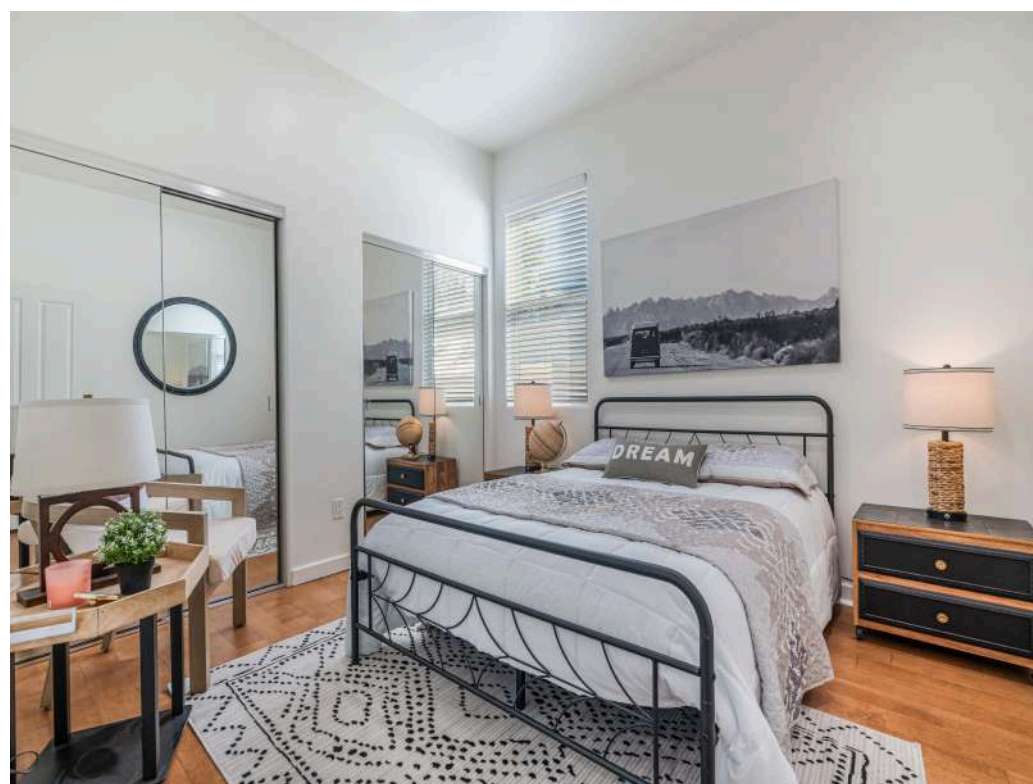
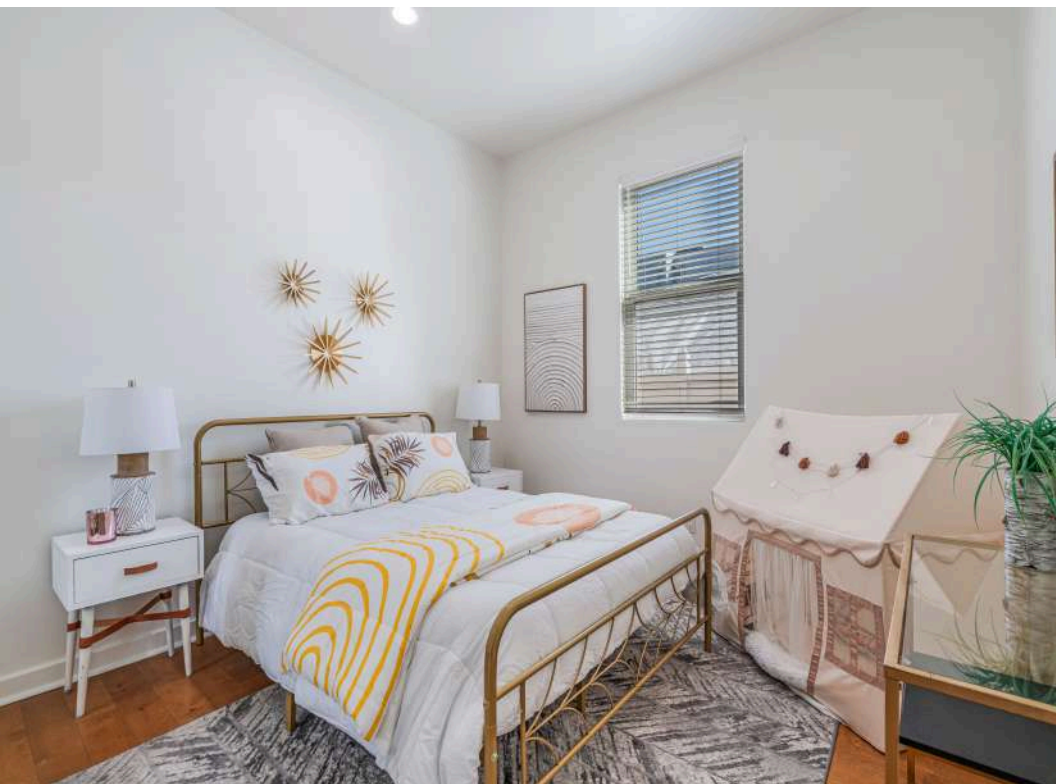
NORTH	Residential
SOUTH	Residential
EAST	Residential
WEST	Residential

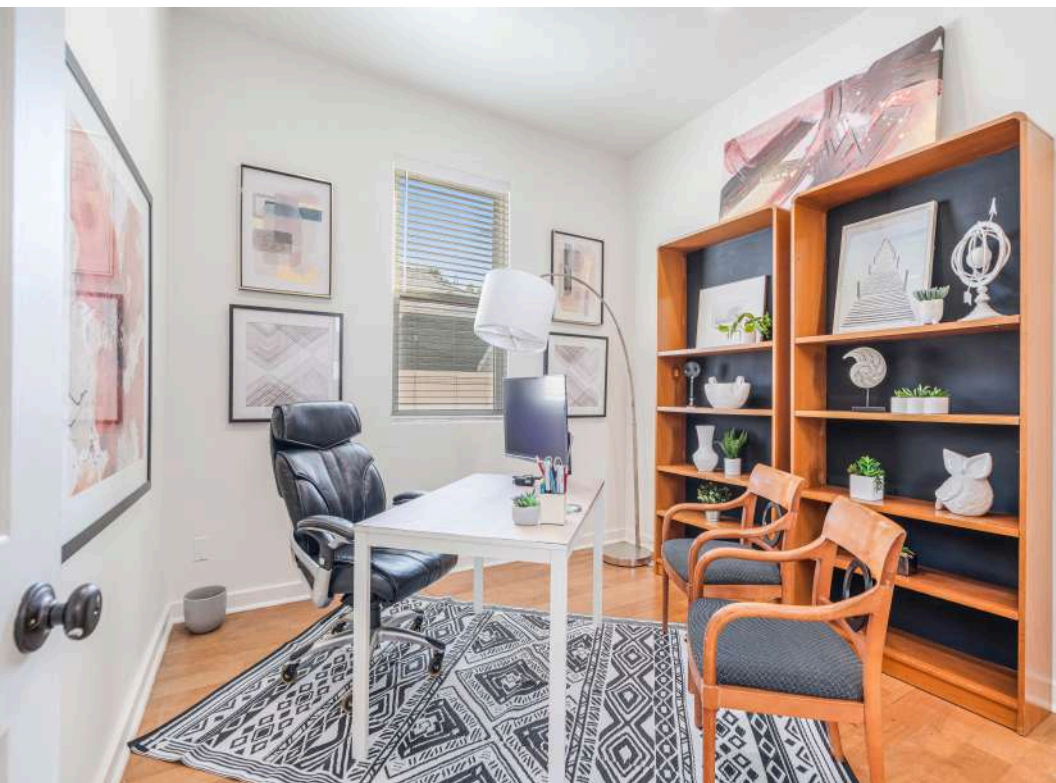


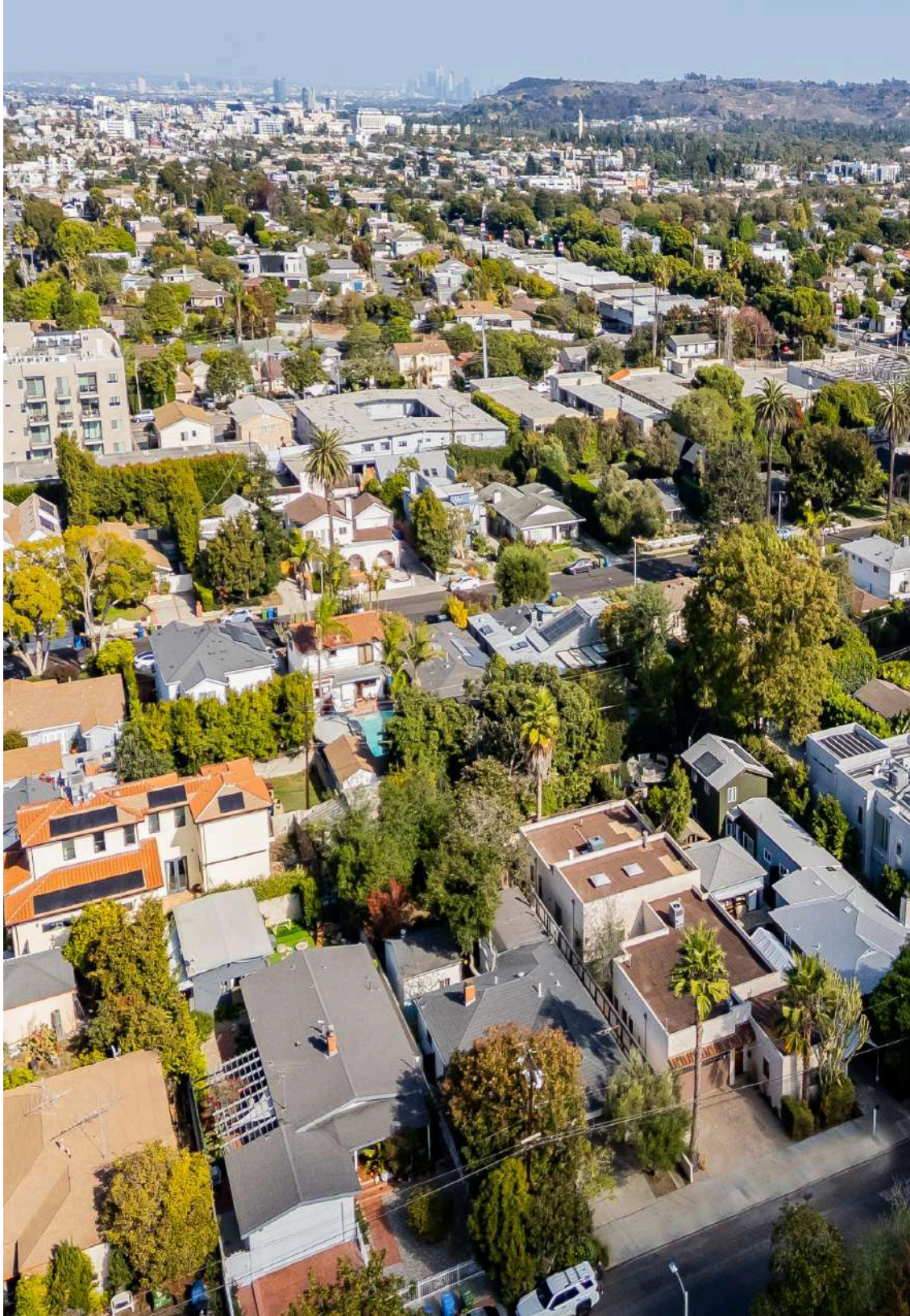












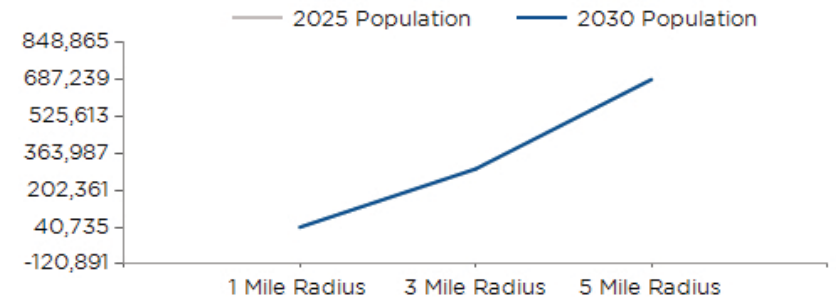
05 Demographics

General Demographics

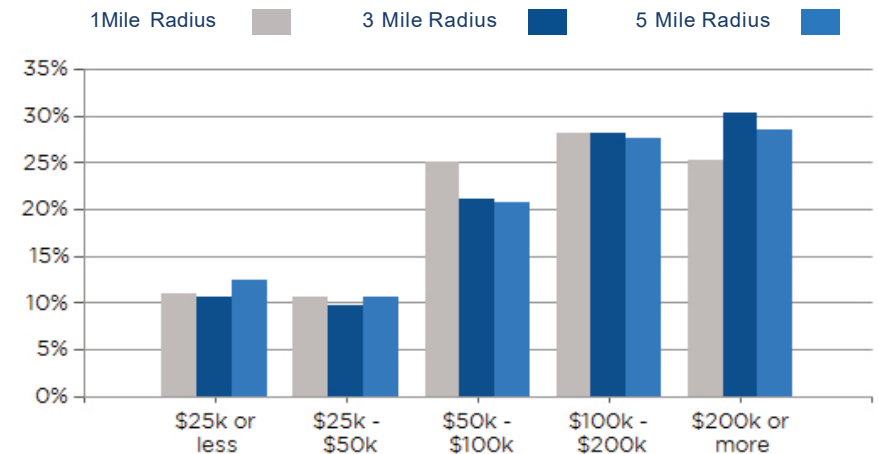
Race Demographics

POPULATION	1MILE	3 MILE	5 MILE
2000 Population	43,664	267,789	637,268
2010 Population	42,457	277,803	658,116
2025 Population	40,990	294,619	687,239
2030 Population	40,735	296,117	687,146
2025 African American	1,591	14,708	74,340
2025 American Indian	652	2,652	5,897
2025 Asian	6,791	49,028	94,970
2025 Hispanic	12,344	65,262	147,037
2025 Other Race	6,541	30,872	75,060
2025 White	19,423	155,860	349,074
2025 Multiracial	5,912	40,953	86,748
2025-2030: Population: Growth Rate	-0.60%	0.50%	0.00%

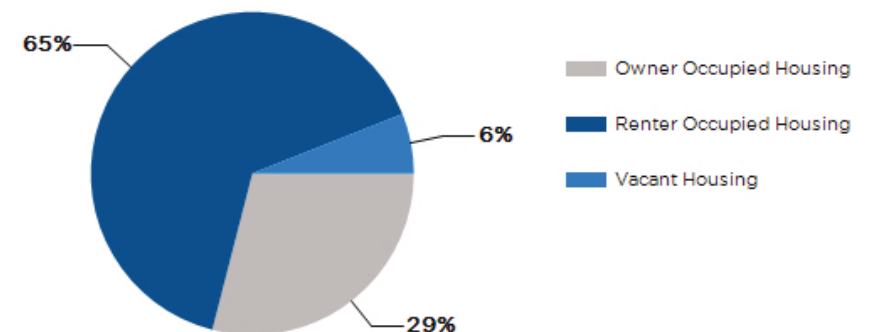
2025 HOUSEHOLD INCOME	1MILE	3 MILE	5 MILE
less than \$15,000	1,103	8,912	25,113
\$15,000-\$24,999	923	5,766	14,162
\$25,000-\$34,999	771	5,609	13,743
\$35,000-\$49,999	1,184	7,860	19,817
\$50,000-\$74,999	2,656	15,304	34,518
\$75,000-\$99,999	1,961	14,141	31,316
\$100,000-\$149,999	3,187	22,313	49,792
\$150,000-\$199,999	2,001	16,972	37,610
\$200,000 or greater	4,640	42,346	90,121
Median HH Income	\$106,418	\$123,267	\$115,787
Average HH Income	\$163,221	\$180,220	\$176,009



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

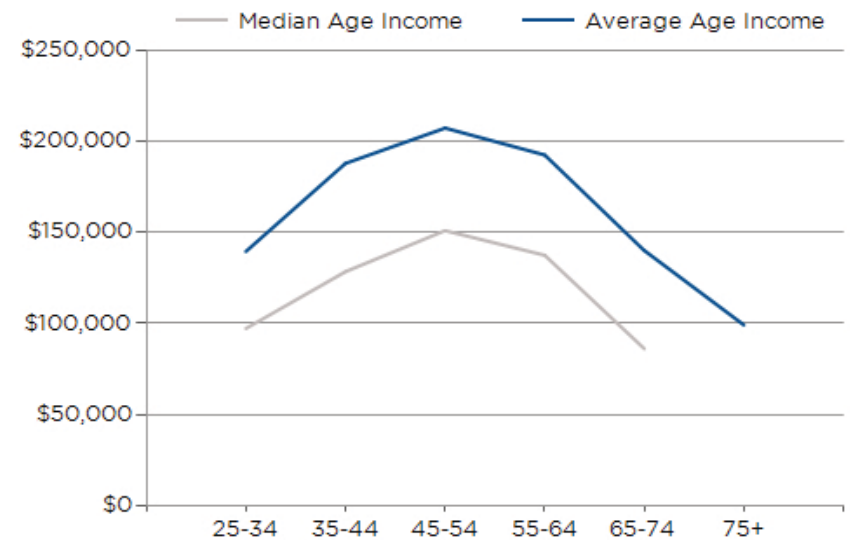
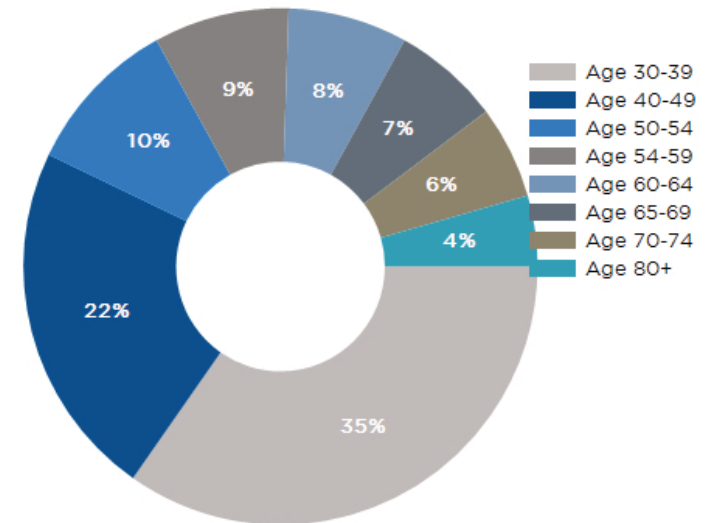


Source: esri

2025 POPULATION BY AGE	1MILE	3 MILE	5 MILE
2025 Population Age 30-34	5,051	33,902	69,964
2025 Population Age 35-39	3,989	28,303	59,902
2025 Population Age 40-44	3,100	23,386	50,885
2025 Population Age 45-49	2,733	19,430	42,205
2025 Population Age 50-54	2,567	18,192	40,829
2025 Population Age 55-59	2,217	16,099	37,963
2025 Population Age 60-64	1,955	14,630	35,500
2025 Population Age 65-69	1,755	13,079	32,226
2025 Population Age 70-74	1,514	11,674	28,859
2025 Population Age 75-79	1,153	9,511	23,741
2025 Population Age 80-84	811	6,114	15,913
2025 Population Age 85+	808	5,851	16,121
2025 Population Age 18+	35,121	252,267	588,065
2025 Median Age	38	38	38
2030 Median Age	39	40	40

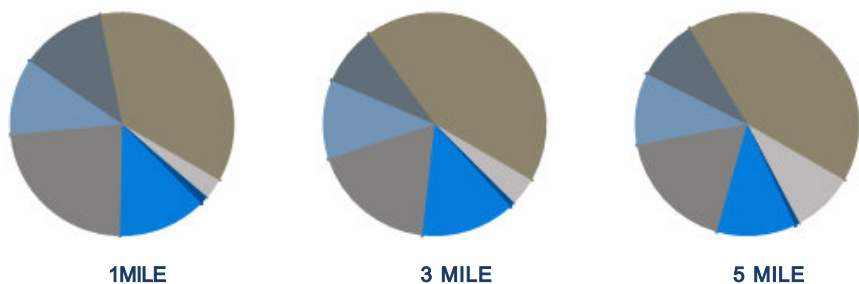
2025 INCOME BY AGE	1MILE	3 MILE	5 MILE
Median Household Income 25-34	\$97,269	\$111,052	\$110,469
Average Household Income 25-34	\$139,649	\$159,087	\$159,274
Median Household Income 35-44	\$128,558	\$155,340	\$148,721
Average Household Income 35-44	\$188,189	\$207,572	\$202,864
Median Household Income 45-54	\$151,160	\$173,116	\$164,365
Average Household Income 45-54	\$207,653	\$227,697	\$222,814
Median Household Income 55-64	\$137,596	\$159,373	\$149,036
Average Household Income 55-64	\$192,830	\$210,580	\$204,737
Median Household Income 65-74	\$86,143	\$96,265	\$90,936
Average Household Income 65-74	\$140,206	\$155,095	\$155,449
Average Household Income 75+	\$99,212	\$111,746	\$115,775

Population By Age



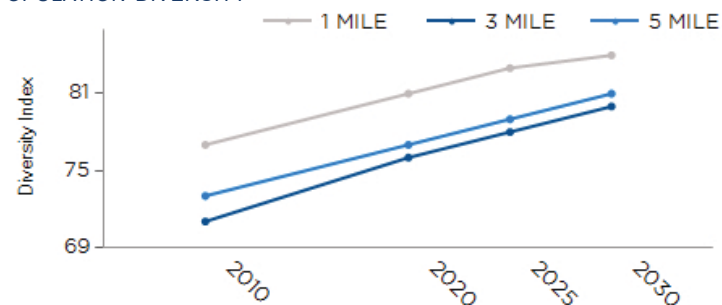
DIVERSITY INDEX	1MILE	3 MILE	5 MILE
Diversity Index (+5 years)	84	80	81
Diversity Index (current year)	83	78	79
Diversity Index (2020)	81	76	77
Diversity Index (2010)	77	71	73

POPULATION BY RACE



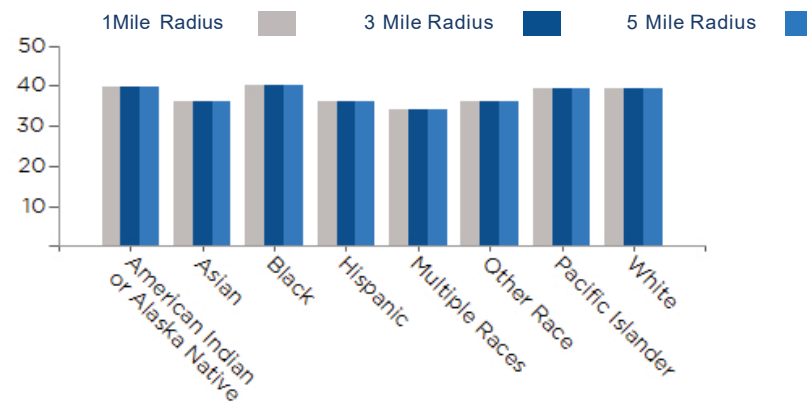
2025 POPULATION BY RACE	1MILE	3 MILE	5 MILE
African American	3%	4%	9%
American Indian	1%	1%	1%
Asian	13%	14%	11%
Hispanic	23%	18%	18%
Multiracial	11%	11%	10%
Other Race	12%	9%	9%
White	36%	43%	42%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	39	38
Median Asian Age	36	38	35
Median Black Age	40	41	44
Median Hispanic Age	36	36	34
Median Multiple Races Age	34	33	33
Median Other Race Age	36	37	35
Median Pacific Islander Age	40	38	38
Median White Age	39	40	41

2025 MEDIAN AGE BY RACE





CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Eve Capital and it should not be made available to any other person or entity without the written consent of Eve Capital.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Eve Capital. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Eve Capital has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Eve Capital has not verified, and will not verify, any of the information contained herein, nor has Eve Capital conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Laura Alice Scaturro

Founder
(424) 404-9993
lauraalice@evecap.com
01942167

Sherri Stokes

Multifamily Specialist
(631) 394-9059
sherri@evecap.com
02134639

Lea Richard

Multifamily Specialist
(424) 322-6713
lea@evecap.com
02313087



www.evecap.com