

FOR SALE - \$6.1M
THREE (3) PROPERTIES
22 APARTMENT UNITS & 8 RETAIL

1701 N. ALEXANDRIA AVE
1711 N. ALEXANDRIA AVE
5001 & 5019 HOLLYWOOD BLVD
LOS ANGELES, CA 90027



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PROPERTY SUMMARY

Address	1707 N. Alexandria Ave 1711 N. Alexandria Ave 5001 Hollywood Blvd 5019 Hollywood Blvd Los Angeles, CA 90027
Offering Price	\$6,100,000 (\$250 per Sq. Ft. Land)
APNs	5589-035-002, -003, -004, & -005
Building Size(s)	1711 N. Alexandria - 4,050 Sq. Ft. 1707 N. Alexandria & 5001 Hollywood Blvd - 11,000 Sq. Ft. <u>5019 Hollywood Blvd - 1,050 Sq. Ft.</u> Combined Total: 16,100 Sq. Ft.
Land Size(s)	1711 N. Alexandria Ave - 6,800 Sq. Ft. 1707 N. Alexandria Ave & 5001 Hollywood Blvd - 13,600 Sq. Ft. <u>5018 Hollywood Blvd - 4,000 Sq. Ft.</u> Combined Total: 24,400 Sq. Ft.
Residential Units	1707 N. Alexandria Ave - 14 Units <u>1711 N. Alexandria Ave - 8 Units</u> Combined Total: 22 Units
Built	1711 N. Alexandria Ave - 1921 5001 Hollywood Blvd - 1922 5019 Hollywood Blvd - 1965
Zoning	1711 N. Alexandria Ave - RD1.5-1XL 1707 N. Alexandria Ave & 5001 Hollywood Blvd - [Q]C2-2D 5019 Hollywood Blvd - [Q]C2-2D

PROPERTY HIGHLIGHTS

- Combined three (3) properties - 22 Apartment Units and 8 Retail tenants all on a combined 24,400 Sq. Ft. of land.
- Generational opportunity to acquire an assembled redevelopment project in East Hollywood.
- NWC of Hollywood Blvd and N Alexandria Ave.
- Walking distance to Barnsdall Art Park.
- Close proximity to the Subway Metro Station (Vermont & Sunset).
- Walking Score: Walker's Paradise (92)
- Transit Score: Good Transit (69)
- ±385,951 living within a 3-mile radius.
- Average Household income \$90,277 within a 3-mile radius.



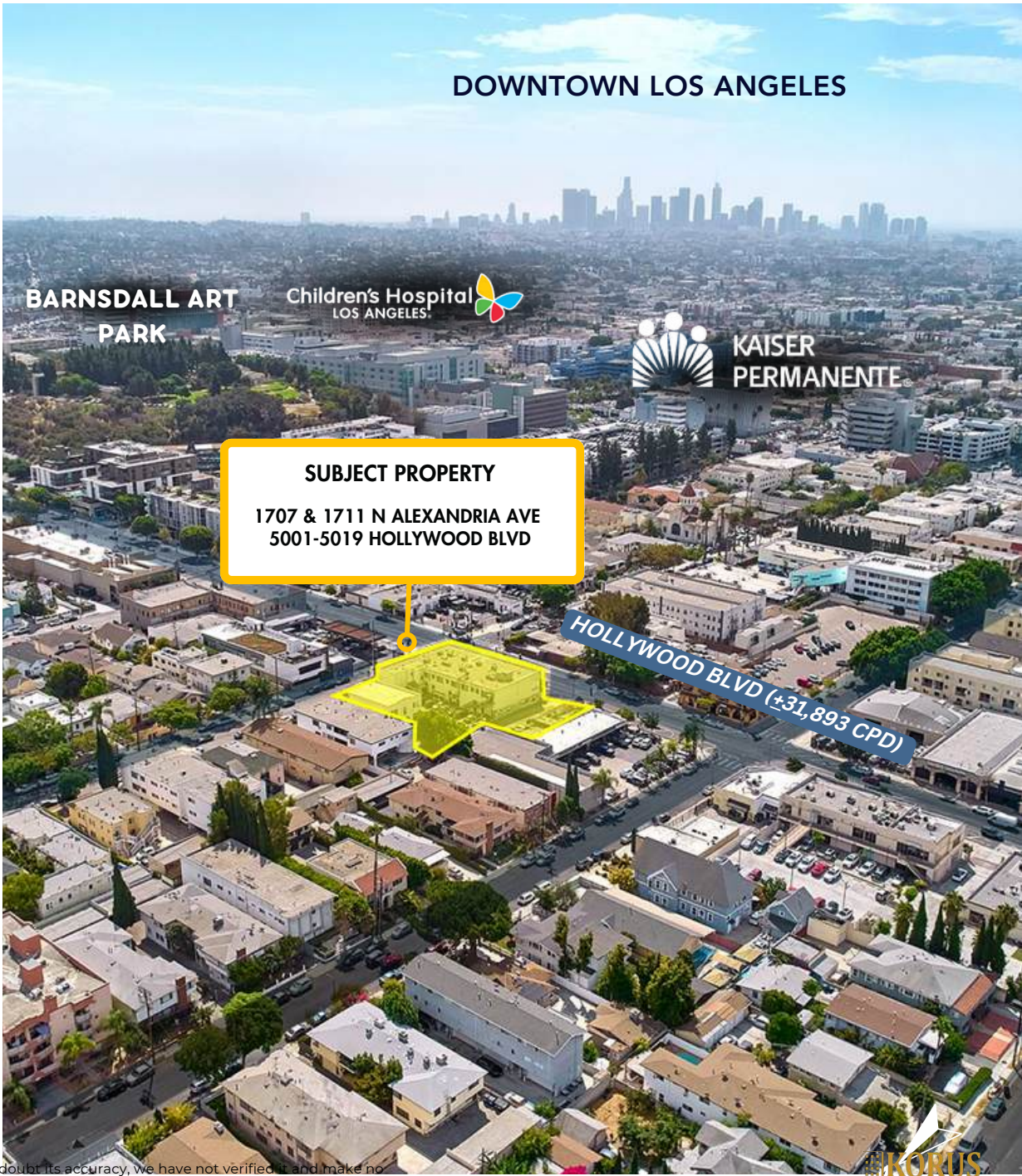
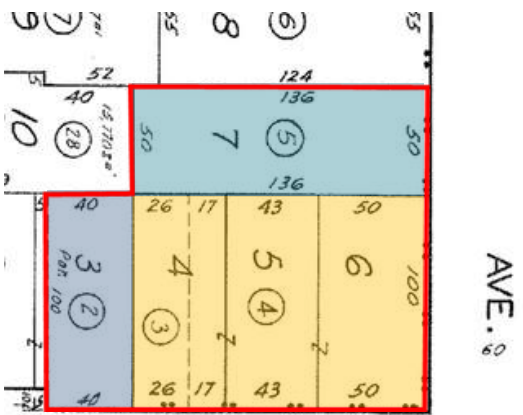
ZONING MAP

Zoning: RD1.5-XL & [Q]C2-2D

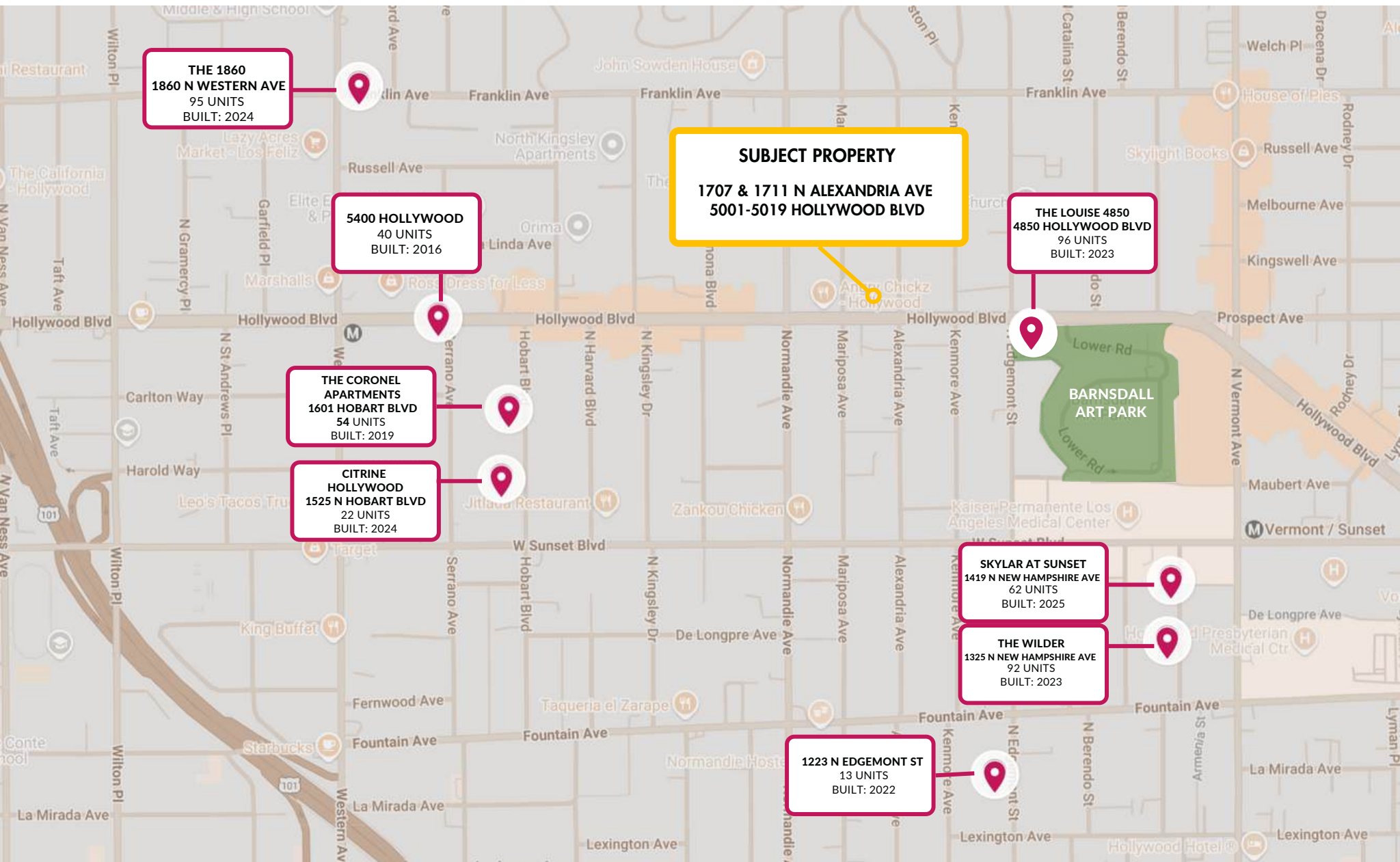


PARCEL MAP

APNs: 5589-035-002, -003, -004, & -005



NEW CONSTRUCTION IN THE IMMEDIATE AREA



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



PROPERTY SUMMARY

1707 N ALEXANDRIA AVE
LOS ANGELS, CA 90027

APNs	5589-035-002,-003, -004
Building Size	11,000 Sq. Ft.
Land Size	13,600 Sq. Ft.
Units	14 Units
Built	1922
Zoning	[Q]C2-2D



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PROPERTY SUMMARY

1711 N ALEXANDRIA AVE
LOS ANGELS, CA 90027

APN	5589-035-005
Building Size	4,050 Sq. Ft.
Land Size	6,800 Sq. Ft.
Built	1921
Units	8 Units
Zoning	RD1.5-1XL



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PROPERTY SUMMARY

5001 HOLLYWOOD BLVD
LOS ANGELES, CA 90027

APNs	5589-035-002,-003,-004
Building Size	11,000 Sq. Ft.
Land Size	17,600 Sq. Ft.
Retail Units	7 Units
Built	1922
Zoning	[Q]C2-2D



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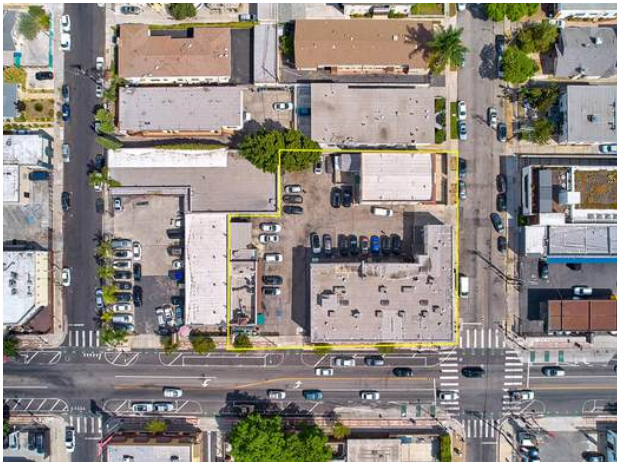
PROPERTY SUMMARY

5019 HOLLYWOOD BLVD
LOS ANGELES, CA 90027

APNs	5589-035-002,-003, -004
Building Size	1,050 Sq. Ft.
Land Size	4,000 Sq. Ft.
Built	1965
Zoning	[Q]C2-2D



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AREA OVERVIEW



EAST HOLLYWOOD

East Hollywood originated as farmland, known as Prospect Park in the late 1800s, and was annexed into Los Angeles in 1910 with a population of only 3,000. The neighborhood soon developed into a center for education and healthcare, anchored by Los Angeles City College and Children's Hospital. Cultural landmarks such as Barnsdall Park and the Carnegie-funded Cahuenga Library followed. Over time, immigration shaped the area's identity. Little Armenia emerged in the 1920s, and Thai Town was officially recognized in 2000 as the first in the United States. Today, East Hollywood has approximately 78,000 residents.

<https://www.easthollywood.net>



BARNSDALL PARK

Barnsdall Art Park, located on Olive Hill, is one of East Hollywood's most significant cultural assets. At its center is Frank Lloyd Wright's Hollyhock House, built between 1919 and 1921 for oil heiress Aline Barnsdall. The site was donated to the City of Los Angeles and later designated a National Historic Landmark and UNESCO World Heritage Site. The park combines architectural significance with open green space, offering panoramic views of the city. Its presence elevates the surrounding neighborhood, linking it to Los Angeles' cultural and creative heritage while enhancing long-term desirability and value.

<https://www.barnsdall.org>

DEMOGRAPHICS

1 MILE

3 MILES

5 MILES



Population

2024 Estimated Population	61,208	385,951	1,035,057
2029 Projected Population	59,992	378,435	1,010,852
2010 Census Population	59,861	376,637	1,031,126



Households

2024 Estimated Households	28,341	176,976	454,075
2029 Projected Households	27,710	173,294	443,192
2010 Census Households	27,970	173,389	452,161



Income

2024 Estimated Average Household Income	\$83,249	\$90,277	\$92,457
2024 Median Household Income	\$58,595	\$62,749	\$63,855



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