

FOR SALE



**10857 Morrison Street
North Hollywood, Ca 91601**

**NEWLY CONSTRUCTED LUXURY FOURPLEX
OFFERED AT \$3,750,000**



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A photograph of a modern building's exterior. On the left, a white balcony with a glass railing is visible. The main wall is a light grey stucco. To the right, there is a grey door with horizontal glass panels. Above the door, the address "5000 1/2" is mounted on the wall. In the foreground, there is a white rectangular planter box containing some dry, brown plants. A concrete sidewalk runs along the base of the building, and a patch of green grass is visible in the bottom left corner.

Section 1

Property Information

OFFERING SUMMARY



PROPERTY DESCRIPTION

Proud to present, 10857 Morrison Street a newly constructed, luxury 4-unit asset positioned in one of North Hollywood's most in-demand pockets. Each unit is $\pm 1,800$ SF, offering four bedrooms and three bathrooms, delivering the style, lifestyle, and functionality today's high-quality renters expect.

Modern architecture. Private access. Gated parking. Private balconies. Wide plank floors. Recessed lighting. Natural light throughout. Stainless appliances, quartz counters, custom cabinets, designer tile, glass showers, and every unit with its own private rooftop deck overlooking mountain and city views.

This is turnkey, modern, and zero deferred maintenance. Strategically situated near the NoHo Arts District, major employers, top dining, and the 170/134/101 interchanges—this location commands strong rentability and sustained long-term upside.

An exceptional opportunity for smart capital deployment—luxury new construction, cash flow potential, and core appreciation drivers in one of LA's fastest-rising submarkets.

OFFERING SUMMARY

Sale Price:	\$3,750,000
Number of Units:	4
Lot Size:	7,070 SF
Building Size:	7,200 SF
Year Built:	Newly Constructed
Unit Mix:	Four (4) 4Bed x 3Bath
Status:	Vacant

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HIGHLIGHTS



PROPERTY HIGHLIGHTS

- ±1,800 SF per unit / 4 bed + 3 bath layouts
- High-end modern architecture and finishes
- Private gated access and secure on-site parking
- Private balconies for each residence
- Rooftop decks with mountain + city views
- Stainless steel appliances + quartz countertops
- Custom cabinetry + designer tile work
- Wide plank flooring + recessed lighting throughout
- Abundant natural light and open-concept floor plans
- Zero deferred maintenance / turnkey investment
- Highly desirable pocket of North Hollywood
- Minutes to NoHo Arts District, dining, shopping, studios
- Immediate freeway access: 170 / 101 / 134
- Strong rental demand + long-term appreciation upside

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PHOTOS



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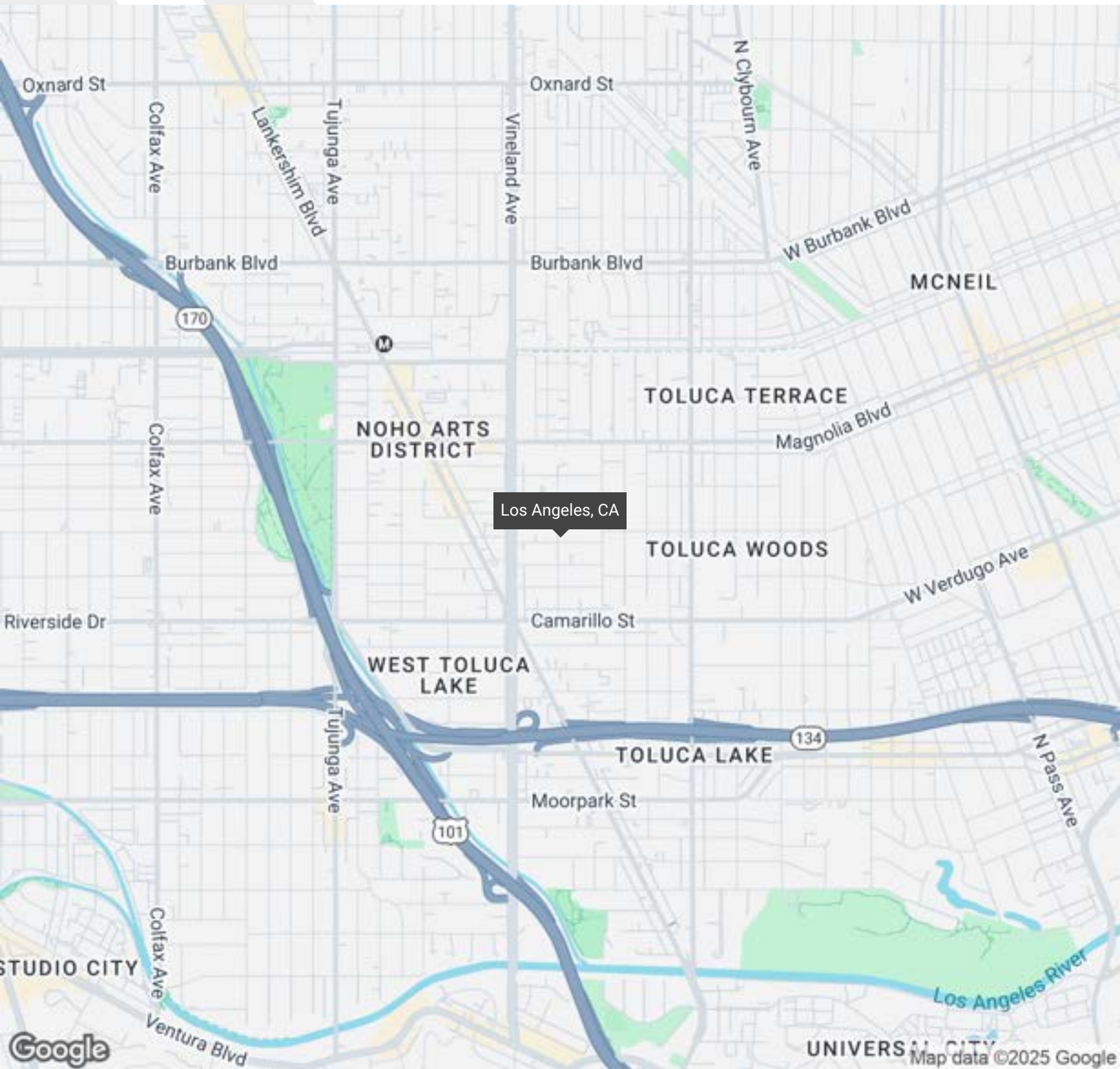
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Section 2

Location Information



REGIONAL MAP



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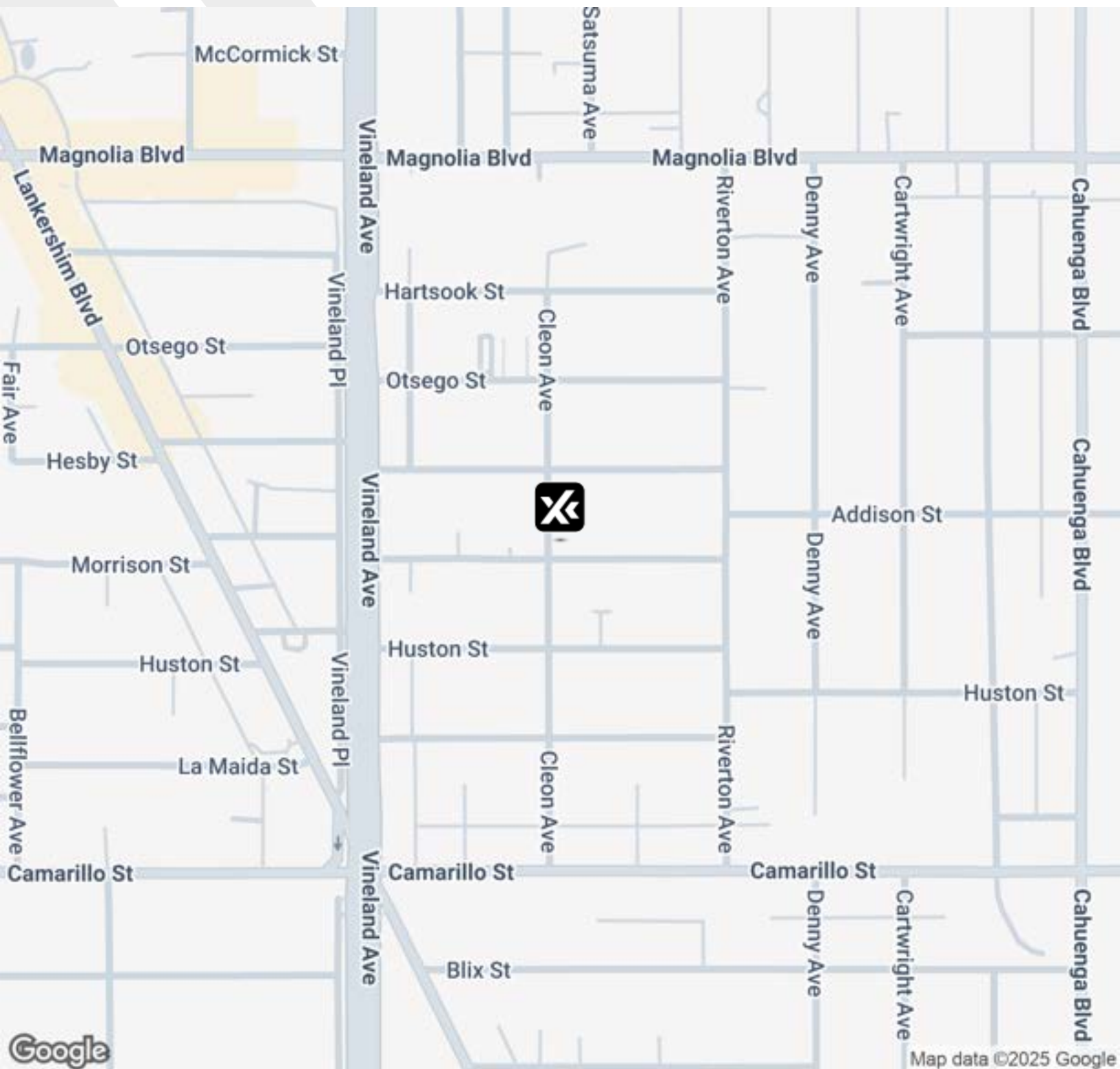
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LOCATION MAP



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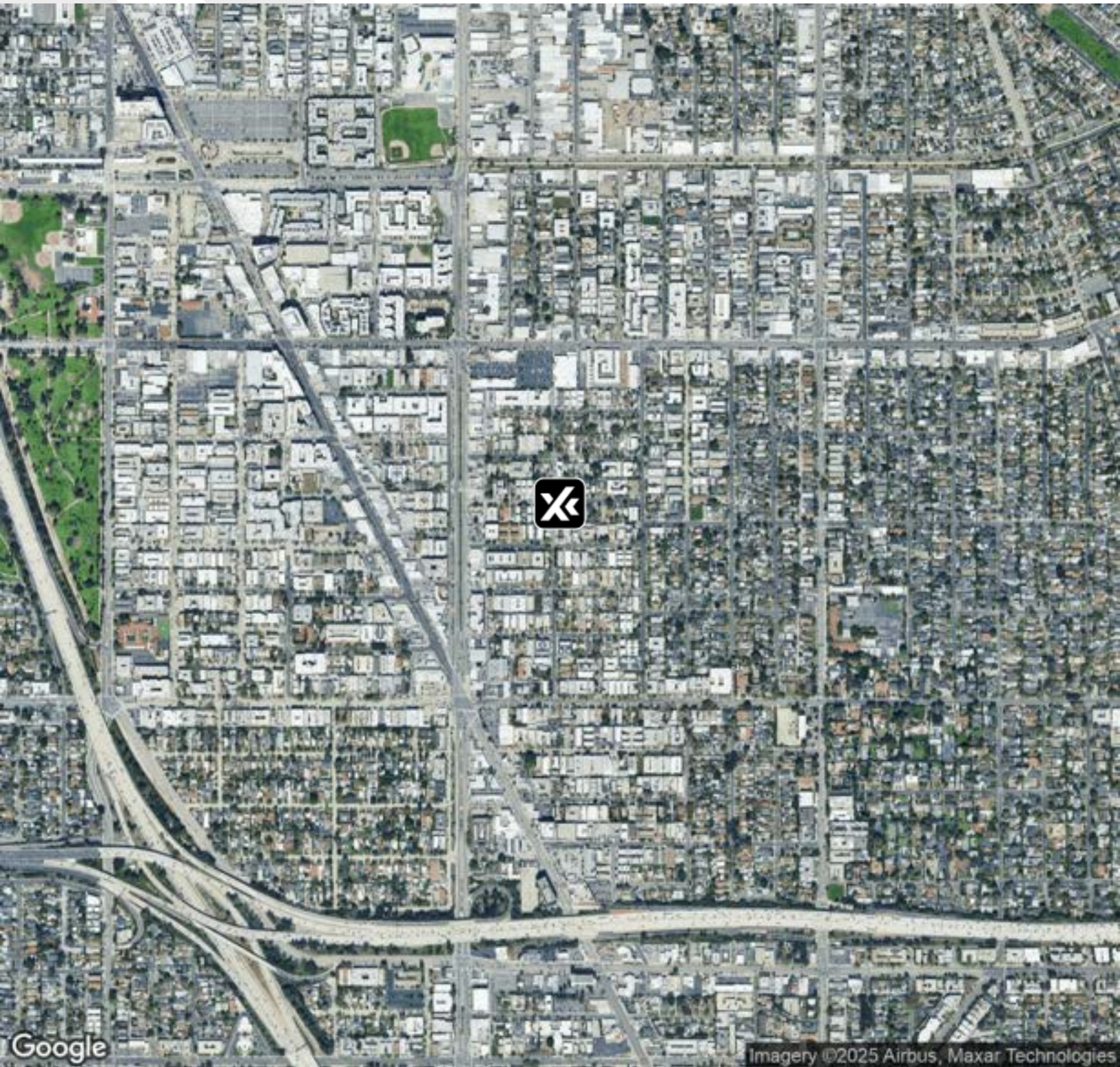
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AERIAL MAP



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UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	MIN RENT	MAX RENT	MARKET RENT	MARKET RENT/SF
1	16	12	4	100%	1,800 SF	\$6,000	\$6,500	\$6,500	\$3.61
TOTALS/AVERAGES			4	100%	1,800 SF	\$6,000	\$6,500	\$6,500	\$3.61

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PROJECTED RENT ROLL

SUITE	BEDROOMS	BATHROOMS	SIZE SF	MARKET RENT	MARKET RENT / SF
1	4	3	1,800 SF	\$6,500	\$3.61
2	4	3	1,800 SF	\$6,500	\$3.61
3	4	3	1,800 SF	\$6,500	\$3.61
4	4	3	1,800 SF	\$6,500	\$3.61
TOTALS			7,200 SF	\$26,000	\$14.44
AVERAGES			1,800 SF	\$6,500	\$3.61



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Section 3

Demographics



DEMOGRAPHICS REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	6,103	17,506	41,339
Average Age	38	39	40
Average Age (Male)	38	38	39
Average Age (Female)	38	39	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,198	9,142	20,518
# of Persons per HH	1.9	1.9	2
Average HH Income	\$88,348	\$92,113	\$101,663
Average House Value	\$1,017,616	\$1,004,420	\$1,044,454

Demographics data derived from AlphaMap

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Section 4

Advisor Bio





KARL MARKARIAN

Senior Advisor and Vice-President of Sales

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Direct: **818.433.0548**

CalDRE #01932970

PROFESSIONAL BACKGROUND

Founder – One West Group at eXp Commercial Commercial Real Estate Advisor | 30+ Years of Industry Experience

With over three decades in the real estate industry, Karl Markarian brings a wealth of experience, market insight, and a proven track record of success. Having closed more than \$300 million in commercial transactions, Karl has built a reputation for delivering results across multifamily, retail, office, and development properties. As the founder of One West Group, Karl leads a dynamic team of commercial advisors dedicated to excellence, collaboration, and client-focused solutions. Backed by the national platform of eXp Commercial, One West Group combines local market expertise with a national reach, offering strategic opportunities to investors, developers, and property owners. Karl's approach is hands-on and relationship-driven, with a deep focus on growth, leadership, and long-term success, for his clients, his team, and the communities they serve.

EDUCATION

York University, Toronto, Canada
Master's in International Business

Seneca College, Toronto, Canada
Diploma in Business & Commerce

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