



806-812 North Sweetzer Avenue

Double Lot Next to Melrose Place

Amir Ahobim | Clear Cut Realty

(310) 279-7567 | Amir@clearcutrealty.com | DRE # 02021835



PROPERTY SUMMARY

806 North Sweetzer Avenue

PRICING

OFFERING PRICE	\$2,790,000
PRICE/UNIT	\$1,395,000
PRICE/SF	\$892.51

THE ASSET

Units	2
Built	1933
SF	3,126 Sq Ft
SF Lot	5,998 Sq Ft
Parking	6
APN	5519-010-012
Zoning	LaR3

806 North Sweetzer Avenue



812 North Sweetzer Avenue

PROPERTY SUMMARY

812 North Sweetzer Avenue

PRICING

Offering Price	\$2,790,000
Price/Unit	\$930,000
Price/Sf	\$650.50

THE ASSET

Units	3
Year	1933
SF	4,289 Sq Ft
Lot SF	5,988 Sq Ft
Parking	6
APN	5529-010-011
Zoning	LaR3

PROPERTY OVERVIEW

Introducing 806–812 North Sweetzer Avenue, two contiguous multifamily lots offering five total units in the heart of West Hollywood, steps from the iconic Melrose Place. Built in 1933, these charming Spanish-style buildings combine vintage character with outstanding location.

806 Sweetzer features two units across 3,126 sq ft of living space on a 5,998 sq ft lot, while 812 Sweetzer offers three units totaling 4,289 sq ft on a 5,988 sq ft lot. Each property includes six parking spaces, generous layouts, and attractive LaR3 zoning. Together, they provide an immediate opportunity to generate rental income, owner-occupy, or reposition.

Offered at \$2,790,000 each, this portfolio represents rare flexibility. These properties can be purchased together to create a larger footprint. For investors seeking long-term upside, fully designed plans for a 23-unit apartment building are included with the sale. Currently in the permitting phase, the project provides a clear path toward redevelopment while still allowing immediate rental income potential.

Beyond the buildings, residents benefit from West Hollywood's unmatched walkability, premier dining and retail, and robust municipal services, including excellent public safety and community amenities.



DEVELOPMENT OPPORTUNITY



Presenting 806–812 North Sweetzer Avenue, a rare chance to build in one of Los Angeles' most desirable submarkets. Located just steps from the iconic Melrose Place, this highly walkable neighborhood offers unrivaled access to premier dining, high-end retail, gyms, grocery stores, and entertainment.

The property includes designed plans for a five-story, 23-unit apartment building with two levels of subterranean parking (45 total spaces), now in the permitting phase after years of planning. Developers will appreciate the flexibility to remove one level of parking during planning, optimizing cost and design. The proposed unit mix includes 6 one-bedroom units, 13 two-bedroom units, and 4 three-bedroom units, with the top two floors configured as townhouse-style homes for premium living. Situated on a 11,986-square-foot lot, the project benefits from extensive planning work begun in 2021, allowing investors to step directly into a near shovel-ready opportunity. With West Hollywood's strong rental demand, excellent municipal services, and long-term appreciation potential, this site offers outstanding upside.

Whether your vision is luxury rentals, boutique condominiums, or a high-yield investment, 806–812 North Sweetzer Avenue provides the foundation to execute with confidence in a market known for stability and value.



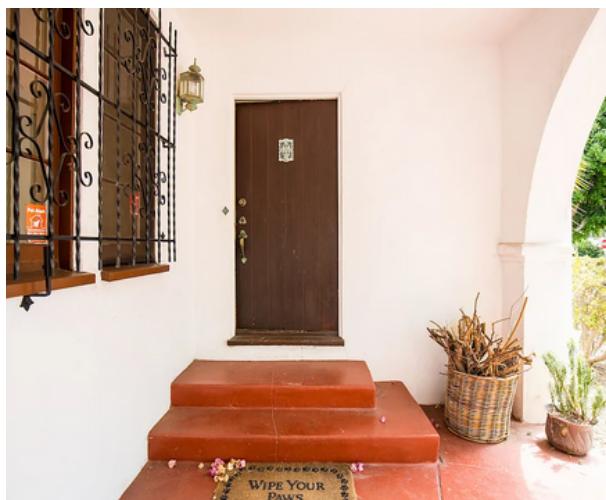
Units	Type	Current Rent	Projected Rent
806	2+1	\$0.00	\$5,000
808	2+1	\$3,785.60	\$5,000
812	2+1	\$4,326.40	\$5,000
812 1/2	1+1	\$0.00	\$3,000
814	2+1	\$4,300	\$5,000
Totals		\$12,412.00	\$23,000

PRICING

Offering Price	\$5,580,000
Price/Unit	\$1,116,000
Price/Sf	\$752.53

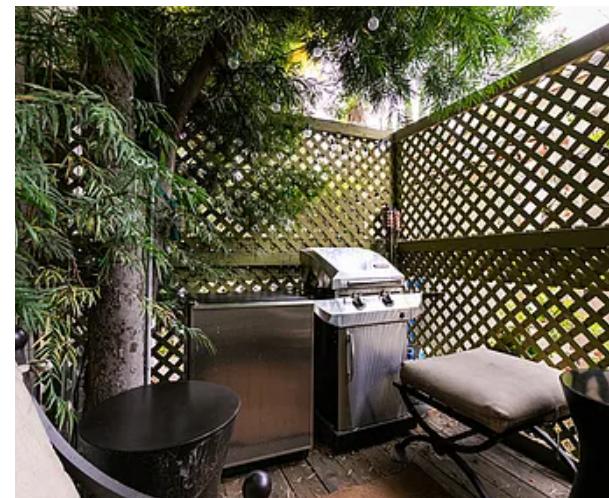
EXTERIOR PHOTOS

806 North Sweetzer Avenue



EXTERIOR PHOTOS

812 North Sweetzer Avenue



INTERIOR PHOTOS

806 North Sweetzer Avenue



INTERIOR PHOTOS

812 North Sweetzer Avenue





EXCLUSIVELY SELLING BY

Amir Ahobim is the Founder and Principal Broker of Clear Cut Realty, a boutique Beverly Hills brokerage built on honesty, transparency, and bold agent fundamentals. Born and raised in Beverly Hills, Amir has deep local roots and extensive knowledge of the Los Angeles market.

A Residential & Investment specialist, Amir represents buyers and sellers throughout Los Angeles, handling both residential and multifamily properties. He works closely with clients to guide them through each stage of the transaction and deliver strong results.

Before founding Clear Cut Realty, Amir honed his skills at a Beverly Hills residential firm and in commercial real estate in Downtown Los Angeles.

806-812 North Sweetzer Avenue

Double Lot Next to Melrose Place

Amir Ahobim | Clear Cut Realty

(310) 279-7567 | amir@clearcutrealty.com | DRE # 02021835