

326 S. GRETNA GREEN WAY

LOS ANGELES, CA 90049



Rare opportunity to
acquire a multifamily
property north of San
Vicente in Brentwood

Large R1-zoned double
lot spanning 14,246 SF
— ideal land bank for
future redevelopment

Marcus & Millichap

8 UNITS | PRIME BRENTWOOD LOCATION

326 S. Gretna Green Way Los Angeles, CA 90049

JEFF LOUKS

Executive Managing Director Investments

(818) 212-2780 direct

Jeffrey.louks@marcusmillichap.com

DRE 00908473

Marcus & Millichap

ELLIOT SABAG

Senior Associate

(818) 212-2672 direct

Elliot.Sabag@marcusmillichap.com

DRE 01989131

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BROKER OF RECORD: Tony Solomon License # 01238010 | 23975 Park Sorrento | Suite 400 | Calabasas, CA 91302



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Property Summary

SUMMARY

PRICING

OFFERING PRICE	\$4,300,000
PRICE/UNIT	\$537,500
PRICE/SF	\$554.12
PRICE/LAND SF	\$301.84
CURRENT GRM	16.59
MARKET GRM	12.16
CURRENT CAP	3.53%
MARKET CAP	5.50%

THE ASSET

Units	8
Year Built	1947
Gross SF	7,760
Lot SF	14,246
APN	4404-009-012



326
S. Gretna Green Way

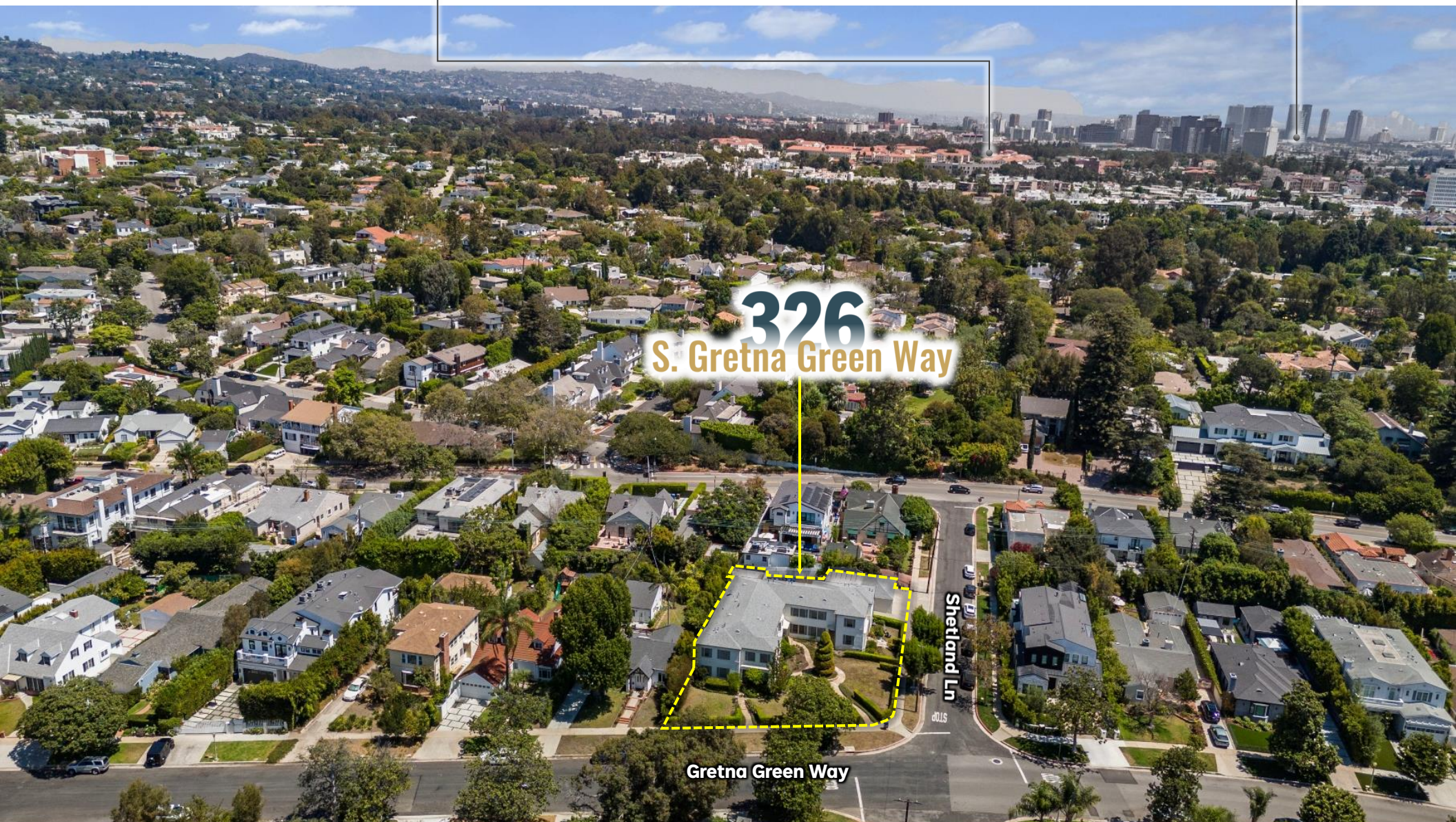
326 S Gretna Green Way presents a rare opportunity to acquire a multifamily property north of San Vicente in Brentwood. This charming building, constructed in 1947, sits on a large double lot spanning 14,246 square feet along a beautiful tree-lined street surrounded by multi-million-dollar homes.

INVESTMENT OVERVIEW

326 S Gretna Green Way presents a rare opportunity to acquire a multifamily property north of San Vicente in Brentwood. This charming building, constructed in 1947, sits on a large double lot spanning 14,246 square feet along a beautiful tree-lined street surrounded by multi-million-dollar homes. The property currently operates with a unit mix of two two-bedroom/one-bath units and six one-bedroom/one-bath units. Zoned R1, the double lot offers multiple paths forward: continue operating as multifamily rentals with the ability to add value and raise rents over time, or hold the parcel as a land bank for future redevelopment as a single-family home or homes. There is also potential to add an ADU (buyer to verify). At the list price, the offering is priced at just \$301.84 per square foot of land — an exceptional basis in this submarket, particularly given that nearby single-family homes built within the last five years have sold at an average of \$1,699 per square foot over the trailing twelve months.

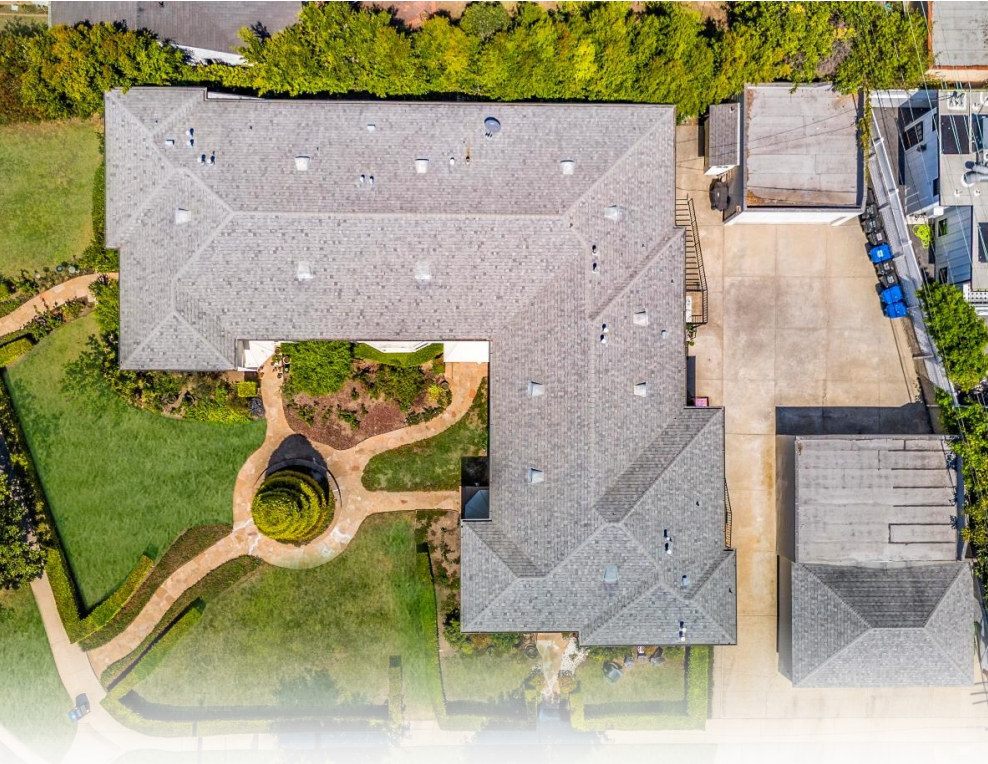
The location is the standout. Set north of San Vicente in the heart of Brentwood, the property is a short stroll from the Sunday farmers market — held on Gretna Green Way itself — and the historic Brentwood Country Mart, along with the high-end dining and boutiques that line San Vicente Boulevard, including Baltaire, Toscana, SUGARFISH, and Jon & Vinny's. The 405 Freeway runs along Brentwood's eastern edge for straightforward commuting, with Westwood, UCLA, and the Getty Center all just minutes away, and Santa Monica, Beverly Hills, and Century City within close reach. The property is located within the Los Angeles Unified School District and is served by Kenter Canyon Charter Elementary, Paul Revere Charter Middle, and Palisades Charter High (buyer to verify school assignment and boundaries).





326
S. Gretna Green Way

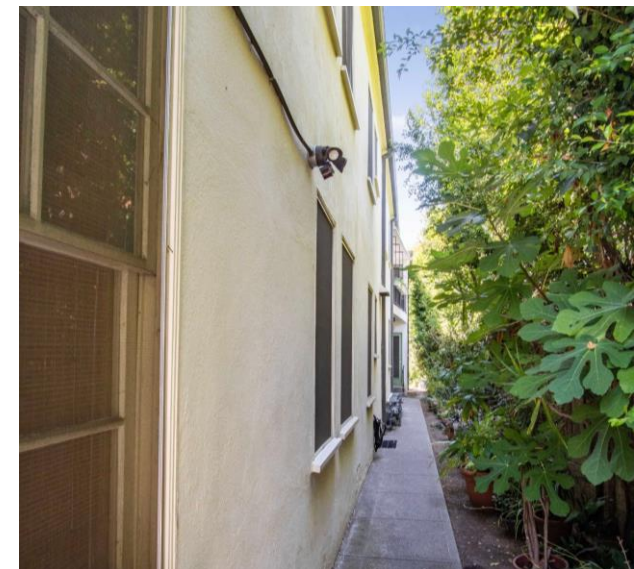
Gretna Green Way



Property Highlights

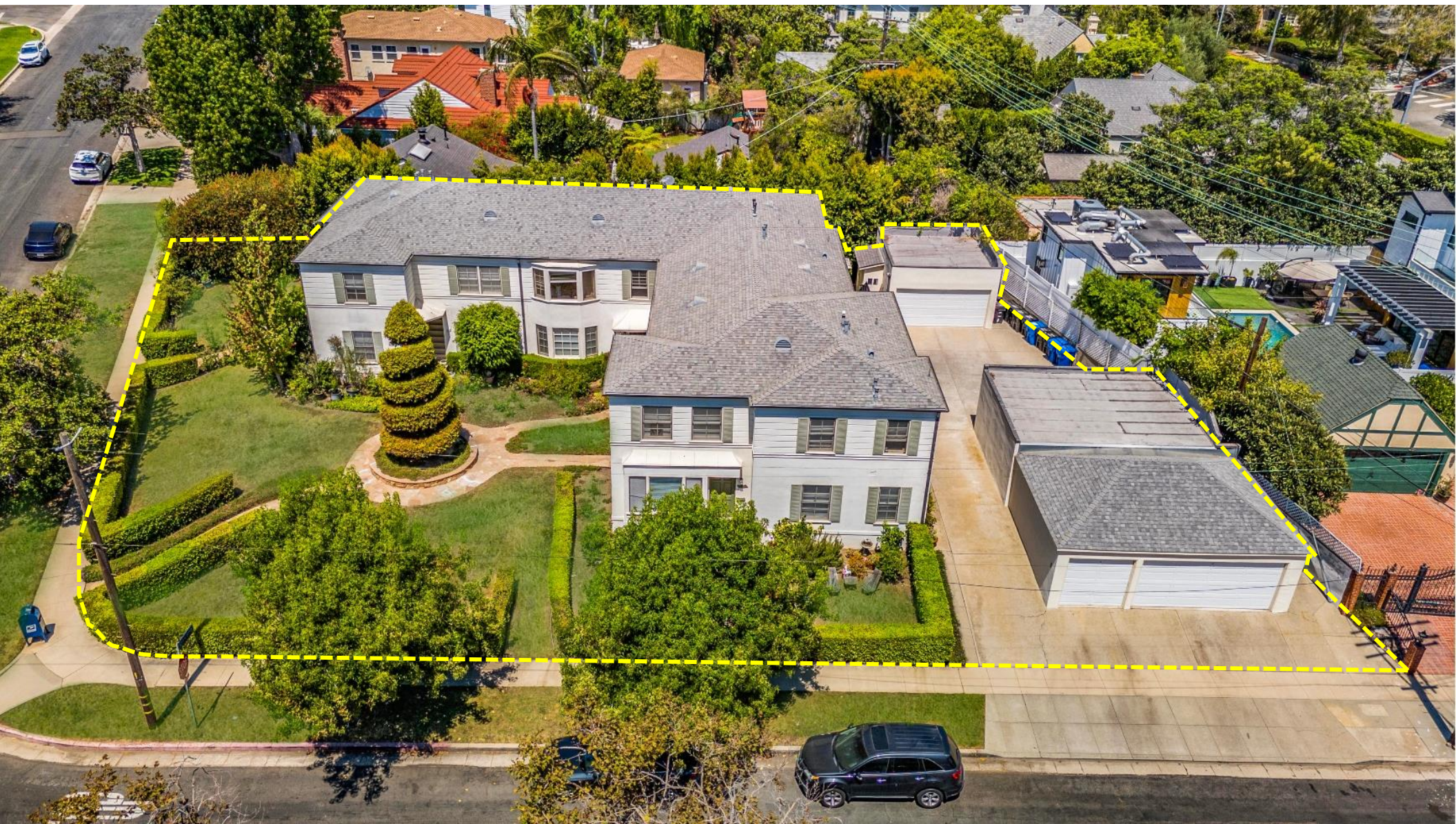
8 Units | Prime Brentwood

- Rare opportunity to acquire a multifamily property north of San Vicente in Brentwood
- Priced at just \$301.84 per SF of land at list price — exceptional basis for the submarket
- Large R1-zoned double lot spanning 14,246 SF — ideal land bank for future redevelopment as a single-family home or homes
- Value-add potential: continue operating as multifamily rentals and raise rents over time
- Nearby new-construction single-family homes have sold at an average of \$1,699 per SF over the trailing 12 months
- Charming 1947 building on a beautiful tree-lined street surrounded by multi-million-dollar homes
- Unit mix of two two-bedroom/one-bath and six one-bedroom/one-bath units
- Potential to add an ADU (buyer to verify)
- Walking distance to the Sunday farmers market on Gretna Green Way, Brentwood Country Mart, and premier San Vicente dining
- Minutes to the 405 Freeway, Westwood, UCLA, and the Getty Center; close to Santa Monica, Beverly Hills, and Century City
- Located within the Los Angeles Unified School District (buyer to verify school assignment)





PROPERTY LAYOUT





2 Financial Analysis

RENT ROLL

Unit #	Type	Current Rent	Market Rent
326	1+1	\$2,550	\$3,500
328	1+1	\$3,090	\$3,500
330-1	1+1	\$2,144	\$3,500
330-2	1+1	\$2,250	\$3,500
330-3	1+1	\$3,193	\$3,500
330-4	1+1	\$2,203	\$3,500
332	2+1	\$1,993	\$4,200
12121	2+1	\$4,094	\$4,200
Totals:		\$21,517	\$29,400

FINANCIAL ANALYSIS

PRICING

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MONTHLY RENT SCHEDULE

# of Units	Type	Avg. Current	Current Total	Market	Market Total
2	2+1	\$3,044	\$6,087	\$4,200	\$8,400
6	1+1	\$2,572	\$15,430	\$3,500	\$21,000
Total Scheduled Rent			\$21,517		\$29,400
Laundry			\$80		\$80
Monthly Scheduled Gross Income			\$21,597		\$29,480

ANNUALIZED INCOME

	Current	Market
Gross Potential Rent	\$259,164	\$353,760
Less: Vacancy/Deductions	3% (\$7,775)	3% (\$10,613)
Effective Gross Income	\$251,389	\$343,147

ANNUALIZED EXPENSES

	Current	Market
Taxes	\$51,600	\$51,600
Insurance	\$11,000	\$11,000
Utilities	\$9,978	\$9,978
Main. & Repairs	\$10,367	\$12,958
Off-Site Management 5%)	\$12,569	\$17,157
Landscaping	\$2,000	\$2,000
Misc.+ Reserves	\$2,000	\$2,000
ESTIMATED EXPENSES	\$99,514	\$106,693
Expenses/Unit	\$12,439	\$13,337
Expenses/SF	\$12.82	\$13.75
% of GOI	39.6%	31.1%

RETURN

	Current	Market
NOI	\$151,875	\$236,454



03

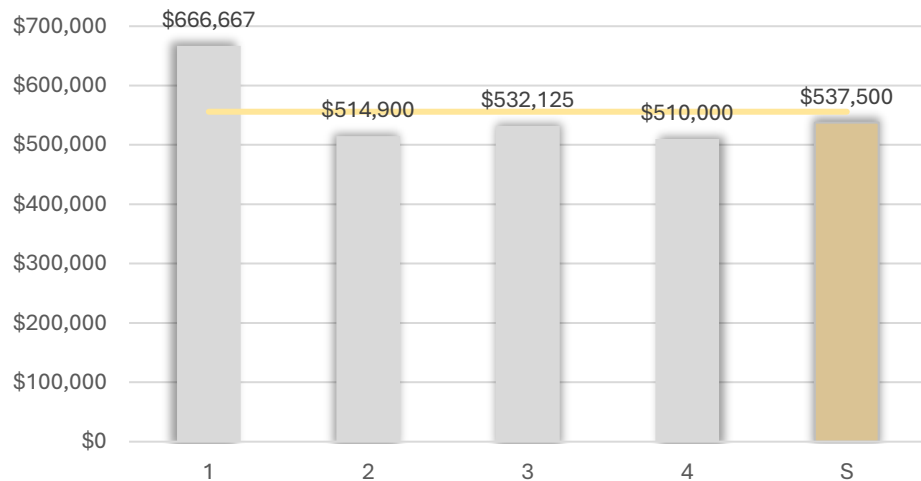
Market Comparables

SALES COMPARABLES

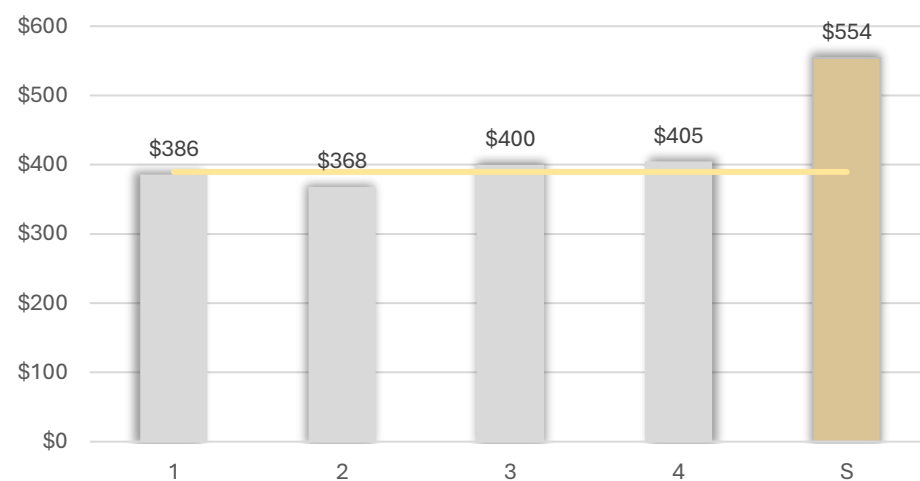
PHOTO	ADDRESS	UNITS	BUILT	GROSS SF	UNIT MIX	SALE DATE	PRICE	PRICE/UNIT	PRICE/SF	CAP	GRM
	1 818 S Gretna Green Way Los Angeles, CA 90049	27	1969	46,650	24 - 2+2 3 - 1+1	7/9/2025	\$18,000,000	\$666,667	\$385.85	4.83%	12.42
	2 11655 Gorham Ave Los Angeles, CA 90049	10	1960	13,998	1 - 3+2 9 - 2+2	5/22/2025	\$5,149,000	\$514,900	\$367.84	-	-
	3 11948 Darlington Ave Los Angeles, CA 90049	6	1967	7,979	1 - 4+3 1 - 3+2 3 - 2+2 1 - 1+1	4/25/2025	\$3,192,750	\$532,125	\$400.14	-	13.41
	4 11927 Gorham Ave Los Angeles, CA 90049	10	1966	12,607	1 - 3+2 6 - 2+2 3 - 1+1	4/8/2025	\$5,100,000	\$510,000	\$404.54	3.93%	14.52
AVERAGES		14	1966	20,309				\$555,923	\$389.59	4.38%	13.45
	S Subject 326 S. Gretna Green Way Los Angeles, CA, 90049	8	1947	7,760	2 - 2+1 6 - 1+1	On Market	\$4,300,000	\$537,500	\$554.12	3.53%	16.59

SALES COMPARABLES

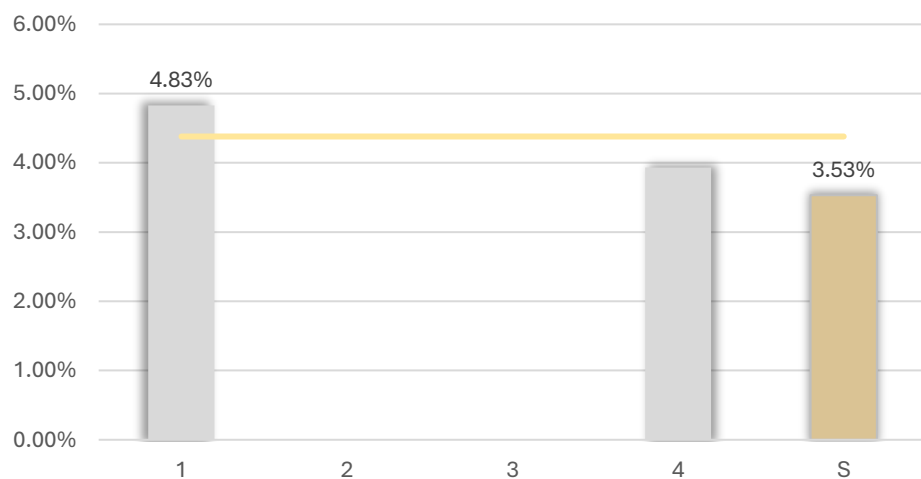
PRICE/UNIT



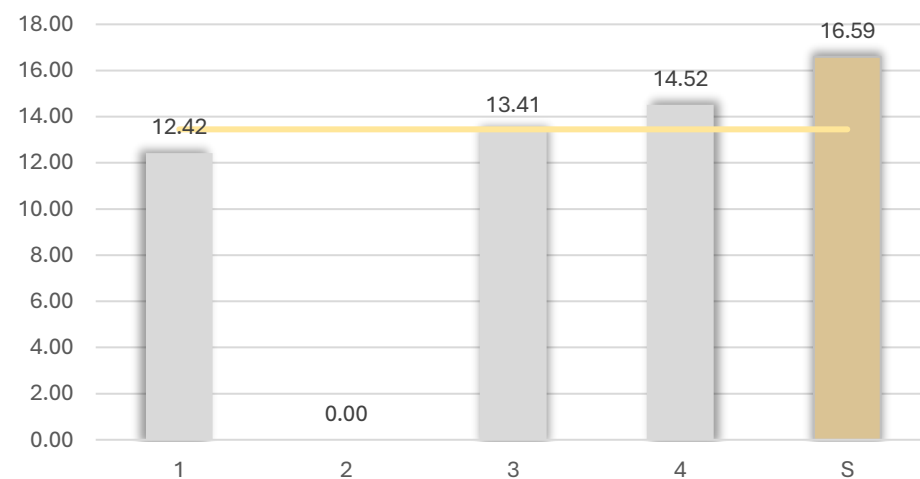
PRICE/SF



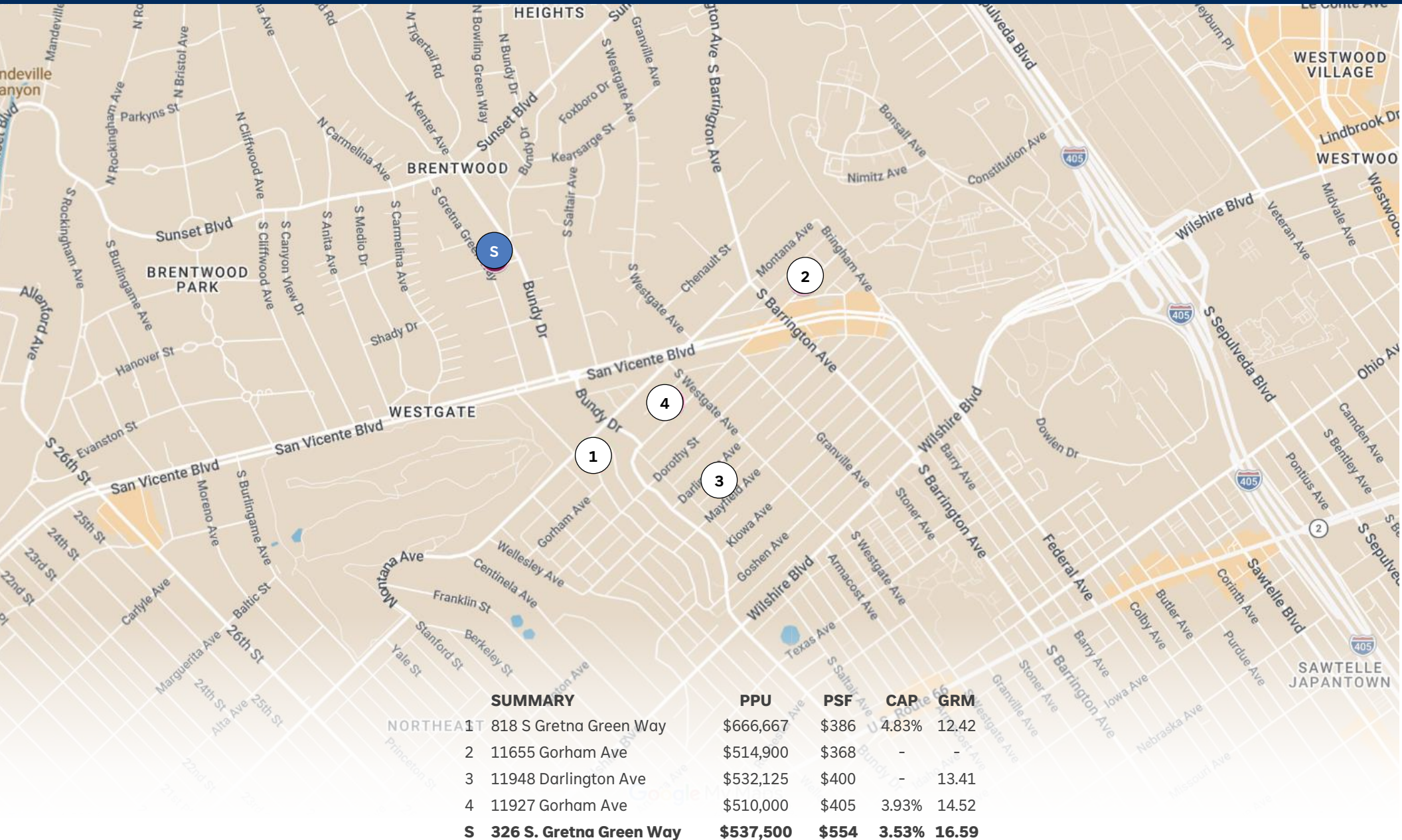
CAP RATE



GRM



SALES COMPARABLES





04 Location Overview

BRENTWOOD

LOCATION OVERVIEW

Situated in the heart of the highly sought-after Brentwood submarket, the property offers residents exceptional access to some of Los Angeles' most desirable employment, retail, dining, and entertainment destinations. Located north of San Vicente Boulevard, tenants benefit from proximity to Brentwood Country Mart, the Sunday Farmers' Market, upscale boutiques, and acclaimed restaurants along San Vicente, while also enjoying convenient access to Westwood, UCLA, Century City, Santa Monica, and Beverly Hills.

42,000

AREA
POPULATION

\$120,000

MED HH
INCOME

\$1.2M

MED HOME
SALE PRICE

REGIONAL CONNECTIVITY



ECONOMIC OVERVIEW

Brentwood benefits from the strength and diversity of the broader Westside economy, supported by a powerful mix of technology, entertainment, media, healthcare, education, finance, and professional services industries. The area's proximity to major employment centers throughout West Los Angeles, Westwood, Century City, and Santa Monica provides residents with convenient access to a highly diversified employment base, while the neighborhood's affluent residential profile and exceptional quality of life continue to support strong housing demand.

A major economic driver for the surrounding area is the concentration of world-class educational, medical, corporate, and professional institutions located throughout the Westside. UCLA and UCLA Health serve as major anchors in nearby Westwood, while Century City provides a significant concentration of corporate headquarters, financial institutions, law firms, entertainment companies, and professional services.

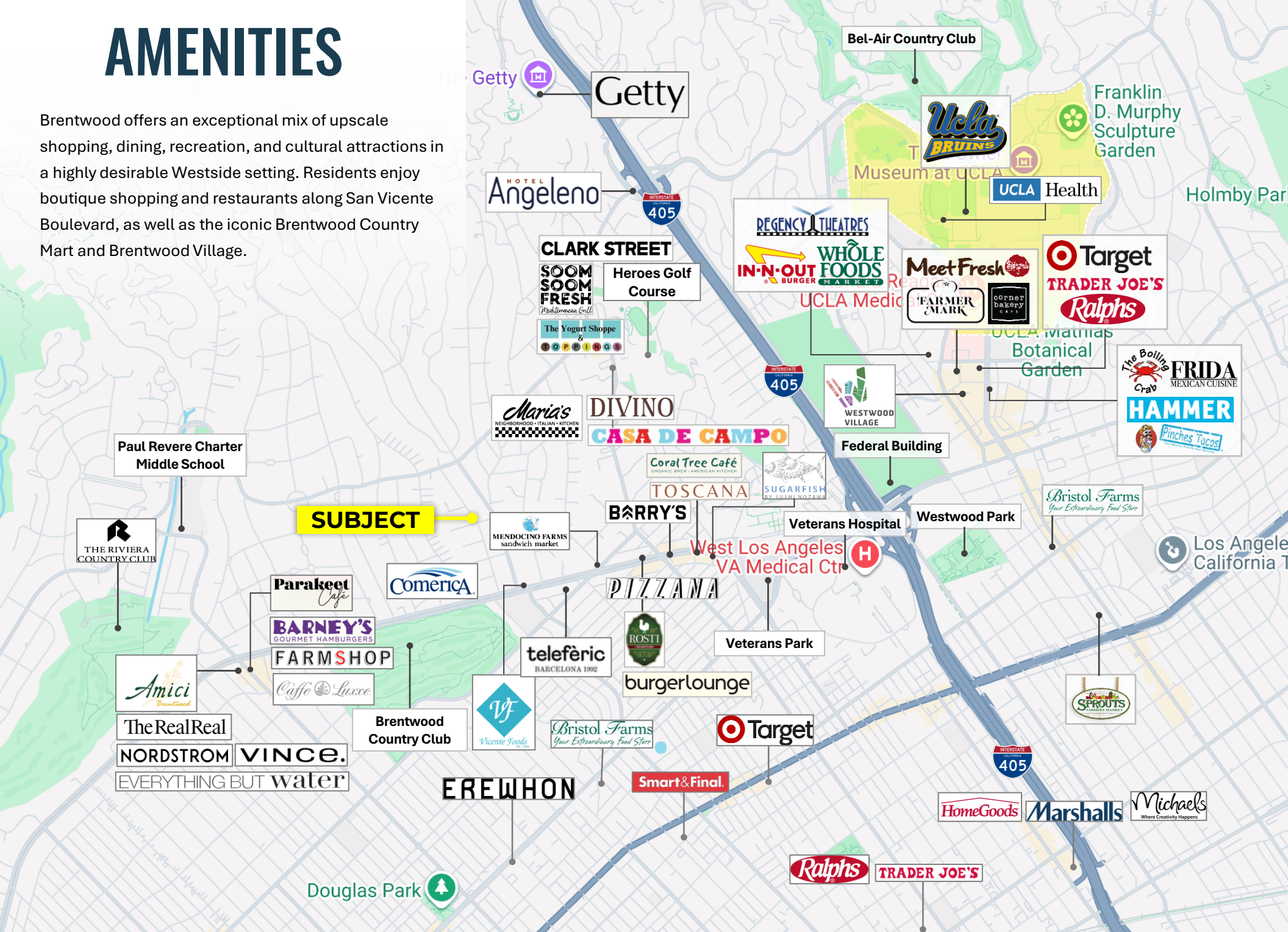
PRIME LOCATION

This combination of high-income employment, limited housing supply, premier educational and medical institutions, and proximity to the Pacific Ocean and Los Angeles' most desirable neighborhoods has established Brentwood as one of the Westside's most resilient residential submarkets. The neighborhood's location provides residents with convenient access to major employment centers while maintaining a highly desirable residential environment, supporting sustained renter demand and long-term investment appeal.



AMENITIES

Brentwood offers an exceptional mix of upscale shopping, dining, recreation, and cultural attractions in a highly desirable Westside setting. Residents enjoy boutique shopping and restaurants along San Vicente Boulevard, as well as the iconic Brentwood Country Mart and Brentwood Village.



PRIME CORRIDOR

The nearby Century City corridor further strengthens the local economy as one of Los Angeles' premier office markets, home to major law firms, financial institutions, talent agencies, and entertainment companies. Key employers in the surrounding area include Creative Artists Agency, William Morris Endeavor, JPMorgan Chase, Goldman Sachs, and UBS. In addition, the presence of University of California, Los Angeles and the UCLA Health system provides a substantial and stable employment base tied to education, research, and healthcare services. West Los Angeles also benefits from exceptionally high barriers to entry, constrained land availability, and stringent development regulations that continue to limit new multifamily supply across the Westside.

Brentwood also benefits from its proximity to Santa Monica and the broader Silicon Beach technology and innovation corridor, further diversifying the area's employment base with technology, media, and creative industries. The Westside's limited land availability, high barriers to entry, and stringent development regulations continue to constrain new multifamily housing supply, creating a favorable environment for existing rental properties and supporting long-term housing demand throughout the Brentwood submarket.



Adjacent Culver City



Westfield Mall



Platform Mall

CLOSE PROXIMITY

Westwood is a walkable westside neighborhood home to University of California, Los Angeles and many other businesses in its prominent skyline. The neighborhood is comprised of a large and generally young community due to the proximity to UCLA. The area also features excellent connectivity thanks to the Phase 3 Purple Line Metro Extension.

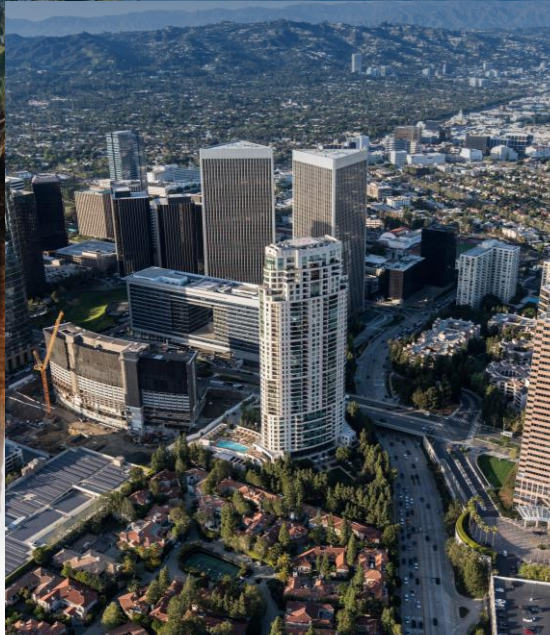
Westwood



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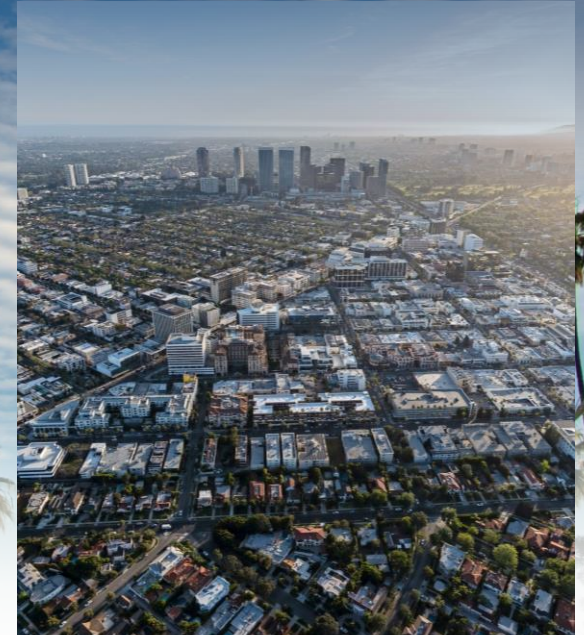
A compact commercial district surrounding Fox Studios, Century City is marked by sleek high-rise hotels, condos and offices. Power-lunching entertainment industry executives choose from chic New American restaurants, Italian bistros and casual cafes. Westfield Century City is a sprawling, modern outdoor shopping complex with upscale retailers.

Century City



Beverly Hills is a city in Los Angeles County, California, United States, surrounded by the cities of Los Angeles and West Hollywood. The city is known for being one of the wealthiest neighborhoods and containing the city's most extravagant retailers and restaurants. The city attracts tourists from all over the world looking for its celebrity attractions and an unparalleled shopping experience.

Beverly Hills



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