

# Prime Hollywood Location One Block From Paramount Studios



**5212 MELROSE AVENUE, HOLLYWOOD, CA 90038**  
**Development Opportunity – Vacant Land**

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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## PROPERTY HIGHLIGHTS

Price Call for details

APN # 5522-003-003

Zoning C2-1

Land +/- 12,421 SF

TOC Tier 2

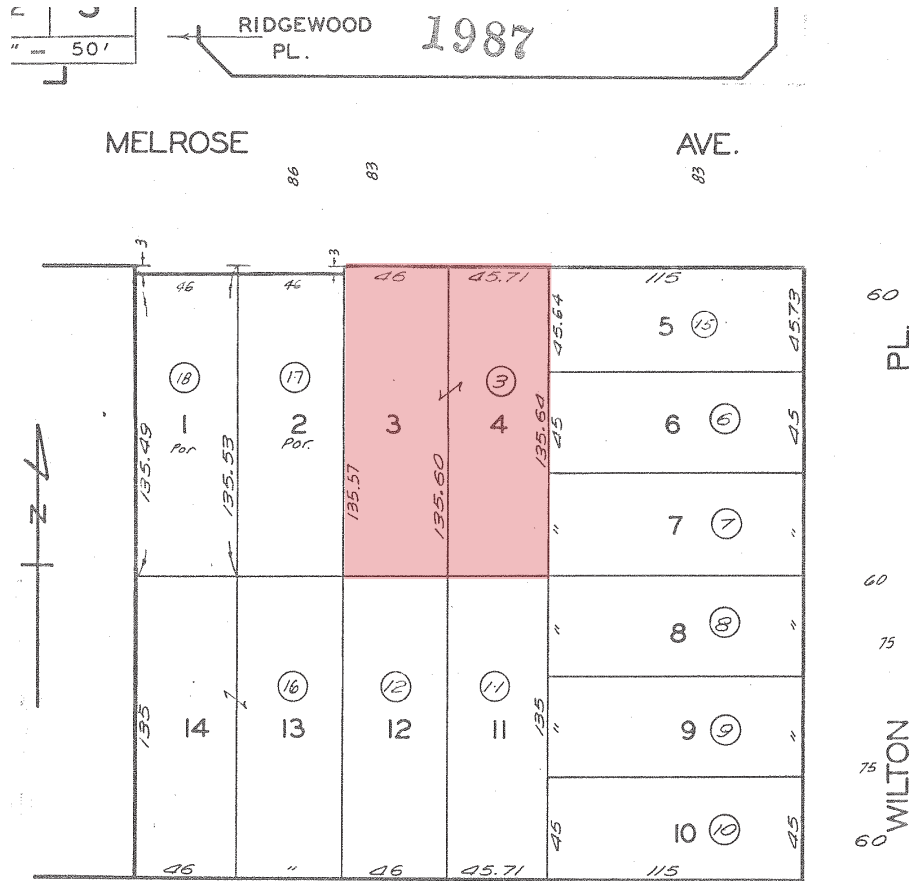


## INVESTMENT HIGHLIGHTS

- ◎ Rare Hollywood development opportunity near **Paramount Studios, Raleigh Studios and Larchmont Village**
  - ◎ **Vacant land**
  - ◎ Ideal for Small Lot subdivision Ordinance ("SLO") townhome development
  - ◎ Townhomes are considered to be one of the most active and sought-after types of residential development in the greater LA area
  - ◎ Adjacent to Osteria La Buca, a highly acclaimed Italian restaurant/bar
  - ◎ Billboard income
  - ◎ Located in Tier 2 TOC (per ZIMAS)
  - ◎ AB 2334 site (per ZIMAS) - allows unlimited density and additional height for eligible affordable housing projects
  - ◎ Walk score 90 out of 100 (Walker's Paradise)
  - ◎ Located in an area experiencing tremendous growth due to its desirable proximity to the studios and well-paying jobs as well as Melrose and Larchmont Village amenities
  - ◎ Paramount Studios' master plan for a major internal expansion to add 1.4M SF has been approved
- \*Proforma for development of 9 SLO townhomes available upon request.*



# PARCEL MAP







## DEMOGRAPHIC HIGHLIGHTS

WITHIN 5 MILES

Estimated Average Household Income (2023)	\$112,953
Estimated Median Household Income (2023)	\$78,954
Total Population 2023	1,060,000
Total Households 2023	489,757

## NEIGHBORHOOD HIGHLIGHTS



Walk Score®

90

Walker's Paradise



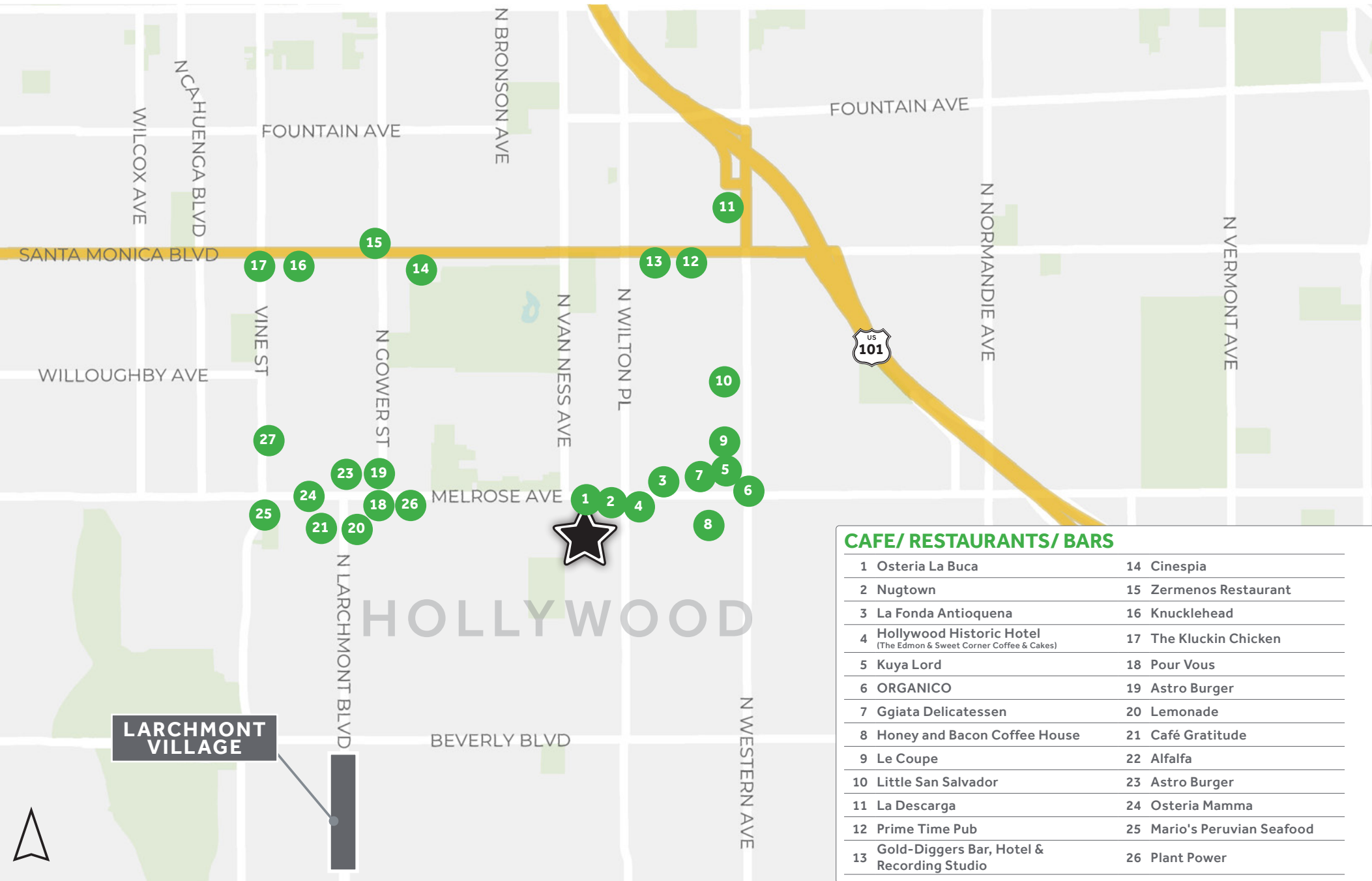
Transit Score®

55

Good Transit

Source: NAI Capital Research; Applied Geographic Solutions

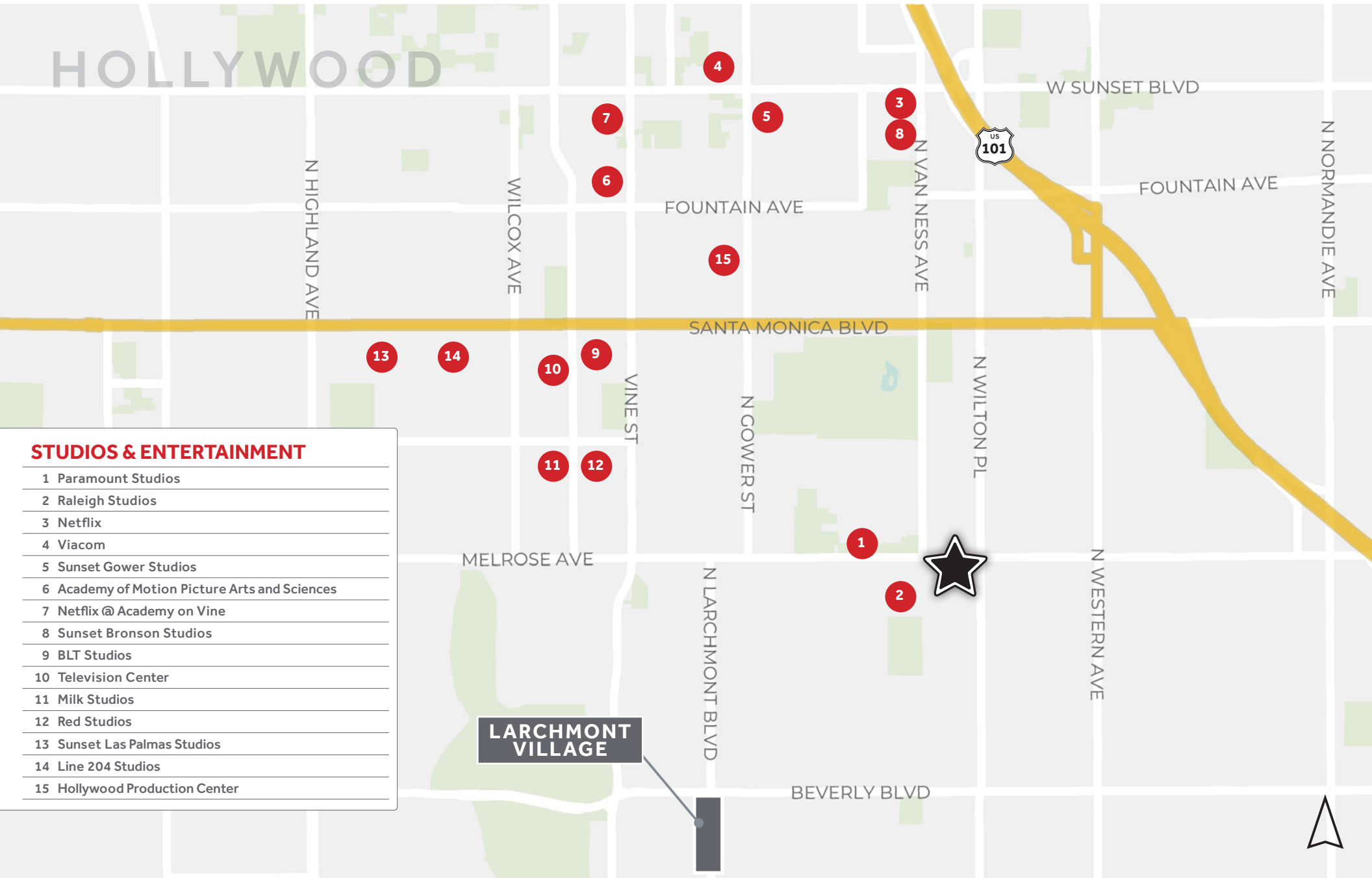
## AMENITIES MAP



### CAFE/ RESTAURANTS/ BARS

1 Osteria La Buca	14 Cinespia
2 Nugtown	15 Zermenos Restaurant
3 La Fonda Antioquena	16 Knucklehead
4 Hollywood Historic Hotel (The Edmon & Sweet Corner Coffee & Cakes)	17 The Kluckin Chicken
5 Kuya Lord	18 Pour Vous
6 ORGANICO	19 Astro Burger
7 Ggiata Delicatessen	20 Lemonade
8 Honey and Bacon Coffee House	21 Café Gratitude
9 Le Coupe	22 Alfalfa
10 Little San Salvador	23 Astro Burger
11 La Descarga	24 Osteria Mamma
12 Prime Time Pub	25 Mario's Peruvian Seafood
13 Gold-Diggers Bar, Hotel & Recording Studio	26 Plant Power

## NEARBY STUDIOS MAP





## NEARBY DEVELOPMENTS MAP



# PRIME HOLLYWOOD LOCATION ONE BLOCK FROM PARAMOUNT STUDIOS

## 5212 Melrose Avenue, Hollywood

### EXCLUSIVELY LISTED BY:

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