



Reduced to \$1,075,000

Opportunity Zone

**6833 Simpson Ave.
North Hollywood, CA 91605**

**PARTNERSCRE
SVIDLER**

Redevelopment Opportunity on a 60 x 131 foot Lot
7,905 SF Lot | Zoned RD1.5 | \$136/SF of Land | In the Burbank Airport Area



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6833 Simpson Ave.

Property Overview

PartnersCRE is proud to present for sale a redevelopment opportunity in the **North Hollywood** area near **Burbank Airport**.

Boasting **7,905 SF of land** with **60 feet of frontage**, this **RD1.5 Tier 2 TOC** lot comes with **Entitlements** for **48 Affordable Units**, which can be provided as they currently are, in their early stage of submittal and design.

The property features an **Ellis'd vacant duplex**, situated in a Low Medium II Residential General Plan area, in an **Opportunity Zone (QOZ)**, benefitting from a **High Quality Transit Corridor** within half a mile, and from a **Transit Oriented Incentive Area (TOIA) 1**.

Utilize the duplex for conventional financing, while renting it out short term while designing the perfect project with the new rules allowing you to maximize what can be built on site, or focus on market rate units with some low income offerings, adding ADUs and blending into the neighborhood!

Just north of the **NoHo Arts District**, with easy access to the Airport and the concentration of jobs in the area, the **170 freeway**, the new NoHo West, **markets, nightlife** and just about anything that your future tenants may be looking for, the area has seen a tremendous rebirth over the last two decades.

The existing Project will not be delivered RTI, but with today's streamlined submittal process, get ready to break ground in no time at all with the existing Project or a brand new design!

Area at a Glance

Burbank Airport

Minutes from flights, jobs, and regional connectivity.

NoHo West / NoHo Arts District

Cultural hub filled with theaters, galleries, dining and nightlife.

Metro Station - G (Orange) and B (Red) Lines

Seamless access to LA's expanding Metro Rail network.

North Hollywood Near Burbank Airport

\$1,075,000

\$1,150,000

\$136/SF

Price Per SF of Land

7,905 SF

Lot Area

60 x 131

Lot Dimensions

RD1.5 Tier 2 TOC

Zoning

2321-019-005

APN

QOZ & TOIA1

Area Features

2 + 1 & 1 + 1

Existing Duplex @ 1,312 SF

Property at a Glance

Entitled for 48 Affordable Units - NOT RTI

Opportunity Zone

Build Market Rate with ADUs, Low Income, Etc

High Quality Transit Corridor w/in Half Mile

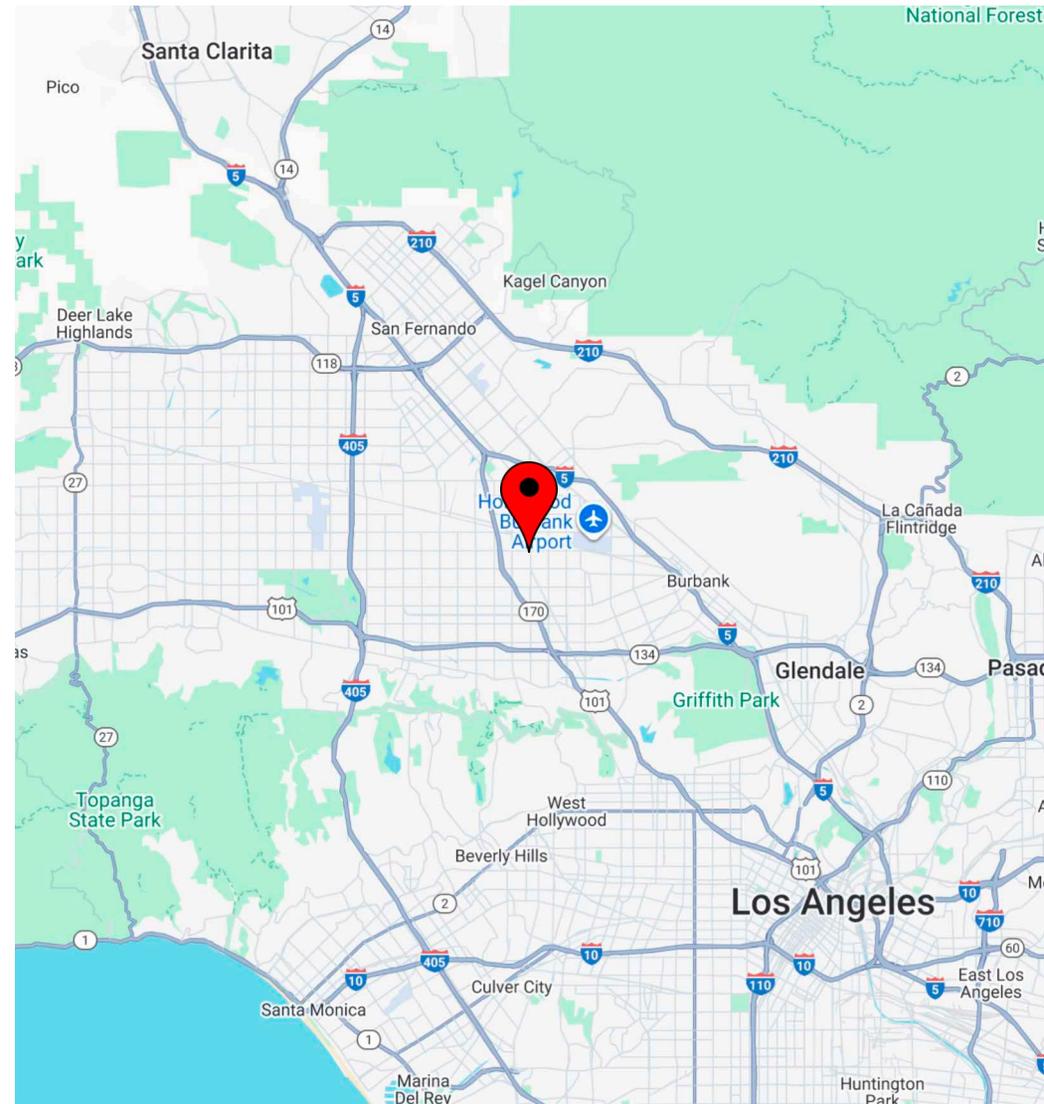
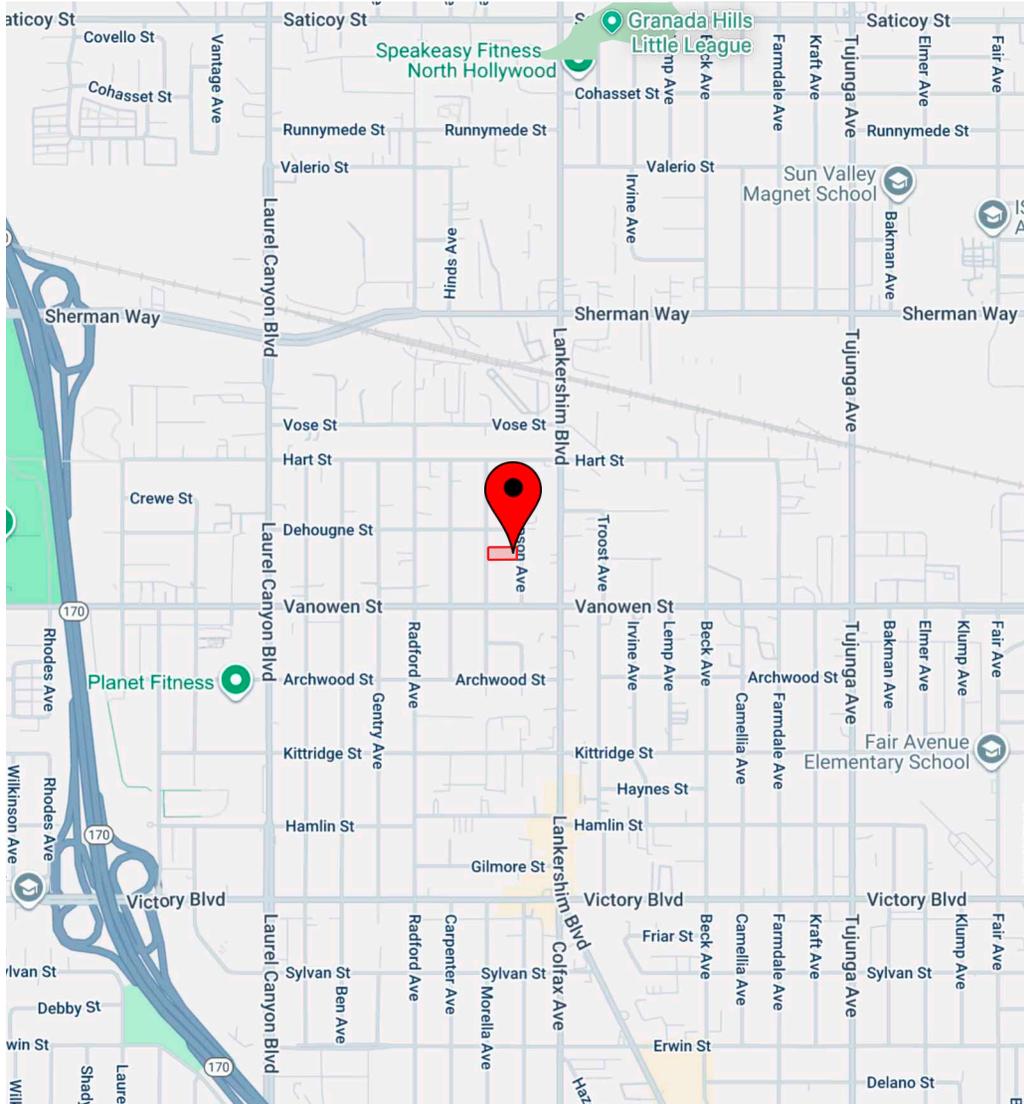
Transit Oriented Incentive Area 1

Low Medium II Residential General Plan

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6833 Simpson Ave.

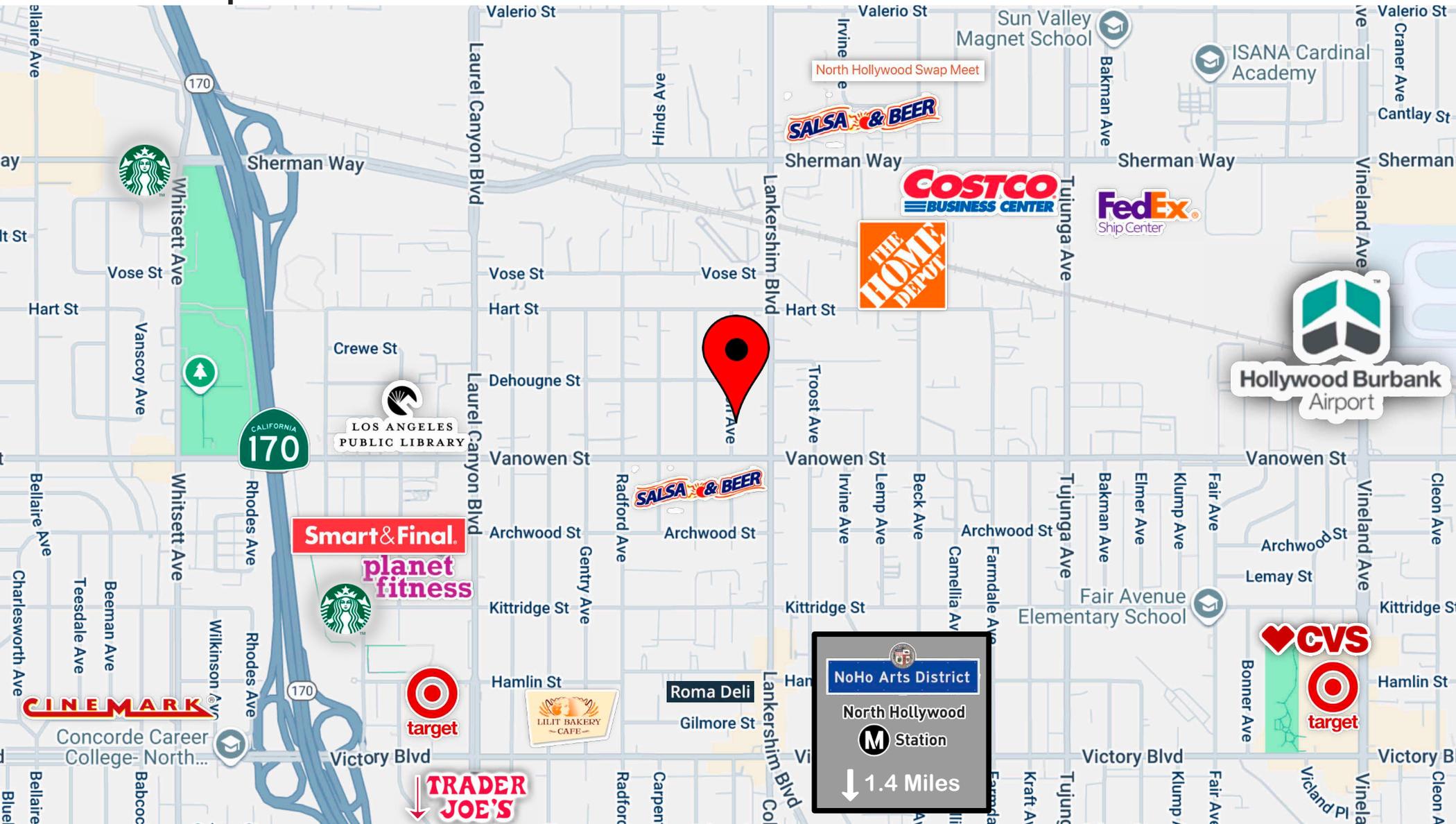
Maps



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Area Map



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6833 Simpson Ave.

Walk Score

Walk Score
76

Very Walkable

Most errands can be accomplished on foot.

Transit Score
52

Good Transit

Many nearby public transportation options.

Bike Score
68

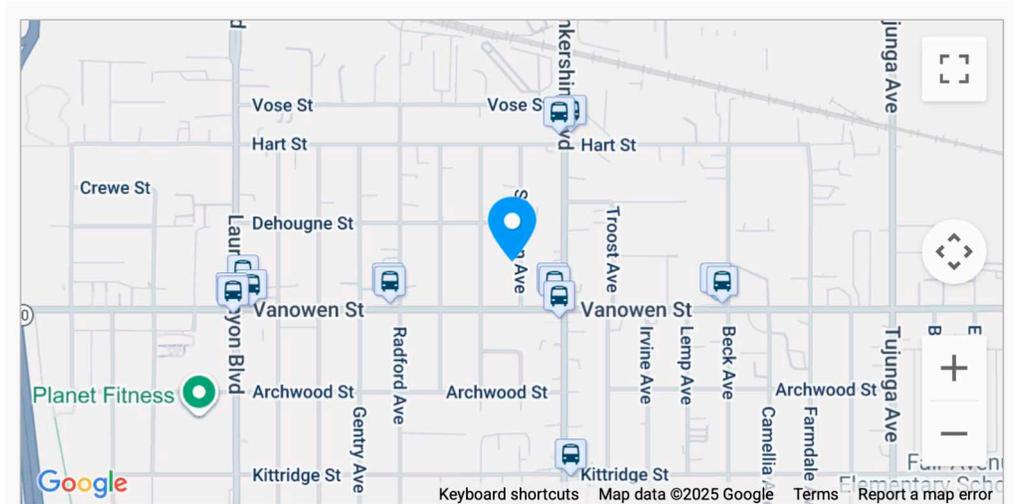
Bikeable

Some bike infrastructure.

About this Location

6833 Simpson Avenue has a **Walk Score of 76 out of 100**. This location is Very Walkable so most errands can be accomplished on foot.

This location is in the North Hollywood North East neighborhood in Los Angeles. Nearby parks include Valley Plaza Park and Victory-Vineland Recreation Center.



Bus lines:

165 Metro Local Line	0.1 mi	North Hollywood Countercl...	0.1 mi
North Hollywood Clockwise ...	0.1 mi	152 Metro Local Line	0.1 mi
224 Metro Local Line	0.1 mi	230 Metro Local Line	0.4 mi
162 Metro Local Line	0.4 mi		

Walk Score® 

<https://www.walkscore.com/score/6833-simpson-ave-los-angeles-ca-91605>

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Opportunity Zone



Opportunity Zones are census tracts added to the federal tax code that must meet one of three criteria under the definition of “low-income community” in Internal Revenue Code Section 45D(e). These criteria are defined by both poverty and median family income.

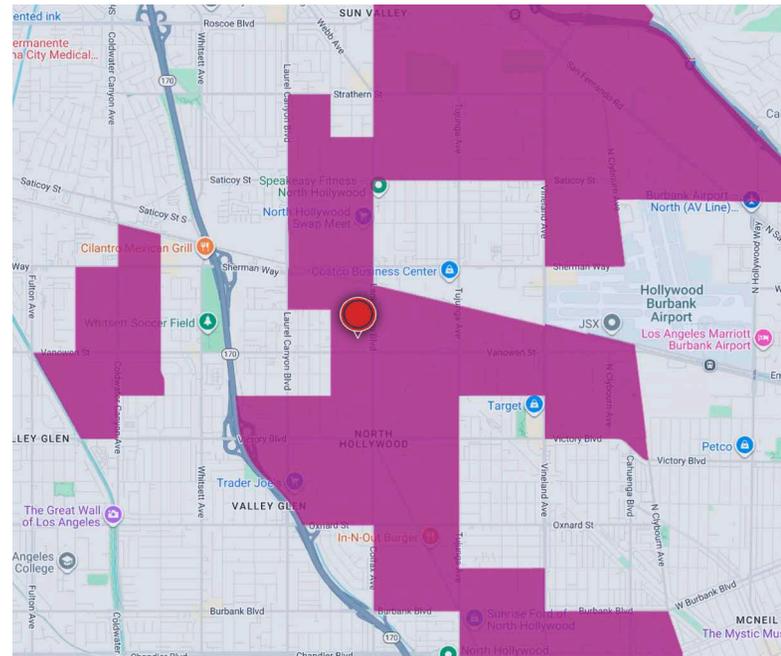
Opportunity Zones incentivize investment and economic development in distressed communities by providing federal tax benefits to investors for qualified uses. The incentive enables a temporary deferral on capital gains for qualified investments through a Qualified Opportunity Fund (QOF) established with the Internal Revenue Service (IRS).

Investors can defer federal capital gains taxes on the invested gain amounts until there is an event that reduces or terminates the qualifying investment in the QOF, or December 31, 2026, whichever is earlier. In addition, if the investor holds the investment in the QOF for at least 10 years, the investor is not required to pay federal capital gains taxes on any realized gains from the investment. All QOFs must hold at least 90 percent of assets in qualifying Opportunity Zone properties or businesses.

For further details, please refer to the website of California Community & Place-Based Solutions.

[Click Here for Further Details](#)

[Click Here to Search Map Below](#)



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6833 Simpson Ave.

Survey

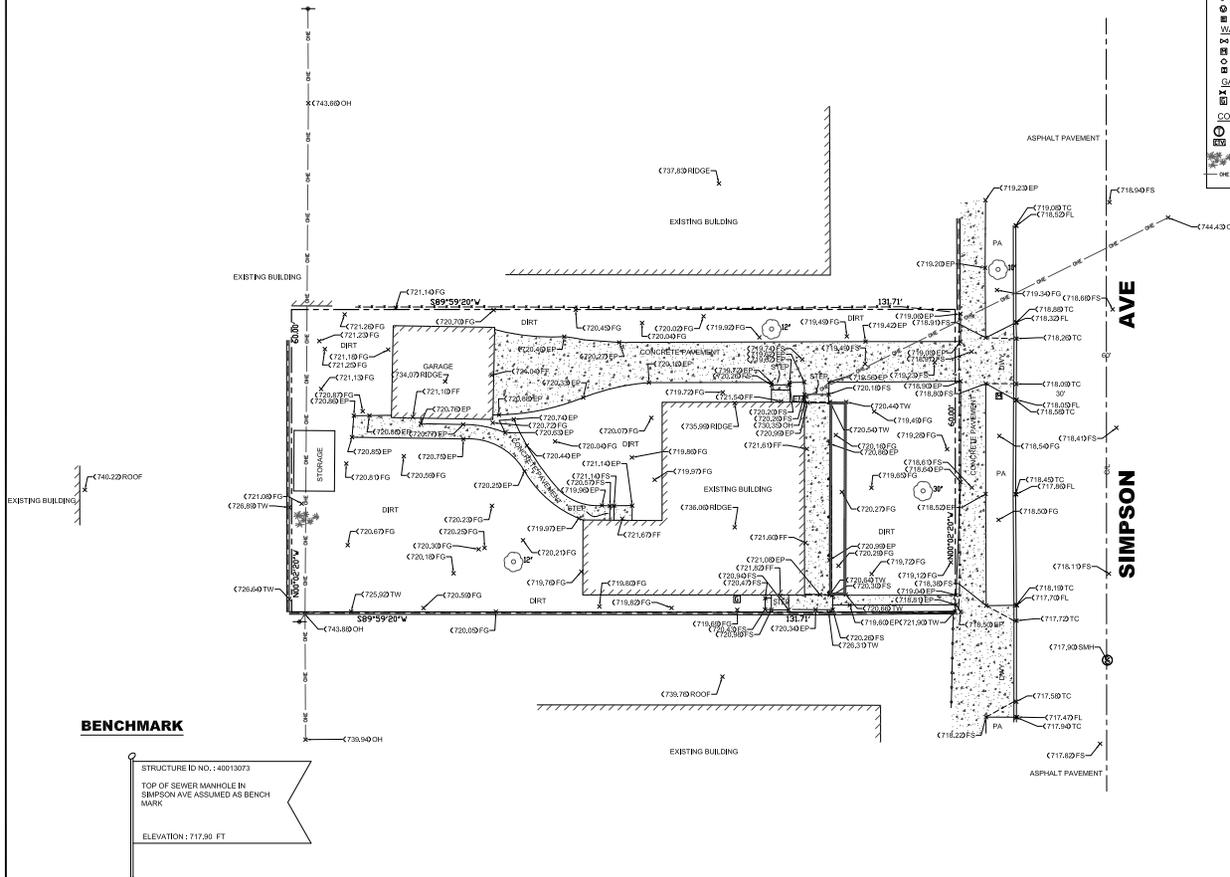
LEGAL DESCRIPTION:

LOT 97 OF TRACT NO. 8024 - IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 64 PAGE 66 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 2321-039-005

NOTES:

1. THE LEGAL DESCRIPTION, BOUNDARIES SHOWN HEREON ARE PER RECORD DATA.
2. FOR PLOT THE EASEMENT IF ANY, OWNER NEED TO PROVIDE HYPER LINK OF PRELIMINARY TITLE REPORT.

LEGEND		
SANITATION	MISCELLANEOUS	ABBREVIATIONS
<ul style="list-style-type: none"> ○ MAINTENANCE HOLE ○ SEWER MANHOLE ○ SEWER CLEANOUT ○ STORM WATER ○ STORM DRAIN MH ○ CATCH BASIN ○ POWER ○ POWER MH ○ GUY WIRE ○ ELEC. MENT ○ ELECTRIC PULLBOX ○ WATER VALVE ○ FIRE HYDRANT ○ PULLBOX (PROTECTION) ○ GAS ○ GAS VALVE ○ GAS METER ○ TELEPHONE MH ○ CABLE T.V. BOX ○ MULTI TRUNK ○ OH - OVER HEAD WIRE 	<ul style="list-style-type: none"> ○ MONITORING WELL ○ SIGN ○ GUARD POST ○ NEWS STAND ○ PARKING METER ○ HANDICAP ACCESS ○ MAIL BOX ○ FD MONUMENT AS NOTED ○ SPOT ELEVATION ○ AREA LIGHT ○ PLASTIC FENCE ○ WOOD FENCE ○ CHAIN LINK FENCE ○ WINDLIGHT IRON FENCE ○ STONE WALL ○ CONCRETE BLOCK WALL ○ BOUNDARY LINE ○ CONCRETE PAVEMENT ○ ASPHALT PAVEMENT ○ BRICK PAVEMENT ○ TREE ○ SIZE IN INCHES ○ 22" OAK TREE ○ PALM TREE 	<ul style="list-style-type: none"> CB = CATCH BASIN CL = CENTERLINE CF = CURB FACE CLF = CHAIN LINK FENCE CONC = CONCRETE DWV = DRIVEWAY EG = EDGE OF GUTTER ELC = ELECTRIC EP = EDGE OF PAVEMENT FF = FINISHED FLOOR FG = FINISHED GRADE FL = FLOW LINE FP = FINE PLACE FS = FINISHED SURFACE GV = GAS VALVE PA = PLANTER AREA PD = PARKWAY DRAIN RRT = ROAD/ROAD TIE TC = TOP OF CURB TW = TOP OF WALL TPP = TOP OF PARAPET
COMMUNICATIONS	TRAFFIC CONTROL	
<ul style="list-style-type: none"> ○ TELEPHONE MH ○ CABLE T.V. BOX ○ MULTI TRUNK ○ OH - OVER HEAD WIRE 	<ul style="list-style-type: none"> ○ LIGHT STANDARD ○ STREET LIGHT ○ TRAFFIC STANDARD ○ LIGHT & TRAFFIC STANDARD ○ TRAFFIC SIGNAL PULLBOX ○ ELECTRIC METER 	



TOPOGRAPHY SURVEY
6833 SIMPSON AVE. NORTH HOLLYWOOD 91605

DATE: 03/13/2024
SCALE: 1" = 10'
SHEET NO.:
TS-1
SHEET 1 OF 1

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6833 Simpson Ave.

ZIMAS



City of Los Angeles Department of City Planning

2/27/2026 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

6833 1-48 N SIMPSON AVE

ZIP CODES

91605

RECENT ACTIVITY

ADM-2025-207-DB-HCA-RED1

CASE NUMBERS

CPC-2010-589-CRA

CPC-1986-446-GPC

ORD-165108-SA710

ND-84-395-ZC-HD

Address/Legal Information

PIN Number	1838169 541
Lot/Parcel Area (Calculated)	7,905.0 (sq ft)
Thomas Brothers Grid	PAGE 532 - GRID H5
Assessor Parcel No. (APN)	2321019005
Tract	TR 6024
Map Reference	M B 64-66
Block	None
Lot	97
Arb (Lot Cut Reference)	None
Map Sheet	1838169

Jurisdictional Information

Community Plan Area	North Hollywood - Valley Village
Area Planning Commission	South Valley APC
Neighborhood Council	NORTH HOLLYWOOD NORTH EAST NC
Council District	CD 2 - Adrin Nazarian
Census Tract #	1232.03000000
LADBS District Office	Van Nuys

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	RD1.5-1
Zoning Information (ZI)	ZI-2512 Housing Element Sites
General Plan Land Use	Low Medium II Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None

RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Subareas	No
Adaptive Reuse Program	Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee	
Residential Market Area	Medium
Non-Residential Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 2
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	1
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Low
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No

Assessor Information

Assessor Parcel No. (APN)	2321019005
APN Area (Co. Public Works)*	0.181 (ac)
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less
Assessed Land Val.	\$66,937
Assessed Improvement Val.	\$260,100
Last Owner Change	03/19/2024
Last Sale Amount	\$1,000,000
Tax Rate Area	8856
Deed Ref No. (City Clerk)	824386
	8-161
	8-160
	8-158
	334334
	0178488
	0178487
Building 1	
Year Built	1946
Building Class	D5
Number of Units	2
Number of Bedrooms	3
Number of Bathrooms	2
Building Square Footage	1,312.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3

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Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 2321019005]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	Needs Review
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.7411152
Nearest Fault (Name)	Verdugo
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	0.50000000
Slip Geometry	Reverse
Slip Type	Unconstrained
Down Dip Width (km)	18.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	45.00000000
Maximum Magnitude	6.90000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None

Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	None
Housing	
Rent Stabilization Ordinance (RSO)	Yes [APN: 2321019005]
Ellis Act Property	Yes
Date Filed on	2024-05-23
Address	6833 N SIMPSON AVE
APN	2321019005
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.3
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	Valley
Division / Station	North Hollywood
Reporting District	1515
Fire Information	
Bureau	Valley
Battalion	14
District / Fire Station	89
Red Flag Restricted Parking	No

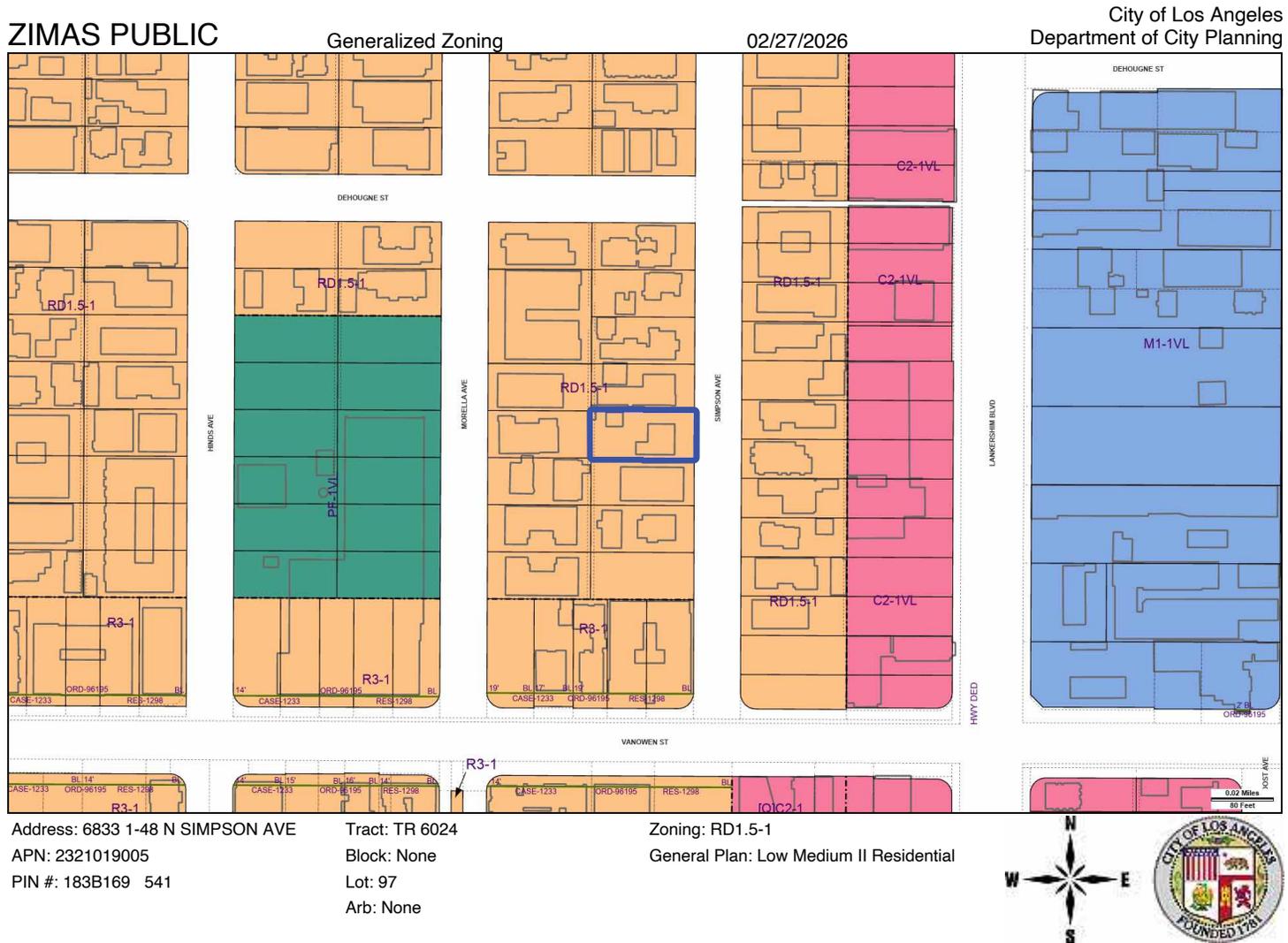
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DRE 01884474

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kw
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