

137 N DOHENY DR

LOS ANGELES, CA 90048

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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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01

EXECUTIVE SUMMARY

137 DOHENY IS A ONE-OF-A-KIND LUXURY ASSET now offered for sale — brand-new construction, built to condo specs, and situated in one of West Hollywood’s most sought-after neighborhoods. Each 4 bedroom 3.5 bathroom residence occupies an entire floor with private, coded elevator access, offering unmatched privacy and exclusivity. With all the heavy lifting complete, the property is primed for a buyer to finalize the condo map and realize significant upside through individual unit sales. In a market with virtually no new supply and sustained end-user demand, Doheny offers a rare chance to unlock premium exit pricing while holding a design-forward, zero-maintenance asset in the interim. This is not just a multifamily building- it’s a ready-made path to condo sellout profits in a blue-chip location.



TROPHY LOCATION

Prime Doheny Drive Corridor



BRAND NEW CONSTRUCTION

Built to Condo Specs



EXCEPTIONAL LONG-TERM VALUE

with Zero Deferred Maintenance



02 PROPERTY OVERVIEW

NAI Capital, The Oppenheim Group, and LA Luxuries are proud to present the Doheny Apartments — a rare offering where timeless elegance meets cutting-edge design in one of Los Angeles' most coveted enclaves.

FINANCIALS



SALES PRICE
\$16,495,000



CAP
4.7



COST PER SQFT
\$625



GROSS INCOME
\$980,892

DETAILS



APN
4335-006-027



BUILDING SIZE
26,365



UNITS
5

03 GALLERY





04 AREA OVERVIEW

This newly built architectural masterpiece blends sleek, modern design with timeless elegance, nestled in one of Los Angeles' most coveted neighborhoods. Ideally located near the vibrant heart of Beverly Boulevard, it sits just steps from the legendary Four Seasons Hotel. Convenience is unmatched, Bristol Farms is directly across the street, while Beverly Boulevard itself offers a curated mix of high-end boutiques, renowned art galleries, and stylish shops just moments away. In addition, world-class dining and entertainment are within easy reach, including hotspots like Stella, Il Pastaio, Cipriani, Rodeo Drive, and the iconic Sunset Strip, offering a lifestyle defined by luxury, sophistication, and accessibility.

05 CONDO CONVERSION HIGHLIGHTS

- **Built to Condo-Grade Specs:**

Each unit spans approximately 3,100 SF and occupies a full floor with direct, coded elevator access ~ an ideal layout for individual ownership.

- **Turnkey Opportunity:**

Minimal upgrades may be required to meet HOA or city-specific condo conversion standards, as the finishes, systems, and overall layout are already aligned with modern condo expectations.

- **High-End Market Demand:**

With limited new condo inventory in the area and strong demand for luxury ownership opportunities near Beverly Hills, this property is positioned to command premium resale values.

- **Paperwork Finalization:**

The conversion process is primarily administrative ~offering a buyer the chance to finalize the condo map, establish an HOA, and proceed with separate sales of each unit.

- **Exit Strategy Flexibility:**

Whether selling all units individually, retaining one as a personal living space, the strategy can be tailored to the buyer's preferred timeline and investment goals.

—
This is a rare chance to own a fully leased, luxury-grade asset with condo-conversion upside in one of LA's most desirable zip codes. Finalize the process, unlock ownership value, and capitalize on individual unit sales in a trophy location.



\$4.20M

2 bds | 3 ba | 2,004 sqft - Sold

8899 Beverly Blvd #7C, Los Angeles, CA 90048



\$5.00M

3 bds | 4 ba | 3,366 sqft - Sold

425 N Palm Dr #501, Beverly Hills, CA 90210



\$4.10M

3 bds | 4 ba | 3,578 sqft - Sold

460 N Palm Dr UNIT 205, Beverly Hills, CA 90210



\$3.95M

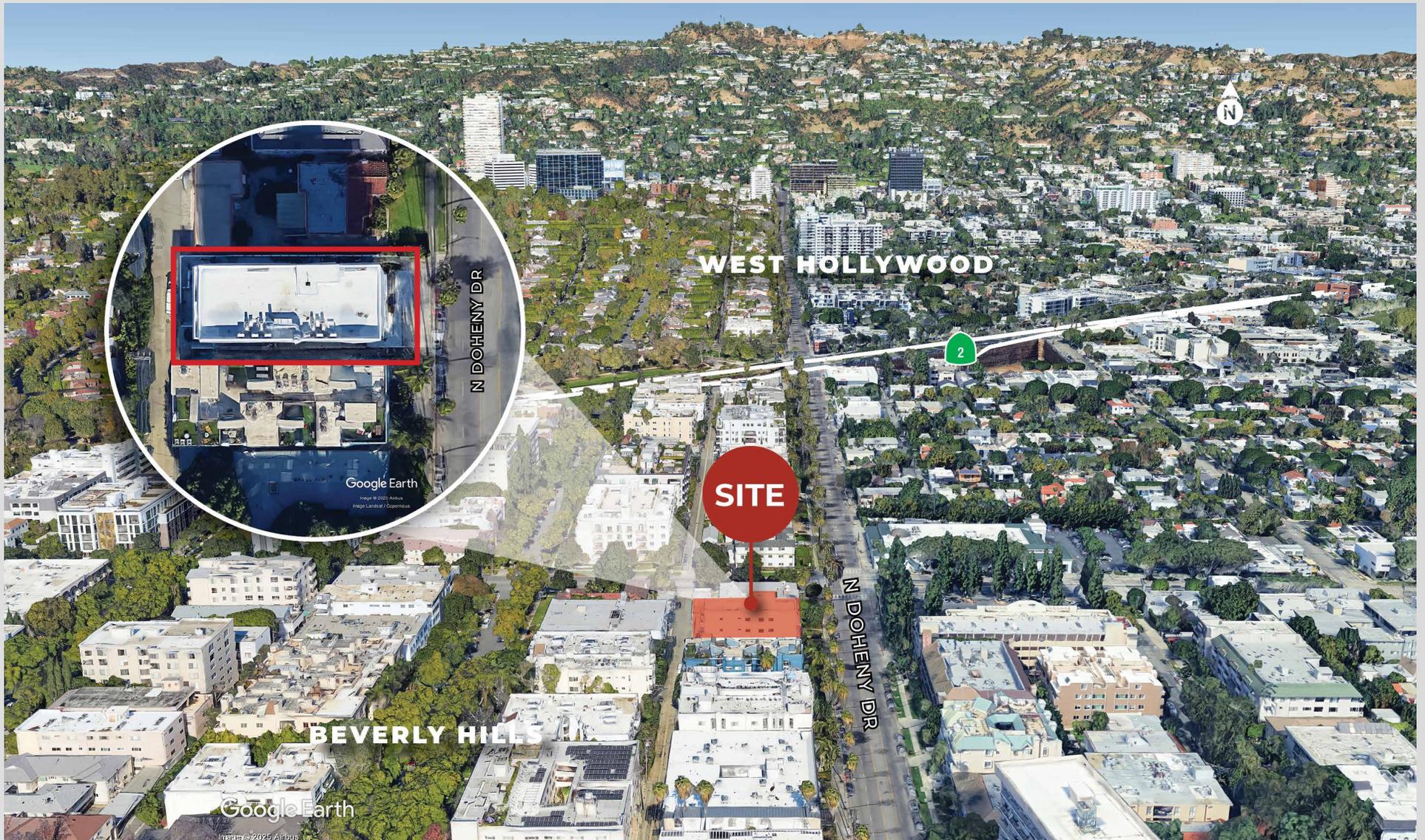
3 bds | 5 ba | 3,937 sqft - Sold

447 N Doheny Dr APT 402, Beverly Hills, CA 90210

05 LOCATION

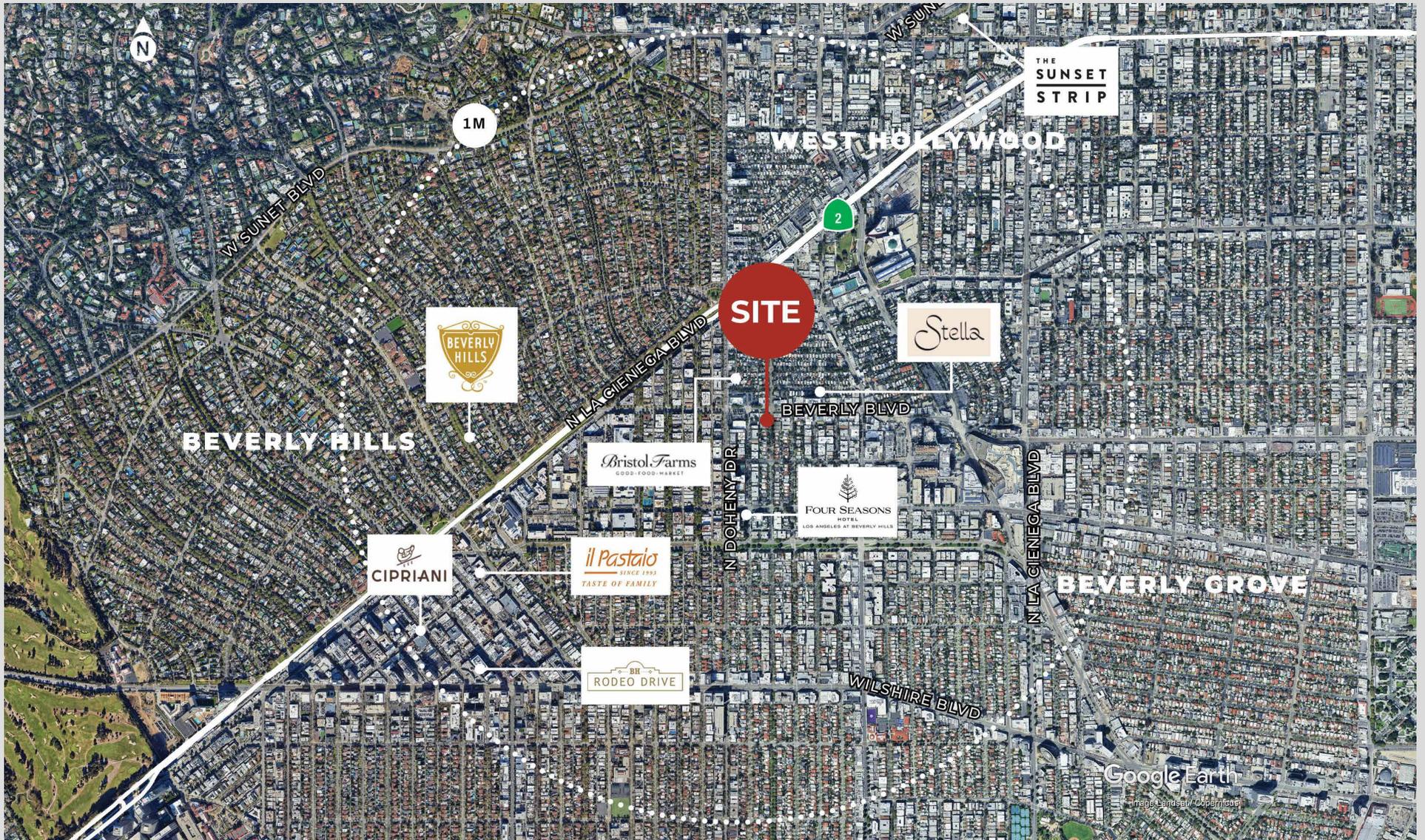


06 AERIAL



07

PROXIMITY



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LISTING BROKERS

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