

**FOR SALE**

**4121-4129 BEVERLY BLVD, LOS ANGELES CA 90004**



**5,900 SF +/- RETAIL BUILDING ON 10,980 SF LOT  
OWNER-USER | DEVELOPMENT OPPORTUNITY**

**SHANNA NAIM | SKYVIEW RE | 310.935.1401 | SNAIM@SKYVIEWREP.COM | CA DRE# 02107741**

# FOR SALE

4121-4129 BEVERLY BLVD, LOS ANGELES CA

# PROPERTY HIGHLIGHTS

4121-4129 Beverly Blvd presents a unique opportunity to acquire a retail property on a corner lot with versatile potential for owner-users, investors, or developers. Situated in the heart of Koreatown, this prime location offers significant upside for any investor. The property can function as a covered land play, generating income while a developer works to unlock the zoning rights and density incentives through the ED-1 and Tier III TOC zoning designations.

- CORNER LOT
- EXCELLENT VISIBILITY
- PARKING IN REAR
- COVERED LAND PLAY
- CAN BE DELIVERED LEASED OR VACANT

<b>ADDRESS</b>	4121-4129 BEVERLY BLVD
<b>COUNTY</b>	LOS ANGELES
<b>SUBMARKET</b>	KOREATOWN
<b>BUIDING SF</b>	5,900 SF +/-
<b>LOT SF</b>	10,980 SF +/- (0.25 ACRES)
<b>OCCUPANCY</b>	Inquire for details
<b>ZONING</b>	C2-1, TIER 3 TOC, AND ED-1 ELIGIBLE
<b>ASKING PRICE</b>	CONTACT AGENT



\* Legal Disclaimer: All information is provided as a courtesy and is to be verified by prospective Buyers and Buyers agents.

**5,900 SF +/- COMMERCIAL PROPERTY ON 10,980 SF LOT**

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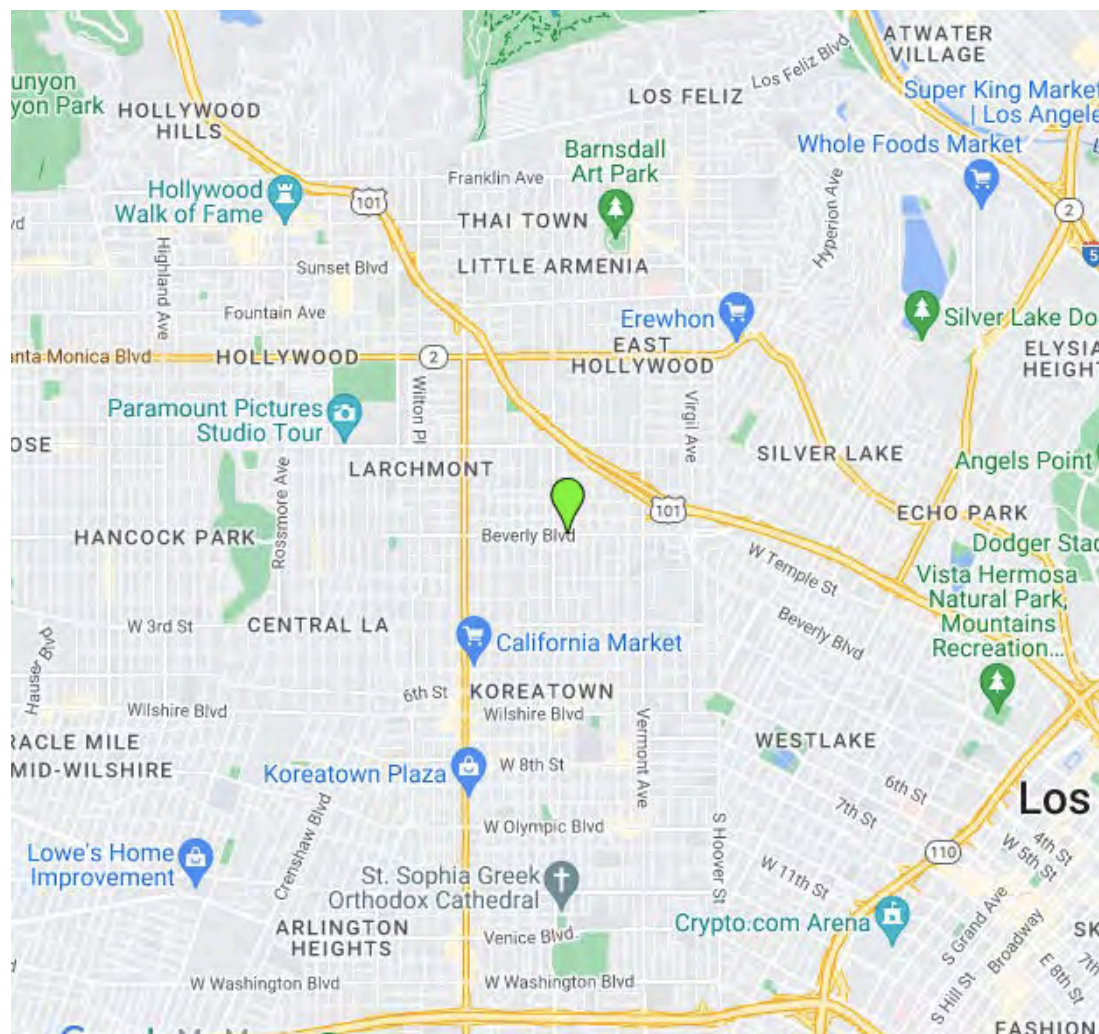
## 4121-4129 BEVERLY BLVD, LOS ANGELES CA

# LOCATION HIGHLIGHTS

### Location Highlights

Located in the heart of prime Koreatown, the property is strategically located between major thoroughfares, the Vermont Metro station, freeways, and easy access to surrounding sub markets such as Hollywood, Silverlake, Downtown LA, and more. The building is a corner lot, with excellent visibility and parking in rear.

Koreatown has become the epicenter of development in Los Angeles due to its proximity to surrounding areas and increased zoning incentives for builders. Owner-users can benefit from the surrounding retailers and density. Developers can expect to build in one of LA's most sought after areas offering live-work-play amenities.



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# ZONING HIGHLIGHTS

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▼ Planning and Zoning	
Special Notes	None
Zoning	C2-1
Zoning Information (ZI)	<a href="#">ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1</a>
Zoning Information (ZI)	<a href="#">ZI-2512 Housing Element Inventory of Sites</a>
Zoning Information (ZI)	<a href="#">ZI-2452 Transit Priority Area in the City of Los Angeles</a>
Zoning Information (ZI)	<a href="#">ZI-2374 State Enterprise Zone: Los Angeles</a>
General Plan Land Use	<u>Neighborhood Office Commercial</u>
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No



Property is zoned C2-1, Tier III TOC, and is ED-1 eligible allowing for expedited permitting processes, reducing requirements, and accelerating project timelines. ED-1 eligible properties often qualify for various tax and parking incentives and support. **All zoning matters to be individually assessed and verified by prospective Buyers.**

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FOR MORE INFORMATION, PLEASE CONTACT:

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Legal Disclaimer:

All information provided in this brochure is for marketing purposes only and is not guaranteed to be accurate. Prospective buyers are advised to independently verify all details such as square footage, zoning, and feasibility and shall conduct their own due diligence. Neither the marketing agency nor the agent will be held liable for any inaccuracies or omissions.