

5301 Sierra Vista  
Avenue

East Hollywood CA  
90029

## LAND LEASE WITH FUTURE DEVELOPMENT POTENTIAL

This property presents a lucrative  
**TWO-PHASE INVESTMENT  
OPPORTUNITY** with immediate income  
and future development in a thriving  
location.



**\$6,000,000**

Offering Price

Explore this exceptional investment opportunity and  
secure your stake in East Hollywood's bright future today!

For inquiries or additional information,  
please contact us at:

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# PROPERTY OVERVIEW

•APN: 2174-024-008  
Lot : 19,110 Square Feet  
Zoning: C2 – RD1.5  
TOC Tier 3  
Enterprise Zone



## 5-Year Lease in Place Projected Gross Annual Income and Cap Rate

- 2026: \$270,900 – 3.88% CAP Rate
- 2027: \$414,060 – 5.76% CAP Rate
- 2028: \$419,807 – 5.86% CAP Rate
- 2029: \$431,474 – 6.10% CAP Rate
- 2030: \$437,394 – 6.15% CAP Rate

This opportunity presents a unique Two-Phase prospect in East Hollywood: immediate income backed by the City of Los Angeles along with the potential for long-term residential development. Coupled with the area's robust amenities, excellent transit access, and vibrant cultural scene, the site is ideally situated to provide both community benefits and future growth.

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**Koenig Properties**

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Northridge CA 91325  
818.903.8088





# PROJECTED USE

The City of Los Angeles plans to develop a Tiny Home Village to provide temporary housing for those experiencing homelessness.

The images displayed below are for illustrative purposes only and do not represent actual photographs, as the project is currently under construction.



TINY HOME VILLAGES in Los Angeles provide a practical and compassionate response to homelessness by offering safe, dignified interim housing paired with supportive services. Developed by the City in partnership with nonprofit organizations, these villages transform underutilized land into secure communities of individual tiny homes with access to basic amenities and on-site services such as case management, housing navigation, employment assistance, and health support. This approach helps residents stabilize, regain independence, and transition toward permanent housing. At the same time, tiny home villages reduce unsheltered encampments, improve public health and safety, and deliver meaningful benefits to neighborhoods and the city as a whole.

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Success delivered.  
Wealth build.  
Investment returned.



## REPRESENTING INCOME PROPERTY OWNERS SINCE 1982



ED KOENIG, a Southern California native and Real Estate Broker has been representing Income Property Owners since 1982. With a sales volume nearing one billion dollars in total production he's no stranger to all aspects Real Estate. His client database includes first time investors to high profile clients, along with many large portfolio holders and reputable builders and developers in the Greater Los Angeles area. Ed and his team are committed to providing the elite service and attention that every client expects.

## DISCLAIMER

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