

2243 India Street Los Angeles, CA 90039



Spanish-Style Townhome Duplex | Prime Silver Lake Location & Moments from The Reservoir
Comprised of (2) 2+2 Townhomes Avg Approx. 1,350+ SF Each | Offered at \$505 per Foot

COMPASS

Table Of Contents

Property Overview	3 - 4
Property Photos	5 - 6
Neighborhood Info	8 - 15
Financials & Rent Roll	18 - 19
Sales Comparables	20 - 21
Rental Comparables	21 - 22



Property Overview

2243 India St 90039	
Offering Price	\$1,395,000
Number of Units	2
Price per Unit	\$697,500
Year Built	1931
Lot Size	7,067 SF
Building Size	2,764 SF
Price per Foot	\$505
Unit Mix	(2) 2+2 TH

Rent Roll			
Unit #	Unit Type	Current Rent	Market Rent
1	2 + 2 TH	\$1,675	\$4,000
2	2 + 2 TH	\$1,725	\$4,000
Monthly Gross Income		\$3,400	\$8,000



Property Highlights



- 2243 India presents an opportunity to acquire a character-rich, owner-user duplex in one of Silver Lake's most desirable residential pockets, positioned north of Sunset Blvd and directly adjacent to the heart of Atwater Village.
- The property sits within a quiet, architecturally diverse enclave of hillside and Craftsman-era homes, many of which command multi-million-dollar values, while remaining just a short walk from the Silver Lake Reservoir. Residents are also moments from the Glendale Blvd corridor, home to a mix of independent cafés, wine bars, and neighborhood restaurants, as well as Silver Ridge Plaza, anchored by a Whole Foods Market and daily essentials.
- Built in 1931, the Spanish-style property consists of two townhouse-style residences. Both units feature 2 beds and 2 baths, and average approx. 1,350+ SF each.
- The ground level of each residence includes a living room, dining area, kitchen, bedroom, and full bathroom, while the upper level is dedicated to a generous primary suite with additional office or flex space and an en-suite bathroom.
- The configuration is well suited for long-term owner-users seeking separation, privacy, and flexibility, whether occupying one unit while leasing the other or accommodating multi-generational living.
- At the rear of the lot sits a detached structure with two one-car garages, offering future value-add potential through garage conversion or the addition of accessory dwelling units above the existing garage footprint, subject to buyer verification.
- 2243 India combines timeless architecture, a walkable Silver Lake location, and long-term optionality in a setting that increasingly appeals to buyers prioritizing both lifestyle and flexibility.

Exterior Photography

2243 India - Silver Lake - 90039



Interior Photography

2243 India - Silver Lake - 90039



Neighborhood Overview



About Silver Lake



A Creative Neighborhood with Lasting Influence

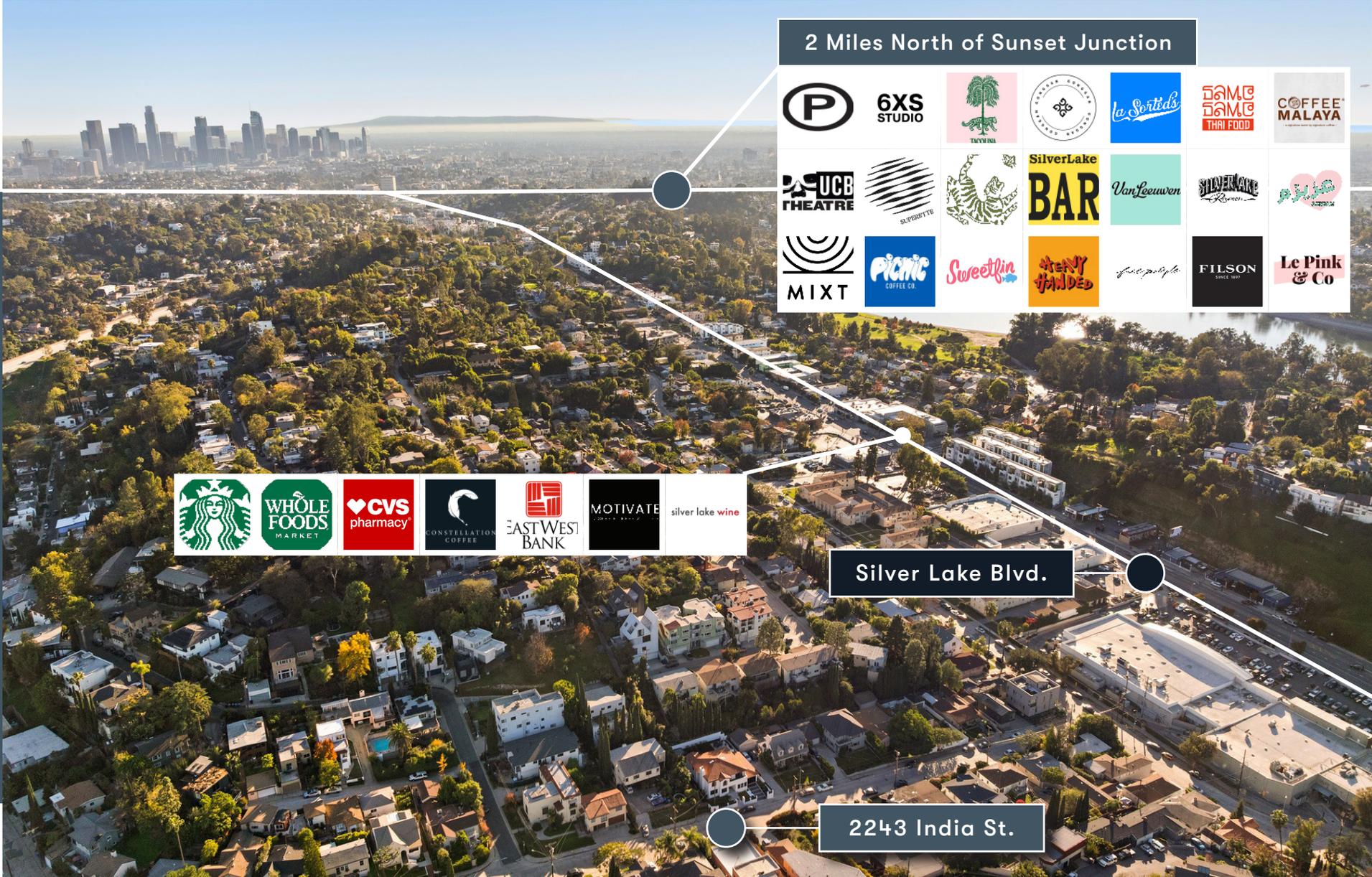
Silver Lake has long been one of the neighborhoods that sets the tone for Los Angeles, influencing creative culture, nightlife, and design well beyond its boundaries. Named for the reservoir completed in 1907 and set among the hills east of Hollywood and west of the Los Angeles River, the area developed alongside the city's early growth. Its hillside streets, compact commercial corridors, and proximity to the early film industry established Silver Lake as a place where cultural activity took root early and evolved steadily over time.

The creative lineage here is unusually direct. Early film history unfolded nearby, from Mack Sennett's studios to Walt Disney's first animation operation on Hyperion Avenue, where Mickey Mouse was born. Decades later, Silver Lake reasserted its influence through music and nightlife. Venues like the former Spaceland became proving grounds for artists who would later define an era, reinforcing the neighborhood's role as a place where scenes take shape before spreading outward.

Today, Silver Lake operates less as a single destination and more as a tightly woven environment. Hillside streets lined with mid-century Modernist homes give way to Sunset Boulevard's dense concentration of cafés, bars, and late-night institutions that drive steady, everyday activity. The businesses clustered around Sunset Junction, many of which command outsized attention online, function less as novelties than as extensions of daily routine. They are places where people linger, work, and return, reinforcing Silver Lake's reputation for setting the tone rather than chasing it.

With connections to Los Feliz, and Hollywood, Silver Lake remains firmly integrated into NELA. Its influence is subtle but persistent, less about spectacle than about authorship, continuing to shape how culture, design, and daily life intersect across the city.

Neighborhood Aerial Map



Neighborhood Aerial Map



Nearby Hotspots



1) Silver Lake Reservoir

The Silver Lake Reservoir functions as one of the neighborhood's most consistent gathering places. A roughly 2.2-mile loop draws walkers, runners, families, and dog owners throughout the day, while the adjoining meadow and recreation center provide open green space rarely found at this scale nearby.

2) Heart of Atwater Village

Atwater Village offers a quieter commercial rhythm centered along Glendale Boulevard. The area is defined by low-rise storefronts, long-standing restaurants, and independent retailers that cater primarily to locals rather than visitors. Its proximity and slower pace make it a natural extension of Silver Lake.

3) Sunset Junction (Silver Lake)

Sunset Junction is one of the Eastside's most established cultural clusters, known for its dense mix of cafés, boutiques, and restaurants that form the commercial heart of Silver Lake. Vintage shops, design-focused retailers, and restaurants fill the spaces between, creating an environment that feels continuously active.

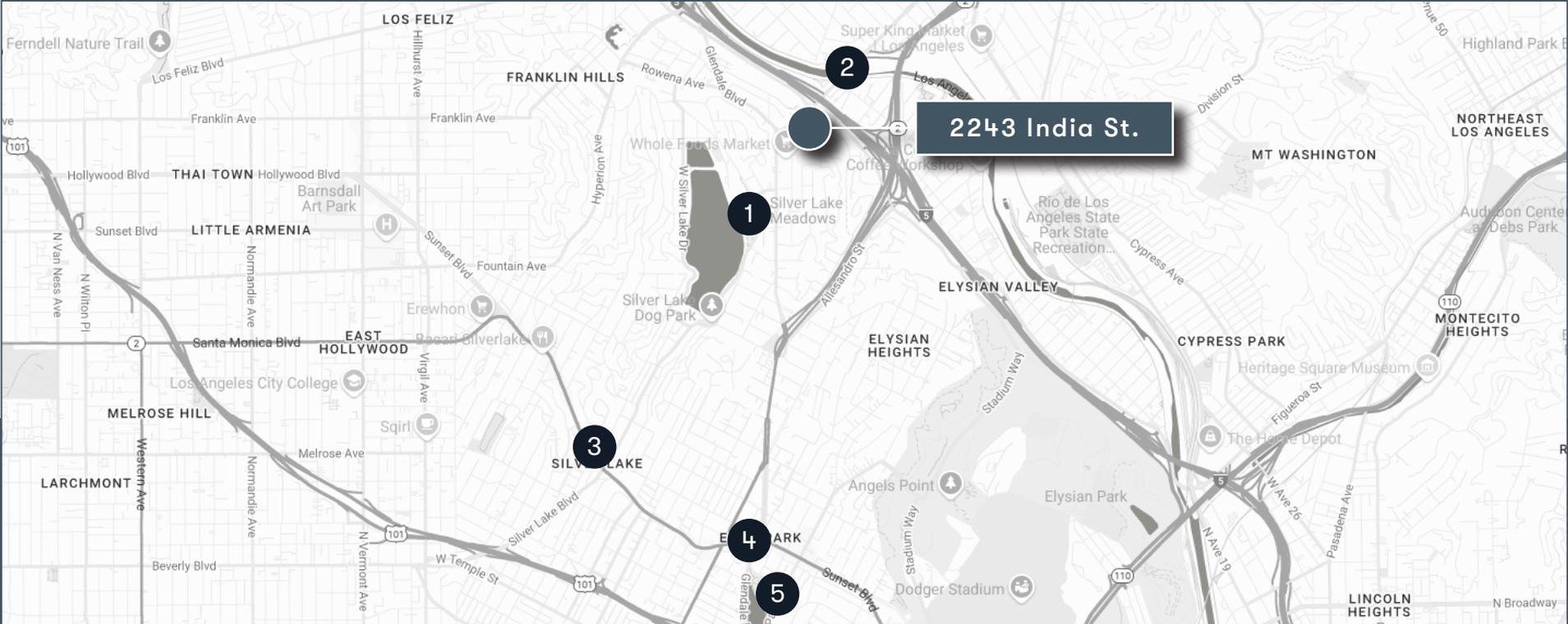
4) Sunset Blvd (Echo Park)

This corridor blends long-time fixtures with newer, design-forward cafés, natural wine bars, and restaurants that draw consistent regional attention. The sidewalks remain busy throughout the day, filled with people moving between shops, picking up food, or heading toward Echo Park Lake.

5) Echo Park Lake

Echo Park Lake offers a calm counterpart to the energy of the commercial streets. The loop around the lake attracts runners, dog walkers, and families; and the pedal boats, and skyline views give the area a sense of scale that is rare this close to the urban core.

Nearby Hotspots Map



Hotspot Address	Distance	Notes
1) Silver Lake Reservoir	0.5 mile	The Silver Lake Reservoir functions as one of the neighborhood’s most consistent gathering places.
2) Heart of Atwater Village	1.2 miles	Defined by low-rise storefronts, long-standing restaurants, and independent retailers that cater primarily to locals.
3) Sunset Junction (Silver Lake)	1.9 miles	One of the Eastside’s most established cultural clusters, known for its dense mix of cafés, boutiques, and restaurants.
4) Sunset Blvd (Echo Park)	2.0 miles	A mix of newer, design-forward cafés, natural wine bars, and restaurants that draw consistent regional attention.
5) Echo Park Lake	2.2 miles	Offers a calm counterpart to the energy of the commercial streets.

Nearby Developments



1) 2624 Riverside Dr.

The under-construction project spans a roughly 1,500-ft site west of the I-5 and the LA River between Fletcher Dr and Glendale Blvd. The 4-story development will deliver 120 units across 1 bdrm and 2 bdrm layouts above a 2-level podium. The project is affiliated with Miracle Mile Properties and is designed by GMPA Architects.

2) 1132 N. Hyperion Ave.

The proposed small-lot subdivision at would redevelop a 10,400 SF with 4 single-family homes. Plans call for subdividing the site into 4 small lots, each developed with a detached residence up to 35 ft in height, arranged in a row with shared driveway access.

3) 2413 N. Silver Lake Blvd.

The proposed expansion would add 76 units to an existing 1940s apartment complex currently containing 48 rent-stabilized units. Plans call for 3 new buildings rising 4 and 5 stories with 1 bdrm units above 119 parking spaces. In exchange for density bonus incentives, 6 units would be reserved as very low-income housing.

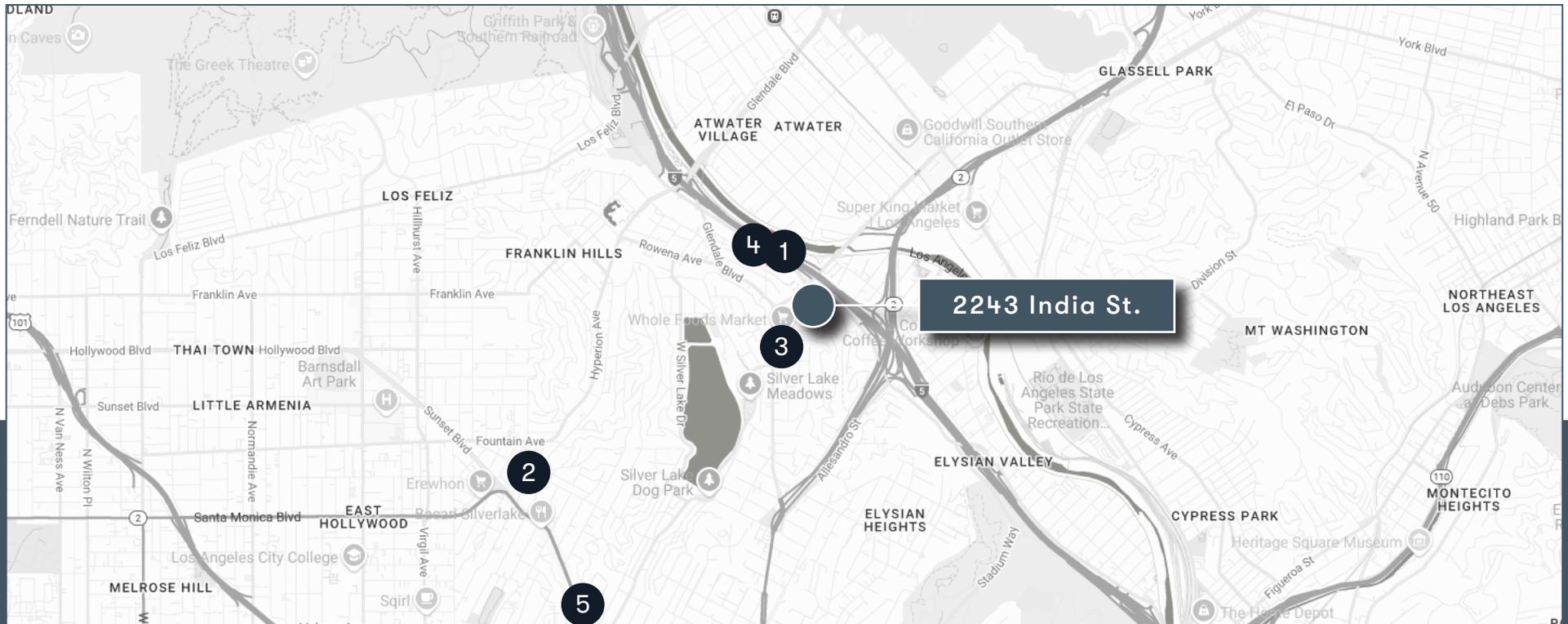
4) 2649 W. Waverly Dr.

The proposed small-lot project would replace a 1930s triplex overlooking the LA River with 6 single-family homes. Plans call for subdividing the approx. 13,300 SF site and constructing contemporary 4-story residences, each with 3 bdrms and an attached ADU. AFD Studio is listed as the project architect.

5) 2511 Sunset Blvd.

This approved project would replace an existing liquor store with a 5-story building featuring 121 units across studio, 1 bdrm, and 2 bdrm layouts above approximately 3,600 sq ft of ground-floor retail. the project will reserve 13 units as affordable housing.

Nearby Developments Map



Dev Address	Distance	Notes
1) 2624 Riverside Dr.	0.5 mile	The 4-story development will deliver 120 units across 1 bdrm and 2 bdrm layouts above a 2-level podium.
2) 1132 N. Hyperion Ave.	2.3 miles	The proposed small-lot subdivision at would redevelop a 10,400 SF with 4 single-family homes.
3) 2413 N. Silver Lake Blvd.	0.2 mile	Expansion would add 76 units to an existing 1940s apartment complex currently containing 48 rent-stabilized units.
4) 2649 Waverly Dr.	0.4 mile	The proposed small-lot project would replace a 1930s triplex overlooking the LA River with 6 single-family homes.
5) 2511 Sunset Blvd.	2.0 miles	This approved project would replace an existing liquor store with a 5-story building featuring 121 units.

Sales & Rental Comparables



2243 India St 90039	
Offering Price	\$1,395,000
Number of Units	2
Price per Unit	\$697,500
Year Built	1931
Lot Size	7,067 SF
Building Size	2,764 SF
Price per Foot	\$505
Unit Mix	(2) 2+2 TH

Rent Roll			
Unit #	Unit Type	Current Rent	Market Rent
1	2 + 2 TH	\$1,675	\$4,000
2	2 + 2 TH	\$1,725	\$4,000
Monthly Gross Income		\$3,400	\$8,000

Silver Lake Sales Comparables



Address:	2243 India St.
Sale Date:	Subject Property
Price:	\$1,395,000
Year Built:	1931
# of Units:	2
Price per Unit:	\$697,500
Bldg. Size:	2,764 SF
Price per Foot:	\$505
Unit Mix:	(2) 2+2 TH
Notes:	N/A



Address:	1500 Murray Dr.
Sale Date:	03/18/25
Price:	\$1,990,000
Year Built:	1956
# of Units:	2
Price per Unit:	\$995,000
Bldg. Size:	2,377 SF
Price per Foot:	\$837
Unit Mix:	(1) 3+1.5 & (1) 2+1
Notes:	N/A



Address:	3309 Berkeley Ave.
Sale Date:	01/02/25
Price:	\$1,775,000
Year Built:	1930
# of Units:	2
Price per Unit:	\$887,500
Bldg. Size:	1,962 SF
Price per Foot:	\$905
Unit Mix:	(1) 2+1 & (1) 1+1
Notes:	N/A

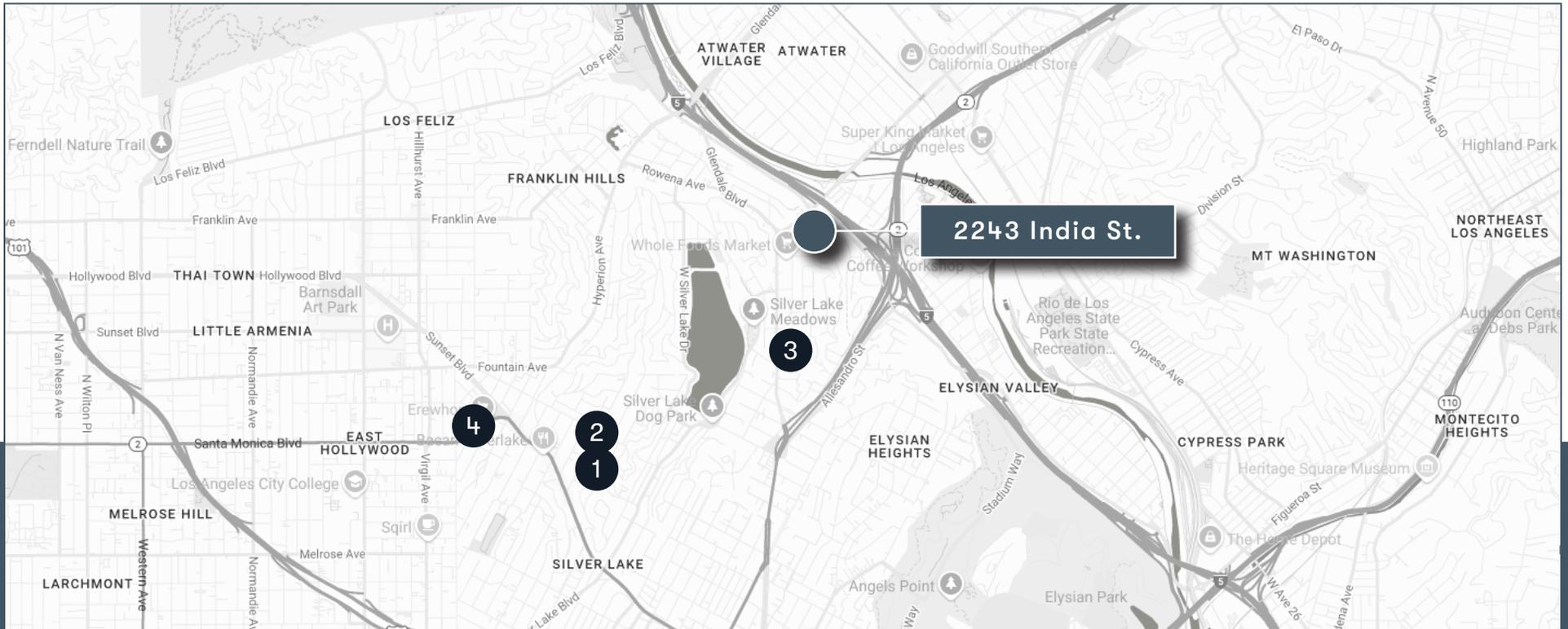


Address:	2376 Loma Vista Pl.
Sale Date:	07/18/25
Price:	\$1,719,520
Year Built:	1927
# of Units:	2
Price per Unit:	\$859,500
Bldg. Size:	2,000 SF
Price per Foot:	\$860
Unit Mix:	(1) 2+1 & (1) 1+1
Notes:	N/A



Address:	1001 Manzanita St.
Sale Date:	06/26/25
Price:	\$1,505,000
Year Built:	1912
# of Units:	2
Price per Unit:	\$752,500
Bldg. Size:	2,414 SF
Price per Foot:	\$680
Unit Mix:	(1) 2+1 & (1) 1+1.5
Notes:	N/A

Silver Lake Sales Comps Map



Address	Sale Date	Price	Year	Units	Price per Unit	Bldg. Size	Price Per Foot	Unit Mix
2243 India St.	Subject Property	\$1,395,000	1931	Duplex	\$697,500	2,764 SF	\$505	(2) 2+2 TH
1) 1500 Murray Dr.	03/18/25	\$1,990,000	1956	Duplex	\$995,000	2,377 SF	\$837	(1) 3+1.5 & (1) 2+1
2) 3309 Berkeley Ave.	01/02/25	\$1,775,000	1930	Duplex	\$887,500	1,962 SF	\$905	(1) 2+1 & (1) 1+1
3) 2376 Loma Vista Pl.	07/18/25	\$1,719,520	1927	Duplex	\$859,500	2,000 SF	\$860	(1) 2+1 & (1) 1+1
4) 1001 Manzanita St.	02/26/25	\$1,505,000	1912	Duplex	\$752,500	2,414 SF	\$680	(1) 2+ & (1) 1+1.5

Silver Lake Rental Comparables



Subject Property

2243 India St | Silver Lake | 90039

(2) 2-Bdrm. &
2-Bath Townhomes

\$4,000



1) 2229 Oak Glen Pl. (Duplex)

Rent	\$4,400 Leased on 12/16/25
Unit Mix	2-Bdrm. & 1-Bath 810 SF



2) 2225 Baxter St. (Single-Family)

Rent	\$4,200 Leased on 10/23/25
Unit Mix	2-Bdrm. & 2-Bath 946 SF



3) 2245 Silver Ridge Ave. (Duplex)

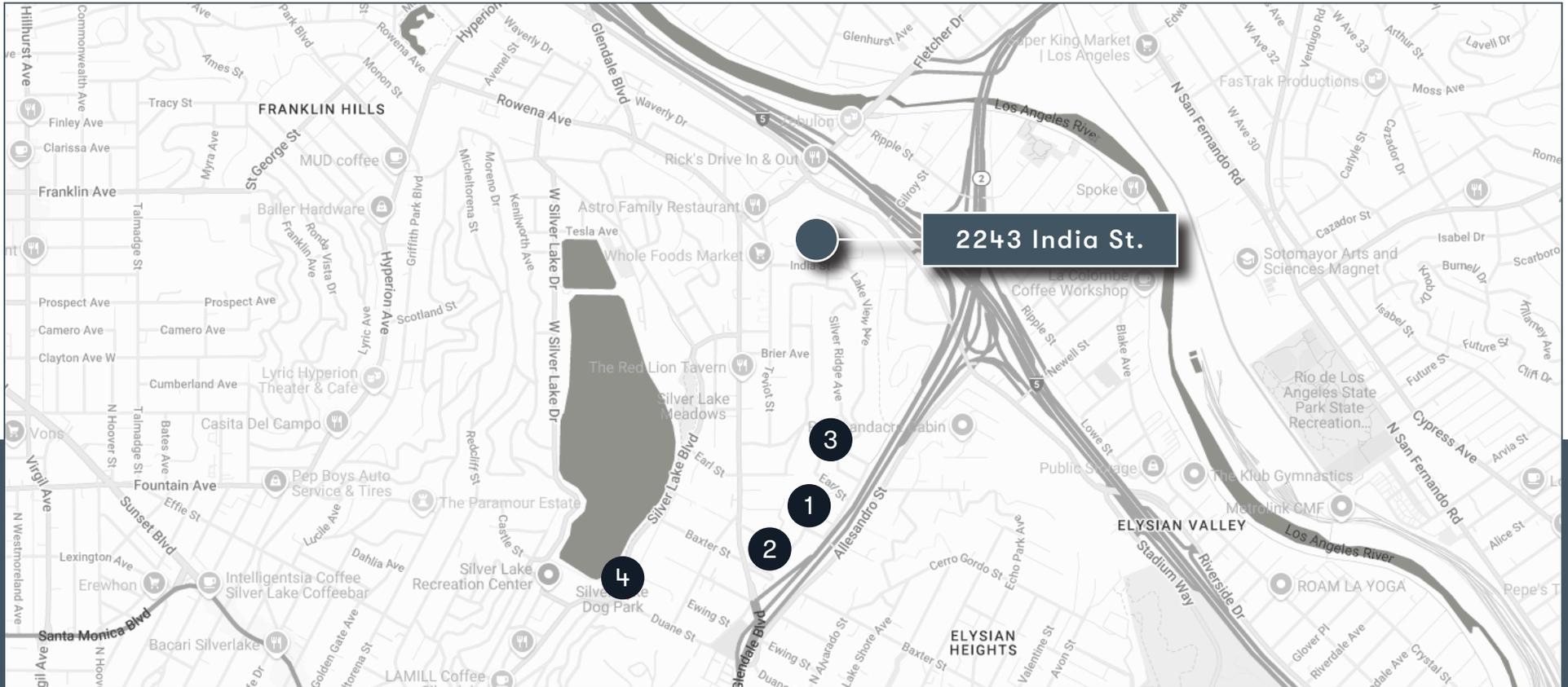
Rent	\$4,095 Leased on 08/0/25
Unit Mix	3-Bdrm. & 2-Bath 1,300 SF



4) 1900 Silver Lake Blvd. (Apartment)

Rent	\$3,995 Leased on 08/11/25
Unit Mix	2-Bdrm. & 2-Bath 1,100 SF

Silver Lake Rental Comps Map



Address	Rent	Lease Date	Unit Mix	Unit Size	Rent per SF	Distance
1) 2229 Oak Glen Pl. (Duplex)	\$4,400	12/16/25	2-Bdrm. & 1-Bath	810 SF	\$5.43	1.0 mile
2) 2225 Baxter St. (SFH)	\$4,200	10/23/25	2-Bdrm. & 2-Bath	946 SF	\$4.44	0.9 mile
3) 2245 Silver Ridge Ave (Duplex)	\$4,095	08/01/25	2-Bdrm. & 2-Bath	1,025 SF	\$4	0.6 mile
4) 1900 Silver Lake Blvd. Unit #204	\$3,995	08/11/25	2-Bdrm. & 1-Bath	1,100 SF	\$3.63	1.1 mile



2243 India Street Los Angeles, CA 90039

Getting into a bigger or better property is easier than you think. It comes down to working with the right team.



Max Berger

Senior Vice President | KST

(818) 321-4972

Max@KennyStevensTeam.com

DRE# 02054048 | Compass