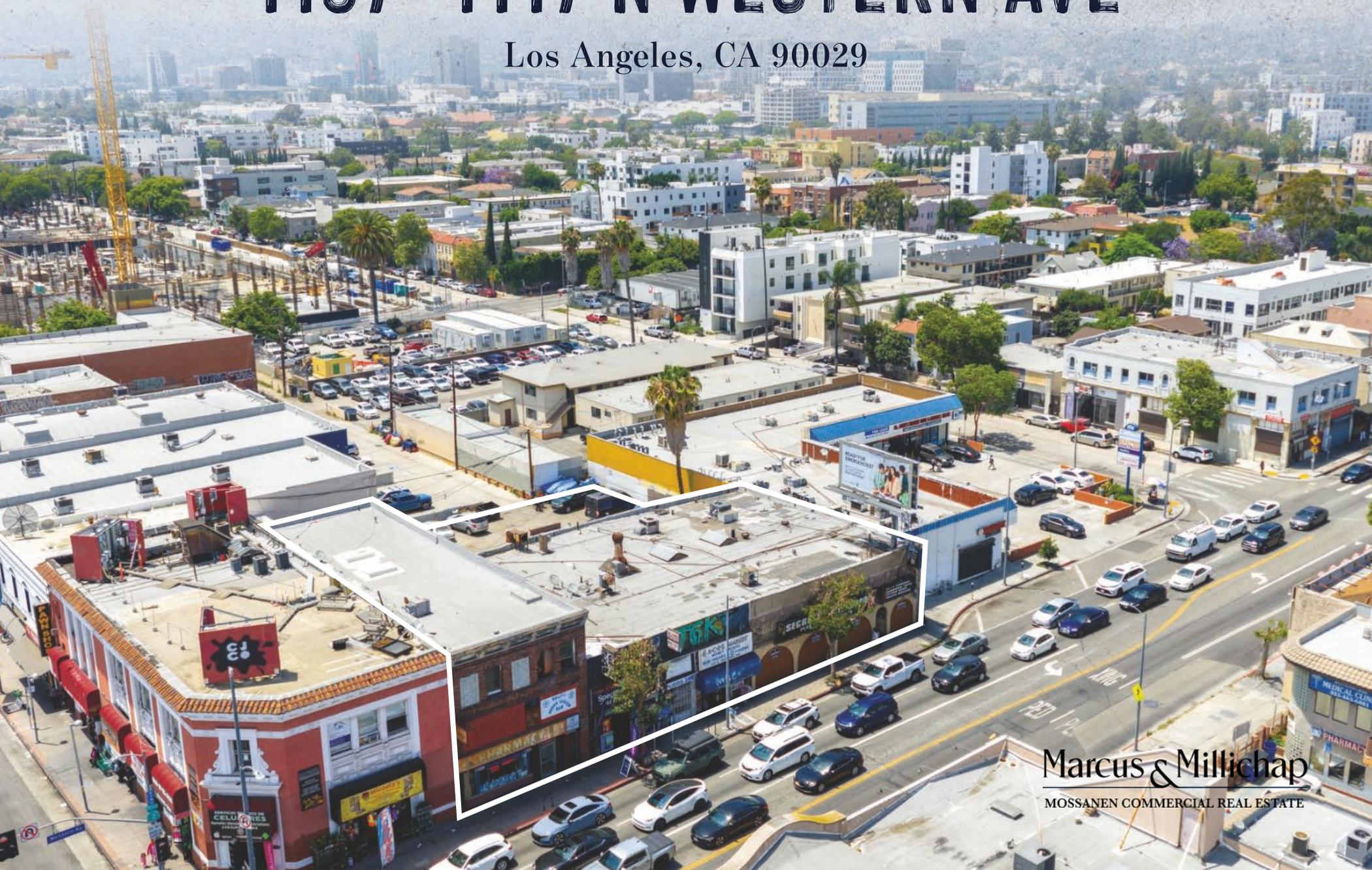


OFFERING MEMORANDUM

# 1107 -1117 N WESTERN AVE

Los Angeles, CA 90029



Marcus & Millichap  
MOSSANEN COMMERCIAL REAL ESTATE

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*All Property Showings Are By Appointment Only.*

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**Marcus & Millichap**

MOSSANEN COMMERCIAL REAL ESTATE

# 1107 -1117 N WESTERN AVE

Los Angeles, CA 90029

EXCLUSIVELY LISTED BY

**Iman Mossanen**

Senior Associate Investments

CA BRE #01978006

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**PROPERTY SUMMARY**

Address:	1107-1117 N Western Ave Los Angeles, CA 90029
Property Type:	Retail / Office
Lease Types:	Modified Gross
Building Size:	±15,280 SF
Lot Size:	±18,000 SF
APNs:	5536-011-003 1107 N Western Ave: Three-story building with 1 ground-level retail unit and two levels of office above (4 units total)
	5536-011-004 1117 N Western Ave: One-story building with 4 contiguous retail units and 1 rooftop billboard
Year Built:	1924 / 1928
Unit Count:	9 Units + 1 Billboard
Retail Units:	5
Office Units:	2
Billboard:	1
Parking:	30 on grade parking spaces

**PRICING SUMMARY**

Asking Price:	\$ 4,400,000
Price per SF (Building):	\$ 287.96
Price per SF (Land):	\$ 244.44

**ZONING & DEVELOPMENT INFO**

Zoning:	[Q]C4-2D-CPIO
TOC Tier:	Tier 3 (Transit Oriented Communities)
TOIA:	Tier 2 (Mixed Income Incentive Area)
CPIO Subarea:	Hollywood - Corridors: Corridor 2
ED 1 Eligibility:	Yes (Eligible Site)
High Quality Transit Corridor (within 1/2 mile):	Yes
AB 2097 (No Parking Required):	Yes Within 1/2 mile of a Major Transit Stop
Opportunity Zone:	Yes



1107 -1117 N WESTERN AVE

WESTERN AVE

SANTA MONICA BLVD

## KEY HIGHLIGHTS

# PRIME VALUE-ADD RETAIL/OFFICE ON 18,000 SF COMMERCIAL LAND WITH FLEXIBLE INCOME & SIGNIFICANT REDEVELOPMENT POTENTIAL

A rare double-parcel offering in the heart of East Hollywood's transformation, 1107-1117 N Western Avenue presents a compelling mix of short-term income and long-term upside. Set just north of Santa Monica Blvd with over 130 feet of frontage, this site offers a highly visible platform for repositioning or redevelopment in one of LA's fastest-evolving creative corridors.

### *Existing Improvements*

The property consists of ±15,280 square feet of character-rich retail and office across two 1920s-era buildings. All nine commercial units are leased on a month-to-month basis, creating immediate flexibility for lease-up, owner-user occupancy, or redevelopment. A Clear Channel billboard provides additional passive income, and 30 rear parking spaces accessed via alley set the property apart from typical urban infill offerings.

- ±15,280 SF across two buildings (constructed 1924 & 1928)
- 5 ground-floor retail spaces + 4 upstairs creative office suites
- Clear Channel billboard income
- 30 on-site parking spaces via rear alley access
- All tenants on month-to-month leases
- ±130 feet of frontage along N Western Ave

### *Land & Zoning*

Spanning ±18,000 square feet across two contiguous parcels, the site falls under a highly favorable zoning profile that supports commercial, mixed-use, and higher-density redevelopment. Located within multiple incentive overlays, the property offers a unique chance to maximize value through entitlement and densification.

- [Q]C4-2D-CPIO zoning
- Hollywood Community Plan Implementation Overlay (CPIO)
- TOC Tier 3 | TOIA 2 – enhanced density and height bonuses
- AB 2097 – parking reductions available (within ½ mile of major transit)
- ED 1 Eligible Site
- Located in a designated Opportunity Zone
- Two contiguous APNs totaling ±18,000 SF of land

### *Surrounding Developments*

The property sits at the center of one of the most active redevelopment zones in Los Angeles. Two blocks away, the \$450 million Echelon Studios campus by Bain Capital and BARDAS Investment Group is transforming the former Sears site into a next-gen production village with soundstages, creative offices, and public-facing retail. Additional nearby projects include the 735-unit Sunset & Western mixed-use development and the 185-unit Ardence & Bloom.

- Echelon Studios (0.2 mi): \$450M vertical studio campus – ±550,000 SF
- Sunset & Western: 735 apartments + 95,000 SF of retail
- Ardence & Bloom: 185 units + 294-car garage at De Longpre Ave
- The Fifty Five Fifty: High-rise residential community with full amenities
- Surrounding area experiencing over 4,400 residential units planned or under construction

### *Location & Demographics*

Positioned on N Western Ave just north of Santa Monica Blvd, the site enjoys excellent visibility, access, and walkability. With over 83,000 residents in a one-mile radius and a 93 Walk Score, the area supports both day and evening foot traffic. It's also minutes from the 101 Freeway, Metro Red Line, and major employers including Netflix, Sunset Bronson Studios, and multiple hospitals.

- Walk Score: 93 – “Walker's Paradise”
- Daily traffic: ±43,000 vehicles at Santa Monica & Western
- 2024 population (1 mile): ±83,800
- Proximity to Metro Red Line and 101 Freeway
- Near major employers: Children's Hospital LA, Kaiser Permanente, Netflix, Sunset Bronson Studios

### *Offering Summary*

This is a rare chance to acquire a highly visible, income-producing retail and office asset with substantial embedded value in land. With flexible leases, favorable zoning, and transformational growth all around it, 1107-1117 N Western Ave offers a strategic opportunity for investors, developers, or owner-users seeking scale, stability, and long-term upside in East Hollywood.

- Prime double-parcel site with in-place income and long-term upside
- Character improvements with modern development potential
- Surrounded by over \$1B in institutional redevelopment
- Ideal for repositioning, lease-up, or ground-up mixed-use project

## EXECUTIVE SUMMARY & PROPERTY SUMMARY

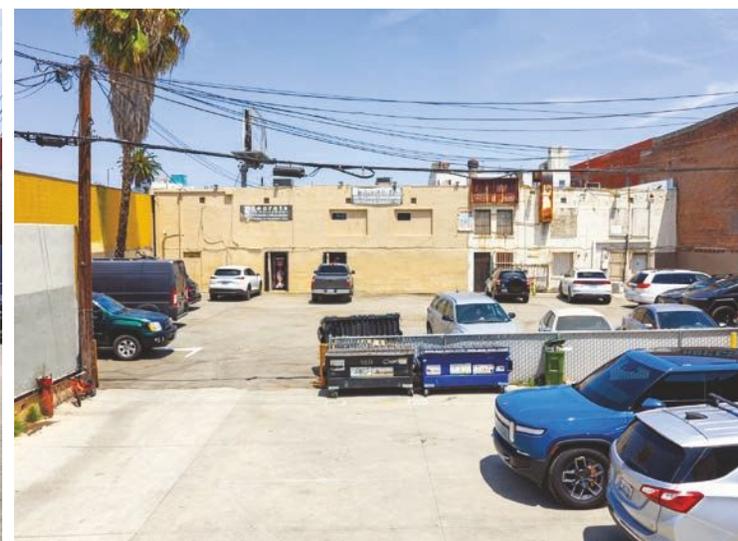
Marcus & Millichap is pleased to present 1107-1117 N Western Avenue, a rare value-add retail and office opportunity with significant redevelopment potential in the heart of East Hollywood. This offering includes two contiguous parcels totaling  $\pm 18,000$  square feet of commercially zoned land, improved with  $\pm 15,280$  square feet of street-front retail and second-floor office space. All tenants are on month-to-month leases, providing immediate income with the flexibility to reposition, lease up, or redevelop the site. The property also includes a Clear Channel billboard and 30 rear-access parking spaces—both highly uncommon in this dense urban corridor.

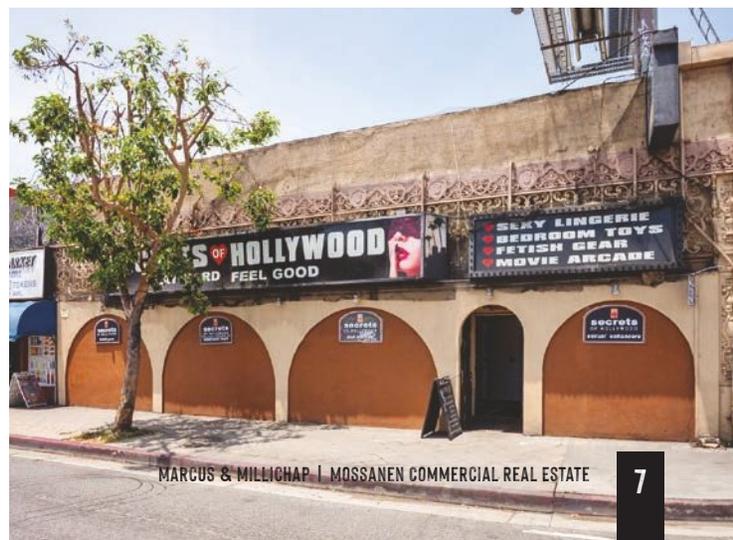
Zoned [Q]C4-2D-CPIO and located within multiple incentive overlays—including TOC Tier 3, TOIA 2, AB 2097, ED 1 eligibility, and a federal Opportunity Zone—the site offers an exceptional platform for future mixed-use, creative office, or multifamily development. With over 130 feet of frontage on N Western Avenue and proximity to major transportation, employment, and residential density, the property is strategically positioned for long-term value creation.

Surrounded by over \$1 billion in new development—including the \$450 million Echelon Studios campus just two blocks away, as well as large-scale mixed-use projects at Sunset & Western and De Longpre Avenue—the area is undergoing rapid transformation into a hub for entertainment, media, and residential growth. 1107-1117 N Western Avenue offers investors, developers, and owner-users the rare ability to control scale frontage, stable income, and high-leverage zoning in one of Los Angeles' most active redevelopment corridors.



PROPERTY PHOTOS





Echelon Studios Development

Hollywood Palladium

Sunset Bronson Studios

Santa Monica / Wilton

Sunset Gower Studios

Netflix

Western / Santa Monica

Sugarfish By Sushi Nozawa

1

1

2

4

5

4

3



1107 -1117 N WESTERN AVE



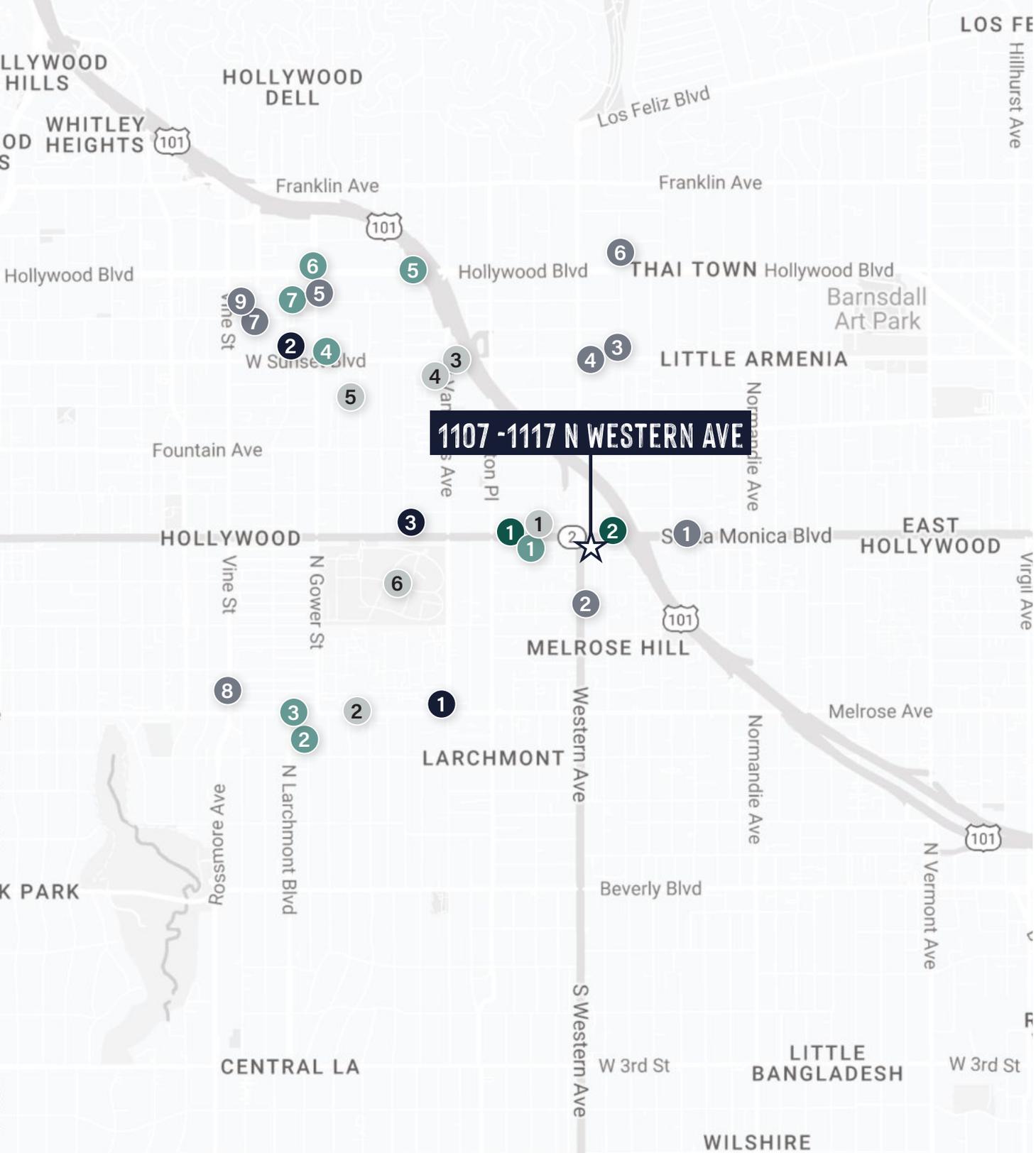
WESTERN AVE

SANTA MONICA BLVD

2

8

1107 -1117 N WESTERN AVE, LOS ANGELES, CA 90029



## NEARBY RETAIL & AMENITIES

### TRANSPORTATION

- 1 Santa Monica / Wilton
- 2 Western / Santa Monica

### NIGHTLIFE & RESTAURANTS

- 1 Gold Diggers Bar
- 2 Cafe Gratitude
- 3 TONCHIN LA
- 4 SUGARFISH by sushi nozawa
- 5 Palms Thai Restaurant
- 6 The Fonda Theatre
- 7 Good Times at Davey Wayne's

### ENTERTAINMENT

- 1 Paramount Theatre
- 2 Hollywood Palladium
- 3 Hollywood Boulders

### RETAIL

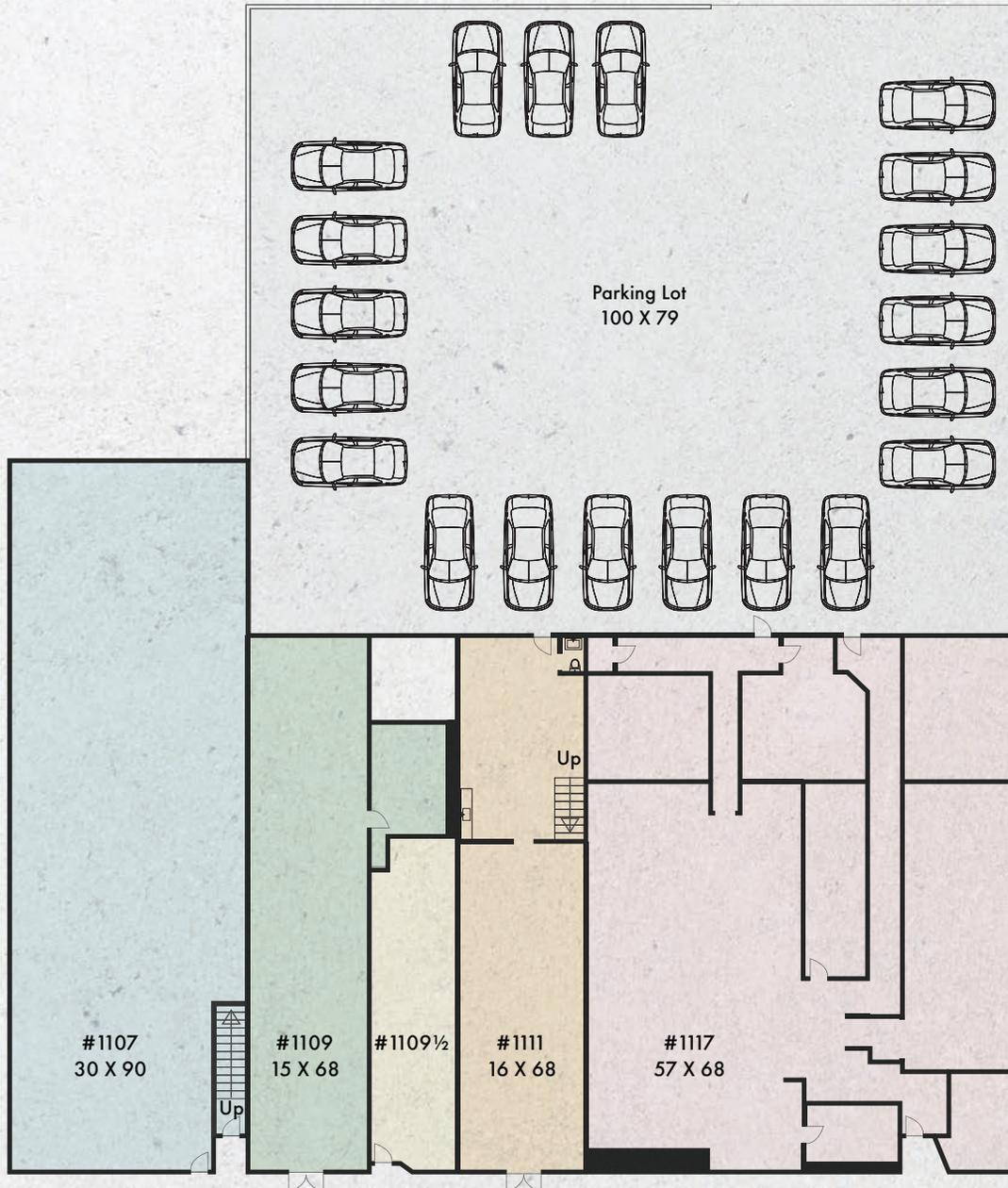
- 1 JONS International Marketplace
- 2 Smart & Final Extra!
- 3 Walgreens Pharmacy
- 4 Target
- 5 LA Fitness
- 6 Ralphs
- 7 Equinox Hollywood
- 8 Pavilions
- 9 Trader Joe's

### MISCELLANEOUS

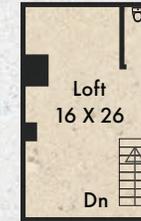
- 1 Echelon Studios
- 2 Paramount Pictures Studio
- 3 Netflix
- 4 Sunset Bronson Studios
- 5 Sunset Gower Studios
- 6 Hollywood Forever Cemetery

# FLOOR PLANS

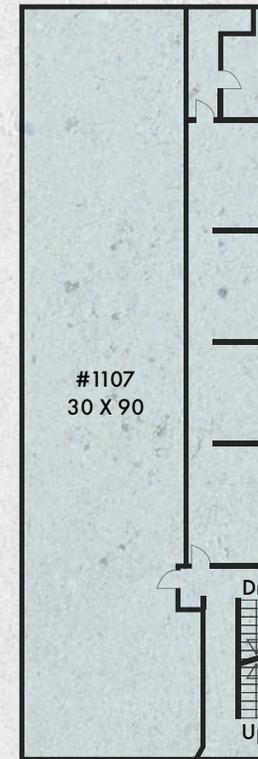
Main Level



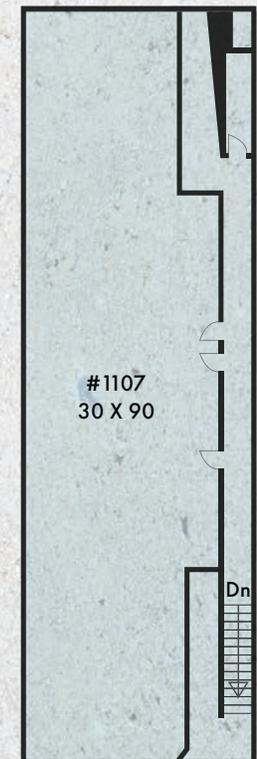
#1111  
Upper Level



#1107  
2nd Level



#1107  
3rd Level



	#1107	8250 SQ FT
	#1109	1014 SQ FT
	#1109½	----
	#1111	1521 SQ FT
	#1117	3870 SQ FT

All sizes are estimates. Information deemed reliable but not guaranteed.

RENT ROLL

UNIT	TENANT	PROPERTY	LEASE TYPE	LEASE STATUS	LEASE TERM	LEASE SF	MONTHLY RENT	ANNUAL RENT	RENT / SF (ANNUAL)	RENT / SF (MONTHLY)	MARKET RENT	RENT / SF (ANNUAL)	RENT / SF (MONTHLY)	NOTES
1	Vacant - Room 201 (Office)	1107-1/2	MG	Vacant	Vacant	1,380	N/A	N/A	N/A	N/A	\$ 2,070	\$ 18.00	\$ 1.50	(1) (3)
2	Vacant - Room 202 (Office)	1107-1/2	MG	Vacant	Vacant	1,380	N/A	N/A	N/A	N/A	\$ 2,070	\$ 18.00	\$ 1.50	(1) (3)
3	Artist Loft - Room 301 (Office)	1107-1/2	MG	Leased	M-T-M	1,380	\$500	\$6,000	\$4.35	\$0.36	\$ 2,070	\$ 18.00	\$ 1.50	(1) (3)
4	AA Group - Room 303 (Office)	1107-1/2	MG	Leased	M-T-M	1,380	\$500	\$6,000	\$4.35	\$0.36	\$ 2,070	\$ 18.00	\$ 1.50	(1) (3)
5	Smith's Pharmacy Inc	1107	MG	Leased	M-T-M	2,760	\$2,800	\$33,600	\$12.17	\$1.01	\$ 7,176	\$ 31.20	\$ 2.60	(1) (4)
6	J & O Mobile Cellphone	1109	MG	Leased	M-T-M	1,000	\$2,500	\$30,000	\$30.00	\$2.50	\$ 2,850	\$ 34.20	\$ 2.85	(2) (4)
7	El Jacalito Restaurant	1109-1/2	MG	Leased	M-T-M	700	\$600	\$7,200	\$10.29	\$0.86	\$ 2,275	\$ 39.00	\$ 3.25	(2) (4)
8	Four Aces Market	1111	MG	Leased	M-T-M	1,500	\$1,800	\$21,600	\$14.40	\$1.20	\$ 4,500	\$ 36.00	\$ 3.00	(2) (4)
9	Secrets of Hollywood	1113-1117	MG	Leased	M-T-M	3,800	\$5,750	\$69,000	\$18.16	\$1.51	\$ 10,450	\$ 33.00	\$ 2.75	(2) (4)
10	Clear Channel Double Sides Billboard	Roof		Leased	M-T-M	N/A	\$267	\$3,204			\$ 700			

	SF	RATIO	MONTHLY REVENUE (CURRENT)	ANNUAL REVENUE (CURRENT)	PSF (ANNUAL)	MONTHLY (PROFORMA)	ANNUAL INCOME (PROFORMA)	RENT / SF (ANNUAL)	RENT / SF (MONTHLY)
Commercial	15,280	100.0%	\$ 14,717	\$ 176,604	\$ 11.56	\$ 36,231	\$ 434,772	\$ 28.45	\$ 2.37
<b>Total</b>	<b>15,280</b>	<b>100.0%</b>	<b>\$ 14,717</b>	<b>\$ 176,604</b>		<b>\$ 36,231</b>	<b>\$ 434,772</b>		
Vacant	2,760	18.1%							
Occupied	12,520	81.9%	\$ 14,717	\$ 176,604		\$ 36,231	\$ 434,772		

- Notes**
- 1) In Place - Landlord Pays All Utilities - No Reimbursements.
  - 2) In Place - Tenants have their own electrical meters, landlord covers all other utilities
  - 3) Market Proforma - Tenant responsible for electric
  - 4) Market Proforma - NNN lease

## FINANCIALS & PROPERTY OVERVIEW

FINANCIAL SUMMARY PRO FORMA (IN PLACE)	PRO FORMA	PSF
<b>INCOME</b>		
Market Rental	\$ 176,604	\$ 11.56
Gross Potential Rent	\$ 176,604	\$ 11.56
Total Rental Income	\$ 176,604	\$ 11.56
<b>Effective Gross Income</b>	<b>\$ 176,604</b>	<b>\$ 11.56</b>
<b>EXPENSE (55%)</b>	<b>\$ 97,216</b>	<b>\$ 6.36</b>
Tax (1.25%)	\$ 55,000	\$ 3.60
Insurance	\$ 10,696	\$ 0.70
R&M	\$ 3,820	\$ 0.25
Utilities - Excl. Electric*^	\$ 15,280	\$ 1.00
Electric - Office/Smiths	\$ 12,420	\$ 0.81
<b>Net Operating Income</b>	<b>\$ 79,388</b>	<b>\$ 5.20</b>

\*Utilities include Water, Sewer, and Trash.

^Landlord pays for electrical in units 1107 1/2 (all office units) and 1107 (Smith's Pharmacy). Units 1109, 1109 1/2, 1111, 1113-1117 are separately metered and paying their own electrical.

FINANCIAL SUMMARY PRO FORMA (MARKET RENT+LEASED UP)	PRO FORMA	PSF
<b>INCOME</b>		
Market Rental	\$434,772	\$28.45
Gross Potential Rent	\$434,772	\$28.45
Vacancy Reserve	(\$24,447)	(\$1.60)
Total Rental Income	\$410,325	\$26.85
Total Additional Rent	\$54,163	\$3.54
NNN Recoveries	\$54,163	\$3.54
<b>Effective Gross Income</b>	<b>\$464,488</b>	<b>\$30.40</b>
<b>EXPENSE (23%)</b>	<b>\$93,076</b>	<b>\$6.09</b>
Tax (1.25%)	\$55,000	\$3.60
Insurance	\$10,696	\$0.70
R&M	\$3,820	\$0.25
Utilities - Excl. Electric*^^	\$15,280	\$1.00
Electric - Office	\$8,280	\$0.54
<b>Net Operating Income</b>	<b>\$371,412</b>	<b>\$24.31</b>

\*Utilities include Water, Sewer, and Trash.

^^ 1107 (Smith's), 1109, 1109 1/2, 1111, 1113-1117 all on NNN but landlord still pays all expenses including electricity for all the office units

PROPERTY OVERVIEW	
Address:	1107-1117 N Western Ave Los Angeles, CA 90029
Parcels:	5536-011-003, 5536-011-004
Property Type:	Retail/Office
Buildings:	2
Zoning:	[Q]C4-2D-CPIO
Year Built:	1924 & 1928
Retail Units	5
Office Units	4
Billboard Count	1
Total Units	9
Occupied SF:	12,520
Vacant SF:	2,760
Gross SF:	15,280
Lot Size SF:	18,000
Parking:	30 Surface Spaces
Vacancy:	18%

FINANCIAL INDICATORS	
Price:	\$ 4,400,000
Equity:	\$ 4,400,000
Price/SF	\$ 288
Price/SF Land	\$ 244
Current Proforma NOI	\$ 79,388
Market Proforma NOI	\$ 371,412
Pro Forma (Current) Cap Rate:	1.80%
Pro Forma (Market) Cap Rate:	8.44%

ZONING LAND USE



**1107 -1117 N WESTERN AVE**  
Los Angeles, CA 90029

<b>Zoning Height District</b>	[Q]C4-2D-CPIO
<b>Max Unit:</b>	49,190
<b>Lot Size:</b>	18,000
<b>Incentive:</b>	T-2 Low Opp
<b>Lots:</b>	5



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DEVELOPMENT POTENTIAL (BY-RIGHT)

<b>Maximum FAR:</b>	1.5:1
<b>Maximum Height:</b>	Feet: Max 50 ft. Stories: N/A
<b>Minimum Setbacks:</b>	Front: 0 ft. Side: 0 ft. for commercial uses, 5 ft. for ground floor residential ft. for each story over 2nd, not to exceed 16 ft. Rare: 0 ft. for commercial uses, 15 ft. for ground floor residential+1 ft for each story over 3rd; 20 ft max
<b>Max Buildable Area, Footprint:</b>	18,000 sq. ft.
<b>Max Buildable Area, Envelope:</b>	27,000 sq. ft.
<b>Max Dwelling Units:</b>	22
<b>Affordable Units Required:</b>	None
<b>Parking Required:</b>	1 space per unit with less than 3 habitable rooms 1.5 spaces per unit with 3 habitable rooms 2 spaces per unit with more than 3 habitable rooms 1 space per guest room (first 30)
<b>Required Bicycle Parking:</b>	Long Term: 1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+ Short Term: 1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
<b>Transitional Height Limitations:</b>	1 ft for every 1 ft in building height as measured 15 feet above grade at the shared property line, or alley property line.
<b>Required Open Space:</b>	100 sq ft per unit with less than 3 habitable rooms 125 sq ft per unit with 3 habitable rooms 175 sq ft per unit with more than 3 habitable rooms
<b>Other Development Notes:</b>	See Red Flags section.

DEVELOPMENT POTENTIAL WITH MIIP

<b>Maximum FAR:</b>	4.2:1
<b>Maximum Height:</b>	Feet: 70 ft. Stories: N/A
<b>Minimum Setbacks:</b>	Front: 0 ft. for commercial uses, 15 ft. for ground floor residential  Side: 0 ft. for commercial uses, 5 ft. for ground floor residential 1 ft. for each story over 2nd, not to exceed 16 ft.  Back: 0 ft. for commercial uses, 15 ft. for ground floor residential +1 ft for each story over 3rd; 20 ft max
<b>Max Buildable Area, Footprint:</b>	18,000 sq. ft
<b>Max Buildable Area, Envelope:</b>	75,600 sq. ft.
<b>Max Dwelling Units Estimated:</b>	49
<b>Affordable Units Required:</b>	At least 10% Extremely Low Income, 14% Very Low Income or 23% Lower Income; Or 4% Extremely Low + 8% Very Low = 12% Total.
<b>Parking Required:</b>	No Parking per AB 2097
<b>Density Calculation:</b>	N/A Consult an architect for the massing study required to determine physical feasibility. Additional LADBS requirements might hinder the full development potential.
<b>Required Bicycle Parking:</b>	Long Term: 1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+  Short Term: 1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
<b>Transitional Height Limitations:</b>	N/A

**Additional Incentives (Choose up to 4)**

- Front yard setback reductions to match adjacent buildings. Side and rear yard reductions up to 30%
- Ground floor height reduction up to 20%
- Lot width reduction up to 25%
- Open space reduction: minimum of 15% of total lot area or 10% of total floor area, whichever is greater
- Up to 20% relief from certain development standards (excluding FAR, height, setbacks, open space, parking in front, or protections for historic resources)
- Transitional height: The Applicant can seek an incentive to reduce any applicable transitional height limits in a project site's applicable zoning, Community Plan, Specific Plan, or overlay.

**Public Benefit Bonuses (Stackable with Other Incentives):**

Projects providing the following may receive additional FAR and height bonuses:

- Childcare Facility (Must include a Child Care Facility on-site, adjacent, or part of the Housing Development)
- Increase in residential floor area equal to the square footage of the Child Care Facility, and one additional incentive.
- Multi-Bedroom Units (At least 10% of total residential units including Density Bonus units) must be 3-bedroom units).
- See table below for incentives

Total Unit Count	Additional FAR	Additional Height
0-30 units	+0.5:1	+1 story
31-50 units	+1.0:1	+1 story
51-75 units	+1.5:1	+2 stories
76+ units	+2.0:1	+2 stories



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**DEVELOPMENT POTENTIAL WITH AHIP  
(AFFORDABLE HOUSING INCENTIVE PROGRAM)**

<b>Maximum FAR:</b>	4.5:1 or 6.5 with Public Benefit												
<b>Maximum Height:</b>	Feet: 83 ft. or 105 ft.  Stories: N/A												
<b>Minimum Setbacks:</b>	Front: 0 ft. for commercial uses, 15 ft. for ground floor residential  Side: 0 ft. for commercial uses, 5 ft. for ground floor residential 1 ft. for each story over 2nd, not to exceed 16 ft.  Back: 0 ft. for commercial uses, 15 ft. for ground floor residential +1 ft for each story over 3rd; 20 ft max												
<b>Max Buildable Area, Footprint:</b>	18,000 sq. ft												
<b>Max Buildable Area, Envelope:</b>	81,000 sq. ft. or 117,000 sq. ft. with Public Benefit												
<b>Max Dwelling Units Estimated:</b>	No Max Density (see potential density below)												
<b>Parking Required:</b>	No Parking per AB 2097												
<b>Density Calculation:</b>	Space for lobby, hallways, elevator, two stairways, mechanical room (assume 15%) 81,000 sf x 0.15 = 12,150 sf for common areas 68,850 sf -(15,300 sf ground floor commercial) 53,550 sf / 400 sf = 133 potential units 117,000 sf x 0.15 = 17,550 sf for common areas 99,450 sf -(15,300 sf ground floor commercial) 84,150 sf = 190 potential units  <table border="1"> <thead> <tr> <th>Residential Unit Mix</th> <th># Unit</th> <th>Ave Size SF</th> </tr> </thead> <tbody> <tr> <td>Studio</td> <td>65</td> <td>350</td> </tr> <tr> <td>1 Bedroom</td> <td>106</td> <td>400</td> </tr> <tr> <td>2 Bedroom</td> <td>19</td> <td>1000</td> </tr> </tbody> </table> Consult an architect for the massing study required to determine physical feasibility. Additional LADBS requirements might hinder the full development potential.	Residential Unit Mix	# Unit	Ave Size SF	Studio	65	350	1 Bedroom	106	400	2 Bedroom	19	1000
Residential Unit Mix	# Unit	Ave Size SF											
Studio	65	350											
1 Bedroom	106	400											
2 Bedroom	19	1000											



<b>Transitional Height Limitations:</b>	N/A															
<b>Required Open Space:</b>	Either 15% of the lot area or 10% of the total residential floor area, whichever is greater, if it meets a minimum of 30 points under the city's Landscape and Site Design Ordinance, with at least 50% provided as outdoor common space.															
<b>Additional Incentives (Choose Up to 4)</b>	<ul style="list-style-type: none"> <li>• Front yard setback reductions to match adjacent buildings. Side and rear yard reductions up to 30%</li> <li>• Ground floor height reduction up to 20%</li> <li>• Lot width reduction up to 25%</li> <li>• Open space reduction: minimum of 15% of total lot area or 10% of total floor area, whichever is greater</li> <li>• Up to 20% relief from certain development standards (excluding FAR, height, setbacks, open space, parking in front, or protections for historic resources)</li> <li>• Transitional height: The Applicant can seek an incentive to reduce any applicable transitional height limits in a project site's applicable zoning, Community Plan, Specific Plan, or overlay.</li> </ul>															
<b>Affordable Units Required:</b>	Up to 20% for moderate-income and 80% for low-income. 100% of units are considered affordable															
<b>Public Benefit Bonuses (Stackable with Other Incentives):</b>	Projects providing the following may receive additional FAR and height bonuses: <ul style="list-style-type: none"> <li>• Childcare Facility (Must include a Child Care Facility on-site, adjacent, or part of the Housing Development)</li> <li>• Increase in residential floor area equal to the square footage of the Child Care Facility, and one additional incentive.</li> <li>• Multi-Bedroom Units (At least 10% of total residential units including Density Bonus units) must be 3-bedroom units).</li> <li>• See table below for incentives</li> </ul> <table border="1"> <thead> <tr> <th>Total Unit Count</th> <th>Additional FAR</th> <th>Additional Height</th> </tr> </thead> <tbody> <tr> <td>0-30 units</td> <td>+0.5:1</td> <td>+1 story</td> </tr> <tr> <td>31-50 units</td> <td>+1.0:1</td> <td>+1 story</td> </tr> <tr> <td>51-75 units</td> <td>+1.5:1</td> <td>+2 stories</td> </tr> <tr> <td>76+ units</td> <td>+2.0:1</td> <td>+2 stories</td> </tr> </tbody> </table>	Total Unit Count	Additional FAR	Additional Height	0-30 units	+0.5:1	+1 story	31-50 units	+1.0:1	+1 story	51-75 units	+1.5:1	+2 stories	76+ units	+2.0:1	+2 stories
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76+ units	+2.0:1	+2 stories														

RESTRICTIONS

<b>Rent Stabilization Ordinance:</b>	No
<b>Community Design Overlay:</b>	No
<b>Historic Preservation Overlay:</b>	No
<b>Specific Plan:</b>	Yes
<b>Q/T Conditions:</b>	Yes
<b>D Limitations:</b>	Yes
<b>Coastal Zone:</b>	No
<b>Community Redevelopment Agency:</b>	No
<b>Hillside Area:</b>	No
<b>Baseline Mansionization Ordinance:</b>	No
<b>Interim Control Ordinance:</b>	No
<b>River Improvement Overlay:</b>	No
<b>Community Plan Implementation Overlay:</b>	Yes
<b>Opportunity Zone:</b>	Yes
<b>Other:</b>	No

JURISDICTIONAL

<b>Legal Description:</b>	Lots 1-4, Block Blk 9, Arb 1-3, La Paloma Tract
<b>Land Use:</b>	Neighborhood Commercial
<b>Area Planning Commission:</b>	Central APC
<b>Community Plan Area:</b>	Hollywood
<b>Neighborhood Council:</b>	Hollywood Studio District
<b>Council District:</b>	13
<b>Council Member:</b>	Hugo Soto-Martinez

RED FLAGS

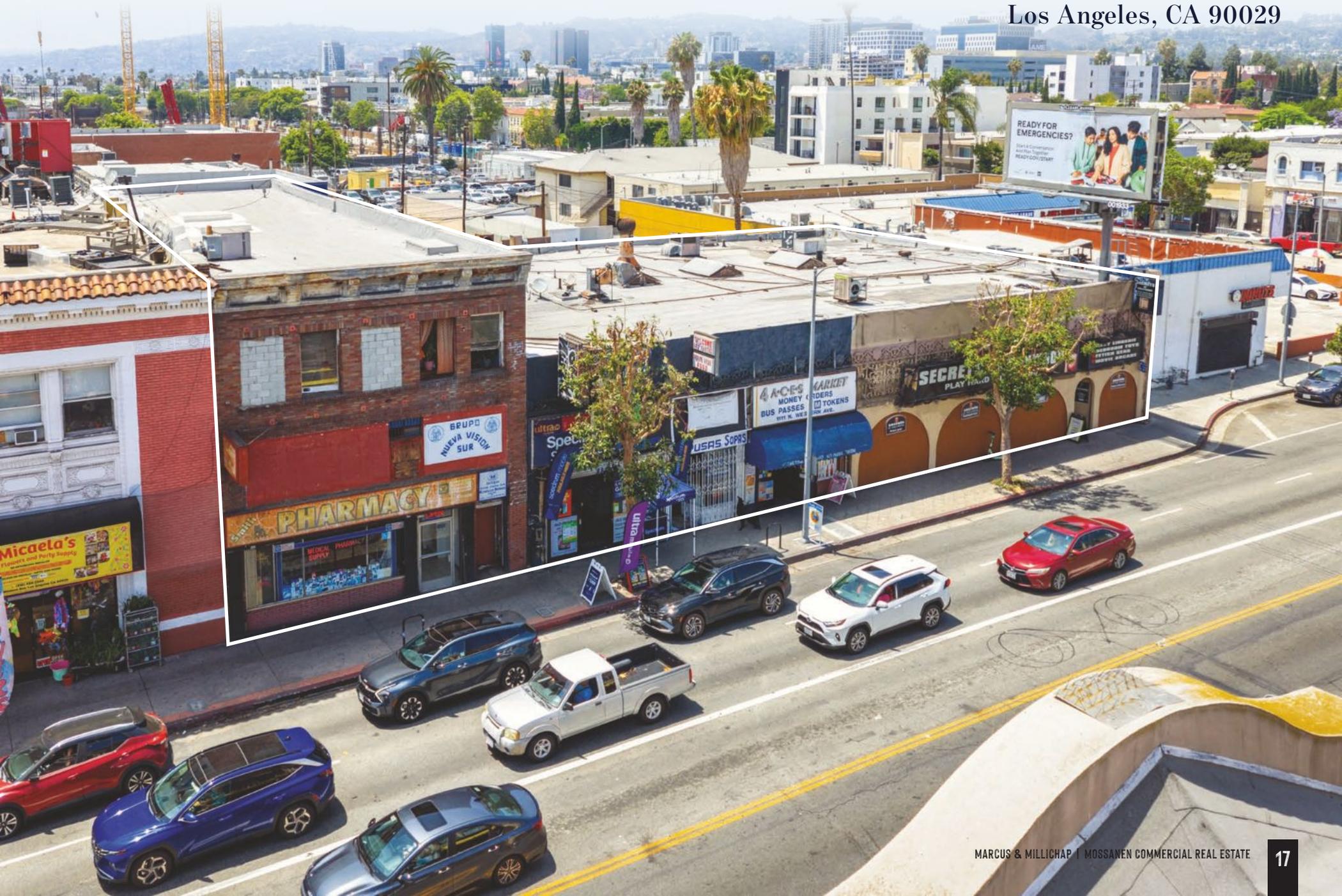
Project is within Hollywood CPIO subarea Corridors 2, in addition to applicable CPIO District provisions, properties in the Corridor 2 Subarea located on Melrose Avenue between Fairfax Avenue and Highland Avenue that exceed any individual Ground Floor Commercial Tenant Size of over 5,000 square feet, shall first obtain a Class 2 Conditional Use Permit pursuant to LAMC Chapter 1A, Section 13B.2.2. W. Ground Floor Elevation and Height. Each Project shall have a finished Ground Floor elevation located within three feet above or below the existing curb level. The Project Ground Floor shall have a minimum floor to ceiling height of 14 feet. Street Wall and Active Floor Area. All street fronting building Façades of a Project shall comply with the following: 1. Buildings shall be sited so that 100 percent of each street fronting building Façade length is located within five feet of the Primary Lot Line. 2. The Ground Floor shall incorporate Active Floor Area along 100 percent of the lot width of the Primary Lot Line to a depth of at least 18 feet. Areas used for vehicular access, pedestrian access, Landscape Amenity Space, or Pedestrian Amenity Space are exempt from this requirement. 3. For the purpose of meeting the 100 percent street wall requirement, a Paseo, Arcade, Landscape Amenity Space, or Pedestrian Amenity Space, no more than 15 percent of the lot width, shall qualify as street fronting building Façade. 4. A recessed entry located no more than 15 feet from the setback line qualifies as building Façade for the purpose of meeting the 100 percent street wall requirement. The recessed entry may not exceed nine feet in width. Pedestrian Access. Each Building shall have at least one Street-Oriented Entrance that provides access to the Primary Lot Line. A Street-Oriented Entrance or a Landscape Amenity Space shall occur at least once every 75 feet and shall be no more than three feet above or below the adjacent sidewalk grade. For a non-residential Project, a Street-Oriented Entrance shall be accessible during business hours. Transparency. Except for any portions of a Façade occupied with Ground Floor residential dwelling units, all Façades located along street frontages shall comply with the following: 2. Transparent glazing shall occupy a minimum of 50 percent of the Ground Floor Façade, and a minimum of 30 percent of the upper story Façade. (a) Exception: For any Façade along Melrose Avenue between Fairfax Avenue and Highland Avenue that provides a mural or similar artwork that complies with all applicable City procedures and provisions, the Ground Floor Façade transparency requirement may be reduced to provide a minimum of 30 percent of transparent glazing. Glass as part of the Façade shall be no more reflective than necessary to comply with Green Building Code or other state or local UV requirements.



Report comes from a third party. Buyer to verify all information herein. Buyer to conduct their own due diligence and verify development information. Marcus & Millichap and the Seller have not made any investigation and make no warranty or representation with respect to the development potential. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, it is not a substitute for a thorough due diligence investigation.

# 1107 -1117 N WESTERN AVE

Los Angeles, CA 90029



VICINITY DEVELOPMENTS



**HOLLYWOOD CENTRAL DEVELOPMENT**

**South of the Hollywood Walk of Fame**

A mixed-use project featuring up to 633 apartments, along with office and retail spaces. Approved by the Los Angeles City Planning Commission in July 2024, with completion targeted for 2027.



**6007 SUNSET BOULEVARD APARTMENTS**

**6007 Sunset Boulevard**

A seven-story building comprising 109 studio, one-, and two-bedroom apartments, plus ground-floor retail space. Construction commenced in late 2024.



**6767 SUNSET BOULEVARD RESIDENTIAL TOWERS**

**6767 Sunset Boulevard**

Proposed residential skyscrapers offering modern living spaces. Under consideration as of September 2024.



**6650 W. FRANKLIN AVENUE AFFORDABLE HOUSING**

**6650 W. Franklin Avenue**

Expansion of the Montecito complex to provide affordable housing for seniors. Fully framed as of July 2024.



**1200 N. CAHUENGA BOULEVARD OFFICE DEVELOPMENT**

**1200 N. Cahuenga Boulevard**

New office spaces catering to creative industries. Construction underway as of July 2024.



**5721-5759 AND 5831-5857 SANTA MONICA BOULEVARD**

**Santa Monica & Bronson**

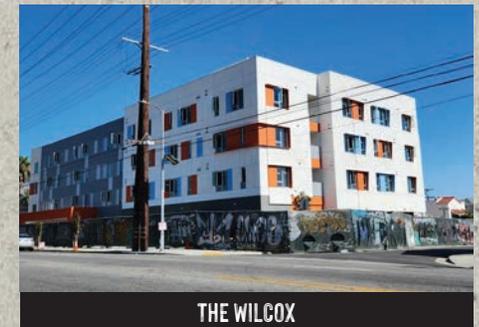
Industrial-to-office conversion planned near Hollywood Forever Cemetery.



**5245 SANTA MONICA BOULEVARD**

**Santa Monica & Hobart**

49 apartments above 45,000 square feet of ground-floor commercial space.



**THE WILCOX**

**4904 Santa Monica Blvd**

Four-story building which will feature 62 apartments for formerly unhoused seniors.

## ECHELON STUDIOS DEVELOPEMENT



Echelon Studios is a \$450-million development project in Hollywood, California, spearheaded by a joint venture between BARDAS Investment Group and Bain Capital Real Estate. The project aims to transform a five-acre site at 5601 Santa Monica Boulevard, formerly occupied by a shuttered Sears department store, into a state-of-the-art studio campus.

The development plans include four 19,000-square-foot sound stages, a 15,000-square-foot flex stage, and a 90,000-square-foot "creative village" comprising high-end office bungalows. Additionally, two mid-rise office buildings will provide 350,000 square feet of office space, catering to content creation and media industry firms.

Designed by the architecture firm Rios, Echelon Studios is set to occupy a full city block between Wilton Place and St. Andrews Place. The project received approval from the Los Angeles City Planning Commission in 2023, and construction commenced in early 2024. As of January 2025, the development is progressing, with the installation of a tower crane marking significant advancement.

Echelon Studios is part of a broader trend of investment in studio and production spaces in Los Angeles, driven by the growing demand for content from digital streaming services. The project is expected to be completed by the end of 2025, providing much-needed infrastructure to support the entertainment industry's expansion.



## AREA OVERVIEW

### HOLLYWOOD: A PREMIER BUSINESS DESTINATION

Hollywood is one of Los Angeles' most dynamic business districts, offering prime accessibility and a thriving economic environment. The area is strategically located near US-101, providing direct access to Downtown, the San Fernando Valley, and greater Southern California. The Hollywood/Vine Metro Station (Red Line) and several Metro bus routes make commuting easy, while proximity to LAX (12 miles) and Burbank Airport (8 miles) supports business travel. With a Walk Score of 97, employees can easily access nearby dining, retail, and entertainment options.

Hollywood's economy is anchored by major entertainment, tech, and creative industries, with companies like Netflix, Paramount Pictures, and ViacomCBS driving demand. The area is also seeing growth from startups, professional services, and corporate relocations, supported by Opportunity Zones and local tax incentives. Competitive office vacancy rates, strong absorption, and new mixed-use developments reflect long-term investment in the market.

The area boasts a highly skilled workforce, with talent drawn from UCLA, USC, and the American Film Institute. Surrounding neighborhoods like West Hollywood and Hancock Park provide a strong professional and creative class, supporting demand for high-quality office space.

Hollywood offers top-tier amenities, including restaurants, hotels (W Hollywood, Dream Hollywood), and cultural landmarks like Runyon Canyon and the Hollywood Bowl, enhancing the work-life balance for professionals. The office market remains strong, with opportunities for adaptive reuse into creative or flex spaces. Reliable fiber-optic internet and sustainability initiatives like LEED-certified buildings make it an attractive hub for modern businesses.

With exceptional connectivity, economic growth, a skilled workforce, and lifestyle amenities, Hollywood remains a premier business destination.

### *Demographic Highlights*

WITHIN 3 MILE RADIUS

491,551

POPULATION

\$58,769

MEDIAN HOUSEHOLD INCOME

224,020

HOUSEHOLDS

37.7

MEDIAN AGE

34%

BACHELOR'S DEGREE OR HIGHER

84%

RENTER OCCUPIED HOUSEHOLDS



## Hollywood Major Employers



### LOCAL AMENITIES

1. Trader Joe's
2. Gelson's Markets
3. Hollywood Farmers' Market
4. Walgreen's
5. Yoga Works
6. 24 Hour Fitness
7. LA Fitness
8. Equinox
9. SoulCycle Hollywood
10. Pressed Juicery
11. The W Hollywood
12. Franklin Village
13. Home Depot
14. Ralph's
15. Pier 1 Imports
16. PetCo

### DINING & DRINKING

1. Sugarfish
2. Sweetgreen
3. Paley
4. Good Times at Davey Wayne's
5. Roscoe's House of Chicken & Waffles
6. Stella Bara
7. Blue C Sushi
8. Umami Burger
9. The Melt Sunset & Vine
10. Coffee Commissary
11. La Monarca Bakery & Café
12. Sweet Times
13. Delancey
14. Mission Cantina
15. Birch
16. Beauty & Essex
17. Stout Burgers & Beer
18. Shake Shack
19. The Well
20. Off Vine Restaurant
21. Tender Greens
22. Bowery
23. Gwen
24. Rubies+Diamonds
25. Philz Coffee

### MAJOR EMPLOYERS & STUDIOS

1. Netflix
2. Sunset Bronson Studios
3. Emerson College LA Center
4. Sunset Gower Studios
5. Canon USA
6. United Recording
7. Siren Studios
8. East West Studios
9. Technicolor
10. Viacom
11. Neuhouse
12. Fender
13. Legend 3D
14. Capitol Records

### ENTERTAINMENT

1. Hollywood Palladium
2. Pantages Theatre
3. Cinespia at Hollywood Forever Cemetery
4. ArcLight Cinerama Dome
5. The Fonda Theatre
6. Upright Citizens Brigade (two locations)
7. The Hotel Café

89

WALKSCORE

VERY WALKABLE:  
MOST ERRANDS CAN BE  
ACCOMPLISHED ON FOOT

67

TRANSIT SCORE

GOOD TRANSIT:  
MANY NEARBY PUBLIC  
TRANSPORTATION OPTIONS

71

BIKESCORE

VERY BIKEABLE:  
BIKING IS CONVENIENT  
FOR MOST TRIPS

OFFERING MEMORANDUM

# 1107 -1117 N WESTERN AVE

Los Angeles, CA 90029

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