

Larchmont Village Development Opportunity

507 N Larchmont Blvd, Los Angeles, CA 90004



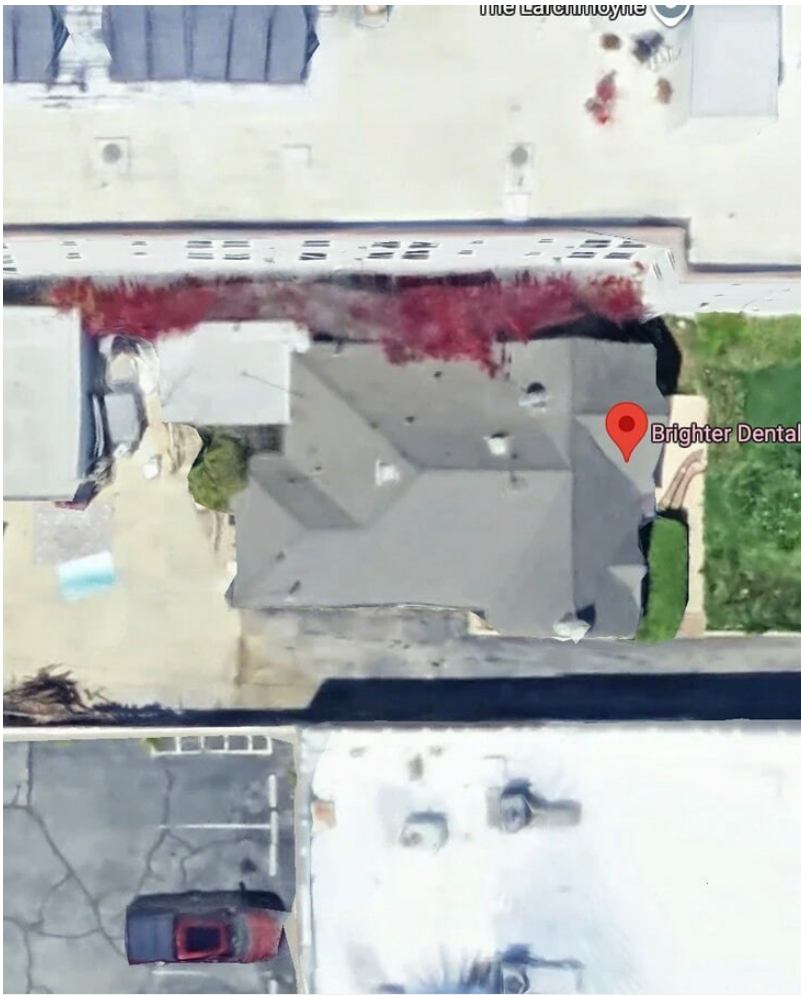
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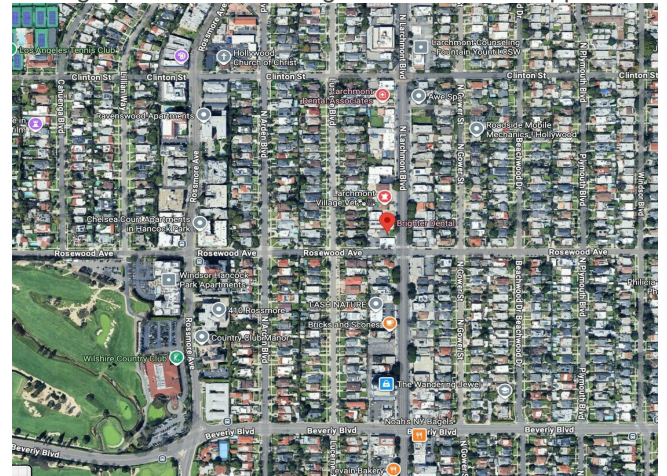
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\$2,999,000

Zoned LAC2, the property allows for a range of potential uses, including residential, mixed-use, or boutique commercial development (buyer to verify). Its central location offers excellent connectivity to major thoroughfares...

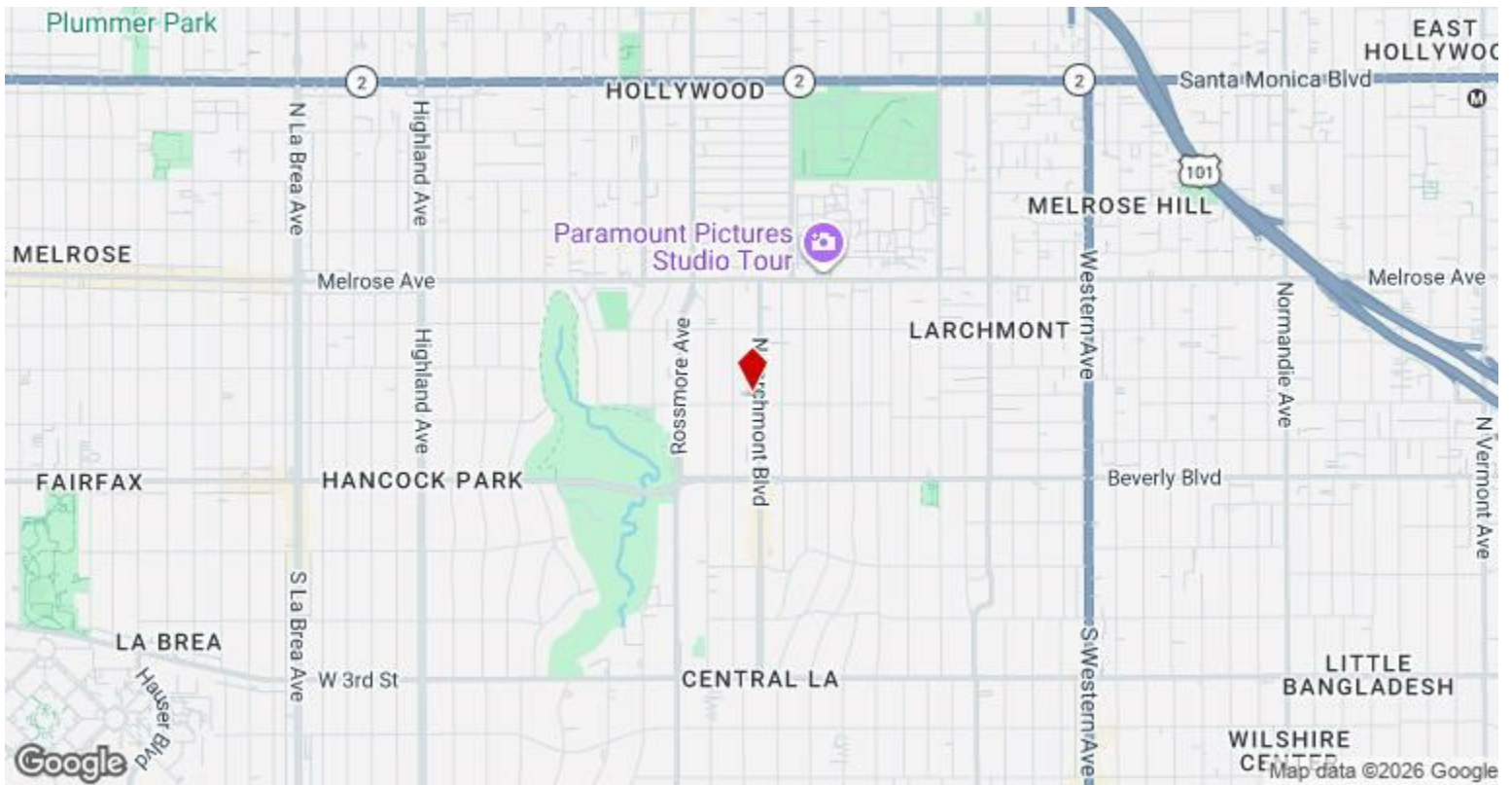
This property offers a rare development opportunity in the heart of Larchmont Village, one of Los Angeles' most desirable neighborhoods. Positioned along the iconic tree-lined Larchmont Boulevard, the site is surrounded...

- Located on Larchmont Boulevard within a highly walkable neighborhood featuring shops, dining, and services.
- Approximately 7,000-square-foot lot with LAC2 zoning, supporting mixed-use or boutique development potential.
- Excellent accessibility to Wilshire Boulevard, Melrose Avenue, and Hollywood.
- Surrounded by established neighborhoods including Hancock Park, Windsor Square, and Koreatown.
- Consistent pedestrian activity and strong local demographics enhance long-term investment appeal.



Price:	\$2,999,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Office
Sale Type:	Investment
Total Lot Size:	0.16 AC
Sale Conditions:	Redevelopment Project
No. Lots:	1
Zoning Description:	LAC2
APN / Parcel ID:	5523-016-021





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Zoned LAC2, the property allows for a range of potential uses, including residential, mixed-use, or boutique commercial development (buyer to verify). Its central location offers excellent connectivity to major thoroughfares such as Wilshire Boulevard, Melrose Avenue, and Hollywood, as well as proximity to established neighborhoods like Hancock Park, Windsor Square, and Koreatown. This combination of zoning flexibility, strong demographics, and a walkable urban setting makes 507 N Larchmont Blvd an exceptional opportunity for those seeking to create value in a vibrant Los Angeles corridor.

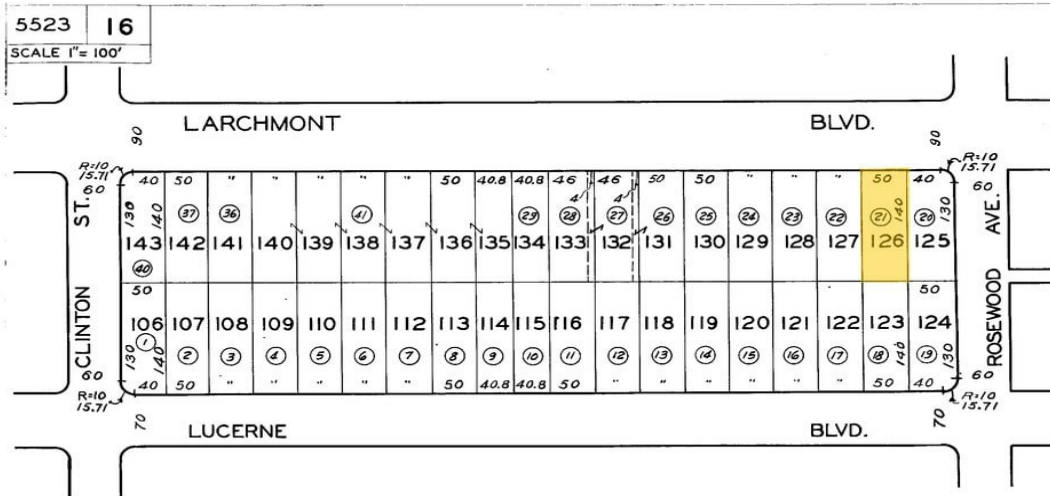
Property Photos



Property Photos

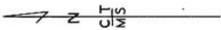


507 Larchmont Blvd



LARCHMONT HEIGHTS

M. B. 15-83



CODE 67

FOR PREV. ASSM'T. SEE:
5523 - 16

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.