

OWNER-USER OR MIXED-USE
DEVELOPMENT

1415 N. LA BREA AVE
HOLLYWOOD, CA 90028
OFFERED AT \$2,995,000 | For Lease \$8,750/mo



HILTON & HYLAND
COMMERCIAL

FELIX PENA
+1 310.256.0770
felix@hiltonhyland.com
DRE 01414250



BILL SIMPSON
+1 310.994.0455
bill.simpson@theagencyre.com
DRE 01176003

JEFF BERRIS
+1 310.623.0927
jeff.berris@theagencyre.com
DRE 01249839

BERRIS SIMPSON GROUP
JEFF BERRIS &

1415 N. LA BREA AVE | HOLLYWOOD ,CA 90028

- C-2 Zoned Lot, TOC tier 3, in a sign district, a transit priority area, and al fresco dining ordinance applies – supports dense mixed-use residential & commercial development.

- 50' of frontage along La Brea & 119' deep for a total of approximately 5,950 sq. ft. lot.

- Across La Brea from former Charlie Chaplin Studio's, recently purchased by John Mayer & Hollywood Director "McG" for \$45M.

- Walking distance to markets, restaurants, abundant retail, office, & other sound & film studio's.

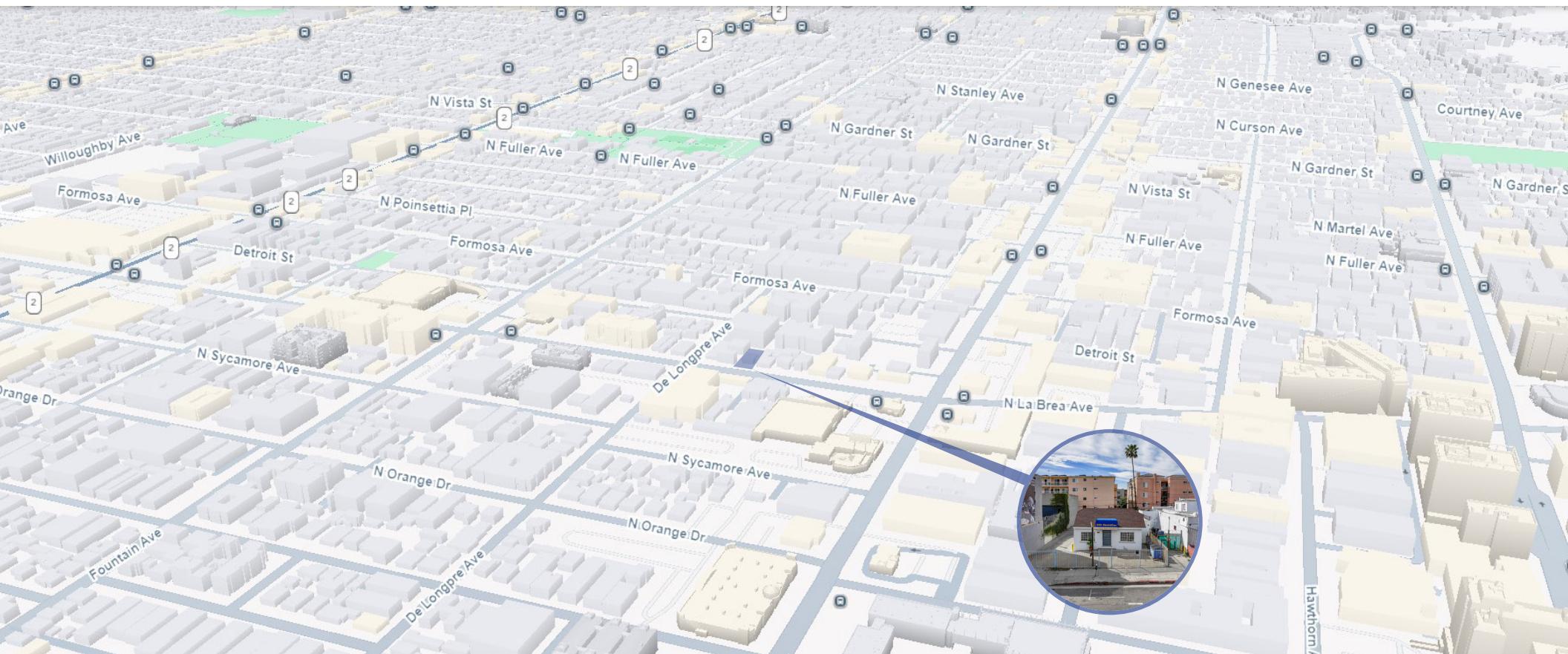
- ½ block south of famous Sunset Strip & 3 blocks north of Santa Monica Blvd, up the block from American Academy of Arts, & two blocks from Hollywood High School.

- Approximately 2,000 sq ft building available for owner/user or lease it for interim cash flow during entitlement.

- Single lot supports up to 25 units Mixed-use.

- Offered At \$2,995,000

- Inquire regarding additional land assembly, brokers have investigated & confirmed availability.



HILTON & HYLAND
COMMERCIAL

FELIX PENA
+1 310.256.0770
felix@hiltonhyland.com
DRE 01414250



BILL SIMPSON
+1 310.994.0455
bill.simpson@theagencyre.com
DRE 01176003

JEFF BERRIS
+1 310.623.0927
jeff.berris@theagencyre.com
DRE 01249839

Hilton & Hyland Real Estate, Inc. The information contained in this marketing brochure ("Materials") is proprietary and confidential. It is intended to be reviewed only by the person or entity receiving it from Hilton & Hyland Real Estate, Inc. The Materials are intended to be used for the sole purpose of preliminary evaluation of the subject property for potential purchase. The Materials have been prepared to provide to a prospective buyers to enable them to establish a preliminary level of interest in potential purchase of the Property. The Materials are not to be considered fact. The information contained in the Materials is not a substitute for thorough investigation of the financial, physical, and market conditions relating to the Property. The information contained in the Materials has been obtained by Agent from sources believed to be reliable, however, no representation or warranty is made regarding the accuracy or completeness of the Materials. Agent makes no representation or warranty regarding the Property, including but not limited to income, expenses, or financial performance (past, present, or future); size, square footage, condition, or quality of the land and improvements; presence or absence of contaminating substances (PCBs, asbestos, mold, etc.); Compliance with laws and regulations (local, state, and federal); or, financial condition or business prospects of any tenant (tenant's intentions regarding continued occupancy, payment of rent, etc.). Any prospective buyer must independently investigate and verify all of the information set forth in the Materials. Any prospective buyer is solely responsible for any and all costs and expenses incurred in reviewing the Materials and/or investigating and evaluating the Property. By receiving the Materials you are agreeing to the Confidentiality and Disclaimer set forth herein. All Property showings are by appointment only and must be coordinated through the Agent. All the Information Contained Herein Is Not Warranted Or Guaranteed. All Interested Parties Are To Conduct And Rely Solely On Their Own Investigation And Inspection. This Is Not Intended As Solicitation If Your Property Is Currently Listed With Another Agent. DRE 01160681