

Priced at \$4,500,000



1006-1010 N Edinburgh Avenue

West Hollywood, CA 90046

Prime West Hollywood 12,373 SF Lot to Build: Townhomes,
Mixed Income, or 100% Affordable Housing

PARTNERSCRE
Svidler | Petito | Toomarian | Davidi

TABLE OF CONTENTS



Property Overview	3	Walk Score	11	Photos	17
Floor Plans	4	Parcel Report	13	Confidentiality & Disclaimer	25
Location Highlights	9	Zimas Map	15	Contact Information	26
Location Maps	10	Assessor Map	16		

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1006-1010 N Edinburgh Avenue

The Offering

PartnersCRE is pleased to present a **rare and flexible multifamily development opportunity** at **1006-1010 N Edinburgh Avenue**, ideally located in the heart of **West Hollywood**. The offering consists of **two contiguous parcels** totaling approximately **12,373 square feet of flat land**, with dimensions of approximately **99 feet by 126 feet**. Each parcel is currently improved with a **tenant-occupied single-family residence**.

This **prime development site** offers **three distinct and highly compelling paths forward**:

- **By Right**: Construct **10 townhomes** or (**small lot subdivision units**) **Architectural plans** for this scenario have **already been prepared** and are available for review.
- **AB-1287**: Pursue a **22-unit multifamily project** across **three stories**, utilizing the benefits of **California's new density bonus law**.
- **AB-2345 (100% Affordable)**: Maximize the site's potential with a **high-density development** of approximately **80 units** across **six or more stories**. This option is ideal for **affordable housing developers** looking to capitalize on state and local Incentives. Take advantage of an already **approved 17-unit project** and save significant entitlement time by utilizing the **existing approvals**. Developers can amend or submit a **supplemental plan** to build upon the **current entitlements** and expedite the **permitting process**.

Zoned R3-B and located in a **Tier 3 TOC zone** and **High Quality Transit Corridor**, the site qualifies for **substantial development incentives**. The base zoning allows for **11 units**, and **AB-1287** and **AB-2345** offer additional **density, height, and parking flexibility** for eligible projects.

The site's transit-accessible location, coupled with aggressive state and local programs, makes it especially well-suited for both **market-rate and affordable housing development**. Just steps from **Melrose Avenue** and near **The Grove, Runyon Canyon, the Sunset Strip, and LACMA**, the property is situated in one of the **most vibrant and walkable areas of Los Angeles**. This location supports strong demand for a wide range of housing types and offers residents unparalleled access to retail, dining, transit, and recreation. Located just one block from Santa Monica Boulevard, this offers direct access to **West Hollywood's premier restaurant and entertainment district**, placing residents within walking distance of acclaimed dining spots, nightlife venues, and cultural attractions.

At a Glance

West Hollywood

\$4,500,000

Price

12,373 SF

Lot Size

\$388

Price/SF (Land)

5529-014-044; 5529-014-045

APN

99 FT x 126 FT

Dimension

R3-B

Zoning

Two tenant-occupied single-family residences

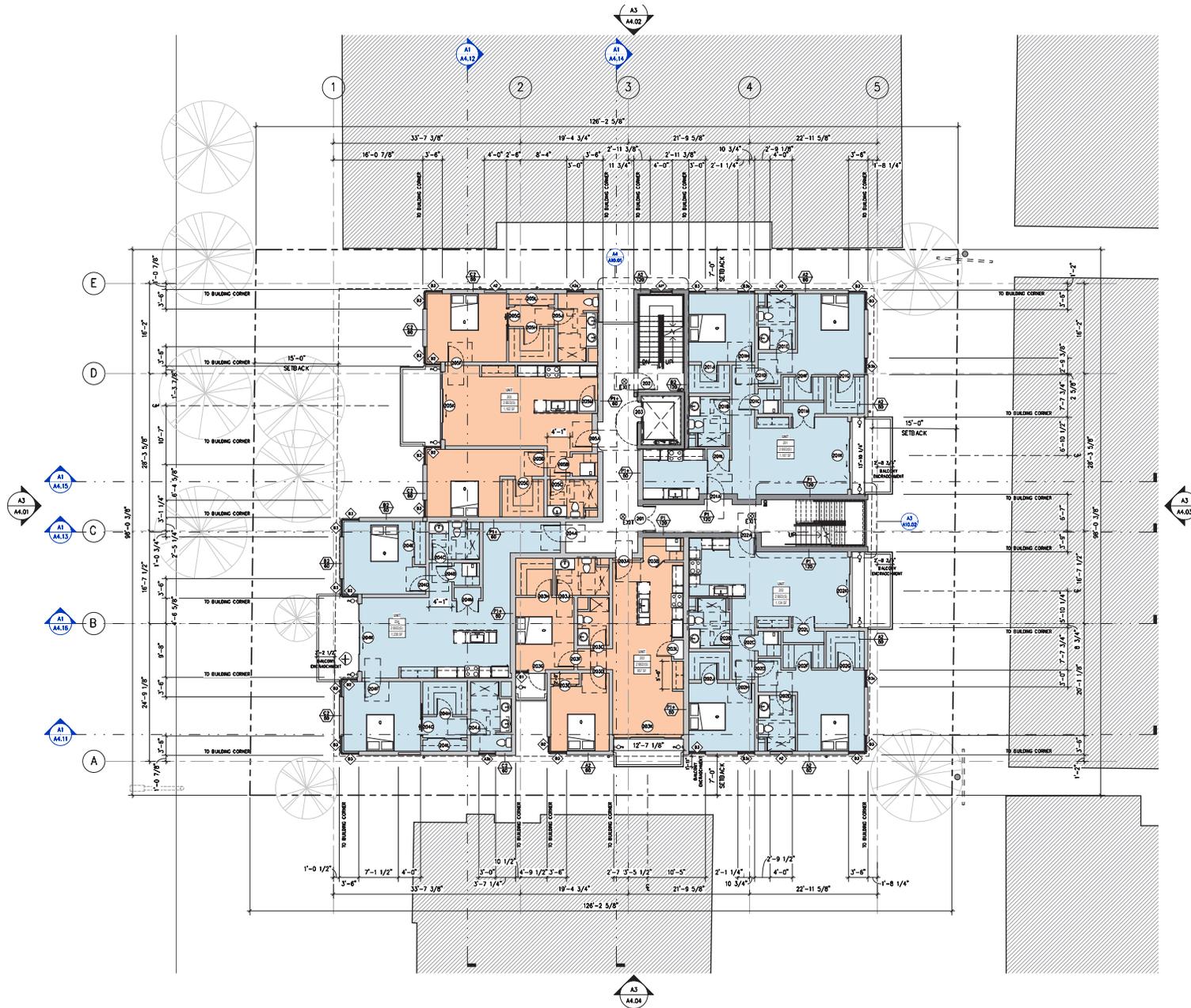
Existing Use

Highlights

- Three development paths: By-right 10 townhomes, 22 units via AB-1287, or ~80 units under AB-2345 (100% affordable)
- Zoned R3-B: Within Tier 3 TOC and High Quality Transit Corridor
- 12,373 SF lot, two contiguous parcels with separate APN's
- In the heart of West Hollywood, steps from Melrose and near The Grove and Sunset Strip

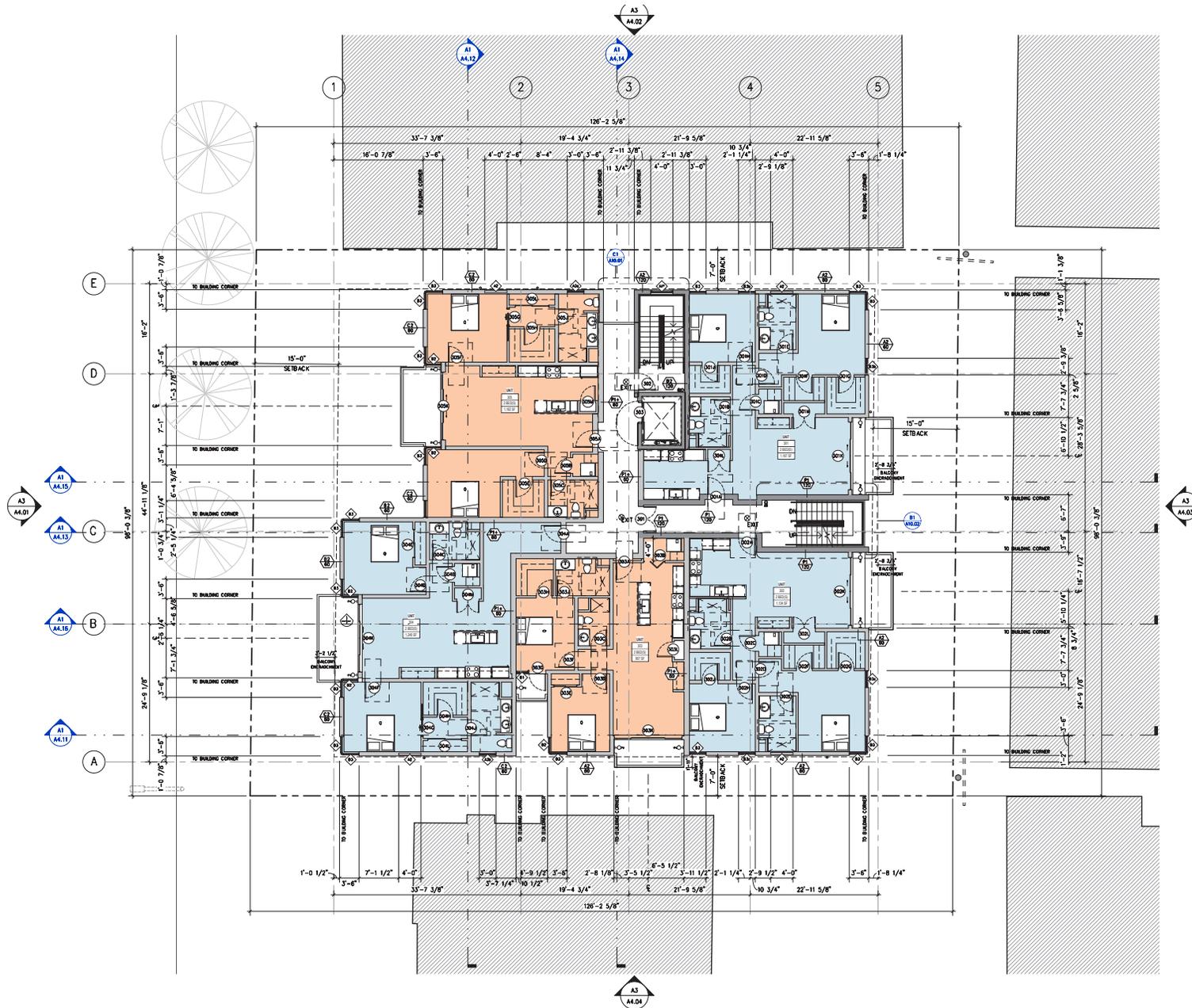
1006-1010 N Edinbrough Avenue

Floor Plan - Second Floor



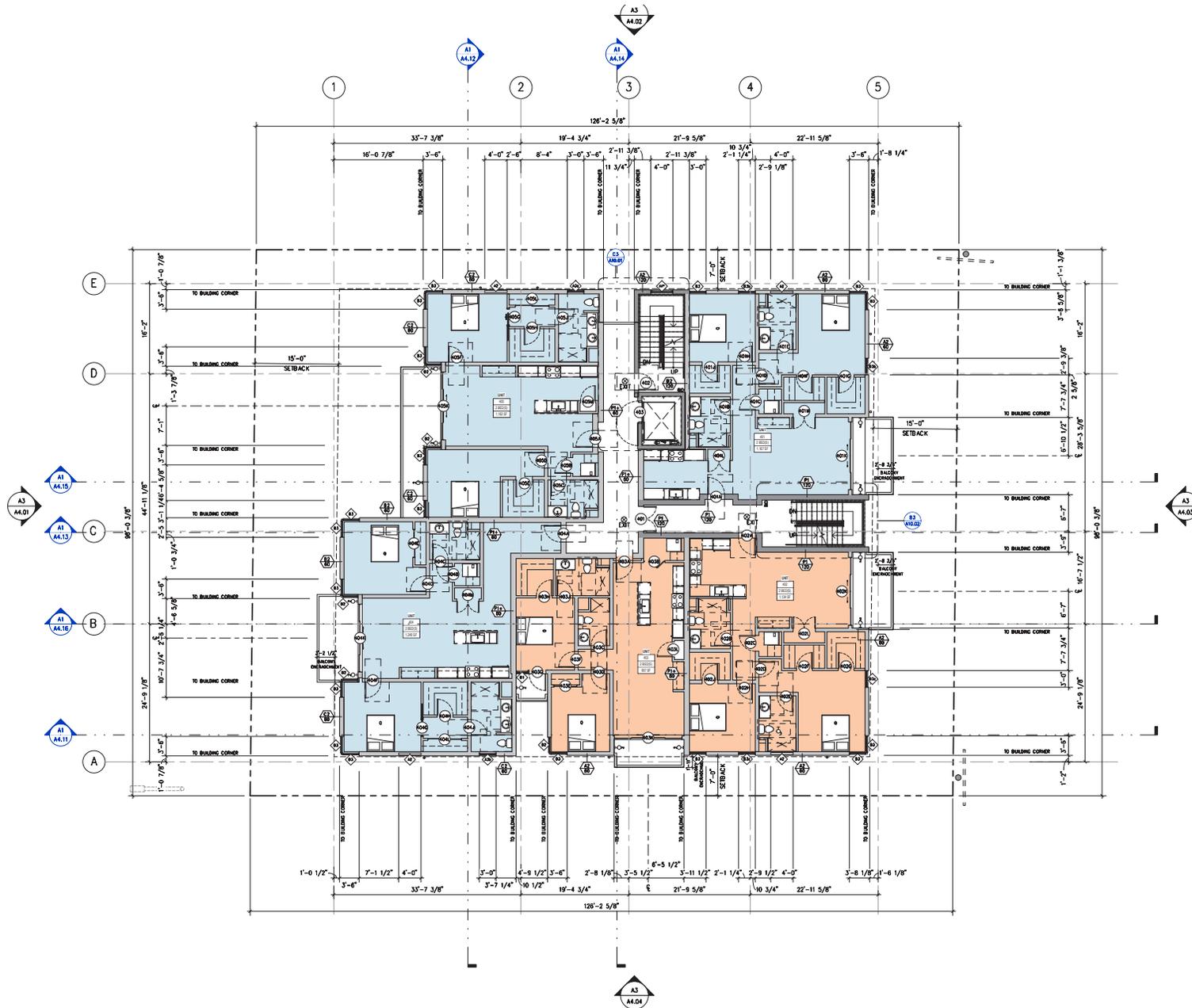
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Floor Plan - Third Floor



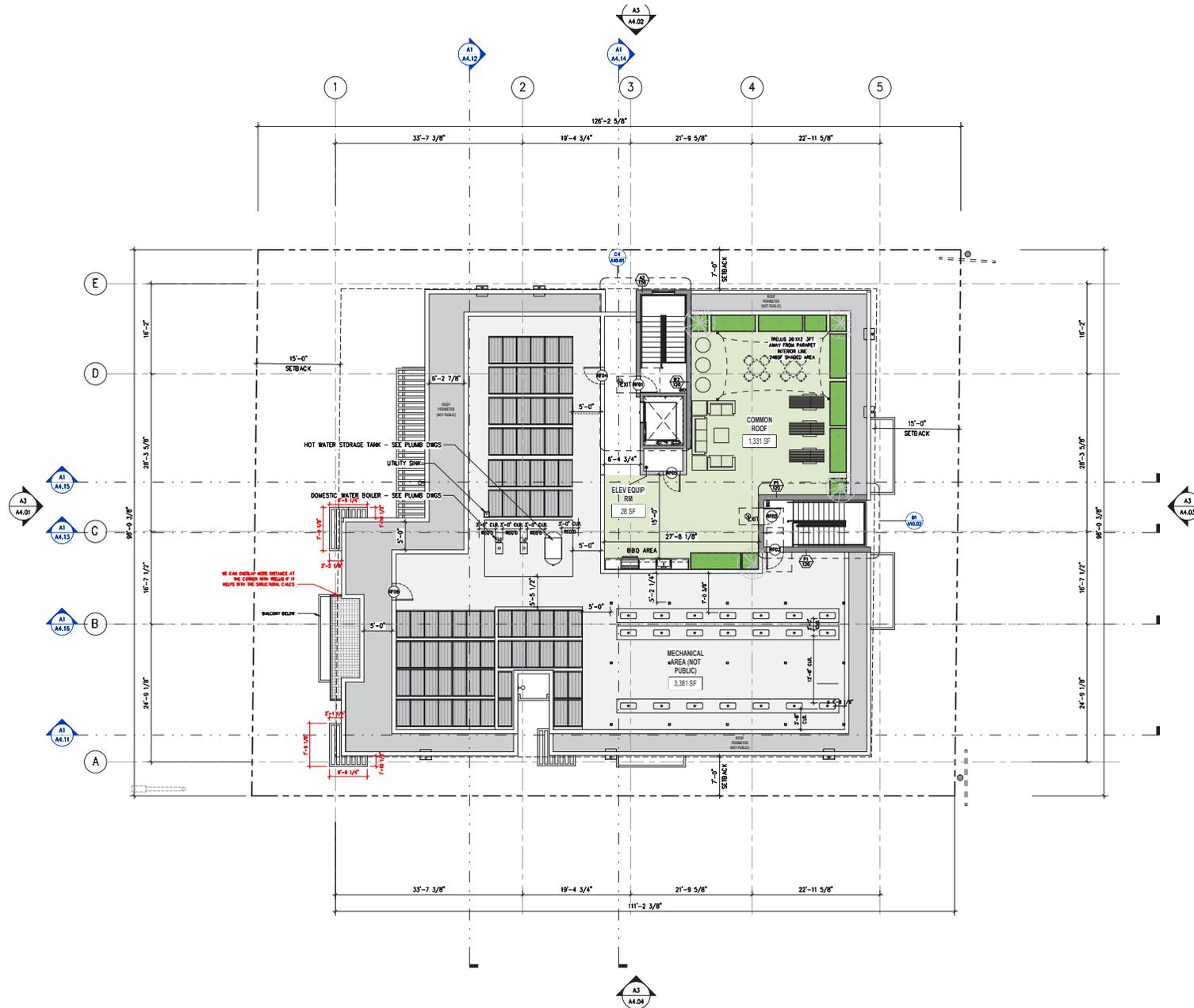
1006-1010 N Edinbrough Avenue

Floor Plan - Fourth Floor



1006-1010 N Edinbrough Avenue

Floor Plan - Roof Floor



1006-1010 N Edinburgh Avenue

Location Highlights

Melrose Avenue

Just a short walk from the property, Melrose Avenue is renowned for its eclectic mix of fashion boutiques, trendy cafes, and vibrant street art. This iconic shopping district offers a unique blend of high-end retailers and vintage shops, making it a favorite destination for fashion enthusiasts and culture seekers alike.

The Grove

Located approximately 2 miles away, The Grove is a premier shopping and entertainment complex featuring a variety of retail stores, restaurants, and a state-of-the-art movie theater. Its beautifully landscaped outdoor setting and frequent live events make it a popular gathering spot for both locals and tourists.

Runyon Canyon Park

Situated about 2.5 miles from the property, Runyon Canyon Park offers scenic hiking trails with panoramic views of Los Angeles. It's a beloved spot for outdoor enthusiasts looking to enjoy nature and stay active within the city.



Dario Svidler | Jordan Petito | Navid Toomarian | Daniel Davidi

Sunset Strip

Approximately 1.5 miles away, the Sunset Strip is famous for its vibrant nightlife, live music venues, and historic entertainment landmarks. This iconic stretch of Sunset Boulevard continues to be a hub for entertainment and culture in Los Angeles.

Santa Monica Boulevard - West Hollywood

A cornerstone of West Hollywood living, Santa Monica Boulevard is just steps away and anchors the area's dynamic mix of upscale restaurants, iconic nightlife, and celebrated entertainment venues. Its walkability and cultural vibrancy make it a top destination for residents seeking an energetic urban lifestyle with everything just outside their door.

Los Angeles County Museum of Art (LACMA)

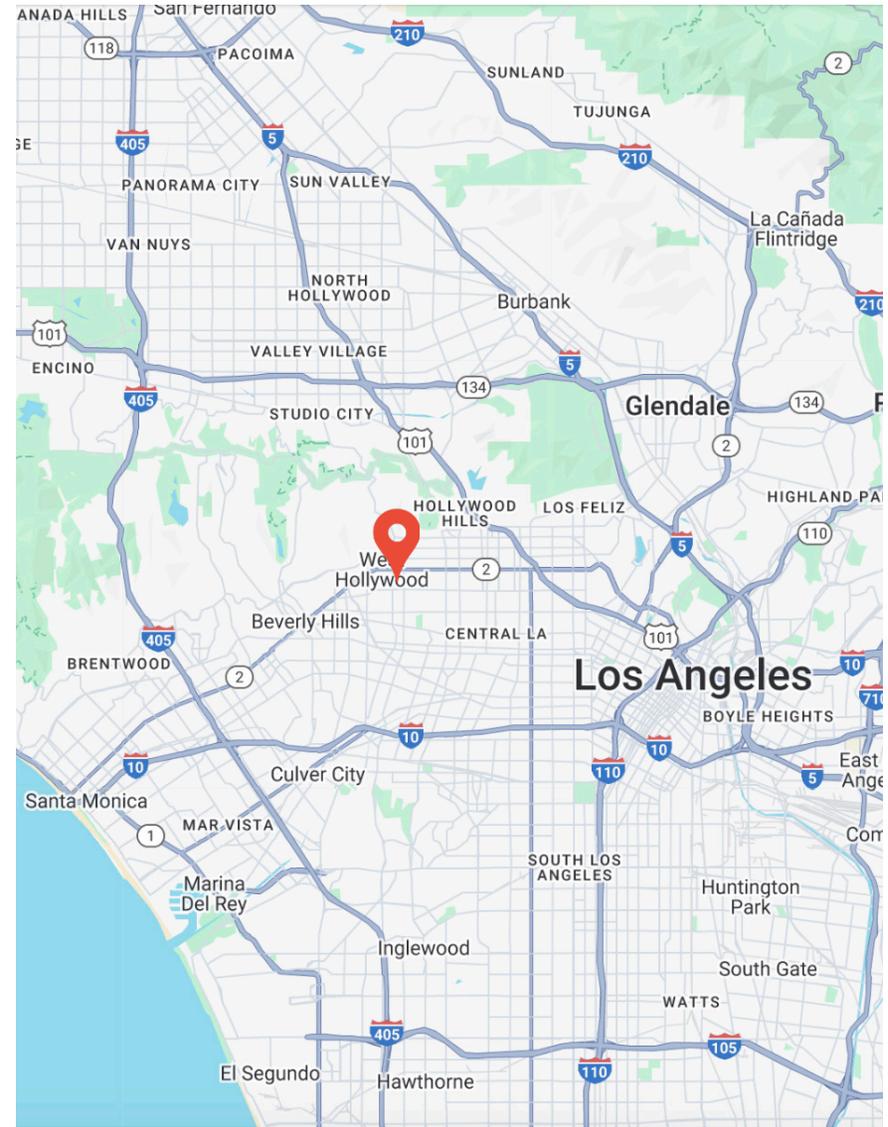
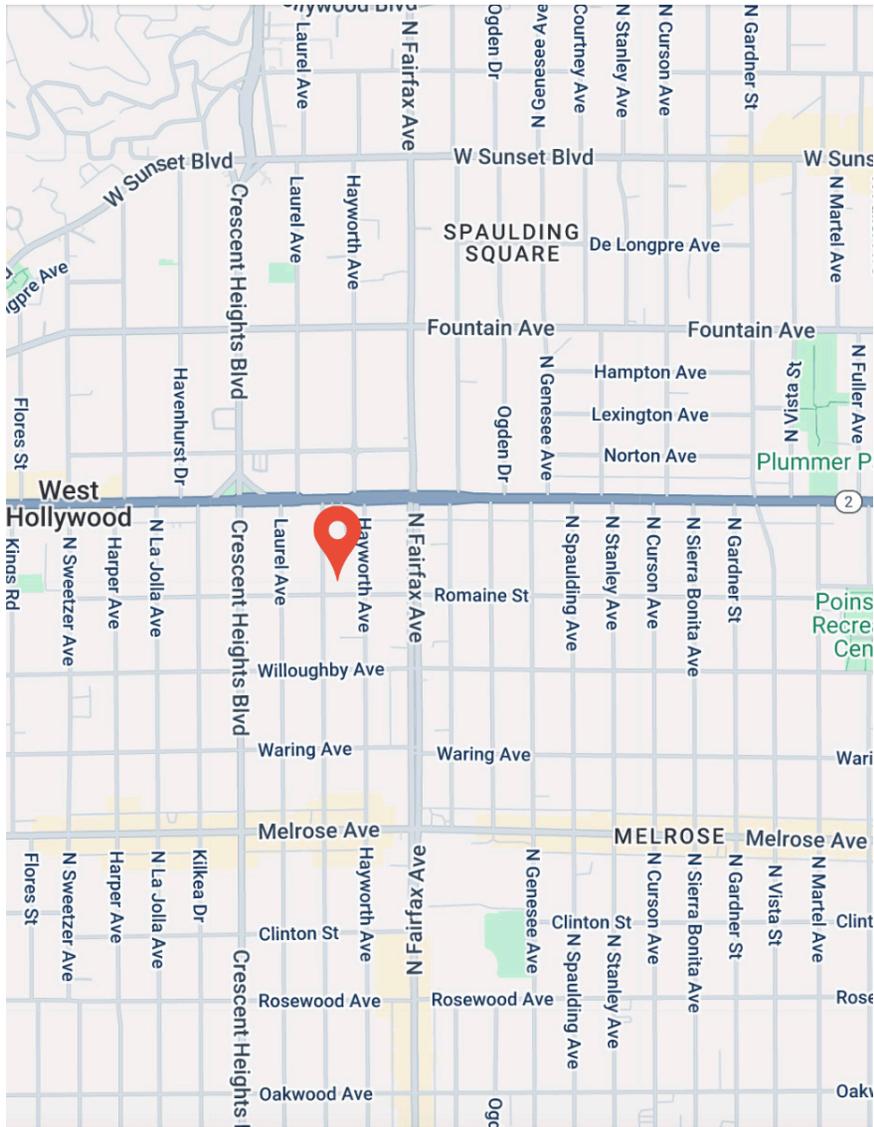
Approximately 3 miles away, LACMA is the largest art museum in the western United States, offering an extensive collection that spans the history of art. Its diverse exhibitions and programs make it a cultural cornerstone of Los Angeles.



1006-1010 N Edinburgh Avenue, West Hollywood, CA 90046 | Partners CRE • KWBH

1006-1010 N Edinburgh Avenue

Location Map



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1006-1010 N Edinborough Avenue

Walk Score

Walk Score®

Walk Score
95

Walker's Paradise

Daily errands do not require a car.

Transit Score
59

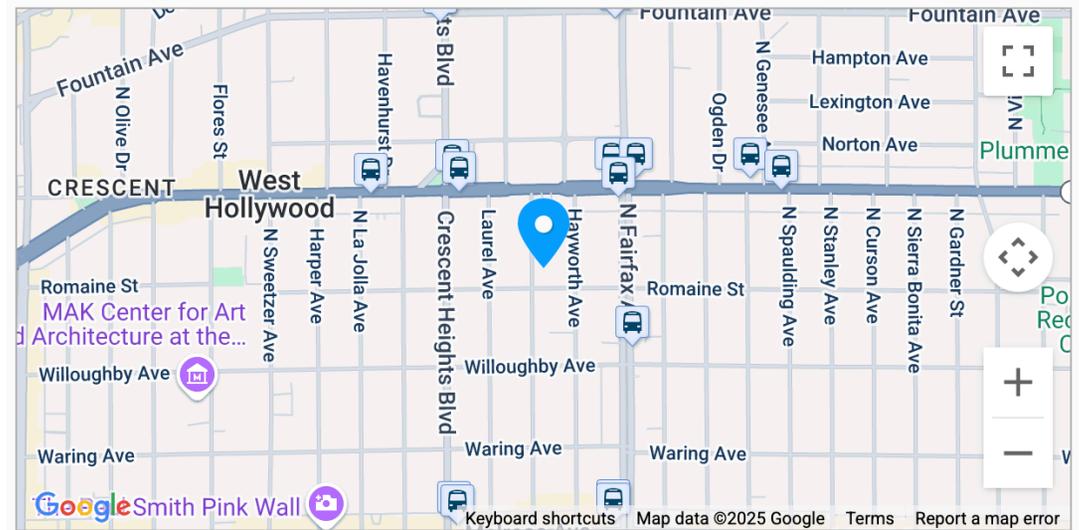
Good Transit

Many nearby public transportation options.

Bike Score
66

Bikeable

Some bike infrastructure.



Bus lines:

217 Metro Local Line	0.1 mi	218 Metro Local Line	0.2 mi
4 Metro Local Line	0.2 mi	10/48 Metro Local Line	0.4 mi
Fairfax DASH Fairfax	0.4 mi		

About this Location

1010 North Edinborough Avenue has a Walk Score of 95 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

This location is in West Hollywood. Nearby parks include William S. Hart Park, Rosewood Park and Plummer Park.

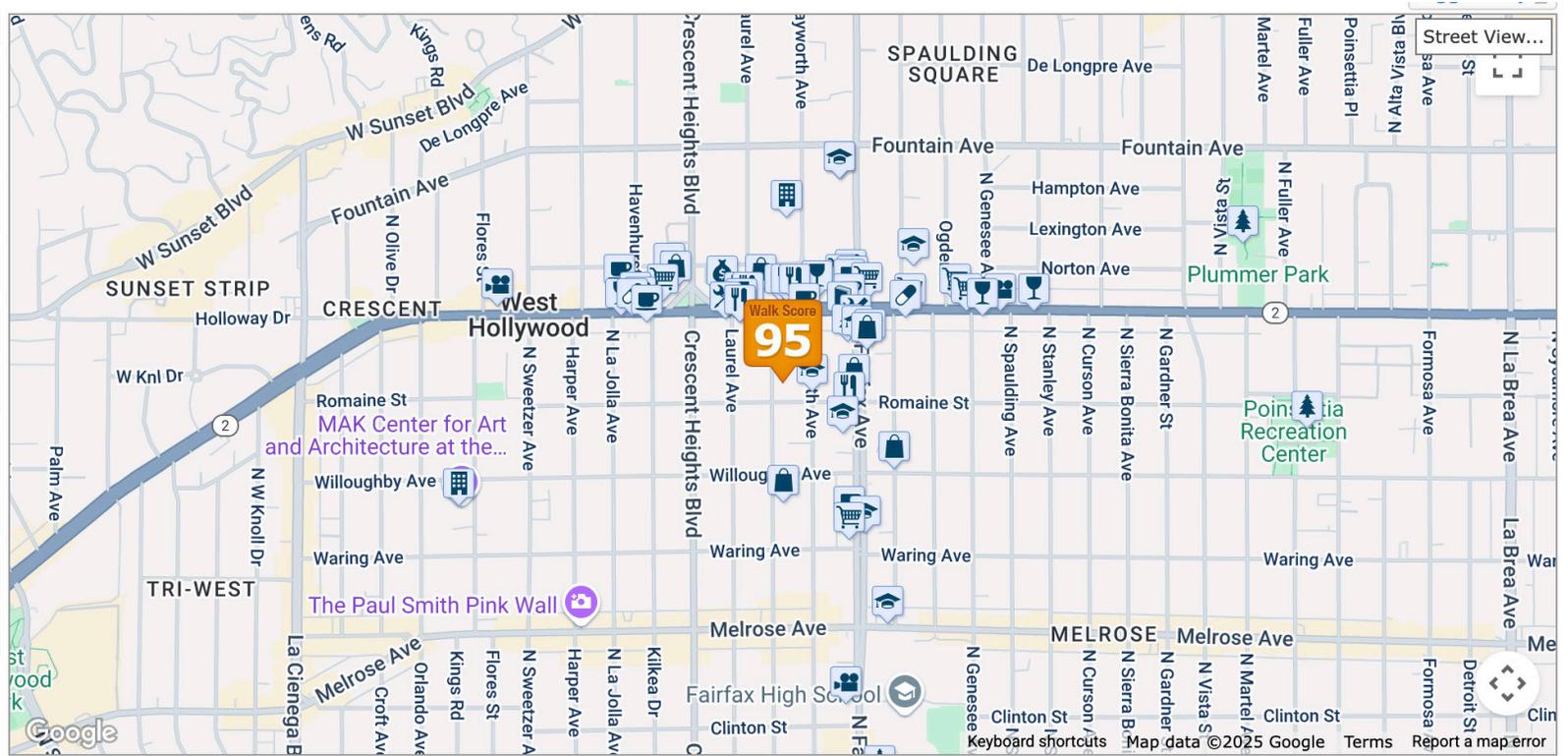
<https://www.walkscore.com/score/1010-n-edinborough-ave-w-hollywood-ca-90046>

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1006-1010 N Edinburgh Avenue

Walk Score

- Restaurants:**
Ysabel .1mi >
- Coffee:**
7-Eleven .1mi >
- Bars:**
Fubar .1mi >
- Groceries:**
Natural Divine Store - Natural2mi >
- Parks:**
William S. Hart Park .1mi >
- Schools:**
Laurel Elementary School .05mi >
- Shopping:**
Daniela Kurrle Couture .1mi >
- Entertainment:**
The Urban Art Group CAL .3mi >
- Errands:**
Shell Gas Station .1mi >
- Search Nearby:**
>



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1006-1010 N Edinbrough Avenue

Parcel Report



City of Los Angeles Department of City Planning

5/23/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

None

ZIP CODES

None

RECENT ACTIVITY

None

CASE NUMBERS

Address/Legal Information

PIN Number	144B177 254; 144B177 265
Lot/Parcel Area (Calculated)	12,373 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID B6
Assessor Parcel No. (APN)	5529 014 044; 5529 014 045
Tract	TR 3425
Map Reference	M B 42-29
Block	None
Lot	112;113
Arb (Lot Cut Reference)	None
Map Sheet	144B177

Jurisdictional Information

Community Plan Area	None
Area Planning Commission	None
Neighborhood Council	None
Council District	None
Census Tract #	7002.00000000
LADBS District Office	None

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	None
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	None
General Plan Note(s)	None
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	No
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	None
Non-Residential Market Area	None
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	No
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	None
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Laurel Elementary
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No

Assessor Information

Assessor Parcel No. (APN)	5529-014-044; 5529-014-045
APN Area (Co. Public Works)*	0.28 ac (12,373 SF)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$3,356,980
Assessed Improvement Val.	\$0
Last Owner Change	12/11/2018
Last Sale Amount	\$4,250,000
Tax Rate Area	1319
Deed Ref No. (City Clerk)	1251920
Building 1	
Year Built	1923
Building Class	D6A
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	1
Building Square Footage	2,832 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5529-014-044; 5529-014-045]

Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No

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1006-1010 N Edinbrough Avenue

Parcel Report

Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	No
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.25190504
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Prilo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

Housing

Rent Stabilization Ordinance (RSO)	No [APN: 5529-014-044; 5529-014-045]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	5529014044;5529014045
Address	1006-1010 N EDINBURGH AVE
Year Built	1923
Use Code	0100 - Residential - Single Family Residence

Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	None
Division / Station	None
Reporting District	None
Fire Information	
Bureau	None
Battalion	None
District / Fire Station	None
Red Flag Restricted Parking	No

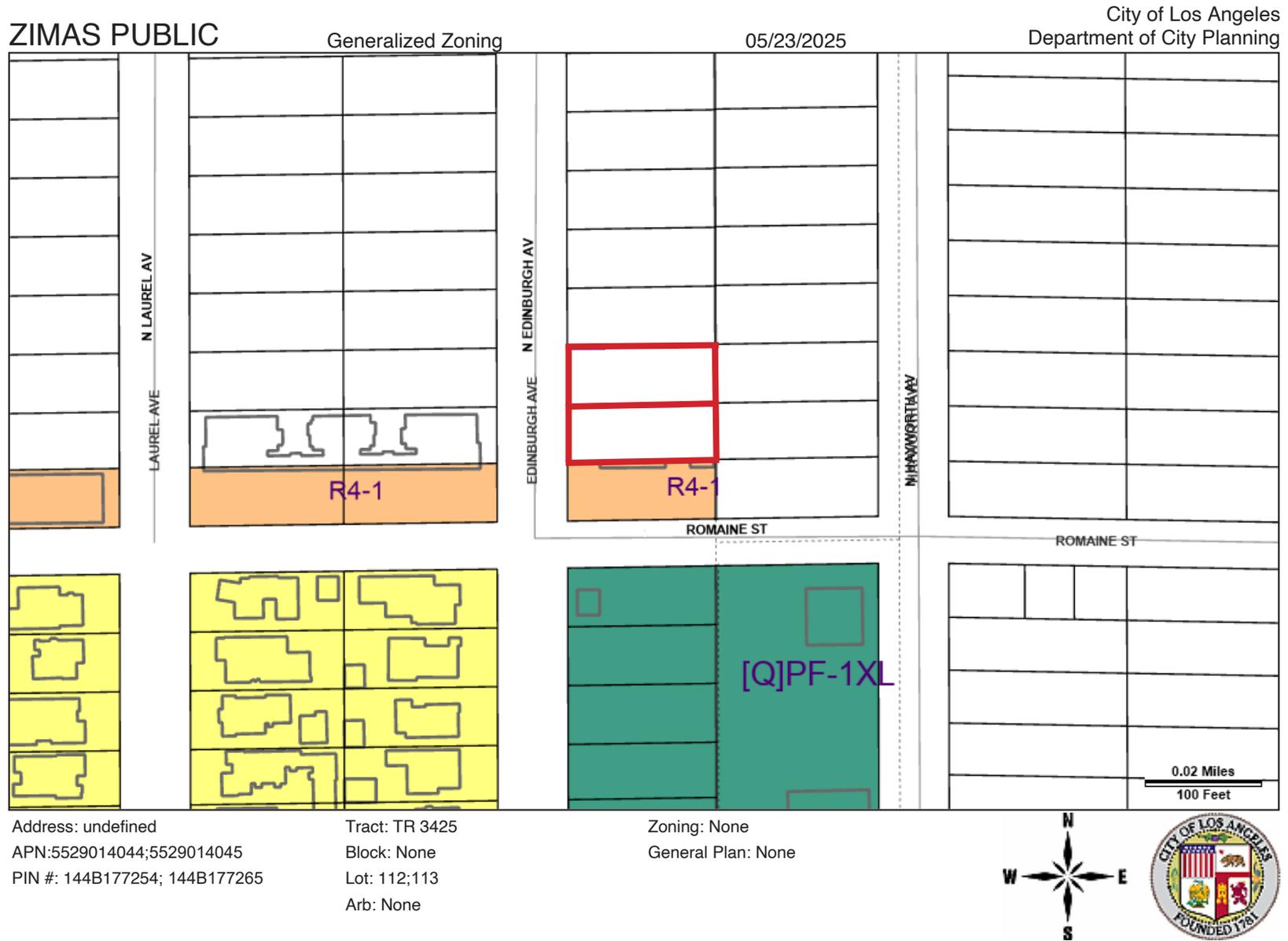
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1006-1010 N Edinburch Avenue

Zimas Map



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