

**OWNER-USER OR MIXED-USE  
DEVELOPMENT**

**1415 N. LA BREA AVE  
HOLLYWOOD, CA 90028  
OFFERED AT \$3,395,000**



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- 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.

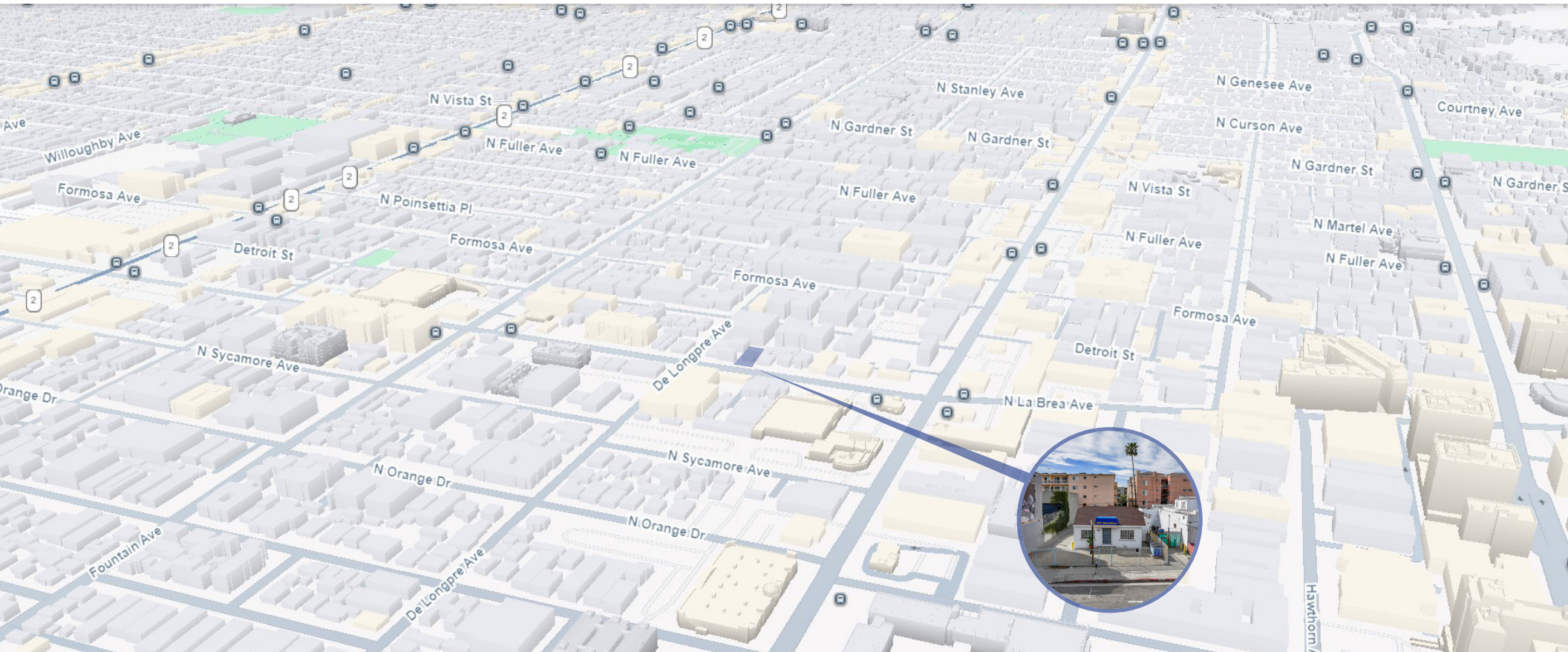
- ½ block south of famous Sunset Strip & 3 blocks north of Santa Monica Blvd, up the block from American Academy of Arts, & two blocks from Hollywood High School.

- 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 \$3,395,000

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



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