A Premier Rehab Opportunity in Prestigious Brentwood

Rare Fully Vacant Property

Exclusively Listed by:

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TAKSA
INVESTMENT GROUP

RE/MAX
COMMERCIAL & INVESTMENT REALTY
"Serving Southern California for over 20 years"

OFFERING MEMORANDUM

11938 DOROTHY ST

Los Angeles, CA 90049

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Offering Summary

Rare Vacant 8-Unit Apartment Building | Prime Brentwood Location

Jonathan Taksa of The Taksa Investment Group, part of RE/MAX Commercial & Investment Realty, is pleased to present 11938 Dorothy Street, an exceptional multifamily opportunity located in the highly coveted Westside enclave of Brentwood—one of Los Angeles' most prestigious and consistently strong rental markets.

Built in 1958, this 8-unit apartment building sits on one of Brentwood's most picturesque, tree-lined streets and represents a truly one-of-a-kind renovation opportunity. The property is completely vacant, an incredibly rare circumstance in this submarket, allowing an investor to reimagine the entire asset without the challenges of existing tenancies.

The current unit mix consists of (6) one-bedroom/one-bath units and (2) two-bedroom/two-bath units, offering an excellent foundation for a luxury repositioning or long-term hold. There may also be potential to add one or two ADUs to further enhance income and value (buyer to verify).

Ideally located just moments from the upscale dining, retail, and entertainment destinations of San Vicente Boulevard and Wilshire Boulevard, the property enjoys close proximity to UCLA, Century City, and the beaches of Santa Monica—making it an unbeatable location for high-end tenants seeking the quintessential Westside lifestyle.

With its prime Brentwood address, complete vacancy, and tremendous redevelopment and income potential, 11938 Dorothy Street stands as a rare, generational acquisition in one of Los Angeles' most supply-constrained rental markets.

Price	$3,395,000
# of Units	8
Lot Size	7,872 SQFT
Building Size	5,788 SQFT
APN	4265-021-035
Zoning	LA-R3
Price/Unit	$424,375
Price/SQFT of Land	$431.28
Unit Mix	(2) 2+2, (6) 1+1
Cross Streets	Between S Westgate Ave & Bundy Dr


11938 Dorothy St
11930
11940

Property & Investment Highlights

- **Completely vacant** 8-unit apartment building – an extraordinarily rare offering in Brentwood
- **Prime Westside location** in one of Los Angeles' most desirable and stable rental markets
- **Fantastic unit mix:** (6) 1-bed/1-bath units and (2) 2-bed/2-bath units
- **Potential to add 1–2 ADUs** for additional income (buyer to verify)
- **Built in 1958** – ideal canvas for high-end renovation or full repositioning
- **Tree-lined residential street** with excellent curb appeal and long-term demand
- **Steps** from San Vicente & Wilshire Boulevards' premier dining, retail, and entertainment
- **Close proximity** to UCLA, Century City, Santa Monica, and major Westside employment centers
- **Irreplaceable Brentwood address** surrounded by multi-million-dollar homes and luxury rentals
- **Generational investment opportunity** with strong upside potential

Transportation in 90049

Very Walkable	70/100
Good Transit	59/100
Bikeable	68/100


Arc'teryx Brentwood
Baltaire Restaurant
Tavern
Alfred Coffee
Toscana
Vincenti Ristorante
Osteria Vera
Topa Town & Country
SoulCycle
SUGARFISH
San Vicente Plaza
Brentwood Gardens Plaza
Madison Brentwood Gardens
Drybar
11938 Dorothy St
Casa Modena
Lazy Daisy Cafe

Rent Roll

Unit Type	Occupancy	Approx. SQFT
1+1	Vacant	650
1+1	Vacant	650
1+1	Vacant	650
1+1	Vacant	650
1+1	Vacant	650
1+1	Vacant	650
2+2	Vacant	900
2+2	Vacant	900

Units	Occupied	Approx. SQFT
8	0	5,700

Brentwood

Brentwood is a quiet, upscale neighborhood on the Westside. Tree-lined streets with well-tended homes in a range of architectural styles stretch up into the hills. The main artery, San Vicente Boulevard, features classy Italian eateries and warm cafes, plus the historic Brentwood County Mart, a family-friendly retail hub.

Originally a Mexican land grant ranch sold off by the Sepulveda family in the 1880s, Brentwood boasts one of the lowest population densities in the city. Brentwood's proximity to high art matches its tendency toward stylish retail boutiques, cafes and promenades. With fewer than 400 apartment buildings located in Brentwood, this is a high demand rental market representing an iron-clad investment for building owners.

Demographics (90049)

Population
35,819

Square Miles
15

Population Density
2,342 people/sq. mile

Total Households
16,643

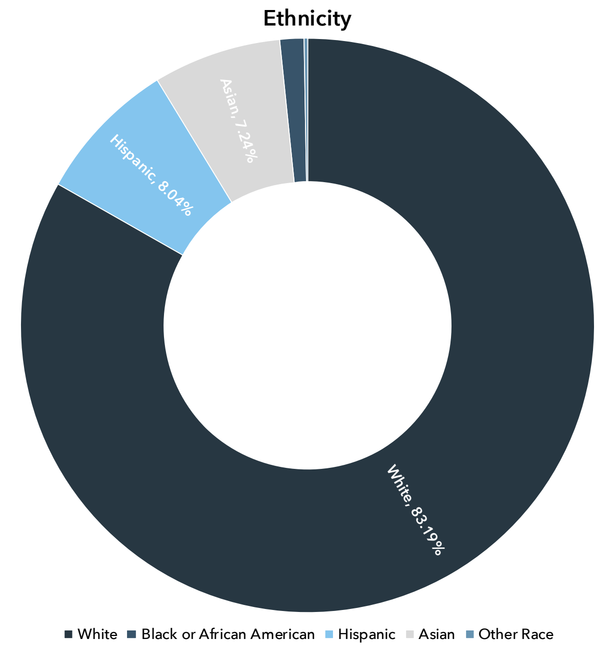
Average Adjusted Gross Income
$1,477,680

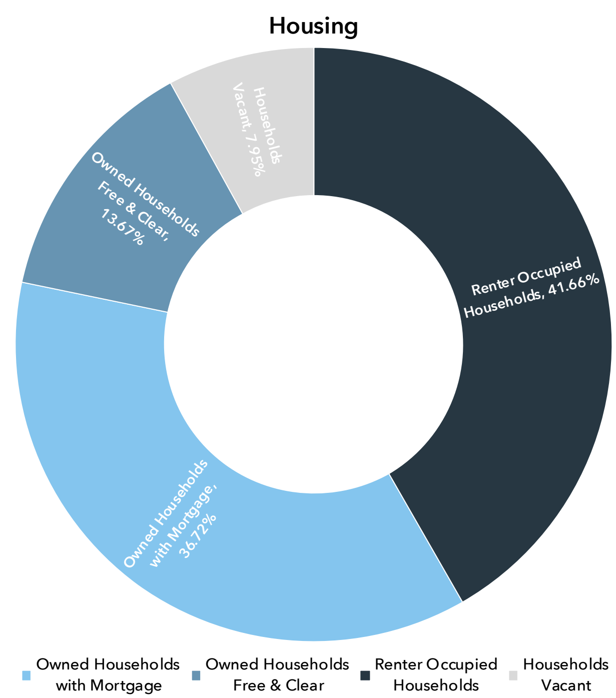
Unemployment Rate
6.1%

Median Household Income
$143,000

% High Income Households
28.6%

**All information gathered from the most recent United States Census data*





Los Angeles County Overview

Population
10,014,009

Median Household Income
$83,411

Housing Units
3,591,981

Renter-Occupied Housing Units
50.3%

Square Miles
4,084

Median Rent
$1,666

Cities
88

Unemployment Rate
6.1%

Source: data.lacounty.gov

Top Employers in the County

Employer	Number of Employees
County of Los Angeles	100,800
Los Angeles Unified School District	90,900
City of Los Angeles	68,300
University of California, Los Angeles	51,700
Federal Government	44,600
Kaiser Permanente	37,400
State of California (Non-Education)	33,900
University of Southern California	21,000
Northrop Grumman Corp.	16,600
Amazon	16,200
Providence Health & Services	15,900
Target Corp.	15,000
Kroger Co.	14,900
Cedars-Sinai Medical Center	14,900
Walt Disney Co.	13,000
LA County Metropolitan Transportation	12,900
Allied Universal	12,800
NBCUniversal	12,000
Long Beach Unified School District	11,900

Source: laalmanac.com

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