

OFFERING MEMORANDUM

# *EXCEPTIONAL* EAST HOLLYWOOD DEVELOPMENT OPPORTUNITY

1165 N  
BERENDO ST

1165 N BERENDO ST, LOS ANGELES, CA 90029

km Kidder  
Mathews

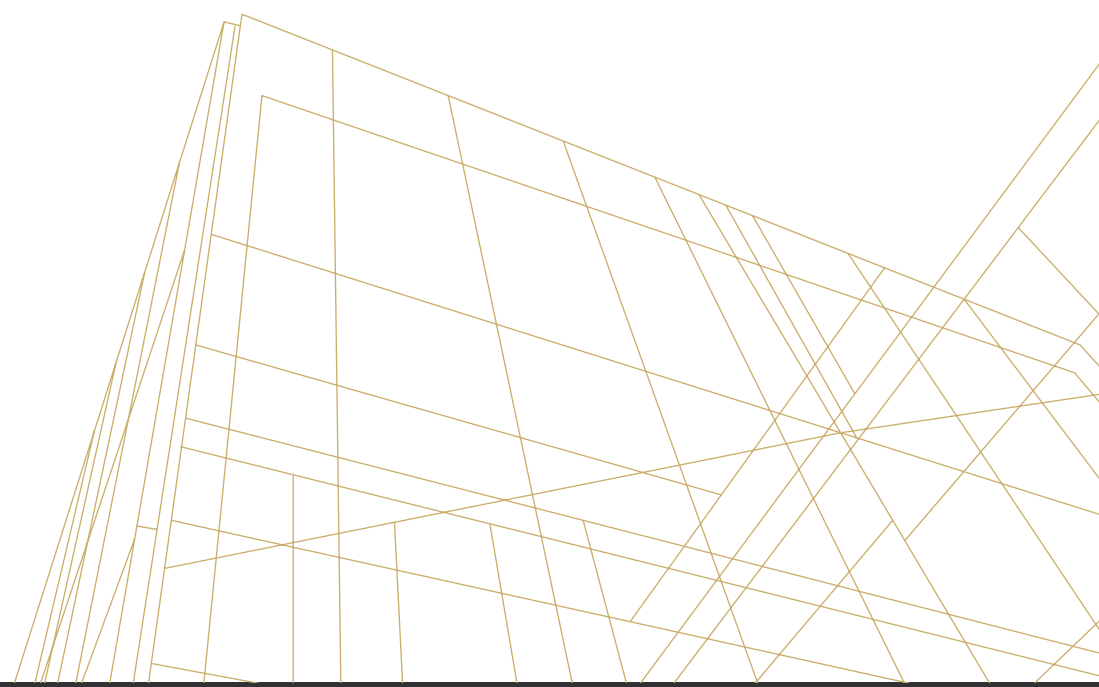
# TABLE OF CONTENTS

01

EXECUTIVE  
SUMMARY

02

LOCATION  
OVERVIEW



*Exclusively listed by*

**CASEY LINS**

Senior Vice President  
213.225.7223  
casey.lins@kidder.com

LIC N° 01902650

**VINCENT COOK**

Senior Associate  
310.405.3654  
vincent.cook@kidder.com

LIC N° 02012324

**KIDDER.COM**



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

HOLLYWOOD HILLS

THAI TOWN



# EXECUTIVE SUMMARY

*Section 01*

# 100% VACANT LAND DEVELOPMENT OPPORTUNITY IN EAST HOLLYWOOD

We are pleased to present a rare, 100% vacant land development opportunity located at 1165 N Berendo Street in Los Angeles, California. The subject property is zoned for residential use and is delivered without any existing structures or improvements, eliminating the need for demolition and allowing for immediate development planning.

The site consists of approximately ±6,752 square feet of LARD1.5-zoned land and benefits from Tier 3 Transit Oriented Communities (TOC) incentives. This zoning designation provides a compelling opportunity for developers to pursue a variety of project types, including market-rate multifamily housing with TOC density bonuses, affordable housing developments, or a multi-duplex configuration.

Strategically located one block north of Santa Monica Boulevard in East Hollywood, the property offers excellent access to public transportation, with multiple nearby bus lines, as well as convenient proximity to the 101 Freeway. The site is ideally positioned within a high-demand rental market, surrounded by some of Los Angeles' most sought-after neighborhoods, including Melrose, Fairfax, Los Feliz, Silver Lake, and Echo Park.

For more information, please contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com



Address	1165 N Berendo St, Los Angeles, CA 90029
Land Size	±6,752 SF
Zoning	LARD1.5
TOC	Tier 3
<b>Listing Price</b>	<b>\$985,000</b>

# EXECUTIVE SUMMARY

*Strategically located one block north of Santa Monica Blvd in East Hollywood, the property offers excellent access to public transportation, with multiple nearby bus lines, as well as convenient proximity to the 101 Freeway.*

FAIRFAX



LOS ANGELES  
CITY COLLEGE



← METRO B LINE VERMONT/  
SANTA MONICA STATION  
6 min walk | 2 blocks away

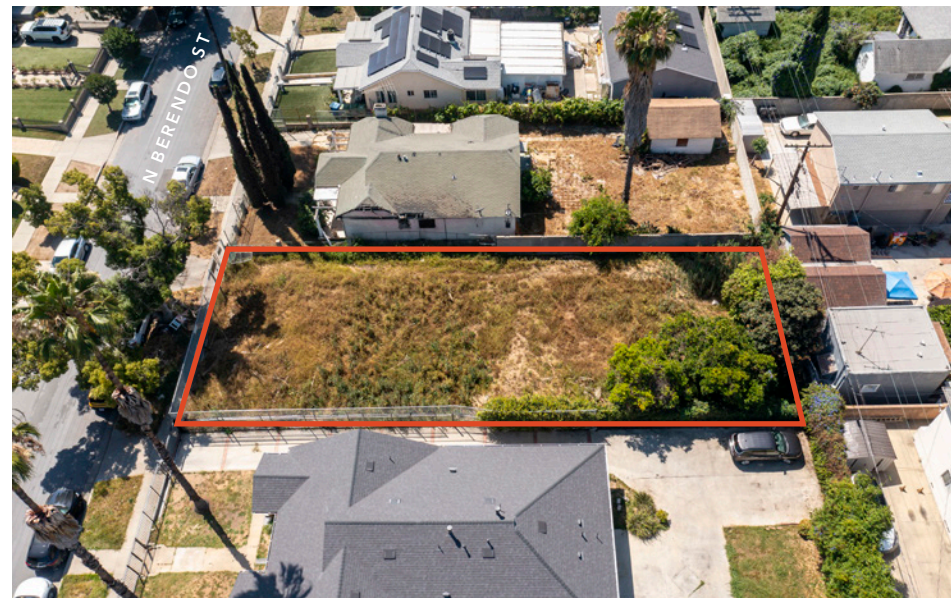
SANTA MONICA BLVD

1165 N  
BERENDO ST

N NEW HAMPSHIRE AVE

N BERENDO ST

EXECUTIVE SUMMARY



HOLLYWOOD HILLS

THAI TOWN



# LOCATION OVERVIEW

*Section 02*



*Exclusively listed by*

**CASEY LINS**

Senior Vice President

213.225.7223

[casey.lins@kidder.com](mailto:casey.lins@kidder.com)

LIC N° 01902650

**VINCENT COOK**

Senior Associate

310.405.3654

[vincent.cook@kidder.com](mailto:vincent.cook@kidder.com)

LIC N° 02012324

[KIDDER.COM](http://KIDDER.COM)

