

FOR SALE - HOLLYWOOD MARKET

COMMERCIAL BUILDING

848-862 N Vine Street & 5945-5955 Gregory Avenue
Los Angeles, CA



PROPERTY OVERVIEW

LIST PRICE: **\$ 6,500,000**

APN: 5534-030-024

CURRENT BUILDING SIZE: ± 9,255 square feet

YEAR BUILT: 1954

LAND AREA: ± 19,530 square feet
(± 0.45 acres)

CURRENT PARKING: ±28 Spaces

CURRENT STORIES: One (1)

ZONING: [Q]C2-2D-CPIO (93%) | [Q]
R4-1VL-CPIO (7%)
Federal Opportunity Zone



Vine Street frontage



Gregory Avenue frontage

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PROPERTY OVERVIEW

A rare covered land opportunity in the heart of Hollywood offering existing cash flow, flexible commercial and residential zoning, and a layered housing incentive profile. Positioned within one of Los Angeles' premier entertainment and employment districts, the Property offers multiple redevelopment strategies supported by transit access, walkability, and long-term neighborhood growth.

INVESTMENT FEATURES

- **Covered Land Opportunity** – Existing tenancy provides cash flow during entitlement and redevelopment.
- **Flexible Zoning** – Commercial, residential, and mixed-use development potential.
- **Transit-Oriented** – Located within a High-Quality Transit Corridor.
- **Walkable Location** – Walk Score 93 with exceptional neighborhood amenities.
- **Premier Hollywood Address** – Central location near Hollywood, Larchmont, West Hollywood, and DTLA.
- **Entertainment Employment Hub** – Near major studios, production facilities, and creative employers.
- **Retail & Dining Destination** – Surrounded by restaurants, cafés, galleries, and neighborhood retail.
- **Tax & Economic Incentives** – Qualified Opportunity Zone and ZI-2374 State Enterprise Zone.



Development Opportunity

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Excellent Hollywood Location



Metro Access Within 1-Mile

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Nearby 101 Freeway



MTA Bus Line Access



Abundant Restaurant Amenities



Federal Opportunity Zone

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