

# HOLLYWOOD WILTON APARTMENTS

24 Units Along  
Hollywood Blvd.

1719 N Wilton Pl.,  
Los Angeles, CA 90028

## THE YAMZON TEAM



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HOLLYWOOD BLVD.

N. Wilton Pl.

PRESENTED BY



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# PROPERTY DESCRIPTION



|                          |                                             |
|--------------------------|---------------------------------------------|
| <b>Property Address:</b> | 1719 N Wilton Pl.,<br>Los Angeles, CA 90028 |
| <b>GLA:</b>              | ± 9,636 SF                                  |
| <b>Lot Size:</b>         | ± 11,679 SF                                 |
| <b>No. of Units:</b>     | 24                                          |
| <b>Unit Mix:</b>         | 1 - 2+2<br>9 - 1+1<br>14 - Studios          |
| <b>Year Built:</b>       | 1960                                        |
| <b>No. of Stories:</b>   | 2                                           |
| <b>Parking:</b>          | 22                                          |
| <b>Property Type:</b>    | Multifamily                                 |
| <b>Walk Score:</b>       | Very Walkable (86)                          |
| <b>Transit Score:</b>    | Good Transit (67)                           |
| <b>Zoning:</b>           | LARD1.5                                     |
| <b>APN:</b>              | 5586-034-004                                |

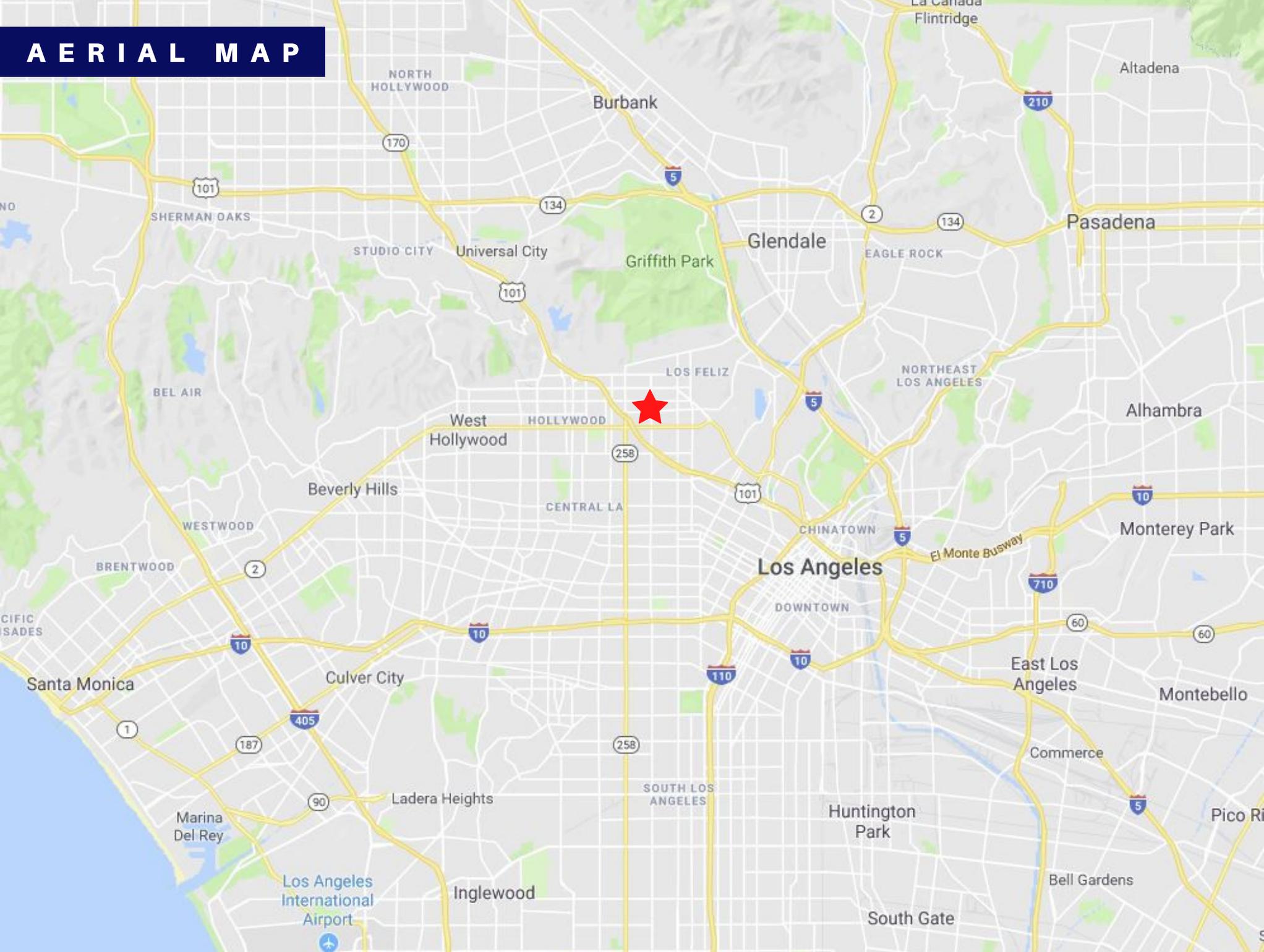
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## INVESTMENT HIGHLIGHTS

- Ideal Central Hollywood Location
- Potential 5 Story Redevelopment Opportunity
- Bread & Butter Investment
- Below Market Rents
- Direct Proximity to Hollywood Walk of Fame, Griffith Park, and Griffith Observatory, Thai Town, Etc.
- Spacious Courtyard
- Along CA 101 Freeway
- Private and Gated Parking
- Walking Distance to Thai Town and Little Russia

# AERIAL MAP



LEY VILLAGE



TOLUCA LAKE



Griffith Park

Griffith Observatory



Runyon Canyon Park

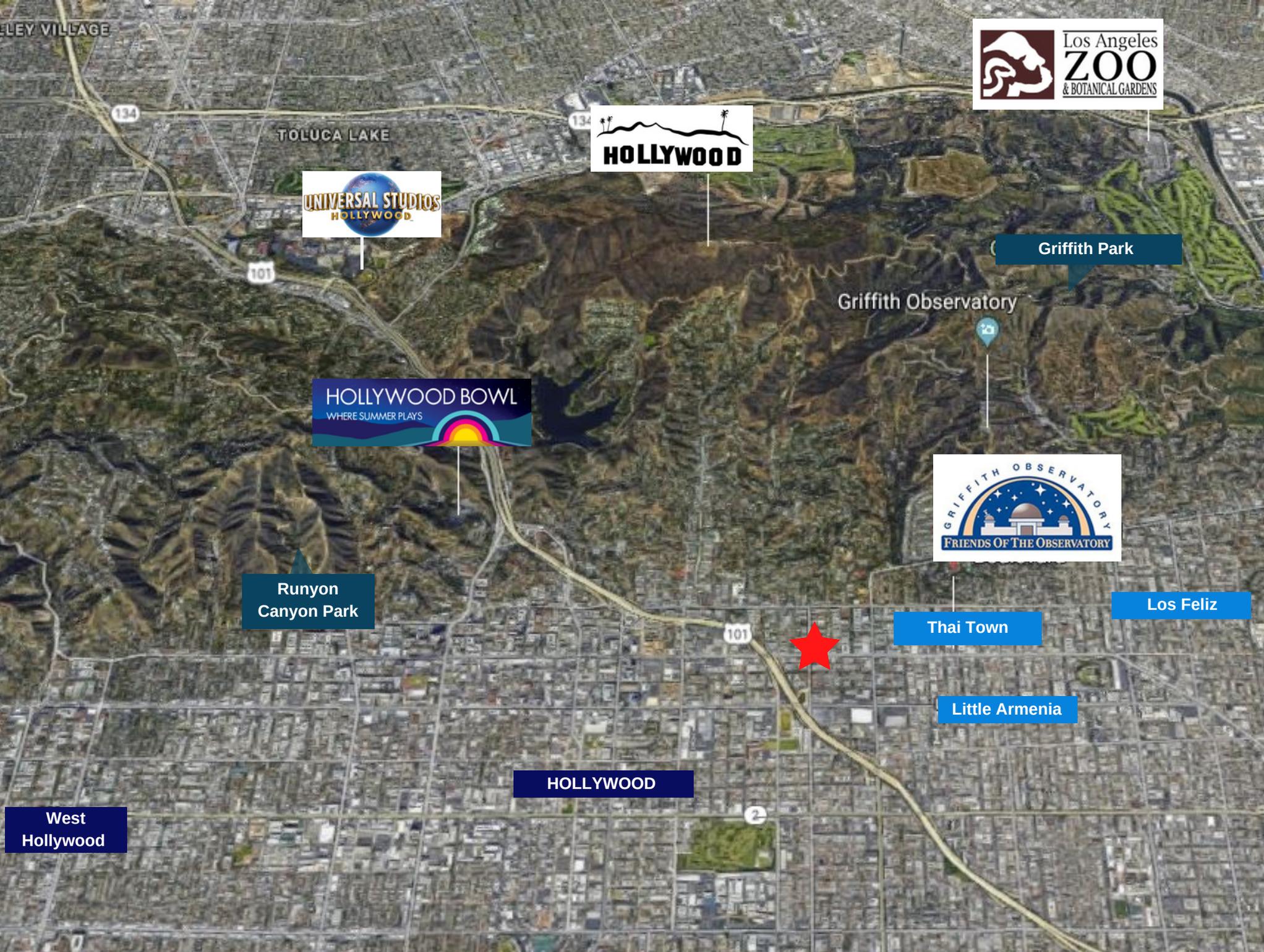
Los Feliz

Thai Town

Little Armenia

HOLLYWOOD

West Hollywood



**PROPERTY PHOTOS**











# RADIUS DEMOGRAPHICS

## Population

|                            | 2 mile  | 5 mile    | 10 mile   |
|----------------------------|---------|-----------|-----------|
| 2010 Population            | 183,094 | 976,076   | 2,993,943 |
| 2020 Population            | 194,971 | 1,042,147 | 3,109,186 |
| 2025 Population Projection | 196,392 | 1,050,218 | 3,117,888 |
| Annual Growth 2010-2020    | 0.6%    | 0.7%      | 0.4%      |
| Annual Growth 2020-2025    | 0.1%    | 0.2%      | 0.1%      |
| Median Age                 | 38.6    | 38.4      | 37.2      |

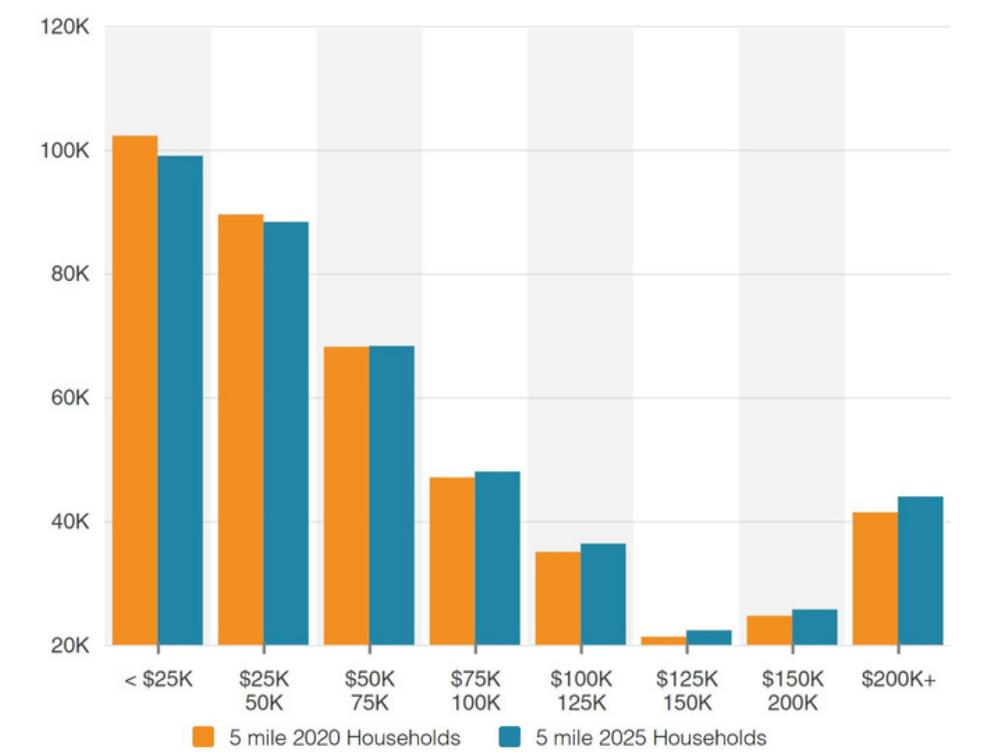
## Households

|                           | 2 mile | 5 mile  | 10 mile   |
|---------------------------|--------|---------|-----------|
| 2010 Households           | 81,624 | 406,338 | 1,100,852 |
| 2020 Households           | 86,470 | 429,454 | 1,141,121 |
| 2025 Household Projection | 87,026 | 432,048 | 1,144,045 |
| Annual Growth 2010-2020   | 0.7%   | 0.6%    | 0.5%      |
| Annual Growth 2020-2025   | 0.1%   | 0.1%    | 0.1%      |
| Owner Occupied            | 13,281 | 89,980  | 361,052   |
| Renter Occupied           | 73,745 | 342,068 | 782,993   |
| Avg Household Size        | 2.2    | 2.3     | 2.6       |

## Population By Race

|                                | 2 mile  | 5 mile  | 10 mile   |
|--------------------------------|---------|---------|-----------|
| White                          | 146,861 | 721,789 | 2,186,241 |
| Black                          | 9,429   | 67,166  | 328,691   |
| American Indian/Alaskan Native | 2,552   | 16,598  | 47,187    |
| Asian                          | 29,105  | 200,758 | 441,326   |
| Hispanic Origin                | 79,098  | 433,352 | 1,424,338 |

## Household Income



# LOS ANGELES DEMOGRAPHICS



Population: 3,976,324  
468.7 Square Miles



## Age

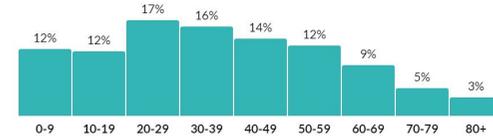
**35.6**

Median age

a little less than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 36.6

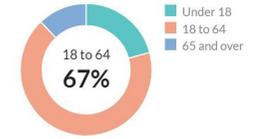
about the same as the figure in California: 36.4

### Population by age range



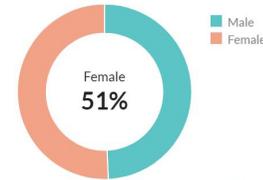
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### Population by age category



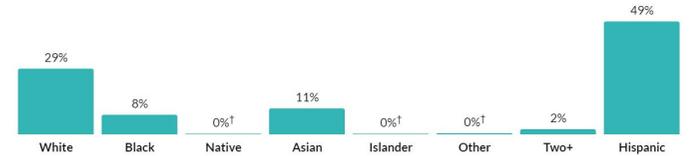
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## Sex



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## Race & Ethnicity



\* Hispanic includes respondents of any race. Other categories are non-Hispanic.

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## Households

**1,378,844**

Number of households

the Los Angeles-Long Beach-Anaheim, CA Metro Area: 4,337,807

California: 12,944,178

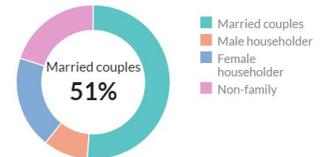
**2.8**

Persons per household

about 90 percent of the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 3

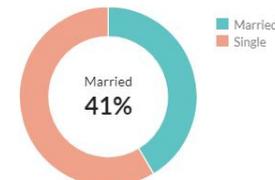
a little less than the figure in California: 3

### Population by household type



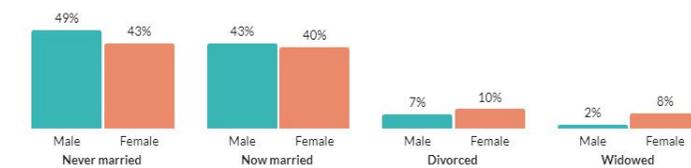
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## Marital status



\* Universe: Population 15 years and over

### Marital status, by sex



## Income

**\$31,619** ±\$430

Per capita income

a little less than the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$32,594 ±\$257

a little less than the amount in California: \$33,389 ±\$138

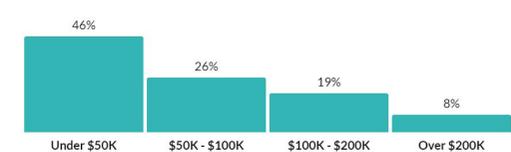
**\$54,432**

Median household income

about 80 percent of the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$65,950

about 80 percent of the amount in California: \$67,739

### Household income



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