

5842 CARLTON WAY

Multi-Family Property For Sale

Hollywood - CA



**60 Bed Co-Living Opportunity
Located in a Qualified Opportunity Zone**





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All property showings are by appointment only. Please contact LA Realty Partners for more details.



5842



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**5842
CALTON WAY**



5842



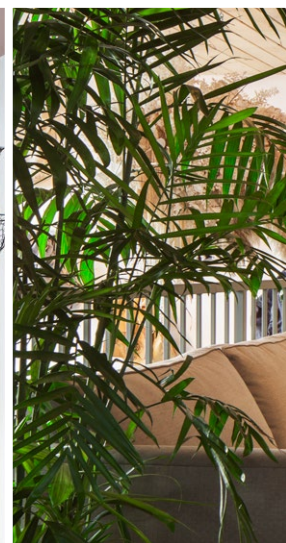
INVESTMENT OVERVIEW

L.A. Realty Partners is pleased to present this 60-unit Co-Living investment property located in the heart of Hollywood California.

Built in 2019, this property was designed and built by Treehouse, a leading co-living developer and operator. The property offers 24,632 square feet of gross building area with numerous community and common areas throughout the building and covering the roof. This next generation co-living property is intentionally designed to foster a sense of community and connection and features amenities such as a recording studio, two-story library, dining hall, communal rooftop and movie theater.

The offering is also located in a qualified opportunity zone, presenting a prime opportunity for a savvy operator to acquire a newly built property below replacement cost. The property is currently achieving one of the highest rents per square foot across the entire Hollywood rental submarket and presents a unique and lucrative investment opportunity in a vibrant Hollywood location.

Located in the heart of Hollywood CA the property is situated between Hollywood Blvd and Sunset Blvd, 1 block away from the 101 Freeway. This location offers excellent access to the LA Metro, and convenient transit/travel options in one of Los Angeles' most renowned rental submarkets.





PROPERTY HIGHLIGHTS



LOCATION MATTERS

Centrally located in the heart of the Hollywood studio and entertainment hub.



CURRENT TENANT RENTS

The property is currently achieving one of the highest rents across the entire Hollywood rental submarket.



TRANSIT & ACCESS

Located with direct access to Metro LA and Freeway transit options. 86 Walk Score.



PROPERTY INFORMATION

Built 2019 / 1 Building / 60 bedrooms / 24,632 SF



ZONING

Qualified Opportunity Zone (TOC-Tier 3).



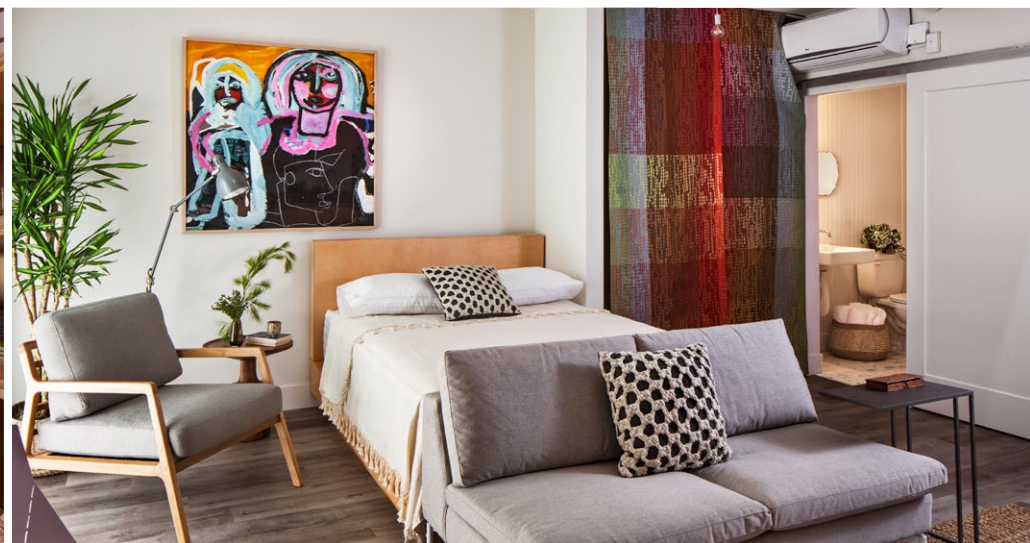
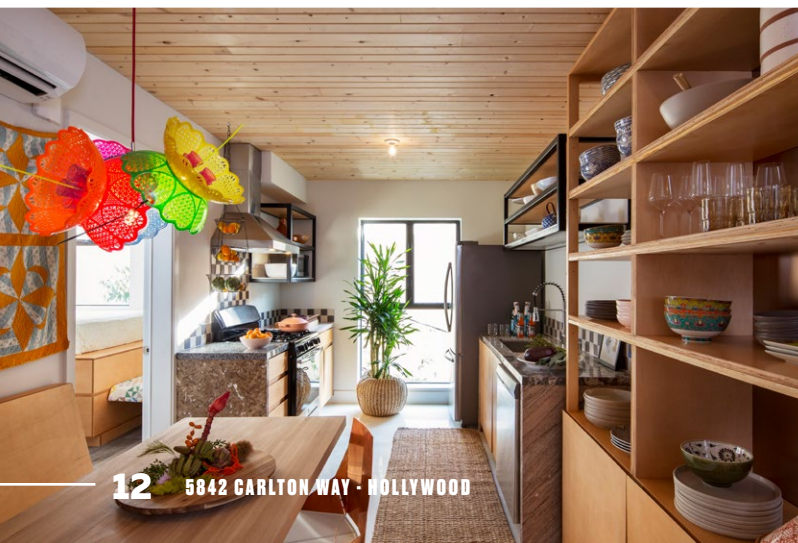
**5842
CALTON WAY**

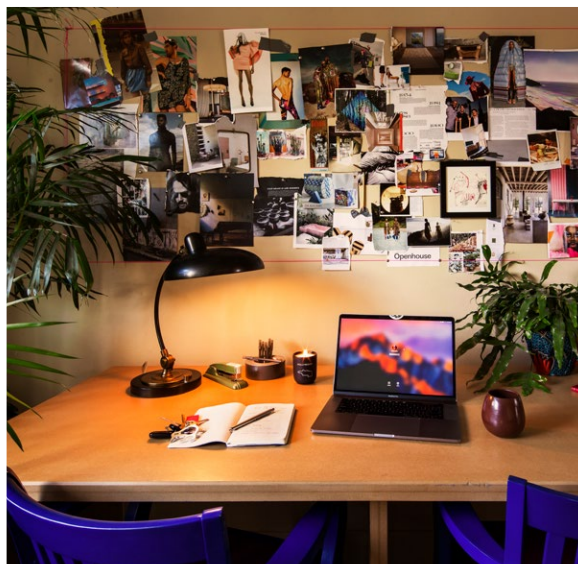


ABOUT THE PROPERTY

PROPERTY DETAILS

Address:	5842 Carlton Way Los Angeles, CA 90028
Parcel:	5545-010-004
Units:	18 total units (60 bedrooms)
Stories:	5
Buildings:	1
Year Built:	2019
Land Size:	8,755 SF (.20 AC)
Gross Building Area:	24,632 SF
Allowable Units by Right:	18 Units
Building FAR:	2.81
Zoning:	R4-1VL
Walk Score:	85 (very walkable)
Transit Score:	68 (good transit)

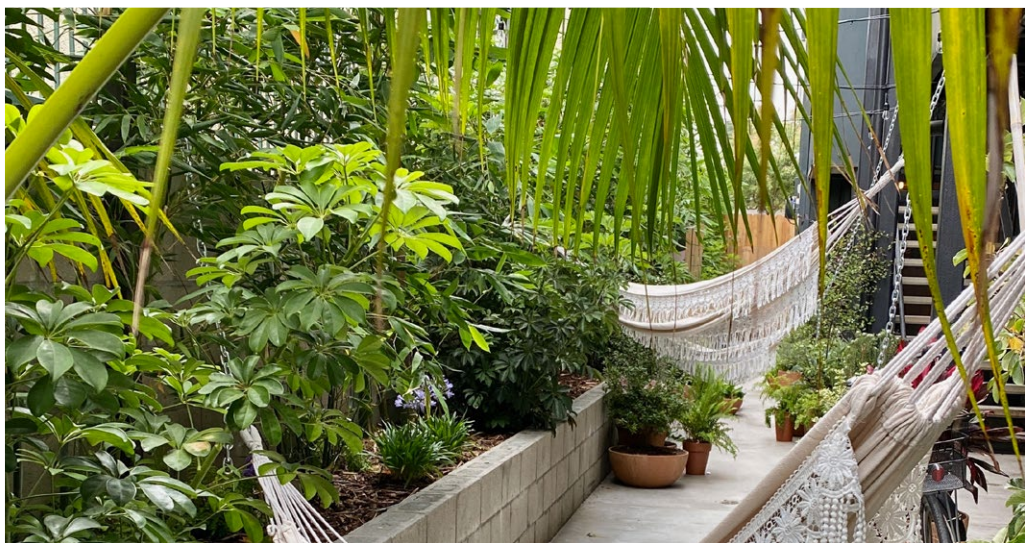


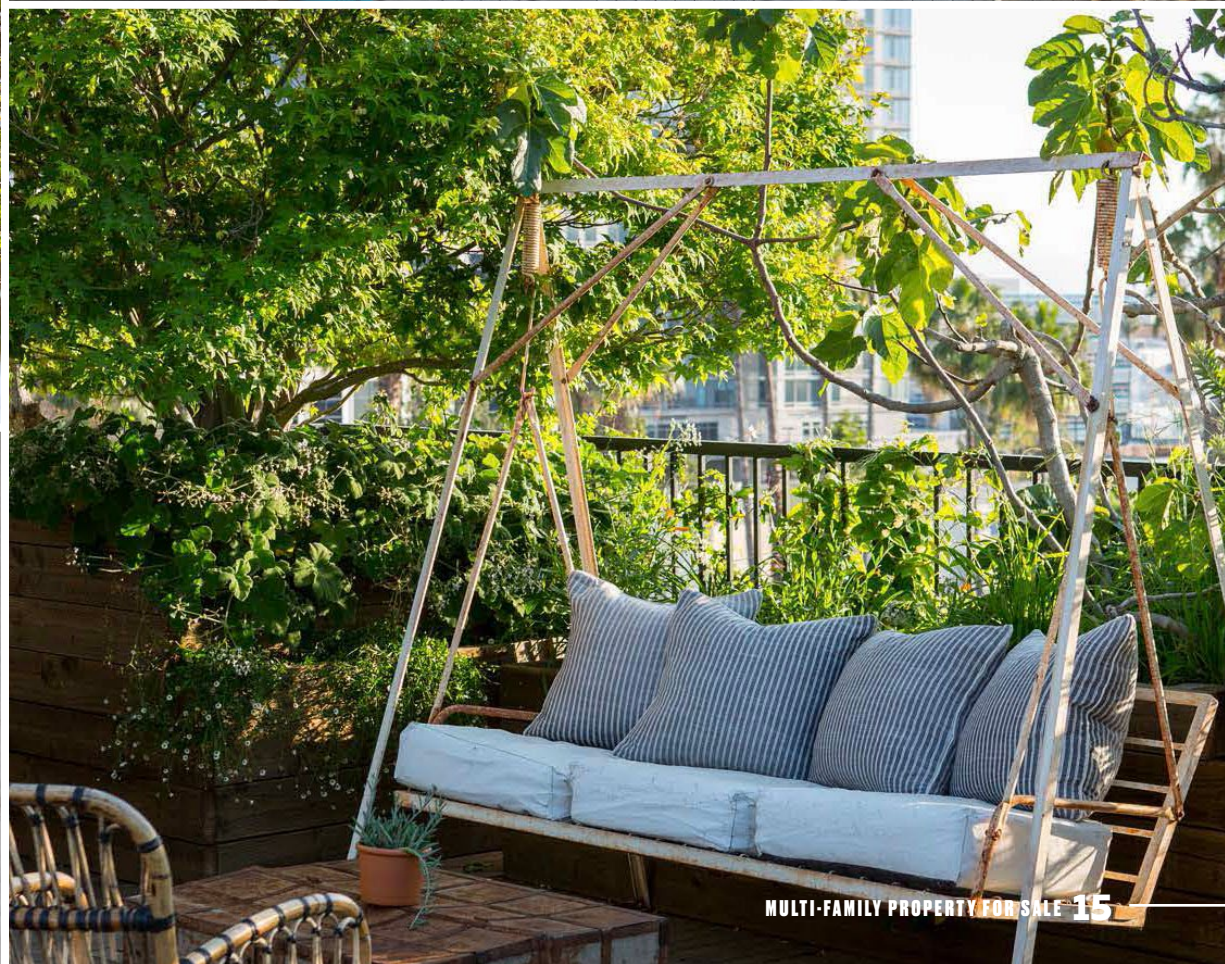


A COMMUNITY DRIVEN BUILDING

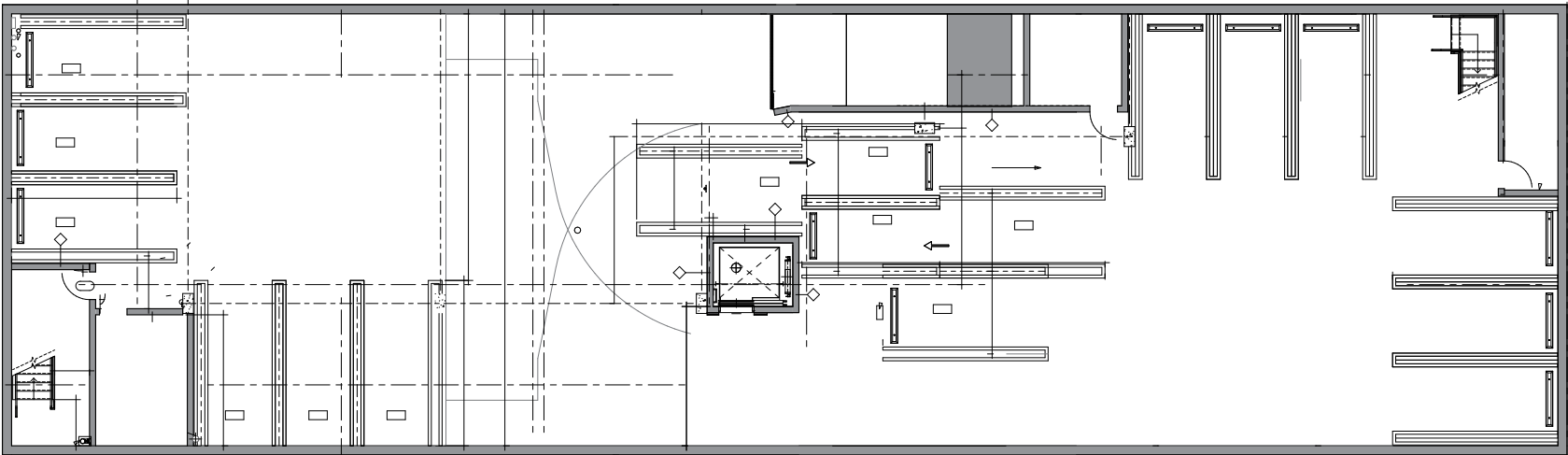
5842 Carlton Way is a unique real estate offering combining a forward thinking, multi-purpose development with a community driven mission to foster tenant connection. The result is an iconic co-living project to say the least. The full experience of tenant focused design.

The ground floor features a thoughtful café that accompanies the building dining halls located on multiple floors throughout the project. The community spaces and common areas are truly one-of-a-kind, focusing on tenant connections and achieves this goal. Movie theater, studio space, gym, rooftop patios are just some of the features offered to residents here. A project defining feature unparalleled in the area.

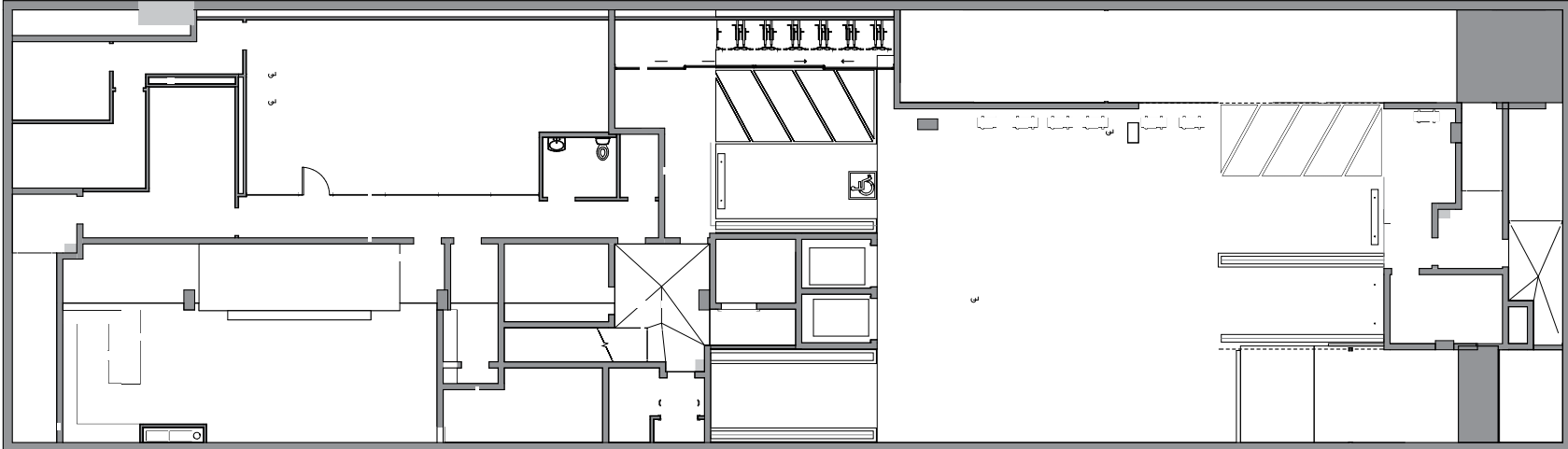




BUILDING FLOORPLANS

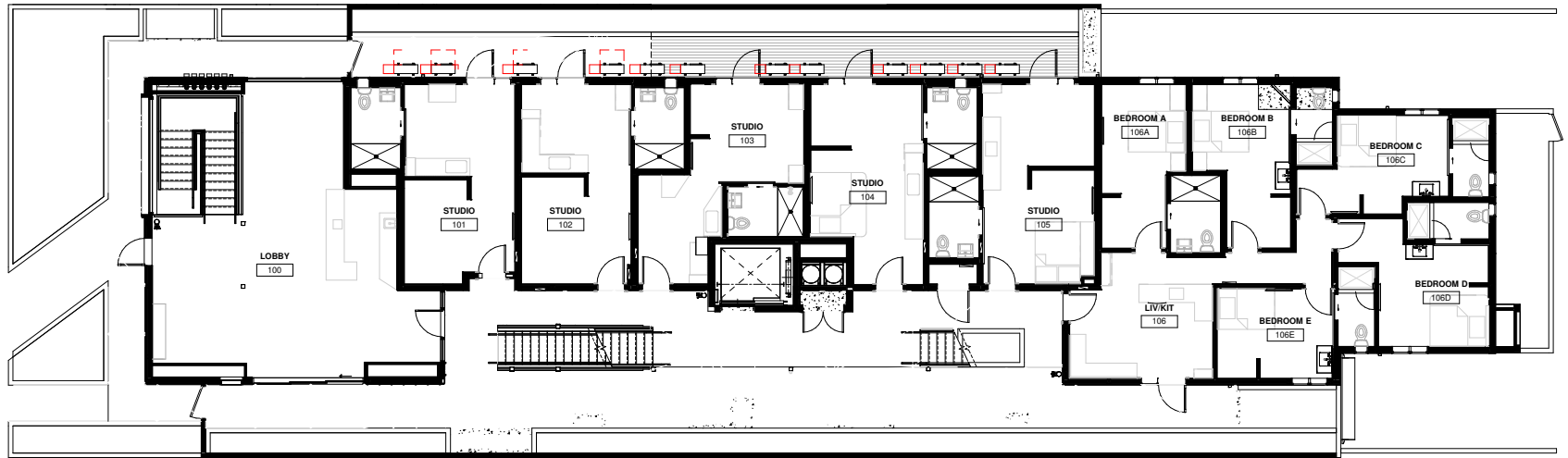


PARKING LEVEL 2

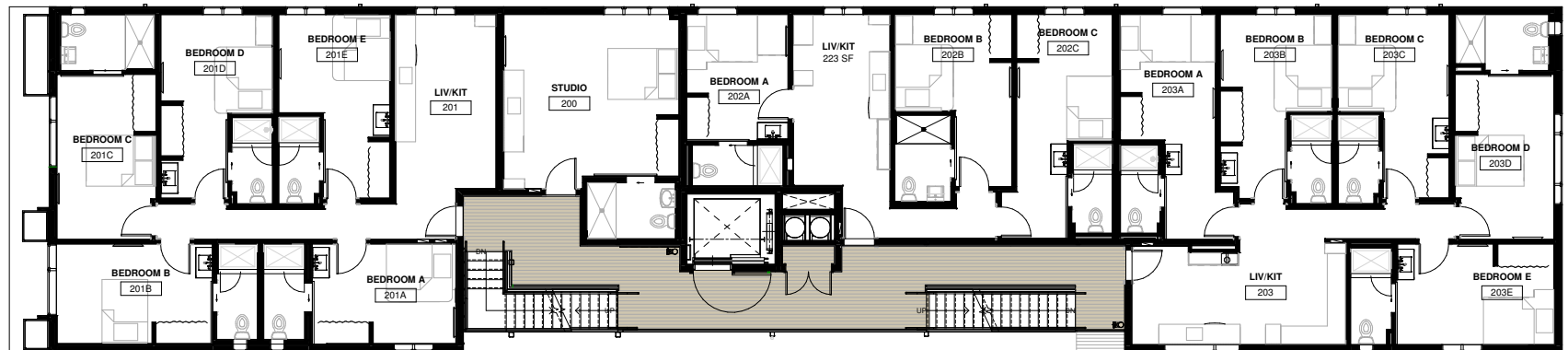


PARKING LEVEL 1

BUILDING FLOORPLANS

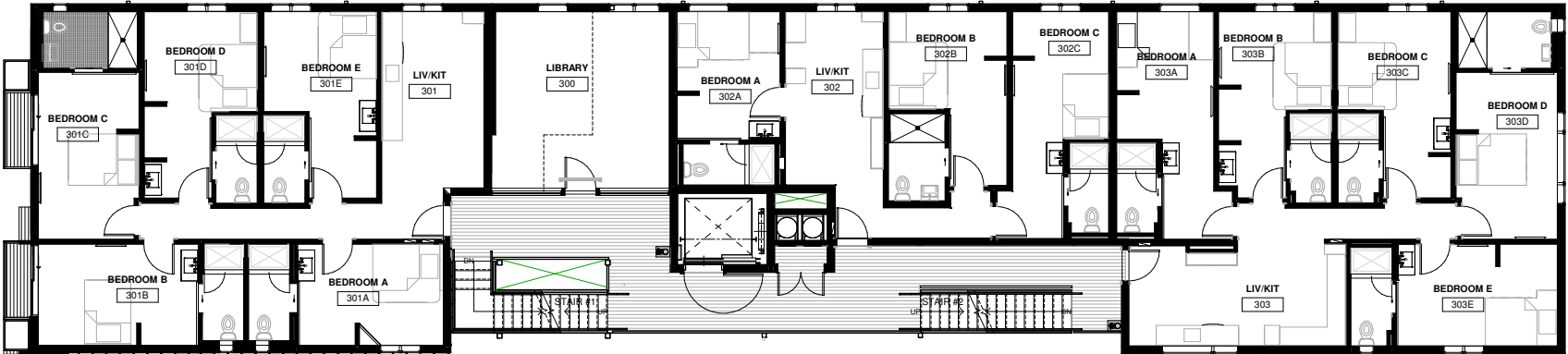


FIRST FLOOR

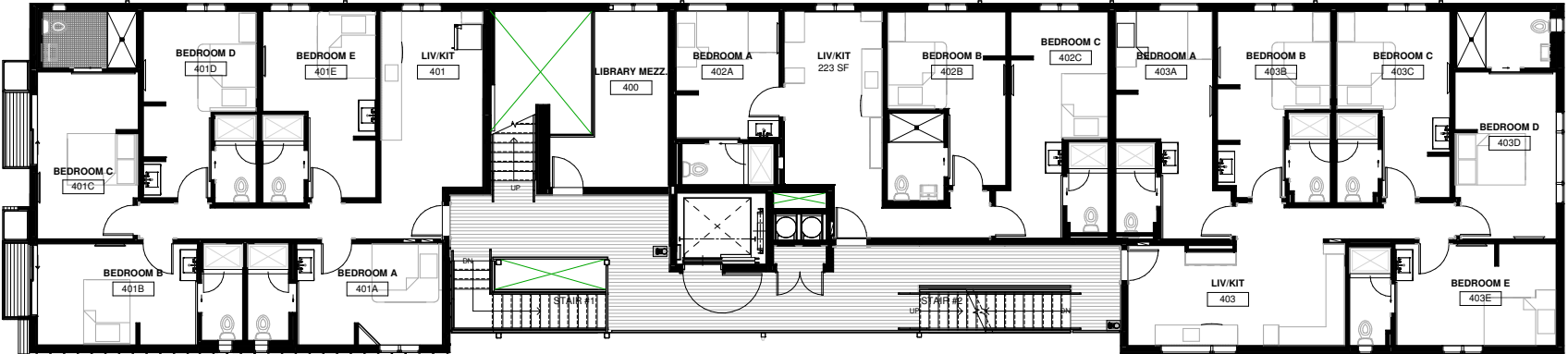


SECOND FLOOR

BUILDING FLOORPLANS

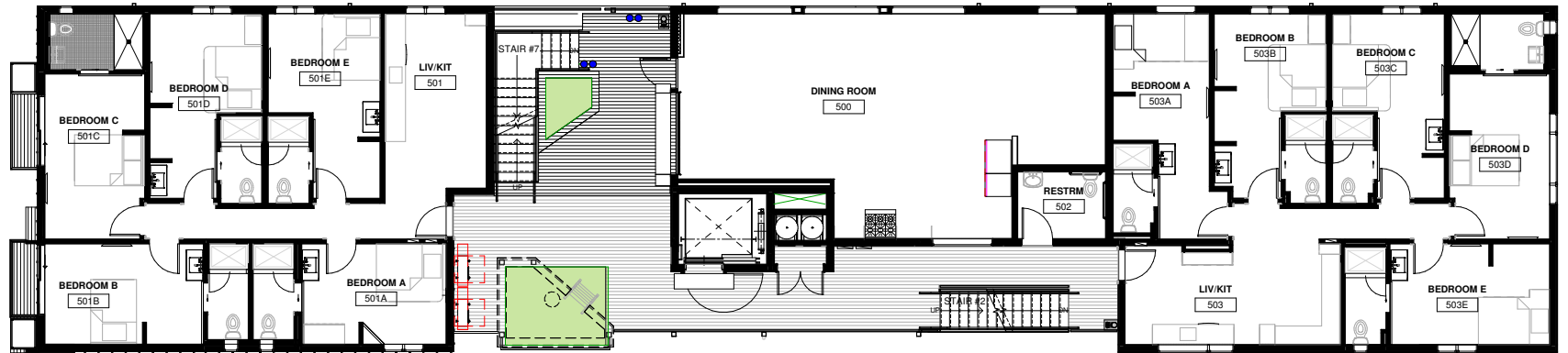


THIRD FLOOR

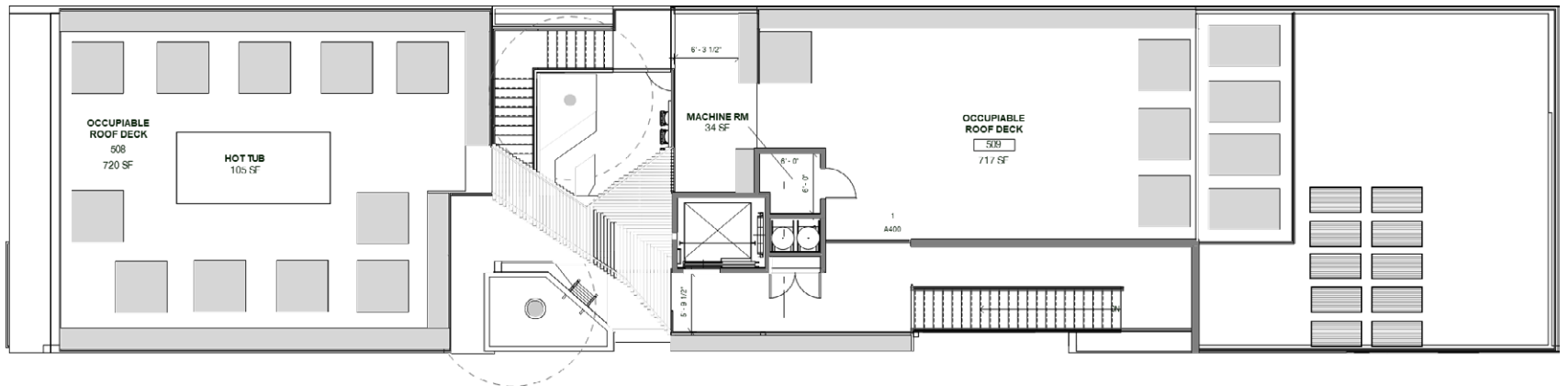


FOURTH FLOOR

BUILDING FLOORPLANS



FIFTH FLOOR



ROOFTOP

AREA OVERVIEW

NETFLIX

SUNSET BRONSON STUDIOS

SUNSET GOWER STUDIOS

SHOPPING AND DINING AMENITIES

SUNSET VINE TOWER

HOLLYWOOD/VINE METRO STATION

SHOPPING AND DINING AMENITIES

5842
CALTON WAY



LOCAL AMENITIES

LOCAL AMENITIES

Trader Joe's
Gelson's Markets
Hollywood Farmers' Market
Walgreen's
Yoga Works
24 Hour Fitness
LA Fitness
Equinox
SoulCycle Hollywood
Pressed Juicery
The W Hollywood
Franklin Village
Home Depot
Ralph's
Pier 1 Imports
PetCo

MAJOR EMPLOYERS & STUDIOS

Netflix
Sunset Bronson Studios
Emerson College LA Center
Sunset Gower Studios
Canon USA
United Recording
Siren Studios
East West Studios
Technicolor
Viacom
Neuehouse
Fender
Legend 3D
Capitol Records

DINING & DRINKING

Sugarfish
Sweetgreen
Paley
Good Times at Davey Wayne's
Roscoe's House of Chicken & Waffles
Stella Bara
Blue C Sushi
Umami Burger
The Melt Sunset & Vine
Coffee Commissary
La Monarca Bakery & Café
Sweet Times
Delancey
Mission Cantina
Birch
Beauty & Essex
Stout Burgers & Beer
Shake Shack
The Well
Off Vine Restaurant
Tender Greens
Bowery
Gwen
Rubies+Diamonds

ENTERTAINMENT

Hollywood Palladium
Pantages Theatre
Cinespia at Hollywood Forever Cemetery
ArcLight Cinerama Dome
The Fonda Theatre
Upright Citizens Brigade

AREA DEVELOPMENTS



THE STAR - HOLLYWOOD

6061 W Sunset Boulevard

- Hollywood is set to gain a blossoming new landmark with the unveiling of revised designs for The Star, a \$1 billion vertical mixed-use campus.
- Located on a two-acre lot at 6061 W. Sunset Boulevard, with the aim to introduce a hub for Hollywood's top content creators. Designed by architect Norman Foster, The Star takes the form of a dynamic, spiraling tower.
- Spacious floor plates, large outdoor areas, and expansive floor-to-ceiling windows will offer 360-degree views toward the cityscape, the Hollywood Sign, and California's Pacific coast beyond. The building's true centerpiece will be its lush, spiraling gardens, climbing from street level all the way to the rooftop restaurant.



AMERICAN COMMERCIAL DEVELOPMENT

Sunset Boulevard and Western Avenue

- The project will eventually feature 735 studio, one-, and two-bedroom apartments atop 95,000 SF of commercial space, and parking for 1,400 SF of retail space.
- According to plans, the ground-floor commercial space would consist of a mix of general retail and a market. TCA Architects designed the complex, which will stand six stories in height and feature a stucco exterior.
- Plans show a T-shaped paseo, at street level, connecting Western, Sunset, and Serrano Avenue, as well as a series of courtyards and amenities at the center of the complex.
- An environmental study conducted for the project estimated that construction would occur over approximately 48 months, with completion anticipated in 2026. The project is the third large development aiming to remake the intersection of Sunset and Western, following a new Target built on the opposite side of the street.

SALES COMPARABLES



4804 OAKWOOD AVE

Sale Price **\$13,350,000**
Size **29,166 SF**
Price Per Bed **\$278,125**
Sale Date **March 2024**



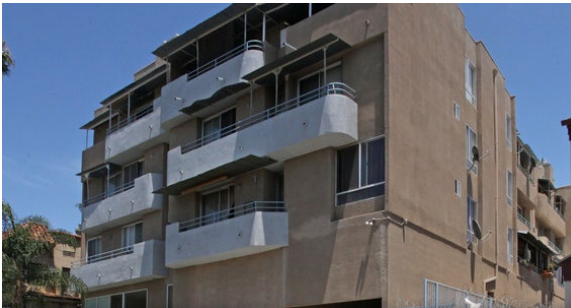
4310 RUSSELL AVE

Sale Price **\$12,900,000**
Size **33,504 SF**
Price Per Bed **\$192,537**
Sale Date **October 2023**



5837 W SUNSET BLVD

Sale Price **\$27,300,000**
Size **70,812 SF**
Price Per Bed **\$250,459**
Sale Date **September 2023**



1616 N SERRANO AVE

Sale Price **\$9,995,000**
Size **23,671 SF**
Price Per Bed **\$227,159**
Sale Date **August 2023**



6075 FRANKLIN AVE

Sale Price **\$12,000,000**
Size **47,544 SF**
Price Per Bed **\$169,014**
Sale Date **March 2023**



1757 N KINGSLEY DR

Sale Price **\$7,180,000**
Size **12,959 SF**
Price Per Bed **\$265,926**
Sale Date **March 2023**



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