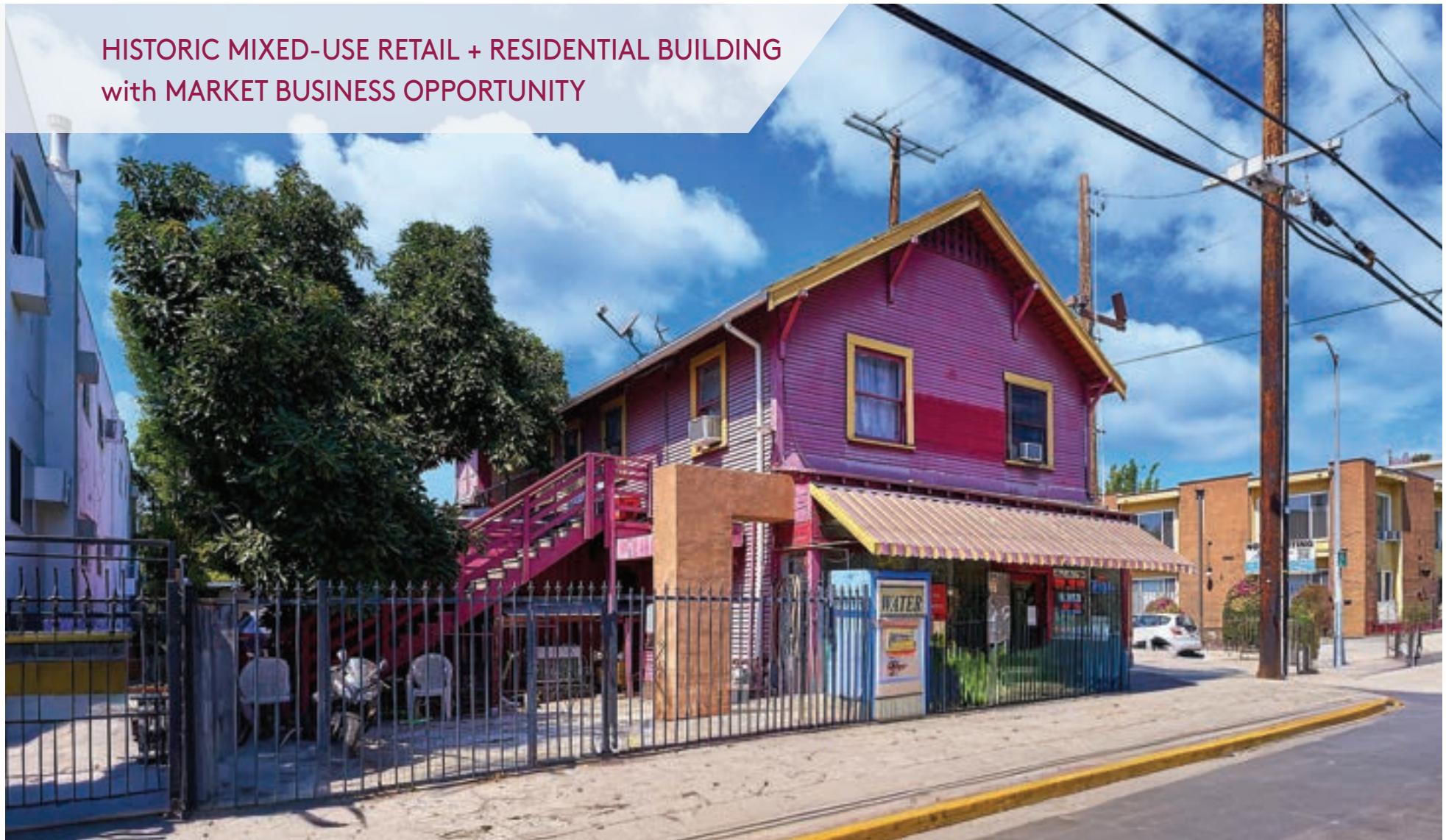


1259 N LAS PALMAS AVE, HOLLYWOOD LOS ANGELES, CA 90038

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HISTORIC MIXED-USE RETAIL + RESIDENTIAL BUILDING
with MARKET BUSINESS OPPORTUNITY



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

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE REDPOINT REALTY ADVISOR FOR MORE DETAILS.

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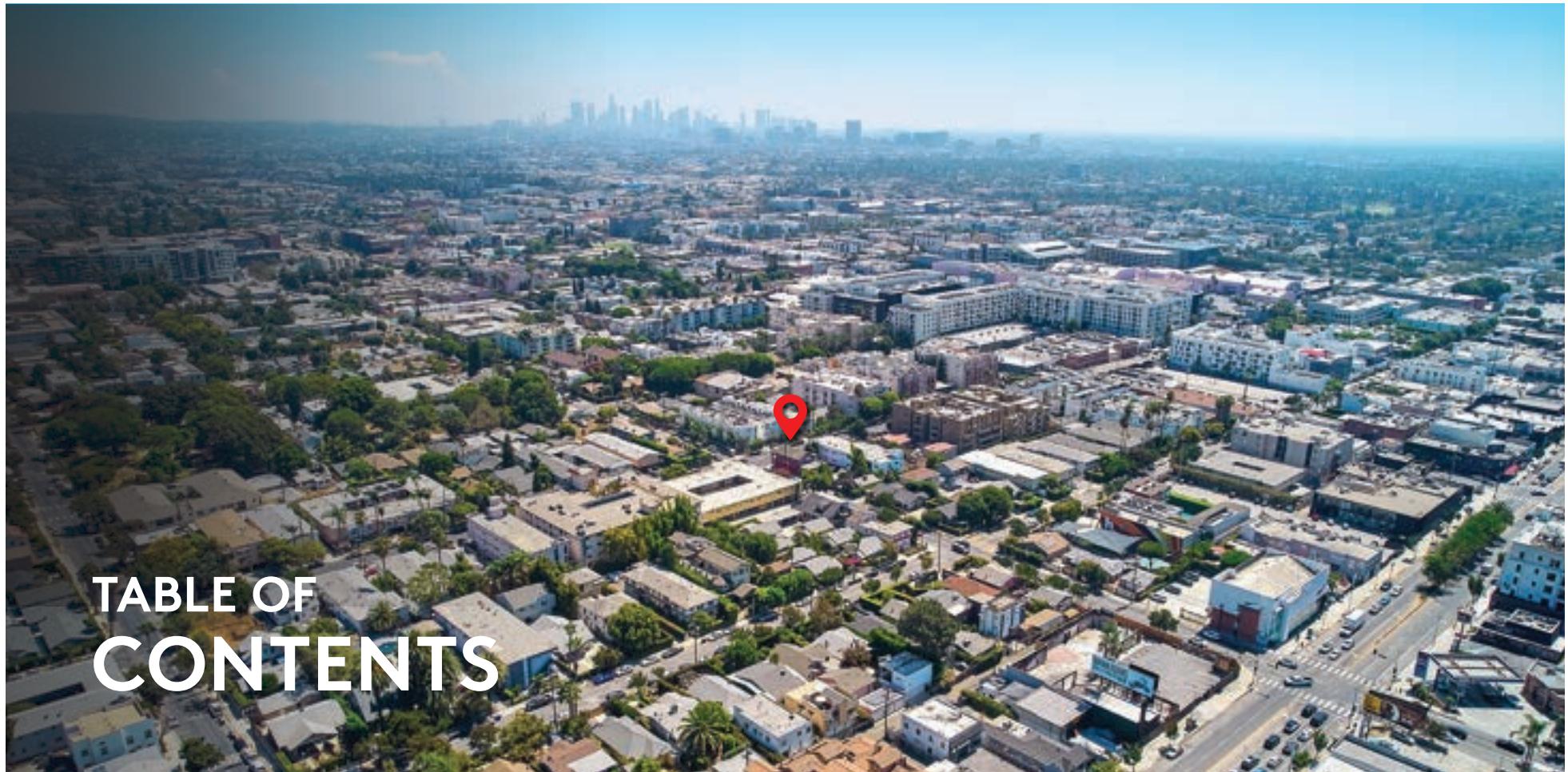


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INVESTMENT OVERVIEW

A rare opportunity to acquire a historic freestanding mixed-use building in the heart of Hollywood, with the option to purchase an established market business on site. The property, originally built in 1912, offers approximately 1,040 SF of building area on a 4,600 SF lot, and combines both retail and residential use. This highly walkable, transit-accessible location provides outstanding visibility and long-term upside potential for investors or owner-users.

In addition, the current market business generates approximately \$15,000/month in net income, and is available for purchase at \$300,000, either separately or in conjunction with the real estate asset.



OFFERING SUMMARY

PROPERTY

Asking Price (Building)	\$1,800,000
Building Size	±1,040 SF
Lot Size	~4,600 SF
Zoning	Mixed-use (Retail + Residential)
Year Built	1912 (renovated 1973)

BUSINESS OFFERING (OPTIONAL)

Type	Neighborhood Market/Grocery
Net Income	~ \$15,000/month
Asking Price	\$300,000

*Can be sold together with the building or separately

INVESTMENT HIGHLIGHTS

- * Rare **Hollywood mixed-use freestanding building**
- * Longstanding neighborhood market with consistent income
- * Strong location with **Walk Score 96**, transit and bike-friendly
- * Dense surrounding population: ~66,500 residents within 1 mile
- * Flexible opportunity: **real estate + operating business** for sale
- * Development/expansion potential on ~4,600 SF lot



LOCATION OVERVIEW

Strategically located just off Santa Monica Blvd & Highland Ave, the property sits in the heart of Hollywood's residential and entertainment district. The area benefits from high pedestrian traffic, excellent demographics, and strong neighborhood demand for daily services and retail.

[Central Hollywood, Los Angeles, 90038](#)

Commute to Downtown West Hollywood



6min



12min



10min



33min

Walk Score

96

Transit Score

66

Bike Score

77

CURRENT RENT ROLL

Property	Unit	Tenant	Move in	Unit Rent	Gross Pot. Rent	Vacancy Loss	Delinq. Rent	Concessio	Actual Rent	Prepaid Rent
1259	1259	Palmarket	03/31/09	\$5,931.74	\$5,931.74	\$0.00	-\$256.86	\$0.00	\$6,188.60	\$0.00
1259	UP1259	maup125	02/21/14	\$1,133.00	\$1,133.00	\$0.00	\$0.00	\$0.00	\$1,133.00	\$0.00
Totals				\$7,064.74	\$7,064.74	\$0.00	-\$256.86	\$0.00	\$7,321.60	\$0.00

DEMOGRAPHICS



1 MILE 3 MILES 5 MILES

Population

2024 Total Population	66,559	382,962	937,447
2029 Population	66,138	376,150	915,787
Pop Growth 2024-2029	(0.63%)	(1.78%)	(2.31%)



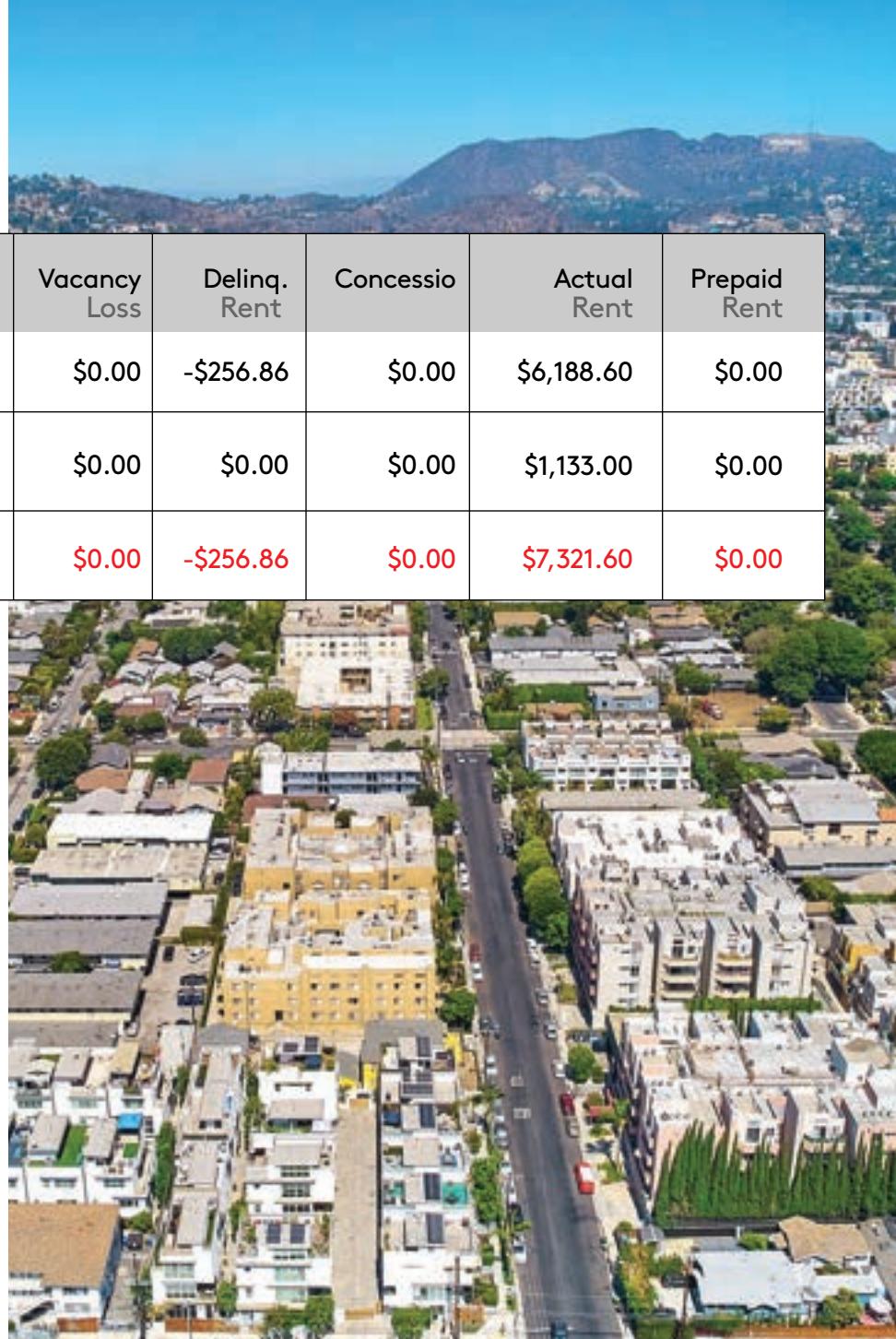
Households

2024 Total Households	37,459	188,280	411,862
HH Growth 2024-2029	(0.78%)	(1.95%)	(2.44%)
Avg Household Size	1.70	2.00	2.20

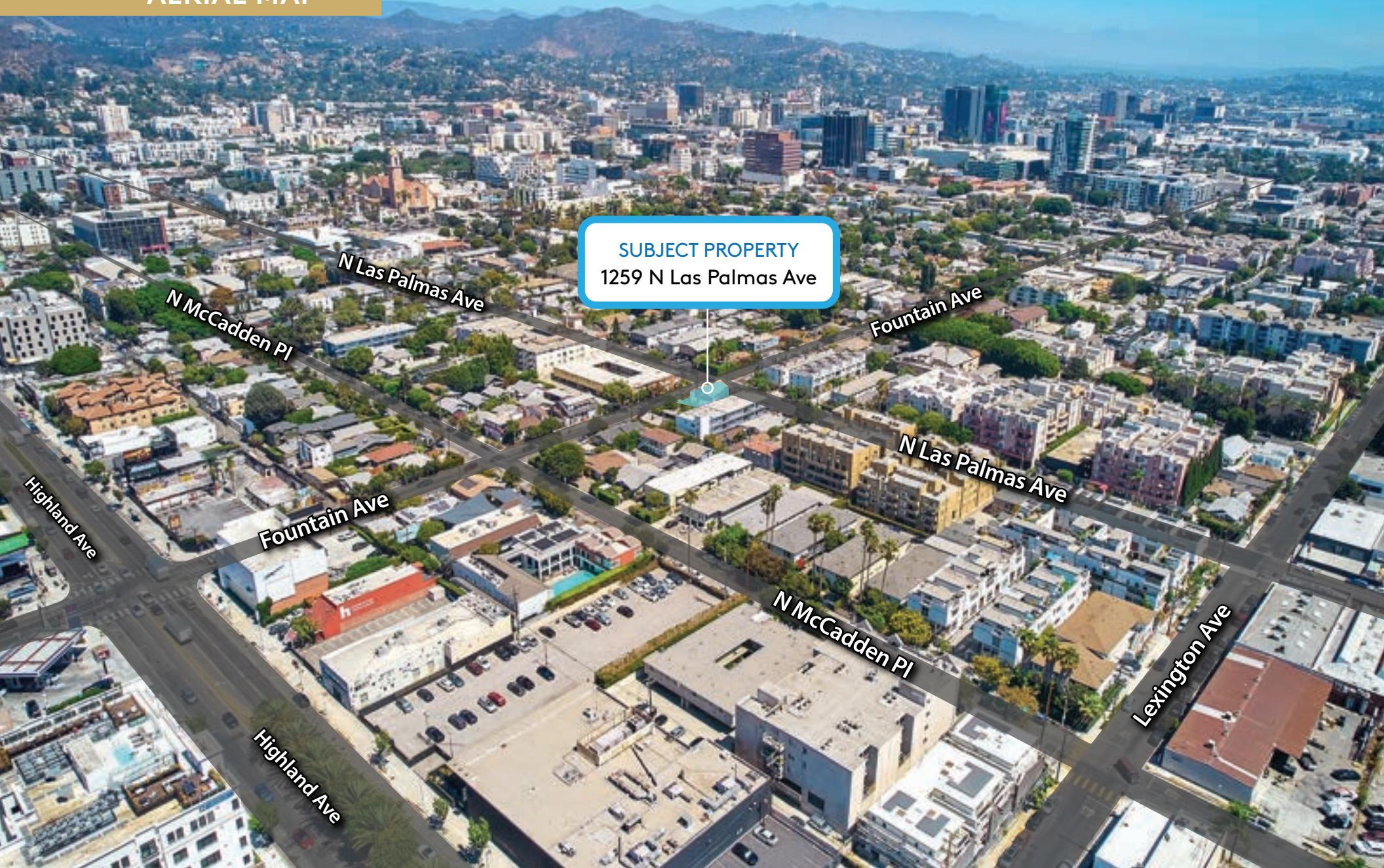


Income

Median Household Income	\$63,004	\$68,877	\$67,445
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AERIAL MAP



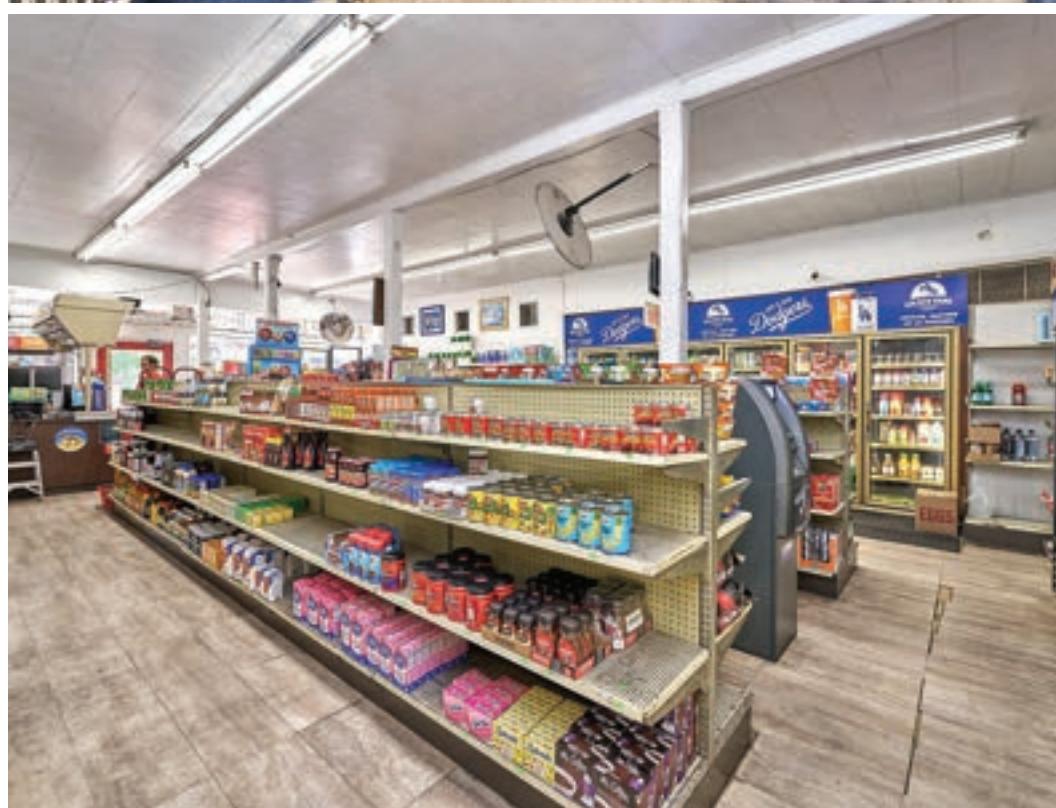
PRCEL MAP



PROPERTY PHOTOS



PROPERTY PHOTOS



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