

# 1514 La Baig Avenue Los Angeles, CA 90028



RTI Plans for 9 Market Rate Units by Sunset & Gower | Reduced by \$475,000 from Original Listed Price  
Duplex Delivered Fully Vacant | 5,499 SF Lot Zoned [1] LAR4-1VL | Located in an Opportunity Zone

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# Property Overview



1514 La Baig | Los Angeles | 90028

Offering Price

\$1,325,000  
Originally listed at (\$1,800,000)

Number of Existing Units

2  
(Delivered Vacant)

Bldg. Size

1,620 SF

Price per Foot

\$817

Lot Size

5,499 SF

Land Price per SF

\$240

Zoning

[Q] LAR4-1VL

Existing Unit Mix:

(2) 1+1

Projected Rent Roll

# of Units	Unit Type	Rent per Unit	Total Projected Rent
1	2 + 2	\$3,700	\$3,700
3	1 + 1	\$2,995	\$8,985
5	0 + 1	\$2,400	\$12,000
Monthly Gross Income			\$24,685



# Property Highlights

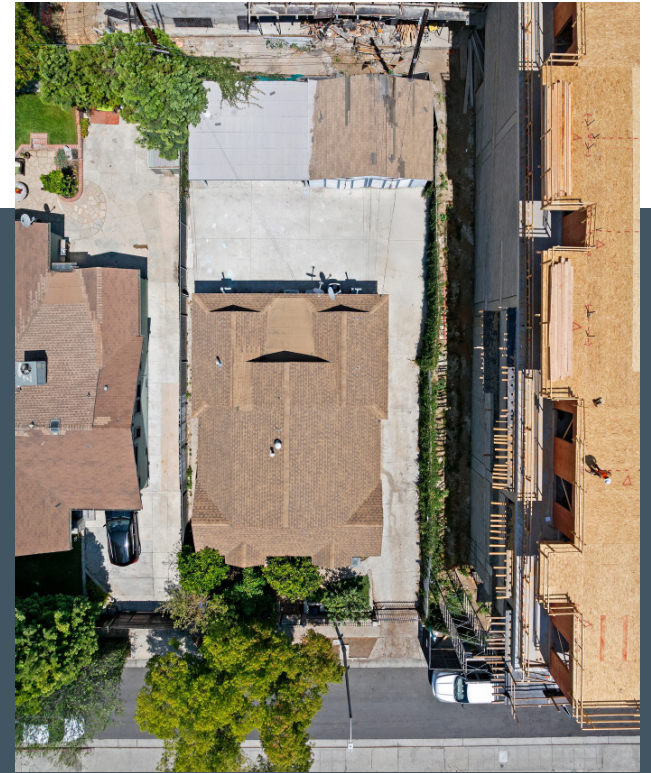


- 1514 La Baig Ave is a duplex (delivered vacant) located on a 5,499 SF lot in the center of the Hollywood Media District; just two parcels north of Sunset Blvd. This is a rare opportunity to acquire a development-ready site in a dynamic growth corridor, surrounded by major film and media employers, new mixed-use development, and transformative infrastructure investment.
- The existing improvements include (2) 1-bdrm. bungalow-style units. The property also features covered and surface parking, plus a standalone garage/storage structure. Please note, the units are separately metered.
- Ready-to-issue (RTI) plans to develop a 9-unit market-rate multifamily complex. Plans call for (1) 2-bdrm. unit, (3) 1-bdrm. units, and (5) singles. Please refer to the rent roll for unit sizes and projected rents.
- The property neighbors a new 109-unit apartment complex by CIM, across from Sunset Bronson Studios and Emerson College, and adjacent to the Netflix headquarters campus. A block away, the much-anticipated \$1 billion “The Star” tower, designed by Norman Foster, is set to redefine the local skyline and inject over half a million square feet of new Class A creative space.
- This site is eligible (buyer to verify) for Opportunity Zone tax benefits and is aligned with the recently enacted Hollywood Community Plan, which significantly increases allowable density, incentivizes affordable housing, and encourages transit-oriented growth throughout the Sunset and Hollywood corridors.
- 1514 La Baig is a forward-looking investment in a creative corridor that continues to attract capital, talent, and transformative growth.



# Exterior Photography

1514 La Baig - Hollywood





# Interior Photography

1514 La Baig - Front Unit



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# Neighborhood Overview





# About Hollywood



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## Iconic Location & Timeless Demand

This Hollywood pocket hits the mark if you're looking for a neighborhood that pulses with creative ambition and nonstop energy, yet still feels rooted in local identity. Located west of Highland and north of Santa Monica Blvd, the area surrounding 1301 N. Mansfield offers a front-row seat to some of LA's most iconic cultural institutions, dynamic employers, and walkable everyday conveniences.

This stretch of Hollywood is one of the city's most strategically located submarkets; wedged between two powerhouses: Hollywood's entertainment engine and West Hollywood's design-forward lifestyle scene. The area is home to major studios and production companies like Paramount Pictures, Netflix, Sunset Gower Studios, and an ecosystem of agencies, prop houses, sound stages, and post-production firms. This means steady rental demand and a built-in audience of professionals who want to live near where they work.

Blocks away, residents can stroll to Hollywood Blvd's famed Walk of Fame, TCL Chinese Theatre, and the bustling Ovation Hollywood complex at Highland. But there's also everyday ease; Trader Joe's, Target, Home Depot, and an array of coffee shops. Head just a few blocks south or west, and you're in the heart of West Hollywood, with staples like the Whole Foods on Santa Monica, upscale dining at Employees Only, and boutique shopping around Melrose and Fairfax.

The local housing stock combines charming low-rise buildings and updated mid-century assets. You're not dealing with generic glass boxes; instead, architectural character and authenticity attract high-quality renters. The neighborhood draws a mix of industry professionals, first-time LA transplants. There's pride of place here, and it shows.

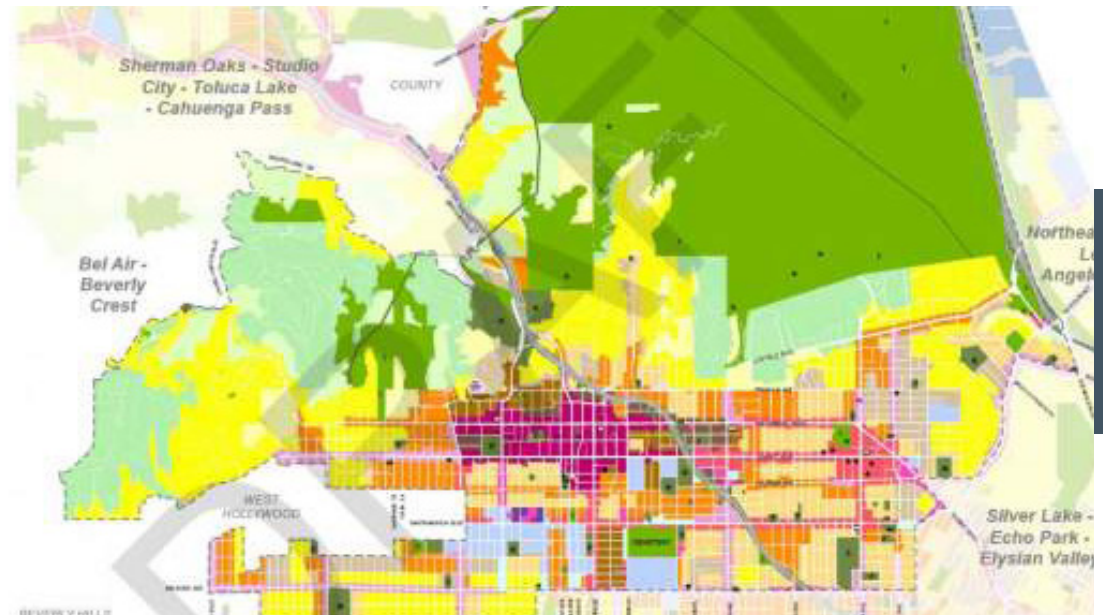
Few addresses offer the built-in demand, everyday convenience, and upside potential that Hollywood does today.



# Hollywood 2040 - Community Plans

LA's newly adopted Hollywood Community Plan, spanning roughly 22 square miles from West Hollywood to Silver Lake, allows for substantial growth through 2040.

- Increases zoning capacity for up to 264,000 residents and 127,000 jobs by 2040.
- Its framework channels new development toward Metro B Line stations and mixed-use corridors (Hollywood, Sunset, Santa Monica) while safeguarding historic and hillside enclaves.
- The revitalized Hollywood Media District, south of Santa Monica Blvd and west of Vine, will see height increases and incentives for media production uses.
- At the heart of the update is the Hollywood CPIO overlay, which grants zoning upzoning for projects that include deed-restricted affordable units.
- Affordable-housing obligations scale with project size (100–200 units triggers), with 99-year covenants now standard.
- The plan also simplifies approvals for larger mixed-income sites, enabling faster delivery of affordable housing.
- Adopted in May 2023 and effective Feb 2025.





# Dev Spotlight - 6007 & 6061 Sunset



Next door to 1514 La Baig, construction is underway on 6007 Sunset, a CIM Group mixed-use project comprised of 109 units and 14,000 SF of retail space.

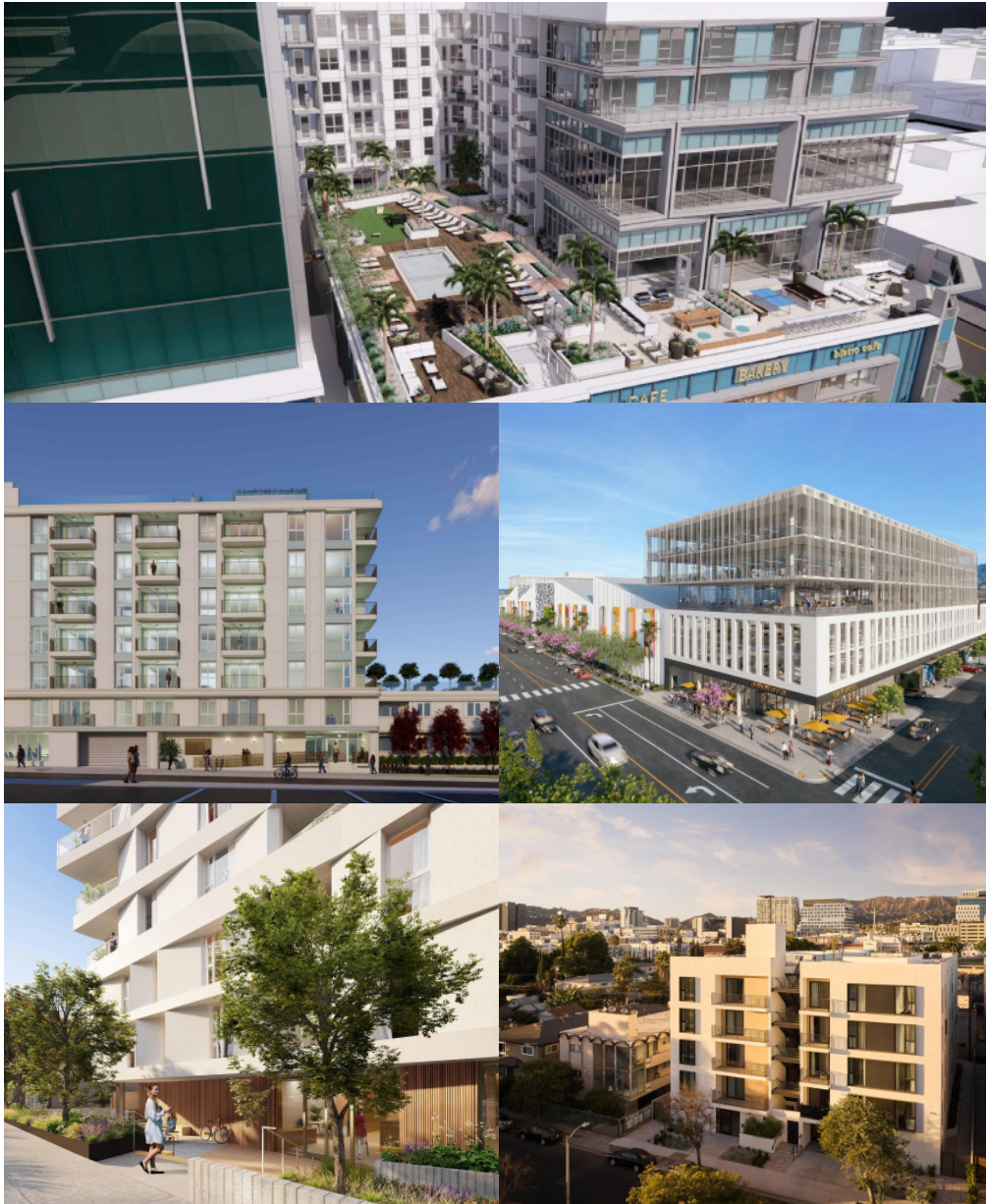
- Features 109 studio, 1-, and 2-bdrm units atop 196 parking spaces, and nearly 14,600 SF of ground-floor retail.
- Utilizing density bonus incentives, 14 units are deed-restricted for very low-income households.
- ShubinDonaldson designed the architecture, with Lahmon as the architect of record.
- Construction is well underway, with site demolition and concrete formwork in progress; a landmark project reshaping Hollywood.

**2 parcels from 1514 La Baig, Foser + Partners is expected to start construction on a \$1 Billion landmark office tower (2026-2029).**

- 22-story cylindrical structure will house 525,000 SF of creative office space with sweeping 360° views, spiraling green terraces, and a rooftop restaurant.
- Scheduled to break ground in 2026 and wrap up in 2029.
- Identified as “workplace of the future,” in line with wellness and sustainability standards.



# Nearby Developments



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## 1) 6266 W. Sunset Blvd. (0.3 Mile)

The LA City Council recently upheld this mixed-use project by Sares-Regis Group. Plans call for an 8-story complex featuring (170) studio, 1- and 2-bdrm. units atop 9,300 SF of ground-floor commercial space. The project utilizes density bonus incentives and will over 34 affordable units.

## 2) 7022 W. Sunset Blvd. (1.3 Miles)

The LA City Planning Commission approved this mixed-use project by Crossroads Management. Approved in Feb 2025, the 7-story building will feature (112) studio, 1- and 2-bdrm. units above 2,850 SF of ground-floor commercial space, and a 60-car garage. A 20-month construction period is estimated.

## 3) 5601 W. Santa Monica Blvd. (1.1 Miles)

Echelon Studios is a creative campus from Bardas Investment Group and Bain Capital. Designed by Rios, the development includes 110,000 SF of soundstages, 388,000 SF of offices, 12,300 SF of ground-floor dining, and two levels of subterranean parking. Completion of the mixed-use complex is expected in 2026.

## 4) 5416 Carlton Way (0.9 Miles)

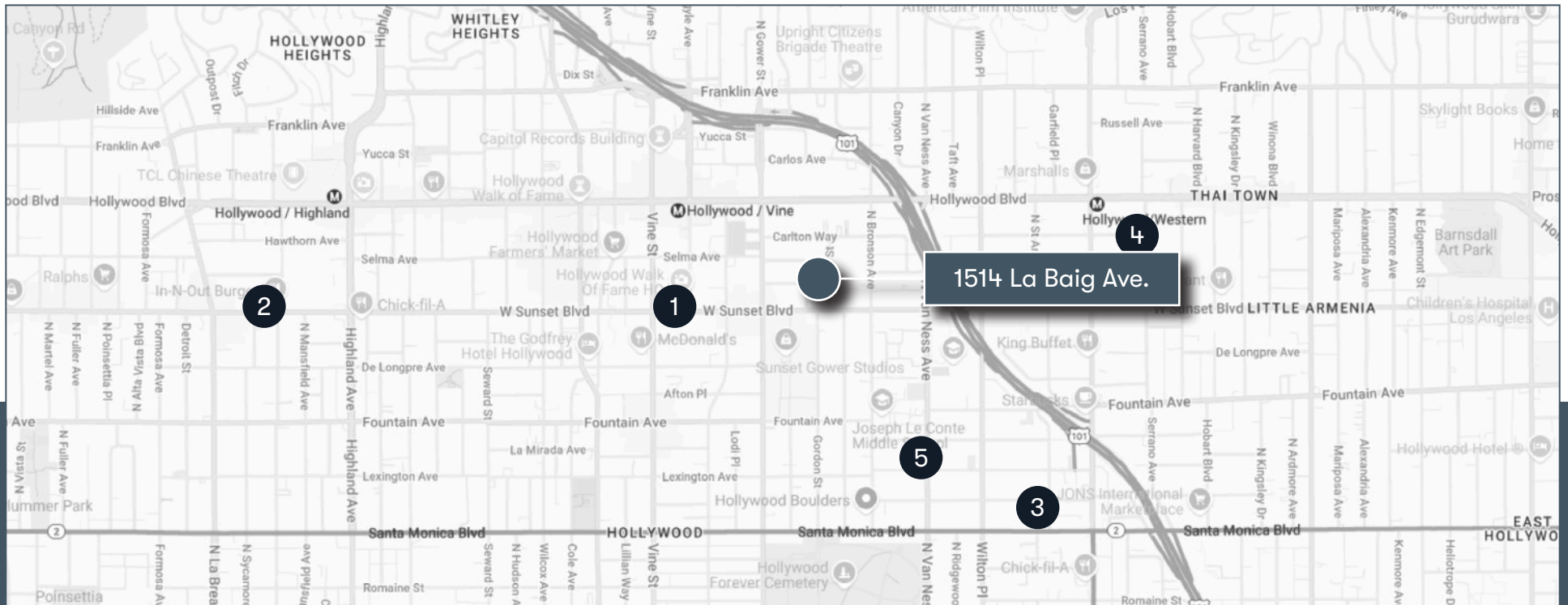
Slated for groundbreaking in late 2025, this eight-story project from ROM Investments will add 139 apartments near the Hollywood/Western Metro station. Designed by Steinberg Hart, the development includes a mix of studios, one-, and two-bdrm units. Completion is expected in 2027.

## 5) 5806 Lexington Ave. (0.7 Miles)

Bittoni Architects and Category Company have completed this two-building multifamily project across from Sunset Gower Studios. Comprised of 38 units, the property features a mix of studios to six-bdrms, with rents from \$1,087 to \$9,407.



# Nearby Developments Map



Dev Address	Distance	Notes
1) 6266 W. Sunset Blvd.	0.3 Mile	Plans call for an 8-story complex featuring (170) studio, 1- and 2-bdrm. units atop 9,300 SF of commercial space.
2) 7022 W. Sunset Blvd.	1.3 Miles	Approved in Feb 2025, it will feature (112) studio, 1- and 2-bdrm. units above 2,850 SF of ground-floor commercial space
3) 5601 W. Santa Monica Blvd.	1.1 Miles	110,000 SF of soundstages, 388,000 SF of offices, 12,300 SF of ground-floor dining, and two levels of parking.
4) 5416 Carlton Way	0.9 Mile	Slated for groundbreaking in late 2025, this eight-story project will add 139 units by the Hollywood/Western Metro station.
5) 5806 Lexington Ave.	0.7 Mile	Comprised of 38 units, the property features a mi of studios to six-bdrms, with rents from \$1,087 to \$9,407.



# Nearby Hotspots



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## 1) Hollywood Blvd. (0.5 Miles)

Just blocks from Mansfield, Hollywood Blvd pulses with cinematic history and foot traffic. Ovation Hollywood is a retail-entertainment anchor featuring dining, shopping, and views of the iconic Hollywood Sign. The famed Walk of Fame and TCL Chinese Theatre draw visitors year-round, while locals enjoy quick access to fitness clubs, convenience shops, and fast-casual bites.

## 2) Santa Monica Blvd. & La Brea Ave. (1.9 Miles)

Santa Monica and LA Brea is where local edge meets convenience. The strip is lined with cafes, vintage boutiques, restaurants, and grocery stores that make daily life walkable. Just south of WeHo's high-end buzz, this pocket attracts a blend of creatives, young professionals, and longtime locals.

## 3) Runyon Canyon (1.5 Miles)

Runyon Canyon is a lifestyle staple for Hollywood locals. Known for its panoramic views and celebrity sightings, this urban park offers a mix of scenic trails for hikers and dog owners alike. For many residents, it's part of the daily routine.

## 4) Vermont Ave. (2.0 Miles)

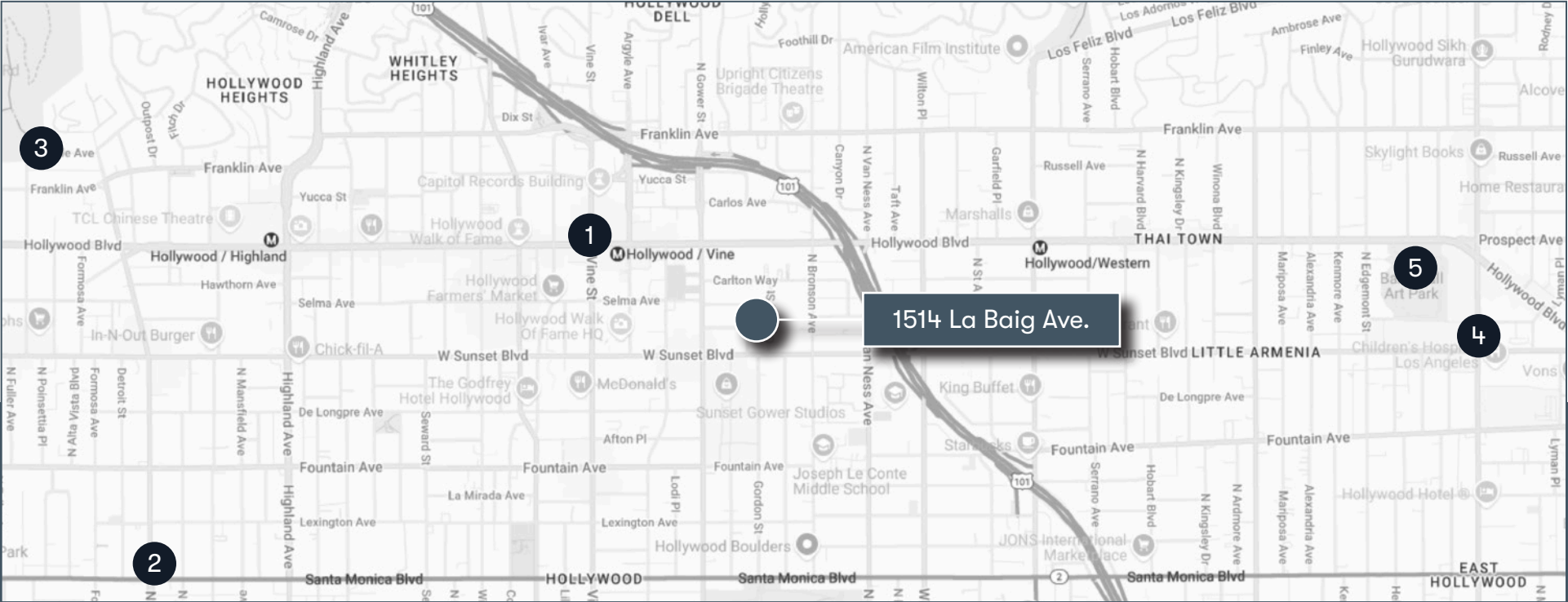
Vermont Ave. blends old-school charm with modern LA flair. Grab a latte at Bru Coffeebar, catch an indie flick at the vintage Los Feliz Theatre, or unwind with a book from Skylight Books. Grab a meal at Figaro Bistrot or Mexican comfort food from HomeState. Vermont is filled neighbors who love their hyper-local pocket of LA.

## 5) Barnsdall Art Park (2.0 Miles)

Home to the Frank Lloyd Wright-designed Hollyhock House, the park offers art classes, wine tastings, and panoramic views of the city skyline. Its lush lawns are a favorite among locals for weekend picnics, dog walks, and sunset gatherings.



# Nearby Hotspots Map



Hotspot Address	Distance	Notes
1) Hollywood Blvd.	0.5 mile	It's the ultimate blend of LA flair, everyday essentials, and cultural cachet; all just steps from 1301 N. Mansfield.
2) Santa Monica & La Brea	1.9 miles	Lined with cafes, boutiques, neighborhood restaurants, and small-format grocery stores that make daily life walkable.
3) Runyon Canyon	1.5 miles	It's part of the daily routine: fresh air, endorphins, and million-dollar views—without leaving the neighborhood.
4) Vermont Ave.	2.0 miles	Trendy, yet laid-back, filled with artists, musicians, and neighbors who love their leafy, hyper-local pocket of LA.
5) Barnsdall Art Park	2.0 miles	Its lush lawns are a favorite among locals for weekend picnics, dog walks, and sunset gatherings.



# Potential Rent Roll & Rental Comps





# Projected Rent Roll

1514 La Baig Avenue | Hollywood | 90028



Rent Roll					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Square Footage	Notes:
1	1 + 1	\$2,995	\$2,995	689 SF	
2	Single	\$2,400	\$2,400	648 SF	
3	1 + 1	\$2,995	\$2,995	720 SF	
4	Single	\$2,400	\$2,400	540 SF	
5	Single	\$2,400	\$2,400	478 SF	
6	Single	\$2,400	\$2,400	641 SF	
7	1 + 1	\$2,995	\$2,995	720 SF	
8	2 + 2	\$3,700	\$3,700	1030 SF	
9	Single	\$2,400	\$2,400	641 SF	
	Laundry Income:	\$0	\$0		
	Other Income:	\$0	\$0		
	Monthly Total:	\$24,685	\$24,685		
	Annual Total:	\$296,220	\$296,220		



# Hollywood Rental Comparables



## Subject Property

1514 La Baig | Hollywood | 90028

(1) 2-Bdrm. & 2-Bath	\$3,700
(3) 1-Bdrm. & 1-Bath	\$2,995
(5) Single	\$2,400



## 1) 848 N. Ridgewood Pl. (Triplex)

Rent	\$3,850   Leased on 05/28/25
Unit Mix	2-Bdrm. & 2-Bath   1,082 SF



## 1) 1156 Wilcox Pl.

Rent	\$2,950   Leased on 01/15/25
Unit Mix	1-Bdrm. & 1- Bath   700 SF



## 1) 6026 1/2 Barton Ave (Fourplex)

Rent	\$3,100   Leased on 10/07/24
Unit Mix	1-Bdrm. & 1-Bath   600 SF

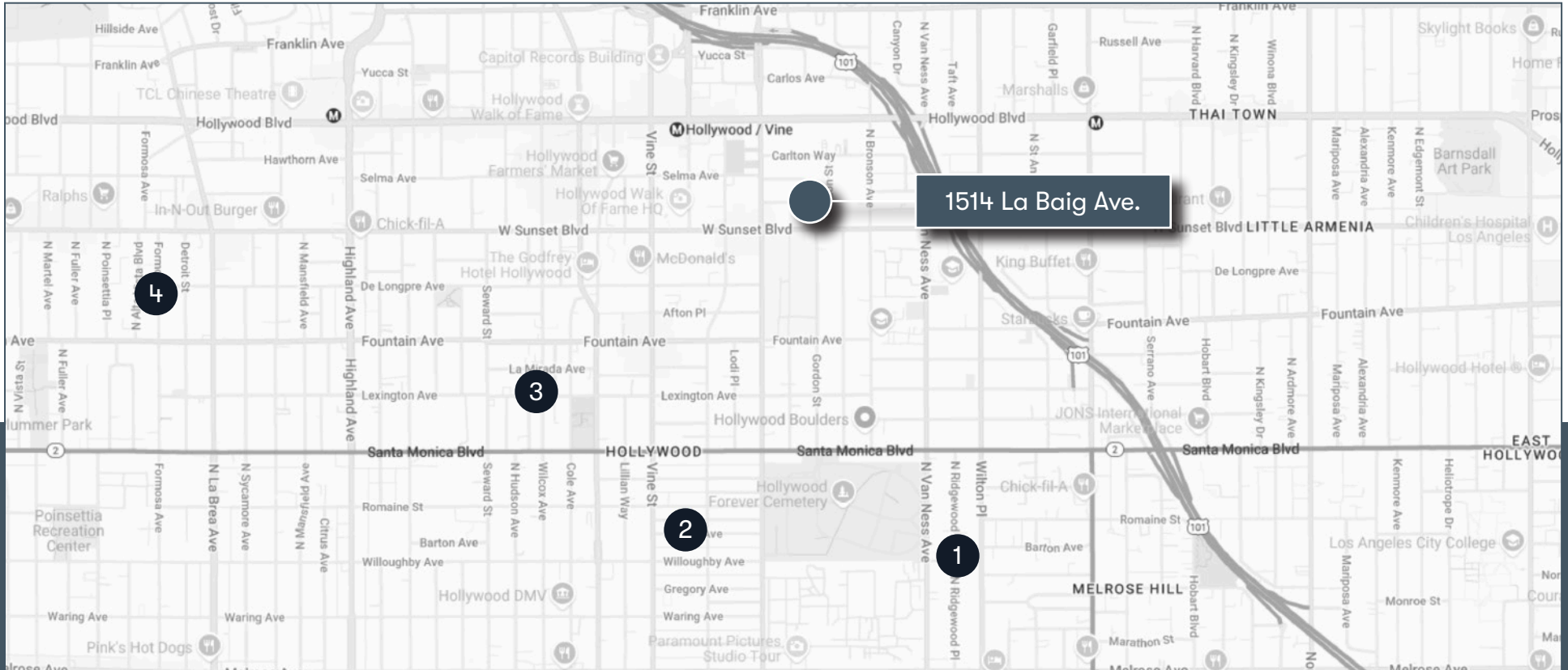


## 1) 1349 Formosa Ave. (ADU)

Rent	\$2,500   Leased on 09/21/24
Unit Mix	Single & 1- Bath   375 SF



# Hollywood Rental Comps Map



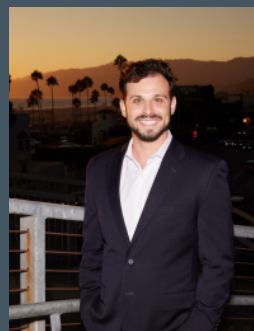
Address	Rent	Lease Date	Unit Mix	Unit Size	Rent per SF	Distance
1) 848 N. Ridgewood Pl. (Triplex)	\$3,850	05/28/25	2-Bdrm. & 1-Bath	1,082 SF	\$3.55	1.1 miles
2) 6026 1/2 Barton Ave. (Fourplex)	\$3,100	10/07/24	1-Bdrm. & 1-Bath	600 SF	\$5.16	1.0 mile
3) 1156 Wilcox Pl.	\$2,950	01/15/25	1-Bdrm. & 1-Bath	700 SF	\$4.21	1.1 miles
4) 1349 Formosa Ave. (ADU)	\$2,500	09/21/24	Single & 1-Bath	375 SF	\$6.67	1.7 miles





## 1514 La Baig Avenue Los Angeles, CA 90028

Getting into a bigger or better property  
is easier than you think. It comes down to  
working with the right team.



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