

FOR SALE

MIXED USE PROPERTY IN LOS ANGELES

3716 Fletcher Drive, Los Angeles CA 90065



OFFERING MEMORANDUM

MIXED USE PROPERTY IN LOS ANGELES

TABLE OF CONTENTS

01 Executive Summary

Investment Summary

Location Summary

02 Property Description

Zoning Map

Assessor's Map

Location Map

Aerial Map

Property Pictures

03 Demographics

Demographics

Demographic Charts

Exclusively Listed by:

BILL UKROPINA

626.844.2200

Bill.Ukropina@cbcprt.com

CalRE# 00820557

ROBERT IP

626.394.2527

Robert.Ip@cbcprt.com

CalRE# 01876261

LAURIE TURNER

626.483.5269

Laurieturner@coldwellbanker.com

CalRE# 01919000



**COLDWELL BANKER
COMMERCIAL
REALTY**

OFFERING SUMMARY

ADDRESS	3716 Fletcher Drive Los Angeles CA 90065
BUILDING SF	4,284 SF
LAND SF	15,882 SF
YEAR BUILT	1937
APN	5458-029-030

FINANCIAL SUMMARY

OFFERING PRICE	\$1,800,000
PRICE PSF	\$420.17

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
--	--------	--------	--------

2022 Population	27,962	278,052	754,497
2022 Median HH Income	\$87,422	\$80,044	\$71,056
2022 Average HH Income	\$120,748	\$113,244	\$107,656

PROPERTY DESCRIPTION

Welcome to this unique property with two separate structures situated on a gentle hill with stunning views of the city of Los Angeles! This property offers an incredible opportunity for those looking for a combination of comfortable living and work-live functionality.

The first structure is a charming house with a garage that would be perfect to live in. The house is designed for comfortable living and features ample space for your family. Currently, the house has a tenant, and the vacant unit in the other building is ready for immediate occupancy.

The second structure on this property is a building with two units, which is perfect for artists or anyone who needs a studio for work-live functionality. This building offers plenty of space for creative minds and features a large open area, high ceilings, and abundant natural light. The building is designed for maximum versatility and can be used as an artist studio, workshop, or office space.



This property is ideal for creative professionals and entrepreneurs. One of the units is vacant, and ready for immediate occupancy by an owner-user or tenant.

The vacant unit is move-in ready and can be used for a variety of purposes. Whether you're looking for a spacious studio or a comfortable office space, this unit offers ample room for customization.

The lot size of this property is 15,882 sqft, and the combined size of the two buildings is 4,284 sqft per the Los Angeles County Tax Assessor. There is also a possibility of residential development on the site with density bonuses. Interested buyers are encouraged to check with the City of Los Angeles to confirm what could be built.

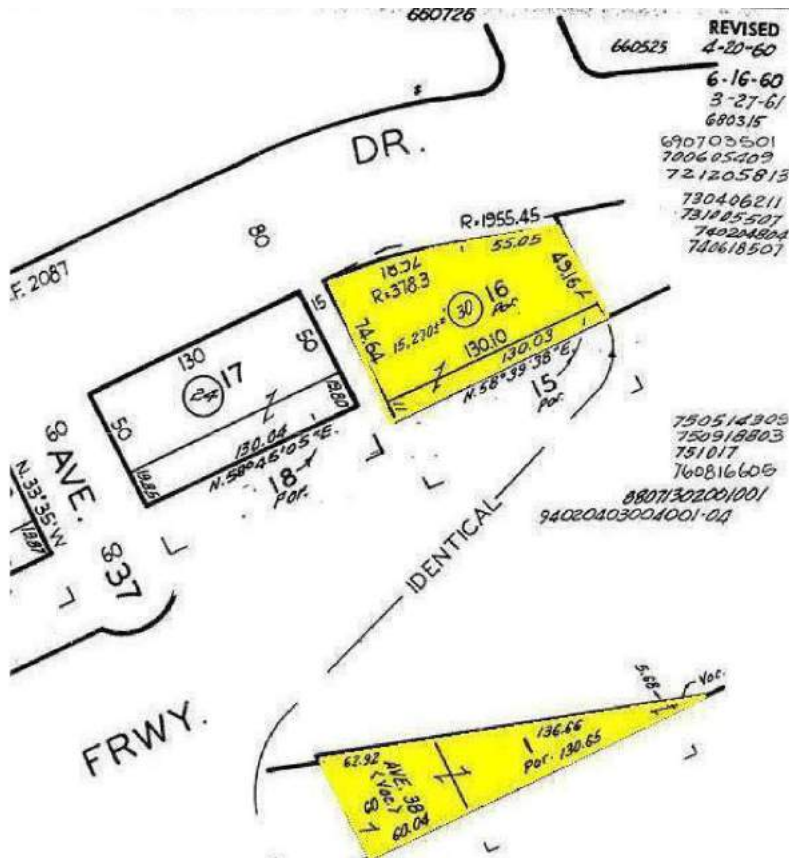
This property offers convenient access to the 2 freeway, which makes commuting to and from the property a breeze. The location of the property is perfect for those who enjoy the city life but also want to enjoy the peace and quiet of suburban living.

The asking price for this unique property is \$1,800,000, which is an incredible value for the amount of space and versatility that it offers. Don't miss out on this opportunity to own a property that provides the perfect balance of living and working space!

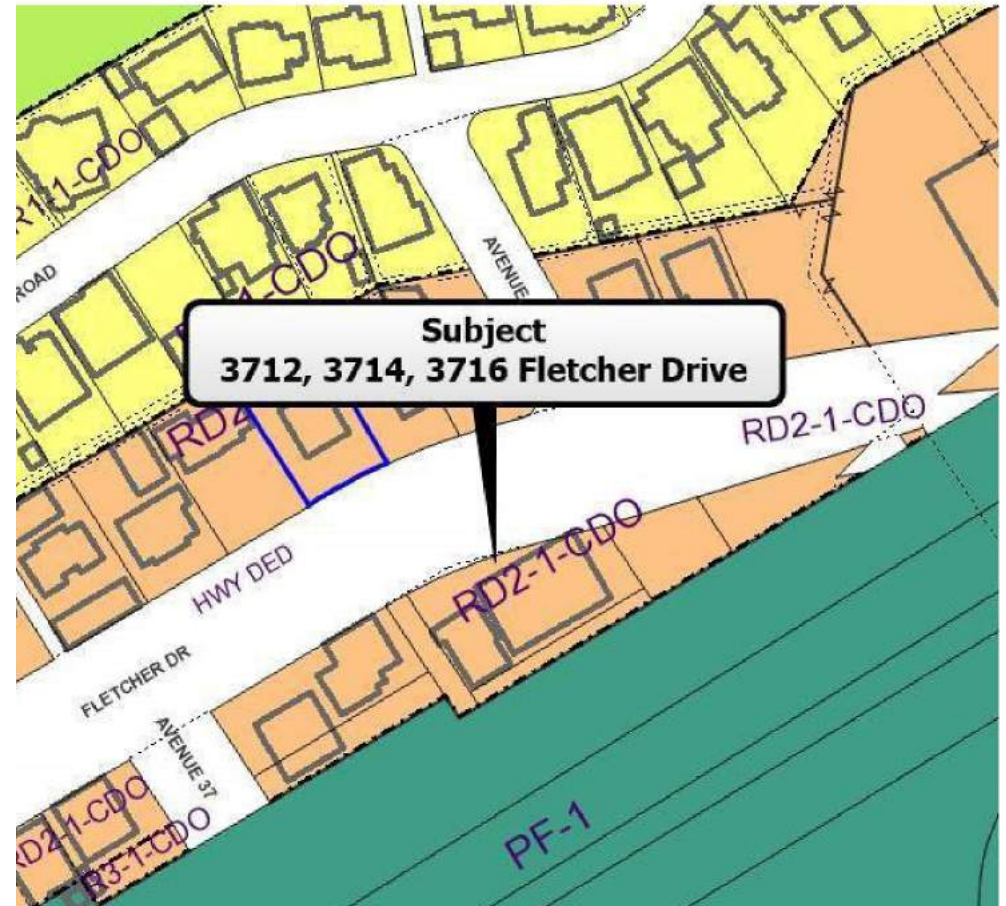
PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	4,284
LAND SF	15,882
NUMBER OF PARCELS	1
YEAR BUILT	1937
ZONING	LARD2
NUMBER OF BUILDINGS	2
NUMBER OF STORIES	1
PROPERTY USE	Commercial/Office/Residential (mixed use)

ASSESSOR'S MAP



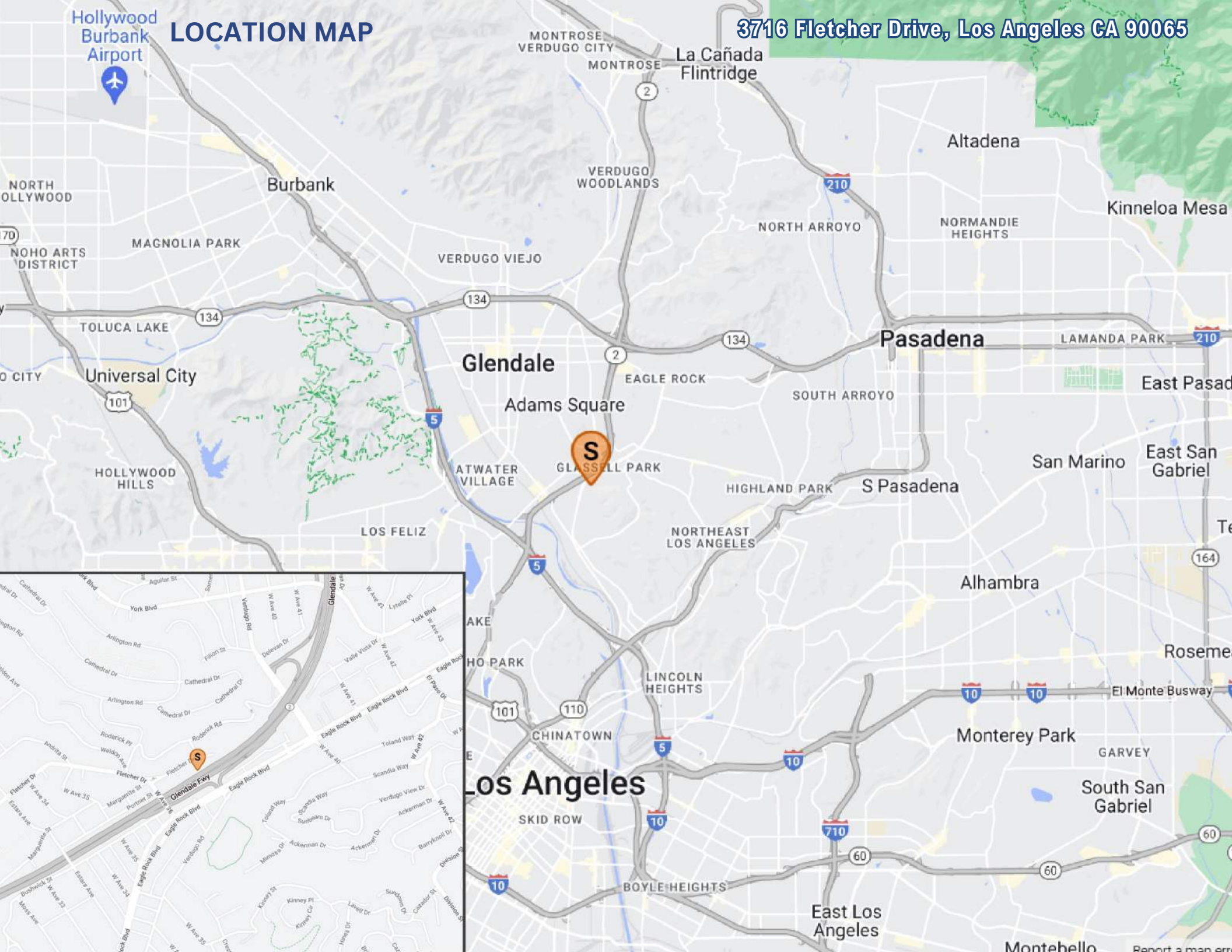
ZONING MAP



RD2-1-CDO: RESTRICTED DENSITY MULTIPLE DWELLING ZONE - MINIMUM LOT AREA PER DWELLING UNIT OR GUEST ROOM 2,000 SQUARE FEET COMMUNITY DESIGN OVERLAY (CYPRESS PARK AND GLASSELL PARK)

3716 Fletcher Drive, Los Angeles CA 90065

LOCATION MAP



Hollywood Burbank Airport

MONTROSE VERDUGO CITY MONTROSE

La Cañada Flintridge

Altadena

Kinneloa Mesa

NORTH HOLLYWOOD

Burbank

VERDUGO WOODLANDS

NORTH ARROYO

NORMANDIE HEIGHTS

NOHO ARTS DISTRICT

MAGNOLIA PARK

VERDUGO VIEJO

TOLUCA LAKE

134

134

134

Pasadena

LAMANDA PARK

210

UNIVERSAL CITY

Universal City

101

Glendale

2

EAGLE ROCK

SOUTH ARROYO

East Pasadena

Adams Square



GLASSELL PARK

San Marino

East San Gabriel

HOLLYWOOD HILLS

ATWATER VILLAGE

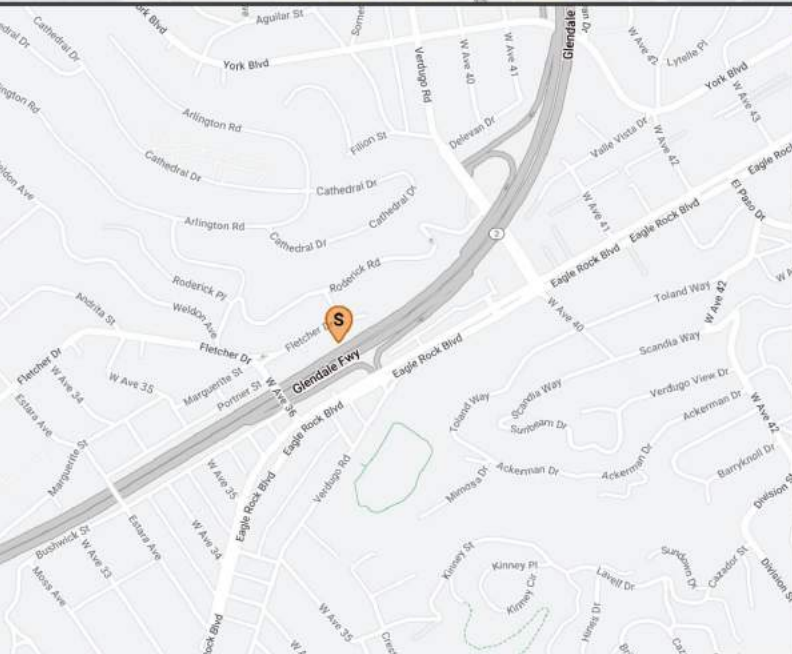
HIGHLAND PARK

S Pasadena

LOS FELIZ

NORTHEAST LOS ANGELES

Alhambra



LAKE

HO PARK

LINCOLN HEIGHTS

Rosemead

Los Angeles

101

110

5

10

Monterey Park

GARVEY

South San Gabriel

SKID ROW

10

BOYLE HEIGHTS

East Los Angeles

710

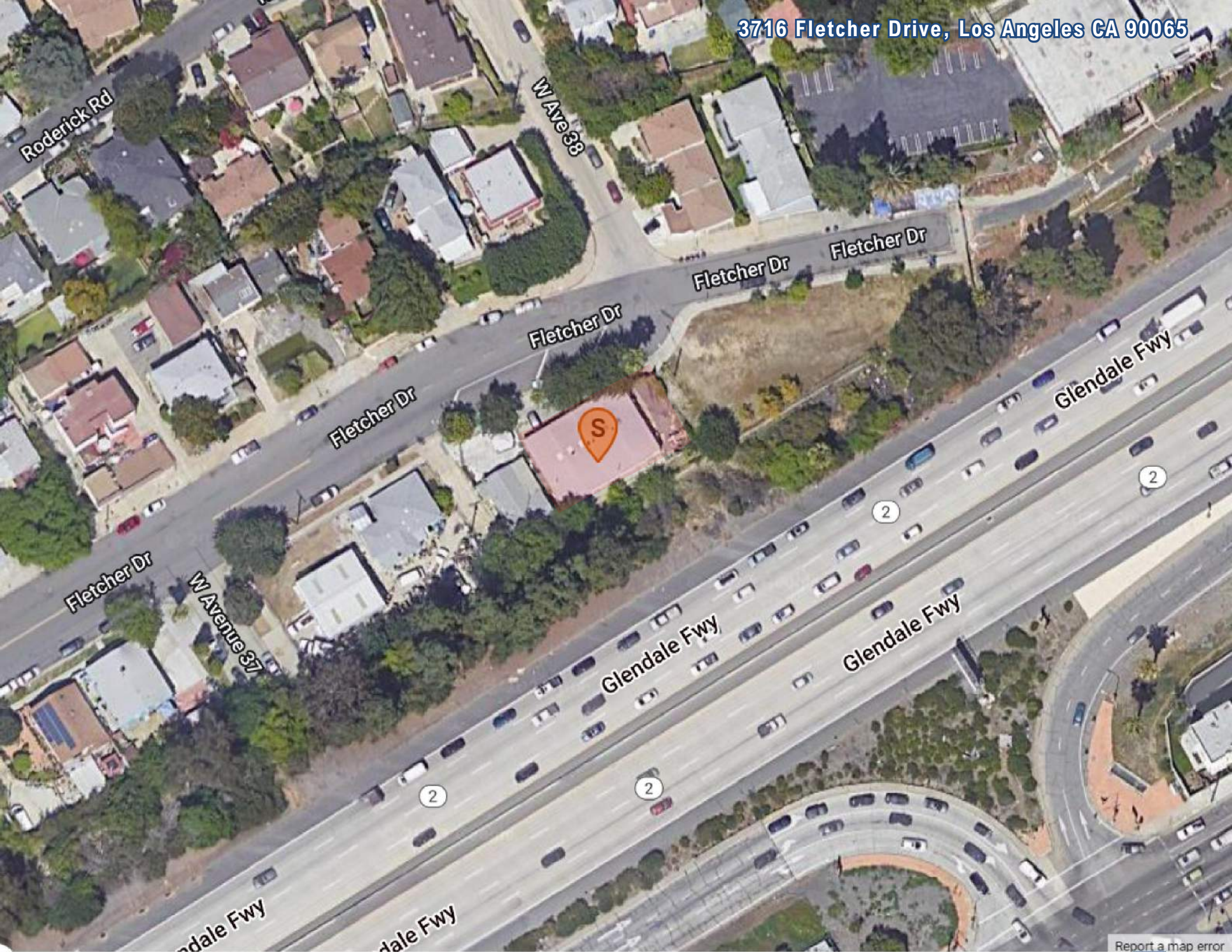
60

60

Montebello

Report a map error

3716 Fletcher Drive, Los Angeles CA 90065



Roderick Rd

W Ave 38

Fletcher Dr

Fletcher Dr

Fletcher Dr

Fletcher Dr

W Avenue 37

Glendale Fwy

Glendale Fwy

Glendale Fwy

2

2

2

2

Glendale Fwy

Glendale Fwy





3716 FLETCHER DRIVE: VACANT PORTION OF THE PARCEL



3712 FLETCHER DRIVE EXTERIOR



3714 FLETCHER DRIVE PRODUCTION AREA



3716 FLETCHER DRIVE SHOWROOM/STUDIO



3714 FLETCHER DRIVE KITCHEN



3716 FLETCHER DRIVE KITCHENETTE



3712 FLETCHER DRIVE KITCHEN



3714 FLETCHER DRIVE BATH



3716 FLETCHER DRIVE LAVATORY



REAR OF SUBJECT AND PARTIAL SIDE/GARAGE VIEW

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	30,762	291,573	785,313
2010 Population	29,216	280,312	762,797
2022 Population	27,962	278,052	754,497
2027 Population	27,627	273,517	748,535
2022 African American	564	5,843	26,598
2022 American Indian	480	3,692	13,410
2022 Asian	5,840	45,857	136,899
2022 Hispanic	13,456	107,000	321,762
2022 Other Race	7,387	58,843	190,535
2022 White	8,960	124,063	283,826
2022 Multiracial	4,702	39,475	102,451
2022-2027: Population: Growth Rate	-1.20 %	-1.65 %	-0.80 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	760	9,613	31,179
\$15,000-\$24,999	546	8,066	24,358
\$25,000-\$34,999	636	6,592	21,066
\$35,000-\$49,999	909	9,961	29,888
\$50,000-\$74,999	1,617	16,517	46,604
\$75,000-\$99,999	1,198	12,966	34,924
\$100,000-\$149,999	1,952	20,414	49,117
\$150,000-\$199,999	1,250	10,631	24,364
\$200,000 or greater	1,413	13,202	33,745
Median HH Income	\$87,422	\$80,044	\$71,056
Average HH Income	\$120,748	\$113,244	\$107,656

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,963	103,378	278,755
2010 Total Households	9,618	100,208	274,805
2022 Total Households	10,281	107,961	295,248
2027 Total Households	10,212	106,649	294,589
2022 Average Household Size	2.70	2.53	2.48
2000 Owner Occupied Housing	4,412	36,303	80,523
2000 Renter Occupied Housing	5,142	62,817	186,332
2022 Owner Occupied Housing	4,811	38,251	85,111
2022 Renter Occupied Housing	5,470	69,711	210,137
2022 Vacant Housing	400	5,892	20,497
2022 Total Housing	10,681	113,853	315,745
2027 Owner Occupied Housing	4,828	37,966	84,494
2027 Renter Occupied Housing	5,384	68,683	210,095
2027 Vacant Housing	503	7,245	22,988
2027 Total Housing	10,715	113,894	317,577
2022-2027: Households: Growth Rate	-0.65 %	-1.20 %	-0.20 %

DEMOGRAPHICS

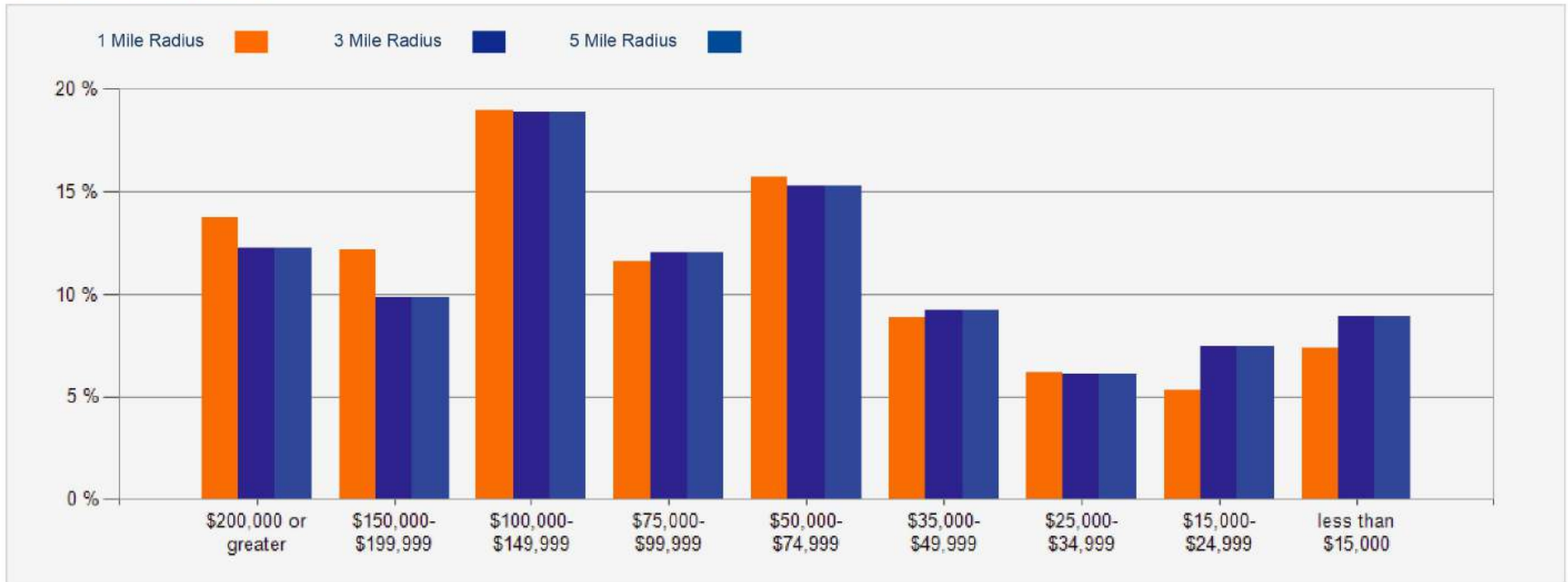
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,992	21,962	64,331
2022 Population Age 35-39	2,029	21,908	61,405
2022 Population Age 40-44	1,905	20,017	53,859
2022 Population Age 45-49	1,974	18,790	49,728
2022 Population Age 50-54	1,876	18,221	47,336
2022 Population Age 55-59	1,748	17,093	44,491
2022 Population Age 60-64	1,557	16,072	41,494
2022 Population Age 65-69	1,412	14,127	35,754
2022 Population Age 70-74	1,218	11,520	29,291
2022 Population Age 75-79	805	8,342	21,562
2022 Population Age 80-84	500	5,622	14,541
2022 Population Age 85+	492	5,756	15,235
2022 Population Age 18+	22,055	225,797	611,840
2022 Median Age	39	39	38

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,528	\$79,778	\$72,554
Average Household Income 25-34	\$110,508	\$105,463	\$97,927
Median Household Income 35-44	\$105,435	\$95,597	\$81,596
Average Household Income 35-44	\$139,403	\$130,073	\$119,271
Median Household Income 45-54	\$111,022	\$101,444	\$86,731
Average Household Income 45-54	\$144,043	\$135,324	\$127,771
Median Household Income 55-64	\$99,932	\$86,753	\$78,197
Average Household Income 55-64	\$129,179	\$120,608	\$119,504
Median Household Income 65-74	\$71,907	\$66,722	\$61,237
Average Household Income 65-74	\$103,386	\$99,035	\$98,725
Average Household Income 75+	\$77,692	\$72,506	\$74,652

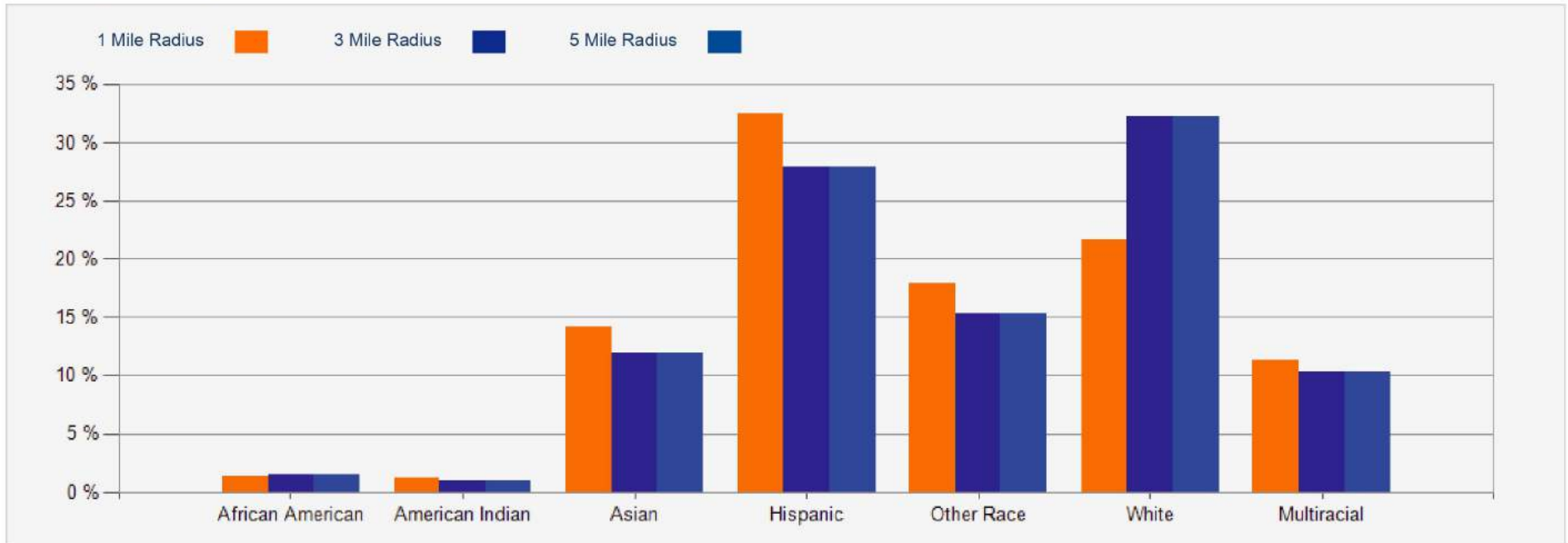
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	2,100	21,351	62,614
2027 Population Age 35-39	1,987	21,281	60,034
2027 Population Age 40-44	1,933	20,381	56,767
2027 Population Age 45-49	1,869	19,036	50,963
2027 Population Age 50-54	1,840	17,540	46,287
2027 Population Age 55-59	1,761	17,290	44,488
2027 Population Age 60-64	1,544	15,607	40,307
2027 Population Age 65-69	1,383	14,201	36,508
2027 Population Age 70-74	1,207	12,336	31,642
2027 Population Age 75-79	997	9,565	24,698
2027 Population Age 80-84	615	6,517	17,153
2027 Population Age 85+	529	6,334	16,534
2027 Population Age 18+	21,998	224,601	613,875
2027 Median Age	40	41	39

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$97,191	\$95,890	\$88,510
Average Household Income 25-34	\$132,810	\$127,612	\$120,100
Median Household Income 35-44	\$120,736	\$110,126	\$101,098
Average Household Income 35-44	\$163,814	\$153,024	\$143,811
Median Household Income 45-54	\$129,763	\$115,295	\$106,566
Average Household Income 45-54	\$170,769	\$159,192	\$152,276
Median Household Income 55-64	\$115,761	\$105,940	\$100,245
Average Household Income 55-64	\$155,872	\$145,317	\$142,581
Median Household Income 65-74	\$95,557	\$87,594	\$81,668
Average Household Income 65-74	\$130,591	\$123,272	\$122,666
Average Household Income 75+	\$109,863	\$98,971	\$100,042

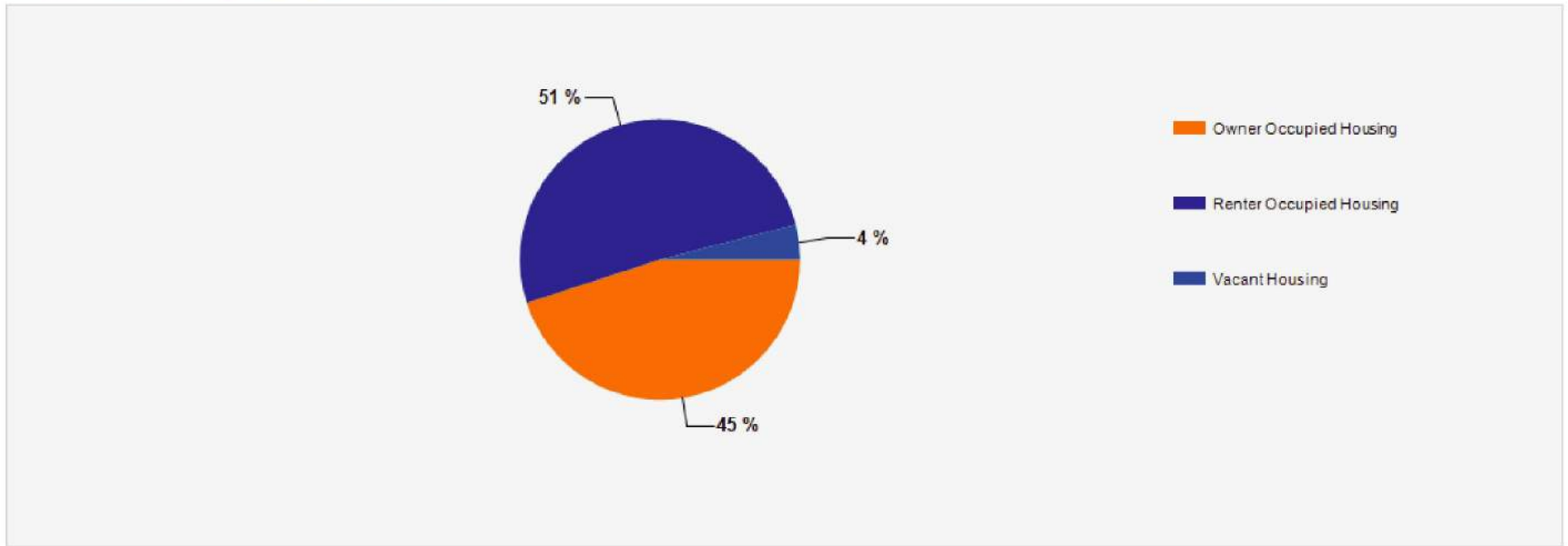
2022 Household Income



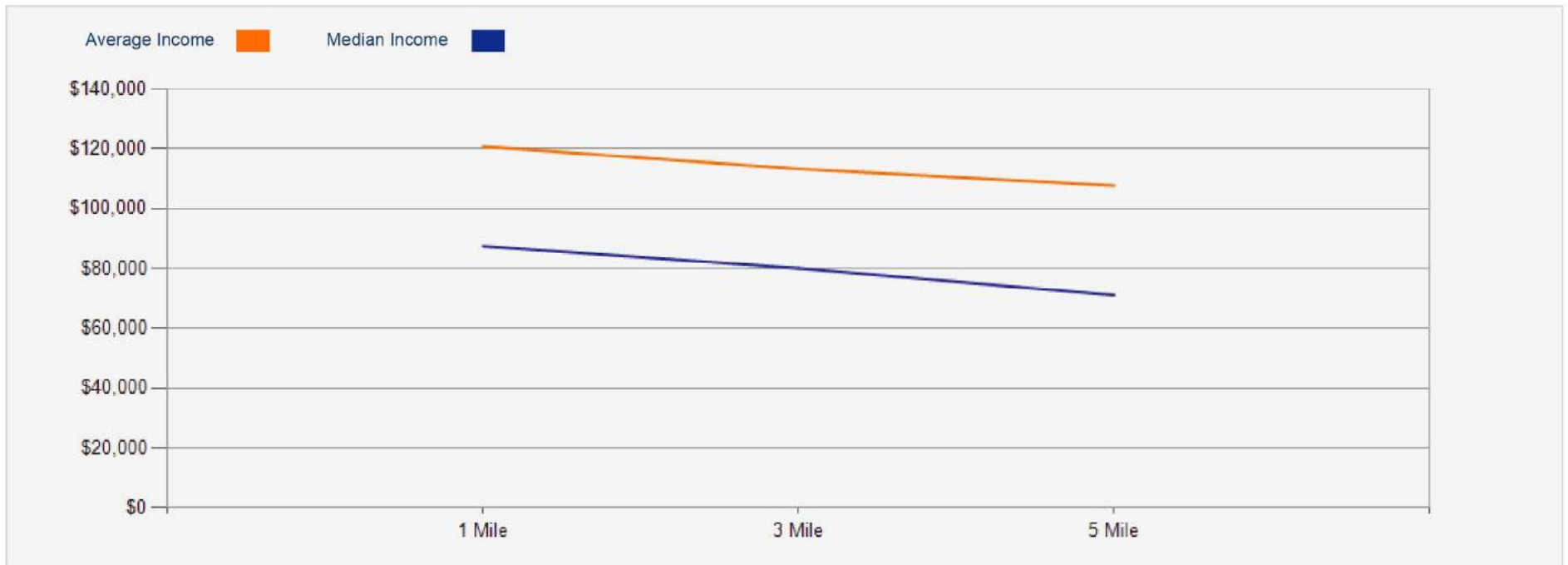
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



3716 Fletcher Drive, Los Angeles CA 90065

CONFIDENTIALITY and DISCLAIMER

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 Coldwell Banker Commercial and it should not be made available to any other person or entity without the written consent of Coldwell Banker Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Coldwell Banker Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Coldwell Banker Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Coldwell Banker Commercial has not verified, and will not verify, any of the information contained herein, nor has Coldwell Banker Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Contact us to know more:

BILL UKROPINA

626.844.2200

Bill.Ukropina@cbcnrt.com

CalRE# 00820557

ROBERT IP

626.394.2527

Robert.Ip@cbcnrt.com

CalRE# 01876261

LAURIE TURNER

626.483.5269

Laurieturner@coldwellbanker.com

CalRE# 01919000



**COLDWELL BANKER
COMMERCIAL**
REALTY