

FOR SALE

RENOVATED ART DECO APT BLDG
WITH ADD'L LAND FOR 5 ADUs

822 N. HAYWORTH AVE | LOS ANGELES, CA 90046

THE PASSMAN GROUP

REAL ESTATE BROKERAGE



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PROPERTY HIGHLIGHTS

A meticulously renovated 8-unit Art Deco apartment building, 822 Hayworth Avenue seamlessly blends historic charm with modern comfort. Interiors include stainless steel appliances, new hardwood flooring, and abundant natural light. Residents enjoy a tranquil front courtyard with water fountain and alley-accessed parking. Highly desirable neighborhood offering nearby shops, dining, and entertainment. Potential ADU development opportunity further complements this rare investment opportunity with strong upside in one of Los Angeles' most desirable locals.



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Exceptional location, one block west of Fairfax, one block north of Melrose, adjacent to major bus line and proposed Metro Station



Remodeled Art Deco apartment building with zen garden + courtyard fountain, and additional land for up to 5 ADUs



Onsite parking: 5 gated spaces, 2 accessible through the rear alley, 7 in total



Close to the Original Farmers Market, the Grove, Erewhon Market, Whole Foods + Fairfax High School



8 one bed / one bath units with upgraded unit interiors with stainless steel appliances + hardwood floors



2,100 SF of buildable land to potentially develop 5 ADUs and increase gross income



Price + financial prospectus available upon request

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PROPERTY DETAILS

Total Building Size:	±4,840 SF
Lot Size:	±7,500 SF
Parking:	7 spaces, 5 gated, 2 unsecured
Unit Breakdown:	8 Units, all 1 bed / 1 bath
Year Built:	1924
Renovation Date:	2025
Zoning:	LAR3
APN:	5529-021-042
Current Use:	Apartment house



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**2,100 SF FOR 5
POTENTIAL ADUs**

POTENTIAL ADU DEVELOPMENT

- » 2,100 SF of buildable land – Rare opportunity in a high-demand area with ample space for multi-unit development
- » Potential to develop 5 ADUs – Maximize investment returns with accessory dwelling units ideal for rental income or multigenerational living
- » Architectural plans available (to build 4 units + parking) – Shovel-ready development with professionally designed plans included, saving time and costs on entitlements and design work



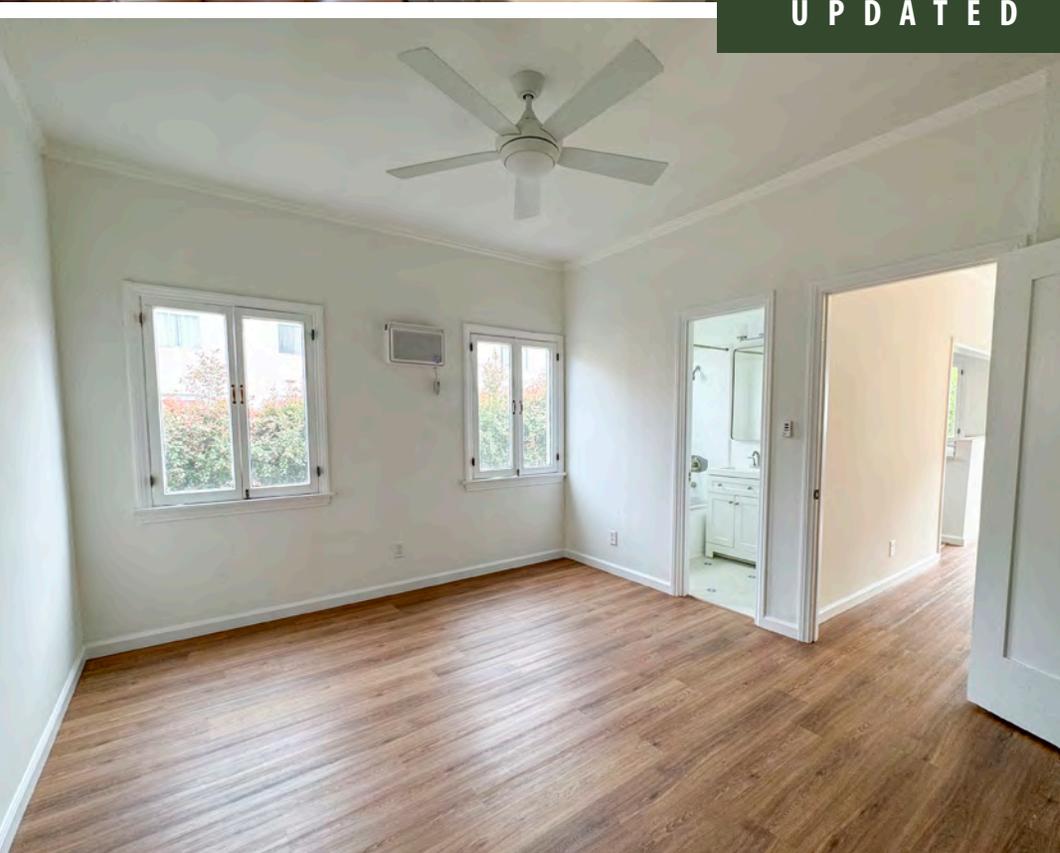
UPDATED INTERIORS



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NEARBY POINTS OF INTEREST

LA FARMERS MARKET – Hosting a plethora of unique and trendy food stalls, sit-down eateries, and specialty food merchants, the Original LA Farmers Market is a hugely popular tourist destination originally. Founded in 1934, the popular site attracts an average of 10,000 weekly visitors.

THE GROVE – With an estimated 20 million annual visitors, this 600K SF shopping, entertainment, and dining complex ranks among Los Angeles' elite shopping meccas. Boasting 70+ stores, the sprawling open-air mall is anchored by the likes of Nordstrom, Apple, Nike, and Barns & Noble.

EREWON MARKET – An LA wellness culture landmark, the original Beverly Blvd location boasts a loyal health-conscious consumer base dedicated to high-quality organic foods and premium lifestyle products.

FAIRFAX HIGH SCHOOL – Situated at Fairfax Avenue + Melrose Avenue, this 101 year old institution currently hosts over 1,500 students and boasts a lengthy list of celebrity alumni, including Mickey Rooney, Warren Zevon, Demi Moore, Slash, Flea, Anthony Kiedis, Mila Kunis, and many more.





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DEMOGRAPHICS

	2-Mile	5-Mile	10-Mile
Population (2024):	163,843	883,436	3,009,161
Households:	91,315	394,433	1,197,177
Median Age:	39.6	38.9	38.5
Average Annual HH Income:	\$117,241	\$104,100	\$104,119
Median HH Income:	\$84,947	\$71,606	\$73,050
Renter Occupied Households:	70,542	294,394	827,098

**Courtesy of CoStar Demographics Data*

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AERIAL OVERVIEW

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