

FOR SALE | \$5.625M | 1275 SUNSET BOULEVARD, LOS ANGELES

75-UNIT (RTI) APARTMENT DEVELOPMENT (5 STORIES RESIDENTIAL)

JUST \$75K/PPU! 1 LEVEL ON-GRADE SUBTERRANEAN AND 2 LEVELS ABOVE-GRADE PARKING

DWG CAPITAL GROUP
CRE BROKERAGE
INVESTMENT SALES, CAPITAL MARKETS, REO

Walk Score
86



4% VACANCY W/ 4% 2025 PROJECTED RENT GROWTH IN A THRIVING SUB-5% CAP RATE MULTIFAMILY MARKET

IN ELYSIAN PARKWAY ON SUNSET BLVD & SILVER LAKE/ECHO PARK ADJACENT

LOCATED BY DODGER STADIUM & ECHO LAKE, WITH DIRECT ACCESS TO THE US 101 & NEARBY 10 FWY

RTI - ABILITY TO CLOSE AND IMMEDIATELY COMMENCE CONSTRUCTION & PATH TO PROFIT

RECENT 75-UNIT PLAN REDESIGN & NEW ENHANCEMENTS!

75-UNIT FULLY ENTITLED (RTI) APARTMENT DEVELOPMENT OPPORTUNITY (AT CLOSING)

INVESTMENT HIGHLIGHTS: Newly designed RTI Apartment Development Sale of a 7-story, 75-unit apartment building with 5 stories of residential, 2 levels of subterranean parking. (*To be delivered RTI by closing.) An attractive mix of 1 and 2-bedrooms, no studios, ample parking, and a fast pathway to development and profit.

DEVELOPMENT STATISTICS: C2-1V Parcel 20,206 sf. No height restriction. An RTI buildable project of 94,135 total sf (with common area and parking) yielding **75 units (69 market rate, 6 very low income) offering an attractive unit mix of 60 one bedrooms, 15 two bedrooms.**

EXCELLENT RENTAL LOCATION: The property is located in one of the hottest new neighborhoods on **famous Sunset Boulevard** adjacent to **Echo Lake and Angelo Heights**. The site is within walking distance of two of Los Angeles' most frequented attractions – **Dodger Stadium (0.3 miles away) and the newly revived Echo Park Lake (0.6 miles away)**. 1279 Sunset benefits from its exceptional location on Echo Park's main artery and one of Los Angeles' most coveted streets, Sunset Boulevard, a **well-renowned retail and restaurant mainstay of northeast Los Angeles**. The future tenants will enjoy plenty of places in the Historic and hippest neighborhood (restaurants, bars, galleries, shops, shops, and coffees) like Winsome, Bar Henry, Guisados, and Eightfold coffee TSUBAKI. **Silverlake, Downtown LA, Chinatown, and the hip Elysian Valley are a short six-block drive away.**

THRIVING EMPLOYMENT CENTERS & TRANSIT ORIENTED: Echo Park is central to LA's most prominent and thriving employment centers, including Downtown Los Angeles, **with more than 500,000 jobs**. Additionally, within a 30-minute drive, commuters have access to over 989,000 jobs within Los Angeles' premier employment centers. Property benefits from ease of access from the US 101 (Hollywood Freeway), the US 110 (Harbor Freeway), and the CA 2 (Glendale Freeway).

AFFLUENT SUBMARKET: Average household income exceeding \$72,020 in a 1-mile trade area. The site has an excellent walk score of 86 and is teaming with workers. Millennials comprise 36.2% of the residents in the 1-mile area.



OUR TEAM LOOKS FORWARD TO YOUR CONTINUED BUSINESS IN 2024
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\$1B+ CLOSED IN LESS THAN 24 MOTNHS | LABJ CRE GOLD AWARD WINNER | COSTAR POWER BROKER