

5720-5728 Waring Ave., LA 90038

**Fully Entitled 35 Unit Development Project
Next To Larchmont Village**

Price: \$2,995,000

Errol Spiro CEO and Jon Bloom of Miller & Desatnik Realty Corp



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Project Summary

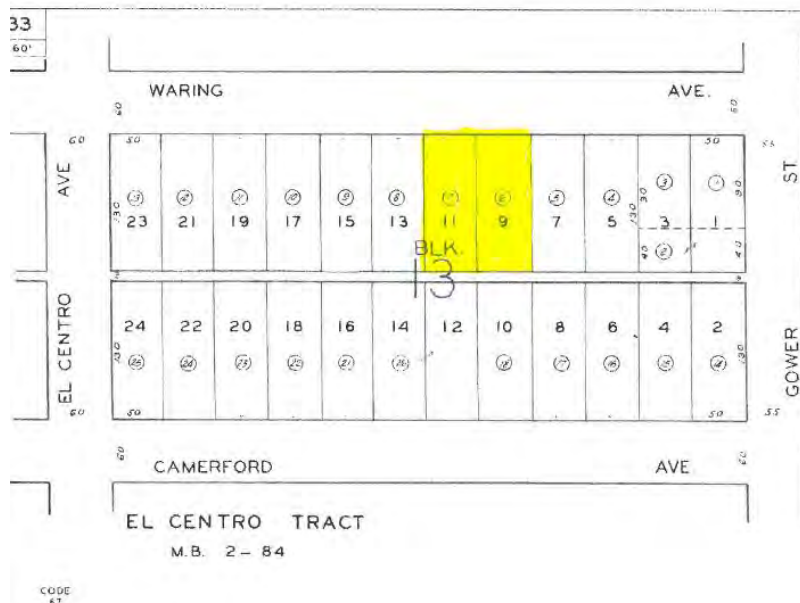
- Fully entitled (RTI) multi-family development project for 35 dwelling units
- On grade parking with a total of 17 parking spots - No subterranean parking, making the project significantly cheaper to build
- Approved plans to turn the recreation room into an ADU unit that will be 1 BR + 1 Bath. This will create 36 total dwelling units.
- Approved plans for a five (5) story building that is approximately 43,620 SF
- Plans include an excellent unit mix of twelve (12) 2 BR + 2 Bath, seven (7) 1 BR + 1 Bath & sixteen (16) studio units
- Seven (7) of the units are designated as affordable units - Those include three (3) studios, two (2) 2 BR + 2 Bath & two (2) 1 BR + 1 Bath
- 20% low income units means that no linkage fees will be required.
- 20% of the units are designated to low income, thus all the non affordable units will NOT be subject to rent control



Location

- Prime location directly adjacent to Larchmont Village, north of Melrose Ave. and just west of N. Gower Street in zip code 90038
- Easy access to West Hollywood, Hancock Park, Koreatown and Silver Lake
- 90 Walk Score! Less than a 5 minute walk to the many shops and restaurants at Larchmont Village.
- Conveniently located near Paramount Studios, Netflix's Sunset Boulevard offices, and numerous other major entertainment and media companies.





Highlights

Address	5720-5728 Waring Ave., LA 90038
Price:	\$2,995,000
Number of Units:	35 Units
Lot Size:	13,007 SF
Price Per SF/Land +Plans	\$230
Zoning:	R3-1XL
Building SF:	42,254 SF
Number of Stories:	5
Parking:	On Grade - 17 Spaces

The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.



Partial Plans

[illegible]

WARNING AVE



VICINITY MAP		CODE	
	BUILDING CODE:	2022 LABC, (TITLE 24, PART 2.5)	
	STRUCTURAL:	2023 LABC, VOL 2 (TITLE 24, PART 2, VOL 2)	
	MECHANICAL CODE:	2022 CA MECHANICAL CODE, (TITLE 24, PART 4)	
	PLUMBING CODE:	2023 CA PLUMBING CODE (TITLE 24, PART 6)	
	ELECTRICAL CODE:	2022 CA ELECTRICAL CODE (TITLE 24, PART 3)	
	ENERGY CODE:	2022 CA ENERGY CODE (TITLE 24, PART 6)	

<u>PROJECT DIRECTORY</u>					
<u>OWNER</u>		<u>STRUCTURAL ENGINEER</u>		<u>TITLE 24</u>	
NAME:	5729 WARING PARTNERS LP	NAME:	ANDY ALEXANDER & ASSOCIATES	NAME:	A & N DESIGN GROUP INC.
ADDRESS:	5728 WARING AVE. LOS ANGELES, CA 90038	ADDRESS:	1816 GRAMERCY AVE. TOLRANCE, CA 90501	ADDRESS:	21650 ONYX RD. #300 WOODLAND HILLS, CA 91367
PHONE NO.:		PHONE NO.:	424-358-1085	PHONE NO.:	818-283-4381
<u>ARCHITECT</u>		<u>LAND SURVEYOR</u>			
NAME:	BREAKFORM DESIGN 127 ARENA STREET, EL SEUNDO, CA 90246	NAME:	PACIFIC LAND CONSULTANTS, INC. 26441 HIGHRISE DR. SUITE 200 ROLLING HILLS ESTATES, CA 90274		
ADDRESS:		ADDRESS:	319-644-8669		
PHONE NO.:	310-322-3709	PHONE NO.:			

4	Ang	BUNG	Buching	D	Comp Dept	ED	Esmerem	GLV	Individed	2F
5	Avig	BAV	Bach	CA	Dubla	EDP	Borrom	ED	Ons-Mat	
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7	Baron	BAR	Baronum	D	D					
8	Baron of Canine	BMAI	Bermion	D	D					
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10	Baron of Canine	BMAI	Bermion	D	D					
11	Baron of Canine	BMAI	Bermion	D	D					
12	Baron of Canine	BMAI	Bermion	D	D					
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98	Baron of Canine	BMAI	Bermion	D	D					
99	Baron of Canine	BMAI	Bermion	D	D					
100	Baron of Canine	BMAI	Bermion	D	D					

PROJECT INFORMATION	
PROJECT SUMMARY:	NEW 8 STORY RESIDENTIAL BUILDING WITH 16 APARTMENT UNITS 120 MARKET RATE, 7 VERY LOW INCOME AND PARKING ON GROUND FLOOR
PROJECT ADDRESS:	8728 WARRING AVE. LOS ANGELES, CA 90036
LOT SIZE:	6,504.1 SF & 5,520.9 SF
LOT AREA:	13,025 SF
ASSESSED 30% PARCEL R:	95349033008 & 56840033007
TRACT:	EL CENTRO TRACT
MAP REFERENCE:	18 B 2-84
BLOCK:	13
LOT:	9 & 11
CENSUS TRACT:	1918.29
ZONING:	R3-1XL
HILLSIDE AREA:	NO
SPECIFIC PLAN AREA:	NONE
METHANE HAZARD SITE:	METHANE BUFFER ZONE
SPECIAL GRADING AREA:	NO
USE:	MEDIUM RESIDENTIAL
HEIGHT LIMIT:	30'
BUILDING FOOTPRINT:	8,128 SF
BUILDING FOOTPRINT COVERAGE:	45,820 SF
BUILDING HEIGHT:	61'-8"
TYPE OF CONSTRUCTION:	TYPE I-A & TYPE I-B-A
OCCUPANCY GROUP:	R2 & R3
NUMBER OF STORY:	8
PARKING REQUIREMENT:	41 SPACES
PARKING PROVIDED:	17 SPACES
SPRINKLER:	NEPA-13
FIRE ALARM:	MANUAL FIRE ALARM SYSTEM

[illegible]

PROVIDED		REQUIRED	
FRONT YARD	12'-0"	FRONT YARD	16'-0"
REAR YARD	10'-0"	REAR YARD	10'-0"
EAST SIDE YARD	7'-0"	EAST SIDE YARD	8'-0"
WEST SIDE YARD	7'-0"	WEST SIDE YARD	8'-0"

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F.A.R. PROVIDED VS REQUIRED			
PROVIDED		ALLOWED	
REQUIREMENT 1,000 ABA	11,303 BP	TOTAL LOT ABA	13,017 BP
17 A R 1 x 4 400 BP = 38,703 BP		BUILDABLE ABA	8,450 BP
F.A.R. PROVIDED	3.741	F.A.R. ALLOWED	3.1
		(10 A BARE x	26,560 BP
TOTAL PROVIDED	12,312 BP	TOTAL ALLOWED	29,307 BP

RESIDENTIAL DENSITY PROVIDED VS. REQUIRED			
PROVIDED		ALLOWED	
DWELLING UNITS	35 DWELLING UNITS	TOTAL LOT AREA 12 ALLEY AREA	13,027 SF 700 SF
MARKET RATE	7		15,968 SF
VERY LOW INCOME	1	(TOTAL LOT AREA) x .980 (LEASE DENSITY)	16.88 x 17
TOTAL PROVIDED	35 DWELLING UNITS	TOTAL ALLOWED	17 DWELLING UNITS

PARKING PROVIDED VS. REQUIRED		
PROVIDED		REQUIRED
160 2601 (5) BLDG		1 TENANT PARKING 14 2610 BLDG
100421 PARKING	17 SPACES	0 1800 JAIL + 1 SPACES REQ. 03 JAIL
ETANGARD PARKING	8 SPACES	
BY NEODY	4 SPACES	2 1800 JAIL + 5 SPACES REQ. 2 JAIL
INUG	0 SPACES	
CONTRACT PARKING	0 SPACES	
ADA PARK	1 SPACE	
BLDG	1 SPACE	

TOTAL PROVIDED:		17 SPACES	TOTAL:	41 SPACES
BICYCLE PARKING PROVIDED VS. REQUIRED				
PROVIDED	REQUIRED			
16-AN TERM BICYCLE PARKING	10 SPACES	LONG TERM BICYCLE PARKING - 16-AN TERM RECREATIONAL 11-16 AN 26-36 AN RECREATIONAL 17-18 AN	26 SPACES	61-77 SPACES
4-8-10-12 TERM BICYCLE PARKING (AS NOT AVAILABLE)	8 SPACES	SHORT TERM BICYCLE PARKING - 4-8 AN TERM RECREATIONAL 11-16 AN 26-36 AN RECREATIONAL 17-18 AN	21+30 SPACES	57-87 SPACES
TOTAL LONG TERM REQUIRED	35 SPACES	TOTAL LONG TERM PROVIDED	36 SPACES	
TOTAL SHORT TERM REQUIRED	6 SPACES	TOTAL SHORT TERM PROVIDED	6 SPACES	

OPEN SPACE PROVIDED VS. REQUIRED		
PROVIDED	REQUIRED	
COURT/ OPEN SPACE	1.521 SF	271 sq. ft. (HABITABLE ROOMS (100 SF) + (21.44)(120 SF) = 2,500 SF
PRIVATE OPEN SPACE	600 SF	11.67 sq. ft. (HABITABLE ROOMS (100 SF) + (12.67)(100 SF) = 1,500 SF
		0.66 sq. ft. (HABITABLE ROOMS (100 SF) + (10.66)(120 SF) = 0.66

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INCENTIVES AND WAIVERS

INCENTIVES (1223.430)

• PERMIT A JONN BECAUSE HE RECEIVED BUREAU OF EIDE AND BACKTRACK TO ALLOW A 12 FOOT BACK- EIDE WATTS
 • PERMIT A JONN BECAUSE HE RECEIVED BUREAU OF EIDE AND BACKTRACK TO ALLOW A 12 FOOT BACK- EIDE WATTS
 • PERMIT A JONN BECAUSE HE RECEIVED BUREAU OF EIDE AND BACKTRACK TO ALLOW A 12 FOOT BACK- EIDE WATTS
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 • PERMIT A JONN BECAUSE HE RECEIVED BUREAU OF EIDE AND BACKTRACK TO ALLOW A 12 FOOT BACK- EIDE WATTS

WAIVERS OF DEVELOPMENT STANDARDS:

• PERMIT A JONN BECAUSE HE RECEIVED BUREAU OF EIDE AND BACKTRACK TO ALLOW A 12 FOOT BACK- EIDE WATTS
 • PERMIT A JONN BECAUSE HE RECEIVED BUREAU OF EIDE AND BACKTRACK TO ALLOW A 12 FOOT BACK- EIDE WATTS
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5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule	
Revision Number	Date

COVER SHEET

DRAWN _____

CHECKED
 DATE 1/29/2001
 SCALE
 JOB #
 A0.0

- ASSEMBLY TYPES**
- WALLS**
- 2 1/2" x 2 1/2" INTERIOR WALL ASBM (1 HAS 13)
 - 2 1/2" x 2 1/2" PLUMBING WALL ASBM (2 HAS 13)
 - 1 1/2" x 3/4" INTERIOR WALL ASBM (2 HAS 13)
 - 1 1/2" x 3/4" EXTERIOR WALL ASBM (2 HAS 13)
 - 1 1/2" x 3/4" DOUBLE WALL ASBM (2 HAS 13)
 - CONC. WALL PER STRC (2 HAS 13)
 - CONC. RETAINING WALL PER STRC (2 HAS 13)
 - CONC. WALL PER STRC (2 HAS 13)
 - 3 1/2" INTERIOR CORNER WALL ASBM (2 HAS 13)
- FLOORS**
- CONC. FLOOR PER STRC W/ FLOOR FINISH (2 HAS 13)
 - CONC. FLOOR PER STRC W/ WOOD FINISH (2 HAS 13)
 - WOOD JOIST PER STRC W/ WOOD FINISH (2 HAS 13)
 - WOOD JOIST PER STRC W/ W/ILE FINISH (2 HAS 13)
 - WOOD JOIST PER STRC W/ WOOD DECK PER STRC (2 HAS 13)
 - WOOD JOIST PER STRC W/ METAL ROOFING PER STRC (2 HAS 13)

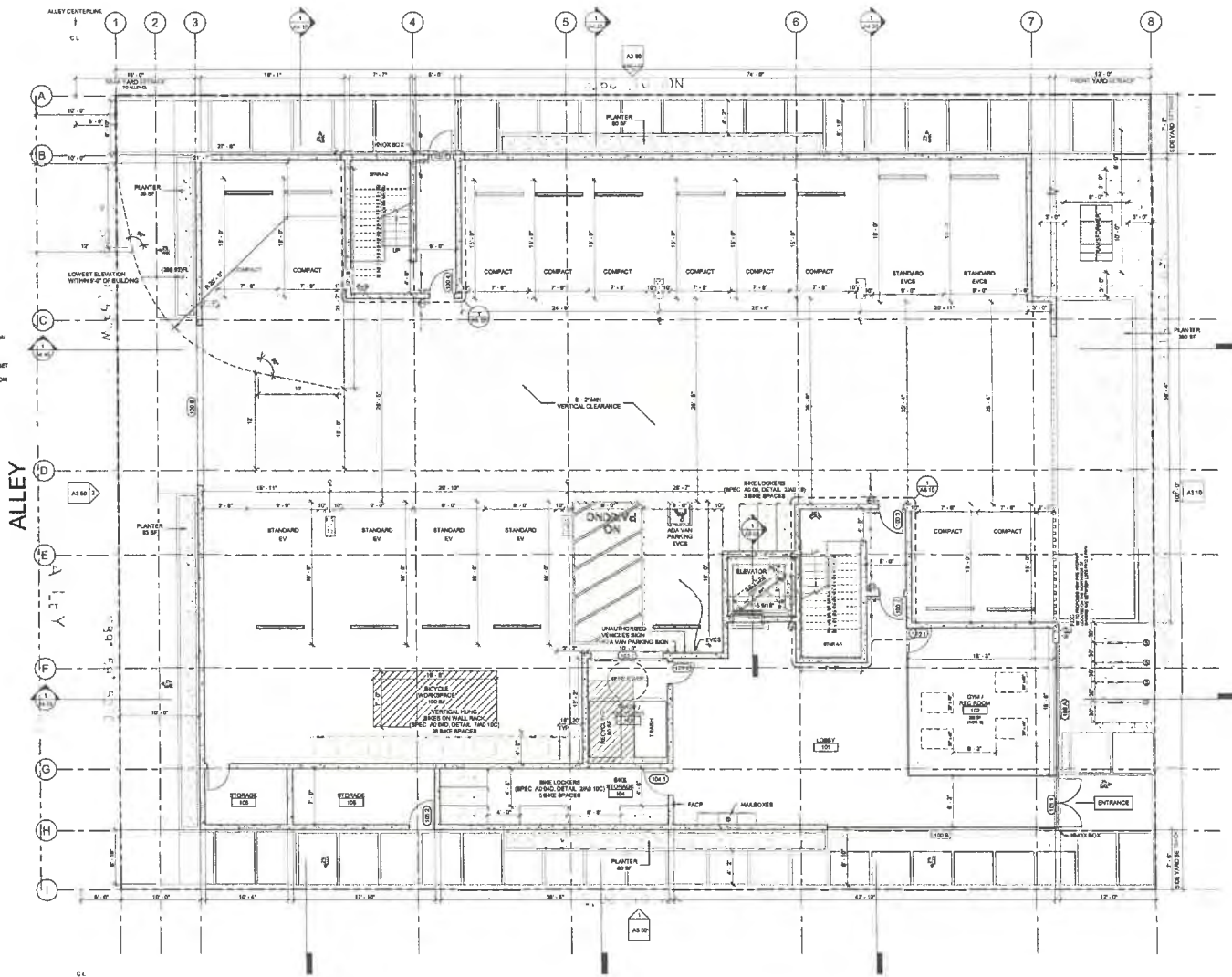
- FLOOR PLACEMENT**
- FLOOR TYPE
 - WINDOW TAG (AS 01 - SCHEDULE)
 - DOOR TAG (AS 05 - SCHEDULE)
 - WALL TYPE
 - ELEVATION MARKER
 - PROPERTY LINE
 - ACCESSIBLE ROUTE
 - 1 HR
 - 2 HR
 - SMOKE DETECTOR
 - CARBON MONOXIDE
 - EXHAUST (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR)
 - NEPA - 14 CLASH - LISTENING
 - ILLUMINATED EXIT SIGN
 - FIRE DEPARTMENT CONNECTION
 - HOSE BOX
- EXTERIOR WALL TYPES FOR DETAILS**
- EXTERIOR WALL 2 1/2" x 2 1/2" (SEE WALL TYPES FOR DETAILS)
 - EXTERIOR WALL 2 1/2" x 2 1/2" (SEE WALL TYPES FOR DETAILS)
 - EXTERIOR WALL 1 1/2" x 3/4" (SEE WALL TYPES FOR DETAILS)
 - EXTERIOR WALL 1 1/2" x 3/4" (SEE WALL TYPES FOR DETAILS)

- ROOM SCHEDULE**
- MB MASTER BEDROOM
 - MBB MASTER BATHROOM
 - BD BEDROOM
 - BA BATHROOM
 - LR LIVING ROOM
 - KT KITCHEN
 - DR DINING ROOM
 - POW POWDER ROOM
 - CL CLOSET
 - WC WALK IN CLOSET
 - LAR LARDER ROOM
 - BAL BALCONY
 - EN ENTRY

- NOTES**
1. HALLWAY DETAIL AS 11C
 2. DOORWAY DETAIL AS 11C
 3. STAIRWAY DETAIL AS 11C
 4. FLOOR LANDING DETAIL AS 11C
 5. SHORT TERM BICYCLE PARKING (SPEC. AS 11C DETAIL AND 11C)
 6. LONG TERM BICYCLE PARKING (SPEC. AS 11C DETAIL AND 11C)
 7. LONG TERM BICYCLE PARKING (SPEC. AS 11C DETAIL AND 11C)
 8. MEDICAL SERVICES SYMBOL (AS 11C)
 9. STONE COUNTERTOP
 10. SMART THERMOSTAT
 11. ELEVATOR BARRIER CONTAINMENT CURTAIN (SPEC. AS 11C DETAIL AND 11C)

- EV PARKING CALCULATIONS**
- BASED ON THE 17 PROVIDED SPACES
- STANDARD / COMPACT: 18
- ADA: 1
- EV PARKING SPACES**
- EV TOTAL: 18
- EV READY: 18
- EV CHARGING: 18
- ADA EV PARKING SPACES: 1
- ADA EV TOTAL: 1
- ADA EV READY: 1
- ADA EV CHARGING: 1
- PROVIDED EV SPACES**
- 4 EV READY (BY 11C)
- 2 EV CHARGING (BY 11C)
- 1 ADA EV CHARGING (BY 11C)
- DEFINITIONS**
- EV: ELECTRIC VEHICLE
- EVCH: ELECTRIC VEHICLE CHARGING STATION

- NOTES**
1. FENCES, PLANTERS, AND RETAINING WALLS SHALL NOT EXCEED A HEIGHT OF 3 FT ABOVE THE NATURAL GROUND LEVEL, OR THE REQUIRED SETBACK.
 2. DOUBLE STAMPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.11.01 (2) (A) 11C.



GROUND FLOOR PLAN
3/16\"/>

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127 ARROYO AVENUE, LOS ANGELES, CA 90048
310.752.2700



5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule	
Revision Number	Revision Date

PROPOSED PLANS

DRAWN: CR

CHECKED: PM

DATE: 10/20/24 3:31 PM

SCALE: As indicated

JOB # 27-0004

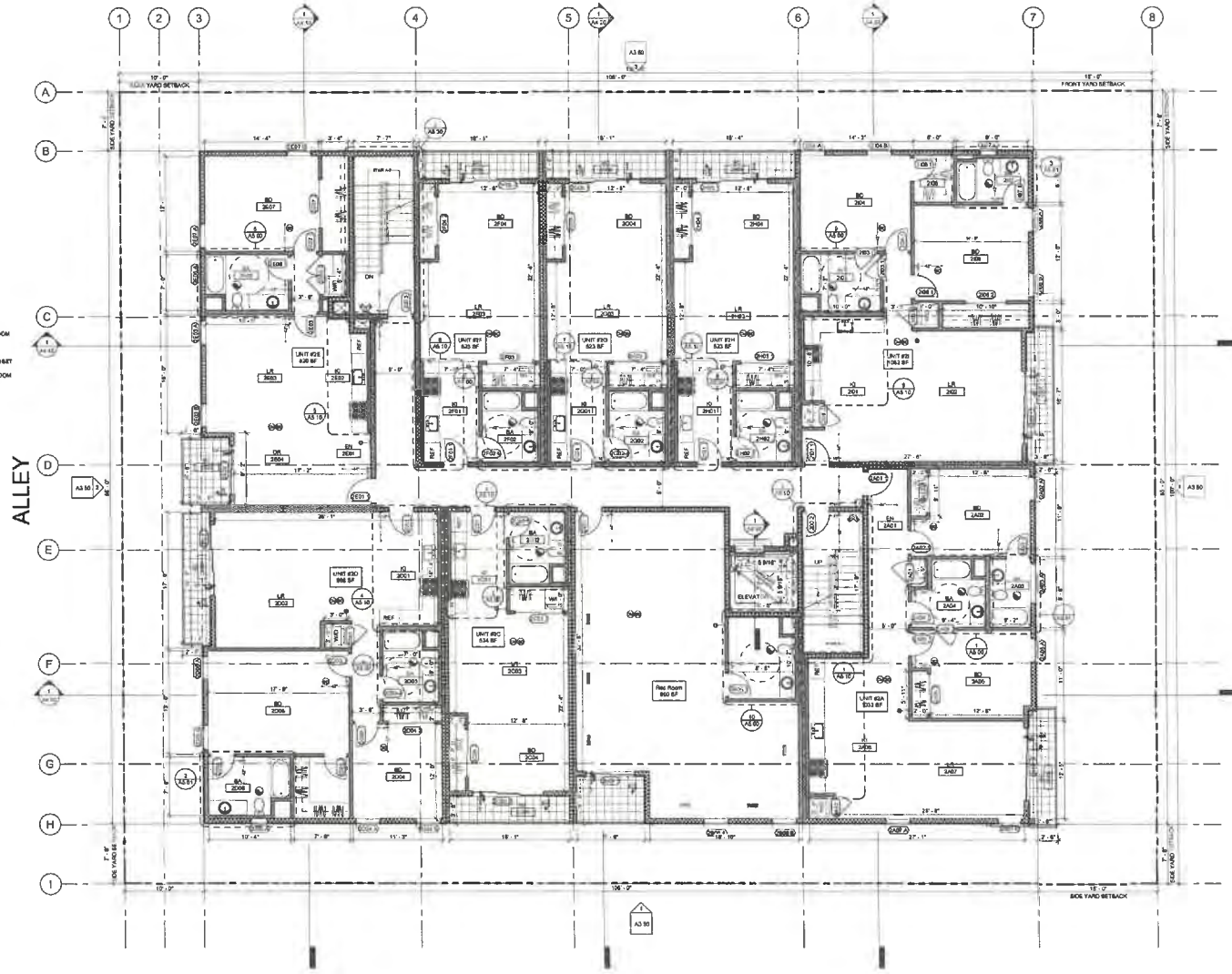
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- ASSEMBLY TYPES**
- 2x4 & 2x6 INTERIOR WALL ASSEMBLY (S&B 13)
 - 2x4 & 2x6 EXTERIOR WALL ASSEMBLY (S&B 13)
 - 1x4 & 2x6 INTERIOR WALL ASSEMBLY (S&B 13)
 - 1x4 & 2x6 EXTERIOR WALL ASSEMBLY (S&B 13)
 - 1x4 DOUBLE WALL ASSEMBLY (S&B 13)
 - CONC. WALL PER STRC. (S&B 13)
 - CONC. RETAINING WALL PER STRC. (S&B 13)
 - CONC. WALL PER STRC. (S&B 13)
 - 2x4 INTERIOR CONDO WALL ASSEMBLY (S&B 13)
 - CONC. FLOOR PER STRC. W/ POLYMER CONCRETE FINISH (S&B 13)
 - CONC. FLOOR PER STRC. W/ WOOD FINISH (S&B 13)
 - CONC. FLOOR PER STRC. W/ TILE FINISH (S&B 13)
 - WOOD JOIST PER STRC. W/ WOOD FINISH (S&B 13)
 - WOOD JOIST PER STRC. W/ TILE FINISH (S&B 13)
 - WOOD JOIST W/ WOOD DECK PER STRC. (S&B 13)
 - WOOD JOIST PER STRC. W/ METAL ROOFING PER STRC. (S&B 13)

- FLOOR PLAN LEGEND**
- FLOOR TYPE
 - WINDOW TAG (S&B - SCHEDULE)
 - DOOR TAG (S&B - SCHEDULE)
 - ELEVATION MARKER
 - PROPERTY LINE
 - ACCESSIBLE ROUTE
 - 1 HR.
 - 2 HR.
 - SANDB DETECTOR
 - CARBON MONOXIDE
 - EXHAUST (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO OUTDOOR)
 - HPPA - 14 CLASS - 1ST ANCHOR
 - ILLUMINATED EXIT SIGN
 - FIRE DEPARTMENT CONNECTION
 - HOSE BIB
 - EXTERIOR WALL 3-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
 - INTERIOR WALL 3-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
 - INTERIOR WALL 1-HR FIRE RATED (SEE WALL TYPES FOR DETAILS)
 - INTERIOR WALL (SEE WALL TYPES FOR DETAILS)

- ABBREVIATIONS**
- MB MASTER BEDROOM
 - MBR MASTER BEDROOM
 - BR BEDROOM
 - BA BATHROOM
 - LR LIVING ROOM
 - KC KITCHEN
 - DR DINING ROOM
 - PWR POWDER ROOM
 - CL CLOSET
 - WIC WARDROBE IN CLOSET
 - LR LAUNDRY ROOM
 - BC BALCONY
 - EN ENTRY

- NOTES & LEGEND**
- 1. MASSING DETAIL A2.11C
 - 2. OCCUPANT LOAD SIGN
 - 3. STAIRWAY IDENTIFICATION SIGN
 - 4. FLOOR LAYOUT NUMBER (S&B 18)
 - 5. SHORT TERM BICYCLE PARKING SPEC. AS REQ. DETAIL. LINE 10C
 - 6. LONG TERM BICYCLE PARKING (MANAGED IN A VERTICALLY STACKED LAYOUT) SPEC. AS REQ. DETAIL. LINE 10C
 - 7. LONG TERM BICYCLE PARKING (DUAL UNIT STACKED BIKES LOCATIONS) SPEC. AS REQ. DETAIL. LINE 10C
 - 8. MEDICAL SERVICES SYMBOL (S&B 18)
 - 9. STONE COUNTERTOP
 - 10. SMART THERMOSTAT
 - 11. ELEVATOR SHAWNEE CONTAINMENT CURTAIN SPEC. AS REQ. EVALUATION REPORT. AS REQ.



WARING AVE.

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127 Waring Ave., #100, Los Angeles, CA 90038
Tel: 310.322.1100



5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

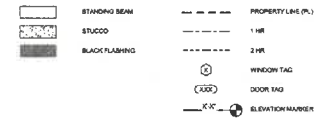
PROPOSED PLANS

DRAWN: CR
CHECKED: PHK
DATE: 1/9/2014 3:11:38 PM
SCALE: As indicated
JOB #: 21-004

A2.20

SECOND FLOOR PLAN
3/16" = 1'-0"

ELEVATION LEGEND



TAG



- NOTE:
1. PROVIDE ANTI-GRAFFITI FINISHES AT THE FIRST 8 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. E206
2. DOWNSPOUT(S) DISCHARGING INTO EMPS.
3. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP #1. SEE C-5.



breakform design

127 Avenue Street, Los Angeles, CA 90046
310.552.1776



5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule	
Revision Number	Revision Date

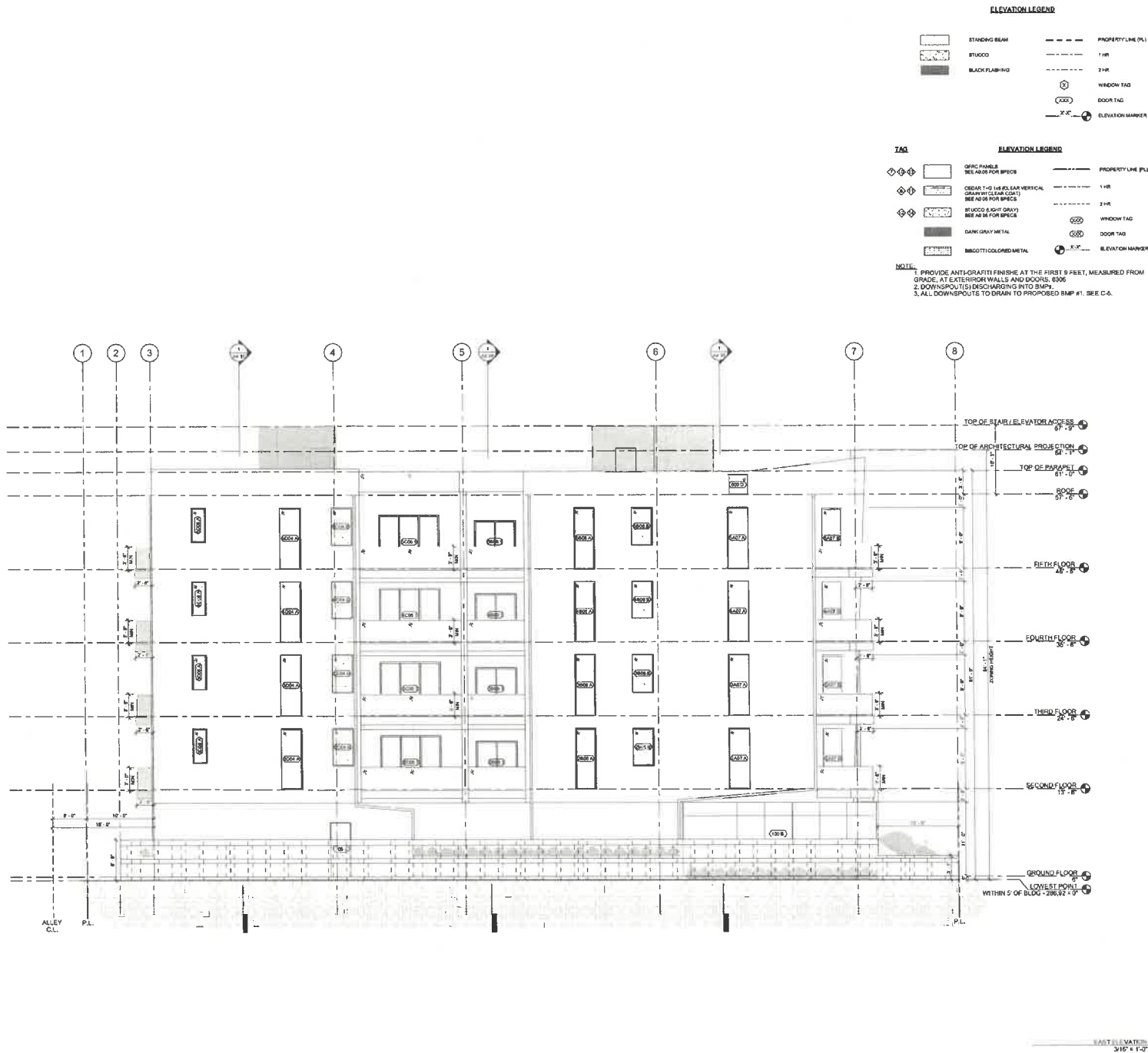
ELEVATIONS

DRAWN: OR
CHECKED: PM
DATE: 1/17/2014 3:32:22 PM
SCALE: As indicated
JOB # 22-0004

A3.10

NORTH ELEVATION
3/16" = 1'-0"

1



breakformdesign

137 South Street, #14, Los Angeles, CA 90033
(310) 383-2379



5720 - 5728 Waring Ave.
LOS ANGELES, CA 90038

Revision Schedule

Revision Number	Revision Date

ELEVATIONS

DRAWN _____ OR _____

CHECKED _____ PMK

DATE 1/20/2014 12:45 PM

SCALE As indicated

JOB # 20-0004

A3.20

EAST ELEVATION
3/16" = 1'-0"

1

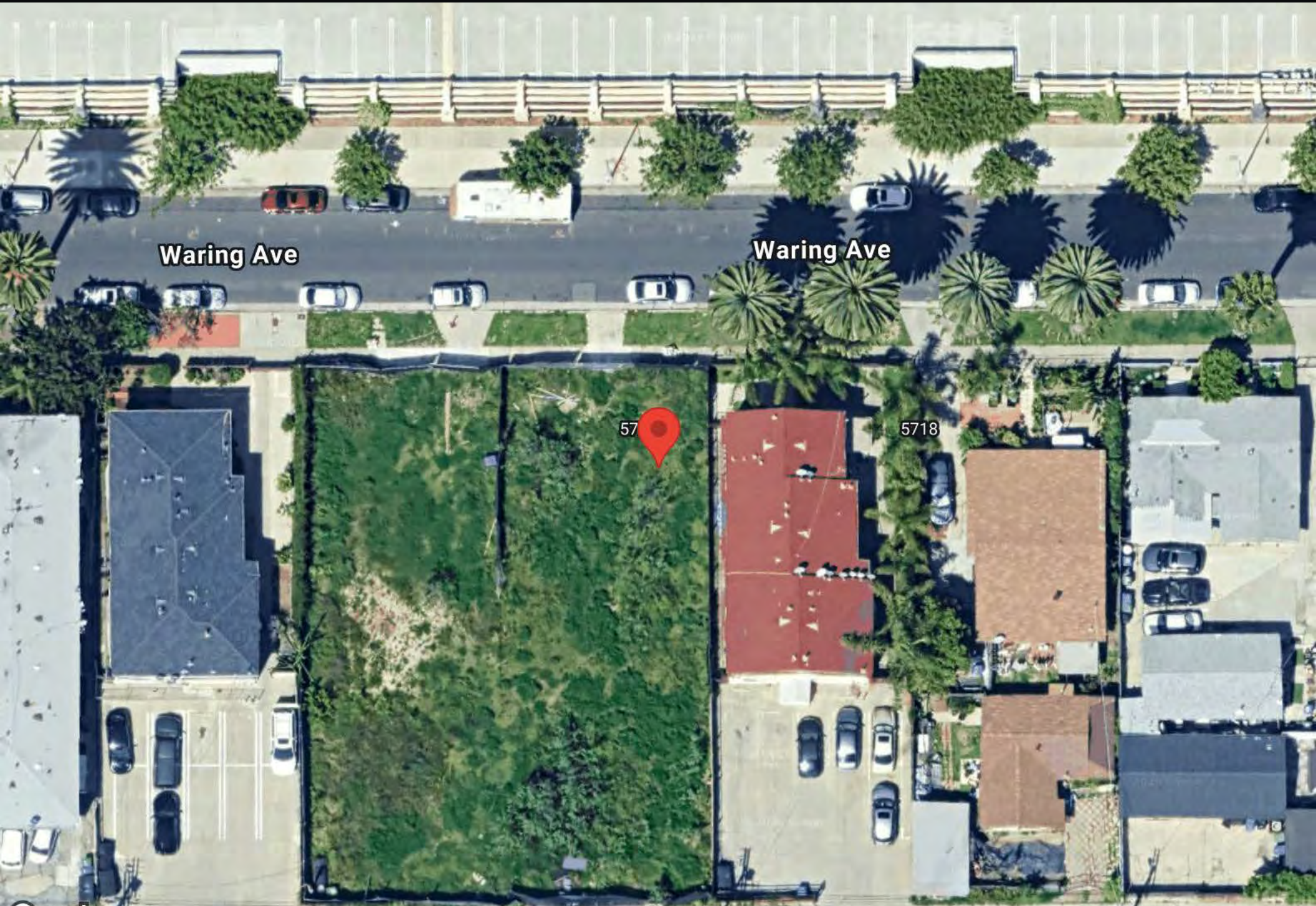
An architectural rendering of a modern, multi-story residential building. The building features a mix of white and light orange exterior panels, large windows, and balconies with glass railings and potted plants. The ground floor has a dark grey base. In front of the building is a landscaped area with green grass, various shrubs, and a concrete walkway. A set of stairs leads up to the building's entrance on the right side. The sky is blue with scattered white clouds.

SECTION II

Renderings







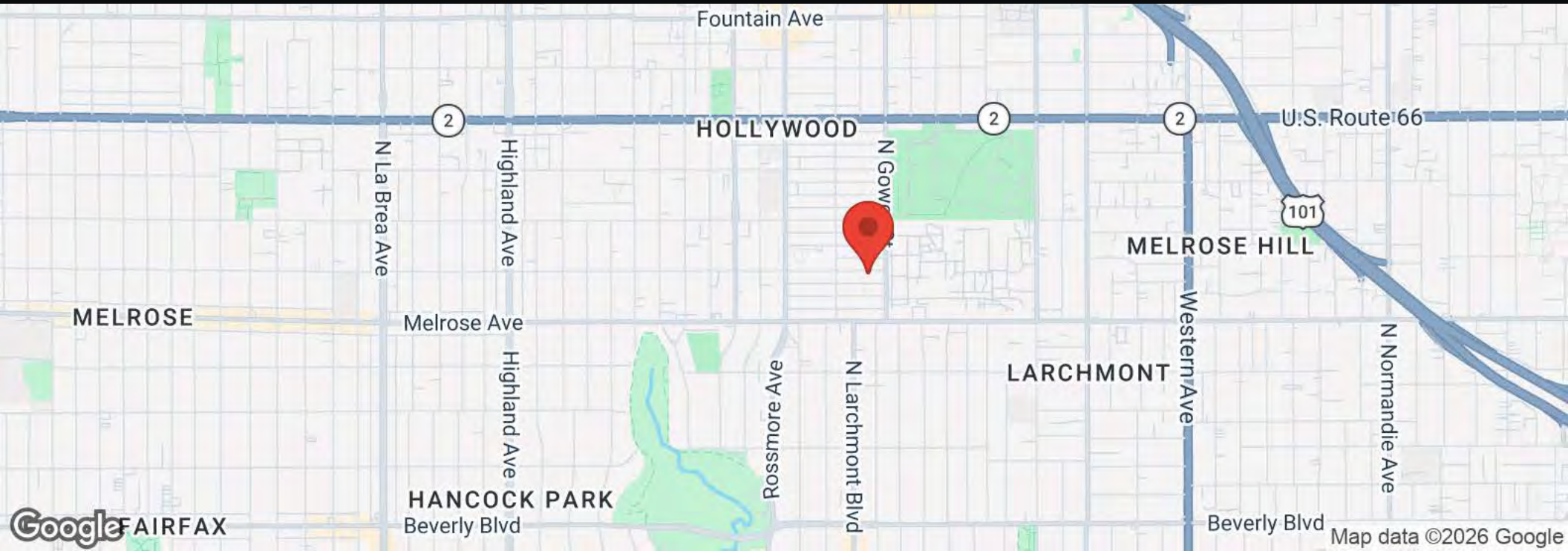
Waring Ave

Waring Ave

57

5718



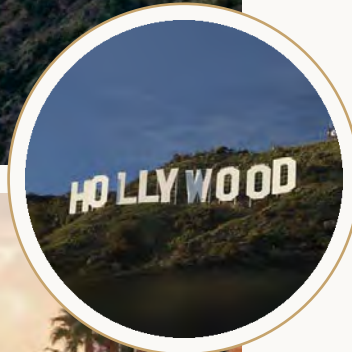


AREA OVERVIEW

Larchmont Village

Larchmont Village is a half-square-mile residential and retail neighborhood in the Mid-Wilshire district of central Los Angeles. Its boundaries are generally defined by Melrose Avenue to the north, Wilton Place to the east, Beverly Boulevard to the south, and Arden Boulevard to the west, placing it between Hollywood to the north, Hancock Park to the west, and Koreatown to the southeast. The neighborhood is anchored by Larchmont Boulevard, a pedestrian-friendly commercial strip between Beverly Boulevard and First Street lined with independent boutiques, cafes, and long-standing local institutions such as Chevalier's Books. Larchmont Village is served by three schools and a small neighborhood park, and its tree-lined residential streets feature well-maintained homes dating to the neighborhood's founding in the early 1900s. A popular farmers' market runs along the boulevard every Wednesday and Sunday, drawing residents from throughout the surrounding Hancock Park and Windsor Square areas. Its central location, walkability, and old-town character make Larchmont Village one of the most sought-after neighborhoods in Los Angeles.





HOLLYWOOD, CA

LOCAL CULTURE MEETS LUXE STYLE

Hollywood is Los Angeles's iconic entertainment district, northwest of downtown. Its landmarks and film studios have made its name synonymous with the U.S. film industry.

After years of limited development, new residential, retail, hospitality, and educational projects are reshaping the neighborhood.

74,206

POPULATION

\$7.5B

IN DEVELOPMENT

\$2.2B

COMPLETED

FILM INDUSTRY ROOTS

Studios associated with Hollywood include Columbia Pictures, Disney, Paramount, Warner Bros. and Universal Pictures.

HOLLYWOOD / LOS ANGELES, CALIFORNIA

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