



OFFERING MEMORANDUM

6833 SIMPSON AVENUE

NORTH HOLLYWOOD, CA 91605 | RESIDENTIAL DEVELOPMENT / INFILL

EXECUTIVE SUMMARY

OFFERING SUMMARY

Offering Price	\$990,000.00
Price PSF	\$125.24 / SF
Sale Type	Redevelopment / Infill Opportunity
Property Type	Residential Land / Duplex
Current Use	Existing Duplex

PROPERTY DETAILS

Location	6833 Simpson Avenue North Hollywood, CA 91605
County	Los Angeles County
Lot Size	7,905 SF (0.18 AC)
Building Size	1,312 SF (0.03 AC)
Zoning	RD1.5-1
General Plan	Low Medium II Residential
APN	2321-019-005

PROPERTY HIGHLIGHTS

Flexible Residential Redevelopment / Infill Opportunity in North Hollywood, California

- 7,905 SF infill lot with approx. 60 feet of frontage.
- Offered at approximately \$125.24/SF of land.
- Existing duplex (approximately 1,312 SF) Ellised; delivered vacant with tenants already cleared.
- RD1.5-1 zoning may support multiple residential redevelopment concepts.
- Located within an Opportunity Zone.
- Transit Oriented Community (TOC) Tier 2 location with High Quality Transit Corridor proximity.
- Potential subdivision / for-sale townhome scenario.
- Potential affordable housing density bonus scenario.
- Minutes from Hollywood Burbank Airport, NoHo West, the 170 Freeway, and the NoHo Arts District.

Buyer to independently verify all zoning, density, entitlement, subdivision, and development matters. Ask agent for further details.

PROPERTY HIGHLIGHTS

Flexible Residential Redevelopment / Infill Opportunity

6833 Simpson Avenue, North Hollywood, CA 91605



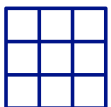
Infill North Hollywood Location

- Located near Burbank Airport, NoHo West, and the NoHo Arts District.



7,905 SF Lot Size

- Residential lot with approx. 60 feet of frontage.



RD1.5-1 Zoning (City of Los Angeles)

- Residential zoning may support multiple development concepts (see following pages).



Existing Duplex Vacant & Cleared

- Existing duplex Ellised; delivered vacant with tenants already cleared from property.



Offered at \$990,000

- Or approximately \$125.24/SF of land.



Residential Subdivision Potential

- Potential path for subdividing into individually owned residential lots.



Affordable Housing Path

- Potential for density bonus / affordable housing strategy in a key market area.



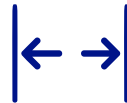
Transit-Oriented Location

- Transit Oriented Community (TOC) Tier 2 area with High Quality Transit Corridor proximity.

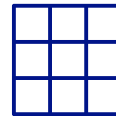
SCENARIO 1 (SUBDIVISION)



7,905 SF
LOT SIZE



60 FT
APPROXIMATE
FRONTAGE



RD1.5-1
ZONING



\$125.24/SF
LAND PRICE

SCENARIO HIGHLIGHTS

Potential For-Sale Townhomes

- Evaluate a future ownership housing concept.

Individual Lot Strategy

- Potential subdivision into separate residential lots.

Infill North Hollywood Site

- Near Burbank Airport and NoHo Arts District.

Existing Duplex Vacant & Cleared

- Property Ellised and ready for future development.

Small-Lot Development Upside (SB 684)

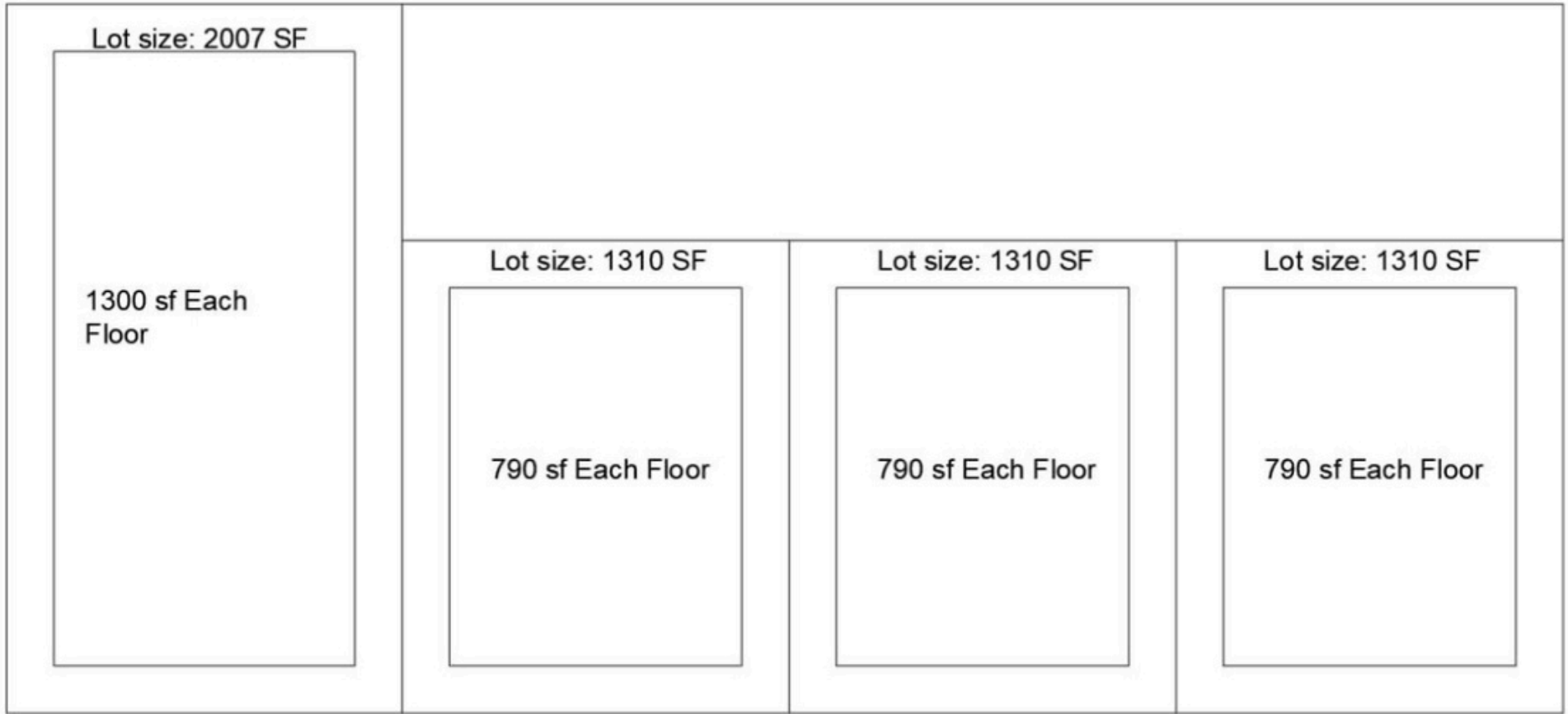
- Buyer may evaluate SB 684 as a potential path to create up to 10 individual residential lots.

SUBDIVISION SCENARIO

6833 Simpson Avenue may offer a path to subdivide the site into individually owned lots for future for-sale townhomes or similar residential product. The site's approx. 7,905 SF lot, 60 feet of frontage, existing duplex, and RD1.5-1 zoning provide a flexible starting point for feasibility review. Buyer to verify:

- Subdivision feasibility
- SB 684 applicability
- Lot configuration
- Unit count
- Parking/access

Buyer to independently verify all zoning, entitlement, subdivision, SB 684, and development matters.



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

SCENARIO 2 (AFFORDABLE DENSITY BONUS)



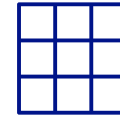
TIER 2
TOC AREA



QOZ
OPPORTUNITY
ZONE



HQTC
TRANSIT
CORRIDOR



RD1.5-1
ZONING

SCENARIO HIGHLIGHTS

Affordable Housing Path

- Potential density bonus development strategy.

Transit-Oriented Location

- TOC Tier 2 location with nearby Metro / transit access.

Qualified Opportunity Zone (QOZ)

- Zoning status may appeal to long-term investors.

Infill & Affordable Housing Demand

- Continued demand in major NoHo corridor.

Density-Focused Potential

- Site and lot characteristics may support higher-density residential concepts.

AFFORDABLE DENSITY BONUS SCENARIO

6833 Simpson Avenue may offer a path for an affordable housing or density bonus development strategy. The site's TOC Tier 2 location, High Quality Transit Corridor proximity, Opportunity Zone designation, and RD1.5-1 zoning provide a strong starting point for residential development feasibility review. Buyer to verify:

- Density bonus eligibility
- TOC incentive applicability
- Replacement housing requirements
- Parking/design feasibility
- Entitlement process

Buyer to independently verify all zoning, density, entitlement, subdivision, and development matters.















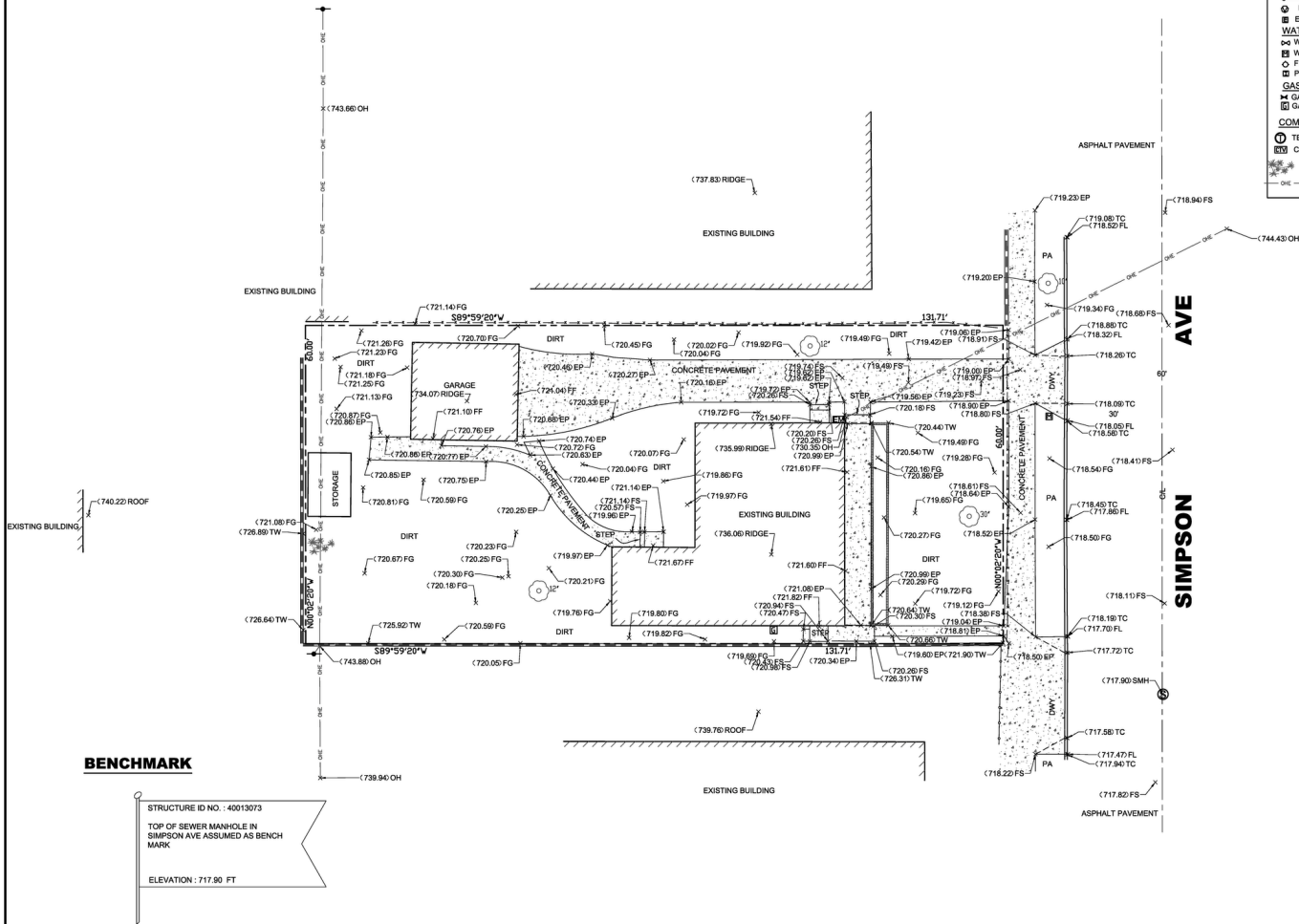
LEGAL DESCRIPTION:

LOT 97 OF TRACT NO. 6834, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 64 PAGE 66 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 2321-019-005

NOTES:

1. THE LEGAL DESCRIPTION, BOUNDARIES SHOWN HEREON ARE PER RECORD DATA.
2. FOR PLOT THE EASEMENT IF ANY, OWNER NEED TO PROVIDE HYPER LINK OF PRELIMINARY TITLE REPORT.

LEGEND		
SANITATION	MISCELLANEOUS	ABBREVIATIONS
MAINTENANCE HOLE	MONITORING WELL	CB = CATCH BASIN
SEWER MAINT HOLE	SIGN	CL = CENTERLINE
SEWER CLEAN-OUT	GUARD POST	CP = CURB FACE
STORM WATER	NEWS STAND	CLF = CHAIN LINK FENCE
STORM DRAIN MH	PARKING METER	CONC = CONCRETE
CATCH BASIN	HANDICAP ACCESS	DWY = DRIVEWAY
POWER	MAIL BOX	EG = EDGE OF GUTTER
POWER MH	FD MONUMENT AS NOTED	ELEG = ELECTRIC
POWER POLE	SPOT ELEVATION	EP = EDGE OF PAVEMENT
GUY WIRE	AREA LIGHT	FF = FINISHED FLOOR
ELEC. VENT	PLASTIC FENCE	FG = FINISHED GRADE
ELECTRIC PULLBOX	WOOD FENCE	FL = FLOW LINE
WATER	CHAIN LINK FENCE	FP = FIRE PLACE
WATER VALVE	WROUGHT IRON FENCE	FS = FINISHED SURFACE
FIRE HYDRANT	STONE WALL	GV = GAS VALVE
PULLBOX IRRIGATION	CONCRETE BLOCK WALL	PA = PLASTER AREA
GAS	BOUNDARY LINE	PD = PARKWAY DRAIN
GAS VALVE	CONCRETE PAVEMENT	RRT = RAILROAD TIE
GAS METER	ASPHALT PAVEMENT	TC = TOP OF CURB
COMMUNICATIONS	BRICK PAVEMENT	TW = TOP OF WALL
TELEPHONE MH	TRAFFIC CONTROL	TPP = TOP OF PARAPET
CABLE T.V. BOX	TREE - SIZE IN INCHES	
MULTI TRUNK	STREET LIGHT	
OVER HEAD WIRE	22" OAK TREE	
	PALM TREE	
	ELECTRIC METER	

**TOPOGRAPHY SURVEY**

6833 SIMPSON AVE. NORTH HOLLYWOOD 91605

DATE: 03/13/2024

SCALE: 1" = 10'

SHEET NO.

TS-1
SHEET 1 OF 1

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Address: 6833 1-48 N SIMPSON AVE

APN: 2321019005

PIN #: 183B169 541

Tract: TR 6024

Block: None

Lot: 97

Arb: None

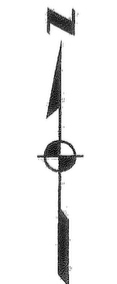
Zoning: RD1.5-1

General Plan: Low Medium II Residential

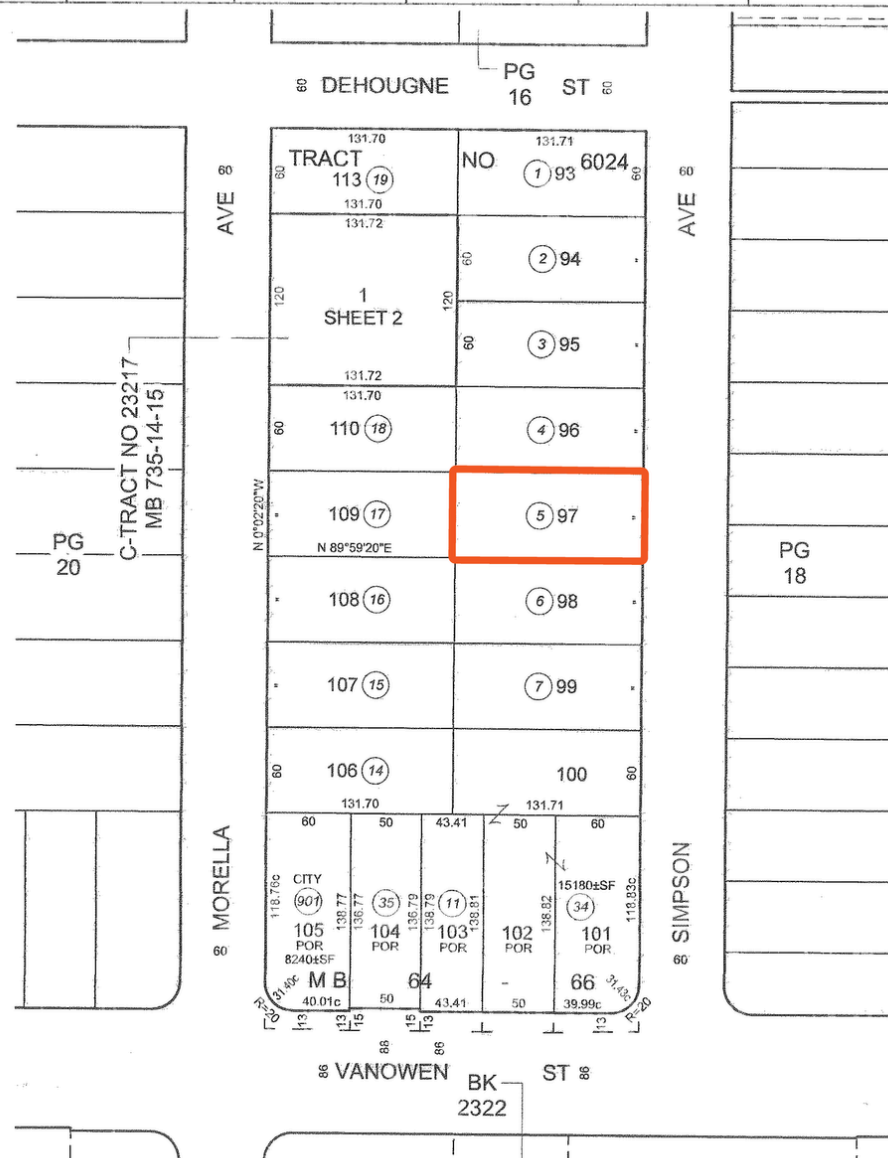


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2074



MAPPING AND GIS
SERVICES
SCALE 1" = 80'



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LOCATION OVERVIEW

6833 Simpson Avenue is located in North Hollywood, just west of Hollywood Burbank Airport and near major San Fernando Valley employment, retail, transit, and lifestyle amenities.

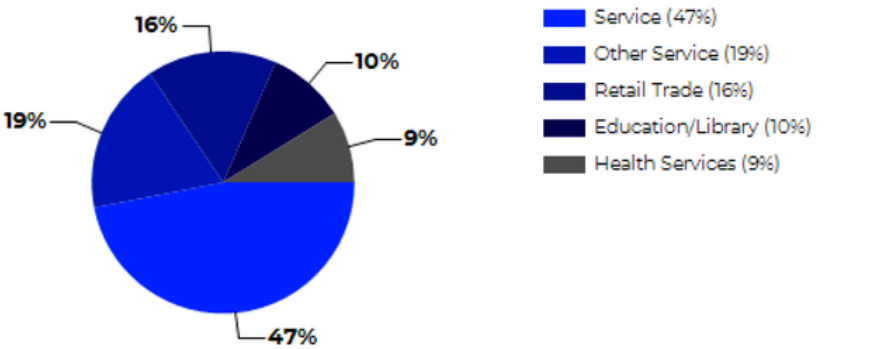
The property sits within an established residential infill setting, with convenient access to NoHo West, the NoHo Arts District, Hollywood Burbank Airport, and the 170 Freeway. The surrounding area supports a range of residential strategies, including for-sale housing, rental housing, and longer-term redevelopment planning.

TRANSPORTATION ACCESS

Easy access to the 5, 101, 170, and 134 freeways, LA Metro Rail & Busway, Metrolink commuter rail, Amtrak, Hollywood Burbank Airport, and minutes from Burbank, Valley Village, Toluca Lake, Hollywood, Glendale, Sherman Oaks, San Fernando Valley and central Los Angeles area neighborhoods.

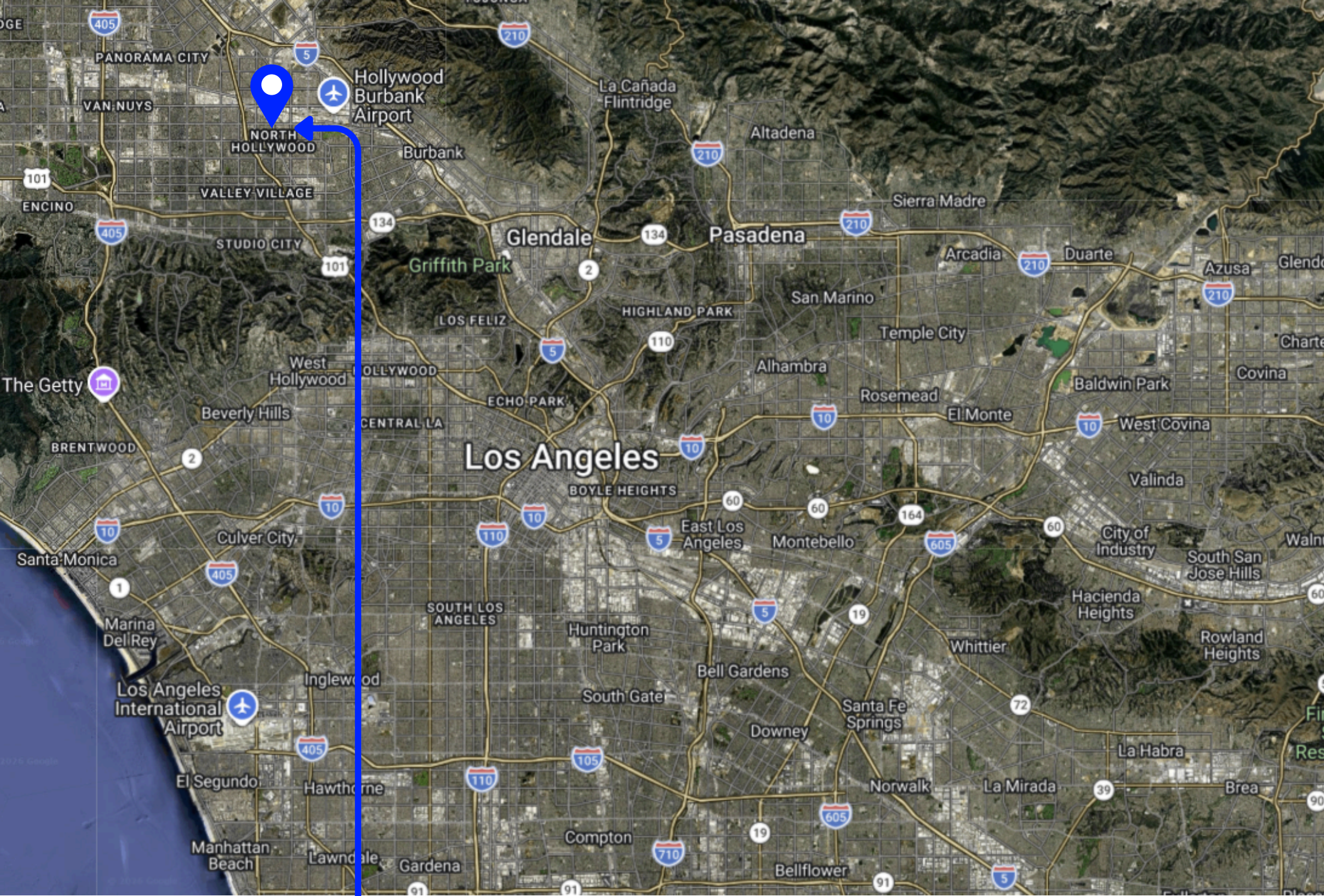


MAJOR INDUSTRIES BY EMPLOYEE COUNT



LARGEST EMPLOYERS

Soho Fabrics, Inc	3,810
Walt Disney Records Direct	2,990
Providence Holy Cross	2,931
Kaiser Permanente	2,700
Providence St. Joseph	2,000
Dream Lounge, Inc	1,989
TWDC Enterprises 18 Corp	1,802
Andrews International Inc	1,702



WEST TOWARD NORTHRIDGE,
VAN NUYS, WESTERN SAN
FERNANDO VALLEY AREAS

NORTH/NORTHWEST
TO SAN FERNANDO (CITY),
PACOIMA, SANTA CLARITA



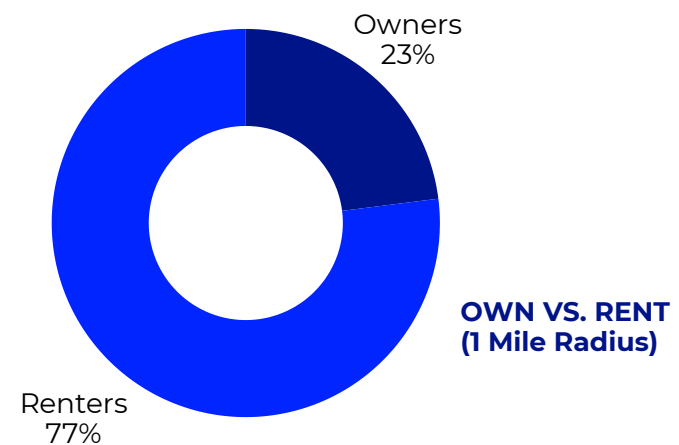
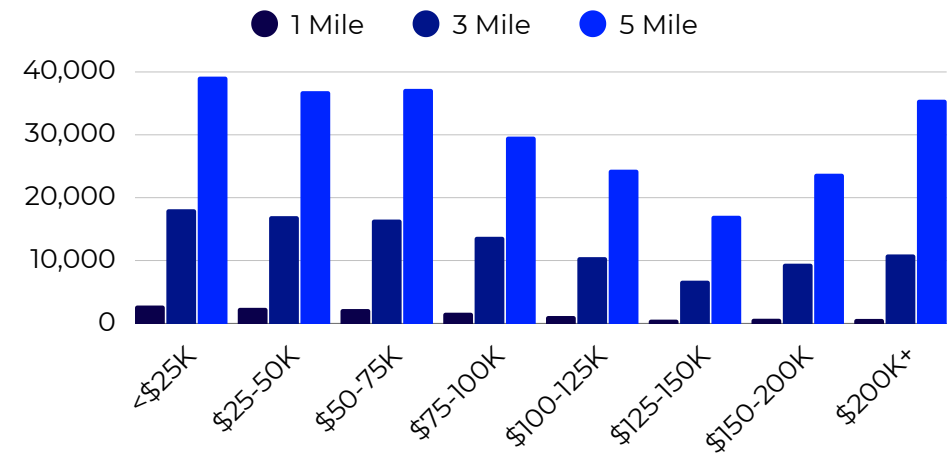
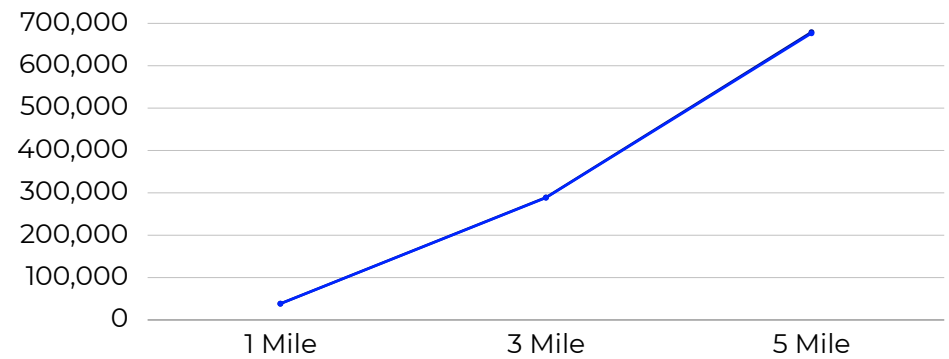
SOUTH/SOUTHWEST
TO STUDIO CITY, VALLEY
VILLAGE, HOLLYWOOD

EAST/SOUTHEAST
TO GLENDALE, PASADENA,
DOWNTOWN & CENTRAL LA

POPULATION	1 Mile	3 Mile	5 Mile
2030 Projection	38,417	288,481	676,568
2026 Estimate	38,445	289,113	679,267
2020 Census	38,424	290,723	688,255

2026 HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Less than \$25,000	2,843	18,161	39,258
\$25,000 - \$50,000	2,477	17,061	36,944
\$50,000 - \$75,000	2,284	16,519	37,308
\$75,000 - \$100,000	1,703	13,779	29,714
\$100,000 - \$125,000	1,176	10,541	24,455
\$125,000 - \$150,000	600	6,798	17,125
\$150,000 - \$200,000	743	9,501	23,813
\$200,000+	712	10,972	35,586
Total Households	12,538	103,332	244,203
Average Annual HH Income	\$78,759	\$99,784	\$111,178
Median Annual HH Income	\$60,768	\$74,886	\$82,228

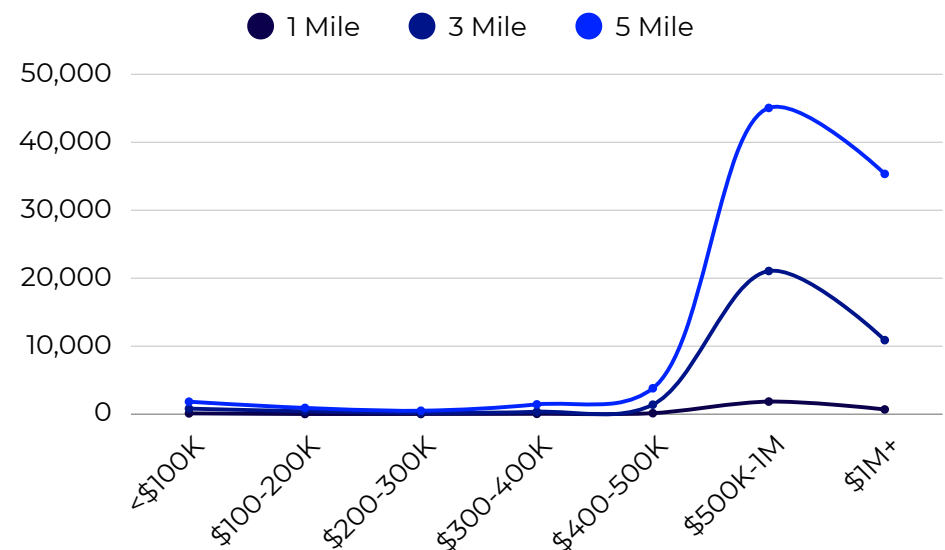
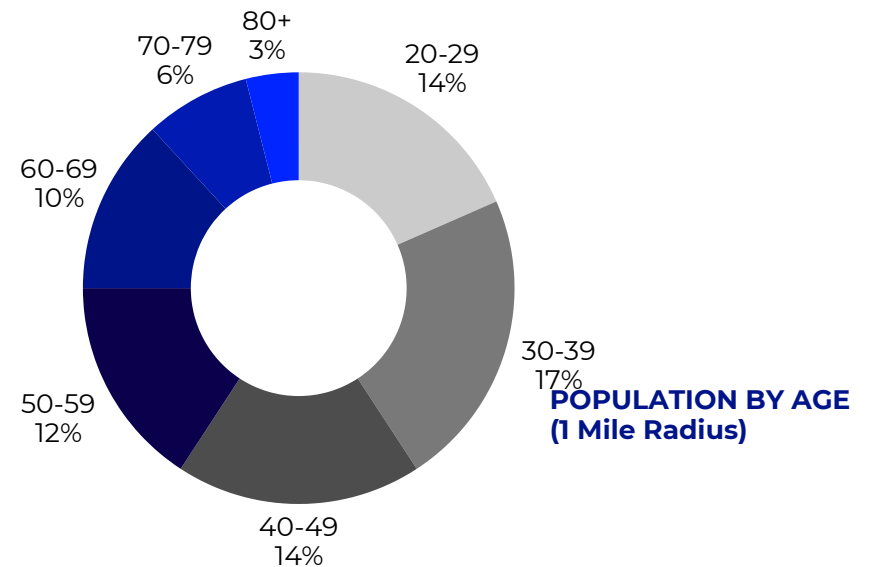
2026 OCCUPIED HOUSING	1 Mile	3 Mile	5 Mile
Owner-Occupied	2,894	35,113	88,889
Renter-Occupied	9,645	68,220	155,315



Source: CoStar

2026 POPULATION BY AGE	1 Mile	3 Mile	5 Mile
Age 20 - 29	5,484	36,385	84,347
Age 30 - 39	6,512	49,759	112,192
Age 40 - 49	5,352	42,333	100,208
Age 50 - 59	4,630	36,157	86,824
Age 60 - 69	3,962	31,775	74,030
Age 70 - 79	2,377	20,227	46,998
Age 80+	1,136	10,152	24,855
2026 Age 65+	5,368	45,430	106,646
2026 Median Age	37.2	39.2	39.4
2026 Average Age	38.1	39.7	39.6

2026 HOUSING VALUE	1 Mile	3 Mile	5 Mile
Less than \$100,000	114	813	1,832
\$100,000 - \$200,000	22	424	919
\$200,000 - \$300,000	24	175	505
\$300,000 - \$400,000	49	357	1,438
\$400,000 - \$500,000	142	1,396	3,805
\$500,000 - \$1,000,000	1,849	21,058	45,048
\$1,000,000+	693	10,889	35,342
2026 Median Home Value	\$796,241	\$841,698	\$898,968





RESIDENTIAL REDEVELOPMENT & INFILL OPPORTUNITY IN NORTH HOLLYWOOD

6833 SIMPSON AVENUE, NORTH HOLLYWOOD, CA 91605



CHARLIE ROMANAK
Director of Sales & Leasing
(512) 658-0049
Charlie.R@PeakCommercial.com
DRE# 2076851



RYAN GHARIB
Commercial Agent
(310) 600-2798
RGharib@peakcommercial.com
DRE# 02328481

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