PEAK COMMERCIAL

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)

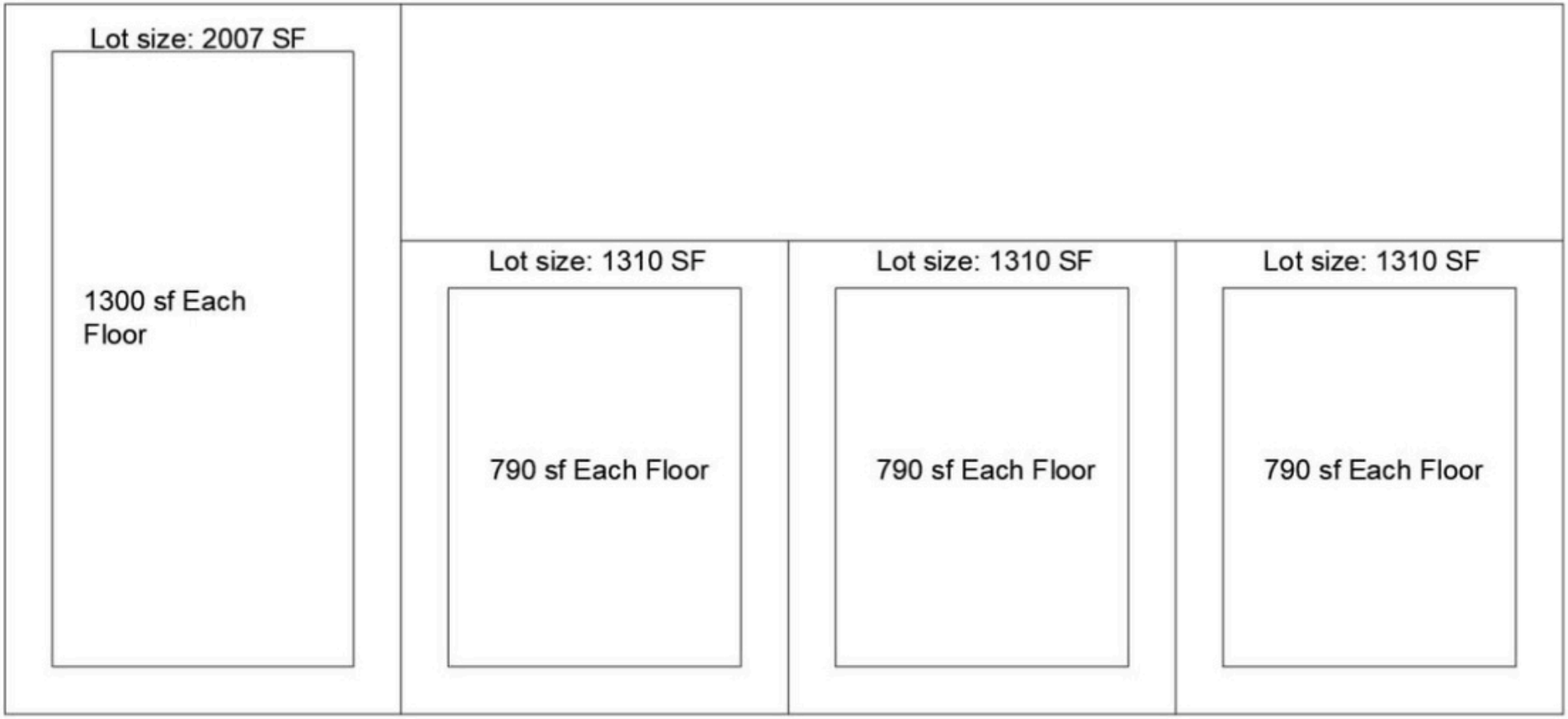
- Buyer may evaluate SB 684 as a potential path to create up to 10 individual residential lots.

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.



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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

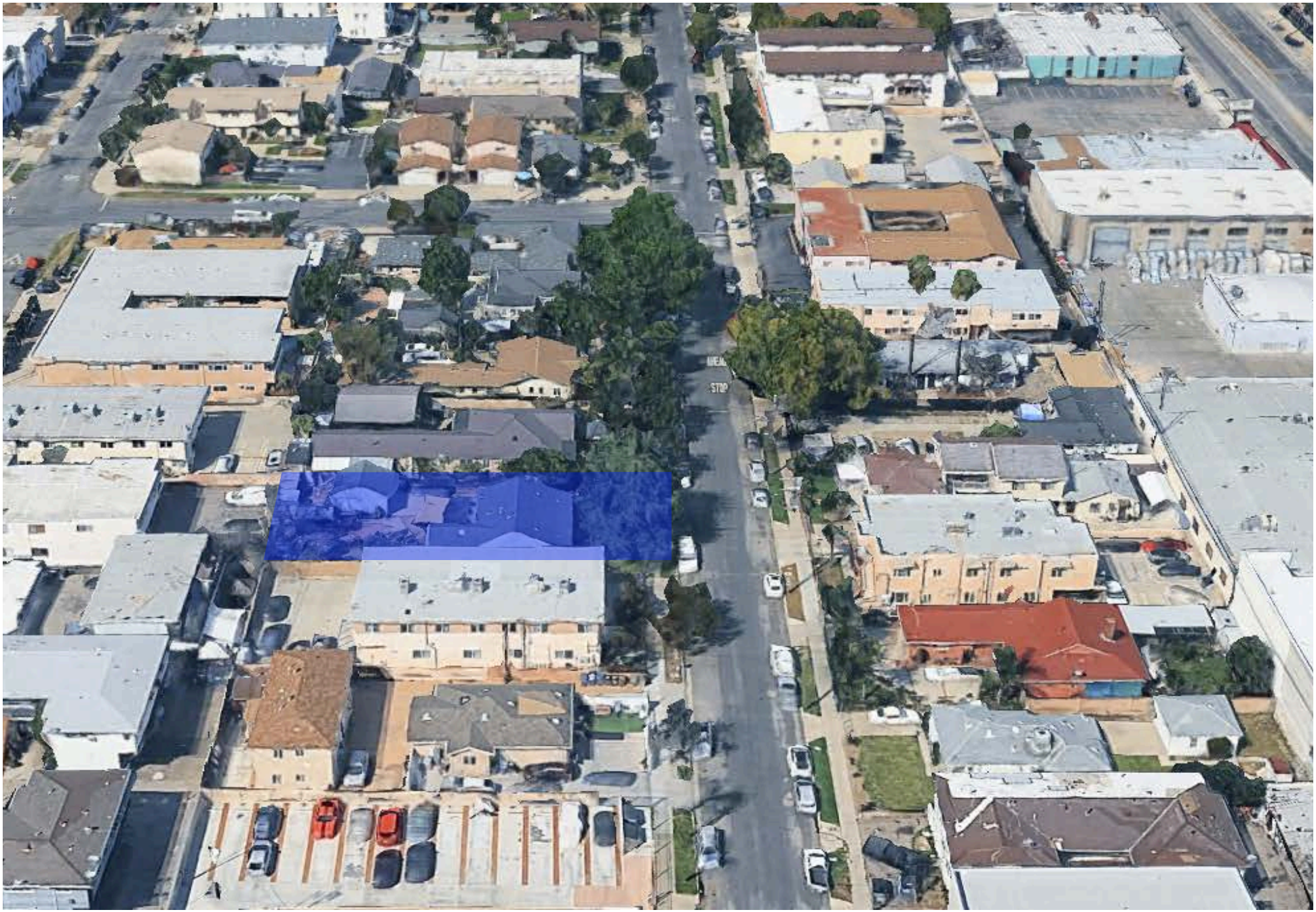
- Site and lot characteristics may support higher-density residential concepts.

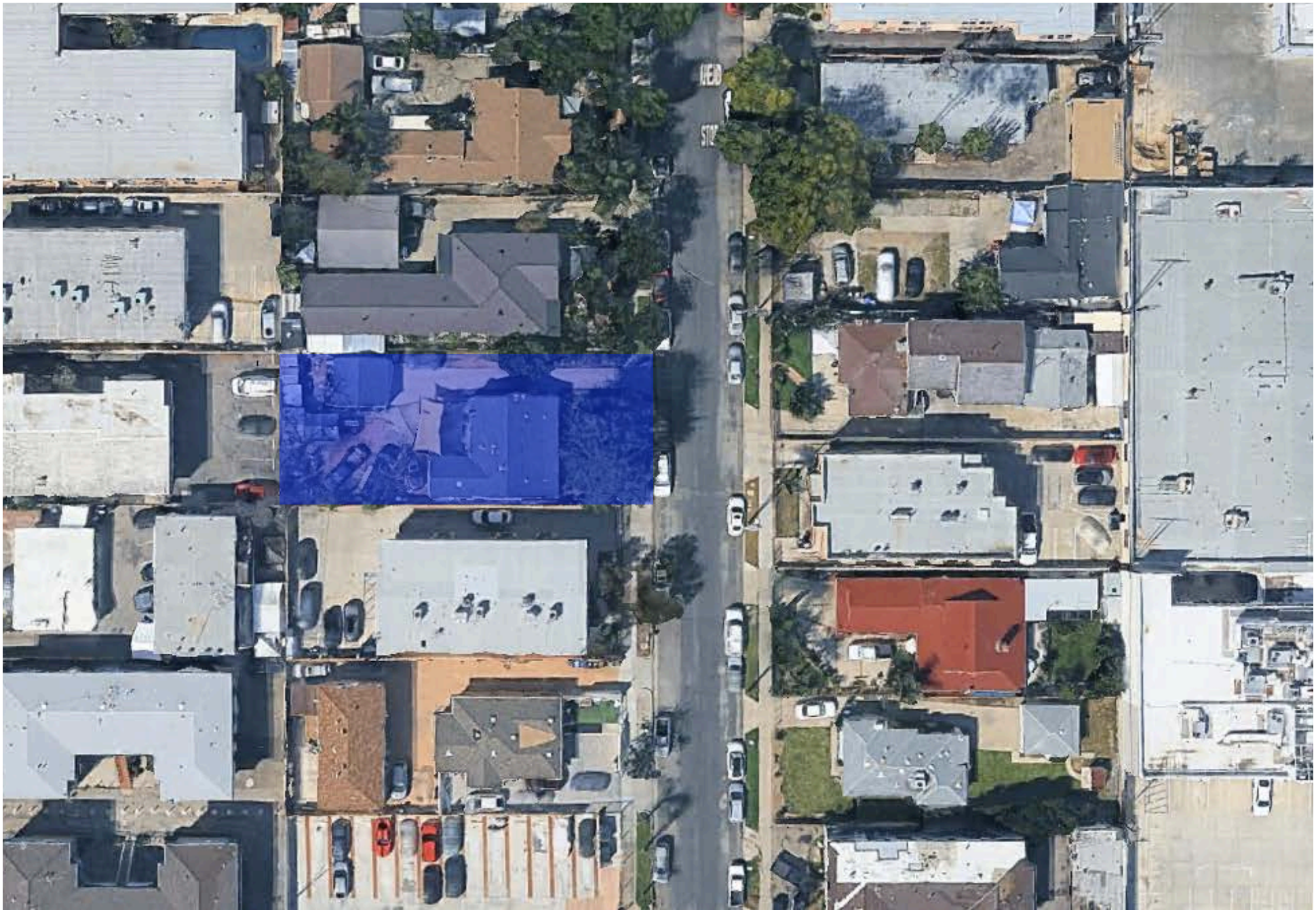
AFFORDABLE DENSITY BONUS SCENARIO

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.




VEGO
STRE

LEGAL DESCRIPTION:

LOT 97 OF TRACT NO.6024 ; 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
- MAINTENANCE HOLE
- SEWER MAINT HOLE
- SEWER CLEAN-OUT

STORM WATER
- STORM DRAIN MH
- CATCH BASIN

POWER
- POWER MH
- POWER POLE
- GUY WIRE
- ELEC. VENT
- ELECTRIC PULLBOX

WATER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- PULLBOX IRRIGATION

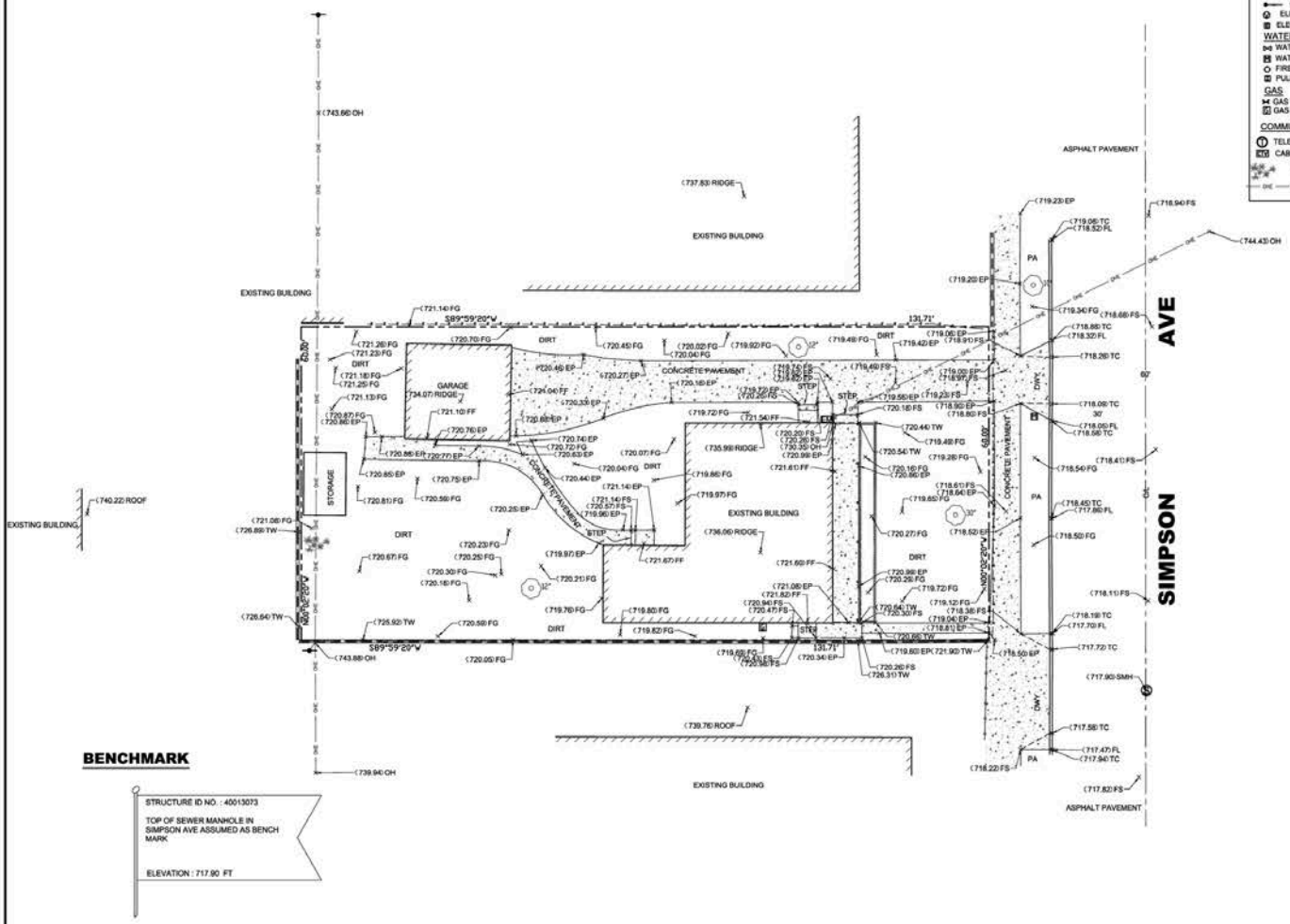
GAS
- GAS VALVE
- GAS METER

COMMUNICATIONS
- TELEPHONE MH
- CABLE T.V. BOX
- MULTI TRUNK
- OVER HEAD WIRE

MISCELLANEOUS
- MONITORING WELL
- SIGN
- GUARD POST
- NEWS STAND
- PARKING METER
- HANDICAP ACCESS
- MAIL BOX
- FD MONUMENT AS NOTED
- SPOT ELEVATION
- AREA LIGHT
- PLASTIC FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- STONE WALL
- CONCRETE BLOCK WALL
- BOUNDARY LINE
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- BRICK PAVEMENT
- TREE- SIZE IN INCHES
- 22" OAK TREE
- PALM TREE

ABBREVIATIONS
- CB = CATCH BASIN
- CL = CENTERLINE
- CF = CURB FACE
- CLF = CHAIN LINK FENCE
- CONC= CONCRETE
- DWY = DRIVEWAY
- EG = EDGE OF GUTTER
- ELEC= ELECTRIC
- EP = EDGE OF PAVEMENT
- FF = FINISHED FLOOR
- FG = FINISHED GRADE
- FL = FLOW LINE
- FP = FIRE PLACE
- FS = FINISHED SURFACE
- GV = GAS VALVE
- PA = PLANTER AREA
- PD = PARKWAY DRAIN
- RRT =RAILROAD TIE
- TC = TOP OF CURB
- TW = TOP OF WALL
- TPP = TOP OF PARAPET

TRAFFIC CONTROL
- LIGHT STANDARD
- STREET LIGHT
- TRAFFIC STANDARD
- LIGHT & TRAFFIC STANDARD
- TRAFFIC SIGNAL PULLBOX
- ELECTRIC METER



BENCHMARK

STRUCTURE ID NO. : 40013073

TOP OF SEWER MANHOLE IN SIMPSON AVE ASSUMED AS BENCH MARK

ELEVATION : 717.90 FT

GRAPHIC SCALE
0' 10' 20'
SCALE: 1" = 10'

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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ZIMAS PUBLIC

Generalized Zoning

02/27/2026

City of Los Angeles
Department of City Planning

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

N
W E
S

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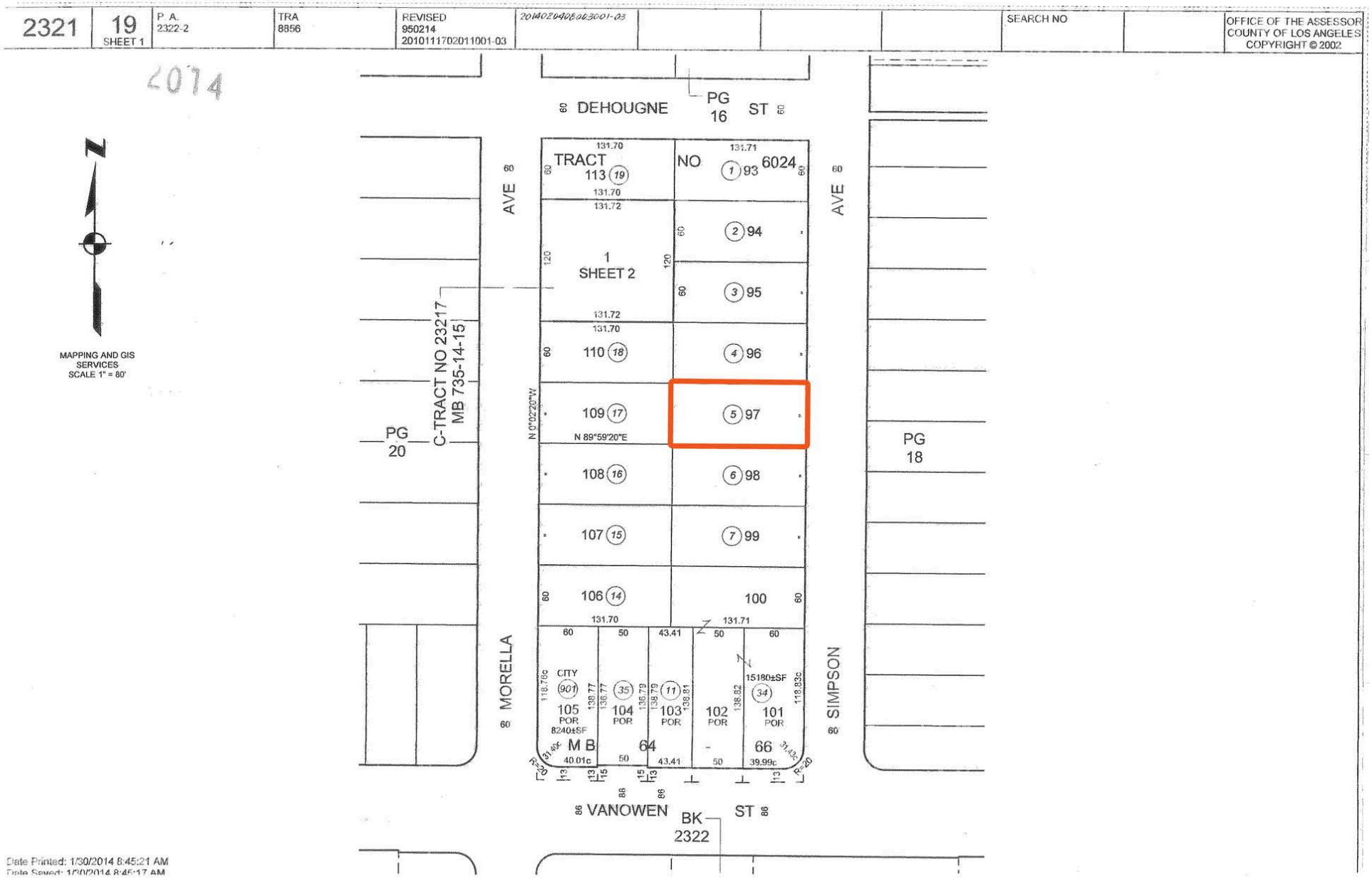

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CONNECTED NOHO LOCATION

LOCATION OVERVIEW

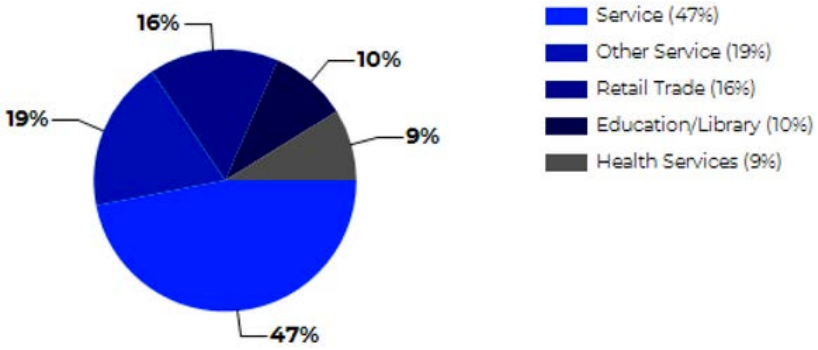
6833 Simpson Avenue is located in North Hollywood, just west of Hollywood Burbank Airport and near major San Fernando Valley employment, retail, transit, and lifestyle amenities.

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

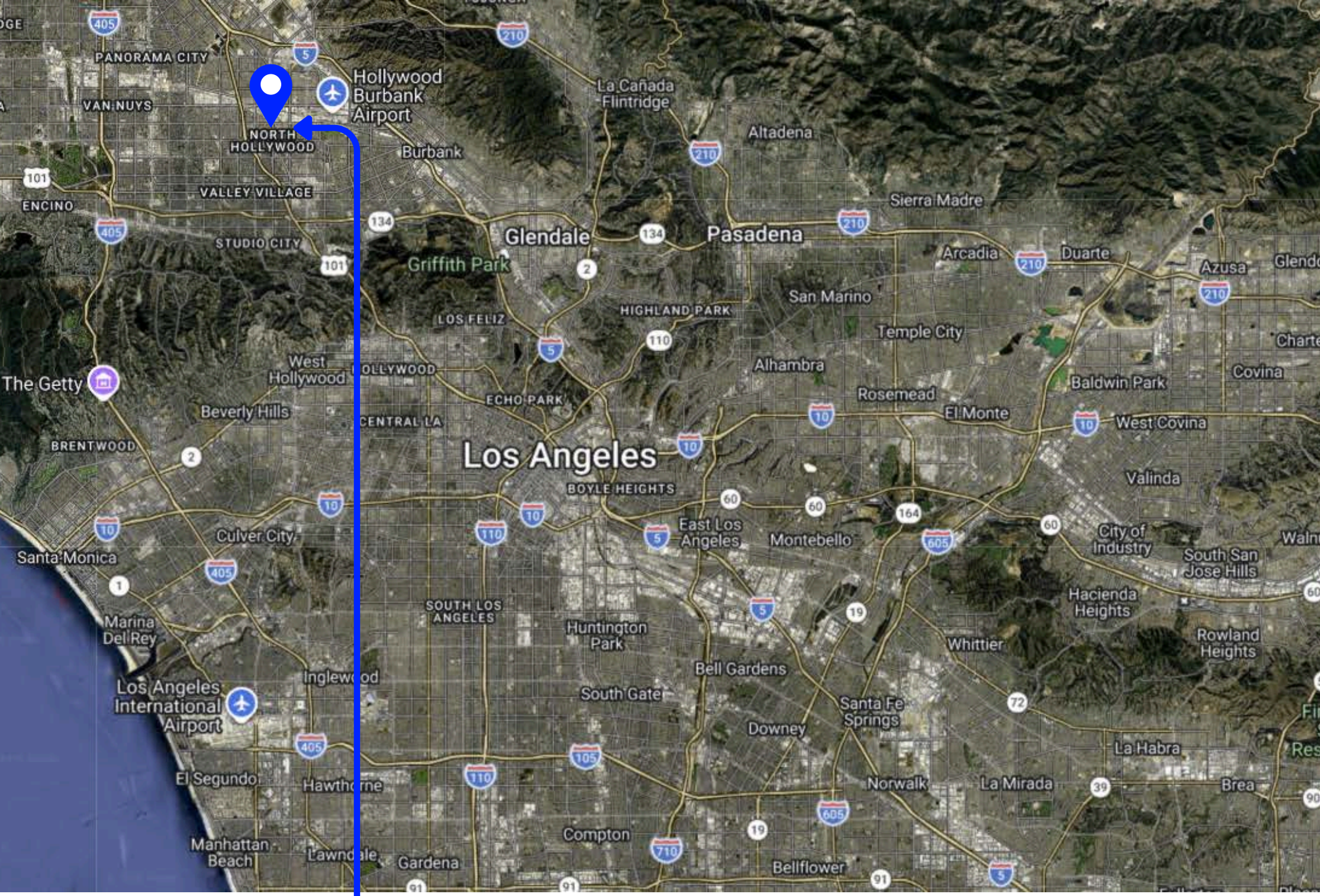
Easy access to the 5, 101, 170, and 134 freeways, LA Metro Rail & Busway, Metrolink commuter rail, Amtrak, Hollywood Burbank Airport, and minutes from Burbank, Valley Village, Toluca Lake, Hollywood, Glendale, Sherman Oaks, San Fernando Valley and central Los Angeles area neighborhoods.

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

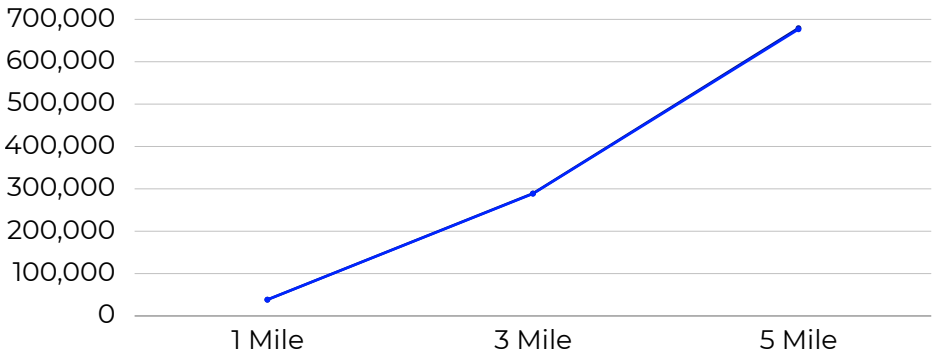

PANORAMA CITY
VAN NUYS
NORTH HOLLYWOOD
Hollywood Burbank Airport
Burbank
La Cañada Flintridge
Altadena
ENCINO
VALLEY VILLAGE
STUDIO CITY
Glendale
Pasadena
Sierra Madre
Griffith Park
Arcadia
Duarte
Azusa
San Marino
HIGHLAND PARK
LOS FELIZ
Temple City
West Hollywood
HOLLYWOOD
Alhambra
Covina
The Getty
Baldwin Park
Rosemead
ECHO PARK
Beverly Hills
El Monte
West Covina
CENTRAL LA
BRENTWOOD
Los Angeles
BOYLE HEIGHTS
Valinda
East Los Angeles
Montebello
City of Industry
South San Jose Hills
Culver City
Santa Monica
Hacienda Heights
SOUTH LOS ANGELES
Marina Del Rey
Huntington Park
Whittier
Rowland Heights
Bell Gardens
Inglewood
Los Angeles International Airport
South Gate
Santa Fe Springs
Downey
La Habra
El Segundo
Hawthorne
Norwalk
La Mirada
Brea
Compton
Manhattan Beach
Lawndale
Gardena
Bellflower

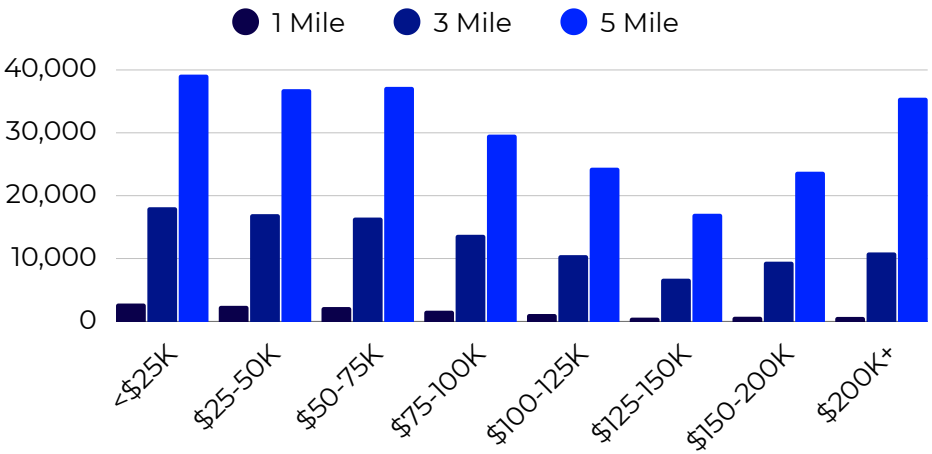
WEST TOWARD NORTHRIDGE, VAN NUYS, WESTERN SAN FERNANDO VALLEY AREAS
NORTH/NORTHWEST TO SAN FERNANDO (CITY), PACOIMA, SANTA CLARITA
METROLINK VENTURA COUNTY LINE
Hollywood Burbank Airport
METROLINK ANTELOPE VALLEY LINE
MARRIOTT
target
ULTA BEAUTY
PARIS BAGUETTE
LA FITNESS
five BELOW
REGAL
TRADER JOE'S
NOHO WEST SHOPPING CENTER
CVS
IN-N-OUT BURGER
target
COSTCO WHOLESALE
ULTA BEAUTY
Walmart
west elm
BEST BUY
Olive Garden
OUTBACK STEAKHOUSE
LOWE'S
SEPHORA
BURBANK EMPIRE CENTER
Metro
B
G
NOHO
NOHOARTSDISTRICT.COM
SOUTH/SOUTHWEST TO STUDIO CITY, VALLEY VILLAGE, HOLLYWOOD
EAST/SOUTHEAST TO GLENDALE, PASADENA, DOWNTOWN & CENTRAL LA
Sherman Way
Costco Business Center
Vanowen St
Victory Blvd
Guildhall
Oxnard St
Burbank Blvd
W Burbank Blvd
Magnolia Blvd
MCNEIL
The Mystic Museum
MAGNOLIA PARK
TOLUCA TERRACE
NORTH HOLLYWOOD
Los Angeles Marriott Burbank Airport
Winona Ave
N Glenoaks Blvd
Vineland Ave
N Clybourn Ave
Cahuenga Blvd
N Hollywood Way
Tujunga Ave
Laurel Canyon Blvd
Lankershim Blvd
Buena Vista St
N Buena Vista
170
5

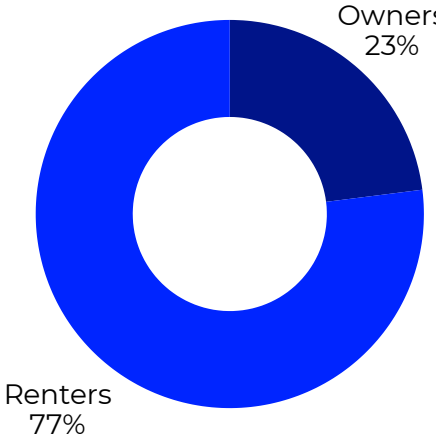
POPULATION	1 Mile	3 Mile	5 Mile
2030 Projection	38,417	288,481	676,568
2026 Estimate	38,445	289,113	679,267
2020 Census	38,424	290,723	688,255

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



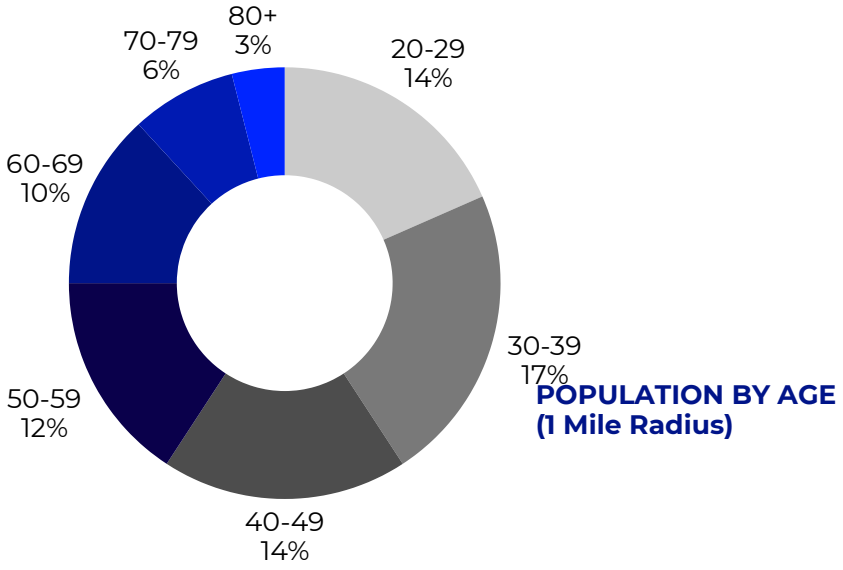




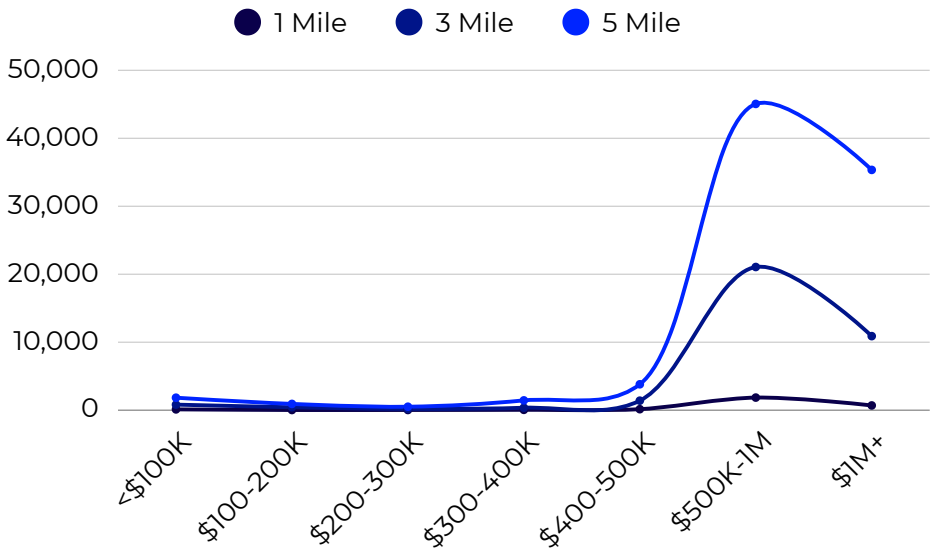
OWN VS. RENT (1 Mile Radius)

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**



Source: CoStar

RESIDENTIAL REDEVELOPMENT & INFILL OPPORTUNITY IN NORTH HOLLYWOOD

6833 SIMPSON AVENUE, NORTH HOLLYWOOD, CA 91605

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