





Property Overview

3301 Beverly Blvd | 103 N Hoover St

3301 Beverly Blvd- Los Angeles CA 90004		
Property:	3301 Beverly Blvd - Los Angeles CA 90004	
Year Built:	1928	
Gross Building Area:	7,211	
Site Area:	11,140	
Zoning:	LAC2	
APN Number:	5501-005-029	
Stories:	1	

113 N Hoover St- Los Angeles CA 90004		
Property:	113 N Hoover St - Los Angeles CA 90004	
Year Built:	1920	
Gross Building Area:	5167 (6 Units)	
Site Area:	12,093	
Zoning:	LAR4	
APN Number:	5501-005-001	
Stories:	1	



Total Assemblage Portfolio Price: \$6,750,000

Peak Commercial has been exclusively retained for the sale of 3301 Beverly Blvd. & 113 N Hoover St. located Silverlake and Koreatown Adjacent within the Rampart Submarket.

Situated on the corner of Beverly and Hoover, the subject provides presents numerous redevelopment opportunities ranging from multifamily and affordable housing, to single tenant usage. Given its massive frontage along Beverly Blvd, the subject property as allows for various owner-user possibilities with the potential for future development.

The sale is comprised of two separate properties consisting of commercial and multifamily. The commercial space consists of a $\pm 7,211$ SqFt situated on a 11,140 SqFt Lot built in 1928 with LAC2 zoning. The Multifamily building consists of 6 units and

 $_{\pm}5{,}167$ Sqft building area situated on a $_{\pm}12{,}093$ SqFt Lot built in 1920 on LAR4 zoning.

With all leases either month to month, or containing termination clauses, the subject property is an ideal investment for either redevelopment purposes, or an owner-user opportunity. An owner-user can take advantage of the massive traffic counts along Beverly Blvd, while retaining a redevelopment play in the future given the double corner lot assemblage.

Seller has begun the process of developing the property into a 100 unit mixed-used multifamily project with 10 units allocated for affordable housing. Contact Broker for additional information

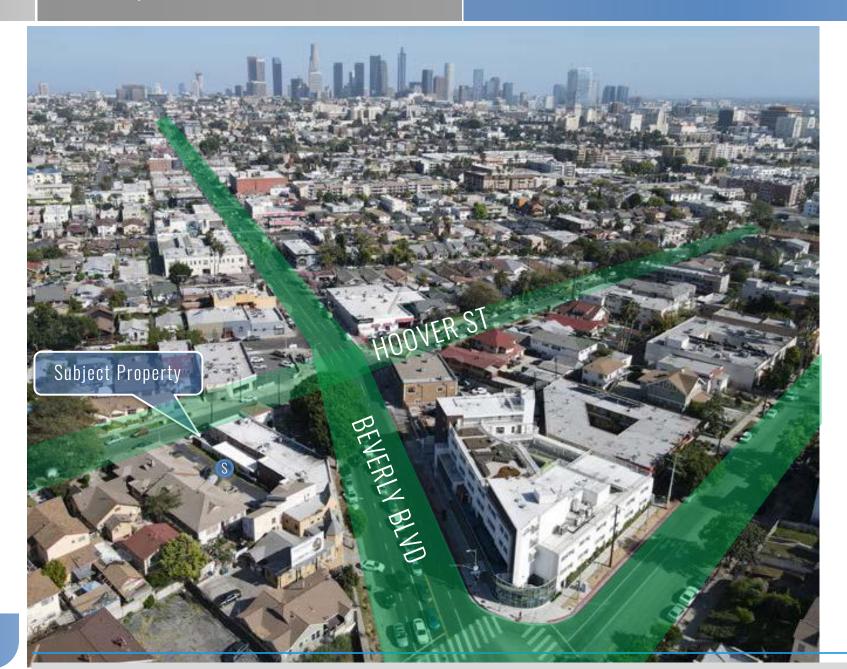
Great Development Opportunity | Or Ideal as an Owner User Investment

Located in one of the most desirable pockets of Los Angeles (Sandwiched between Koreatown and Silverlake, only a short distance from DTLA

Strong Demographics | DTLA adjacent

East Access to 10, 110, and 101 Freeways

58 Units by Right, 106 Units with TOC, 211 VLI units (Seller has plans for a 100 unit mixed used project)



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Los Angeles CA, 90004

Prime Owner User Or Development Opportunity

David Meir
Peak Commercial | Anvers Capital Partners
Director | Managing Partner
818.206.4349
davidm@peakcommercial.com
CA License #00877523

Jack Minassian
Peak Commercial | Anvers Capital Partners
Director | Managing Partner
818.206.3168
jackm@peakcommercial.com
CA License #01275434



Peak Commercial | Anvers Capital Partners
Transaction Coordinator
818.836.6717
willwhite@peakcommercial.com
CA License #01970431

Michael Katz Peak Finance | Capital Markets Senior Managing Director 818.466.6423 michaelk@peakfinance.com



