

# 3301 Beverly Blvd & 103 N Hoover St

Los Angeles CA, 90004

Prime Owner User Or Development Opportunity



## 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 ±7,211 SqFt situated on a 11,140 SqFt Lot built in 1928 with LAC2 zoning. The Multifamily building consists of 6 units and

±5,167 Sqft building area situated on a ±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)











& 3301 Beverly Blvd  
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