

NETFLIX

800 N. El Centro
Los Angeles, CA 90038



PEAK
COMMERCIAL

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CONFIDENTIALITY & DISCLAIMER



HOLLYWOOD

PEAK
COMMERCIAL



Offering Summary:

PROPERTY	EXISTING STRUCTURE: RECREATIONAL - THEATER (TBD)
ADDRESS	800 N. EL CENTRO AVE. LOS ANGELES CA 90038
LOT SIZE	+ /- 8,199 SQUARE FT (PER ASSESSOR)
POTENTIAL USE	MULTI FAMILY REPURPOSE OR OWNER OCCUPENT
ZONING	R3-1XL
PRICE	\$3,495,000

Exclusively Listed By:

RAMI MEHERABAN

Director

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CalBRE#01957846

An aerial photograph of a city, likely Los Angeles, with a pink overlay on the left side. The overlay contains the 'PEAK COMMERCIAL' logo, the text 'Parcel Map', and a blue box with the APN '553-4031-017' and lot size '8,199 SF'. A map of the area is also shown, with lot numbers 15 through 24. Lot 17 is highlighted in pink. The map shows 'EL CENTRO' street and various lot dimensions. The background shows a city skyline and residential areas.

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Parcel Map

APN: 553-4031-017
LOT SIZE: 8,199 SF

Parcel map showing lot numbers 15 through 24. Lot 17 is highlighted in pink. The map includes street names EL CENTRO and 60, and various lot dimensions.

Lot Number	Dimensions (ft)	Notes
23	100	
21	100	
19	100	
17	100	
15	100	
24	82 x 50	
22	82 x 50	
20	130 x 130	
18	125 x 125	por.
16	125 x 125	por.
18	48 x 48	
17	82 x 50	
16	130 x 130	

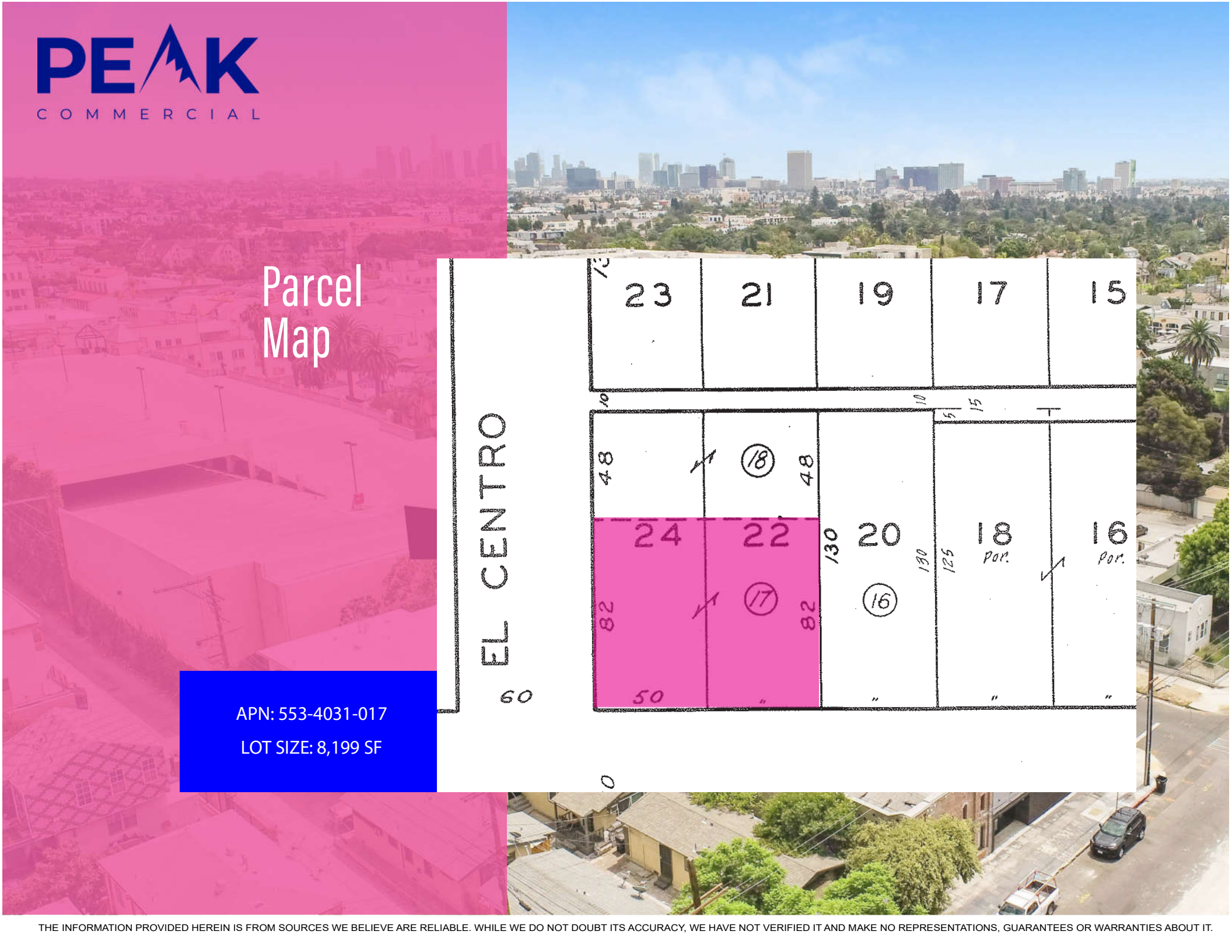
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APN: 553-4031-017

LOT SIZE: 8,199 SF

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Ready for Some Highlights?

Ready, Set.....ACTION!



THE OFFERING

Located in the heart of Hollywood, this property is an absolute jewel. A former Theater, the property is a unique building within a highly dense residentially zoned neighborhood. Zoned R3-1XL, the existing structures reside on an 8,199 square foot corner lot. Perspective buyers may choose to bring back the magic and explore the opportunity to use the property as a Theater or an owner occupant, or look to re-purpose or re-develop the property as multi-family project which would conform with the current zoning. The neighborhood has experienced exceptional growth over the past decade. New, high end multi family complexes have been completed in close proximity to the property (such as The LC & Metropolitan at Larchmont Village) and new developments such as Gilli's House and Empire at Larchmont are literally steps away.

The property is strategically located within walking distance to Paramount Pictures, Larchmont Village, the Hollywood Media District and Hancock Park. Throughout the city, you'd be hard pressed to find a location surrounded by media / entertainment hubs, village style retail corridors, high income multi-million dollar residential neighborhoods, all within a densely populated residential pocket.

The property has been entitled for a high end apartment project which would utilize the existing structure and re-purpose it into a 10-unit multi-family project featuring 10 Artistic studio lofts, gated parking, a shared & covered common area, and an amenity rich project. This project is very close to receiving permits approval (RTI status). Alternatively, there is the option to re-develop the lot and build a new, ground up 16-unit apartment project. Interested parties should conduct their own investigation in regards to current and future proposed uses.

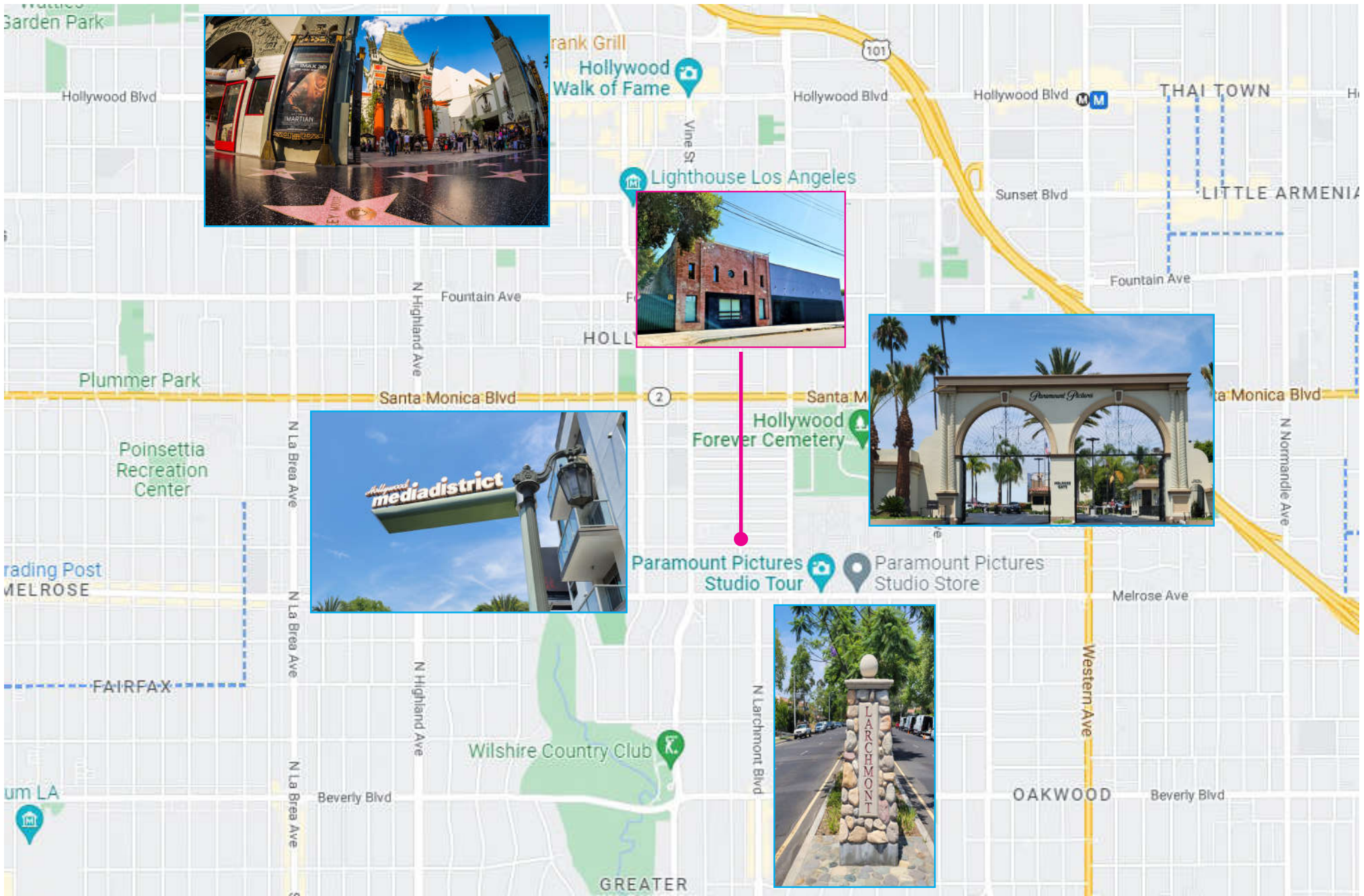
The property is located on the north west corner of El Centro Ave. & Waring Ave. It is gated, located within an Opportunity Zone as well as a designated State Enterprise zone. It is assigned with a Transit Oriented Communities (TOC) Tier 1 designation.



THE AREA The demand for new content has driven additional investments into new production & media space. The Hollywood area, and particularly the Hollywood Media District and its immediate surroundings, have experienced exceptional growth over the past few years. The additional demand as demonstrated by the new developments are expected to add more space to one of Los Angeles's media and content hubs.

709 Seward (68,000 SF), 1000 Seward (10 story 150,000 SF), 5601 Santa Monica (the old Sears Building 350,000 SF), 727 Cahuenga Blvd (3 story over UG parking) to name a few are all new multi-million developments, some of which have already broken ground, in the immediate area showcasing the robust demand and additional upside in growth and expansion for the area. In addition, the area has seen a surge in demand and in turn delivery of several new residential development projects ranging from Small Lot Sub Division projects to 695 unit communities such as Avalon Bay's AVA Hollywood (6677 Santa Monica Blvd). The demand is evident and the expected deliveries suggests further growth for this highly desirable market.





Area Map

Planned Area Content & Entertainment Developments



Echelon @ Television Center

6311 Romaine St , Los Angeles, CA 90038

One of the largest development sites in Hollywood, the **620,000 square-foot** campus will span two city blocks.

The project will transform the site of the former Technicolor and Metro Pictures headquarters at a cost estimated at \$600 Million. The 6.4 acre site bordered by Santa Monica Boulevard to the north, Cahuenga Boulevard to the East, Willoughby Avenue to the South and Cole Avenue to the West.



Echelon Studios

5601 Santa Monica Blvd , Los Angeles, CA 90038

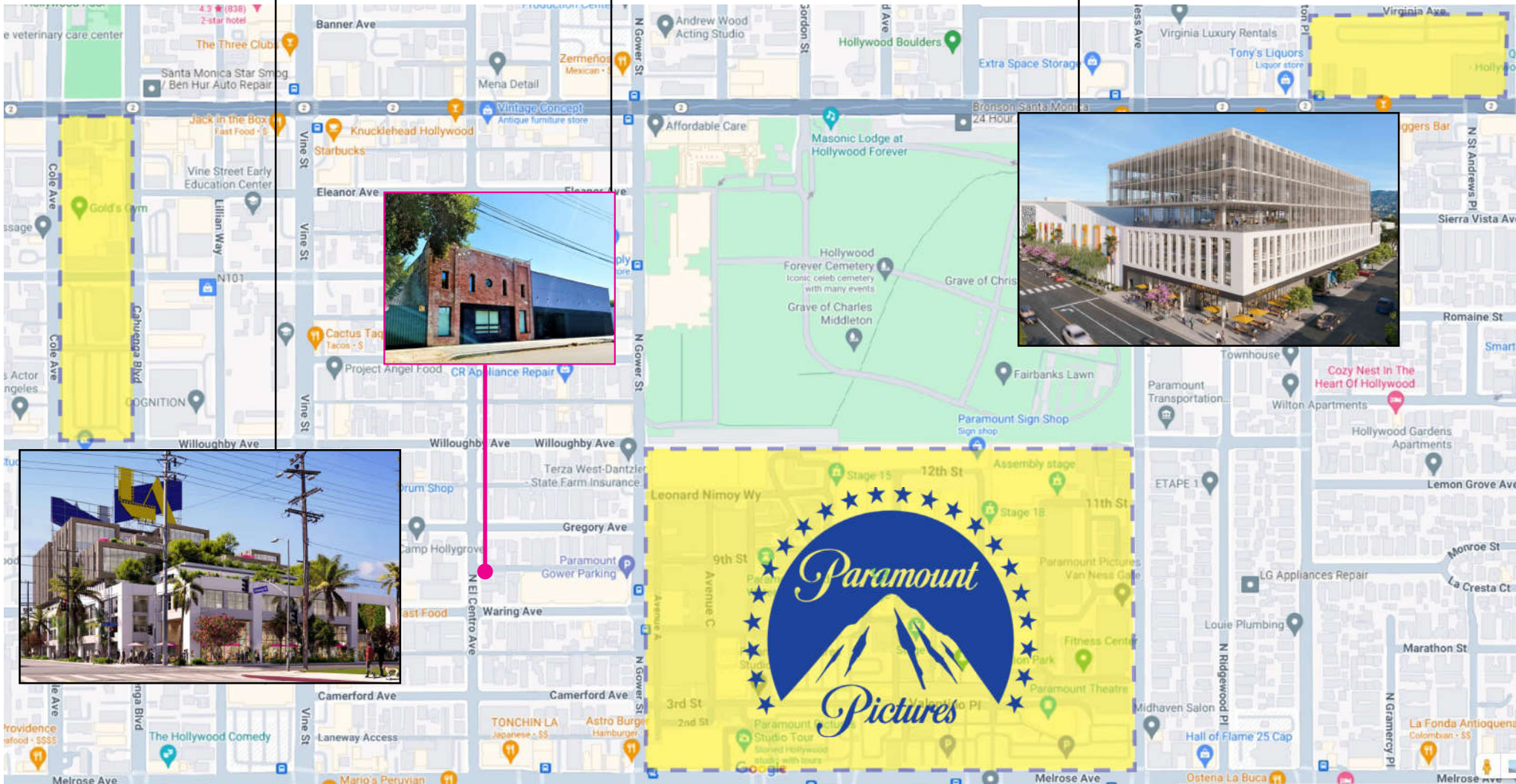
The site of the old Sears store and parking lot at 5601 Santa Monica Blvd in Hollywood, the plans call for a studio with five soundstages and support facilities including offices and space for production base camps.

This **610,000 RSF** project will reside on a +/- 5 acre site located along Santa Monica Blvd. between Wilton Place and St. Andrews Place.

Echelon @ Television Center

800 N. El Centro

Echelon Studios



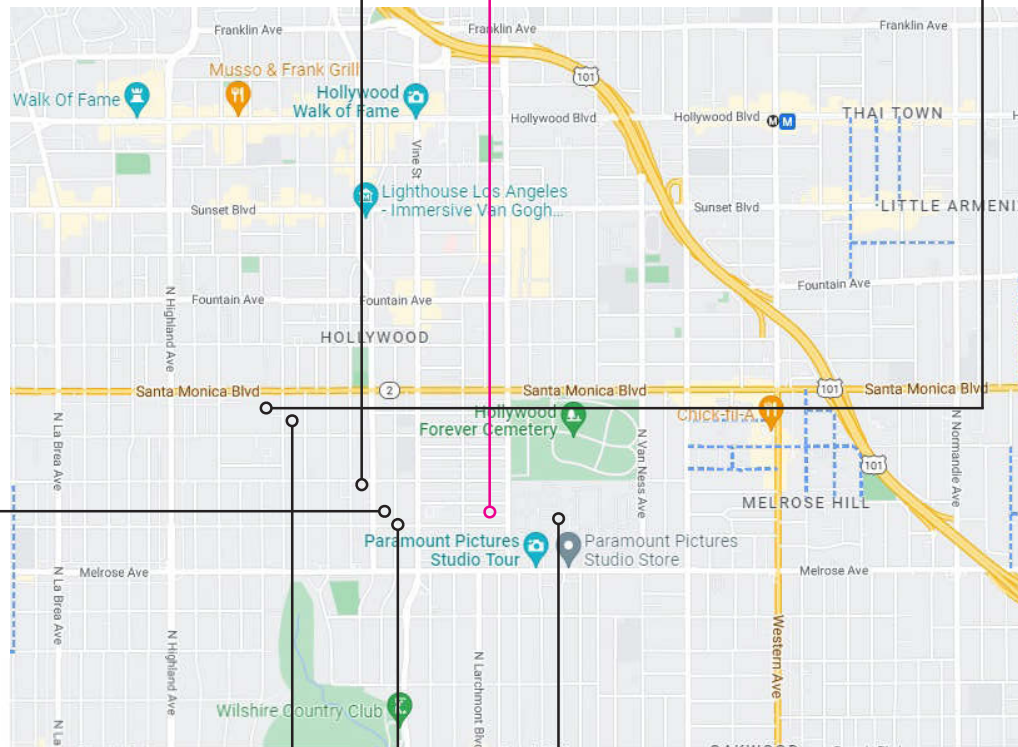
Planned Area Content & Entertainment Developments Map

Select Area Media & Entertainment Companies

Milk
Studios



Sunset
LAS PALMAS STUDIOS



204

RED
STUDIOS
HOLLYWOOD

COMPANY3
NETFLIX



Melrose Ave



NETFLIX

Milk Studios

Sunset
LAS PALMAS STUDIOS

RED
STUDIOS
HOLLYWOOD

COMPANY3



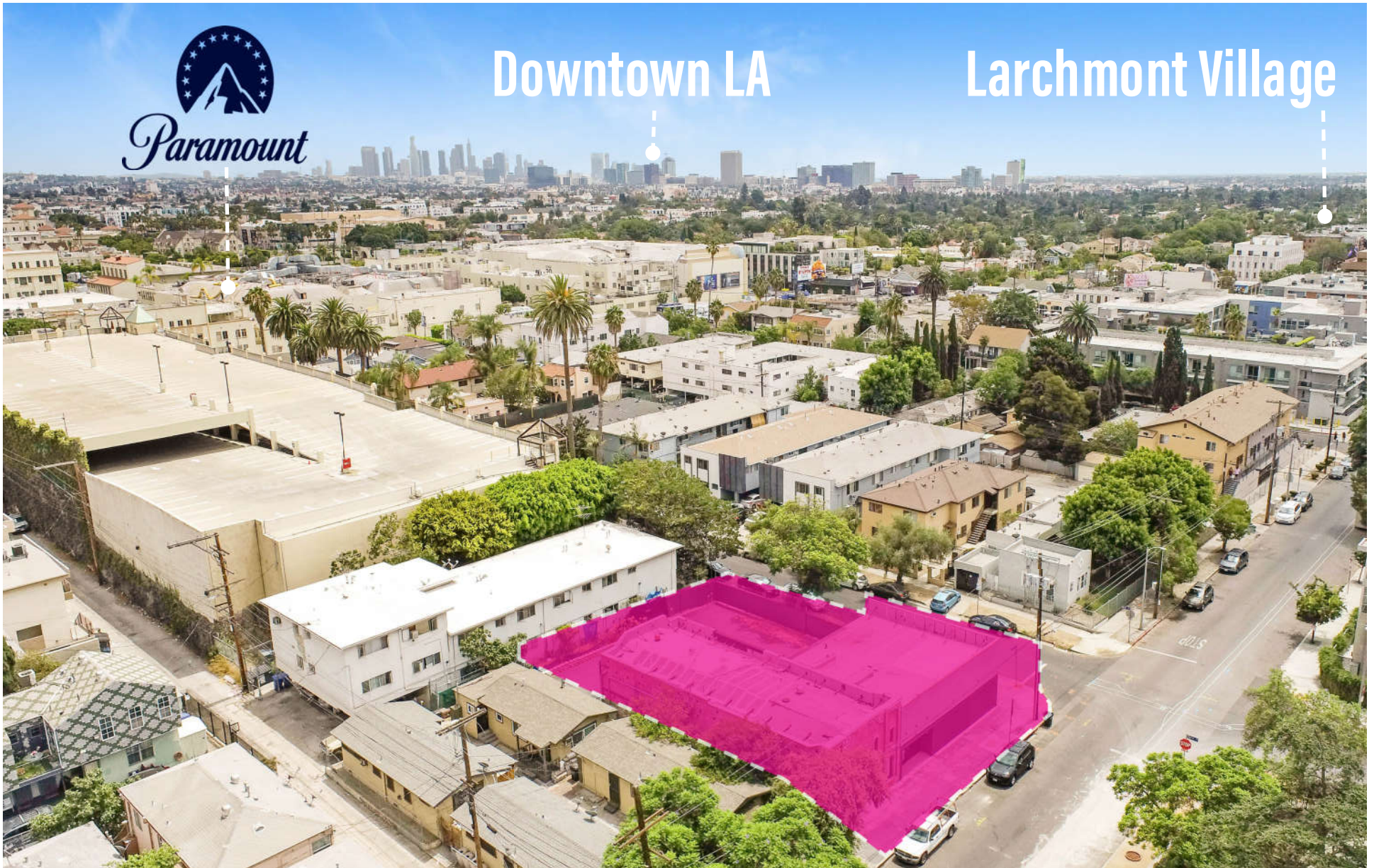
Area Perspective NW





Downtown LA

Larchmont Village

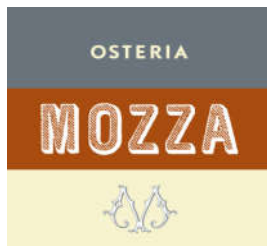
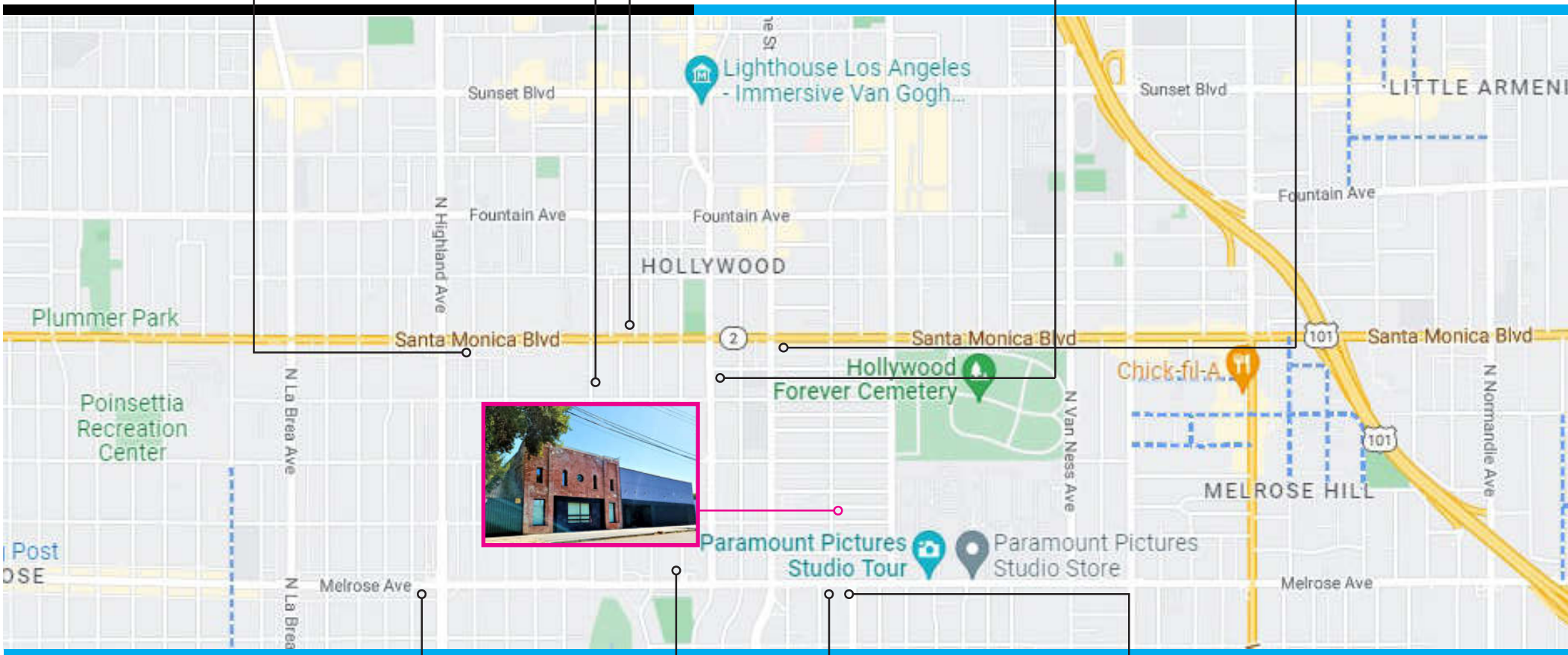


Area Perspective SE



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**REGEN
PROJECTS**



Area Food, Entertainment & Amenity Map

Potential Owner Operator / Occupant Application

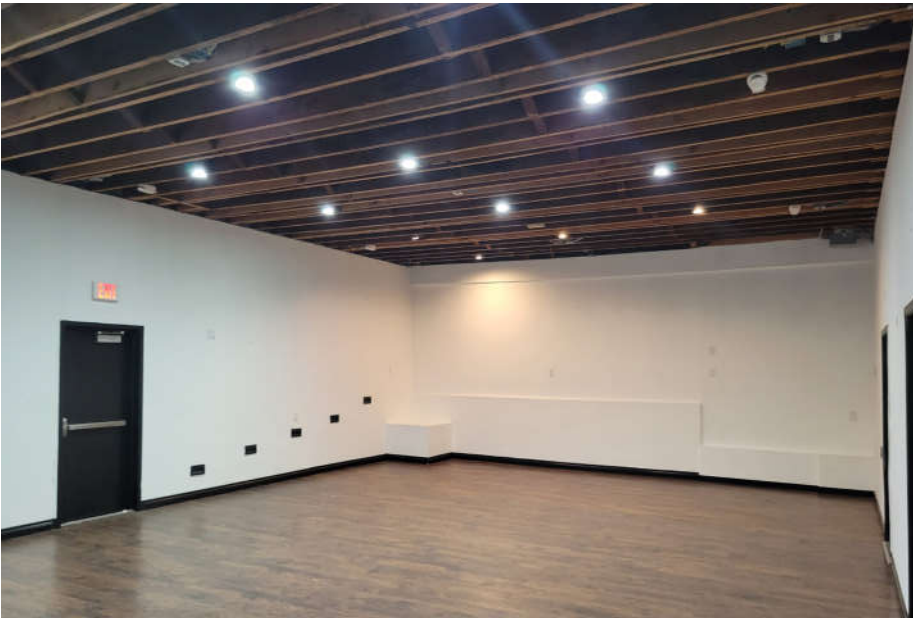
The property is currently vacant and may be a fit for an owner user or occupant. Its current use code in public records is designated as "Recreational - Theater - Movie - Indoor - One Story". In the past, it is said to be that the property was used as a Theater and it could possibly be operated under the same or related use by an owner operator. Interested parties to conduct their own investigation in regards to past and potential use. There are 2 large halls / rooms common bathrooms, a basement level and mezzanine. The property also offers secured dedicated parking. The size of the structure totals approximately 4,800 square feet taking into account the basement and mezzanine.

Broker Disclaimer:

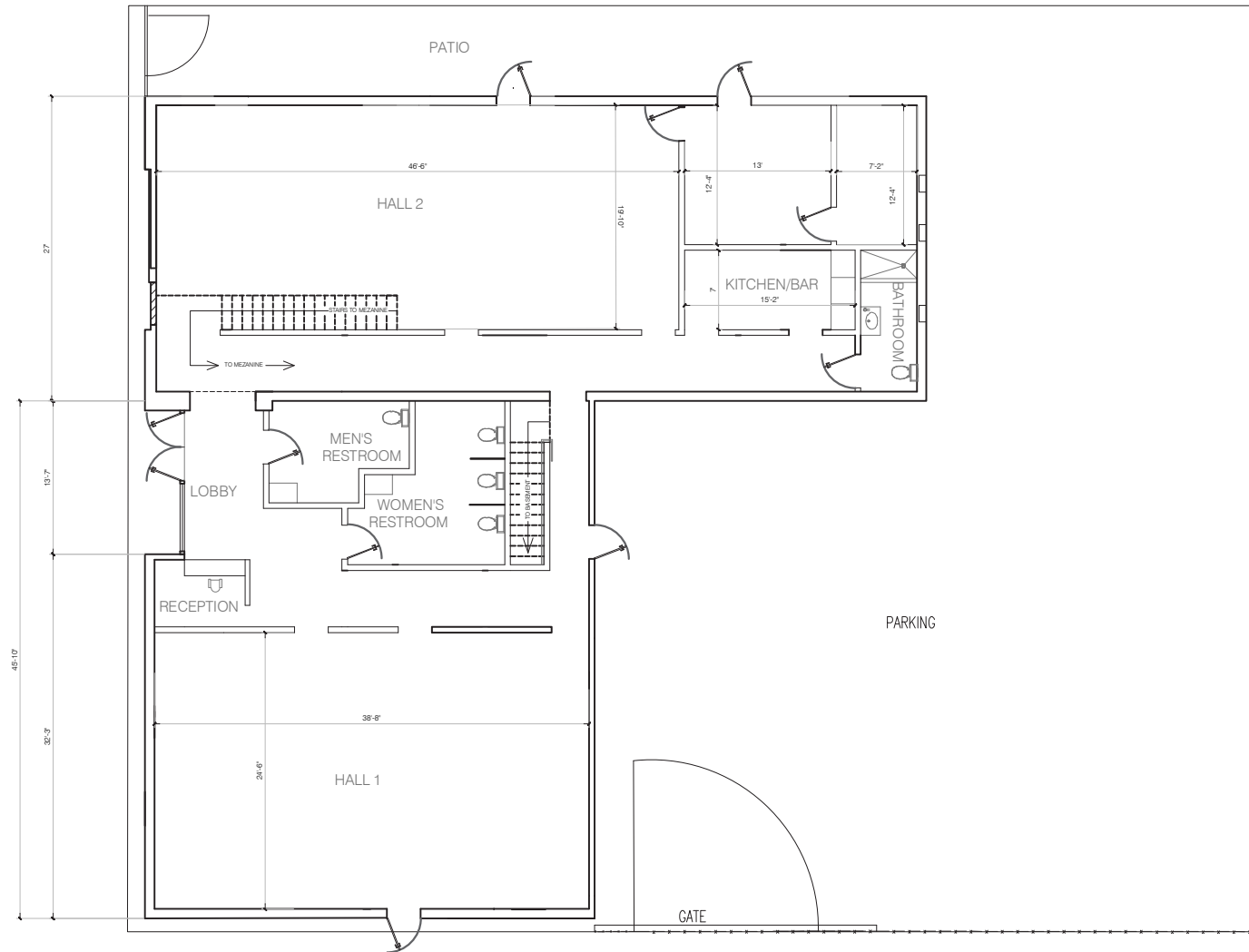
Perspective buyers and all other interested parties to conduct their own due diligence and investigations in regards to the re-using, re-purposing, remodeling or re-developing of the property for future projects and/or their intended use. The information provided by Broker is from sources believed to be reliable however Broker does not make any warranties representation or guarantees in regards to the information provided. Buyers should turn to their 3rd party consultants for due diligence and feasibility analyses.



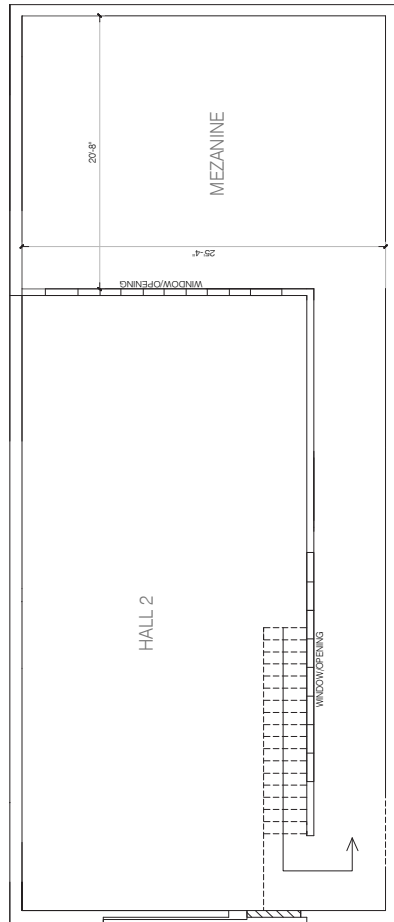
Building Perspectives



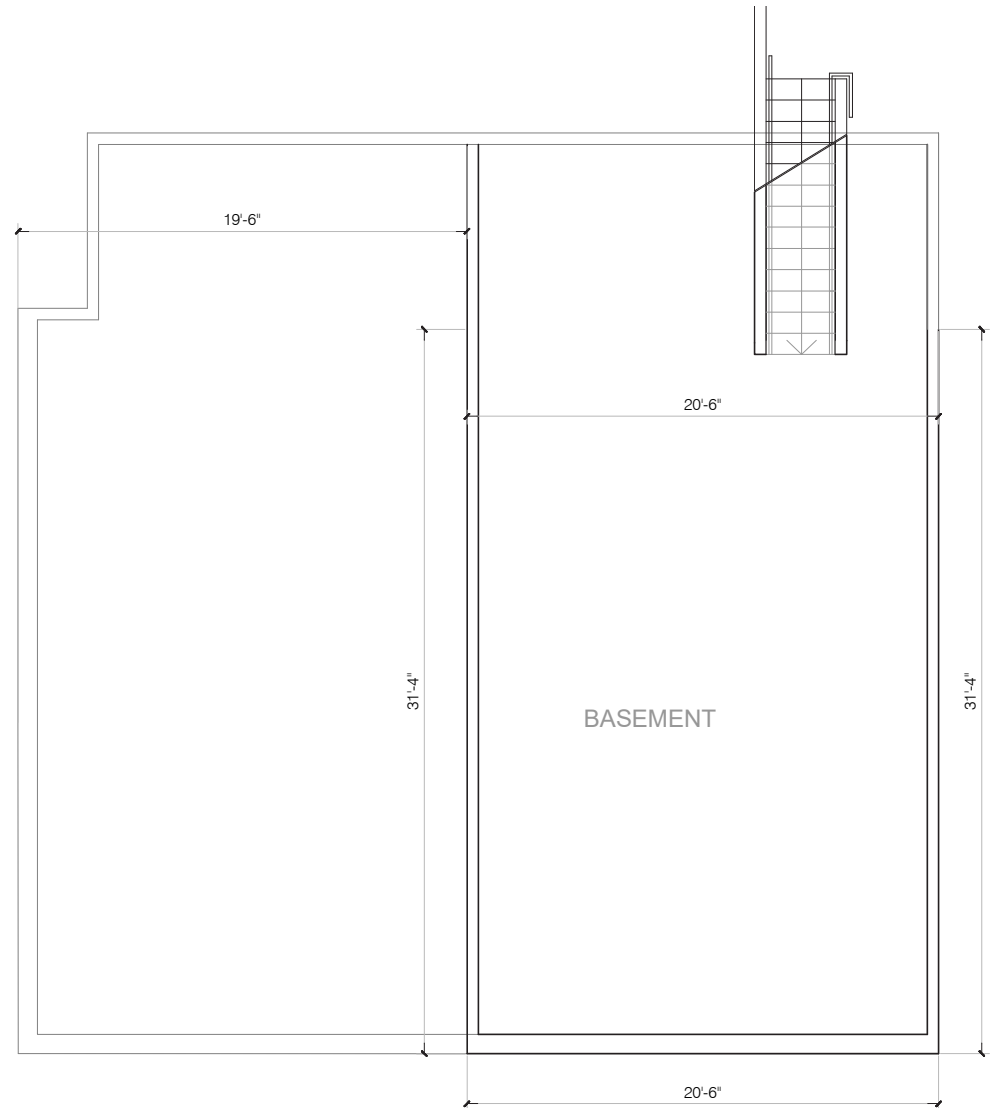
EL CENTRO AVE



Current Site / Floor Plan (not up to scale, schematic)



MEZANINE PLAN



Basement and Mezzanine Plans (not up to scale, schematic)

Multi Family Development Project Option

Multi-Family Remodel / Repurpose The property has been entitled with plans to remodel the existing structure and re-purposed into a 10 unit multi family project (one of which shall be designated for very low income). With this plan, the 2 structures will be remodeled and will include 9 high end artistic loft style apartments (ground floor & mezzanine) and one large 2nd story unit will feature an exterior private deck. The project includes gated parking as well a covered common patio / BBQ area to be shared by the project's tenants. Plans for this project have been approved and are in the process of receiving RTI (Ready To Issue) status.

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Nearby Multifamily Developments



Empire at Larchmont

5801-5809 Camerford Ave , Los Angeles, CA 90038

36 Units

2023 Built

1,2 & 3 Bedroom units

Distance from Subject Property 230 ft



Gillis House

5570 Melrose Ave , Los Angeles, CA 90038

52 Units

2022 Built

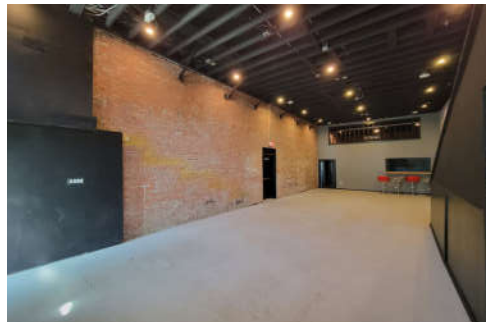
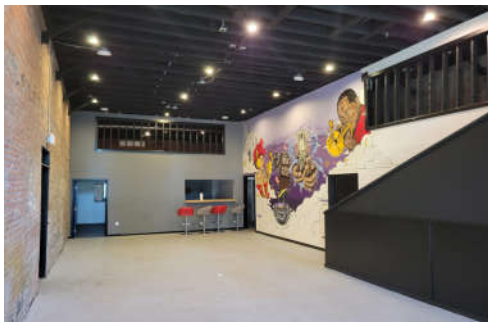
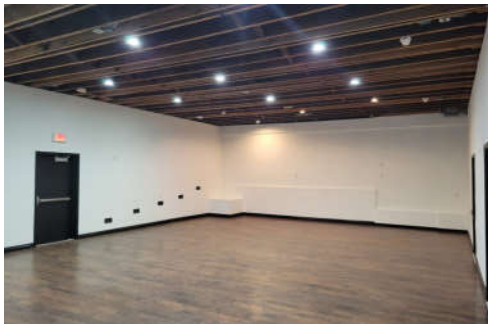
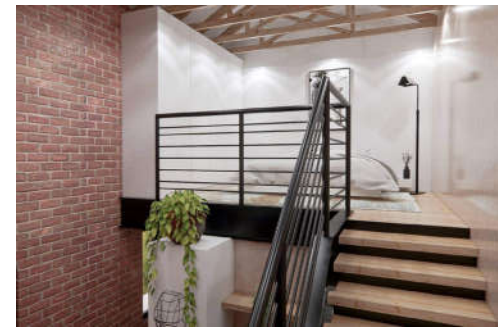
Studio, 1, 2 & 3 Bedroom units

Distance from Subject Property 962 ft

Existing Interior

Interior Perspectives

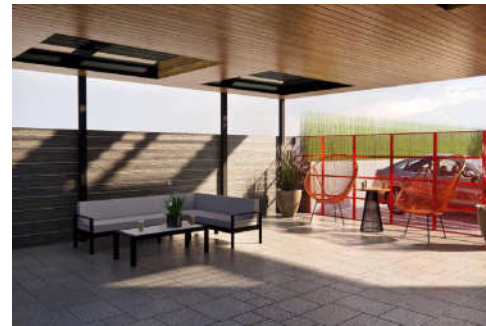
Proposed Project Renderings



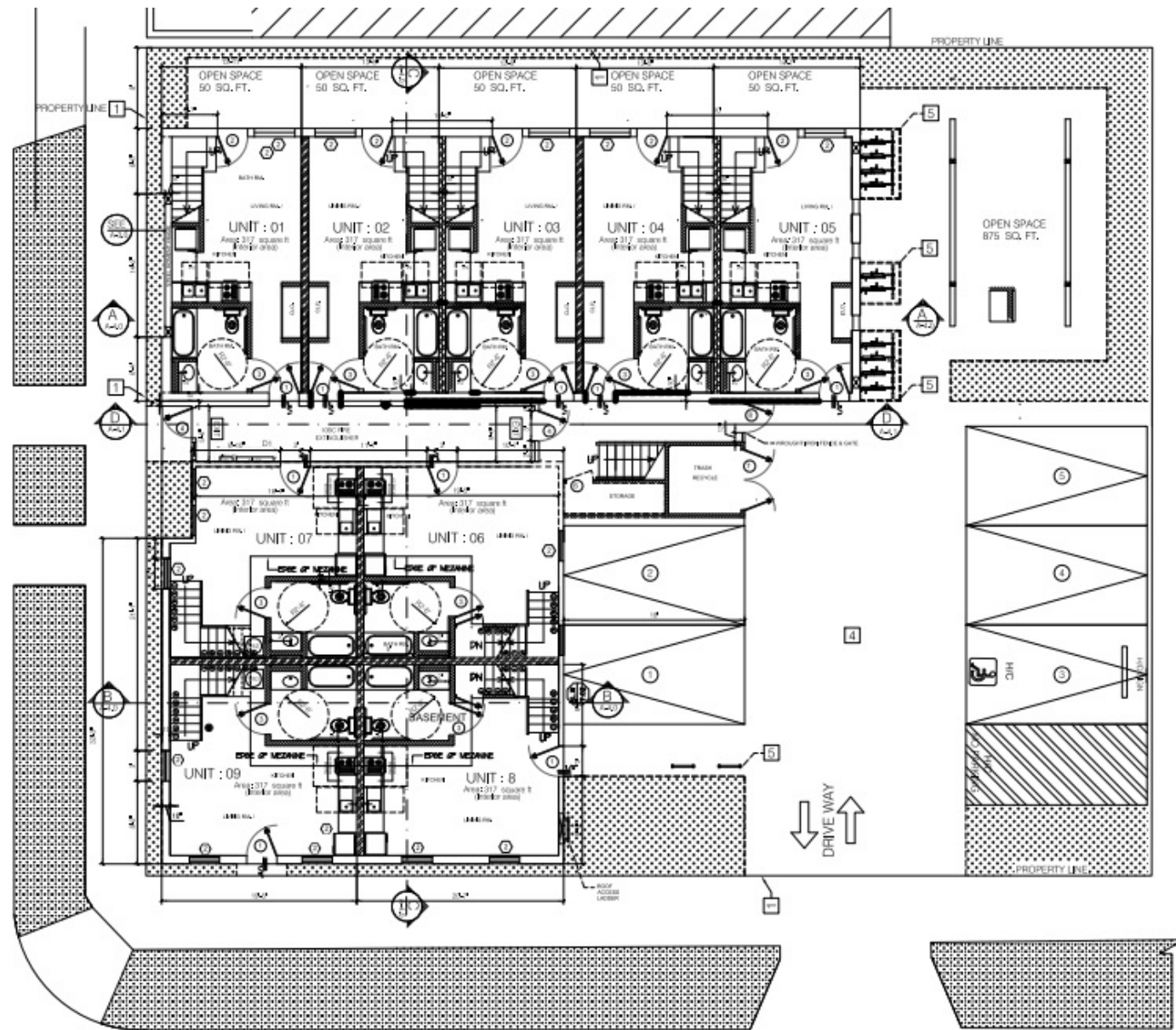
Existing Exterior

Exterior Perspectives

Proposed Project Renderings



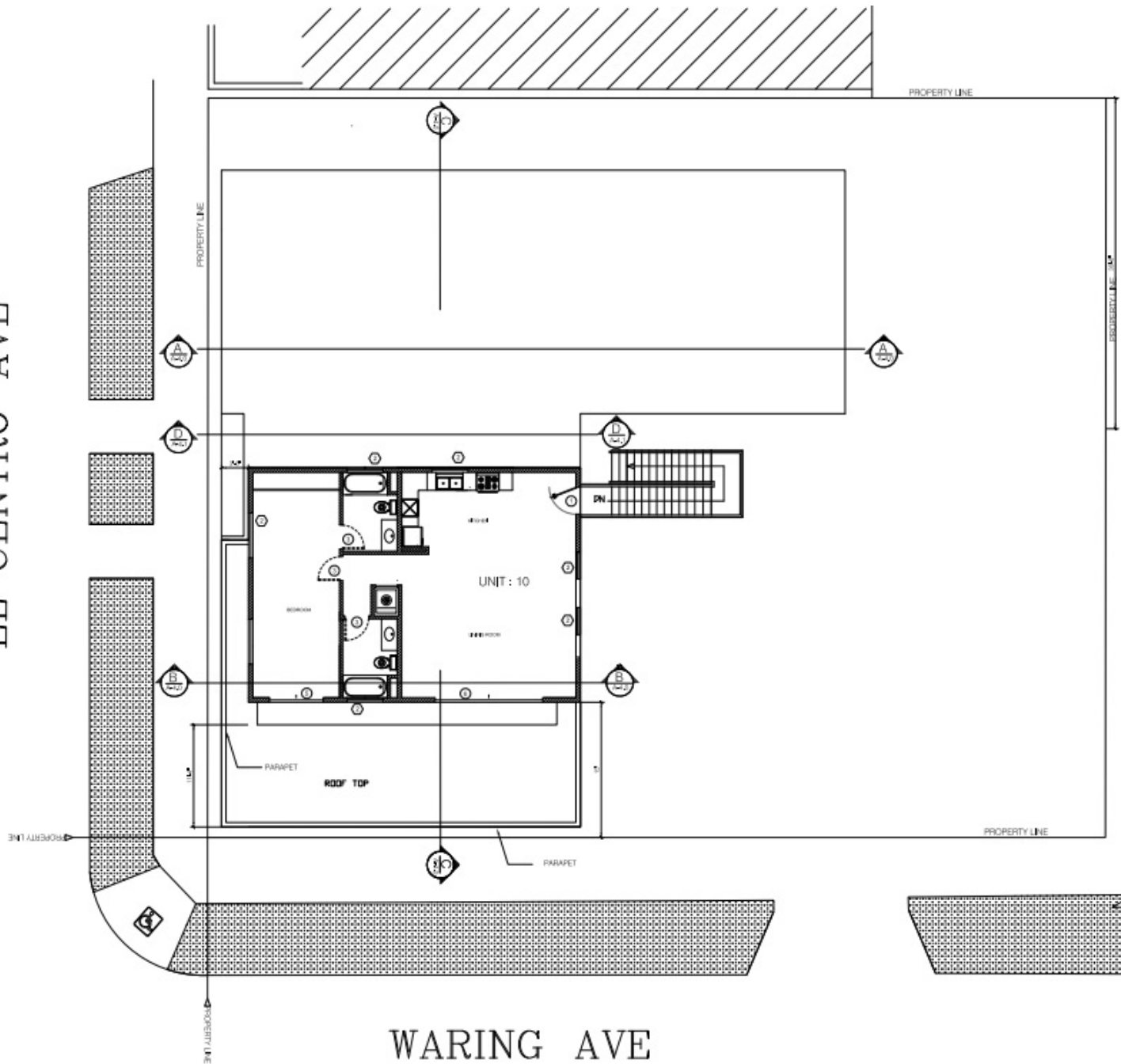
EL CENTRO AVE



WARING AVE

Proposed 10 Unit Remodel Project - First Floor Plan

EL CENTRO AVE



LEGEND	
(E) WALL	
WALL TO REMOVE	
(N) NEW WALL	
(N) 1 HR. WALL	

Proposed 10 Unit Remodel Project - 2nd Floor Plan



Nearby Multifamily Developments



HOLLYWOOD



Building Size.....+/- 4,800SF (Includes Mezzanine & Basement, Buyer to verify / confirm)

Lot Size.....+/- 8,199 SF (Per Assessor)

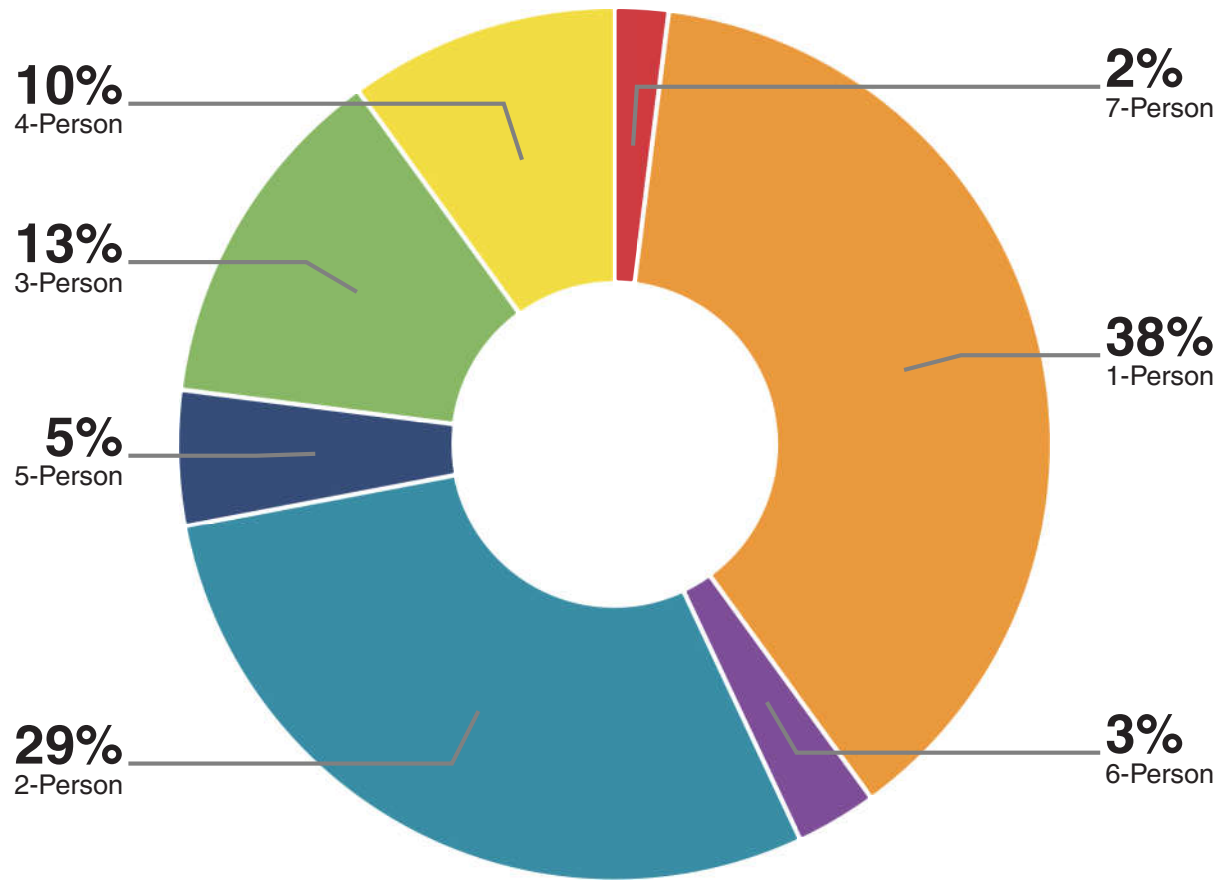
Zoning.....R3-1XL (ZIMAS)

Opportunity Zone.....Yes (ZIMAS)

TOC.....Tier 1 (ZIMAS)

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Household Size



5 mile 2022 % of Households

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Area Income

	2 mile	5 mile	10 mile
Avg Household Income	\$83,517	\$91,548	\$95,992
Median Household Income	\$57,891	\$62,413	\$66,496
< \$25,000	27,946	98,374	247,287
\$25,000 - 50,000	24,228	84,566	219,447
\$50,000 - 75,000	20,754	70,582	184,799
\$75,000 - 100,000	12,946	47,435	132,035
\$100,000 - 125,000	9,607	37,760	107,163
\$125,000 - 150,000	5,559	23,767	69,639
\$150,000 - 200,000	6,046	28,065	85,324
\$200,000+	10,326	47,363	136,93

Source: CoStar



For more information please contact:

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Peak Commercial does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the owner or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

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