

**2847 LEEWARD AVE  
LOS ANGELES, CA 90005**

**46 UNIT CONDOMINIUM DEVELOPMENT  
PERMITTED W/ PLANS - \$5,000,000**

2847 Leeward Ave, Los Angeles, CA 90005



# HOLLYWOOD

2847 Leeward Ave, Los Angeles, CA 90005



VERMONT AVE (+ 42,003)

WILSHIRE BLVD (+ 29,540)

7TH ST (+ 10,010)

LEEWARD AVE

8TH ST (+ 23,488)

HOOVER ST (+ 24,714)



## Site Summary

<b>Address:</b>	2847 Leeward Ave Los Angeles, CA 90005
<b>APN's:</b>	5077-015-020
<b>Sale Price:</b>	\$5,000,000
<b>Land Size:</b>	18,600 sq. ft.
<b>Lot Dimensions:</b>	120 ft. x 155 ft. (Frontage 120 ft.)
<b>Land Price:</b>	\$269 per sq. ft.
<b>Zoning:</b>	R4-2
<b>Transit Orient</b>	
<b>Communities:</b>	Tier 3 (TOC)
<b>Opportunity Zone:</b>	Yes
<b>State Enterprise Zone:</b>	Yes

## Property Highlights

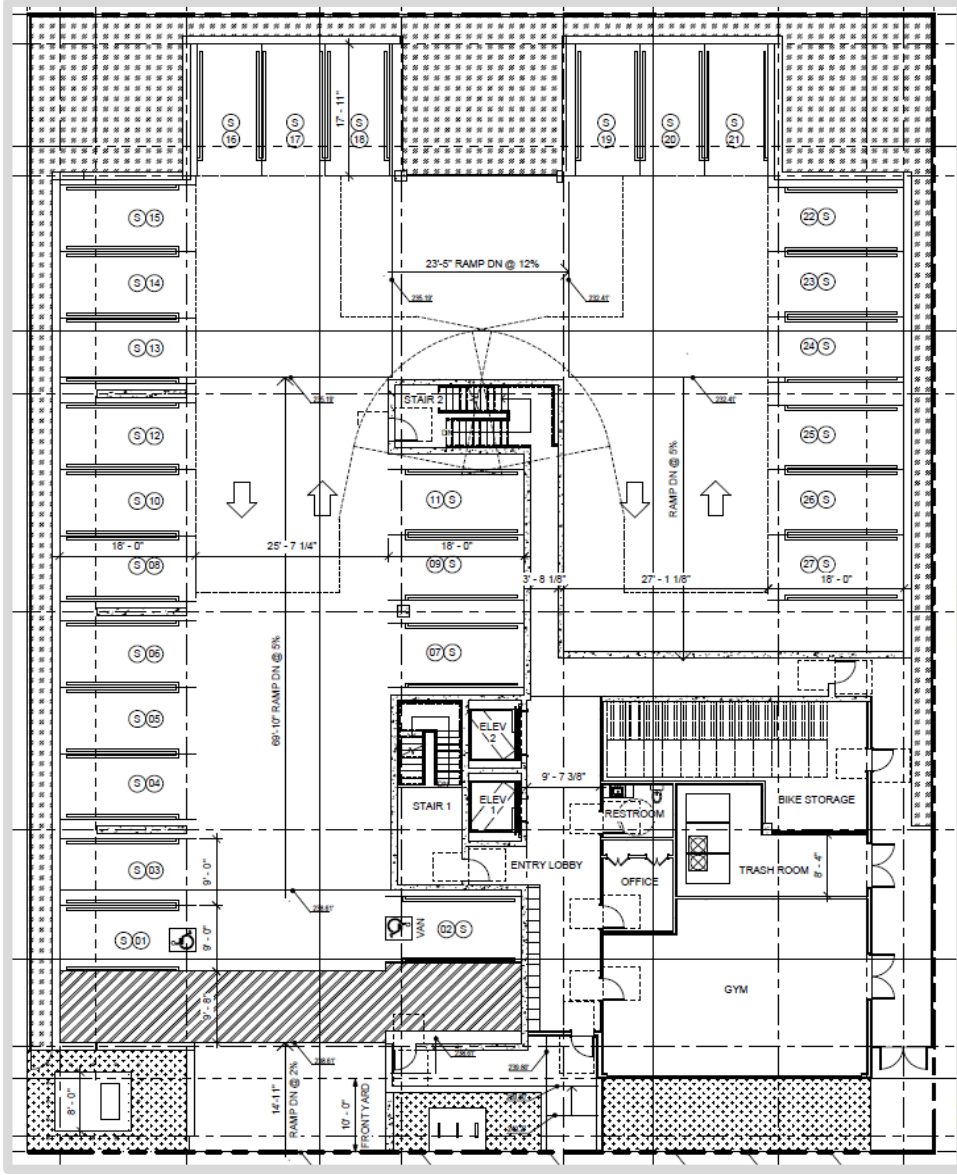
- \$1M+ in Permit, Plans & Entitlement included in offering price.
- Tenant relocation cost are included (Buildings have been Demolished.)
- Land use designated as a High Medium Residential with R4-2 Zoning.
- 120 ft. of frontage on Leeward Ave.
- Close proximity to public transit.
- Walk Score: Walker's Paradise (96)
- Transit Score: Excellent Transit (82)

## Development Summary

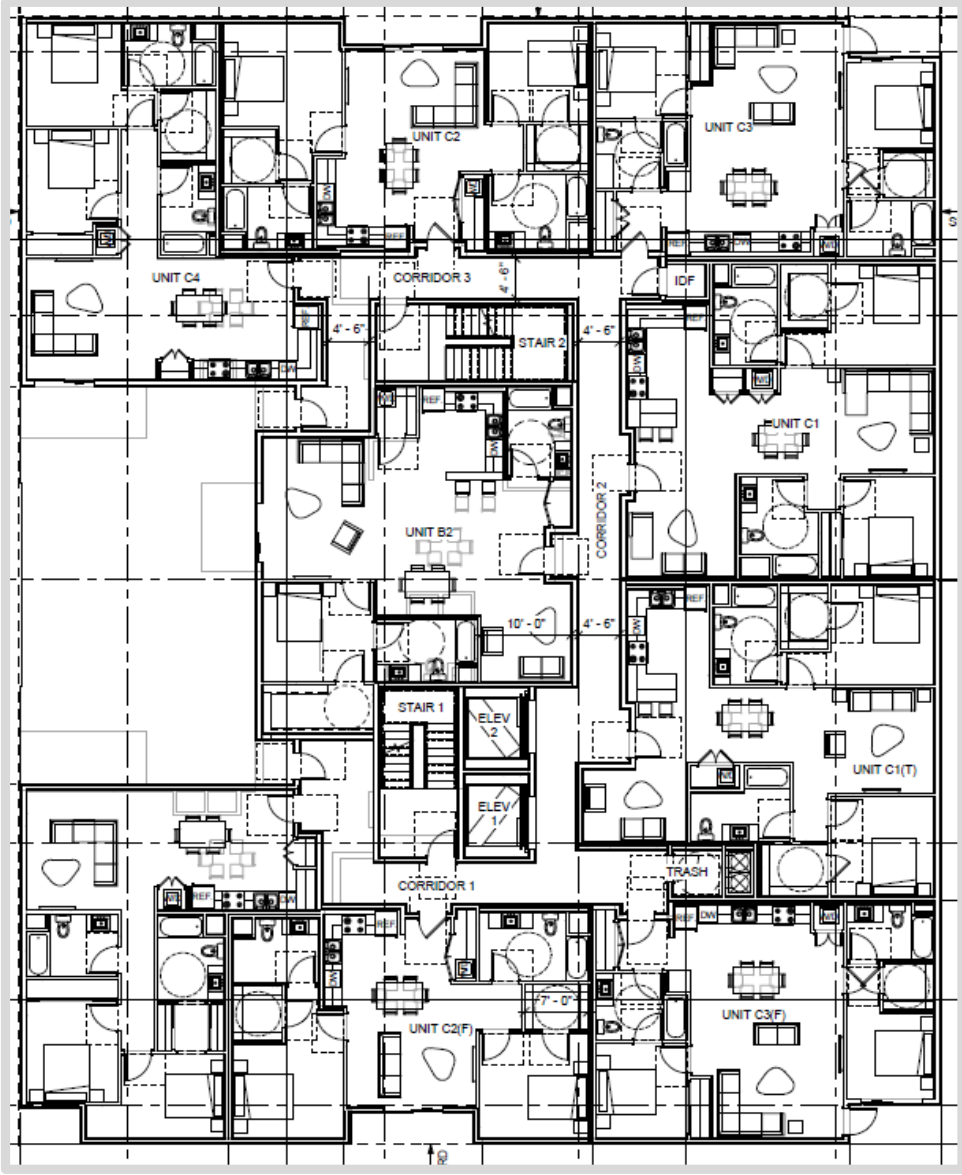
- 46-unit condominium development w/ 2 subterranean parking garages.
- Construction permitted issued January 11,2019
- Total Development Size: 102,397 sq. ft.
- Units: Forty Three (43) – 2Bd + 2Ba  
Two (2) – 1Bd + 1Ba  
One (1) – 1Bd + 2Ba
- Vesting Tentative Tract Map No. VTT-82230-CN approved by the City of Los Angeles. Tract Map located at 2841-2851 ½ W. Leeward Ave for 46 condominium units shown in the Wilshire Community Plan as of December 7, 2018.
- 83 Parking w/ additional 8 guest parking (91 Total Parking spaces)
- 51 Bicycle Parking Spaces





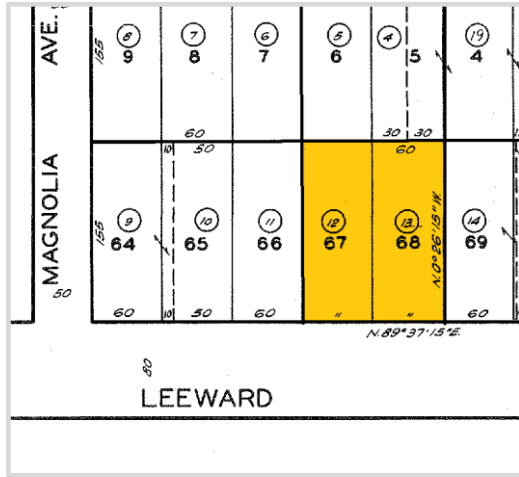


First Floor

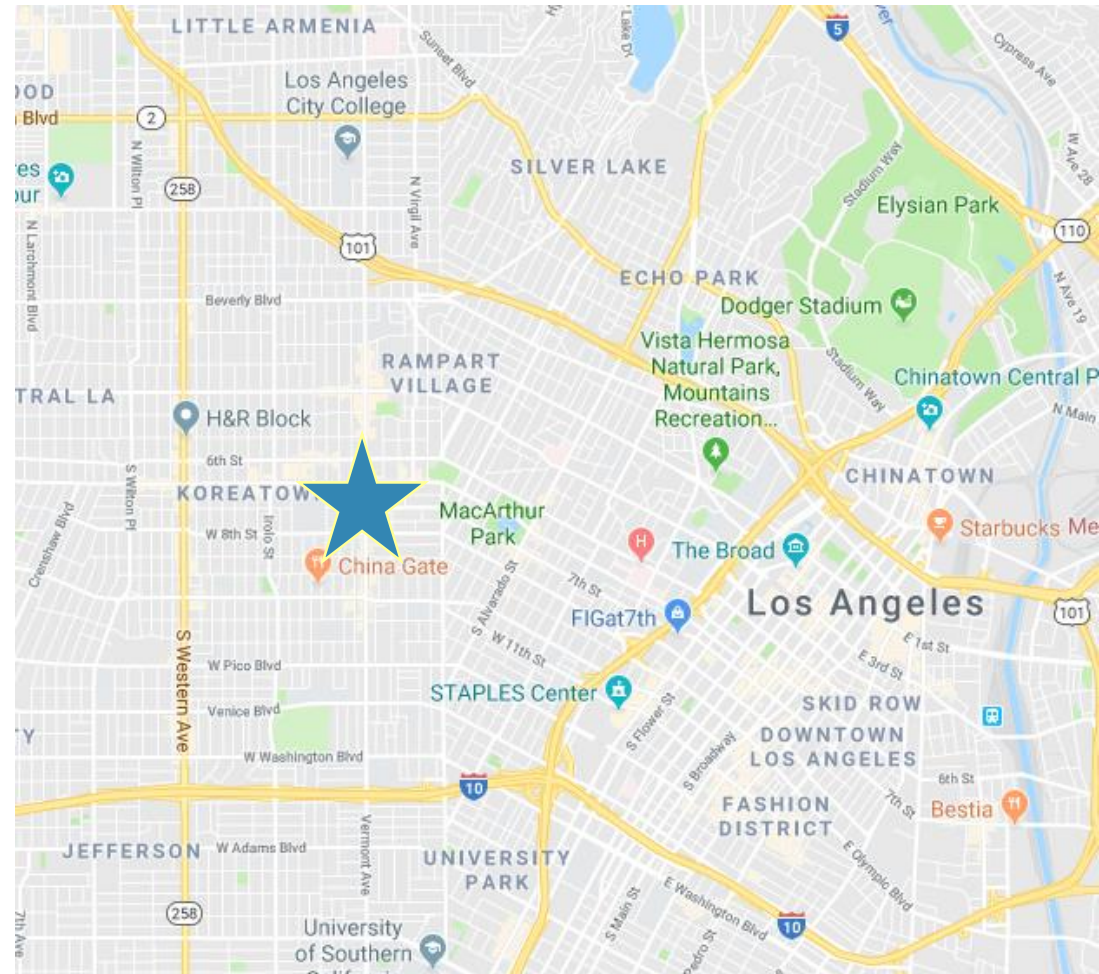
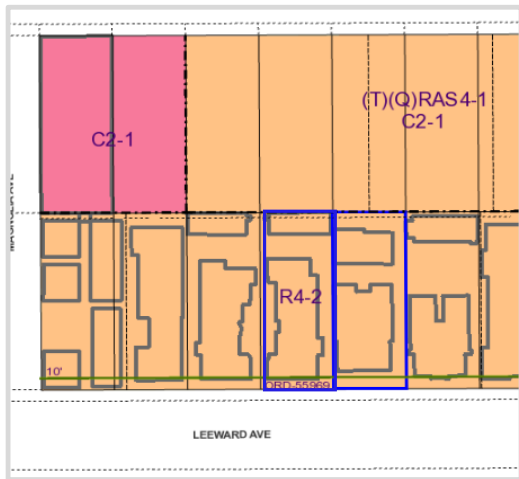


Second Floor

APNs: 5077-015-020



Zoning: R4-2



## Demographics

2019 TOTAL POPULATION  
WITHIN 3-MILE RADIUS  
1,318,916

2019 HOUSEHOLD INCOME  
WITHIN 3-MILE RADIUS  
\$41,943

2019 HOUSEHOLDS  
WITHIN 3-MILE RADIUS  
473,893

POPULATION GROWTH 2019 - 2024  
WITHIN 3-MILE RADIUS  
1.85%

HH GROWTH 2019 - 2024  
WITHIN 3-MILE RADIUS  
1.97%