

FOR SALE



**1523 Cambria Street
Los Angeles, CA 90017**

Price: \$1,200,000

- TOC Approved For 24 Units
- \$50,000 per Buildable Unit
- LAR4-2 Zoning (No Height Restrictions)
- Lot Size: 5,101 SF (\$235/SF)



Number of Units 3

APN 5142-024-017

Year Built 1920

Building (SF) 2,183

Lot Size (SF) 5,101

Zoning LAR4

There are three existing tenants
with month-to-month leases:

Unit Type	Monthly Rent
Studio	\$ 725
1BR	\$ 1,200
3BR	\$ 1,650
TOTAL	\$ 3,575

Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



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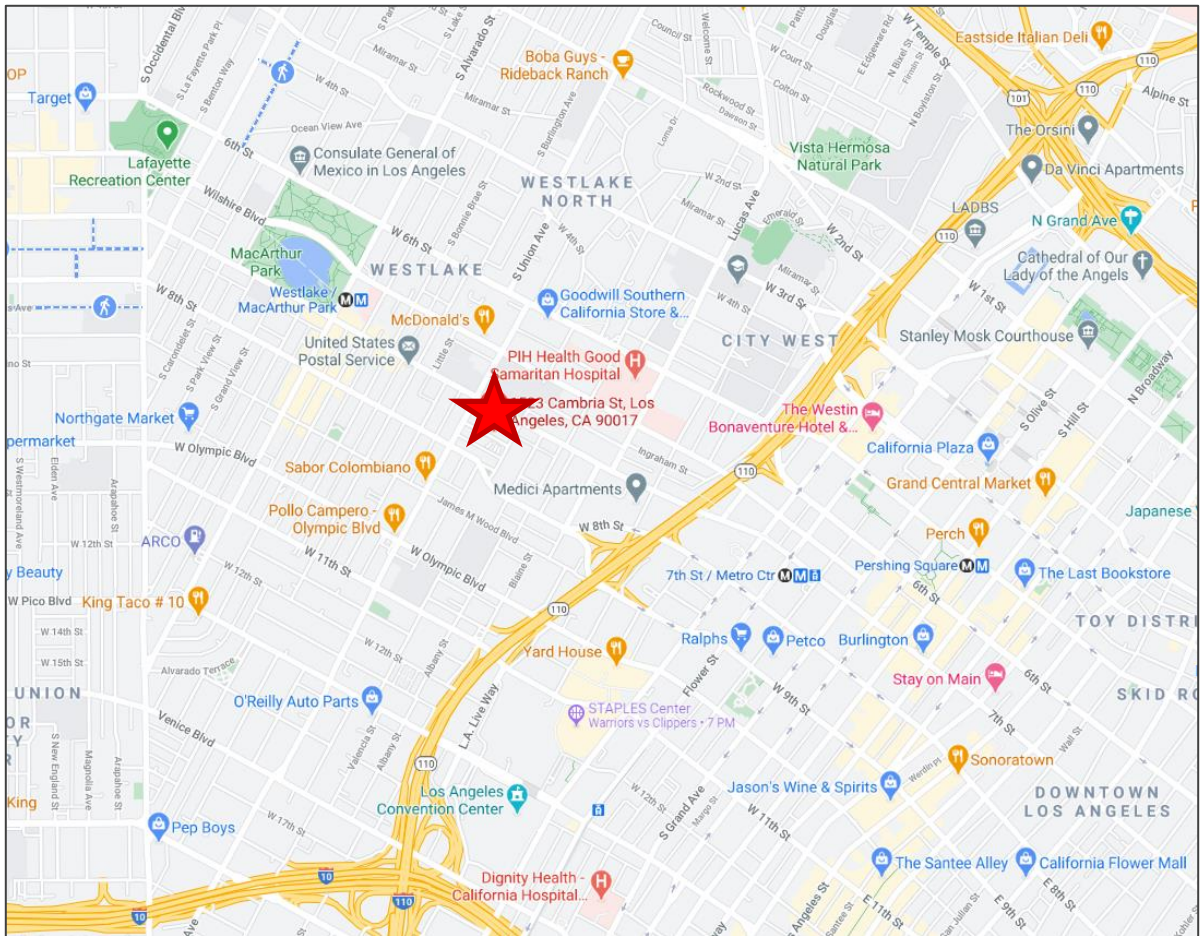
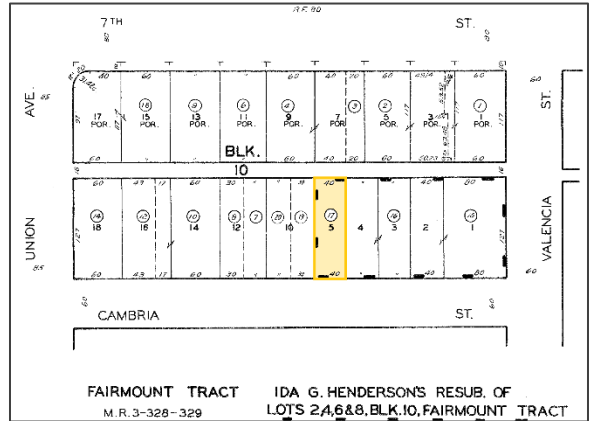


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Walk Score 94 Walker's Paradise
Daily errands do not require a car.

Transit Score 90 Rider's Paradise
World-class public transportation.

Bike Score 61 Bikeable
Flat as a pancake, some bike lanes.



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Westlake Neighborhood

Westlake is a residential and commercial neighborhood in [Central Los Angeles](#), California. It was developed in the 1920s, but many of its elegant mansions have been turned into apartments, and many new multiple-occupancy buildings have been constructed.

Undergoing revitalization, Westlake is a densely populated area centered on the historic MacArthur Park, with a lake and outdoor concerts. The iconic Westlake Theatre sign presides over discount stores and low-key Latin eateries, while hip galleries and bars have sprung up as artists move in. The Hayworth and Bootleg theaters show live acts, and Victorian homes line Bonnie Brae St., a former film-star enclave.

Westlake is flanked by [Silver Lake](#) to the north, [Echo Park](#) to the northeast and east, [Downtown](#) to the southeast, [Pico-Union](#) to the south and southwest and [Koreatown](#) to the west. Westlake touches [East Hollywood](#) on the northwest.

Driving Distance

Downtown LA	10 min
LA Live/Staples Center	5 min
Hollywood	20 min
USC	12 min
UCLA	25 min
LAX	25 min

2019 Estimates (US Census Bureau)	90017 Zip Code
Total Population	27,723
Median Age (years)	31.7
Median Household Income	\$35,605
Renters (as a % of Housing Stock)	95.8%

2018 Estimates (US Census Bureau)	City of LA
Total Population	3,990,456
Population / mile ² (2010)	8,092
Number of Households	1,373,864
Median Household Income	\$58,385



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Sales Comparables

1

**503 S Westlake Avenue
Los Angeles, CA 90057**

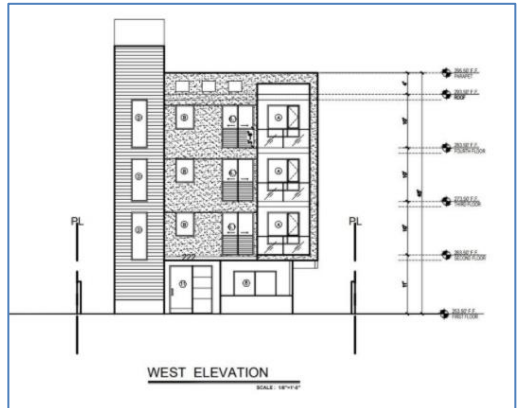
Date Sold	10/22/2019
Notes	TOC Tier 3 Zone Can build up to 36 units



2

**1822 W 4th Street
Los Angeles, CA 90057**

Date Sold	8/16/2019
Notes	TOC Tier 3 Zone Can build up to 29 units



3

**1517-1521 W 8th Street
Los Angeles, CA 90017**

Date Sold	5/16/2019
Notes	TOC Tier 3 Zone Can build up to 55 units



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