

PRIME HOLLYWOOD LOCATION ONE BLOCK FROM PARAMOUNT STUDIOS



5212 MELROSE AVE. HOLLYWOOD CA 90038

Exclusively Listed By:

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HOLLYWOOD BOUTIQUE HOTEL  
DEVELOPMENT OPPORTUNITY

## PROPERTY HIGHLIGHTS

<b>Price</b>	Call for details	<b>Year Built</b>	1921
<b>Building</b>	+/- 4,180 SF	<b>Zoning</b>	C2-1
<b>Land</b>	+/- 12,421 SF	<b>Units</b>	7 existing
<b>APN #</b>	5522-003-003	<b>Parking</b>	7 existing

## INVESTMENT HIGHLIGHTS

- Rare Hollywood boutique hotel development opportunity near **Paramount Studios, Raleigh Studios and Larchmont Village**
- Owner procuring entitlements for a **18-Room Hotel**
- Currently improved with seven (7) bungalows, six (6) are historic
- Plans for a small, truly boutique hotel featuring contemporary bungalow suites with large outdoor space
- Adjacent to Osteria La Buca, a highly acclaimed Italian restaurant/bar
- High demand level for hotels in this area due to a high concentration of media companies and lack of competition
- Located in an area experiencing tremendous growth due to its desirable proximity to the studios and well-paying jobs as well as Melrose and Larchmont Village amenities
- Paramount Studios' master plan for a major internal expansion to add 1.4M SF has been approved

## SUMMARY OF PROPOSED ENTITLEMENTS

**UNITS: 18**  
5 Bungalows  
13 New Units

Current Estimate For Entitlement Approval:  
**FALL 2019**



Six (6) bungalows to undergo major renovation; five (5) bungalows to be converted to stylish modern suites with large private patios; one (1) bungalow to be converted into a reception/ lounge



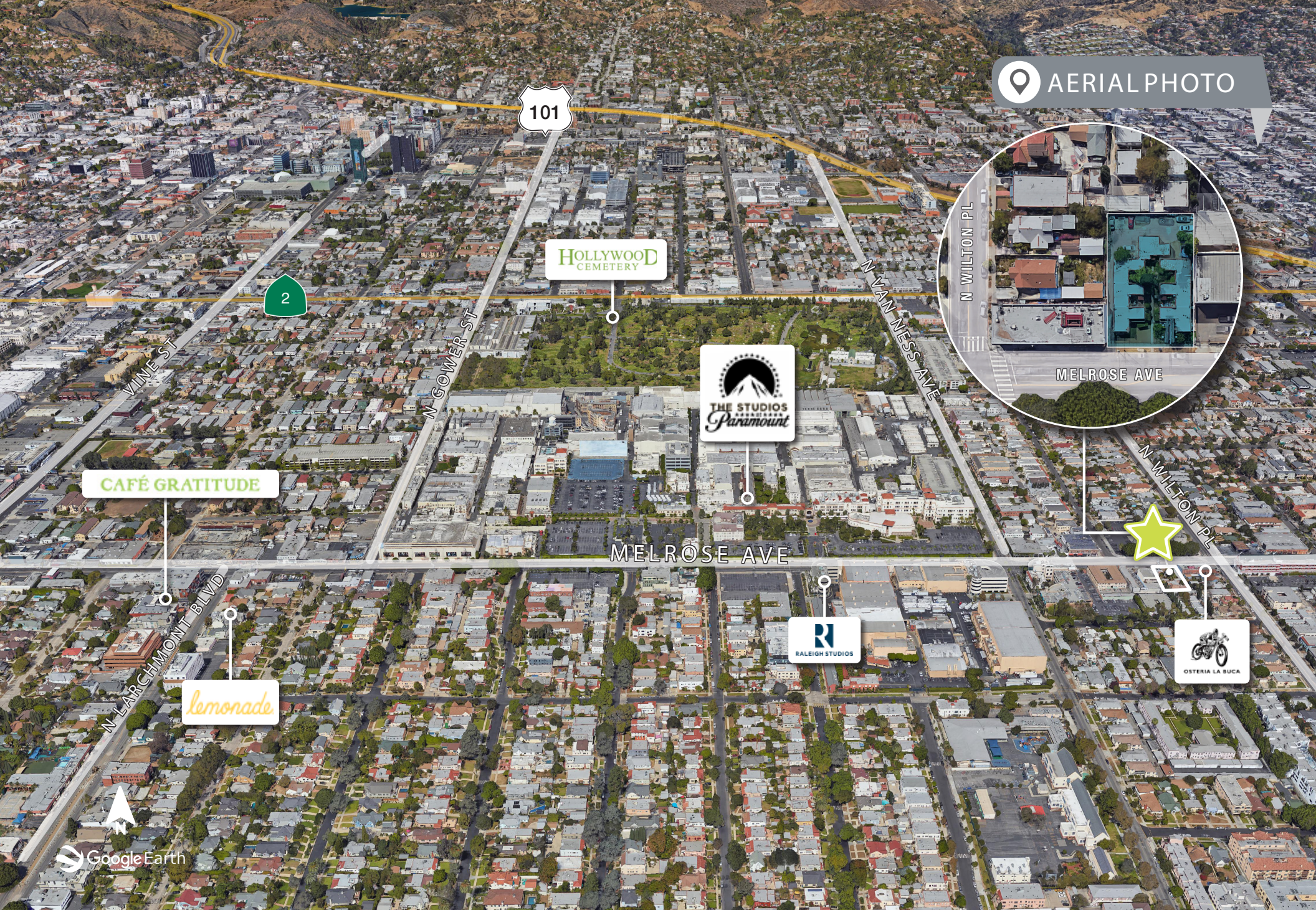
Plans include a new 4-story structure with thirteen (13) additional units in the rear portion of the property, featuring large patio decks and views



Parking to be provided under new structure by stacking lifts operated by an attendant

-Call For Full Plans and Renderings

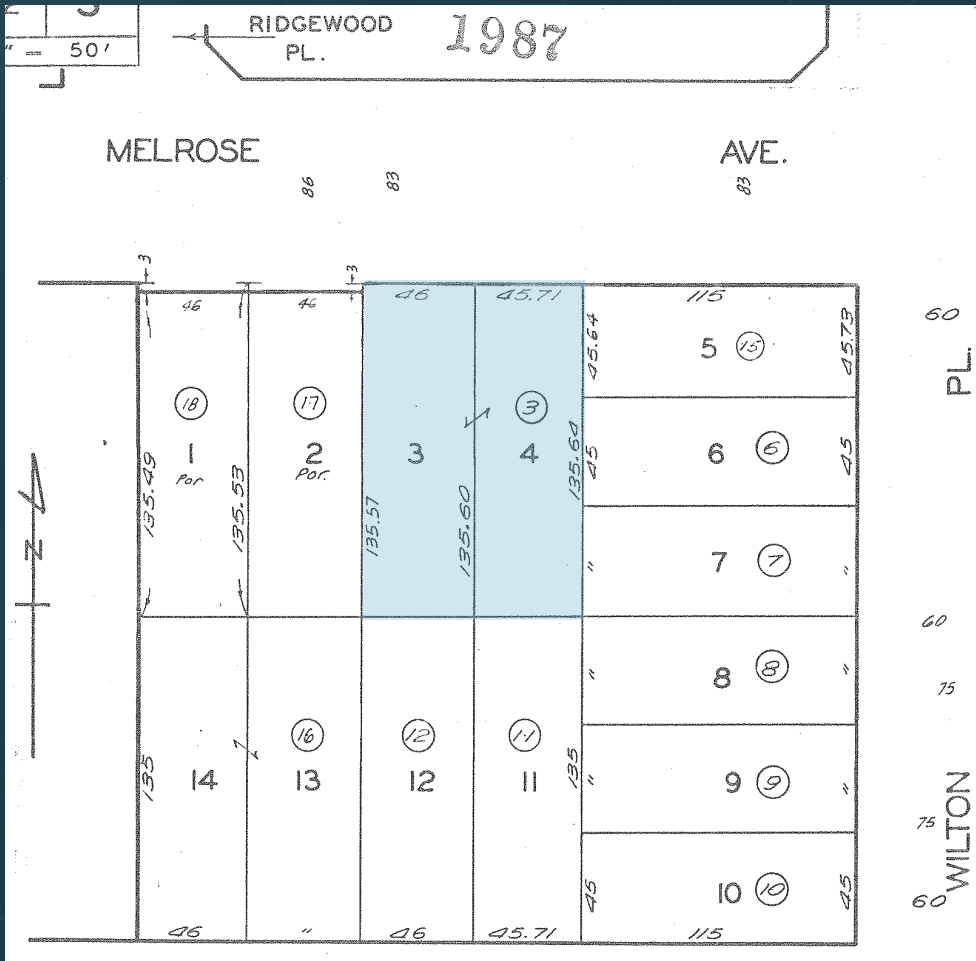
 AERIAL PHOTO



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## PARCEL MAP



## DEMOGRAPHIC HIGHLIGHTS WITHIN 5 MILES

Average Household Income **\$85,799**

Median Household Income **\$60,272**

2018 Population **1,113,513**

2023 Population\* **1,126,570**

2018 Households **466,663**

2023 Households\* **483,051**

## NEIGHBORHOOD HIGHLIGHTS

Walk Score® **88** Very Walkable

Transit Score® **53** Good Transit

\*Projection  
Source: Nai Capital Research; Applied Geographic Solutions

RENDERINGS



RENDERINGS

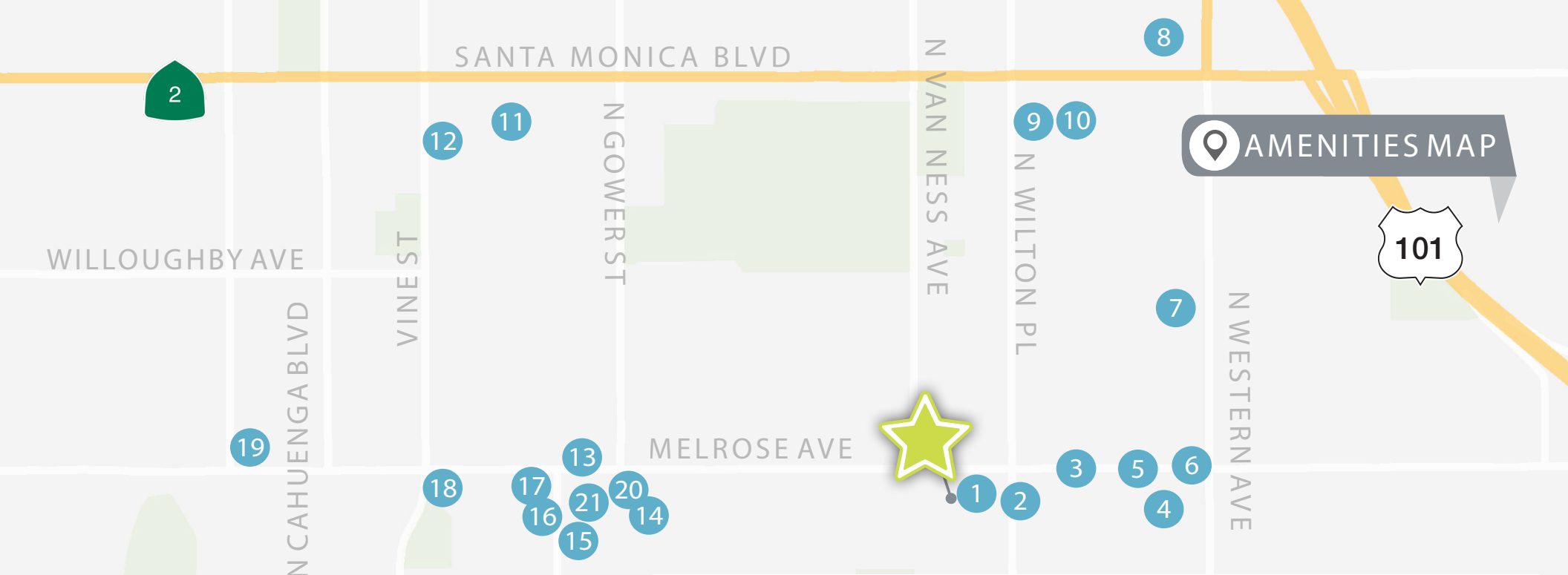


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HOLLYWOOD

N LARCHMONT BLVD

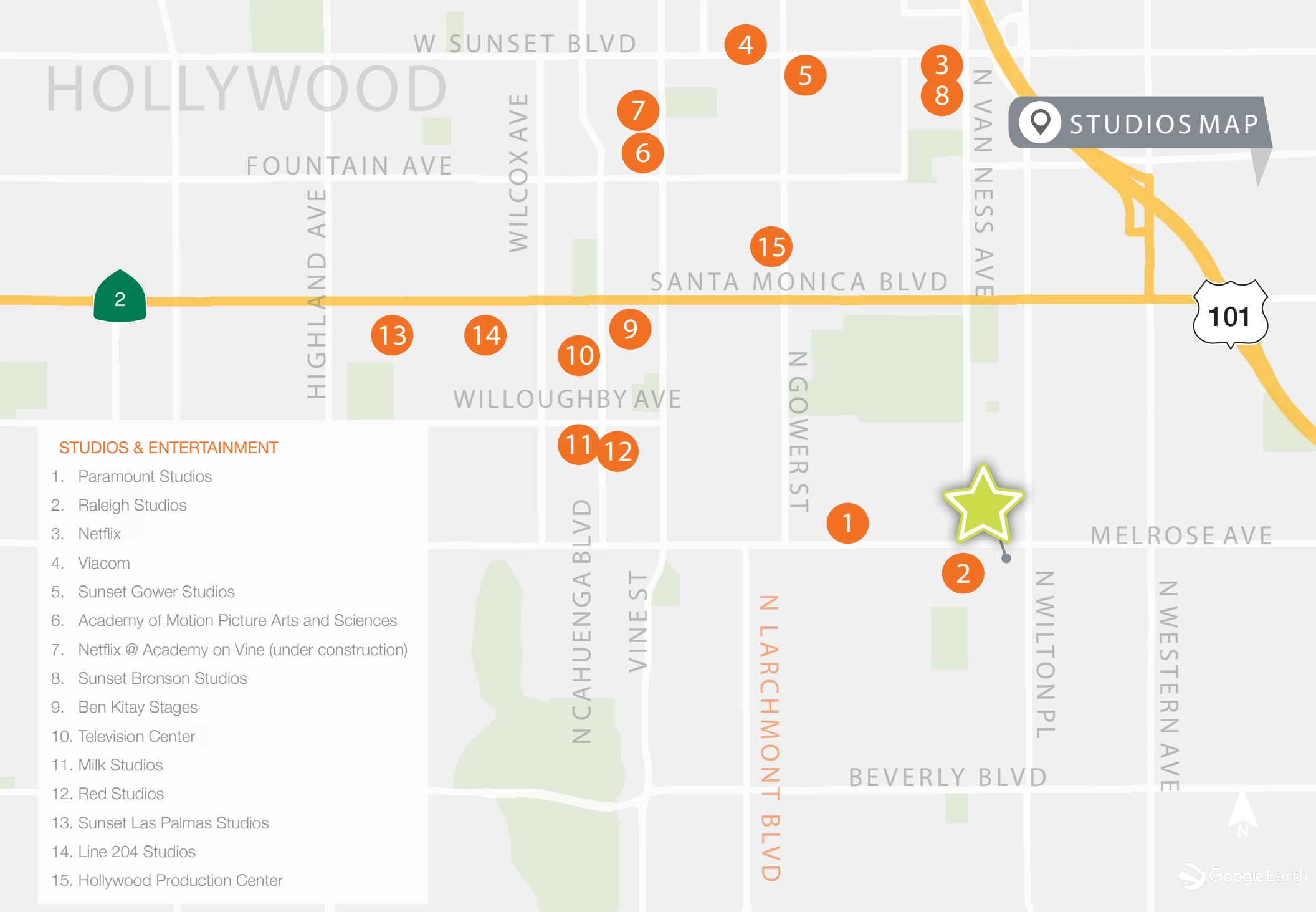
CAFE/ RESTAURANTS/ BARS

- |  |                              |
|--|------------------------------|
| 1. Osteria La Buca                             | 11. Black                    |
| 2. Hollywood Historic Hotel - The Edmon        | 12. Hunter & Charlie's       |
| 3. La Fonda Antioquena                         | 13. Astro Burger             |
| 4. Honey & Bacon Coffee House                  | 14. Lucy's El Adobe Cafe     |
| 5. Ilobasqueno Restaurant                      | 15. Lemonade                 |
| 6. Burgerim                                    | 16. Cafe Gratitude           |
| 7. Little San Salvador                         | 17. Osteria Mamma            |
| 8. La Descarga                                 | 18. Mario's Peruvian Seafood |
| 9. Prime Time Pub                              | 19. Providence               |
| 10. Gold-Diggers Bar, Hotel & Recording Studio | 20. Pour Vous                |
|  | 21. Coffee + Food            |



# HOLLYWOOD

## STUDIOS MAP



### STUDIOS & ENTERTAINMENT

1. Paramount Studios
2. Raleigh Studios
3. Netflix
4. Viacom
5. Sunset Gower Studios
6. Academy of Motion Picture Arts and Sciences
7. Netflix @ Academy on Vine (under construction)
8. Sunset Bronson Studios
9. Ben Kitay Stages
10. Television Center
11. Milk Studios
12. Red Studios
13. Sunset Las Palmas Studios
14. Line 204 Studios
15. Hollywood Production Center

SANTA MONICA BLVD

4

2

DEVELOPMENT MAP

HOLLYWOOD

N GOWER ST

N VAN NESS AVE

N WILTON PL

N WESTERN AVE

3

8

7

MELROSE AVE



1

6

5

NEARBY DEVELOPMENTS

N LARCHMONT BLVD

- 1. 667 N. Wilton Pl. - 34 Units
- 2. 501 N. Wilton Pl. - 88 Units
- 3. 747 N. Western Ave. - 44 Unit mixed use
- 4. 5601 Santa Monica Blvd.- 375 Unit mixed use with 370,000 SF retail
- 5. 5570 Melrose Ave. - 58 Unit mixed use
- 6. 5700 Melrose Ave. - 100 Unit mixed use
- 7. 5665 Melrose Ave. - 85 Unit mixed use
- 8. 5825 Cameford Ave. - 34 Units

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