

**5151-5153 Santa Monica Blvd**  
**1111-1115 N. Ardmore Ave**

**FOR SALE**



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**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# Property Details



## Purchase Price:

\$4,150,000\*

*\*Seller Financing available\**

## Price per SF Land:

\$192/SF

## Total Land Size:

21,612 SF

## Total Building Size:

3,514 SF

## Zoning:

C2-D & RD1.5

## TOC:

3

## Year Built:

Commercial – 1913

Residential – 1911

# Property Details

## Property Summary:

This is an incredible opportunity to purchase a prime corner lot in the heart of the East Hollywood. Conveniently located near off the 101 freeway, and just a short drive away from outstanding restaurants, luxurious homes, new developments, and the famous Hollywood Studios. This sought-after area faces scarcity in commercial and residential real estate, making this corner site ideal for various possibilities: from owner/user opportunities to ground-up development or pure investment purposes.

# Endless Possibilities

Corner properties located in busy areas with dense populations attract a diverse range of groups. The property lends itself to many uses that will serve the community.

## Development



<b>Units by Right:</b>	39 (34 Commercial / 5 Residential)*
<b>Units by Right with Density Bonus:</b>	71 (60 Commercial / 11 Residential)*
<b>Units by right with 100% Affordable:</b>	TBD

\* Unit calculations do not take into account the D restriction and buyer shall independently verify unit feasibility

## Owner/User (Industrial Yard / Car Lot)



## Investment Opportunity



# Financial Summary

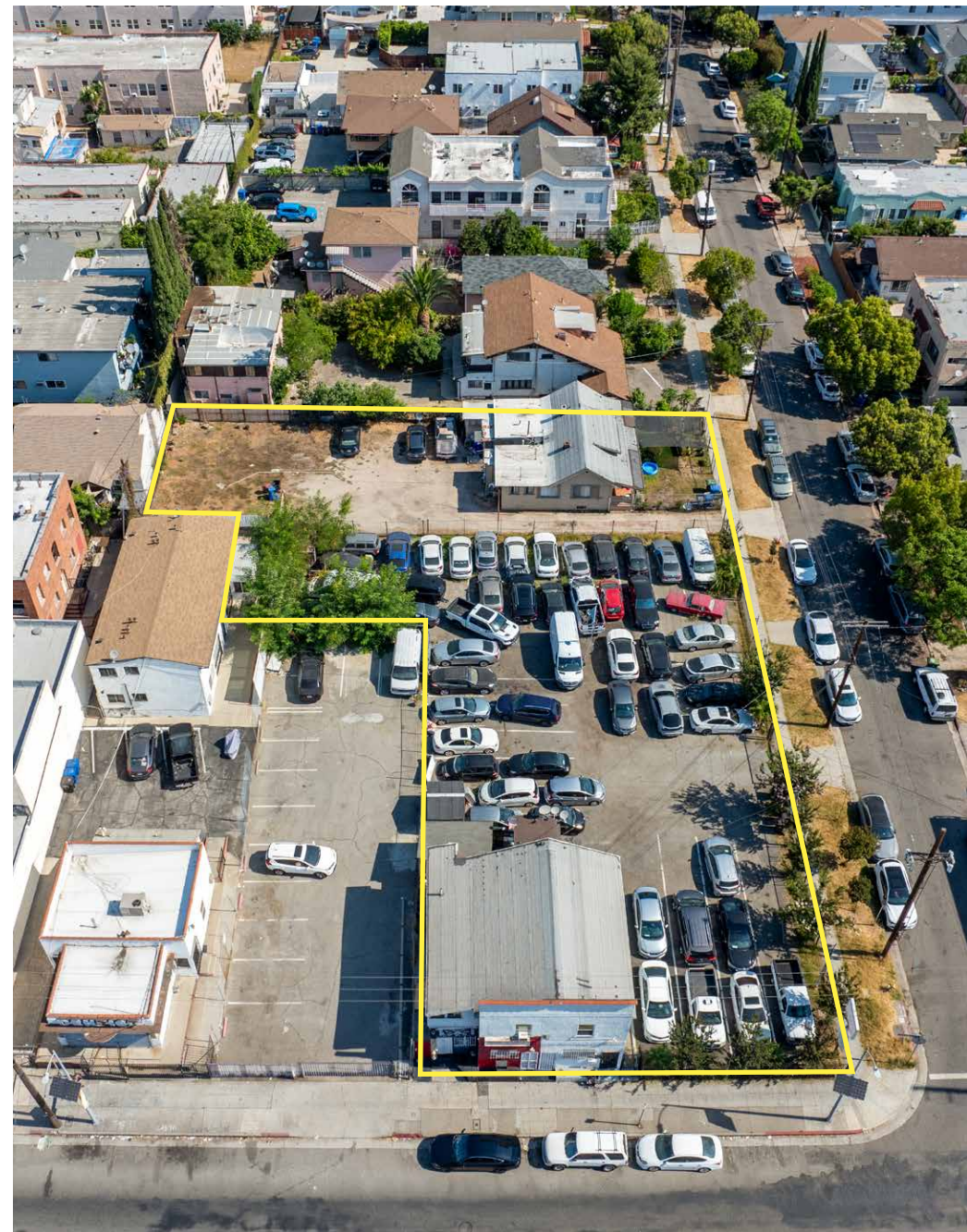
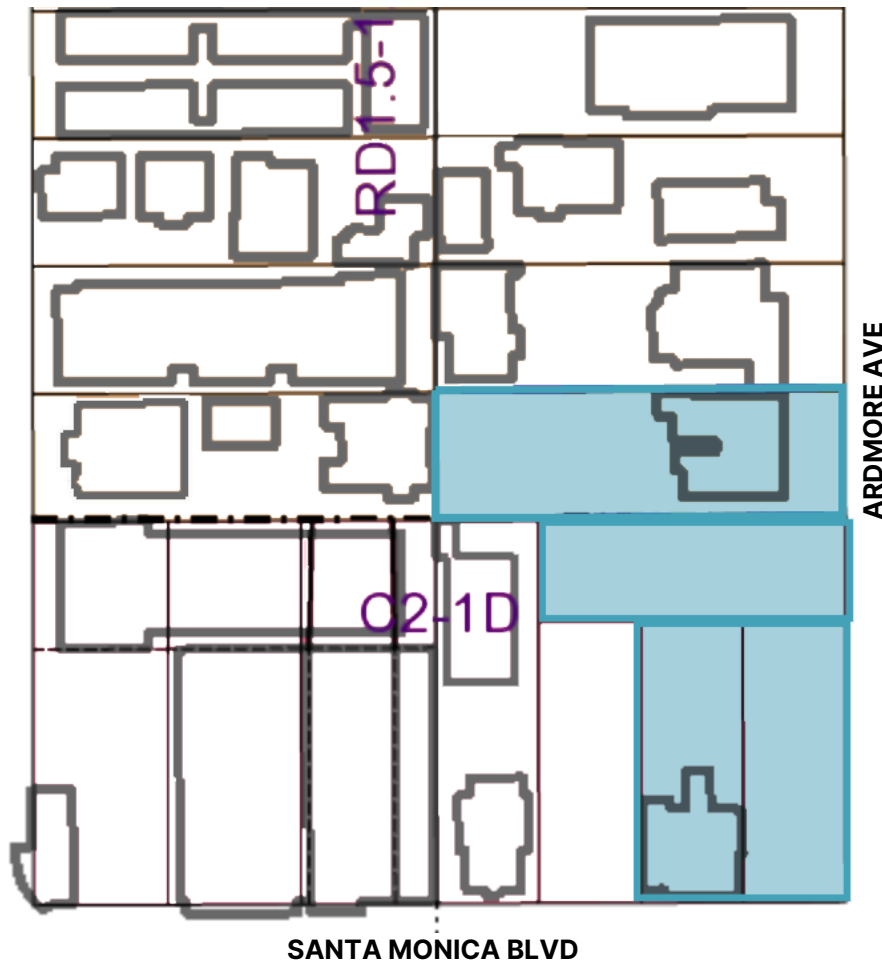
EXPENSES FOR SANTA MONICA	
Property Taxes @1.25%	\$51,875.00
DWP   Santa Monica	\$1,699.79
Insurance   Santa Monica	\$3,319.00
Maintenance   Santa Monica	\$175.00
Materia I Santa Monica	\$1,890.17
DWP   Ardmore	\$1,584.44
LAHD   Ardmore	\$620.83
City of LA   Ardmore	\$100.00
Maintenance   Ardmore	\$1,650.00
Insurance	\$2,849.00
Pest Control	\$240.00
<b>Total Expenses</b>	<b>\$65,763.23</b>
<b>Net Operating Income Current</b>	<b>\$79,004.29</b>
<b>Net Operating Income ProForma</b>	<b>\$243,236.77</b>

PRICING OVERVIEW	
Purchase Price	\$4,150,000
\$/SF Land	\$192.02
CAP Rate	1.90%
Pro Forma CAP	5.86%

Unit	Tenant	Use	SF	Occupancy	Tenancy History	Current Status	Monthly Rent	Pro Forma Rent	Lease Type	Zoning
5155	Raging Motors	Auto Sales & Vehicle Storage	±13,613 SF Parking Lot & ±450 SF Office	100%	10 years	MTM	\$7,500	\$15,000	Gross	C2-1D
5157	Oscar Velasquez	Barber Shop	±300	100%	5 years	MTM	\$1,000	\$1,500	Gross	C2-1D
5159	Oscar Velasquez	Storage	±325	100%	5 years	MTM	\$1,000	\$1,500	Gross	C2-1D
5153	Residential (3bd, 1BR)	Residential	±1,000	VACANT	-	-	-	\$4,000	Gross	C2-1D
1117	Residential (1BD, 1BR)	Residential	±750	100%	5 Years	MTM	\$1,800	\$2,000	Gross	R1.5
1119	Residential (1BD, 1BR)	Residential	±600	100%	20 Years	MTM	\$763.96	\$1,750.00	Gross	R1.5

Monthly Scheduled Income	\$12,064	\$25,750
Annual Scheduled Income	\$144,768	\$309,000

# Development Potential



<b>5151 Santa Monica Blvd:</b>	4,406 SF	C2-1D	Tier 3
<b>5153 Santa Monica Blvd:</b>	4,406 SF	C2-1D	Tier 3
<b>1111 N Ardmore Ave:</b>	4,800 SF	C2-1D	Tier 3
<b>1115 N Ardmore Ave:</b>	8,000 SF	RD1.5	Tier 3
<b>Total SF:</b>	<b>21,612 SF</b>		

# High Visibility and Demographics



EAST HOLLYWOOD

N KINGSLEY DR

N ARDMORE AVE



SANTA MONICA BLVD



7 | 5151-5153 SANTA MONICA BLVD & 1111-1115 N ARDMORE AVE

# Aerial Photo



# Area Overview

East Hollywood is a vibrant neighborhood located in the central region of Los Angeles, California. With a population of 63,580, it is bordered by Hollywood on the west, Los Feliz on the north, Silver Lake on the northeast, Koreatown on the south, and Rampart Village on the southeast. The neighborhood is easily accessible via major thoroughfares such as Hollywood Boulevard, Sunset Boulevard, Santa Monica Boulevard and Fountain Avenue.

The community of East Hollywood is actively involved in local development and improvement initiatives. Organizations and neighborhood councils work to enhance public safety, promote economic development, and preserve the area's cultural heritage. Several ground-up multifamily constructions are scheduled for development in the immediate area, poised to significantly alter the commercial and residential real estate landscape.



# Area Overview



- The neighborhood, experiencing heightened investment from the entertainment sector, is now host to Netflix, employing an average of 7,100 people in LA at an average annual salary of \$93,000.
- It is notable for being the site of Los Angeles City College, Barnsdall Park and a hospital district. There are seven public and five private schools, as well as a branch of the Los Angeles Public Library and three hospitals. It is noted for having some of the most top-tier medical facilities in LA
- Housing in East Hollywood primarily consists of a mix of apartment buildings, single-family homes, and condominium complexes. Almost two-thirds of the people living there were born outside the United States and 90% were renters. The neighborhood offers a range of housing options from historic homes in the Los Feliz adjacent area to more modern developments closer to Hollywood and Sunset Boulevard. The surrounding area features multiple Art Deco buildings such as the Hollyhock house, and the neighborhood has views of the Griffith Observatory.
- East Hollywood, a vibrant neighborhood in Los Angeles, offers a diverse array of restaurants and coffee shops that reflect the area's rich cultural mix and culinary influences. Popular restaurants include Saffy's, Found Oyster and Sqirl, and many locals enjoy neighborhoods like Thai Town and Little Armenia. From trendy cafes to authentic ethnic eateries, the neighborhood offers something for every palate and preference. The area is also known for its eclectic mix of shops, art galleries, and entertainment venues such as the famous Vista Theater, now owned by Quentin Tarantino .
- East Hollywood benefits from its central location with easy access to public transportation, including bus routes and Metro subway stations. Major highways such as the 101 Freeway provide convenient access to other parts of Los Angeles and surrounding areas. Named as LA's newest "It Neighborhood" by LA Magazine in 2023, it is a trendy, walkable neighborhood with excellent public transportation

# Contact Info

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