

**DEVELOPMENT
OPPORTUNITY**

MB
MICHELE BROWN
and the
REAL ESTATE PROFESSIONALS



**DELIVERED
100% VACANT**



OPPORTUNITY ZONE ■ R4 LOT ■ UP TO 18+ UNIT DEVELOPMENT

5526 LEXINGTON AVE



5526 LEXINGTON AVENUE **LOS ANGELES, CA 90038**

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A nighttime photograph of a cityscape, likely Los Angeles, viewed from an elevated position. The city lights are visible against a dark sky, with mountains in the background. A large, semi-transparent '01' is overlaid on the center of the image.

01

PROPERTY SUMMARY

5526 LEXINGTON AVENUE

LOT SIZE
±7,500

ZONING
R4

TOC RATING
TIER 3

BUILD UP TO
18 UNITS

OFFERING PRICE
\$1,799,000

EXISTING PROPERTY

BUILDING SF	▪ 1,465
UNITS	▪ 2
APN	▪ 5536-008-008
OPPORTUNITY ZONE	▪ Yes



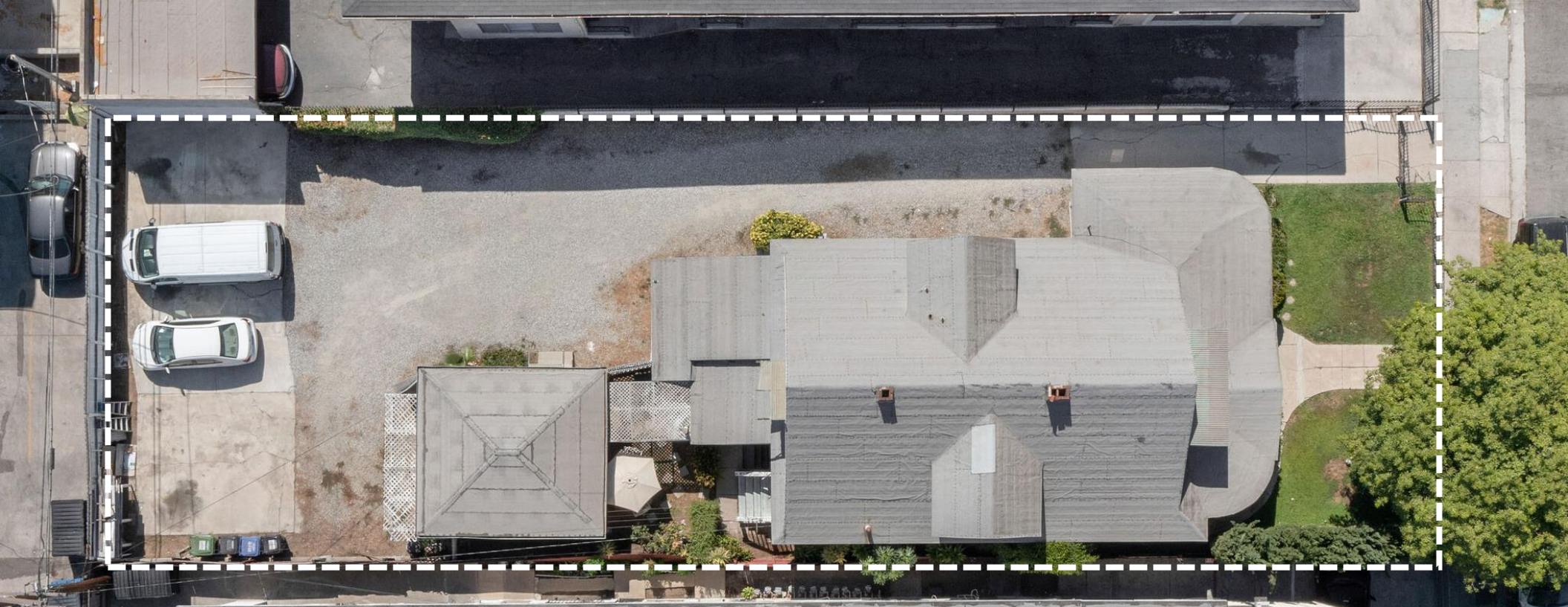
PROPERTY LAYOUT



5526 LEXINGTON AVENUE

5

+/- 7,500 SF LOT | DEVELOPMENT OPPORTUNITY



INVESTMENT OVERVIEW

Developers - Investors 7500 sf lot in Opportunity Zone, R4 lot, Tier 3 TOC Rating. Build up 18 units or more!! 2-story Victorian house with a detached single unit at the rear (south) of the property. 1 electric and gas meter, City report indicates 2 addresses, county land use is duplex use. Owner reports new electrical, new plumbing, and new foundation. Will be delivered vacant. Huge Development Potential!!!



**7,500 SF Lot in
Opportunity Zone**



**R4 lot, Tier 3 TOC
Rating**



**Huge Development
Potential – 18 Units or
More**



**Will Be Delivered
Vacant**

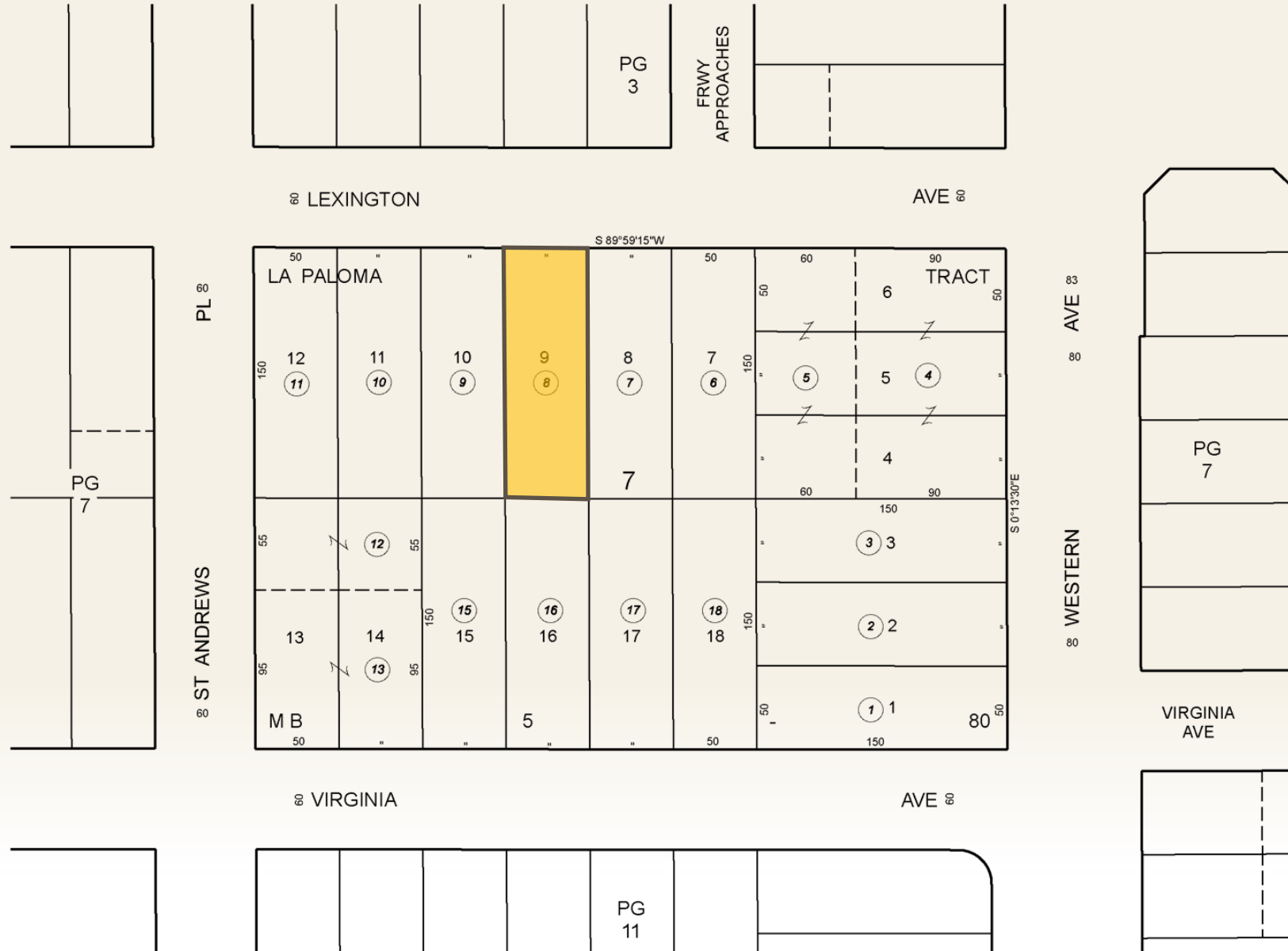


**93 out of 100
WalkScore**



**Moments to Major
Employment Hubs**

PARCEL MAP



A nighttime photograph of a cityscape, likely Los Angeles, viewed from an elevated position. The city lights are visible against a dark sky, with mountains in the background. A large, semi-transparent '02' is overlaid on the center of the image.






02

MARKET COMPARABLES

5526 LEXINGTON AVENUE

ON MARKET COMPARABLES

LAND SALES

PHOTO	ADDRESS	LOT SIZE	STATUS	PRICE	PRICE/SF LAND	ZONING
	1 4920 Fountain Ave Los Angeles, CA 90029	6,970	On Market	\$1,499,000	\$215.06	R3-1
	2 1114 N Heliotrope Dr Los Angeles, CA 90029	6,750	On Market	\$1,850,000	\$274.07	[Q]C2-2D - Tier 4
	3 1222 North Beachwood Dr Los Angeles, CA 90038	6,752	On Market	\$1,900,000	\$281.40	LAR3
	4 1165 N Berendo St Los Angeles, CA 90029	6,752	On Market	\$1,099,000	\$162.77	LARD1.5
AVERAGES		6,806		\$1,587,000	\$233.33	
	S Subject Property 5526 Lexington Avenue Los Angeles, CA 90038	7,496	On Market	\$1,799,000	\$239.99	R4 Tier 4

LAND SALES



A nighttime panoramic view of Los Angeles, California, showing the city lights and the Hollywood Hills in the foreground. A large, semi-transparent '03' is overlaid in the center of the image.

03

LOCATION OVERVIEW

5526 LEXINGTON AVENUE

HOLLYWOOD

CALIFORNIA

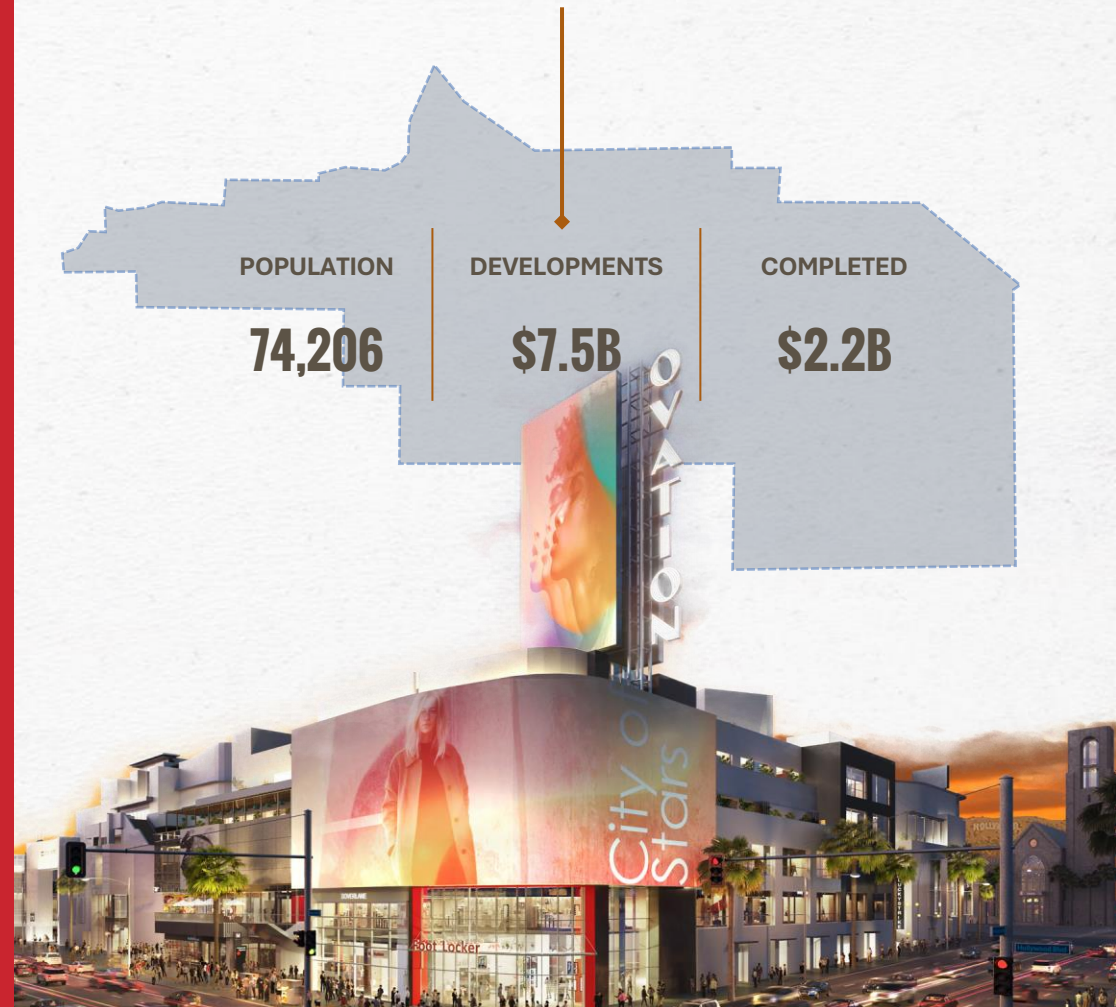
Few places carry the same immediate name recognition or intrigue as Hollywood. The neighborhood attracts a diverse mix of people from all over the globe to live and work in the world's creative capital. With its central location, modern amenities, and walkable scale as the "most walkable neighborhood" in Los Angeles, Hollywood has its own unique character that appeals to modern-day creatives.

ENTERTAINMENT CAPITAL OF THE WORLD

Known as the true entertainment capital of the world, Hollywood is a collection of meaningful, enduring, and iconic places. This district within the city of Los Angeles, California, is located northwest of downtown Los Angeles, it is bounded by Hyperion Avenue and Riverside Drive (east), Beverly Boulevard (south), the foothills of the Santa Monica Mountains (north), and Beverly Hills (west). After years of limited development, the city is BOOMING. It is now a model of urban revitalization bringing together educational, retail, hospitality and residential properties to an eclectic neighborhood.

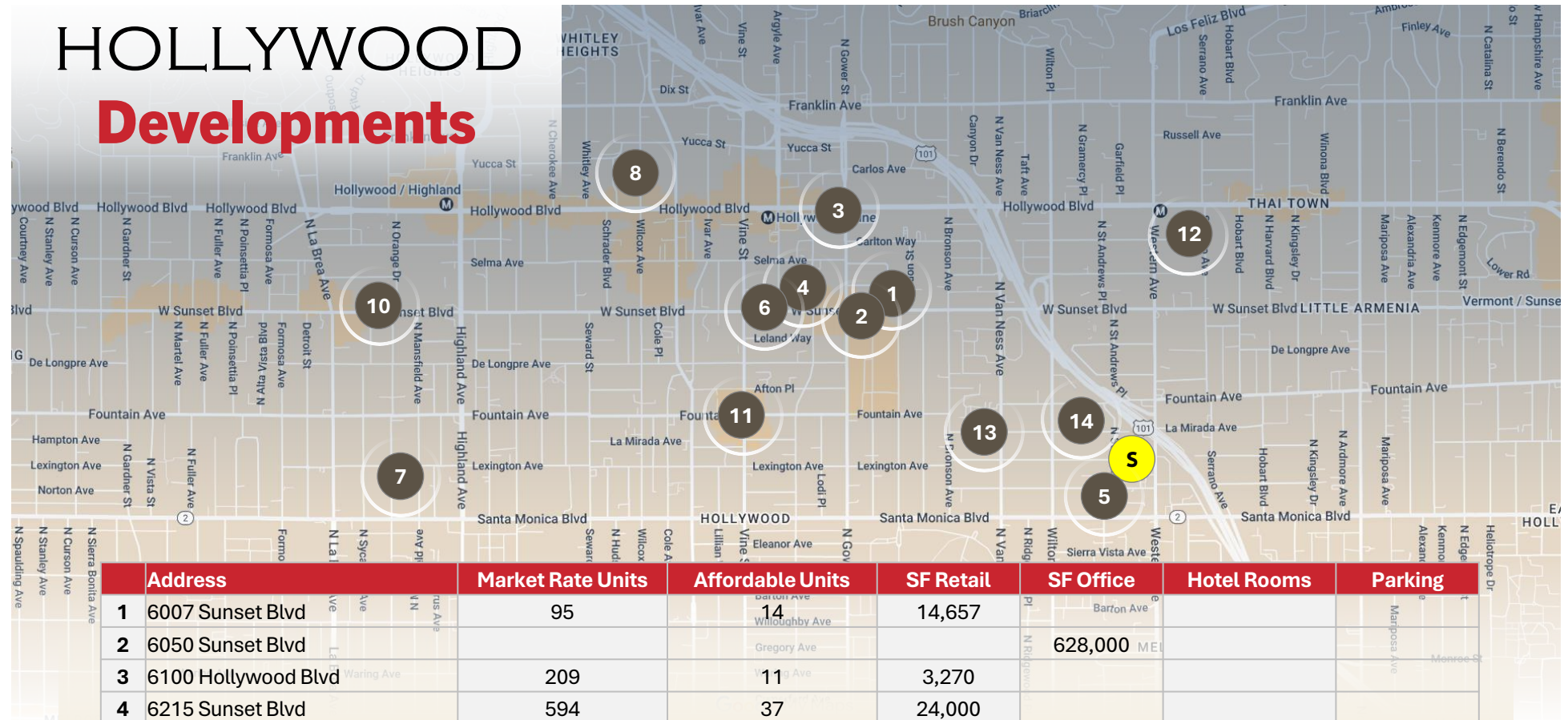
LOCAL ECONOMY

The area benefits from its proximity to a wide variety of major employers. In the immediate area are Capitol Records, Paramount Pictures, Kaiser Permanente, Hollywood Presbyterian Medical Center, Ticketmaster, Universal City Studios, Disney and Warner Bros. As such, residents have easy access to myriad jobs in the entertainment industry as well as the health care sector. Additionally, Hollywood offers easy commutes to major nearby employment hubs in Downtown Los Angeles, West Los Angeles, and the San Fernando Valley.



HOLLYWOOD

Developments



	Address	Market Rate Units	Affordable Units	SF Retail	SF Office	Hotel Rooms	Parking
1	6007 Sunset Blvd	95	14	14,657			
2	6050 Sunset Blvd				628,000		
3	6100 Hollywood Blvd	209	11	3,270			
4	6215 Sunset Blvd	594	37	24,000			
5	5601 Santa Monica Boulevard			12,300	500,000		981
6	6266 Sunset Blvd	170		9,300			284
7	1130 N. Orange Dr	24					21
8	1717 N. Wilcox Ave					132	
9	1000 N. Alfred Street	67				43	
10	7022 W. Sunset Blvd	112		2,850			60
11	1235 N. Vine Street			7,810	115,680		250
12	5424 W. Carlton Way	139					148
13	5817 Lexington Ave	34	4				
14	5642 W. La Mirada Ave		49				
TOTAL		1,444	115	74,187	1,243,680	175	1,744

WORLD-CLASS TOURIST DESTINATION



AREA LANDMARKS



OVATION
HOLLYWOOD

Ovation Hollywood is a prominent shopping, dining, and entertainment complex located at 6801 Hollywood Blvd, at the intersection of Hollywood Boulevard and Highland Avenue in Los Angeles, California. Formerly known as Hollywood & Highland, the center underwent significant renovations and rebranding in 2022.

The Dolby Theatre, located at 6801 Hollywood Boulevard in Los Angeles, is a premier entertainment venue renowned as the permanent home of the Academy Awards since 2002. Approximately 3,400 seats, designed to offer an intimate yet grand experience.



DOLBY THEATRE

HOLLYWOOD AMENITIES



TOP REGIONAL EMPLOYERS

HOLLYWOOD

NETFLIX

OWN
OPRAH WINFREY NETWORK

VIACOM



wework

SHOWTIME
NETWORKS

FUNNY
& DIE

LIVE NATION

technicolor

sunset
gower
STUDIOS

sunset
bronson
STUDIOS

5-MILE RADIUS

Children's
Hospital
LOS ANGELES
We Treat Kids Better



HOLLYWOOD PRESBYTERIAN
MEDICAL CENTER

KAISER PERMANENTE®

LACC
Los Angeles City College
The City's College

Cedars
Sinai



Touchstone Pictures



KCET



LEGENDARY

TOP EMPLOYERS

5-MILE RADIUS



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