

1905 Wilcox Ave.

LOS ANGELES, CA 90068

FOR SALE

BRAND SIGNAGE

Your Name Here

OFFERING MEMORANDUM



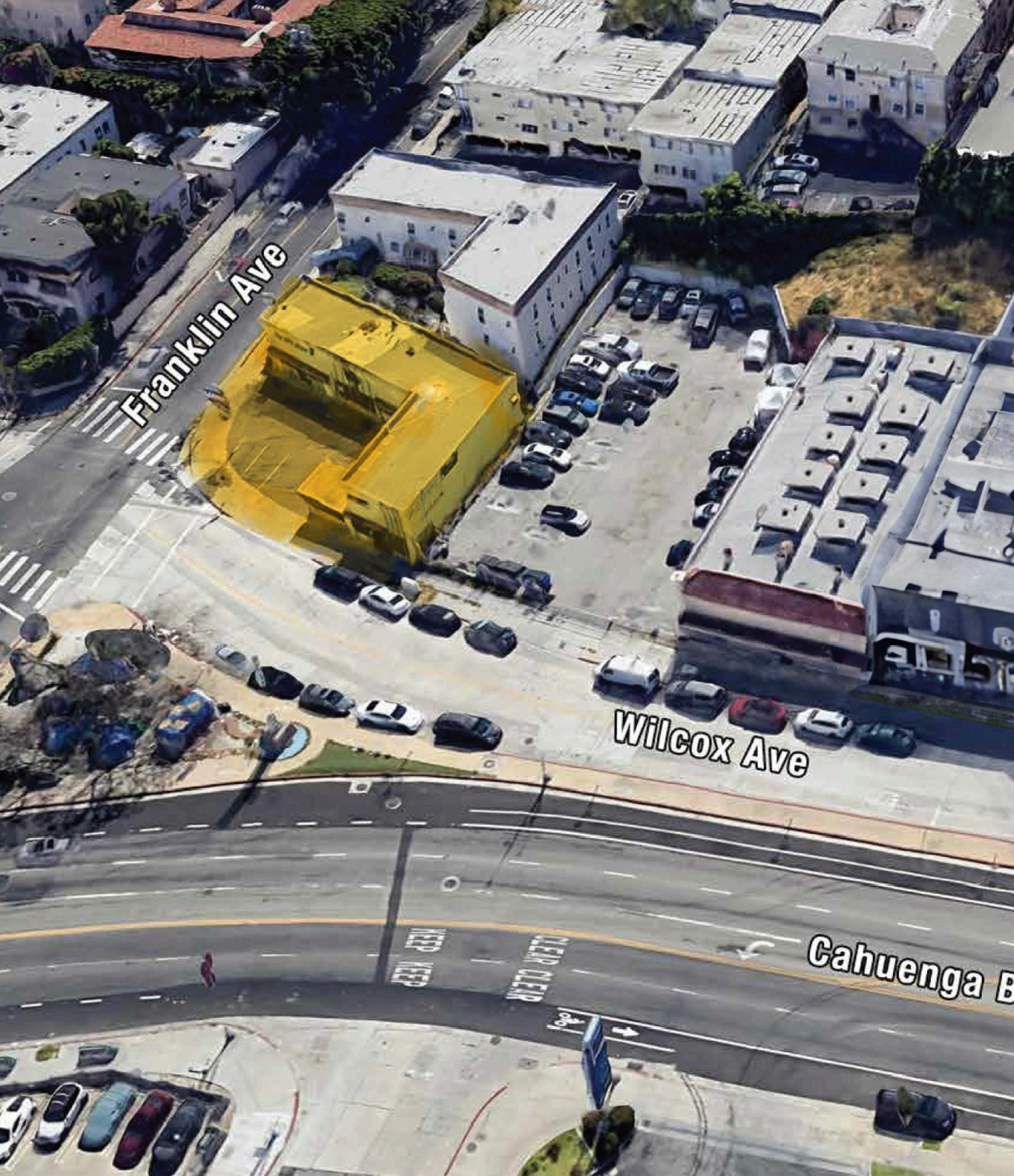
CITYSTREET
COMMERCIAL

Deal Overview

CityStreet Commercial is pleased to present an exceptional opportunity to acquire a property in the highly sought-after Hollywood Hills. Located at 1901 Wilcox Avenue, this property features a 3,312 square foot retail building on 7,166 square feet of land, offering prime street frontage on both Franklin Avenue and Wilcox Avenue, just east of Cahuenga Boulevard.

Built in 1952, the property is zoned LAR4, offering versatile development potential in one of Los Angeles' most iconic and desirable neighborhoods. However, it is important to note that the property is currently undergoing environmental remediation due to contamination. Full environmental reports are available upon request, providing transparency and detailed information about the remediation process.

The Hollywood Hills area is known for its scenic views, proximity to entertainment hubs, and vibrant urban lifestyle, making this property a unique opportunity for future development in a highly coveted location.



Location



Located at the intersection of Wilcox and Franklin Ave, this property is at the heart of Hollywood, benefiting from high visibility, heavy foot traffic, and strong retail presence, surrounded by a vibrant community of luxury single and multi-family homes. With quick access to major freeways and close proximity to Beverly Hills, Mid-City, Miracle Mile, and Hancock Park, it's no wonder Hollywood remains a top destination for both travelers and the entertainment industry.

The Hollywood Hills, just a stone's throw away, captivate visitors with breathtaking views and lavish accommodations, offering a seamless blend of opulence and personalized experiences. This iconic neighborhood, perched above the lively city, is renowned for its exclusive estates, famous hiking trails, and easy access to top Los Angeles destinations. From the chic culinary delights and buzzing nightlife of the nearby Sunset Strip to the rejuvenating world-class wellness centers, the Hollywood Hills are a haven for luxury and leisure. With a mix of celebrity hotspots, premier events, and spectacular scenery, the Hollywood Hills offer an unrivaled experience for those seeking the very best of LA's glamour and excitement.

Current Rent Roll



Unit No.	Tenant	Lease Type	Sq Ft (Approx.)	Rent Per Month	Rent Per Year	Lease Expiration
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1905	UPS	NNN	1,000	\$4,000.00	\$48,000.00	12/2027
1901	Vacant	NNN	2,500	\$9,000.00	\$108,000.00	Vacant

Total Sq Ft	Total Rent Per Month	Total Rent Per Year
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3,500	\$13,000.00	\$156,000.00
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*Approximate SF

Estimated Annual Expenses	Cap Rate	4.5%
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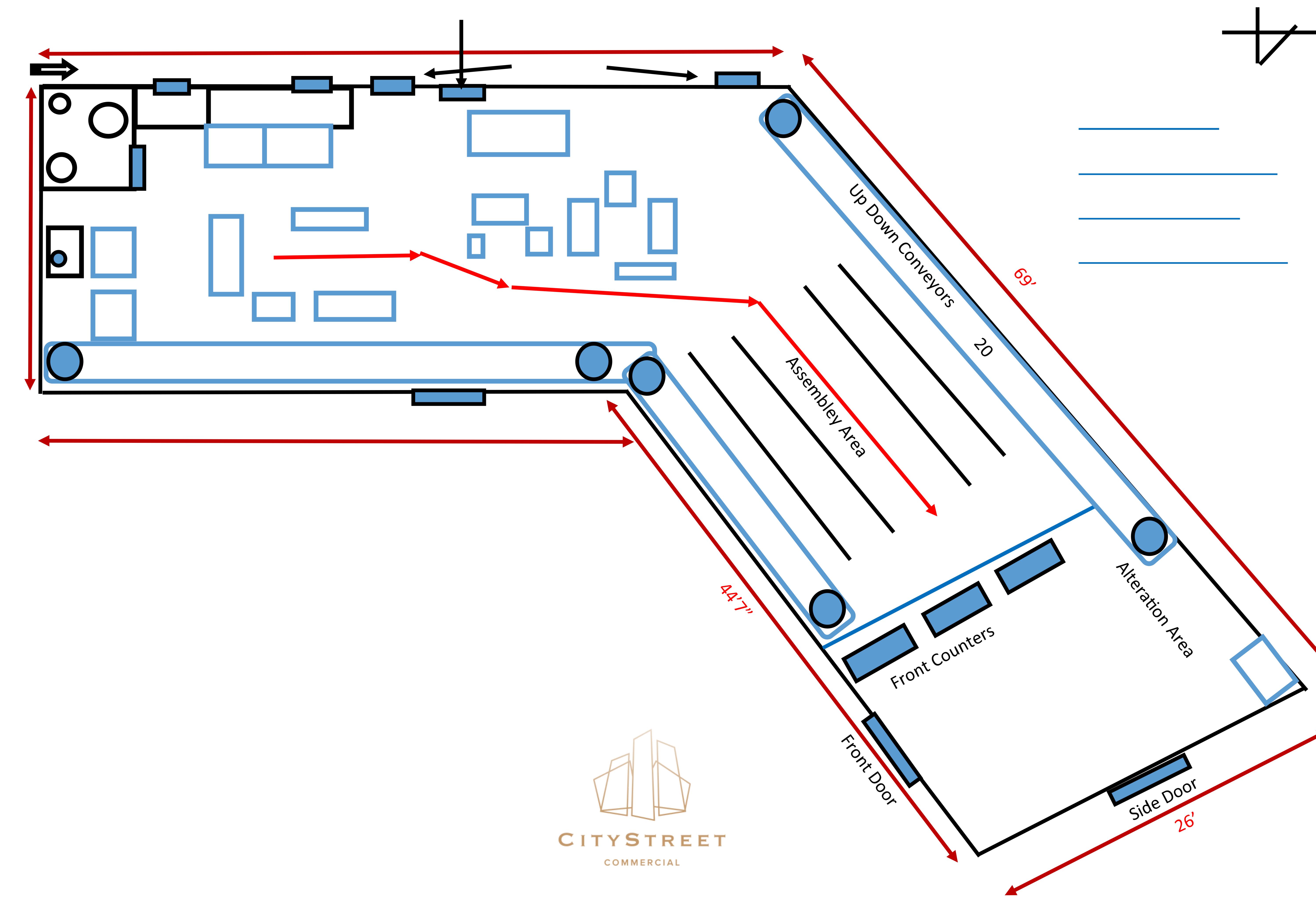
Gross Potential Rent	\$156,000.00	Gross Potential Rent	\$3,500,000
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Less Economic Vacancy	(\$4,680.00)	Less Economic Vacancy	\$1,056.76
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Net Operating Income	\$151,320.00	Net Operating Income	\$488.41
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Floor Plan



Office Development

GREATER HOLLYWOOD + HED

2
Projects Under Construction

HED

9
Projects Entitled

10
Projects Proposed

2,326,128
Total SF Entitled or Under Construction

1
Project Under Construction

5
Projects Entitled

3
Projects Proposed

1,769,533
Total SF Entitled or Under Construction

* Mixed-use development projects will be included in the accounting for each relevant market sector.

Development Potential

- Rapidly evolving area with multiple ground up developments
- Highly trafficked area with dense population and increasing demand for housing
- Traffic Count 50,000 Vehicles Per Day
- 29,000 Households within a 1 miles radius
- 1/2-block south of the Hollywood (101) Freeway
- 1/2-block north of Franklin Avenue
- Just minutes from numerous Hollywood attractions like Hollywood Bowl, Walk of Fame, and Hollywood Studios



Hollywood Demographics

\$55,053

Median Household Income in HED

36.5

Median Residential
Age in HED

31,469

Residential
Population

22,478

Population Density
(per square mile)

1.67

Avg. Household Size

54%

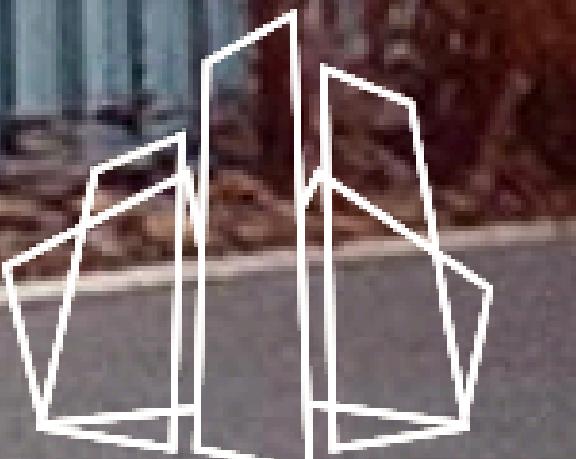
Bachelor's Degree
or Higher in HED

94%

Renter Occupied
in HED



Artistic Inspiration



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