

# RARE LARD1.5 LOT IN EAST HOLLYWOOD 1165 N BERENDO



OPINION OF VALUE

Prepared by  
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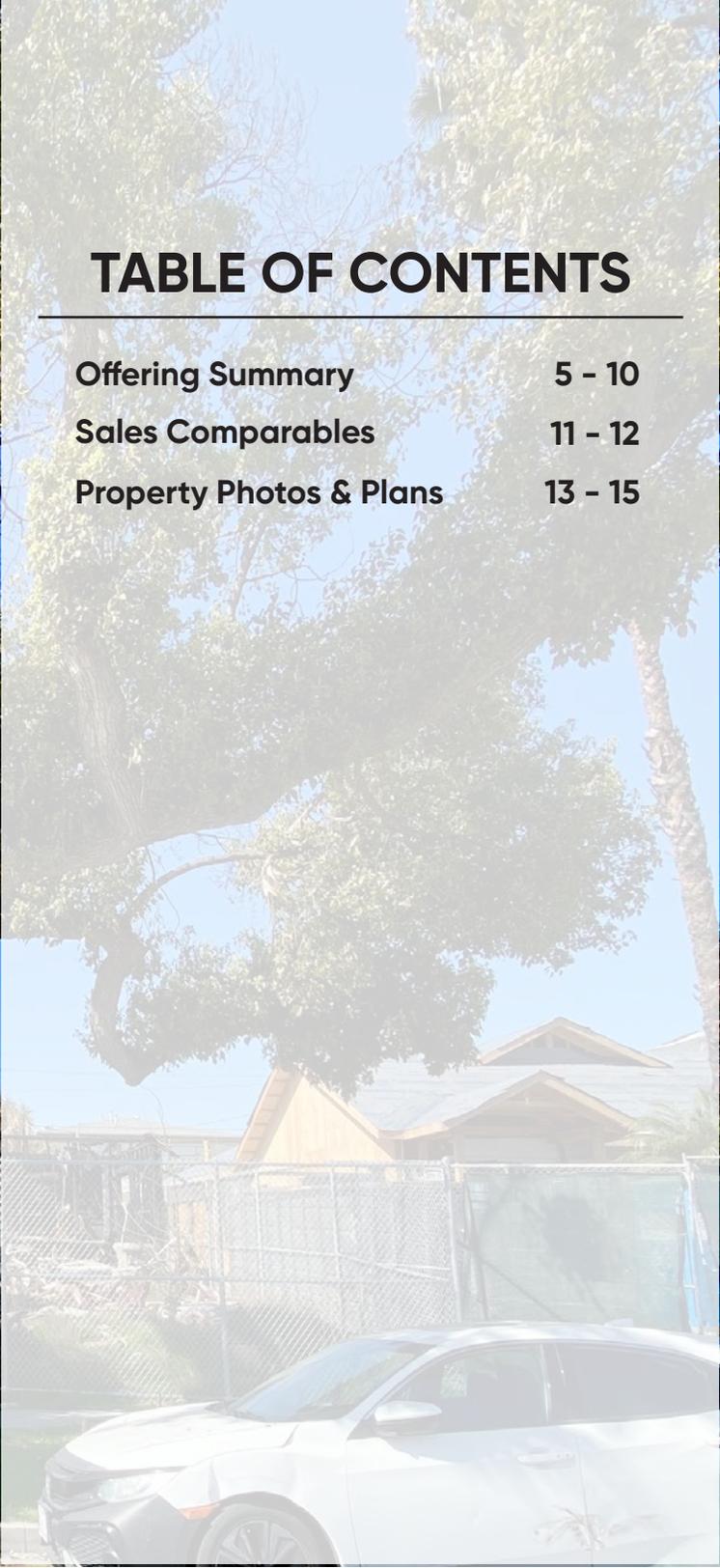
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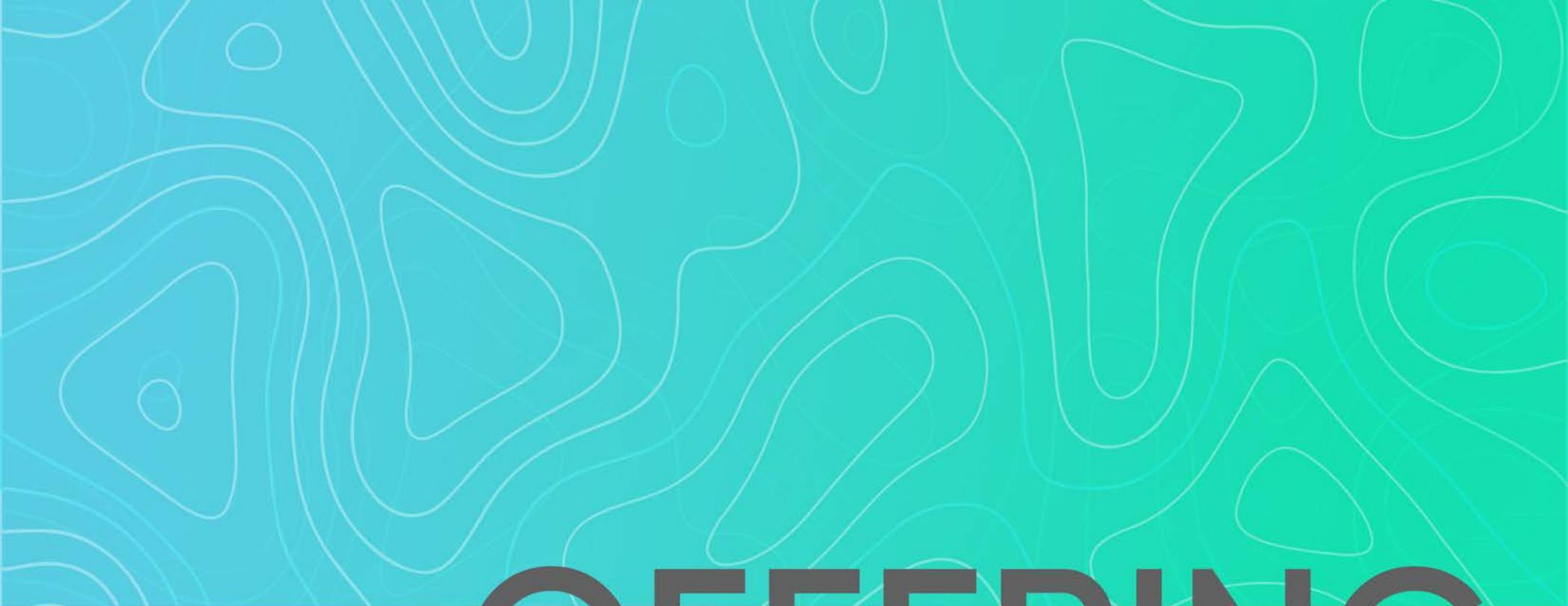


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# **OFFERING SUMMARY**

## OFFERING SUMMARY

The Land Specialists are pleased to present 1165 N Berendo St, an incredible opportunity to build a new construction multi-unit development in East Hollywood, walking distance to Silver Lake's Sunset Junction! 1165 N Berendo St is an SB-8 EXEMPT, NON-RENT CONTROLLED, OPPORTUNITY ZONE, FLAT, LARD1.5-1XL-zoned lot: an increasingly rare find in the LA landscape. With limited SB-8 exempt properties available, this is a prime chance to build without tenant relocation delays or replacement unit requirements—saving both time and money.

Situated just off Vermont and Sunset, this location offers unbeatable walkability to some of the city's most popular spots. Future tenants will love being steps from gourmet coffee at Go Get Em Tiger, brunch at Square One, and casual eats at HomeState and Maru Coffee. A short walk takes you to LA City College (a magnet for student renters), the Vermont/Sunset Metro Station for easy access to Downtown or Universal City (a draw for professional renters), and the bustling Kaiser Permanente medical campus. (ideal for medical staff who want to stay nearby and travel nurses). Barnsdall Art Park, Erewhon, and Sunset Junction are also less than a mile away, making this location as trendy as they come! With such strong demand for housing in this pocket of the city, new construction here is sure to command premium rents.

The LARD1.5 zoning allows for 4 residential units (+ potential for ADU's), and with Executive Directive 1 (ED-1) incentives, there's potential to maximize density and build more units than a traditional project. As the city continues pushing for more housing, ED-1 developments in prime areas like this could see significant long-term value growth.

New construction in this neighborhood sells at a premium, and rental demand remains strong due to the area's transit accessibility, job centers, and vibrant local scene. Developers can capitalize on East Hollywood's ongoing transformation and the constant need for high-quality housing. With the right design, this project could yield an exceptional return—whether you choose to build and sell or hold long-term for cash flow. Opportunities like this are becoming increasingly scarce—don't miss your chance to develop in one of LA's fastest-growing neighborhoods!



## PROPERTY OVERVIEW

<b>THE PROPERTY:</b>	Address:	1165 N Berendo St, East Hollywood, CA 90029
	APN:	5540-023-012
	# Developable Units:	4 by right + potential for ADU(s): Buyer to do their own due diligence
	Current Building on Lot:	Debris from an old SFR
	Lot Size (SF):	6,752
	Rent Control:	No
	Zoning:	LARD1.5-1XL
	Opportunity Zone:	Yes
<b>THE OFFERING:</b>	List Price:	\$1,099,000
	Price Per Lot SF:	\$162.77

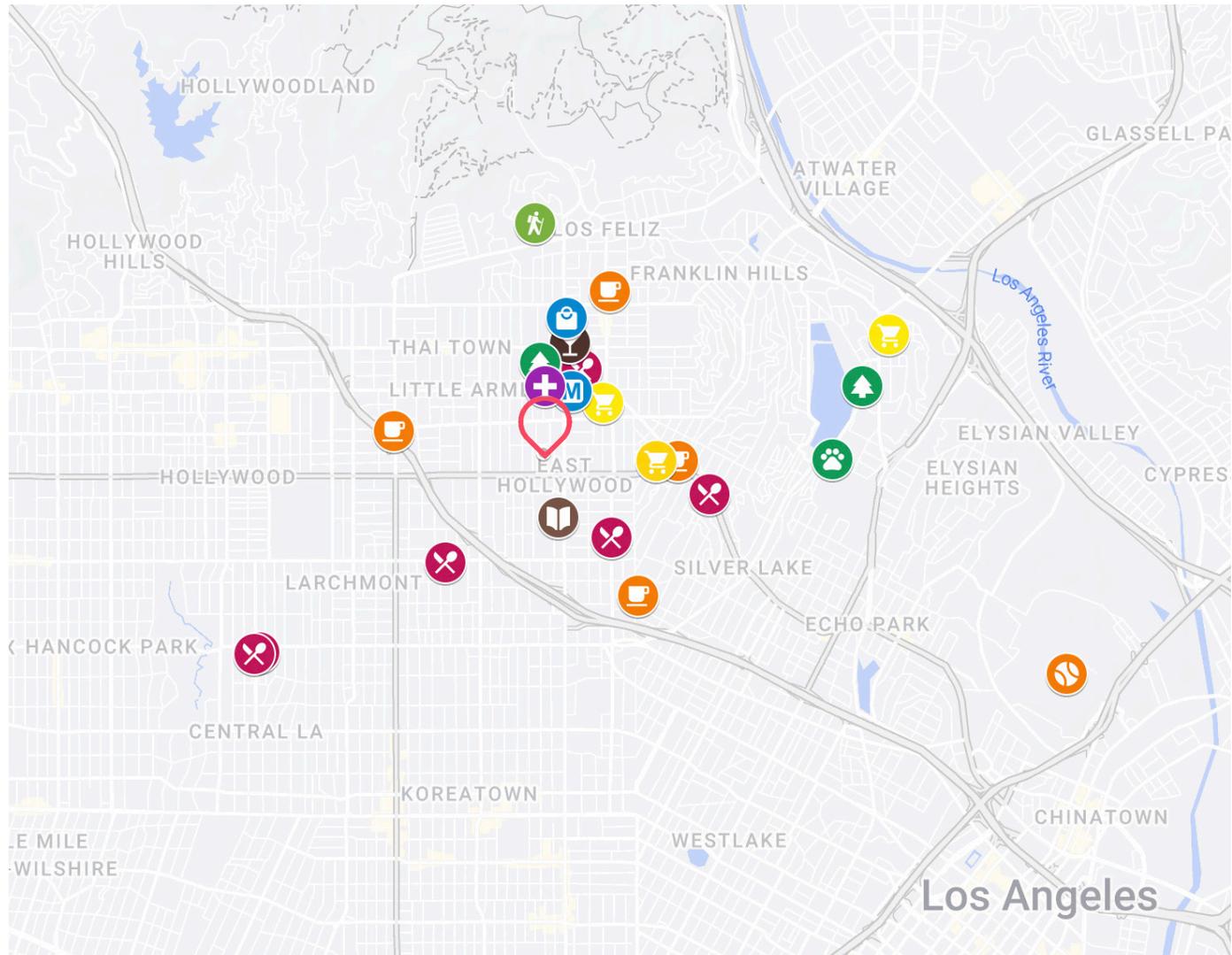
## INVESTMENT HIGHLIGHTS



- No rent control on the future project!
- SB-8 EXEMPT!
- Large (6,752 SF), 50 foot wide flat lot, ideal for a new construction project.
- No relocations needed!
- No rent control on the future project!
- LARD1.5 zoning
- Potential for additional density using ED-1 incentives.
- Prime East Hollywood location, walking distance to Go Get Em Tiger, Square One, HomeState, and the Vermont/Sunset Metro Station.
- Barnsdall Art Park, Griffith Park, and Silver Lake's Sunset Junction just minutes away.
- High-demand rental market, attracting medical professionals from Kaiser Permanente, students and faculty from LA City College, and young professionals working in Hollywood, Netflix, and nearby tech and entertainment hubs.
- New construction in this neighborhood commands premium rents and high resale value.

## LOCATION HIGHLIGHTS MAP

- Go Get Em Tiger
- HomeState
- Maison Matho
- Levain Bakery
- Courage Bagels
- Millie's Cafe
- Maru Coffee
- Intelligentsia Coffee
- Cafecito Organico Silver Lake
- Starbucks
- Mirate
- Erewhon Silver Lake
- Whole Foods Market
- Vons
- Skylight Books
- Sunset/Vermont Metro Station
- Los Angeles City College
- Barnsdall Art Park
- Silver Lake Meadows
- Silver Lake Dog Park
- Los Feliz Heights Steps
- Dodger Stadium
- Kaiser Permanente



## LOCATION HIGHLIGHTS



- High-demand rental market, attracting medical professionals from Kaiser Permanente, students and faculty from LA City College, and young professionals working in Hollywood, Netflix, and nearby tech and entertainment hubs.
- Just minutes from top coffee spots like Go Get Em Tiger, Maru Coffee, and Dinosaur Coffee—renowned for their specialty brews—alongside beloved eateries like HomeState and Sqirl, with Erewhon Silver Lake, an upscale organic market, just a short drive away.
- Walkable & Transit-Friendly – Less than a 5-minute walk to the Metro Red Line at Vermont/Sunset, making commutes to Downtown LA, Hollywood, and Universal City a breeze. Easy access to the 101 Freeway for quick trips across the city.
- Culinary Hotspots Nearby – Steps from local favorites like Bolt EaHo (craft coffee + brunch), DeSano Pizzeria (authentic Neapolitan pies), and Angry Egret Dinette (creative Mexican-American sandwiches). A short drive to Sqirl, HomeState, and Erewhon Silver Lake.
- Perfectly positioned near Sunset Junction, Griffith Park, and the iconic Hollywood entertainment district, offering a seamless blend of outdoor recreation, nightlife, and cultural attractions.
- A 10-minute bike ride to Griffith Park, offering hiking, picnics, and unbeatable city views. Close to Barnsdall Art Park—home to Frank Lloyd Wright’s Hollyhock House and a great spot for sunset picnics.



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# **SALES COMPS**

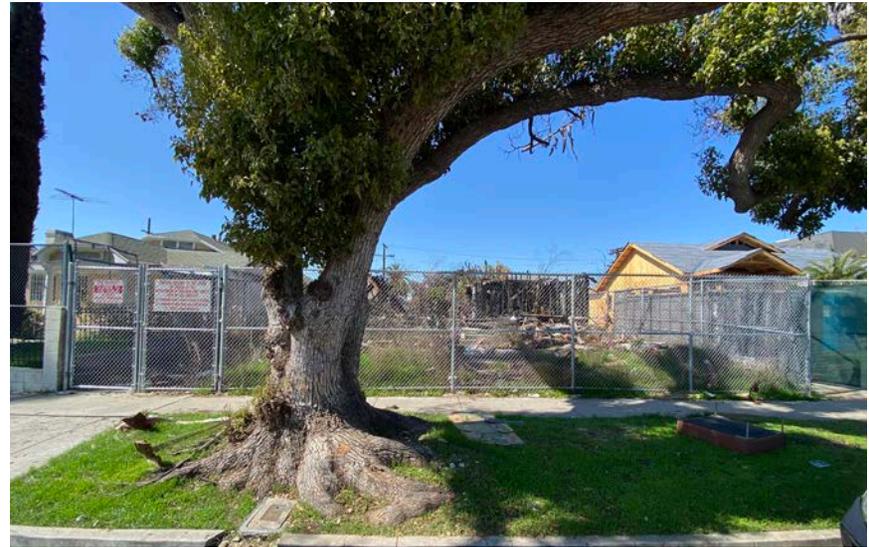
## SALES COMPARABLES CHART | LAND

#	ADDRESS	SALES PRICE	\$/LOT SF	LOT SF	CLOSE DATE
1	236 N Berendo St, Los Angeles	\$1,360,000	\$181.28	7,502	3/8/24
2	4035 Marathon St, Los Angeles	\$1,150,000	\$185.04	6,215	8/26/24
3	610 N Harvard Blvd, Los Angeles	\$1,300,000	\$173.31	7,501	12/18/24
AVERAGE:		\$1,165,000	\$172.23	6,764	N/A
<b>1165 N Berendo St, Los Angeles:</b>		<b>\$1,099,000</b>	<b>\$162.77</b>	<b>6,752</b>	<b>N/A</b>

The background of the top half of the image is a topographic map with white contour lines on a teal-to-blue gradient background. The lines represent elevation and are irregular in shape, typical of a terrain map.

# PROPERTY PHOTOS

## CURRENT PHOTOS



ARTISTIC RENDERINGS \*This is not RTI, just an artistic concept.





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