

For Sale  
**COMMERCIAL DEVELOPMENT LAND**

1265 LYMAN PLACE, LOS ANGELES, CA 90029

Fountain Ave

Lyman Place

CAN BE PURCHASED WITH  
**1269 LYMAN PLACE**

**SUBJECT PROPERTY**  
1265 LYMAN PLACE



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KAISER PERMANENTE

Wendy's  
±35,922  
VEHICLES PER DAY

N Vermont Ave

Shell

QueensCare  
HEALTH CENTERS

HOLLYWOOD PRESBYTERIAN  
MEDICAL CENTER

Walgreens

Children's  
Hospital  
LOS ANGELES

VONS

Lyman Place

**SUBJECT PROPERTY**  
1265 LYMAN PLACE

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Fountain Ave

±18,793  
VEHICLES PER DAY

Virgil Ave

±21,913  
VEHICLES PER DAY



# PROPERTY SUMMARY



ADDRESS

1265 Lyman Pl  
Los Angeles, CA 90029



OFFERING PRICE

\$700,000  
\$212 per Sq. Ft.



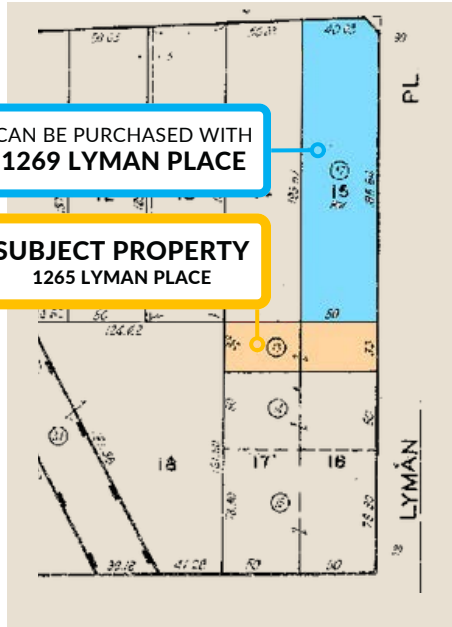
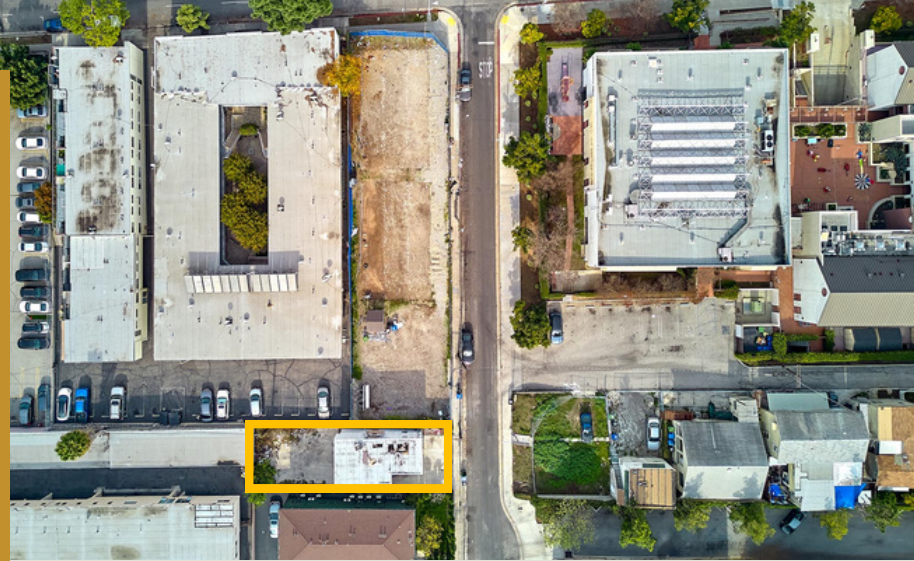
BUILDING SIZE

1,593 Sq. Ft.



LAND SIZE

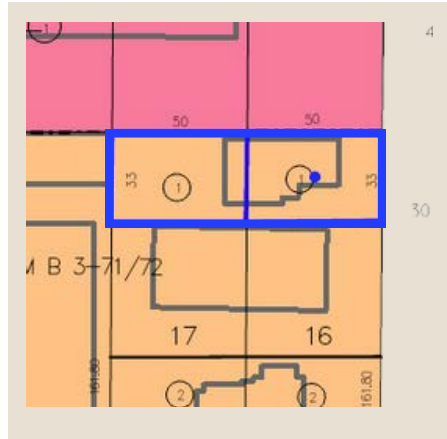
3,300 Sq. Ft.



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APN: 5542-018-013



**ZONING: RD1.5-1XL**  
**TOC: TIER 3**

**Vermont/Western Transit**  
**Oriented District Specific Plan**

**Subarea A: Neighborhood Conservation**

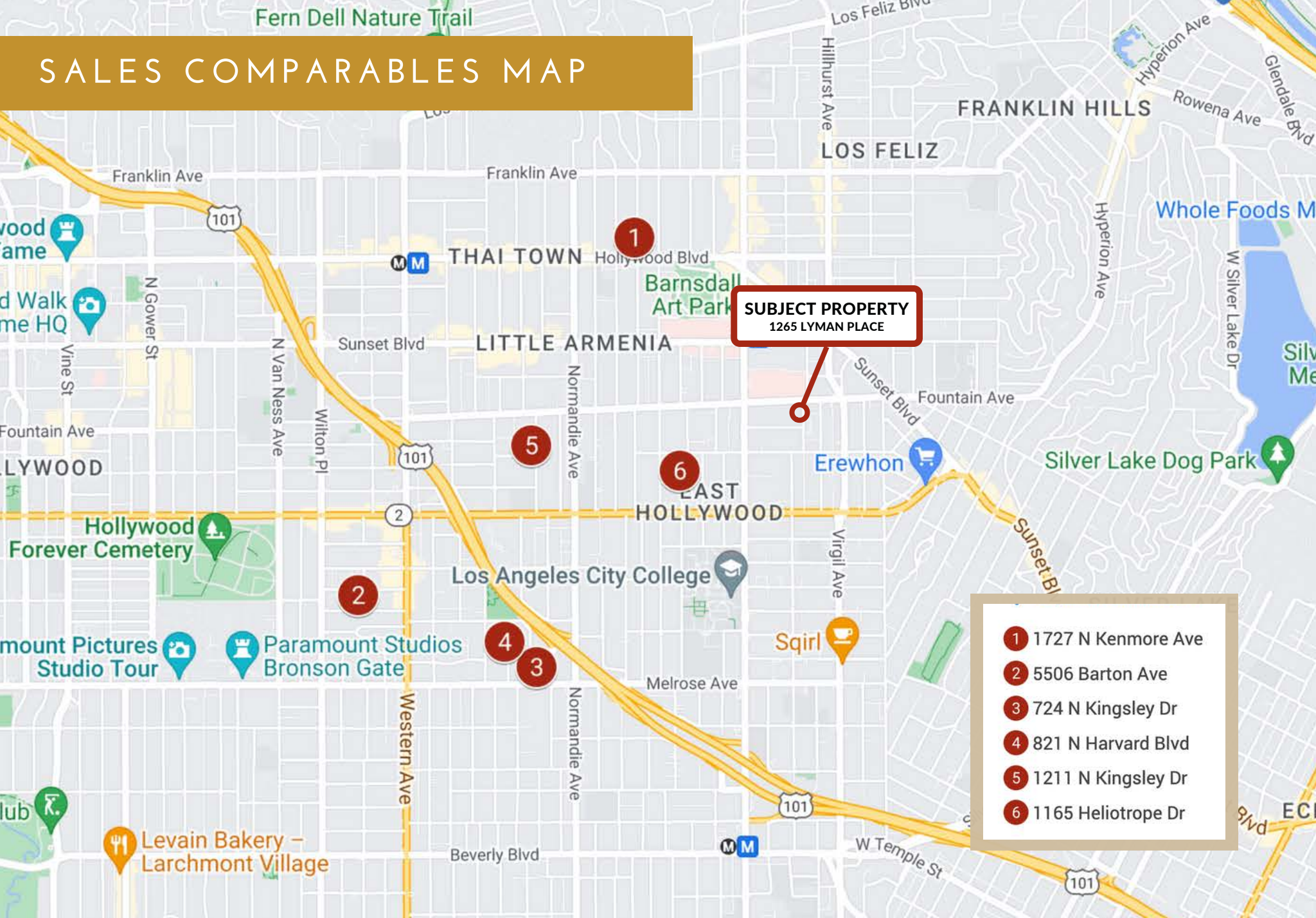
- Maintain the current prevailing scale and character of these blocks;
- Improve the pedestrian environment

# EXECUTIVE SUMMARY

- Adjacent to the Hollywood Presbyterian Medical Center.
- Vacant land - Redevelopment Opportunity.
- Zoning is RD1.5-1XL (Tier 3).
- Can be acquired along with 1269 Lyman Place.
- Childrens Hospital Los Angeles, Kaiser Permanente Medical Center are within walking distance.
- Walking distance to the Metro Rail (Red Line) at Vermont and Sunset.
- Convenient access to the 101 Hollywood Freeway.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

# SALES COMPARABLES MAP



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# SALES COMPARABLES MAP



| SALE DATE               | ADDRESS                                  | SALE PRICE       | LAND SIZE (SF) | PRICE (SF)   | ZONING           |
|-------------------------|--|------------------|----------------|--------------|------------------|
| June 29, 2023           | 1211 N Kingsley Dr, Los Angeles, CA      | \$1,500,000      | 7,821          | \$191        | RD1.5-1XL        |
| June 14, 2023           | 1727 N Kenmore Ave, Los Angeles, CA      | \$1,340,000      | 7,008          | \$191        | RD1.5-1XL        |
| March 17, 2023          | 5506 Barton Ave, Los Angeles, CA         | \$1,075,000      | 7,040          | \$153        | RD1.5-1XL        |
| August 10, 2022         | 1165 N Heliotrope Dr, Los Angeles, CA    | \$1,250,000      | 6,750          | \$185        | RD1.5-1XL        |
| February 18, 2022       | 821 N Harvard Blvd, Los Angeles, CA      | \$1,499,500      | 7,715          | \$194        | RD1.5-1XL        |
| January 31, 2022        | 724 N Kingsley Dr, Los Angeles, CA       | \$1,500,000      | 8,772          | \$171        | RD1.5-1XL        |
| <b>SUBJECT PROPERTY</b> | <b>1265 Lyman Place, Los Angeles, CA</b> | <b>\$700,000</b> | <b>3,300</b>   | <b>\$212</b> | <b>RD1.5-1XL</b> |



## PROPERTY IMAGES



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# DEMOGRAPHICS

|   | 1 MILE   | 3 MILES  | 5 MILES   |
|---|----------|----------|-----------|
| <b>Population</b>                       |          |          |           |
| 2023 Estimated Population               | 65,020   | 481,981  | 1,090,574 |
| 2028 Projected Population               | 63,328   | 477,179  | 1,079,135 |
| 2010 Census Population                  | 67,017   | 456,460  | 1,036,041 |
| <b>Households</b>                       |          |          |           |
| 2023 Estimated Households               | 26,764   | 191,019  | 433,159   |
| 2028 Projected Households               | 25,961   | 188,572  | 428,396   |
| 2010 Census Households                  | 28,006   | 182,751  | 410,328   |
| <b>Income</b>                           |          |          |           |
| 2023 Estimated Average Household Income | \$88,116 | \$82,003 | \$88,350  |
| 2023 Median Household Income            | \$62,051 | \$57,285 | \$60,572  |



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