

For Sale

COMMERCIAL DEVELOPMENT LAND

1269 LYMAN PLACE, LOS ANGELES, CA 90029

CAN BE PURCHASED WITH
1265 LYMAN PLACE

SUBJECT PROPERTY
1269 LYMAN PLACE

Lyman Place

Fountain Ave



MARK HONG

Cal Dre #01067529
213.251.9000
markhong@korusre.com

KAISER PERMANENTE

±35,922
VEHICLES PER DAY

N Vermont Ave



Walgreens

HOLLYWOOD PRESBYTERIAN
MEDICAL CENTER

Children's
Hospital
LOS ANGELES

VONS

Fountain Ave

±18,793
VEHICLES PER DAY

Lyman Place

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1269 LYMAN PLACE

Virgil Ave

±21,913
VEHICLES PER DAY



PROPERTY SUMMARY



ADDRESS



OFFERING PRICE



APN



LAND SIZE

1269 Lyman Pl

Los Angeles, CA 90029

\$3,000,000

\$310 per Sq. Ft.

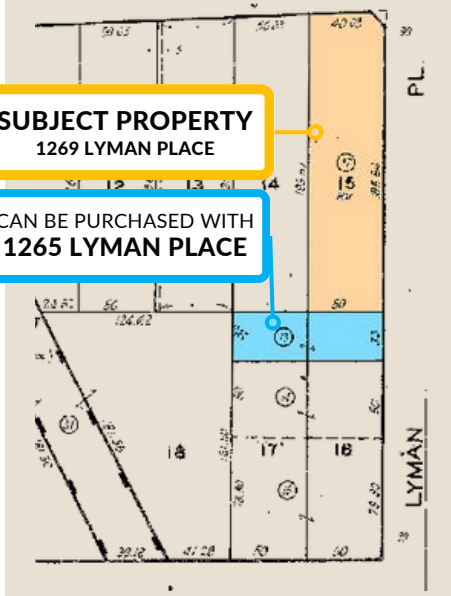
5542-018-012

9,680 Sq. Ft

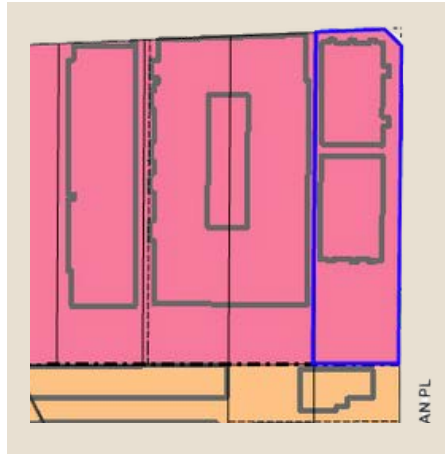


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APN: 5542-018-012



ZONING: C2-CSA1
TOC: TIER 3

Vermont/Western Transit
Oriented District Specific Plan

Subarea C: Community Center

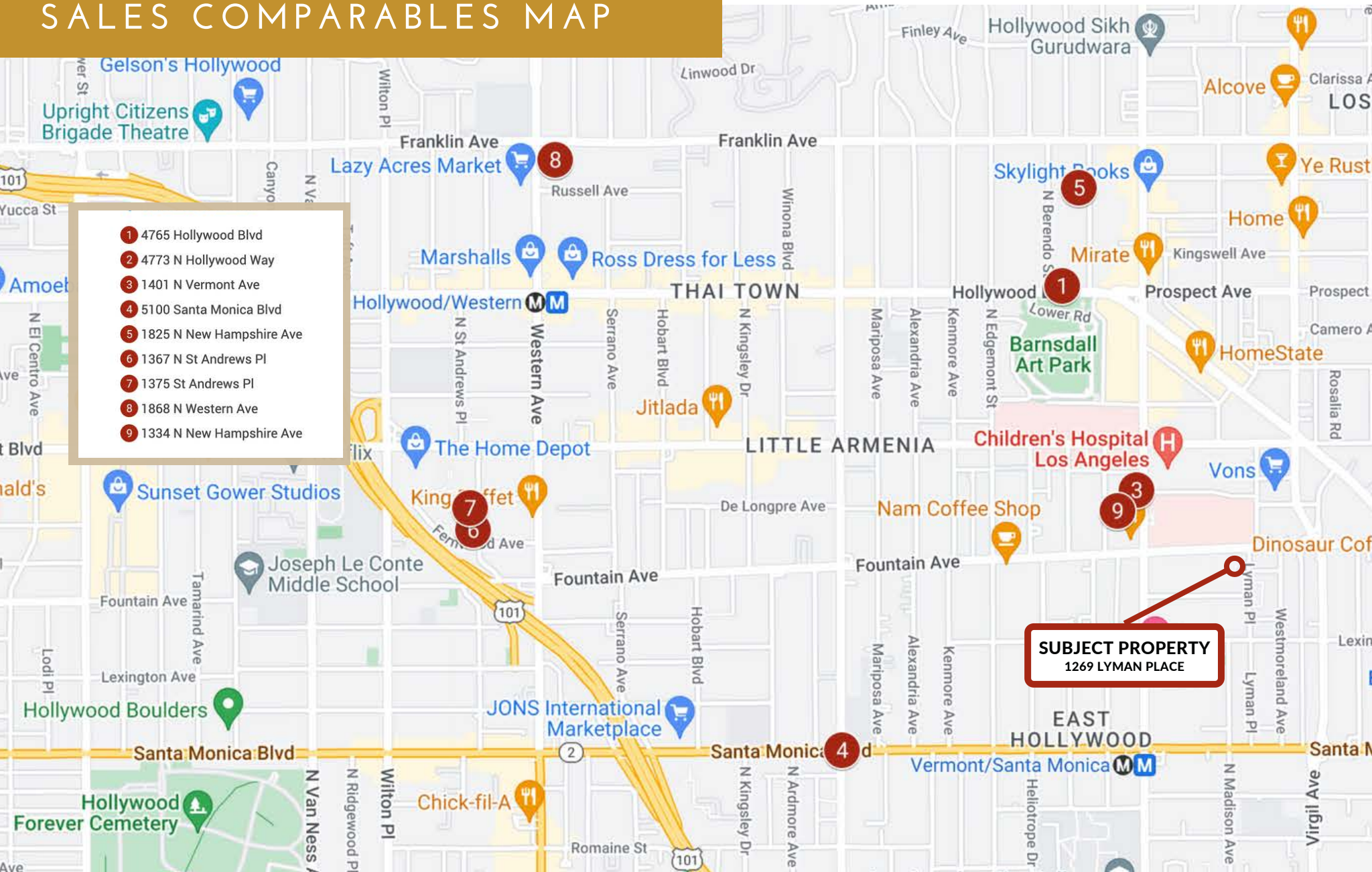
- Locate along Major Commercial Corridors
- Allow live/work and low impact manufacturing workshops
- Maximum height 75 ft
- Maximum FAR: 3.0/1 (4.5/1 for hospitals only)
- Only hospitals by right may go to 3.0/1 FAR & 100 ft
- Hospitals may go to 4.5/1 FAR & 200 ft with special project approval

EXECUTIVE SUMMARY

- Adjacent to the Hollywood Presbyterian Medical Center.
- Vacant land - Redevelopment Opportunity.
- Zoning is C2-CSA1 (Tier 3).
- Part of the East Hollywood SNAP Plan - Allows for 3.0 / 1 F.A.R.
- Additional benefit for Hospital development - Allows for 4.5 / 1 F.A.R. with up to 200 ft height limit.
- 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



SUBJECT PROPERTY
1269 LYMAN PLACE

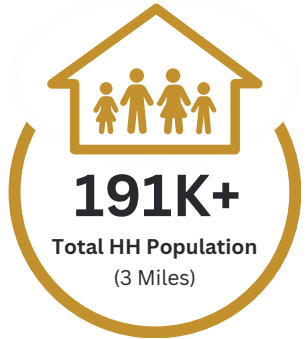
SALES COMPARABLES MAP



SALE DATE	ADDRESS	SALE PRICE	LAND SIZE (SF)	PRICE (SF)
March 30, 2023	4765 Hollywood Blvd, Los Angeles, CA	\$8,500,000	28,314	\$300
March 24, 2023	4773 Hollywood Blvd, Los Angeles, CA	\$8,500,000	28,493	\$298
February 8, 2022	1401 Vermont Ave, Los Angeles, CA	\$30,800,000	39,043	\$789
February 1, 2022	5100-5116 Santa Monica Blvd, Los Angeles, CA	\$5,500,000	10,750	\$511
December 31, 2021	1825 N New Hampshire Ave, Los Angeles, CA	\$2,650,000	9,270	\$286
January 22, 2021	1367 N St Andrews Pl, Los Angeles, CA	\$8,524,556	20,221	\$592
January 22, 2021	1375 N St Andrews Pl, Los Angeles, CA	\$5,928,990	21,064	\$592
November 13, 2020	1868 N Western Ave, Los Angeles, CA	\$14,350,000	41,095	\$699
February 28, 2020	1334 N New Hampshire Ave, Los Angeles, CA	\$3,500,000	6,693	\$523
SUBJECT PROPERTY	1269 Lyman Place, Los Angeles, CA	\$3,000,000	9,680	\$310

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population			
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
Households			
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
Income			
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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