

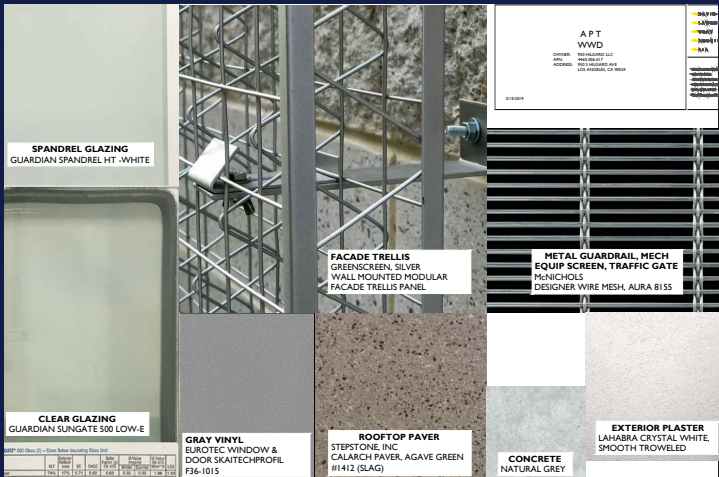
PRICE REDUCED FOR A QUICK SALE

950 HILGARD AVENUE LOS ANGELES, CA 90024

RTI READY 12-UNIT APT PROJECT ADJ. TO W HOTEL NEAR UCLA CAMPUS



property HIGHLIGHTS



PROPERTY HIGHLIGHTS

Pricing:

\$9,500,000

Address:

950 Hilgard Ave. Los Angeles, CA 90024

Parcel ID:

4360-006-017

Lot Size:

9,714SF

Municipality:

City of Los Angeles

Zoning:

R-3 (Transit Priority Area)

RTI PLANS FOR:

Building SF: 17,089 SF

12 Units

32 Bedroom (Approx 1,250SF Each)

96 Beds

5-level Type V construction over 1-A Garage

34 Parking

Current Use:

Vacant 6-Unit Multi-Family

investment **HIGHLIGHTS**

DEVELOPMENT OPPORTUNITY LOCATED ADJACENT TO W HOTEL IN THE HEART OF WESTWOOD VILLAGE

OPPORTUNITY: Unique opportunity to acquire RTI project in thriving sub-market of Westwood; home of UCLA. Located adjacent to W-Hotel and located in the heart of Westwood Village, a major regional district for shopping, dining, movie theaters, and other entertainment. RTI Ready 12-unit apartment project in Westwood Village ½ block from the UCLA campus and next door to the W Hotel. This beautifully designed roommate-friendly building with a flexible floorplan and 32 bedrooms has rooms that can accommodate up to 96 beds and is perfect for university, short-term and corporate housing as well as co-living. 5-level Type V construction over 1-A garage with 34 spaces. Building size and living common areas of approximately 17,089 square feet and average unit size of approximately 1,247 SF.

UNDENIABLE ECONOMIC CORE: Westwood is home to more than 50,000 residents with over 585,000 in a 3-mile radius. The proximity to UCLA and major employment hubs, matched with the city's support of new development makes this a great opportunity.

HOUSING SHORTAGE: Westwood Village is experiencing a housing shortage and currently has limited multi-family development sites. Reports indicate that UCLA has increased student housing prices by 5% in the last year due to low supply & high demand. Furthermore, UCLA's campus has been designated as the Olympic Village for the LA 2028 Summer Olympic Games.



location HIGHLIGHTS



UNMATCHED ACCESS TO LOS ANGELES' COMMERCIAL, CULTURAL AND TRANSPORTATION CORE

CONVERGENCE OF SUBMARKETS: This subject property is situated between multiple thriving sub-markets. In Westwood Village near UCLA and Century City to the east and Santa Monica to the west, this site offers an easy commute to various other LA residential and commercial districts.

EASE OF ACCESS: Located approximately 2 miles East of I-405, this site offers commuters easy access to I-10, Sunset and Wilshire. The property is situated less than one-half mile of LA Metro's Purple-Line extension's Westwood/UCLA station on Wilshire/Gayley (Completion date approx 2027). This extension will be able to move passengers between Downtown and Westwood in 25 minutes.

CLOSE PROXIMITY TO LA'S CULTURAL AND HOSPITALITY AMENITIES: Westwood/Century City is home to many museums, shopping and world class hotels and dining,



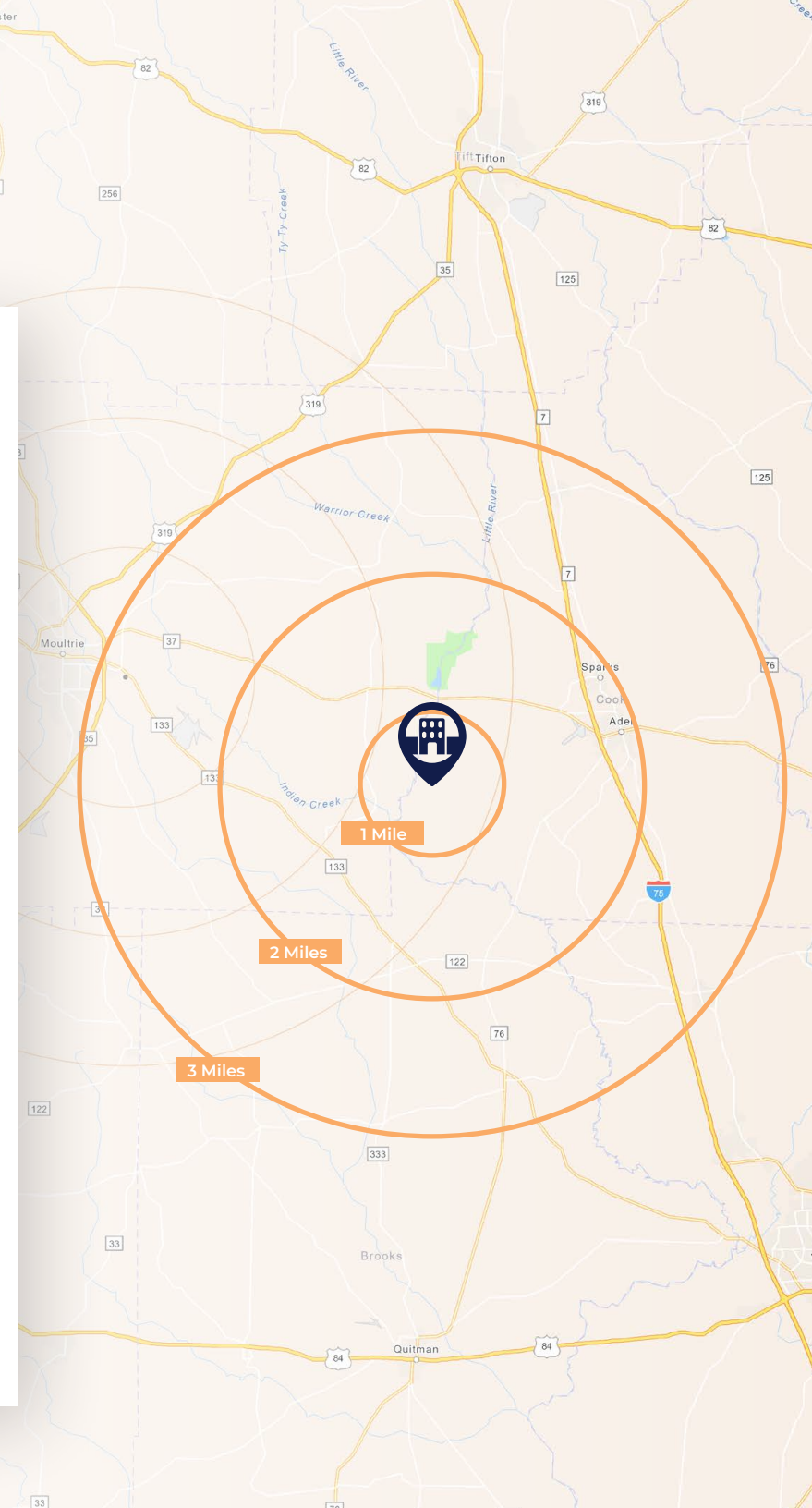
demographics map & report

POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	56,917	227,371	585,936
Median Age	24.2	36.2	39.1
Families	6,713	43,502	117,240
Owner Households	6,564	37,789	96,696

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	18,868	96,896	268,703
Average Househol Size	2.02	2.10	2.07
Average HH income	\$154,640	\$179,492	\$170,317
Median HH Income	\$93,883	\$115,588	\$110,411





ERIC SACKLER
310 979 4990 | ERICSACKLER@GMAIL.COM
CALDRE #01057377

SUSAN LAU
310 979 3960 | SUSANLAU@GMAIL.COM
CALDRE #01516710

11661 SAN VICENTE BLVD FL 10,
LOS ANGELES, CA 90049
310.820.6651
WWW.CBCWORLDWIDE.COM



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