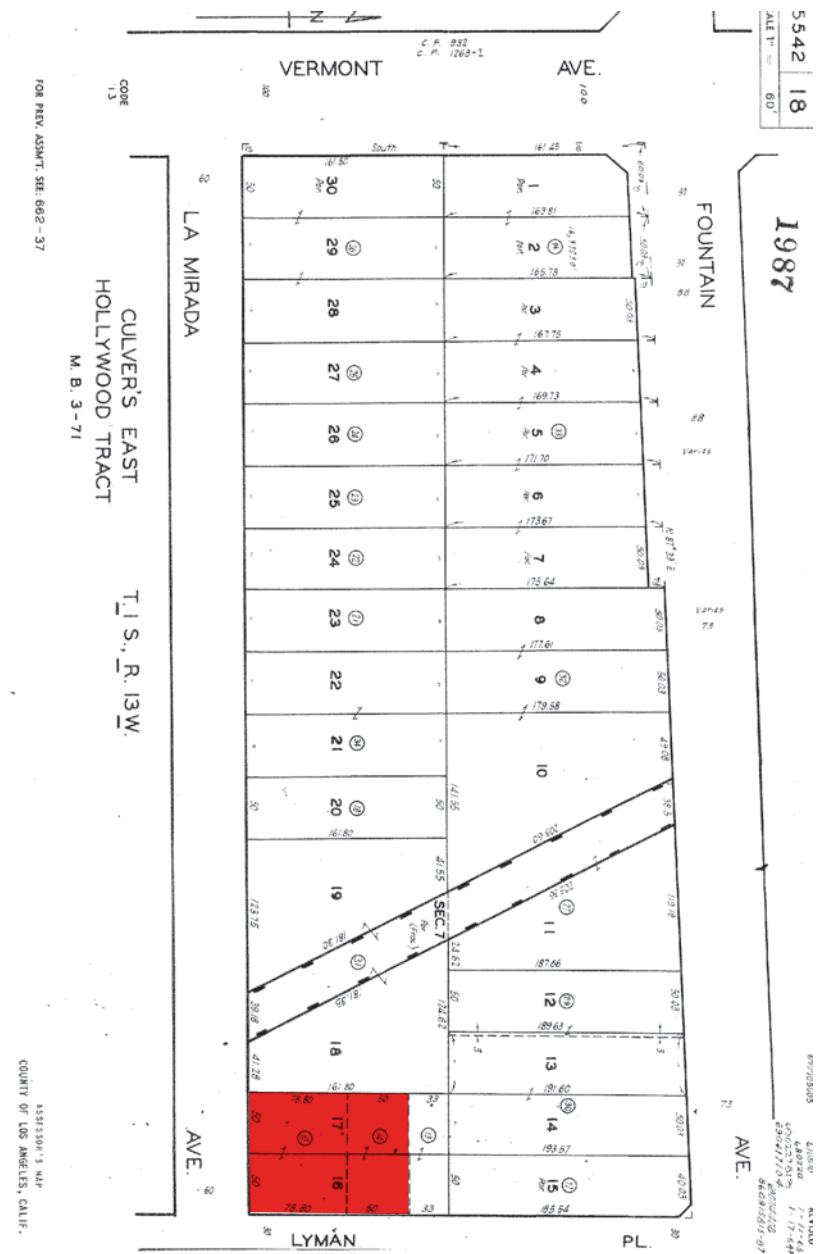


# HOLLYWOOD DEVELOPMENT LAND FOR SALE

4603 La Mirada Avenue, Los Angeles, CA

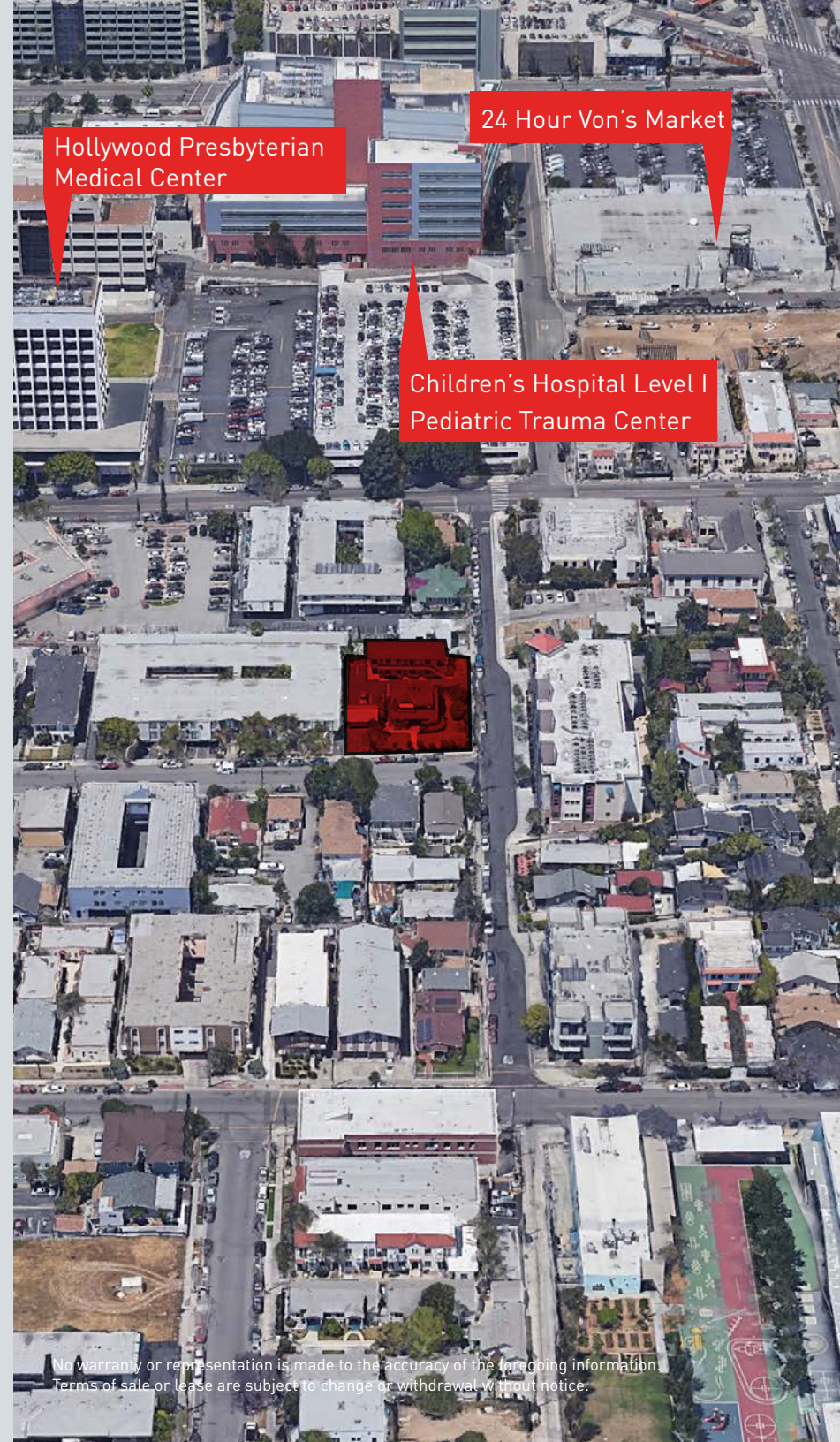
# Investment Overview

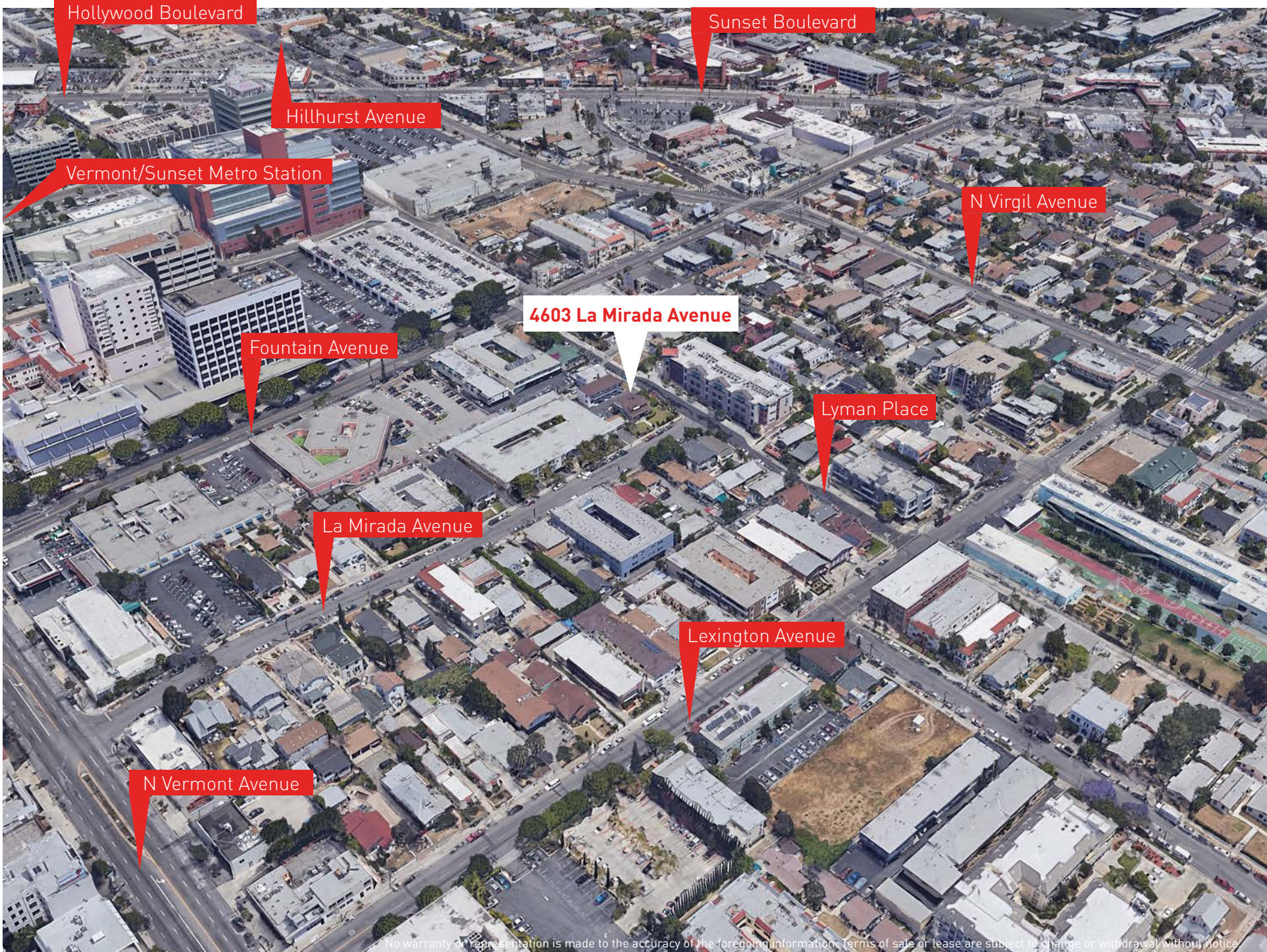
Address	4603 La Mirada Avenue
Submarket	East Hollywood
Assessor Parcel Number	5542-018-015, 14
Estimated Land Area	12,880 SF
Zoning	LARD 1.5XL
Height Restriction	30 Feet (2 Stories)
FAR	3:1
Topography	Flat
Lot Dimensions	129' X 100'
TOC Transit Oriented Design	Tier 3
Current Improvements	1,982 SF Structure 3,100 SF Structure
Ownership Type	Fee Simple



# Investment Overview

- + Rare Corner Lot
- + In a creative and diverse Live-Work-Play community adjacent to Silver Lake, Los Feliz and Hollywood
- + Ideal for Small Lot Subdivision
- + 500 Yards from Vermont/Sunset RED LINE Metro Station
- + Minutes to Work and Lifestyle Destinations in DTLA, Hollywood, Echo Park, Glendale and NELA
- + 94 Walk Score, ranked a “Walker’s Paradise,” one of the most walkable neighborhoods in Los Angeles by [walkscore.com](http://walkscore.com)
- + Steps from Los Feliz Village, Sunset Junction and nearby Thai Town - to vibrant sidewalk cafés, artisan delis and dessert shops, vegan bistros, craft-cocktail bars, popular music venues, farmer’s markets & boutique fitness clubs
- + East Hollywood is home to 3 state-of-the-art ER facilities, including the only free-standing, designated Level I Pediatric Trauma Center in L.A. County at Children’s Hospital Los Angeles - 2 Blocks away





No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease are subject to change or withdrawal without notice.



**LOCAL FAVORITES:**

GRIFFITH PARK, one of the largest urban green spaces in the country, offers miles of scenic hiking and bridle trails, tennis, golf, The Greek Theatre, L.A. Zoo, The Autry Museum, and the iconic Griffith Observatory.

THE VISTA THEATRE (Circa 1923) is one of the last vintage, single-screen cinemas showing first-run blockbuster Hollywood films (a 5-minute walk away).

BARNSDALL ART PARK, the 11-acre hilltop gift from Aline Barnsdall in 1927 to the City of L.A. and the site of Hollyhock House, designed by Frank Lloyd Wright.

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Sawyer



Mohawk General Store



Jeni's Ice Cream



Melody



McCall's Meat & Fish Co.



Y7 Studio



Skylight Books



Pine & Crane



Barnsdall Art Park



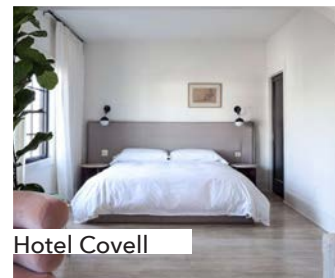
Sqirl



Rudy's Barbershop



Café Vita



Hotel Covell



Vacation Vinyl



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**bre 01974024**



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