

NOHO ARTS DISTRICT EXCLUSIVE DEVELOPMENT OPPORTUNITY

www.4908TujungaAve.com

4908 TUJUNGA AVE, NORTH HOLLYWOOD CA 91601

Offering Price: \$1,295,000



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4908 Tujunga Ave, North Hollywood, CA 91601

OFFERING MEMORANDUM
4908 Tujunga Ave, North Hollywood CA 91601

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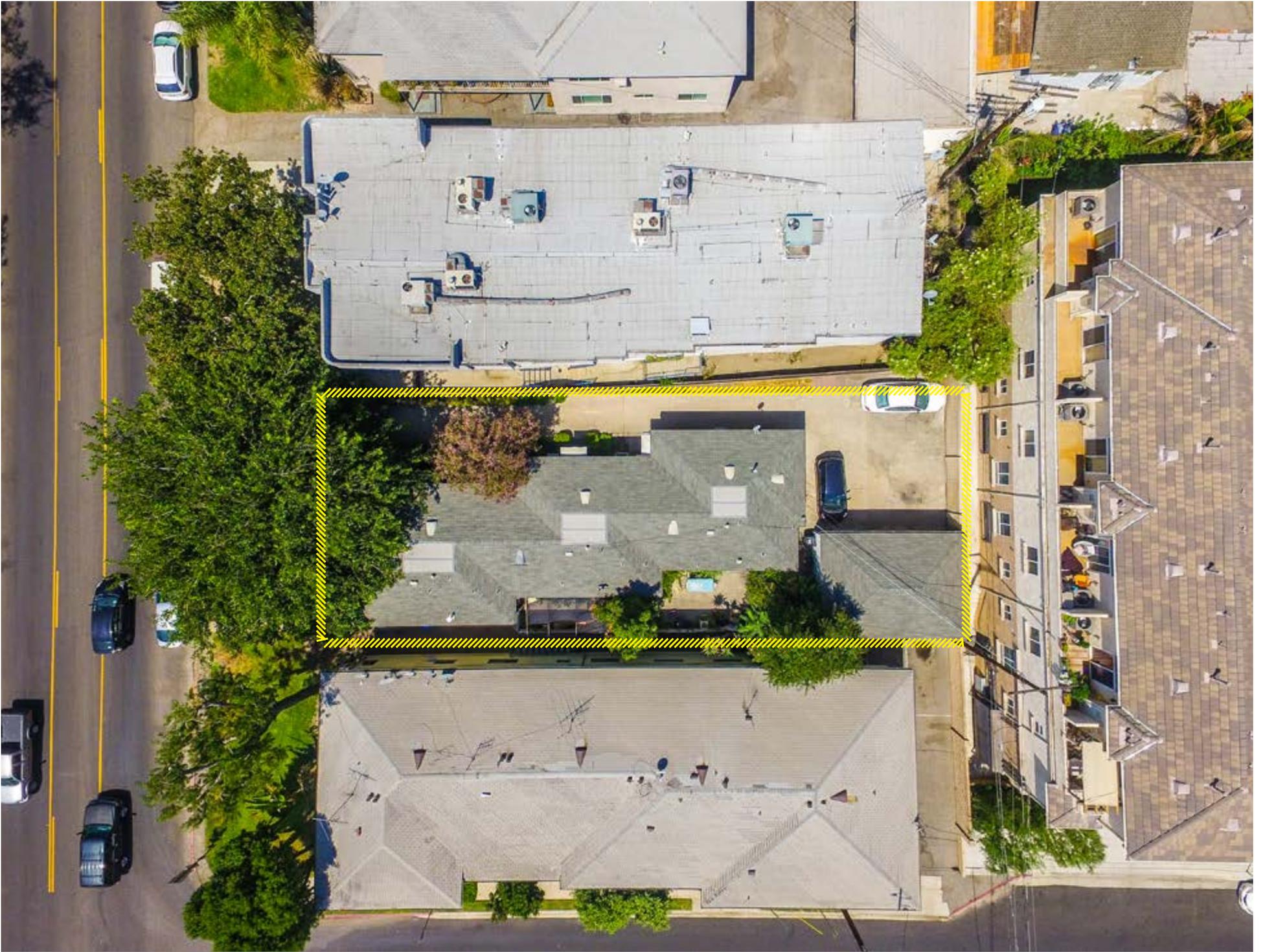
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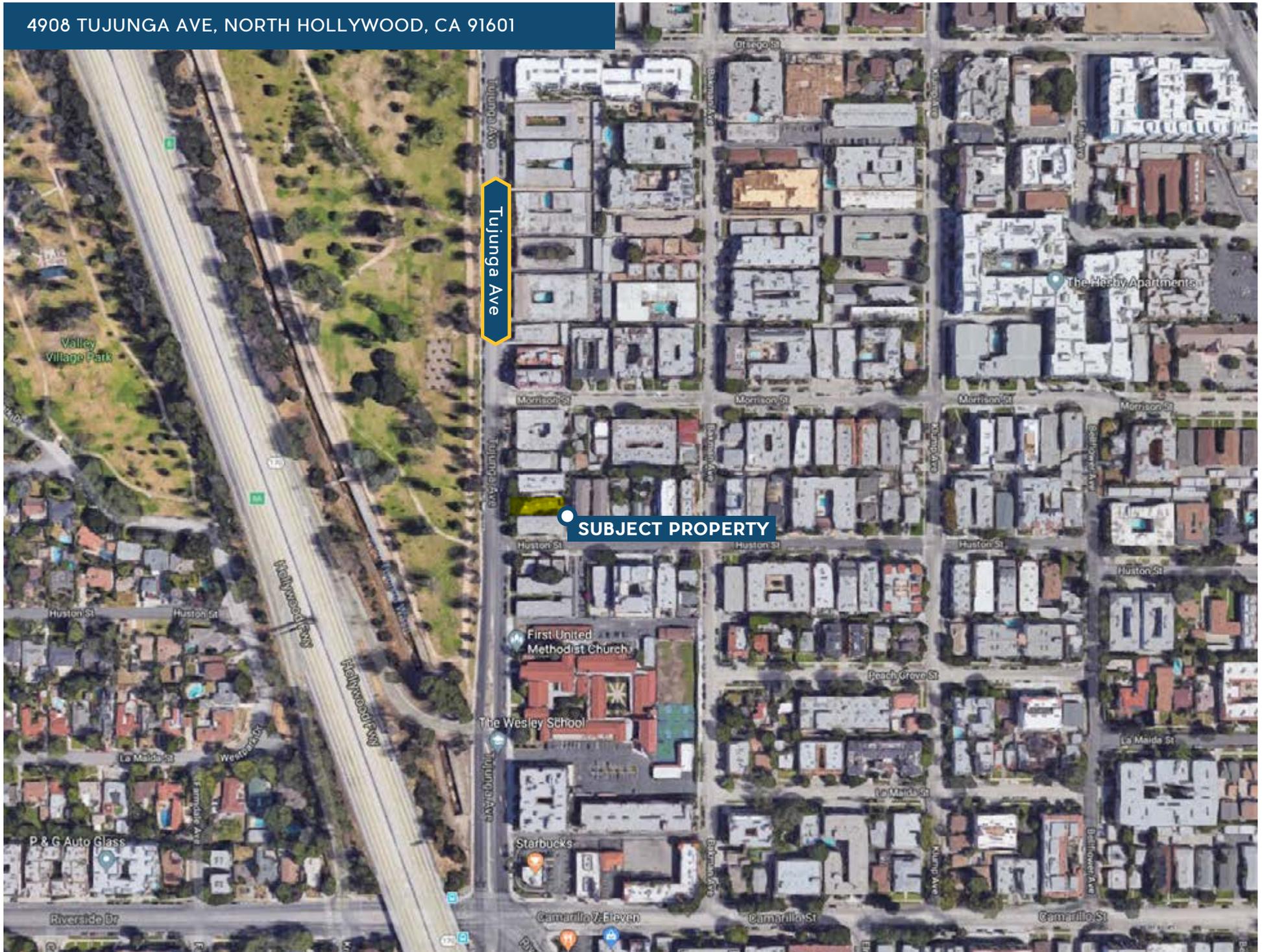
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4908 Tujunga Ave, North Hollywood, CA 91601



EXECUTIVE SUMMARY

THE OFFERING

4908 Tujunga Avenue. North Hollywood, CA 91601

MVP Commercial Investment Real Estate of KW Commercial is pleased to present an exclusive Development Opportunity in the NoHo Arts District, a vibrant community in North Hollywood. Currently, there is a 2,097 Square Foot Triplex built in 1940 made up of three (3) one bedroom/one bath units on the parcel. All units are currently leased with Month to Month Tenants in place.

This lot is approximately 6,466 Square Feet zoned LAR3 just across the street from the Valley Village Park. At \$200 per Lot Square Foot along with the relocation of only 3 tenants, this parcel represents a great opportunity for a developer to build approximately 8 apartment or condo units by right in the very dense rental pockets of the NoHo Arts District and Valley Village. (Buyer to verify all statements made in this paragraph)

Savvy Developers should consider the possibility of constructing a 12 Unit building on the lot as this property is considered in a Tier 1 Transit Oriented Community (TOC) (<https://planning.lacity.org/ordinances/docs/toc/TOCGuidelines.pdf>) in which the density of number of units may be increased by 50%. Buyers are responsible for confirming with the city all permitted uses, code requirements, and limitations.

Please do not set foot on the property or disturb the tenants before speaking with the Listing Agents



INVESTMENT HIGHLIGHTS

- Amazing Development Site in the NoHo Arts District
- Zoned LAR3 on a 6,466 Square Foot Lot | \$200 per Lot Square Foot
- Triplex Rent can be utilized to Generate Income during the Entitlement Process
- Parcel is located in a Tier 1 Transit Oriented Community (Buyer to Verify) (<https://planning.lacity.org/ordinances/docs/toc/TOCGuidelines.pdf>)

LOCATION HIGHLIGHTS

- Short Drive to Studio City, Sherman Oaks, Burbank, Pasadena, and Glendale within Walking Distance to Fine Dining, Retail Shops, Recreational Facilities, Night Life, Entertainment, and more.
- Immediately Surrounded by the First Methodist Church, The Wesley School, and Valley Village Park
- Boasts a Walkscore of 80 | Close Proximity to Public Transportation
- Easy Access to the 101 and 134 Freeways



MVP Commercial



EXECUTIVE SUMMARY

SUMMARY OF TERMS

4908 Tujunga Ave, North Hollywood CA 91601

APN: 2421-028-008

Price	\$1,295,000
Units	3
Number of Stories	1
Year Built	1940
Building Size	2,097 SF
Lot Size	6,466 SF
\$/Lot SF	\$200.27
Zoning	R3-1VL
Parking Spaces	3

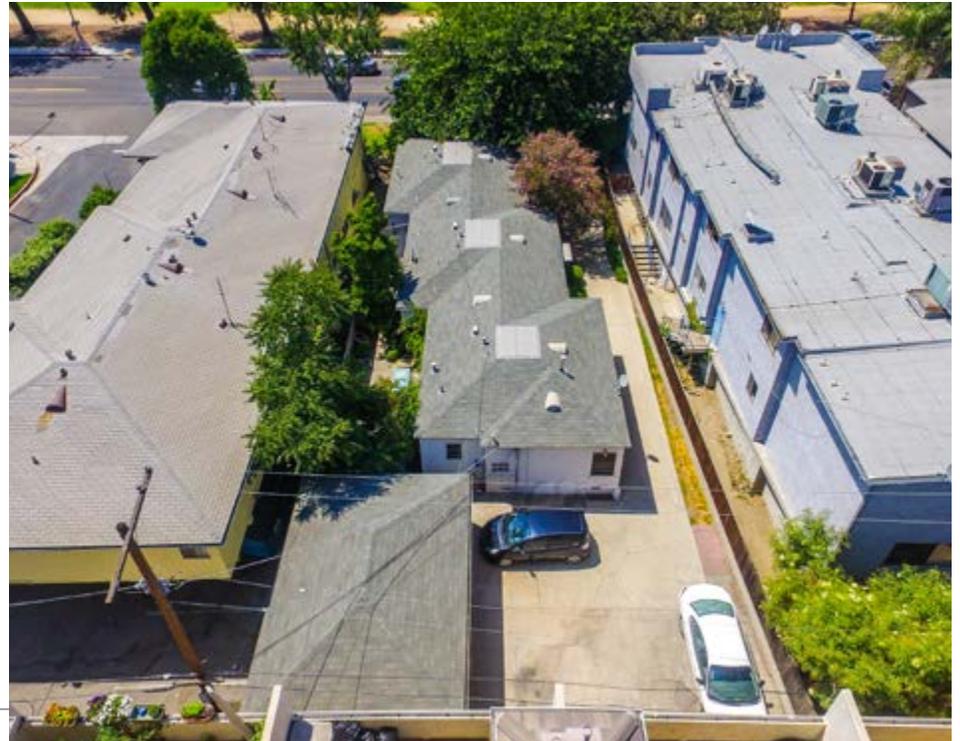
Rent Roll

Unit No.	Mix	Lease Terms	Current
1	1+1		\$1,426.89
2	1+1		\$1,391.25
3	1+1		\$1,156.96

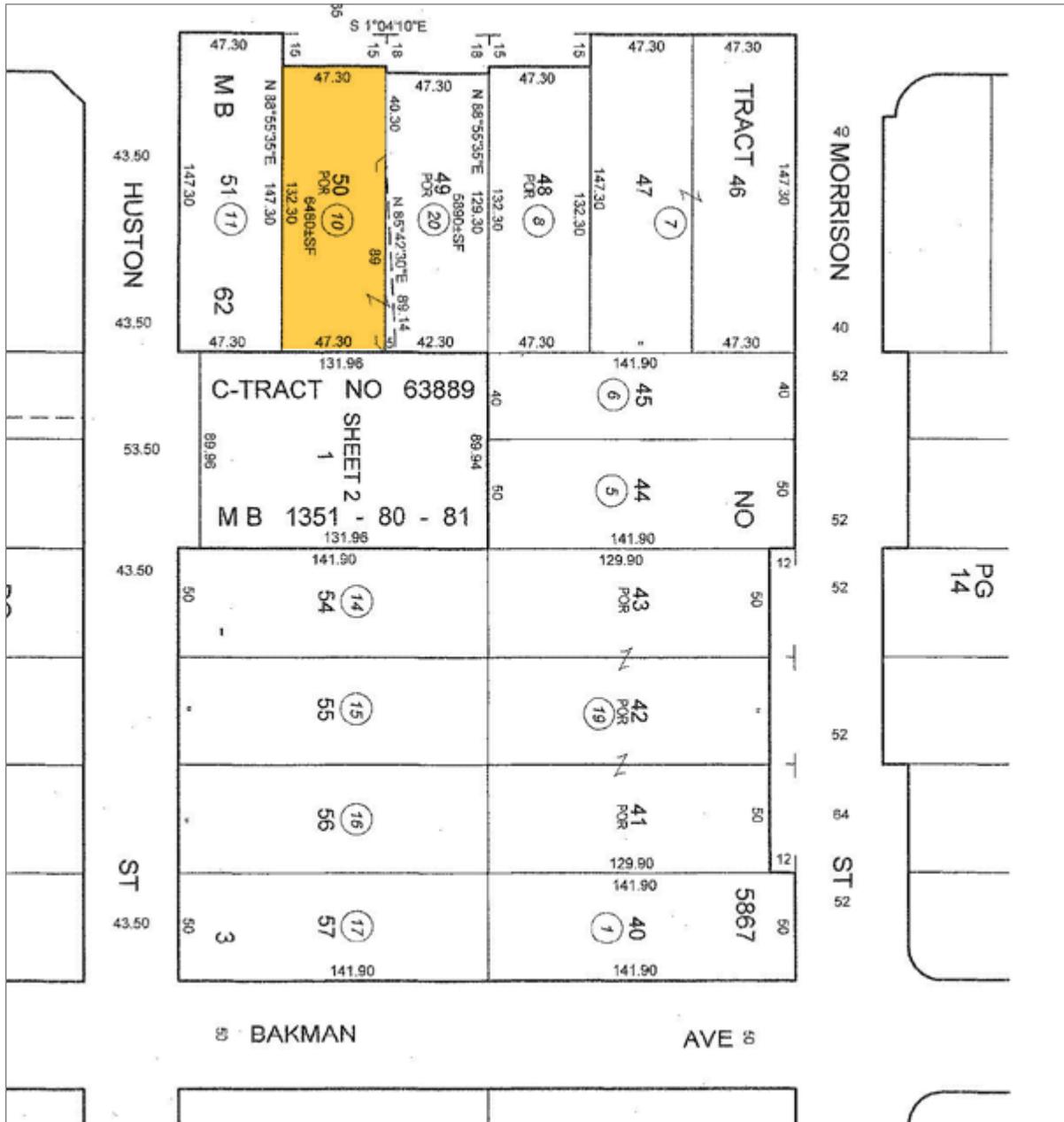
Monthly Rent \$3,975

Yearly Gross Income \$47,701

4908 Tujunga Ave, North Hollywood, CA 91601



PARCEL MAP



The property is located in the NoHo Arts District Neighborhood in Los Angeles just northeast of the intersection of the 134 and 101 Freeways. The area is very community oriented as it a couple of blocks away from the First United Methodist Church, The Wesley School, and across the street from Valley Village Park.

The property boasts a Walk Score of 80 and is a short driving distance to Universal Studios & Universal City Walk, Studio City, Sherman Oaks, Burbank, Pasadena, and Glendale which all have great night lives, recreational facilities, fine dining, retail shops, and entertainment.

Lastly, the subject property is in close proximity to public transportation: the Metro Red Line (802) and Bus Lines 152/353, 155, 183, 224, 237, 501 which is paramount for tenants to get to their employment centers in Downtown LA, Burbank., Sherman Oaks, Hollywood, etc.



**City of Los Angeles
Department of City Planning**

PARCEL PROFILE REPORT

PROPERTY ADDRESSES

4910 N TUJUNGA AVE
4908 N TUJUNGA AVE
4910 1/2 N TUJUNGA AVE
4908 1/2 N TUJUNGA AVE

ZIP CODES

91601

RECENT ACTIVITY

North Hollywood ICO
CPC-2018-3723-ZC-GPA

CASE NUMBERS

CPC-2018-3723-GPA-ZC
CPC-2003-3256-ICO
ORD-86752
ORD-175631
ORD-162937
ENV-2018-3724-EIR

Address/Legal Information

PIN Number 168B173 136
Lot/Parcel Area (Calculated) 6,244.3 (sq ft)
Thomas Brothers Grid PAGE 562 - GRID J3
Assessor Parcel No. (APN) 2353015010
Tract TR 5867
Map Reference M B 62-3
Block None
Lot FR 50
Arb (Lot Cut Reference) None
Map Sheet 168B173

Jurisdictional Information

Community Plan Area North Hollywood - Valley Village
Area Planning Commission South Valley
Neighborhood Council NoHo
Council District CD 2 - Paul Krekorian
Census Tract # 1254.02
LADBS District Office Van Nuys

Planning and Zoning Information

Special Notes None
Zoning R3-1VL
Zoning Information (ZI) ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses
ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
ZI-1048 North Hollywood Redevelopment Project
General Plan Land Use Medium Residential
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area None
Subarea None
Special Land Use / Zoning None
Design Review Board No
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Other Historic Survey Information None
Mills Act Contract None
CDO: Community Design Overlay None
CPIO: Community Plan Imp. Overlay None
Subarea None
CUGU: Clean Up-Green Up None
NSO: Neighborhood Stabilization Overlay No
POD: Pedestrian Oriented Districts None
SN: Sign District No
Streetscape No
Adaptive Reuse Incentive Area None
Affordable Housing Linkage Fee Residential Market Area Medium

Non-Residential Market Area Medium
Transit Oriented Communities (TOC) Tier 1
CRA - Community Redevelopment Agency North Hollywood Redevelopment Project
Central City Parking No
Downtown Parking No
Building Line 15
30
500 Ft School Zone No
500 Ft Park Zone Active: Valley Village Park

Assessor Information

Assessor Parcel No. (APN) 2353015010
APN Area (Co. Public Works)* 0.149 (ac)
Use Code 0300 - Residential - Three Units (Any Combination) - 4 Stories or Less
Assessed Land Val. \$318,219
Assessed Improvement Val. \$216,383
Last Owner Change 12/27/2002
Last Sale Amount \$420,004
Tax Rate Area 42
Deed Ref No. (City Clerk) 3185597
1510
1373118
1082239

Building 1

Year Built 1940
Number of Units 3
Number of Bedrooms 3
Number of Bathrooms 3
Building Square Footage 2,097.0 (sq ft)

Building 2

No data for building 2

Building 3

No data for building 3

Building 4

No data for building 4

Building 5

No data for building 5

Additional Information

Airport Hazard None
Coastal Zone None
Farmland Area Not Mapped
Urban Agriculture Incentive Zone YES
Very High Fire Hazard Severity Zone No
Fire District No. 1 No
Flood Zone None
Watercourse No
Hazardous Waste / Border Zone Properties No
Methane Hazard Site None
High Wind Velocity Areas No
Special Grading Area (BOE Basic Grid Map A-13372) No
Oil Wells None

Seismic Hazards

Active Fault Near-Source Zone
Nearest Fault (Distance in km) 3.0665928
Nearest Fault (Name) Hollywood Fault
Region Transverse Ranges and Los Angeles Basin
Fault Type B
Slip Rate (mm/year) 1.0000000
Slip Geometry Left Lateral - Reverse - Oblique

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No

Economic Development Areas

Business Improvement District	None
Promise Zone	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Targeted Neighborhood Initiative	None

Housing

Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	http://hcidla.lacity.org
Rent Stabilization Ordinance (RSO)	Yes
Ellis Act Property	No

Public Safety

Police Information	
Bureau	Valley
Division / Station	North Hollywood
Reporting District	1555
Fire Information	
Bureau	Valley
Batallion	14
District / Fire Station	60
Red Flag Restricted Parking	No

CASE SUMMARIES

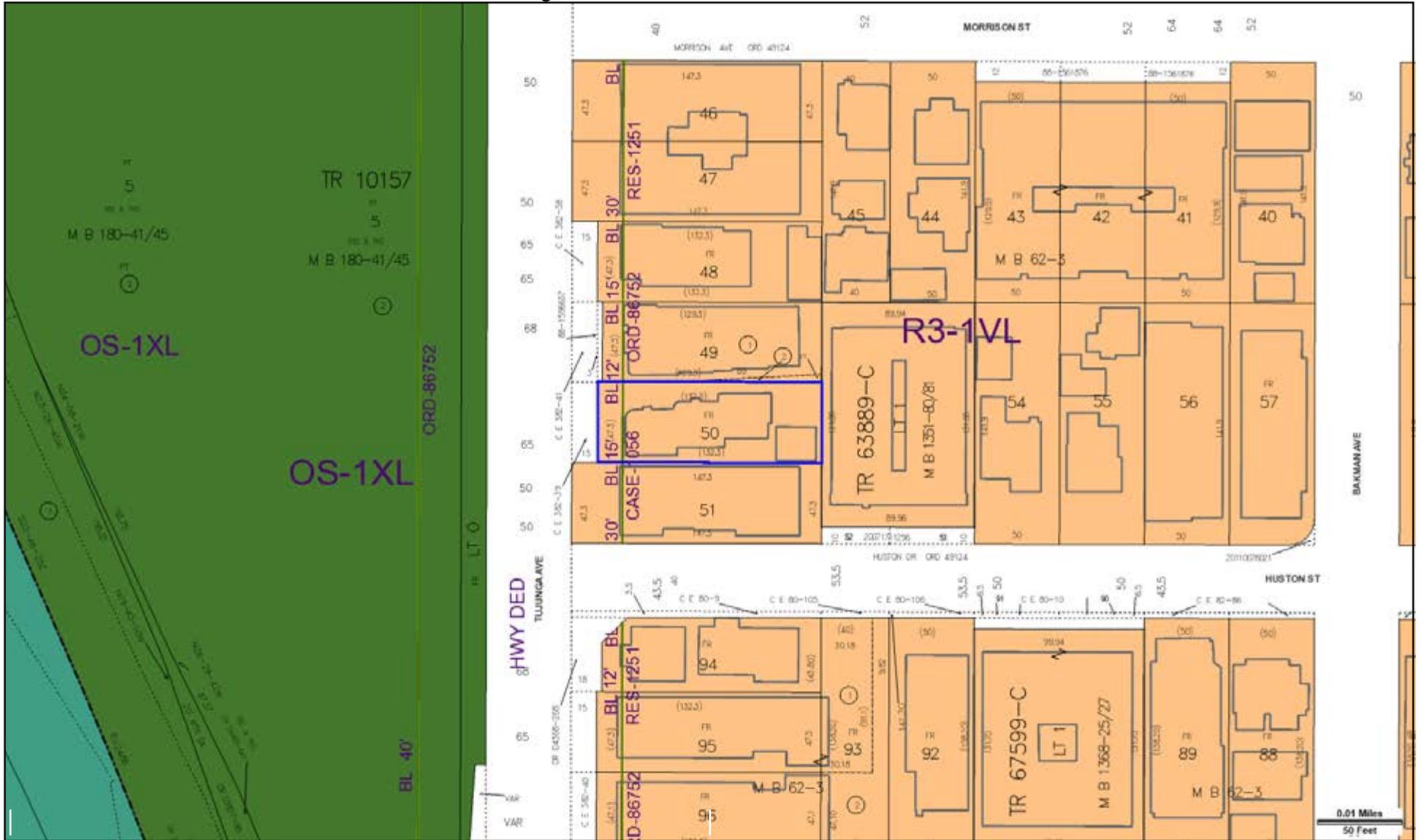
Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-3723-GPA-ZC
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, AND EIR FOR ORANGE LINE TRANSIT NEIGHBORHOOD PLAN
Case Number:	CPC-2003-3256-ICO
Required Action(s):	ICO-INTERIM CONTROL ORDINANCE
Project Descriptions(s):	AN INTERIM CONTROL ORDINANCE (ICO) TO PROHIBIT THE ISSUANCE OF PERMITS FOR ALL NEW AND/OR EXPANDING AUTO-RELATED USES FOR COMMERCIAL ZONED PROPERTIES WITHIN THE NORTH HOLLYWOOD ICO AREA (SEE MAP).
Case Number:	ENV-2018-3724-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, AND EIR FOR ORANGE LINE TRANSIT NEIGHBORHOOD PLAN

DATA NOT AVAILABLE

ORD-86752
ORD-175631
ORD-162937

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Address: 4908 N TUJUNGA AVE
 APN #: 2353015010
 PIN #: 168B173 136

Tract: TR 5867
 Block: None
 Lot: FR 50
 Arb: None

Zoning: R3-1VL
 General Plan: Medium Residential



Streets Copyright (c) Thomas Brothers Maps, Inc.



PRICING

Price		\$1,295,000
Down Payment	100%	1,295,000
Number of Units		3
Cost per Legal Unit		\$431,667
Current GRM		27.15
Market GRM		19.98
Current CAP		1.64%
Market CAP		2.92%
Approximate Age		1940
Approximate Lot Size		6,466 SF
Approximate Building Sqft		2,097 SF
Cost per Net GSF		\$617.55

PROPOSED FINANCING

New First Loan	-
Interest Rate	-
Amortization	-
Monthly Payment	-
DCR	-
LTV	-

ANNUALIZED OPERATING DATA

	Current Rents		Market Rents	
Scheduled Gross Income	47,701		64,800	
Less Vacancy Rate Reserve	(1,431)	3.0%	(1,944)	3.0%
Gross Operating Income	46,270		62,856	
Less Expenses	(25,020)	52.5%	(25,020)	38.6%
Net Operating Income	21,250		37,836	
Less Loan Payments	-		-	
Pre-Tax Cash Flow	21,250	1.6%*	37,836	2.9%*
Plus Principal Reduction	-		-	
Total Return Before Taxes	21,250	1.6%*	37,836	2.9%*

ESTIMATED ANNUALIZED EXPENSES

*Taxes: Rate	1.25%	\$16,188
*Insurance		\$944
*Utilities		\$2,160
*Maintenance/Repair		\$2,624
*Trash		\$1,440
*Reserves	1.0%	\$477
*Gardening		\$1,188

Estimated Expenses

Total Expenses	\$25,020
Per Net Sqft	\$11.93
Per Unit	\$8,339.91

SCHEDULED INCOME

No. of Units	Bed/Bath	Approx. Sqft	Monthly Current Rents		Monthly Market Rents	
			Rent/Unit	Income	Rent/Unit	Income
3	1+1		\$1,325	\$3,975	\$1,800	\$5,400

Average Rent/Gr. Sqft	\$1.90	\$2.58
Total Scheduled Rent	\$3,975	\$5,400

Monthly Schedule Gross Income	\$3,975	\$5,400
Annual Scheduled Gross Income	\$47,701	\$64,800

Utilities Paid by Tenant Gas and Electricity

RENT ROLL

UNIT NO.	MIX	CURRENT	NOTES	PROFORMA
1	1+1	\$1,426.89		\$1,800.00
2	1+1	\$1,391.25		\$1,800.00
3	1+1	\$1,156.96		\$1,800.00

Brokers do not represent the accuracy of any of this information. Buyer to conduct own investigation of all information provided.

Monthly Rent	\$3,975	\$5,400
Yearly Gross Income	\$47,701	\$64,800

ACTIVE COMPARABLES

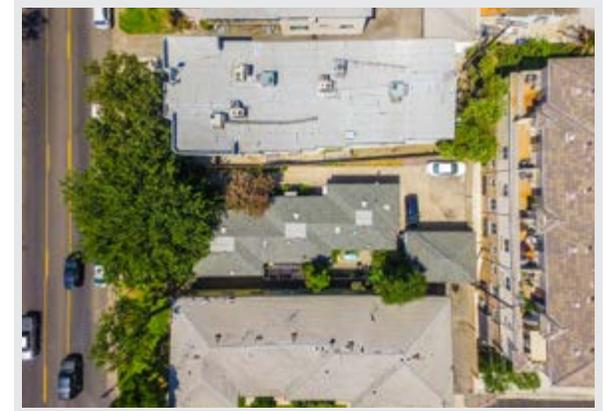
SUBJECT PROPERTY:

4908 Tujunga Ave, North Hollywood CA 91601

Sale Price: \$1,295,000

- 6,466 Lot SF

- \$/Lot SF: \$200.27



ACTIVE COMPARABLE PROPERTIES

1



Zone: R-3 / ACTIVE on Loopnet

10720-24 Moorpark St
North Hollywood, CA 91602

- \$2,000,000

- 9,683 Lot SF

- \$206.55 per Lot SF

2



Zone: R-3 / ACTIVE on Loopnet

10908 Hesby St
North Hollywood, CA 91601

- \$1,195,000

- 5,805 Lot SF

- \$205.86 per Lot SF

3



Zone: R-3 / ACTIVE on Loopnet

5254 Riverton Ave
North Hollywood, CA 91601

- \$1,615,000

- 8,109 SF Lot SF

- \$199.16 per Lot SF

4



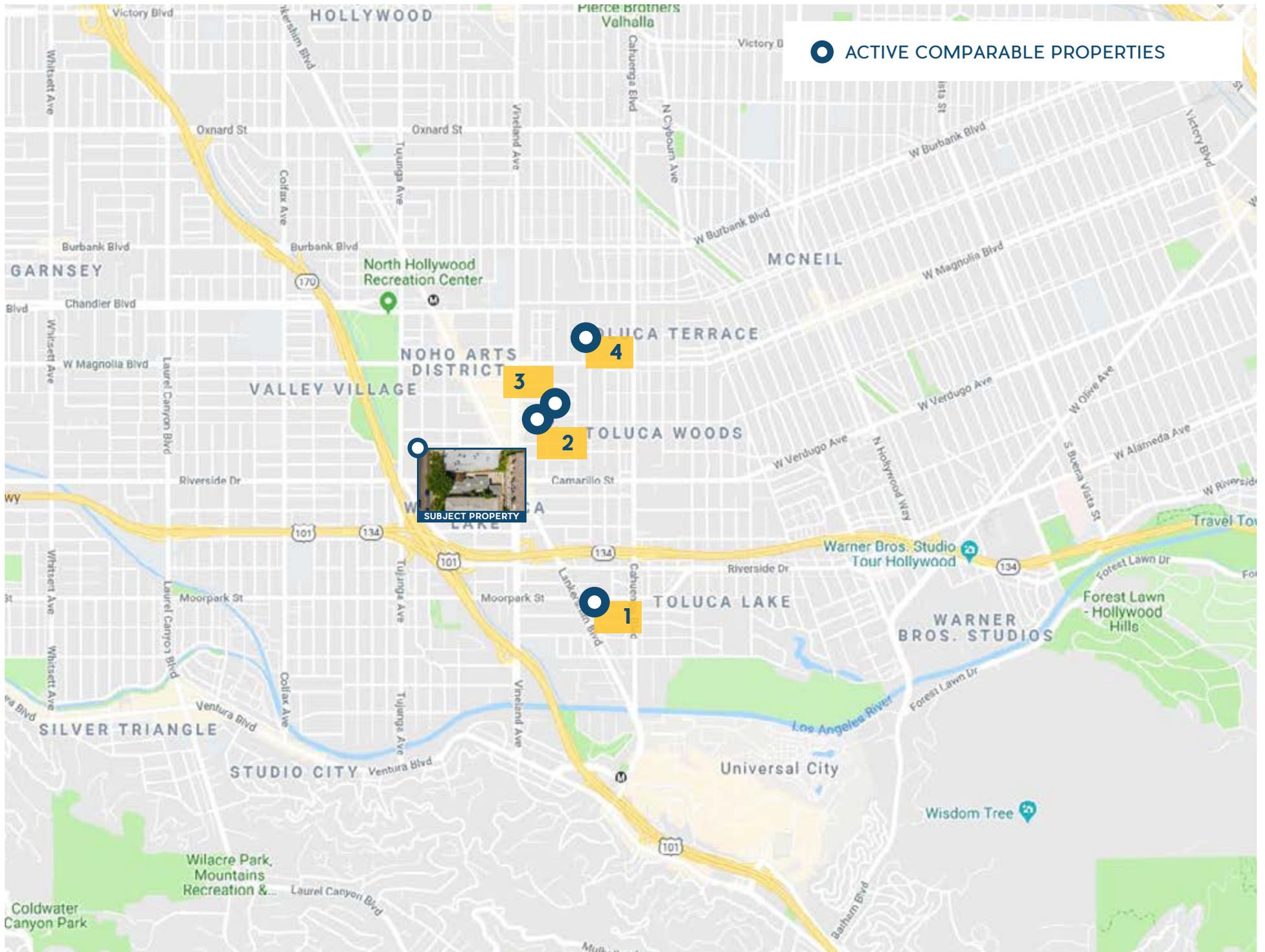
Zone: R-3 / ACTIVE on Loopnet

10924 Hesby St
North Hollywood, CA 91602

- \$3,200,000

- 11,608 Lot SF

- \$275.67 per Lot SF



● ACTIVE COMPARABLE PROPERTIES

SUBJECT PROPERTY

NEW DEVELOPMENTS - ACTIVE, PENDING & SOLD

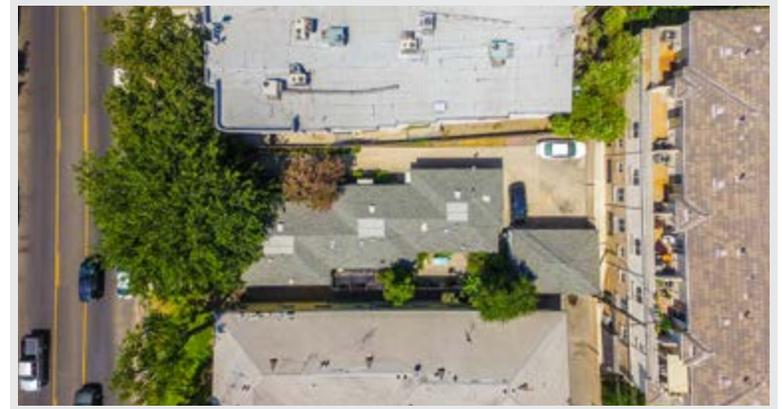
SUBJECT PROPERTY:

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- 6,466 Lot SF

- \$/Lot SF: \$200.27



ACTIVE, PENDING & SOLD PROPERTIES



Active / 4 Units

5729 Willowcrest Ave
North Hollywood CA 91601

- 2018 Year Built / \$2,150,000 / 5,913 RSF



Pending / 4 Units

10930 Hartsook St
North Hollywood CA 91601

- 2018 Year Built / \$2,400,000 / 5,028 RSF



Pending / 4 Units

10925 Hesby St
North Hollywood CA 91601

- 2018 Year Built / \$2,499,000 / 5,264 RSF



Sold on 7-18-2018 / 4 Units

10824 Morrison St
North Hollywood CA 91601

- 2018 Year Built / \$2,300,000 / 4,604 SF

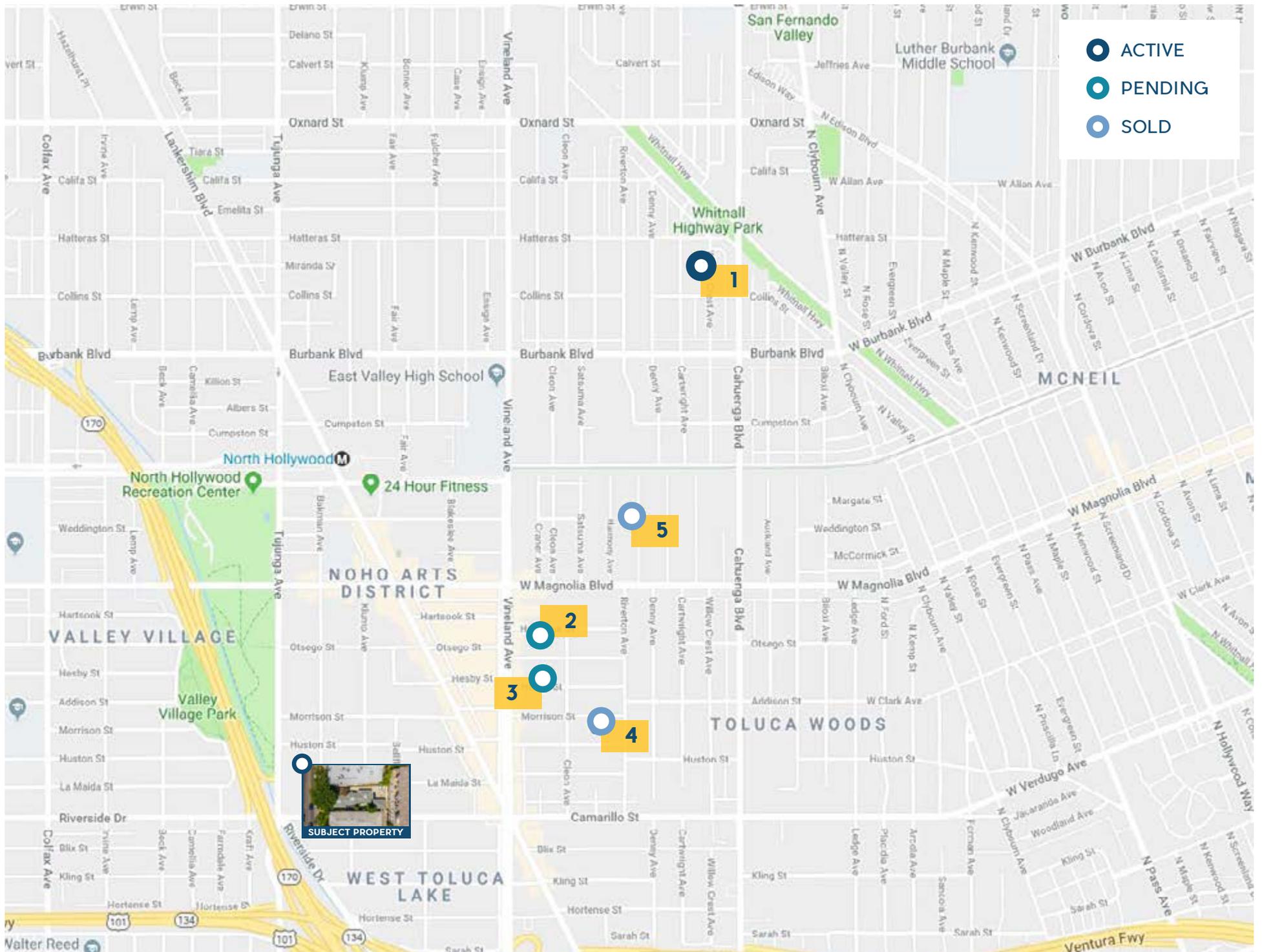


Sold on 5-2-2018 / 4 Units

5313 Riverton Ave
North Hollywood CA 91601

- 2018 Year Built / \$2,499,000 / 5,380 SF F



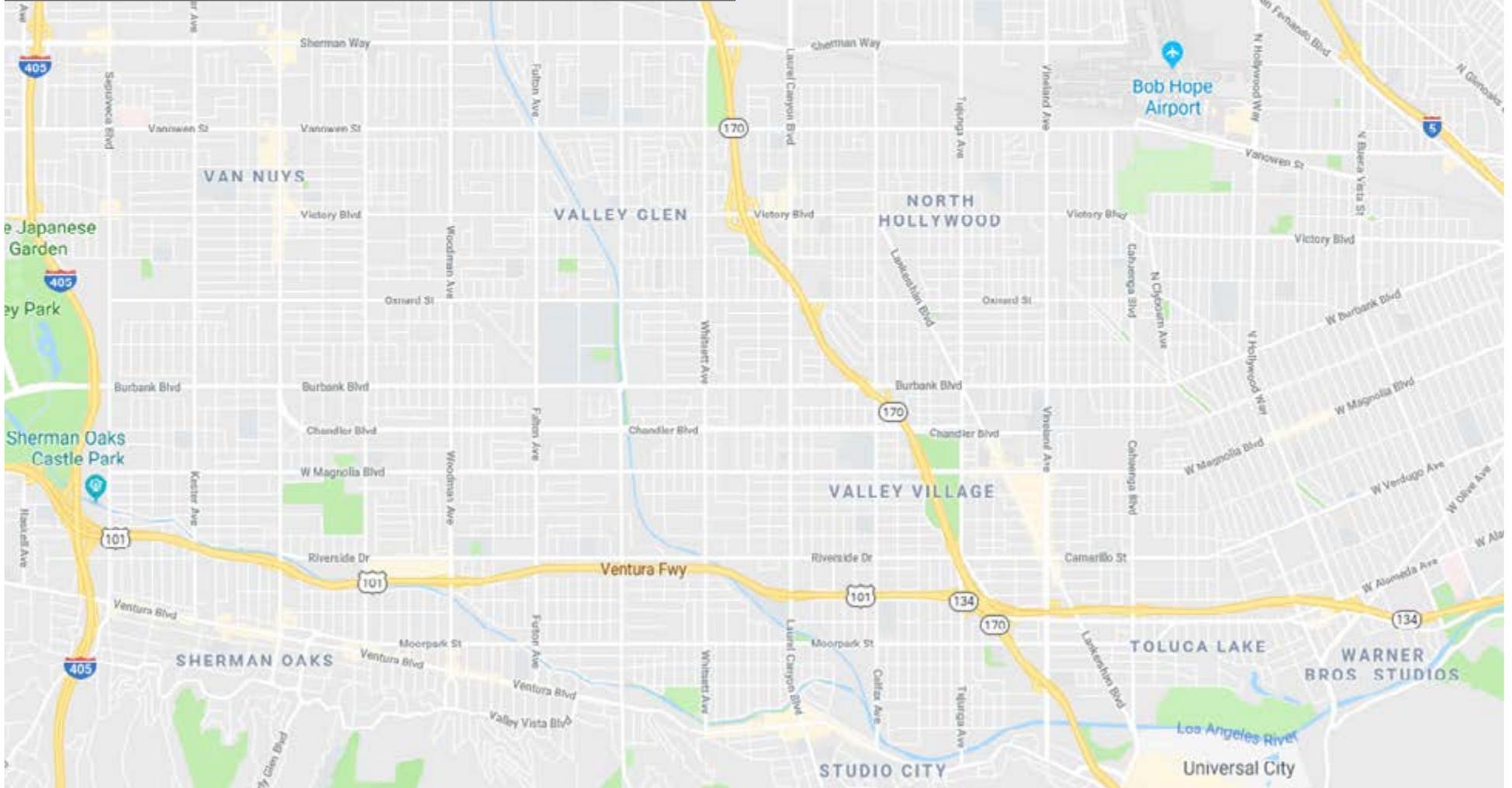


SUBMARKET

NORTH HOLLYWOOD

A diverse neighborhood combining history, community, arts, and entertainment, North Hollywood or NoHo is a thriving suburb of L.A. located in the San Fernando Valley that is transforming every day with new and better opportunities to work, play, and live.

Source: www.rentcafe.com/blog/cities/living-in-north-hollywood-a-walkable-neighborhood-full-of-l-a-charm/



Location

The 743-acre North Hollywood Redevelopment Project Area is located in the San Fernando Valley, one mile north of the intersection of the Hollywood and Ventura freeways and immediately north of the Cahuenga Pass. The Project Area is part of the CRA/LA East Valley Region.

The Project Area is bounded generally by Hatteras Street on the north, Cahuenga Boulevard on the east, Camarillo Street on the south, and Tujunga Avenue on the west. Adopted in 1979, the Project Area's redevelopment plan has been amended three times and twice legislatively.

Located within the Project Area is the North Hollywood Commercial & Artcraft District, more commonly known as the NoHo Arts District.

The City of Los Angeles limits the amount of business taxes paid by entertainment and multimedia businesses located in the North Hollywood Redevelopment Project Area. In order to establish your eligibility, the City of Los Angeles Office of Finance requires completion of the Eligibility Questionnaire.

Conditions at Time of Adoption

At the time of adoption, the Project Area contained the following blighting conditions:

- Numerous instances of structural deterioration plus environmental and land use conflicts which deterred significant investment;
- High population density and overcrowding;
- Incompatible land uses or shifting of uses;
- Defective design of physical construction combined with increasing age, obsolescence, deterioration and dilapidation;
- Inadequate public infrastructure and public facilities. Major streets requiring improvements included Lankershim, Burbank, Magnolia,

and Chandler boulevards. In addition, many minor streets did not meet City standards and street lighting throughout the area was seriously deficient.

Highlights of the Last Five Year Period (fiscal years 2006-2010)

- \$425 million in private investment
- \$28 million in CRA/LA investment
- 186 units of housing constructed that have affordability restrictions maintained by long-term covenants
- 3,085 construction jobs created
- 1,152 permanent jobs created
- 12 commercial façade storefronts completed
- 319,000 square feet of retail and office space constructed
- Cumpston-to-Hatteras public improvements completed
- Streetscape Improvements completed
- Chandler Boulevard Bikeway completed
- Arts Retention Program created--capacity building workshops for participants and physical improvements to two theaters completed

Five Year Plan

California Health & Safety Code Section 33490 requires that redevelopment agencies adopt a Five-Year Implementation Plan demonstrating how the goals and objectives, proposed programs and projects, and planned expenditures for their project areas will lead to the elimination of blight and implement low- and moderate-income housing requirements.

The latest report covers fiscal years 2011-2015 (July 1, 2010 through June 30, 2015). The Five-Year Implementation Plan is found under Plans & Work Program.

Source: www.crala.org/internet-site/Projects/North_Hollywood/about.cfm

CITY OF LOS ANGELES



Los Angeles, the second largest city in the United States, is located in southern California and is situated in the county of Los Angeles. This city is known for its sunny climate, sprawling city life, and considered to be the center of the entertainment capital of the world.

The city of Los Angeles leads its counterparts in several major growth industries. LA county has more than 87,000 jobs in the fashion industry surpassing New York city. In addition, Los Angeles houses 700,000 jobs in health services/biomedical field and 190,000 jobs in the aero-space and technology field.

Location Highlights

- In 2015, leisure and hospitality is the leading industry with 488,100 jobs in Los Angeles. In the same year, this sector added 21,500 jobs which represents 4.6% job growth year after year.
- The largest number of manufacturing jobs of any county in the country.
- Other major industries include health care, education, and business services.
- L.A.'s coastal regions boast some of the best surf spots, amazing oceanfront dining and trendy shops.
- Los Angeles has more museums and theatres than any other city in the United States. Los Angeles has 105 museums and 225 theatres making it the mecca of arts and culture.
- With its rich cultural diversity, Los Angeles has the most dynamic dining experiences a city has to offer. Each region of Los Angeles offers a variety of dining options without ever leaving the general area.

Source: www.discoverlosangeles.com

LOCATION OVERVIEW

GEOGRAPHY

The city of Los Angeles, surrounded by the San Gabriel Mountain range and divided by the Santa Monica Mountains, is primarily a desert basin. This city has 75 miles of coastline and altitudes ranging from 9 feet below sea level at Wilmington to 10,080 feet above sea level at Mt. San Antonio. Los Angeles rivers include Rio Hondo, San Gabriel, Santa Clara and Los Angeles rivers.

City of Los Angeles:	472 square miles
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County of Los Angeles:	4,084 square miles
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Los Angeles Five-County Area:	34,135 square miles
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Source: LACity.org, LACounty.org, California State Association of Counties counties.org



NOTABLE LANDMARKS



Roosevelt Hotel



Hollywood Wax Museum



Hollywood Sign



Hollywood Walk of Fame



Capital Records Building



El Capitan Theatre



Loews Hollywood Hotel



Dolby Theatre

THE GREATER LOS ANGELES AREA

DOWNTOWN LOS ANGELES



Downtown Los Angeles, a large city with an abundance of historic architecture and cultural attractions, offers incredible restaurants, hotels with amazing views and a thriving nightlife. In the South Park District of Downtown Los Angeles is L.A. Live, an entertainment complex, that host popular attractions like the GRAMMY Museum, Lucky Strick Lanes and Regal Cinemas. In addition, STAPLES Center, adjacent to the L.A. Live, is home to the Los Angeles Lakers, Clippers, Kings and Sparks.

HOLLYWOOD



Known for its glitz and glam, Hollywood is home to film, television and music industries. Although most studios have moved to neighboring cities, Hollywood still attracts millions of visitors each year. Hollywood and Highland Center, in the heart of Hollywood, is one of the hottest entertainment centers in Los Angeles. Hollywood is ethnically diverse, heavily populated and offers delicious multicultural cuisines.

SANTA MONICA



Renowned for its sunny skies and beaches, Santa Monica attracts more than 7 million visitors a year. This one of a kind city averages more than 300 days of sunshine a year and has some of the best sunsets on the west coast. Santa Monica has become a walkable and bike-friendly town allowing easy access to shopping, restaurants and attractions such as the Santa Monica Pier and Third Street Promenade.

DEMOGRAPHICS

POPULATION (2015)

City of Los Angeles: 4.0 Million

County of Los Angeles: 10.1 Million

Los Angeles Five-County Area: 18.6 Million

Source: California Department of Finance, Demographic Research Visit

INCOME

Median household income: \$48,610

Mean household income: \$76,557

Median family income: \$53,008

Mean family income: \$83,965

Median non-family income: \$38,227

Mean non-family income: \$61,155

Source: 2006-2008 American Community Survey



ETHNICITY

Hispanic or Latino (of any race) 47.9%

Non-Hispanic Whites: 27.5%

Asian/Pacific Islander: 13.7%

African-American: 8.1%

American Indian/Others: 2.8%

“The diverse, multiethnic population of Los Angeles today distinguishes the city as the cultural hub of the Pacific Rim. People from more than 180 countries, speaking 140 different identified languages, currently call Los Angeles home. Los Angeles does not have a majority population.”

- www.discoverlosangeles.com

Source: U.S. Census Bureau - 2013 American Community Survey

MAJOR EMPLOYERS

TOP 10 EMPLOYERS IN LOS ANGELES

County of Los Angeles	96,500
Los Angeles Unified School District	59,600
City of Los Angeles (including DWP)	46,900
University of California, Los Angeles	46,900
Federal Government (non-Defense Dept.)	43,400
Kaiser Permanente	36,000
State of California (non-education)	29,200
Northrop Grumman Corp.	17,000
Target Corp.	15,000
Providence Health & Services	15,000

Source: California Employment Development Department, The Los Angeles Business Journal, and Almanac research



RETAIL CENTERS IN THE GREATER LOS ANGELES AREA

RODEO DRIVE



Rodeo Drive is in the center of the Golden Triangle. Some of the most luxurious hotels, shopping and dining in the world occupy this distinguished corridor. The most prestigious and recognizable brands in fashion such as Valentino, Saint Laurent, Tiffany & Co., Cartier, Rolex, Chanel and Salvatore Ferragamo are situated on Rodeo Drive.

THE GROVE



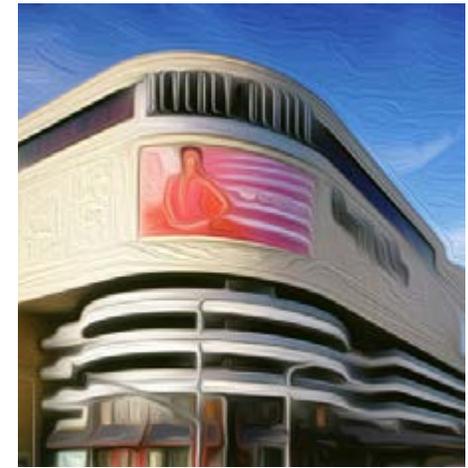
The Grove, an entertainment complex in Los Angeles, features brand name stores, chain and local restaurants, a large center park with an animated fountain and Pacific Theatres. Visitors can take a free ride to The Grove Trolley which travels along First Street between The Grove and Farmer's Market.

MELROSE AVE



Melrose Avenue is famous for its underground and new wave retail stores which became popular in the 1980's. This destination attracts visitors from all over the world for its unique shopping experience, spectacular dining, and entertainment.

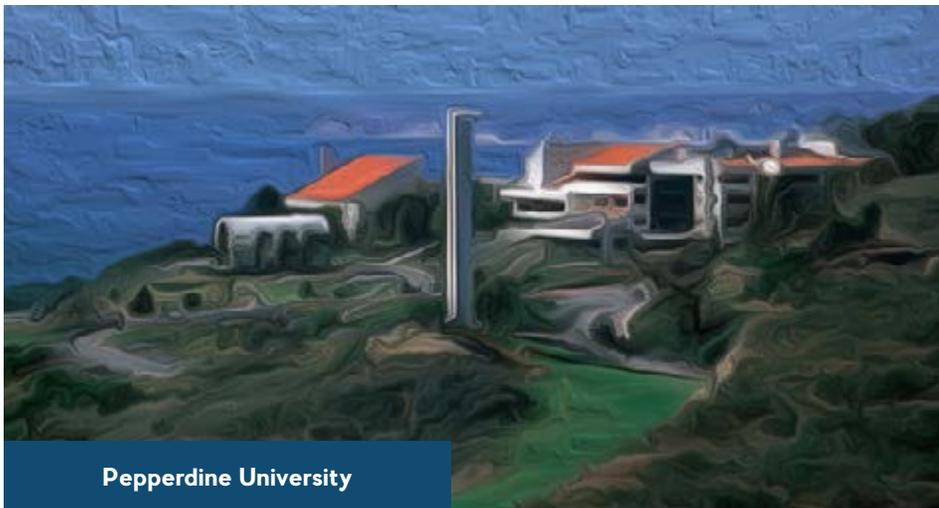
BEVERLY CENTER



Beverly Center, eight-story shopping mall located at the edge of Beverly Hills and West Hollywood, provides a shopping experience unlike its counterparts in the local area. With over 100 specialty retail stores, shoppers are able to get everything they need in one location. Recently, the owners have unveiled their plans to spend \$500 million to renovate the Beverly Center.

Los Angeles County is home to 113 accredited colleges and universities, including such prestigious institutions as the University of Southern California (USC), UCLA, Pepperdine University, Occidental College, Loyola Marymount University and the Art Center College of Design.

Source: LAEDC



HEALTH CARE CENTERS

According to U.S. News, UCLA Medical Center, Cedars-Sinai Medical Center, Keck Medical Center of USC and Kaiser Permanente Los Angeles Medical Center are ranked in the top 20 hospitals in California.



Griffith Observatory



Spanning an impressive 4,210 acres, it's easy to get lost in LA's largest public green space, much of which remains unchanged from the days when Native Americans settled here.

Kenneth Hahn State Recreation Area



Kenneth Hahn is impressive in both size and topography for a park in the middle of the Westside.

Hancock Park La Brea



Explore the La Brea Tar Pits, which for over 100 years has unearthed prehistoric fossils, and enjoy the Urban Light sculptures from LACMA which is within a stone's throw.

Lake Hollywood Park



Unlike the touristy turnout just up the road, this park stays quiet throughout the day. The whole family can enjoy the playground, shaded picnic benches and one of the most fantastic views of the Hollywood Sign.

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