

# 5610

E HOLLYWOOD  
—◆ BLVD ◆—

**PRICE REDUCTION!**  
~~\$12,000,000~~ \$9,995,000

YOUR NAME HERE



5610

FREESTANDING ±15,300 SF AUTO REPAIR,  
AUTO GALLERY, OR AUTO USE FACILITY

OWNER-USER OR  
DEVELOPMENT OPPORTUNITY

5610 E HOLLYWOOD BLVD, LOS ANGELES, CA 90028

**CBRE**

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CMPM 5610 E Hollywood\_OM\_Taverner\_v17\_GH 05/20/26



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## EXECUTIVE SUMMARY

CBRE is pleased to present the opportunity to acquire 5610 E Hollywood Blvd, a ±15,300 SF freestanding building situated on a ±13,308 SF parcel with exceptional street frontage along high-traffic Hollywood Blvd. This rare offering provides a dual opportunity for both owner-users and developers.

For auto-related businesses, the property features a plug-and-play facility with a grandfathered auto body use secured by variance — a highly valuable entitlement in today's regulatory landscape. Owner-users can immediately occupy a functional space with outstanding visibility and access.

At the same time, the site is zoned [Q]R5-2, one of Los Angeles' most desirable zoning designations. With high-density allowances, a 75 foot height limit, and the benefits of AB 2097 (no parking required), the property offers significant development potential for a transit-oriented residential or mixed-use project in a prime East Hollywood location.





## PROPERTY OVERVIEW

- 
**ADDRESS:**  
 5610 E Hollywood Blvd,  
 Los Angeles, CA 90028
- 
**LOADING:**  
 1 Grade Level Electric  
 Roll-Up Door
- 
**SUBMARKET:**  
 East Hollywood
- 
**SAFETY SYSTEMS:**  
 Fully Sprinklered &  
 Monitored System
- 
**BUILDING AREA:**  
 15,300 SF (±13,300 SF  
 Industrial & ±2,000 SF Office)
- 
**IMPROVEMENTS:**  
 Brand New Roof (Q4  
 2024) with 10 skylights
- 
**LAND AREA:**  
 13,308 SF
- 
**APN:**  
 5544-026-007
- 
**CONSTRUCTION:**  
 Clear Span Tilt-Up Industrial
- 
**ZONING:**  
 [Q] R5-2
- 
**YEAR BUILT:**  
 1997
- 
**USE:**  
 Grandfathered Auto  
 Body Variance
- 
**STORIES:**  
 Single Story with Partial  
 Second Story Office Space
- 
**WALK SCORE:**  
 98 ("Walker's Paradise")
- 
**POWER:**  
 120-240V/800A/3PH/4W

**PURCHASE PRICE:**  
**\$9,995,000**


# AUTO RELATED FEATURES



2 DOWNDRAFT  
SPRAY BOOTHS



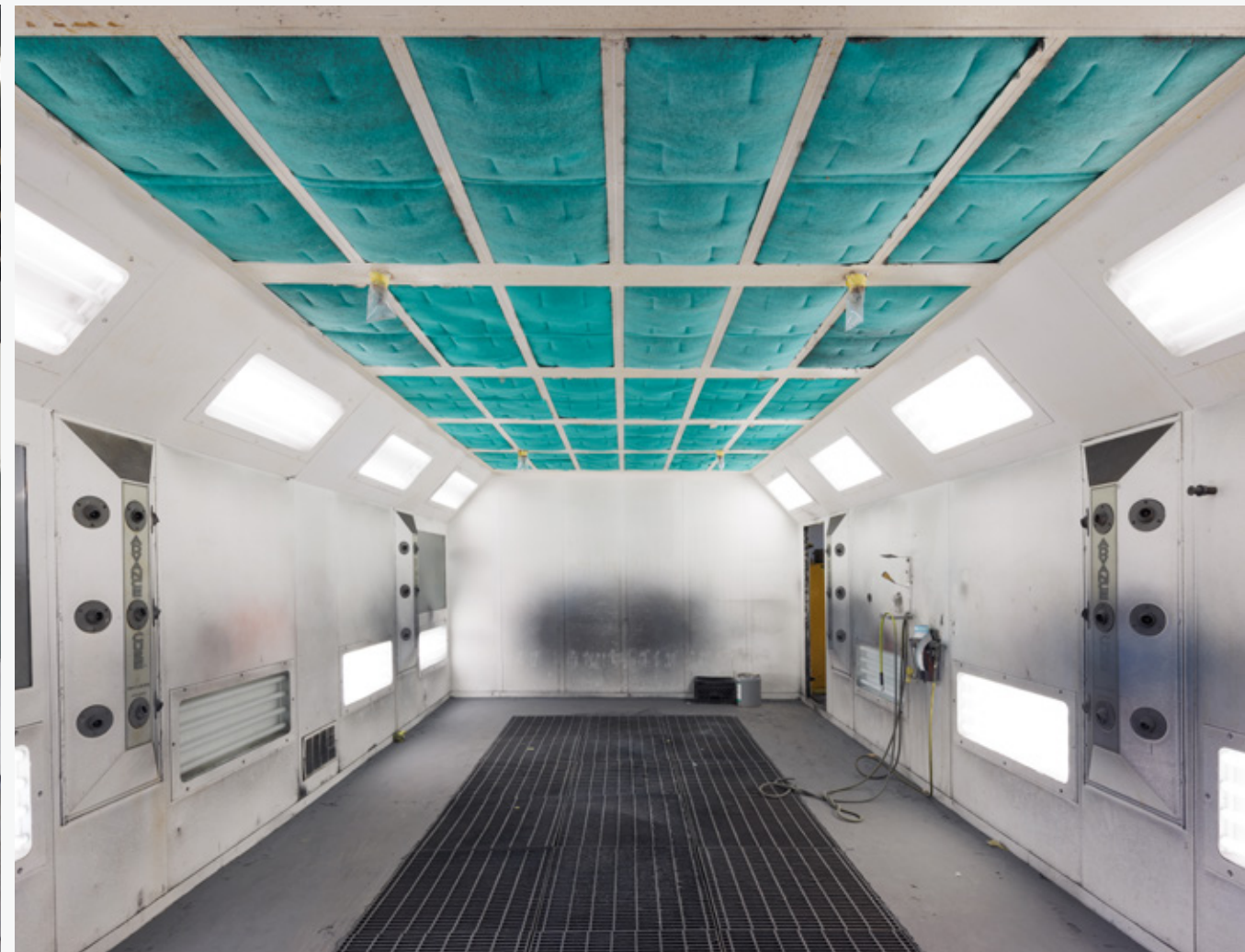
DOWNDRAFT  
PREP AREA



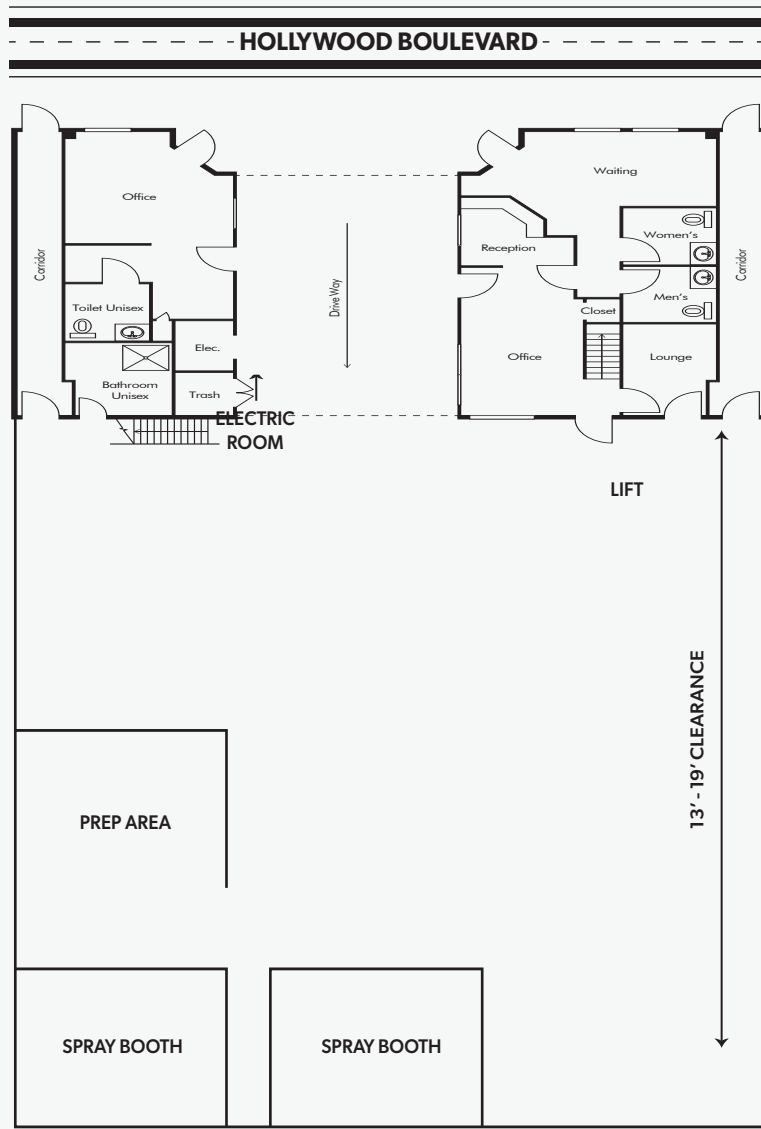
CENTRAL VACUUM  
/ EXHAUST SYSTEM  
THROUGHOUT WAREHOUSE



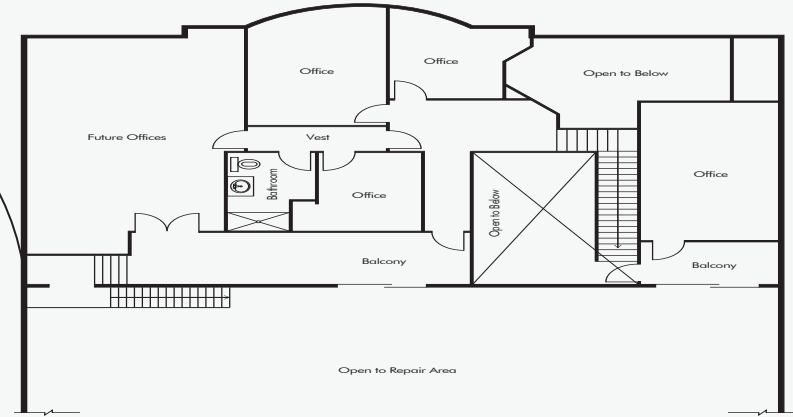
CLARIFIER  
SYSTEM



# FLOOR PLAN



2ND STORY MEZZANINE (±2,000 SF OF OFFICE MEZZ)

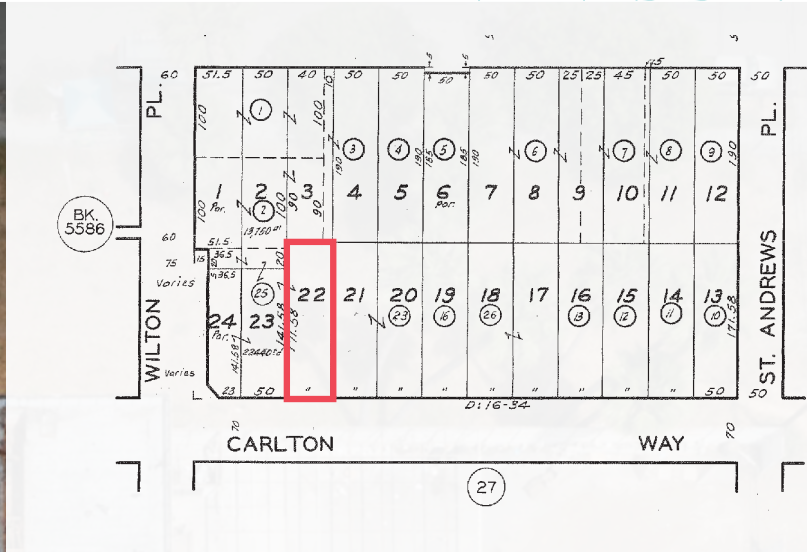


\*not drawn to scale

08.


5610 E HOLLYWOOD BLVD / LOS ANGELES, CA

# PARCEL / ZONING



 **LOT SIZE:**  
0.30 Acres / 13,308 SF

 **ZONING:**  
[Q] R5-2

 **APN:**  
5544-026-007



## DEVELOPMENT OPPORTUNITY

5610 Hollywood Blvd presents an opportunity to develop high-density residential or mixed-use in one of Los Angeles' most transit-connected and high-demand neighborhoods. Zoned [Q]R5-2, this ±13,308 SF parcel offers flexible entitlements with a 75 foot height limit, strong FAR, and full AB 2097 parking relief. The site supports up to 33 units by-right, with the potential for 45+ units using State Density Bonus programs.



## HIGHLIGHTS



**ZONING:**  
[Q]R5-2



**USE TYPES:**  
Multifamily, Live/Work, Apartment Hotel, Low-Impact Workshops, Senior Housing, Group Housing



**FAR:**  
3.0:1 (Up to 39,924 Buildable SF)



**PARKING REQUIREMENT**  
None (AB 2097 Zone)



**LOT SIZE:**  
±13,308 SF



**HEIGHT LIMIT**  
75 Feet (approx. 6-7 stories)



**BY-RIGHT UNIT COUNT:**  
33 Units



**DENSITY BONUS ELIGIBLE:**  
Yes (Affordable Housing Incentives)



**TRANSIT-ORIENTED LOCATION:**  
½ mile from Metro Red Line

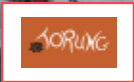
WEST FACING AERIAL

HOLLYWOOD HILLS

NETFLIX



FONDA THEATRE

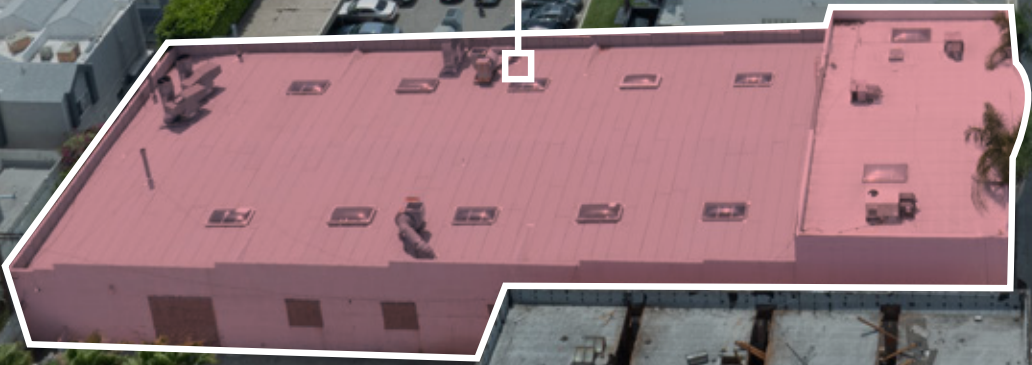


**5610**  
 E HOLLYWOOD  
 BLVD

BOOKS & COFFEE CAFE



RODDED THAI  
 PAILIN THAI CUISINE  
 ZOLTAN'S TRANSYLVANIA  
 BAKERY



HOLLYWOOD BLVD

11.

5610 E HOLLYWOOD BLVD / LOS ANGELES, CA

# SOUTH EAST FACING AERIAL

DOWNTOWN LA

5610  
E HOLLYWOOD  
BLVD

LACC  
The City's College

HH  
HOLLYWOOD HOTEL

COURAGE BAGELS

METHEUN

Red Bull  
Cafe

LINE

Ralph's

WAGER  
PERMANENT

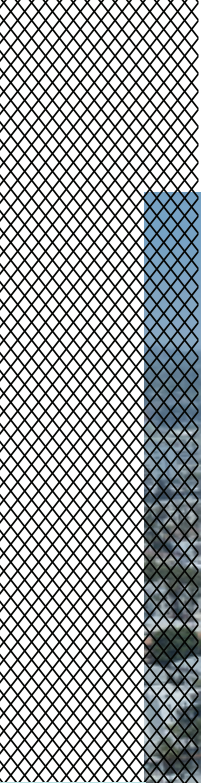


FarmerBoys

Orangetheory

Marshalls

HOLLYWOOD BLVD



12.

5610 E HOLLYWOOD BLVD / LOS ANGELES, CA

## BUILDING SIGNAGE

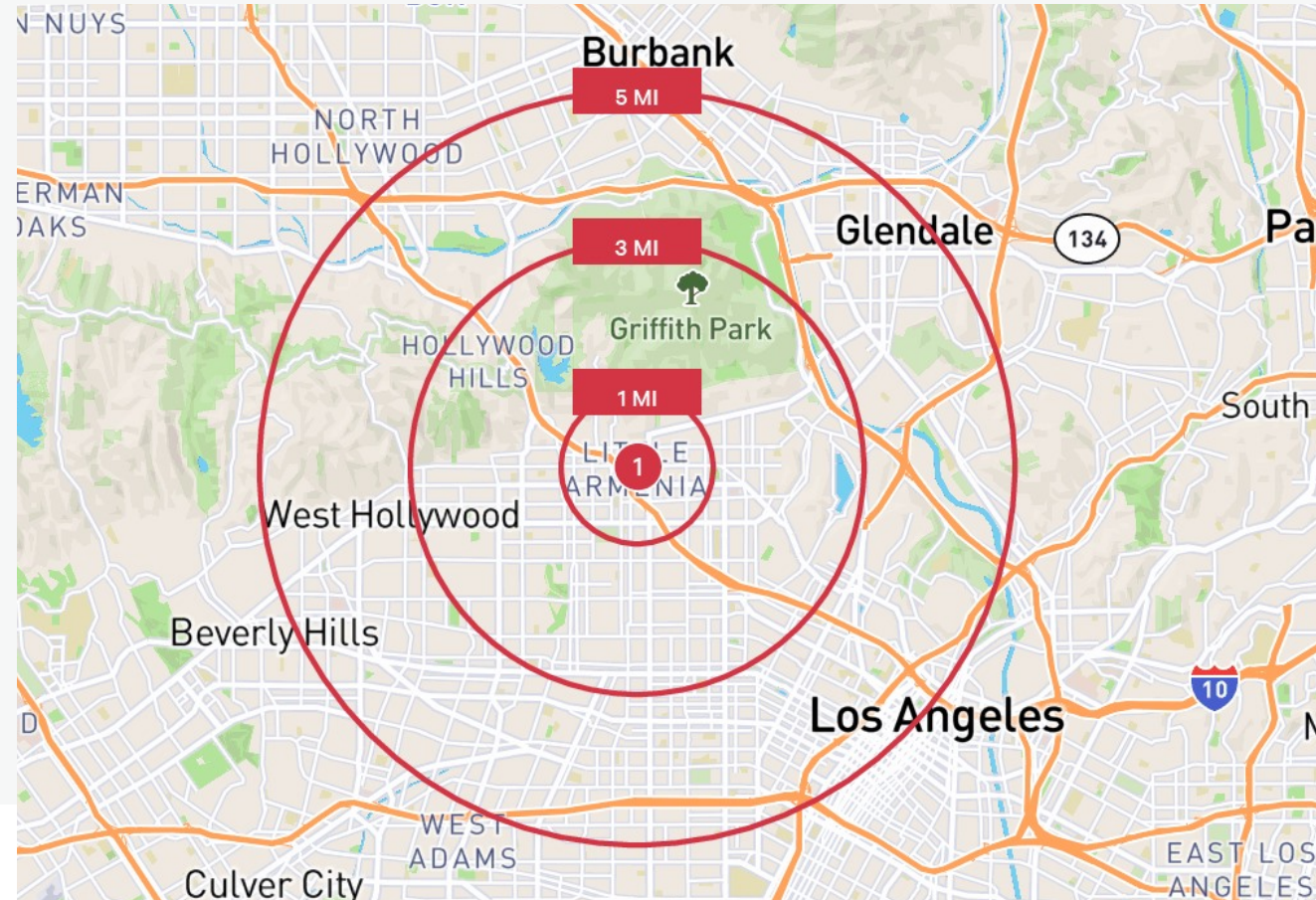


 **40,000+**  
VEHICLES PER DAY

# DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population - Current Year Estimate	64,084	352,270	984,950
2029 Population - Five Year Projection	65,620	356,722	996,122
2020 Population - Census	64,577	355,797	993,627
2010 Population - Census	64,987	358,663	984,116
2020-2024 Annual Population Growth Rate	-0.18%	-0.23%	-0.21%
2024-2029 Annual Population Growth Rate	0.47%	0.25%	0.23%
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	32,422	172,914	451,231
2029 Households - Five Year Projection	34,445	180,791	471,748
2020 Households - Census	31,415	169,111	440,264
2010 Households - Census	28,788	159,870	409,427
2020-2024 Compound Annual Household Growth Rate	0.75%	0.52%	0.58%
2024-2029 Annual Household Growth Rate	1.22%	0.89%	0.89%
2024 Average Household Size	1.87	1.99	2.14
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$91,907	\$114,434	\$115,842
2029 Average Household Income	\$107,362	\$132,296	\$134,722
2024 Median Household Income	\$58,328	\$72,373	\$74,428
2029 Median Household Income	\$69,531	\$84,570	\$87,106
2024 Per Capita Income	\$46,545	\$56,271	\$53,139
2029 Per Capita Income	\$56,280	\$67,137	\$63,805

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>HOUSING UNITS</b>			
2024 Housing Units	35,909	190,802	495,991
2024 Vacant Housing Units	3,487	17,888	44,760
2024 Occupied Housing Units	32,422	172,914	451,231
2024 Owner Occupied Housing Units	2,876	28,413	86,980
2024 Renter Occupied Housing Units	29,546	144,501	364,251



# FINANCING

## OWNER-USER FINANCING OPTIONS

	<b>Bank - Conventional</b>	<b>Bank - SBA 504 program</b>
Lender Structure	<b>10-Year Fixed</b>	<b>25-Year Fixed</b>
Loan Amount / LTV	Up to 80% of purchase price	Up to 90% of purchase price
Interest Rate	5.50% - 6.00%	5.50% - 6.00%
Loan Index at Closing	10-Year UST	10-Year UST
Loan Index Rate (as of today)	4.30%	4.30%
Loan Index Spread (at closing)	1.20% - 1.70%	1.20% - 1.70%
Fixed Period	10 years	25 years
Loan Term	10 years	25 years
Amortization	25 years	25 years
Prepayment Penalty	Stepdown Prepay	10-year Declining
Rate Lock Cost	None	None
Rate Lock Duration	Rate Locked at Approval	Rate Locked at Closing
Guarantee	Recourse - Personal & Business	Recourse - Personal & Business
Estimated Closing Timeline	45-60 Days	60 Days
Deposit Requirements	None	None

**BRIDGE LOAN FINANCING AVAILABLE THROUGH THIRD-PARTY LENDER FOR QUALIFIED BUYERS**

# 5610

E HOLLYWOOD  
BLVD

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# CBRE



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