



OFFERING MEMORANDUM

6833 SIMPSON AVENUE

NORTH HOLLYWOOD, CA 91605 | RESIDENTIAL DEVELOPMENT / INFILL

EXECUTIVE SUMMARY

OFFERING SUMMARY

Offering Price	\$1,050,000.00
Price PSF	\$132.83 / SF
Sale Type	Redevelopment / Infill Opportunity
Property Type	Residential Land / Duplex
Current Use	Existing Duplex

PROPERTY DETAILS

Location	6833 Simpson Avenue North Hollywood, CA 91605
County	Los Angeles County
Lot Size	7,905 SF (0.18 AC)
Building Size	1,312 SF (0.03 AC)
Zoning	RD1.5-1
General Plan	Low Medium II Residential
APN	2321-019-005

PROPERTY HIGHLIGHTS

Flexible Residential Redevelopment / Infill Opportunity in North Hollywood, California

- 7,905 SF infill lot with approx. 60 feet of frontage.
- Offered at approximately \$132.83/SF of land.
- Existing duplex (approximately 1,312 SF) Ellised; delivered vacant with tenants already cleared.
- RD1.5-1 zoning may support multiple residential redevelopment concepts.
- Located within an Opportunity Zone.
- Transit Oriented Community (TOC) Tier 2 location with High Quality Transit Corridor proximity.
- Potential subdivision / for-sale townhome scenario.
- Potential affordable housing density bonus scenario.
- Minutes from Hollywood Burbank Airport, NoHo West, the 170 Freeway, and the NoHo Arts District.

Buyer to independently verify all zoning, density, entitlement, subdivision, and development matters. Ask agent for further details.



PROPERTY HIGHLIGHTS

Flexible Residential Redevelopment / Infill Opportunity

6833 Simpson Avenue, North Hollywood, CA 91605



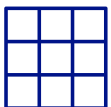
Infill North Hollywood Location

- Located near Burbank Airport, NoHo West, and the NoHo Arts District.



7,905 SF Lot Size

- Residential lot with approx. 60 feet of frontage.



RD1.5-1 Zoning (City of Los Angeles)

- Residential zoning may support multiple development concepts (see following pages).



Existing Duplex Vacant & Cleared

- Existing duplex Ellised; delivered vacant with tenants already cleared from property.



Offered at \$1,050,000

- Or approximately \$132.83/SF of land.



Residential Subdivision Potential

- Potential path for subdividing into individually owned residential lots.



Affordable Housing Path

- Potential for density bonus / affordable housing strategy in a key market area.



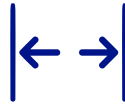
Transit-Oriented Location

- Transit Oriented Community (TOC) Tier 2 area with High Quality Transit Corridor proximity.

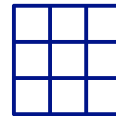
SCENARIO 1 (SUBDIVISION)



7,905 SF
LOT SIZE



60 FT
APPROXIMATE
FRONTAGE



RD1.5-1
ZONING



\$132.83/SF
LAND PRICE

SCENARIO HIGHLIGHTS

Potential For-Sale Townhomes

- Evaluate a future ownership housing concept.

Individual Lot Strategy

- Potential subdivision into separate residential lots.

Infill North Hollywood Site

- Near Burbank Airport and NoHo Arts District.

Existing Duplex Vacant & Cleared

- Property Ellised and ready for future development.

Small-Lot Development Upside (SB 684)

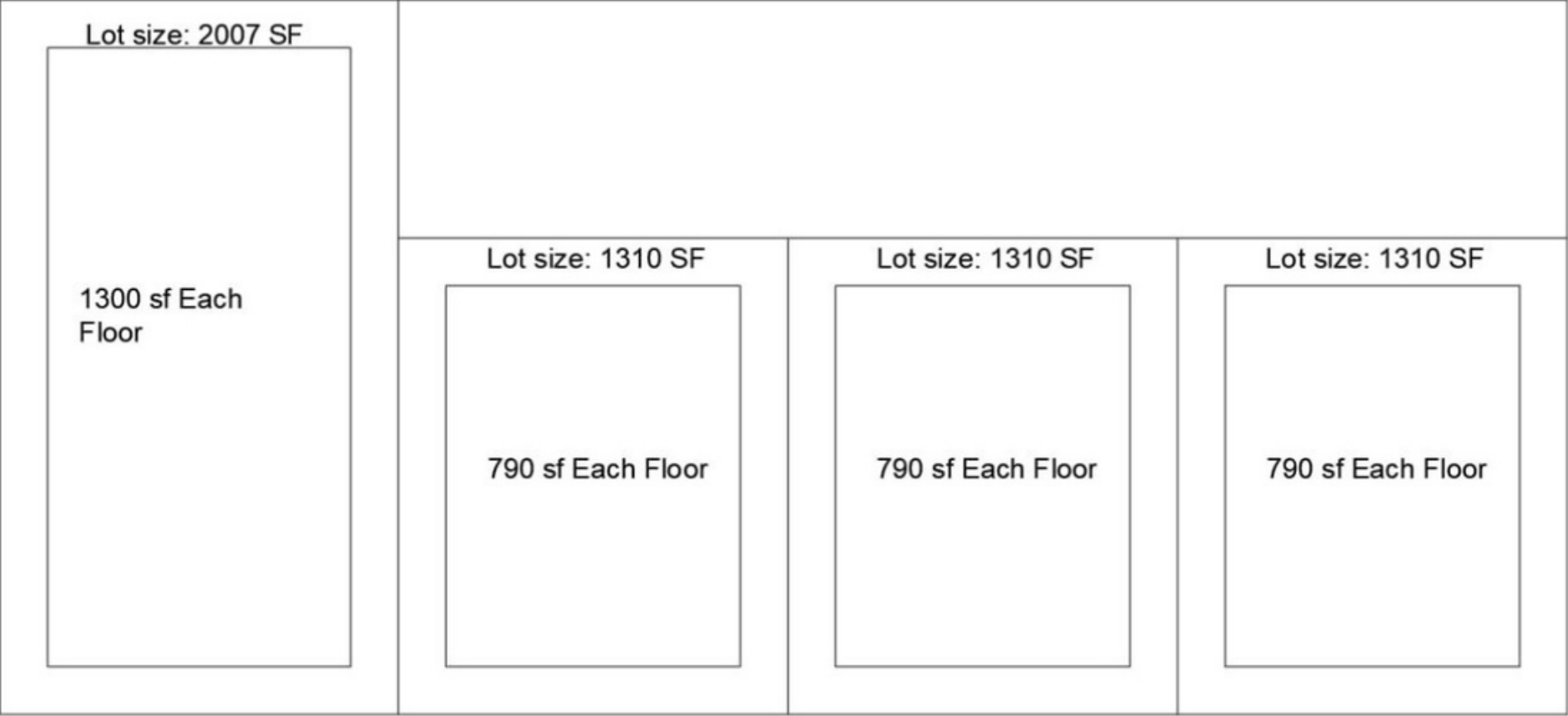
- Buyer may evaluate SB 684 as a potential path to create up to 10 individual residential lots.

SUBDIVISION SCENARIO

6833 Simpson Avenue may offer a path to subdivide the site into individually owned lots for future for-sale townhomes or similar residential product. The site's approx. 7,905 SF lot, 60 feet of frontage, existing duplex, and RD1.5-1 zoning provide a flexible starting point for feasibility review. Buyer to verify:

- Subdivision feasibility
- SB 684 applicability
- Lot configuration
- Unit count
- Parking/access

Buyer to independently verify all zoning, entitlement, subdivision, SB 684, and development matters.



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

SCENARIO 2 (AFFORDABLE DENSITY BONUS)



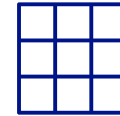
TIER 2
TOC AREA



QOZ
OPPORTUNITY
ZONE



HQTC
TRANSIT
CORRIDOR



RD1.5-1
ZONING

SCENARIO HIGHLIGHTS

Affordable Housing Path

- Potential density bonus development strategy.

Transit-Oriented Location

- TOC Tier 2 location with nearby Metro / transit access.

Qualified Opportunity Zone (QOZ)

- Zoning status may appeal to long-term investors.

Infill & Affordable Housing Demand

- Continued demand in major NoHo corridor.

Density-Focused Potential

- Site and lot characteristics may support higher-density residential concepts.

AFFORDABLE DENSITY BONUS SCENARIO

6833 Simpson Avenue may offer a path for an affordable housing or density bonus development strategy. The site's TOC Tier 2 location, High Quality Transit Corridor proximity, Opportunity Zone designation, and RD1.5-1 zoning provide a strong starting point for residential development feasibility review. Buyer to verify:

- Density bonus eligibility
- TOC incentive applicability
- Replacement housing requirements
- Parking/design feasibility
- Entitlement process

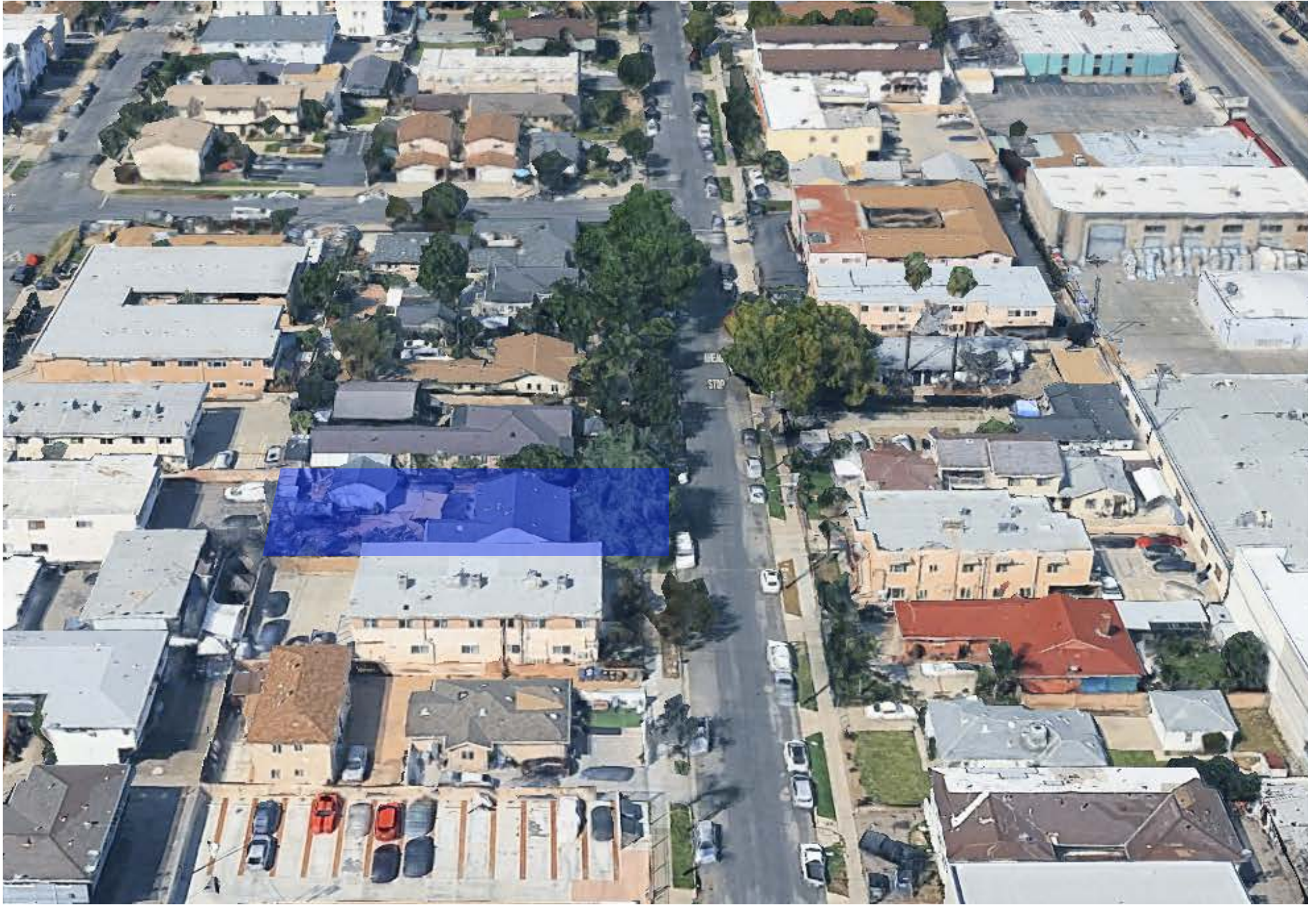
Buyer to independently verify all zoning, density, entitlement, subdivision, and development matters.

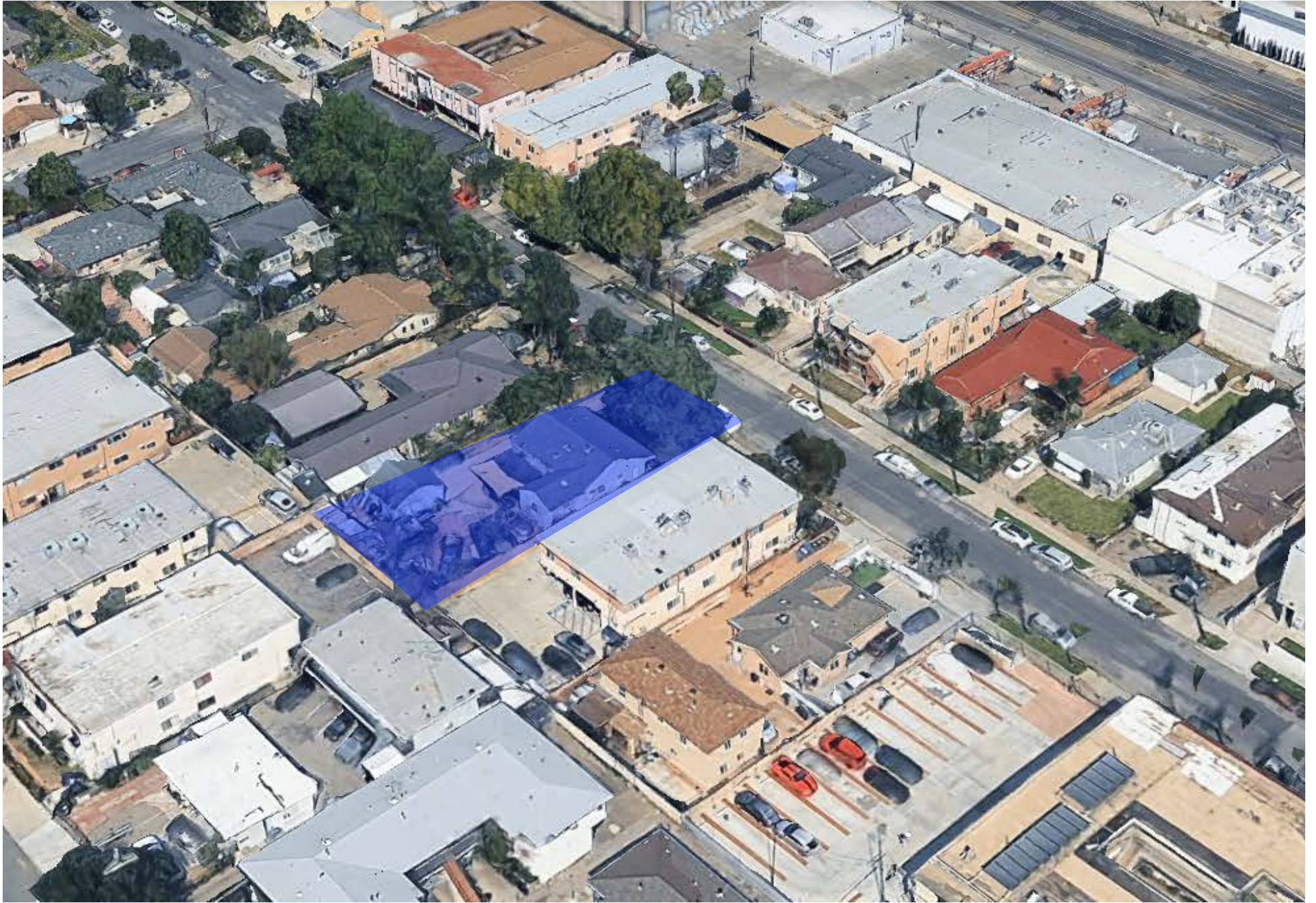


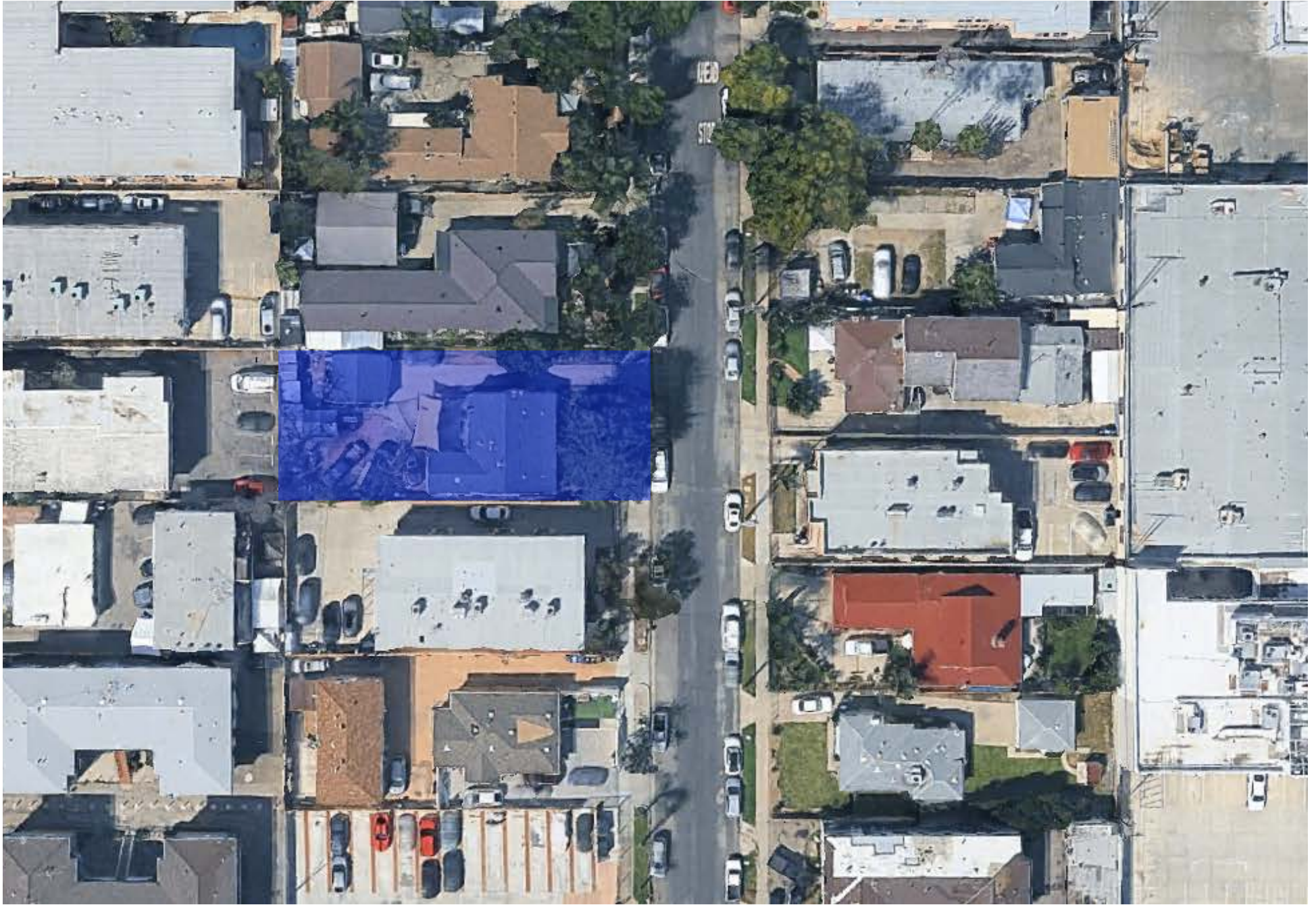












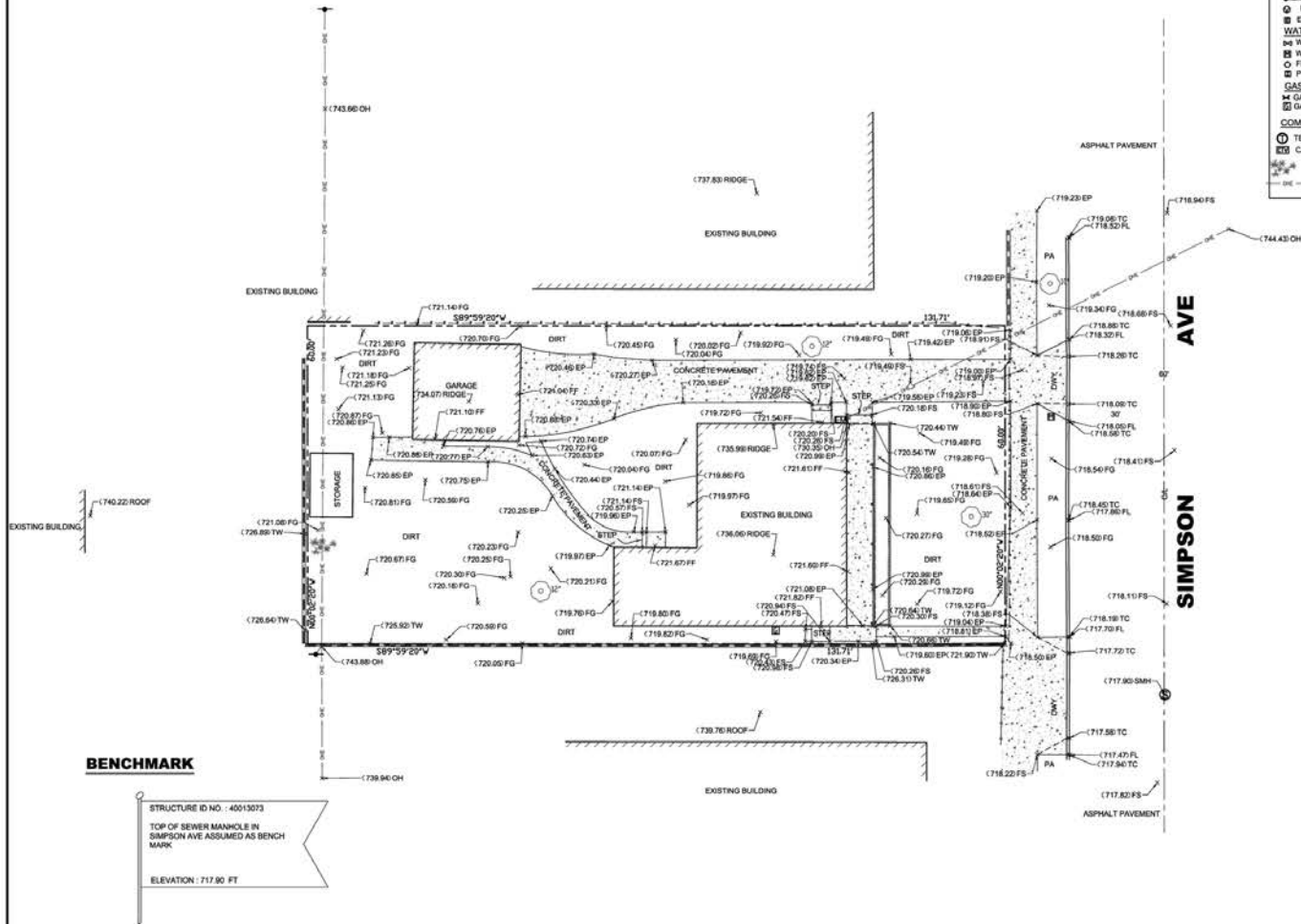
LEGAL DESCRIPTION:

LOT 19 OF TRACT NO. 8884, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 64 PAGE 66 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 2321-019-005

NOTES:

1. THE LEGAL DESCRIPTION, BOUNDARIES SHOWN HEREON ARE PER RECORD DATA.
2. FOR PLOT THE EASEMENT IF ANY, OWNER NEED TO PROVIDE HYPER LINK OF PRELIMINARY TITLE REPORT.

LEGEND		
SANITATION	MISCELLANEOUS	ABBREVIATIONS
M MAINTENANCE HOLE	M MONITORING WELL	CB = CATCH BASIN
S SEWER MAINT HOLE	S SIGN	CL = CENTERLINE
SC SEWER CLEAN-OUT	GP GUARD POST	CF = CURB FACE
SW STORM WATER	CLF = CHAIN LINK FENCE	CONC = CONCRETE
SD STORM DRAIN MH	P PARKING METER	DWY = DRIVEWAY
CB CATCH BASIN	HA HANDICAP ACCESS	EG = EDGE OF GUTTER
P POWER	M MAIL BOX	ELEC = ELECTRIC
PM POWER MH	FD FD MONUMENT AS NOTED	EP = EDGE OF PAVEMENT
PP POWER POLE	SE SPOT ELEVATION	FF = FINISHED FLOOR
OW OUT WIRE	ALC AREA LIGHT	FG = FINISHED GRADE
EV ELEC. VENT	PL PLASTIC FENCE	FL = FLOW LINE
EP ELEC. PULLBOX	WF WOOD FENCE	FP = FIRE PLACE
W WATER	CLF CHAIN LINK FENCE	FS = FINISHED SURFACE
WV WATER VALVE	WIF WROUGHT IRON FENCE	GV = GAS VALVE
WM WATER METER	SW STONE WALL	PA = PLASTER AREA
FI FIRE HYDRANT	CB CONCRETE BLOCK WALL	PD = PARKWAY DRAIN
PI PULLBOX IRRIGATION	BL BOUNDARY LINE	RRT = RAILROAD TIE
G GAS	CP CONCRETE PAVEMENT	TC = TOP OF CURB
GV GAS VALVE	AS ASPHALT PAVEMENT	TW = TOP OF WALL
GM GAS METER	BR BRICK PAVEMENT	TPP = TOP OF PARAPET
COMMUNICATIONS	TRAFFIC CONTROL	
TM TELEPHONE MH	LS LIGHT STANDARD	
CTV CABLE T.V. BOX	SL STREET LIGHT	
MT MULTI TRUNK	TS TRAFFIC STANDARD	
OW OVER HEAD WIRE	LT LIGHT & TRAFFIC STANDARD	
	TL TRAFFIC SIGNAL PULLBOX	
	EM ELECTRIC METER	

**TOPOGRAPHY SURVEY**

6833 SIMPSON AVE. NORTH HOLLYWOOD 91605

DATE: 03/13/2024

SCALE: 1" = 10'

SHEET NO.

TS-1
SHEET 1 OF 1



Address: 6833 1-48 N SIMPSON AVE

APN: 2321019005

PIN #: 183B169 541

Tract: TR 6024

Block: None

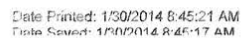
Lot: 97

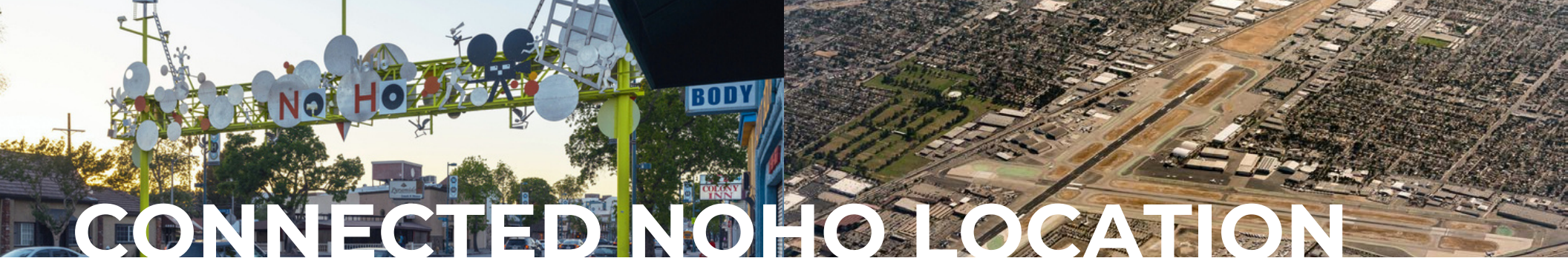
Arb: None

Zoning: RD1.5-1

General Plan: Low Medium II Residential







CONNECTED NOHO LOCATION

LOCATION OVERVIEW

6833 Simpson Avenue is located in North Hollywood, just west of Hollywood Burbank Airport and near major San Fernando Valley employment, retail, transit, and lifestyle amenities.

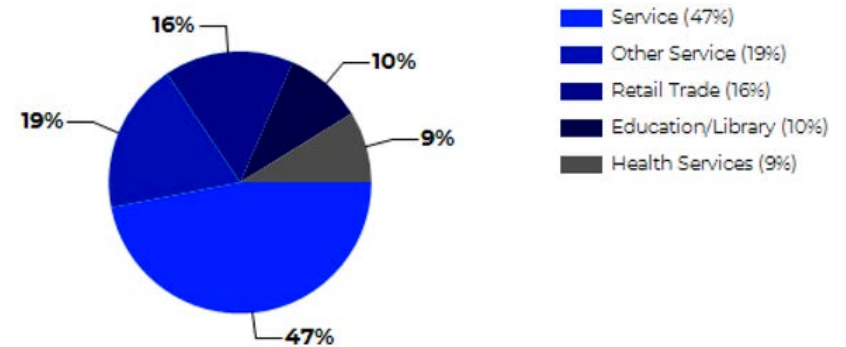
The property sits within an established residential infill setting, with convenient access to NoHo West, the NoHo Arts District, Hollywood Burbank Airport, and the 170 Freeway. The surrounding area supports a range of residential strategies, including for-sale housing, rental housing, and longer-term redevelopment planning.

TRANSPORTATION ACCESS

Easy access to the 5, 101, 170, and 134 freeways, LA Metro Rail & Busway, Metrolink commuter rail, Amtrak, Hollywood Burbank Airport, and minutes from Burbank, Valley Village, Toluca Lake, Hollywood, Glendale, Sherman Oaks, San Fernando Valley and central Los Angeles area neighborhoods.



MAJOR INDUSTRIES BY EMPLOYEE COUNT



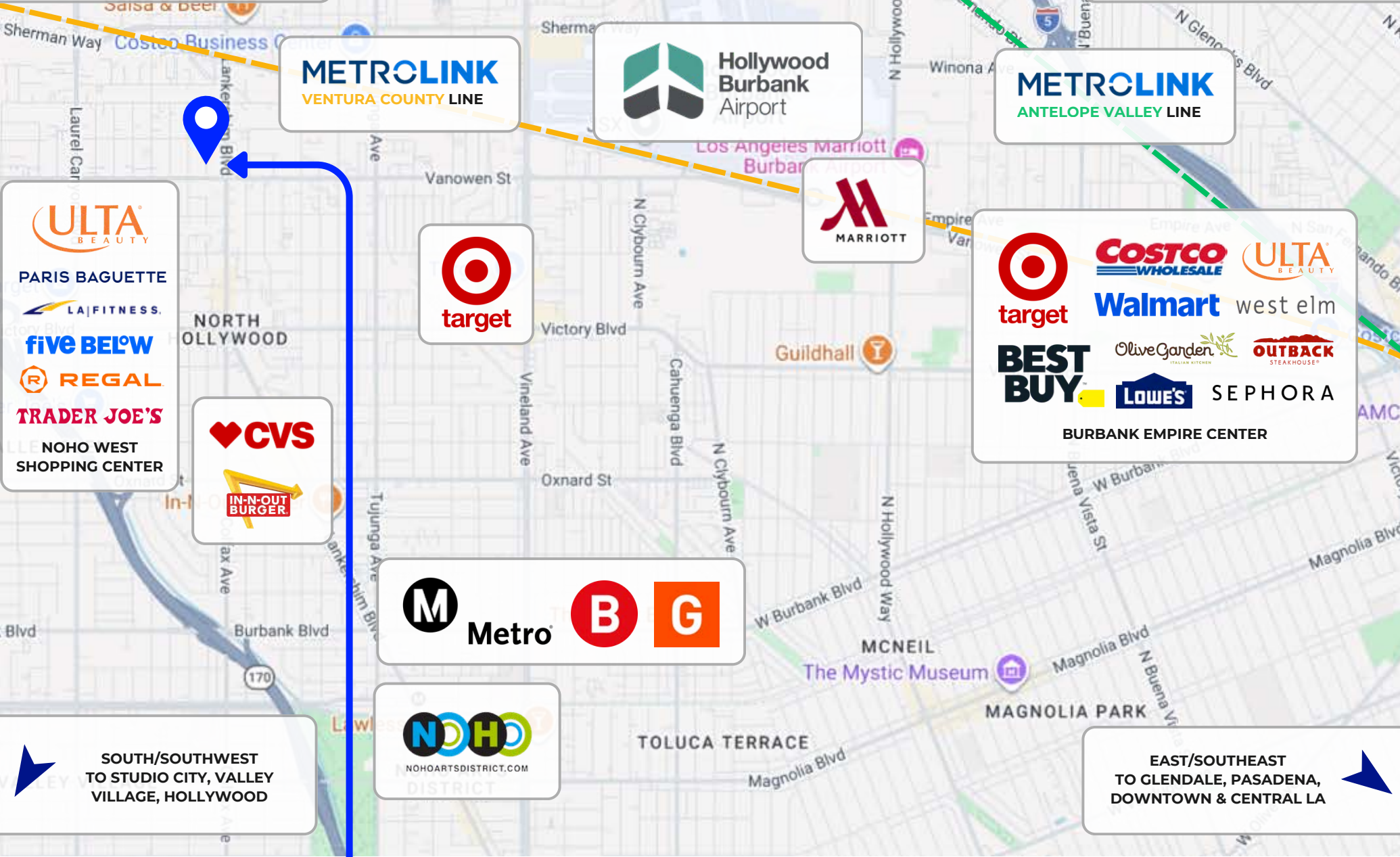
LARGEST EMPLOYERS

Soho Fabrics, Inc	3,810
Walt Disney Records Direct	2,990
Providence Holy Cross	2,931
Kaiser Permanente	2,700
Providence St. Joseph	2,000
Dream Lounge, Inc	1,989
TWDC Enterprises 18 Corp	1,802
Andrews International Inc	1,702



WEST TOWARD NORTHRIDGE,
VAN NUYS, WESTERN SAN
FERNANDO VALLEY AREAS

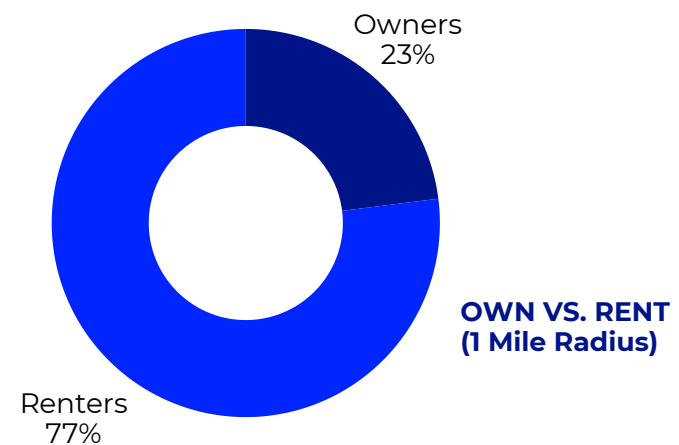
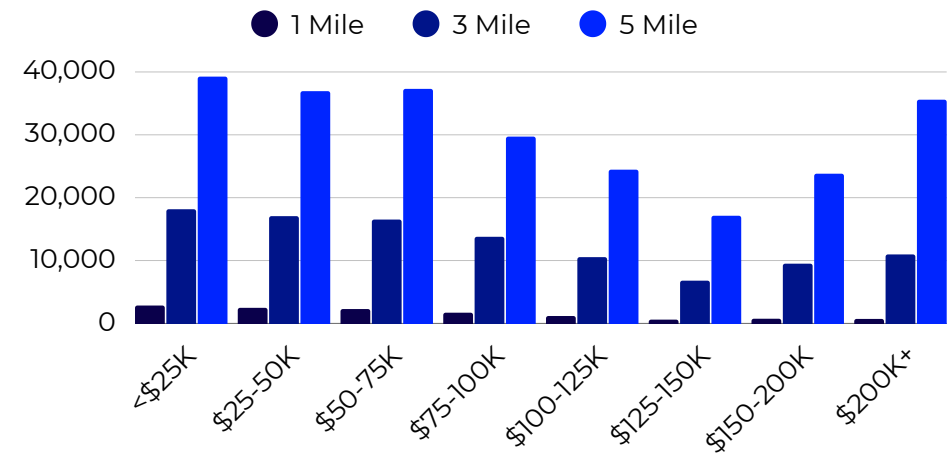
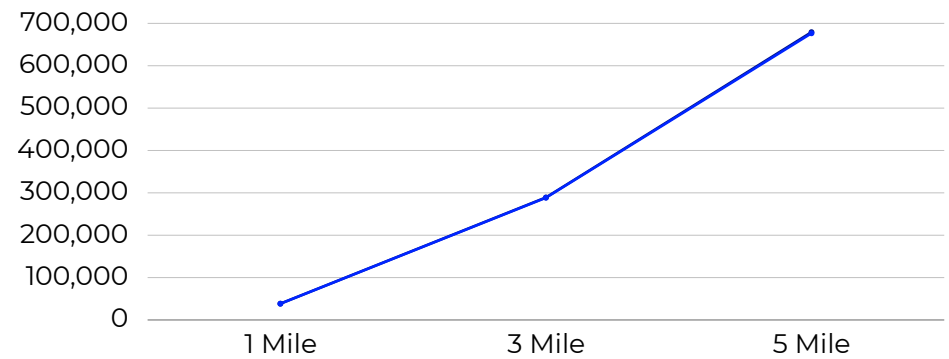
NORTH/NORTHWEST
TO SAN FERNANDO (CITY),
PACOIMA, SANTA CLARITA



POPULATION	1 Mile	3 Mile	5 Mile
2030 Projection	38,417	288,481	676,568
2026 Estimate	38,445	289,113	679,267
2020 Census	38,424	290,723	688,255

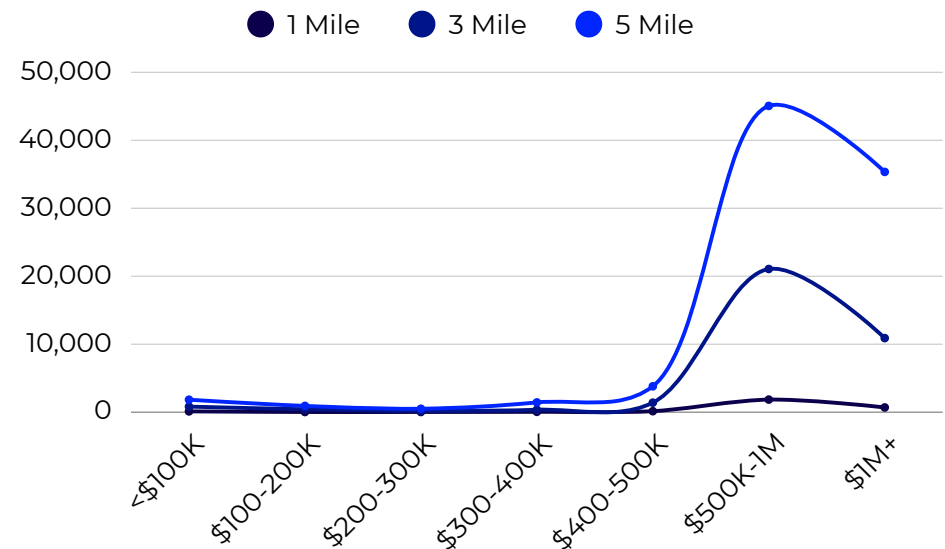
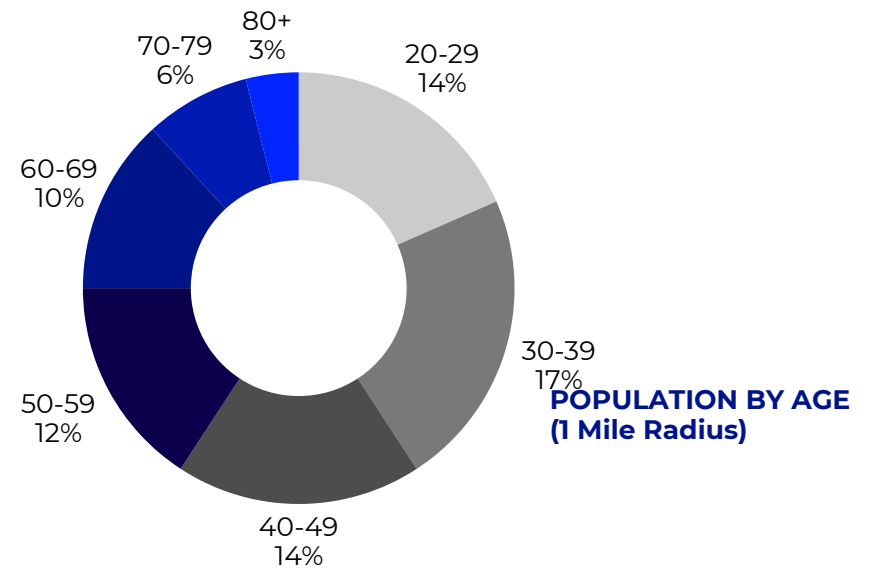
2026 HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Less than \$25,000	2,843	18,161	39,258
\$25,000 - \$50,000	2,477	17,061	36,944
\$50,000 - \$75,000	2,284	16,519	37,308
\$75,000 - \$100,000	1,703	13,779	29,714
\$100,000 - \$125,000	1,176	10,541	24,455
\$125,000 - \$150,000	600	6,798	17,125
\$150,000 - \$200,000	743	9,501	23,813
\$200,000+	712	10,972	35,586
Total Households	12,538	103,332	244,203
Average Annual HH Income	\$78,759	\$99,784	\$111,178
Median Annual HH Income	\$60,768	\$74,886	\$82,228

2026 OCCUPIED HOUSING	1 Mile	3 Mile	5 Mile
Owner-Occupied	2,894	35,113	88,889
Renter-Occupied	9,645	68,220	155,315



2026 POPULATION BY AGE	1 Mile	3 Mile	5 Mile
Age 20 - 29	5,484	36,385	84,347
Age 30 - 39	6,512	49,759	112,192
Age 40 - 49	5,352	42,333	100,208
Age 50 - 59	4,630	36,157	86,824
Age 60 - 69	3,962	31,775	74,030
Age 70 - 79	2,377	20,227	46,998
Age 80+	1,136	10,152	24,855
2026 Age 65+	5,368	45,430	106,646
2026 Median Age	37.2	39.2	39.4
2026 Average Age	38.1	39.7	39.6

2026 HOUSING VALUE	1 Mile	3 Mile	5 Mile
Less than \$100,000	114	813	1,832
\$100,000 - \$200,000	22	424	919
\$200,000 - \$300,000	24	175	505
\$300,000 - \$400,000	49	357	1,438
\$400,000 - \$500,000	142	1,396	3,805
\$500,000 - \$1,000,000	1,849	21,058	45,048
\$1,000,000+	693	10,889	35,342
2026 Median Home Value	\$796,241	\$841,698	\$898,968





RESIDENTIAL REDEVELOPMENT & INFILL OPPORTUNITY IN NORTH HOLLYWOOD

6833 SIMPSON AVENUE, NORTH HOLLYWOOD, CA 91605



CHARLIE ROMANAK
Director of Sales & Leasing
(512) 658-0049
Charlie.R@PeakCommercial.com
DRE# 2076851



RYAN GHARIB
Commercial Agent
(310) 600-2798
RGharib@peakcommercial.com
DRE# 02328481

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Peak Commercial and should not be made available to any other person or entity without the written consent of Peak Commercial. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Peak Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Peak Commercial has not verified, and will not verify, any of the information contained herein, nor has Peak Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Peak Commercial makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

Peak Commercial is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Peak Commercial, its affiliates or subsidiaries, or any agent, product, service, or listing of Peak Commercial, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

5900 Canoga Avenue, Suite 110, Woodland Hills, CA 91367 | peakcommercial.com

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.