

806-814 N SWEETZER AVE  
West Hollywood, CA 90069

OFFERING MEMORANDUM



Opportunity to acquire two side-by-side Buildings

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01 **Investment Summary**

- Investment Highlights
- Portfolio Map

# INVESTMENT OVERVIEW

## Portfolio Overview

Location	West Hollywood, CA 90069
Sale Price	\$5,200,000
Number of Units	5
Number of Properties	2
Total Building SF	7,415
Total Land Size	11,940
APN# 806	5529-01-0012
APN# 812	5529-01-0011

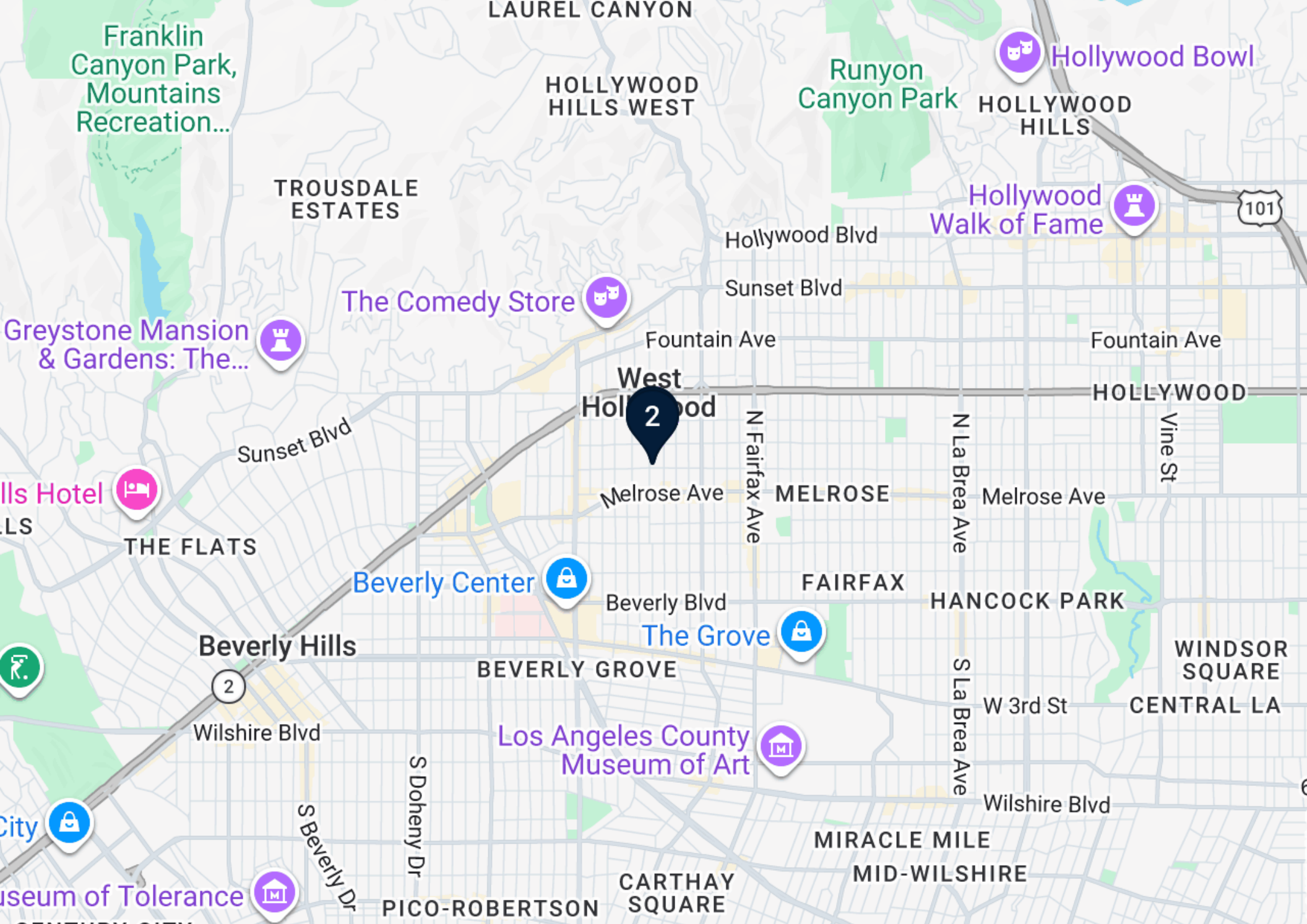
## Opportunity to acquire two side-by-side Buildings

Two Adjacent Properties in Prime West Hollywood An exceptional opportunity to acquire two side-by-side multifamily properties in a highly desirable West Hollywood location, offered together for \$5,200,000. The offering includes: Duplex: 806–808 N Sweetzer Ave, West Hollywood, CA 90069 Triplex: 812–814 N Sweetzer Ave, West Hollywood, CA 90069 Together, the properties total five units and will be delivered vacant, providing maximum flexibility for an investor, owner-user, or developer. This rare adjacent-property opportunity allows a buyer to reposition, remodel, lease at market rents, or explore future development potential, subject to city approval. With vacant delivery, the buyer can immediately control both properties without tenant relocation issues and create a customized investment or development strategy. Located in one of the strongest rental and development markets in Los Angeles, the properties benefit from excellent West Hollywood fundamentals, strong tenant demand.

- Property Type: Two adjacent multifamily properties Total Units: 5 units Building Mix: One duplex and one triplex Delivery: All units delivered vacant Opportunity: Investment, redevelopment, repositioning, or owner-user potential Location: Prime West Hollywood

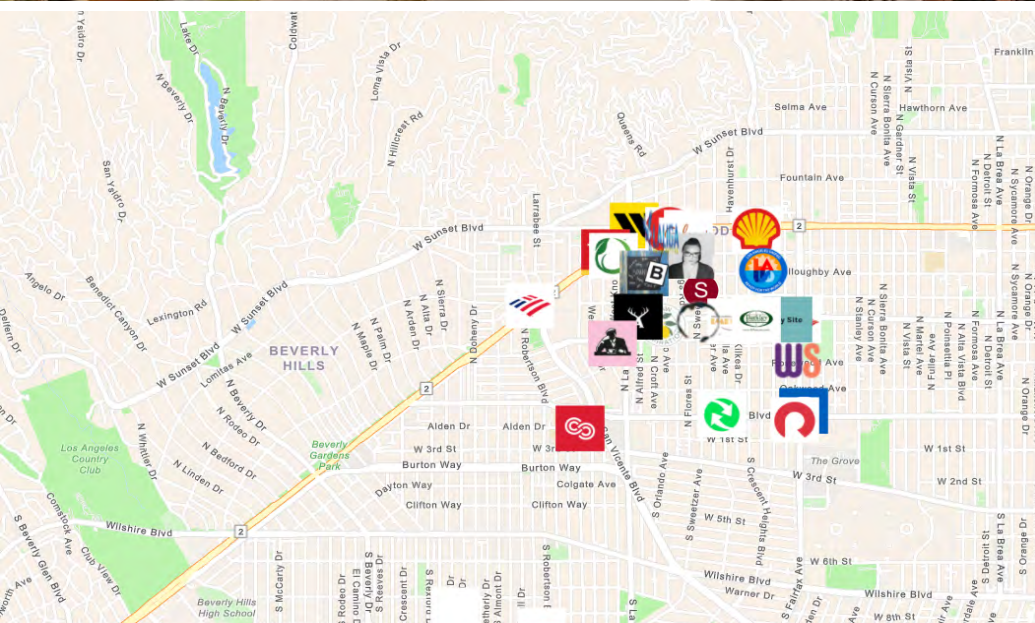


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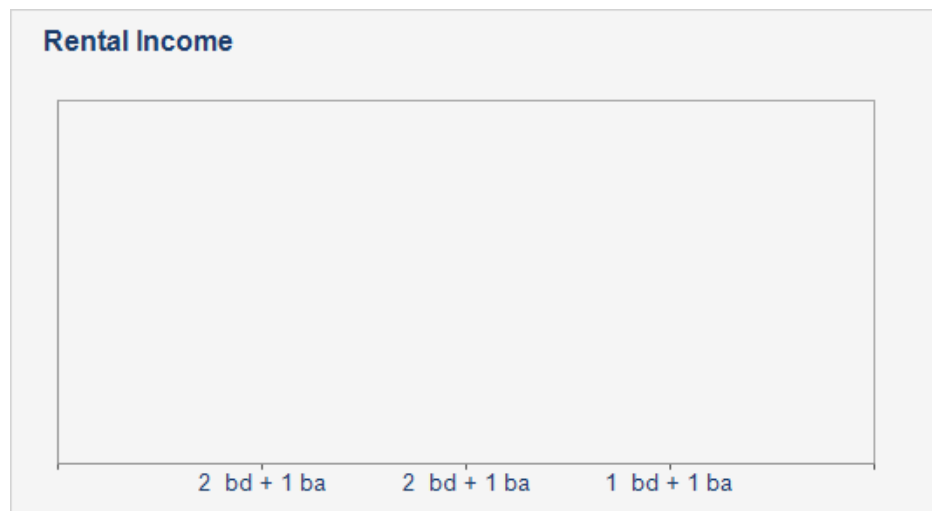
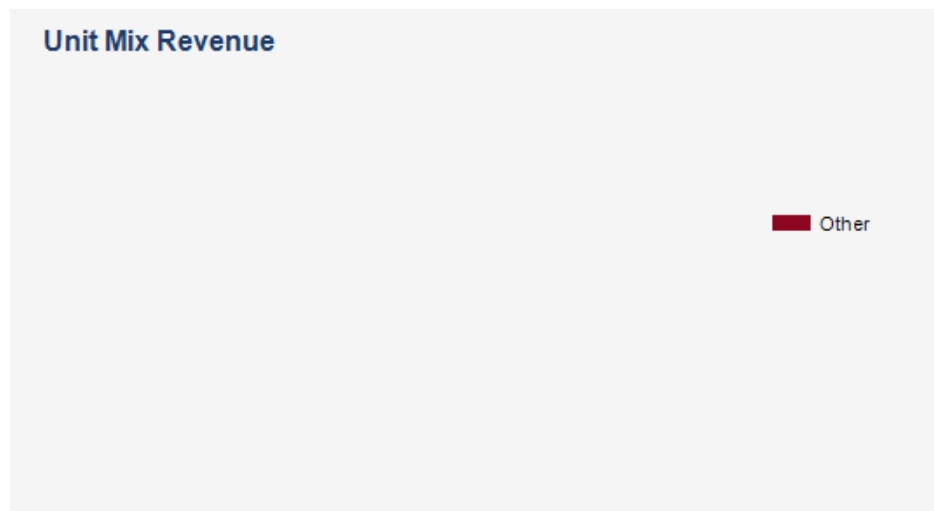
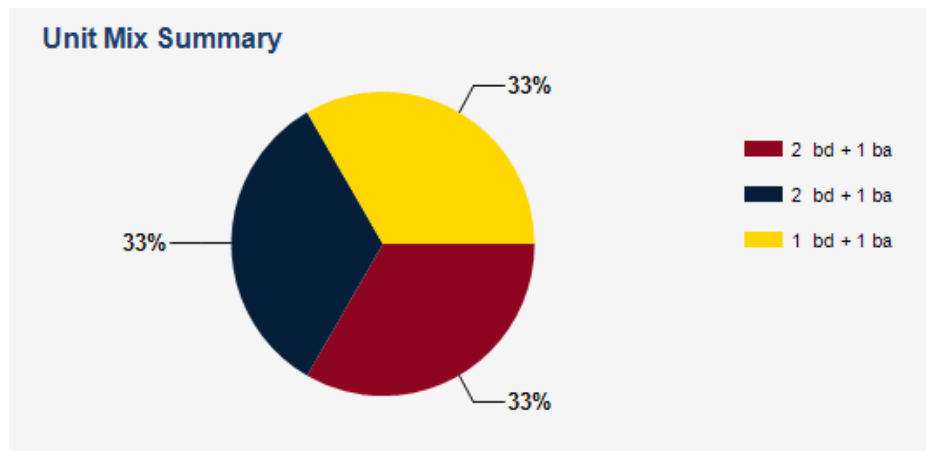
## Opportunity to acquire two side-by-side Buildings

<b>ADDRESS</b>	812-814 N Sweetzer Ave Los Angeles CA 90069
<b>NUMBER OF UNITS</b>	3
<b>BUILDING SF</b>	4,289 SF
<b>LAND SF</b>	5,988 SF
<b>YEAR BUILT</b>	1933
<b>APN</b>	5529-01-0011
<b># OF PARCELS</b>	1

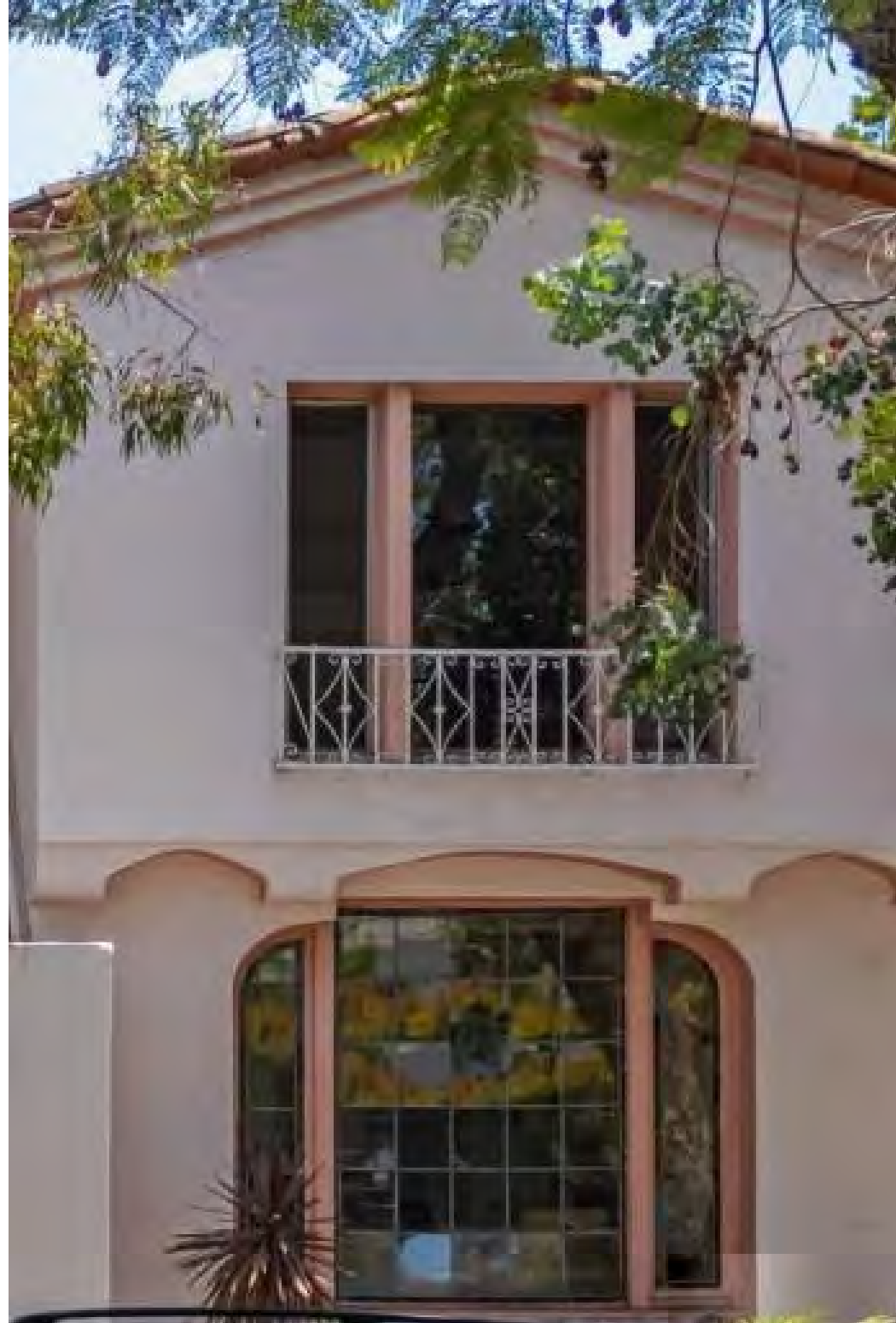


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Unit Mix	# Units	Current Rent	Monthly Income
2 bd + 1 ba	1	\$0	\$0
2 bd + 1 ba	1	\$0	\$0
1 bd + 1 ba	1	\$0	\$0
<b>Totals/Averages</b>	<b>3</b>	<b>\$0</b>	<b>\$0</b>

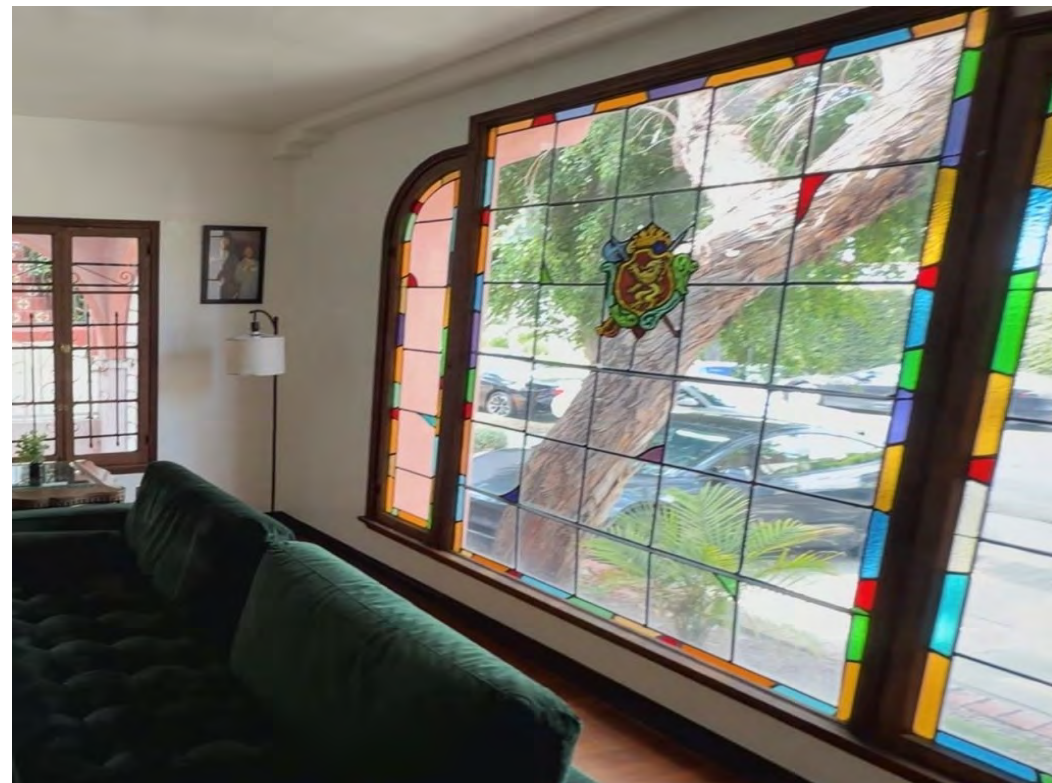


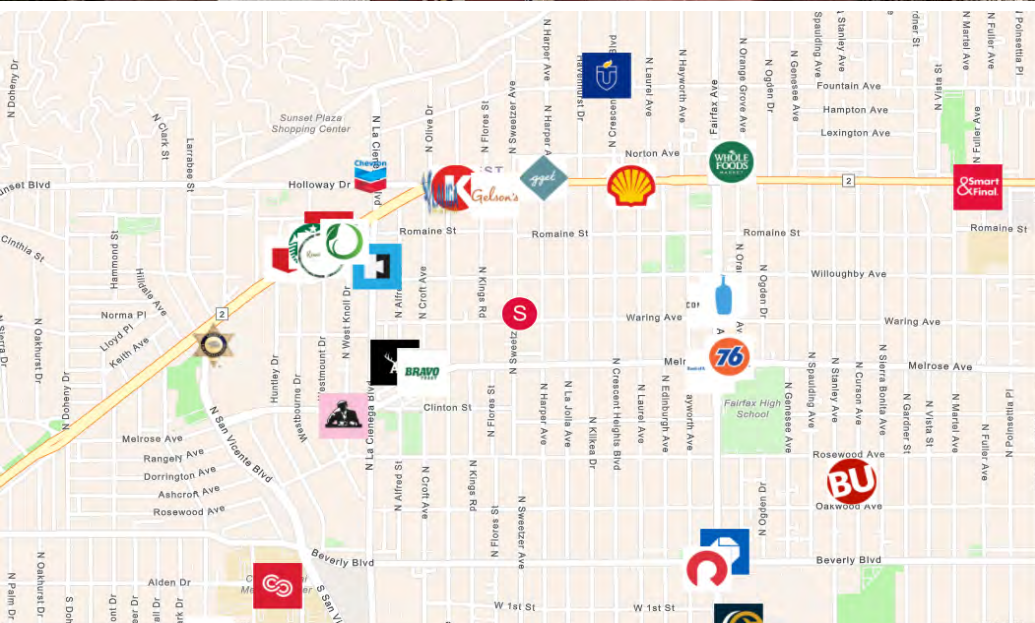
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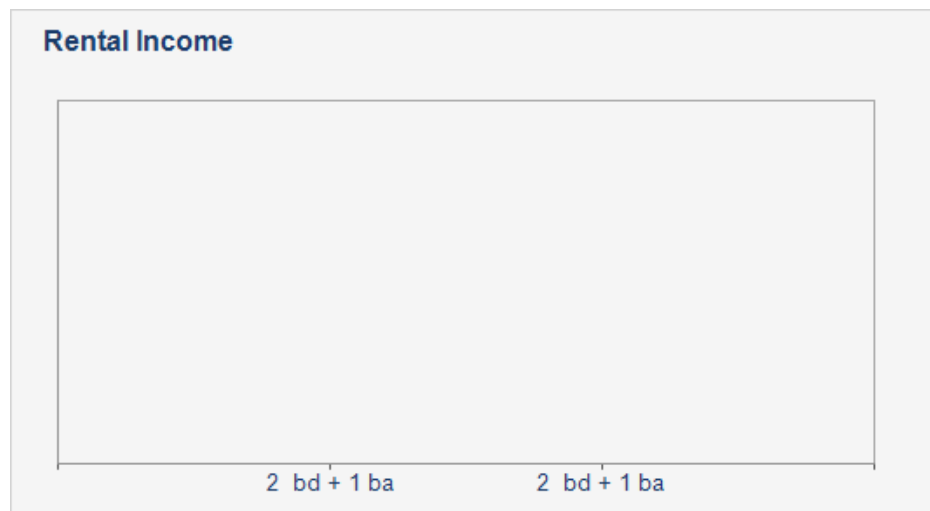
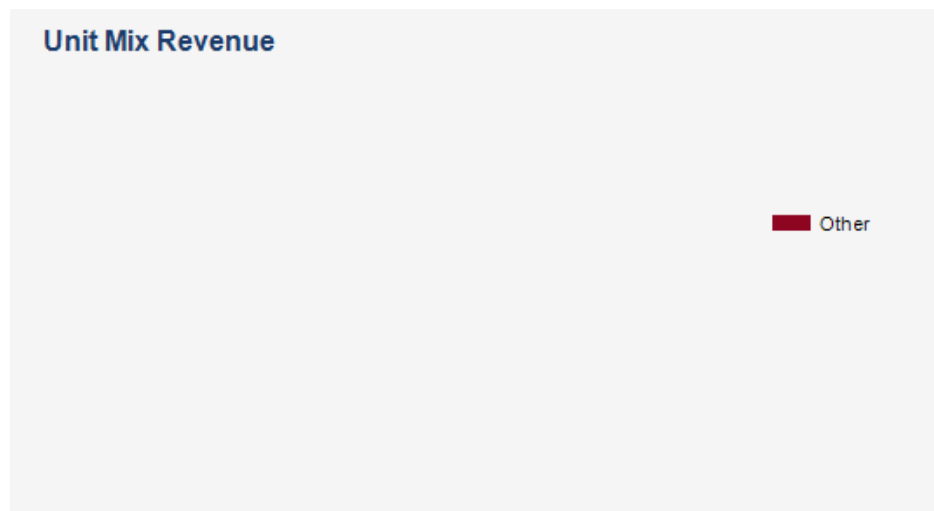
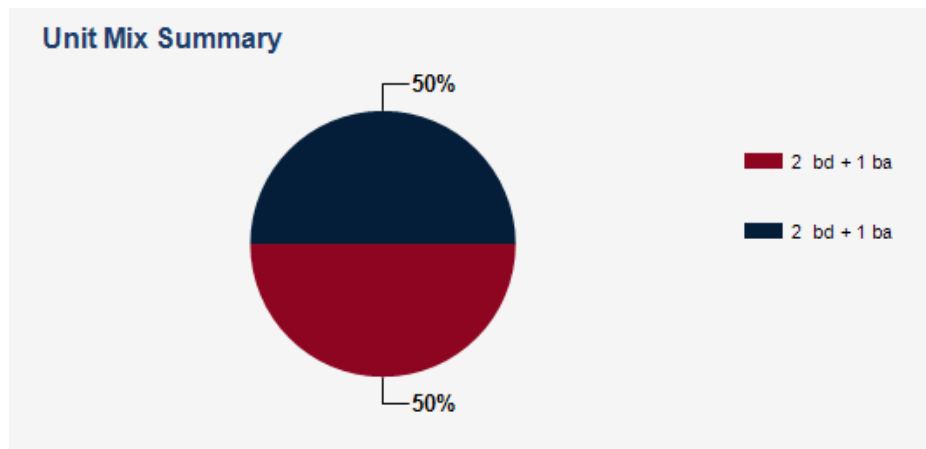
## Opportunity to acquire two side-by-side Buildings

ADDRESS	806-808 N Sweetzer Ave Los Angeles CA 90069
NUMBER OF UNITS	2
BUILDING SF	3,126 SF
LAND SF	6,000 SF
YEAR BUILT	1933
APN	5529-01-0012
# OF PARCELS	1



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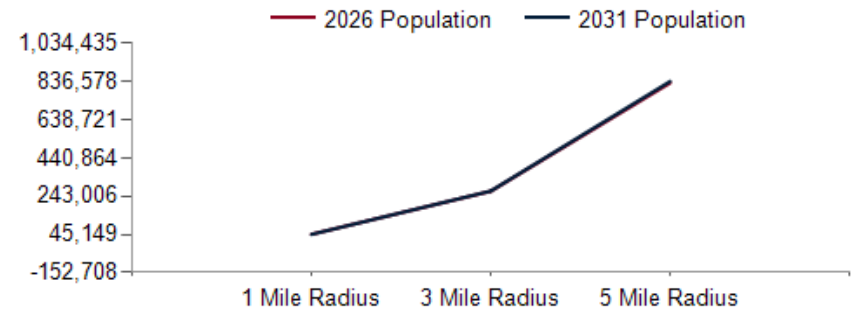
General

General Demographics

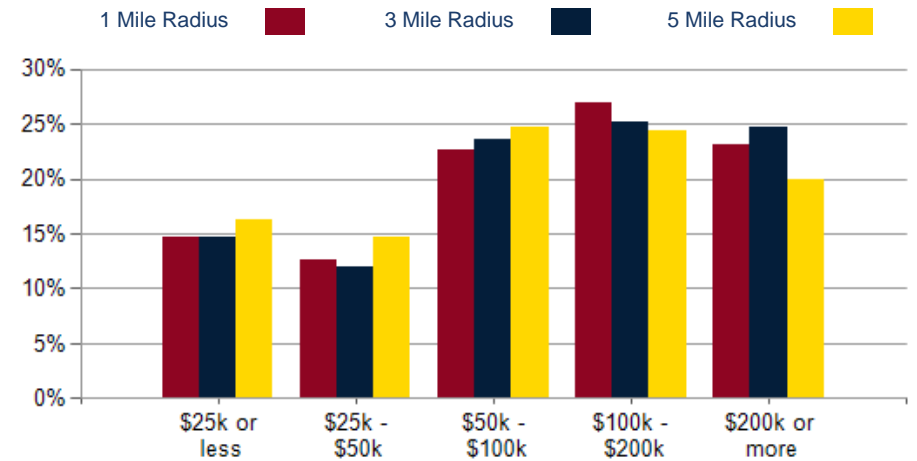
806-814 N SWEETZER AVE

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	46,897	264,129	842,694
2010 Population	45,523	262,107	829,369
2026 Population	45,459	268,734	829,041
2031 Population	45,149	269,804	836,578
2026 African American	1,741	17,454	65,452
2026 American Indian	153	1,496	10,335
2026 Asian	3,369	27,719	140,098
2026 Hispanic	5,816	43,334	246,107
2026 Other Race	2,171	21,013	151,755
2026 White	32,992	170,137	365,988
2026 Multiracial	4,976	30,601	94,435
2026-2031: Population: Growth Rate	-0.70%	0.40%	0.90%

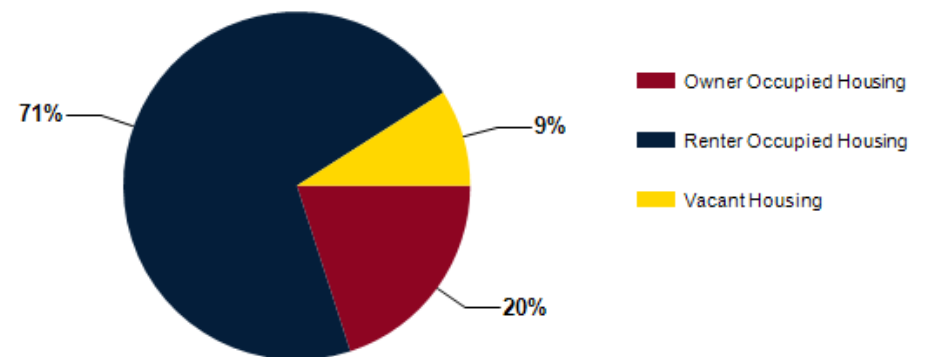
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,659	13,858	40,242
\$15,000-\$24,999	1,642	7,433	23,017
\$25,000-\$34,999	1,363	6,904	23,423
\$35,000-\$49,999	2,348	10,415	33,528
\$50,000-\$74,999	3,156	17,794	52,685
\$75,000-\$99,999	3,469	16,500	43,261
\$100,000-\$149,999	4,778	22,266	58,069
\$150,000-\$199,999	3,132	14,269	36,182
\$200,000 or greater	6,762	35,915	77,154
Median HH Income	\$100,120	\$99,561	\$85,484
Average HH Income	\$156,074	\$165,646	\$144,023



### 2026 Household Income



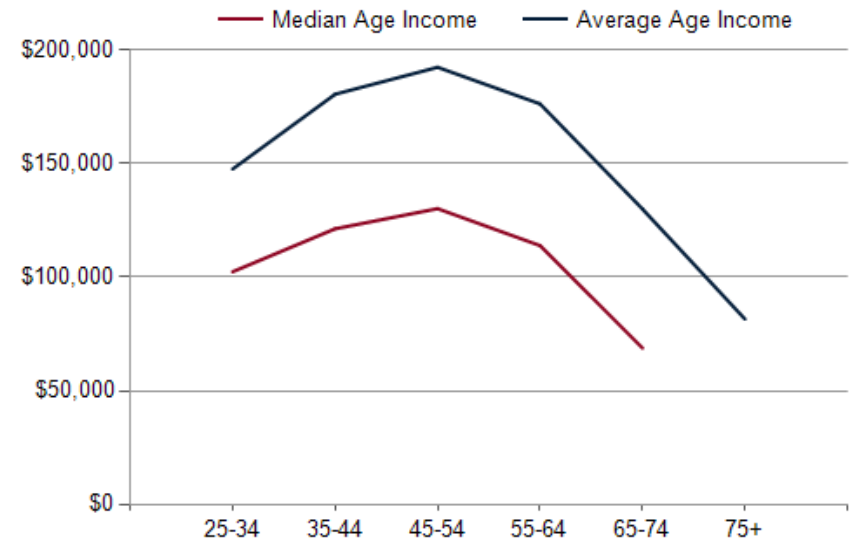
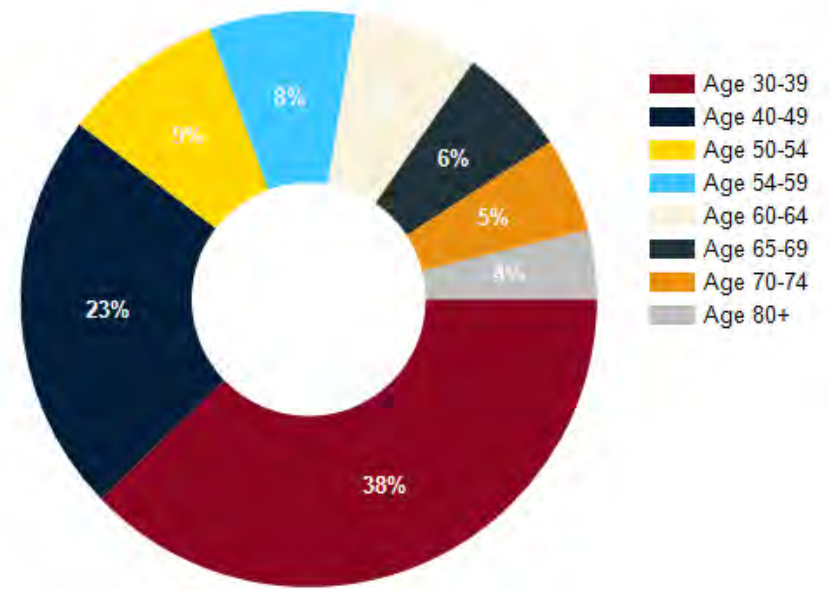
### 2026 Own vs. Rent - 1 Mile Radius



2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	6,866	32,289	90,336
2026 Population Age 35-39	5,605	27,500	76,280
2026 Population Age 40-44	4,183	22,224	63,534
2026 Population Age 45-49	3,261	17,836	53,047
2026 Population Age 50-54	2,981	16,681	50,306
2026 Population Age 55-59	2,701	15,345	46,471
2026 Population Age 60-64	2,321	13,856	42,804
2026 Population Age 65-69	2,036	12,034	37,816
2026 Population Age 70-74	1,754	10,887	32,713
2026 Population Age 75-79	1,276	8,616	24,949
2026 Population Age 80-84	1,063	6,036	16,770
2026 Population Age 85+	1,183	6,513	16,661
2026 Population Age 18+	42,652	236,488	715,395
2026 Median Age	40	39	38
2031 Median Age	41	40	39

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,384	\$94,858	\$86,339
Average Household Income 25-34	\$147,589	\$139,268	\$125,082
Median Household Income 35-44	\$121,301	\$117,883	\$101,924
Average Household Income 35-44	\$180,560	\$183,035	\$160,584
Median Household Income 45-54	\$130,189	\$141,896	\$112,903
Average Household Income 45-54	\$192,457	\$211,483	\$180,490
Median Household Income 55-64	\$113,921	\$131,486	\$100,975
Average Household Income 55-64	\$176,347	\$207,236	\$171,633
Median Household Income 65-74	\$68,793	\$79,540	\$69,506
Average Household Income 65-74	\$129,985	\$158,297	\$134,611
Average Household Income 75+	\$81,509	\$110,300	\$102,693

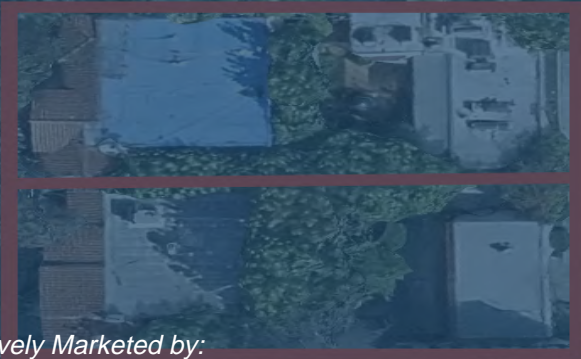
Population By Age



806-814 N Sweetzer Ave

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Exclusively Marketed by:



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