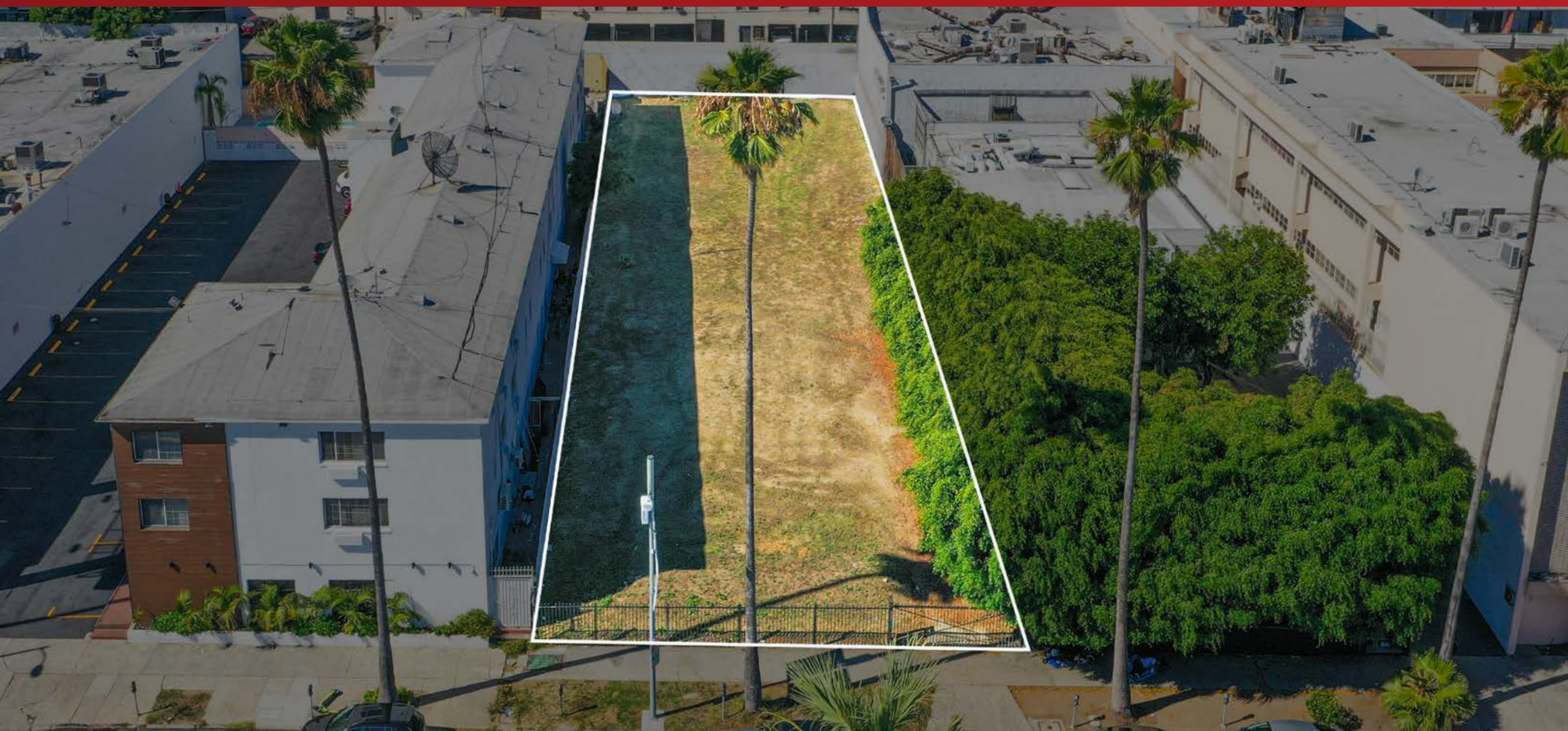


7045 W Sunset Blvd

Los Angeles, CA 90028

DS REAL ESTATE

M U L T I F A M I L Y D E V E L O P M E N T O P P O R T U N I T Y



Exclusively listed by:

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daniel@dsrealestate.com

Keller Williams

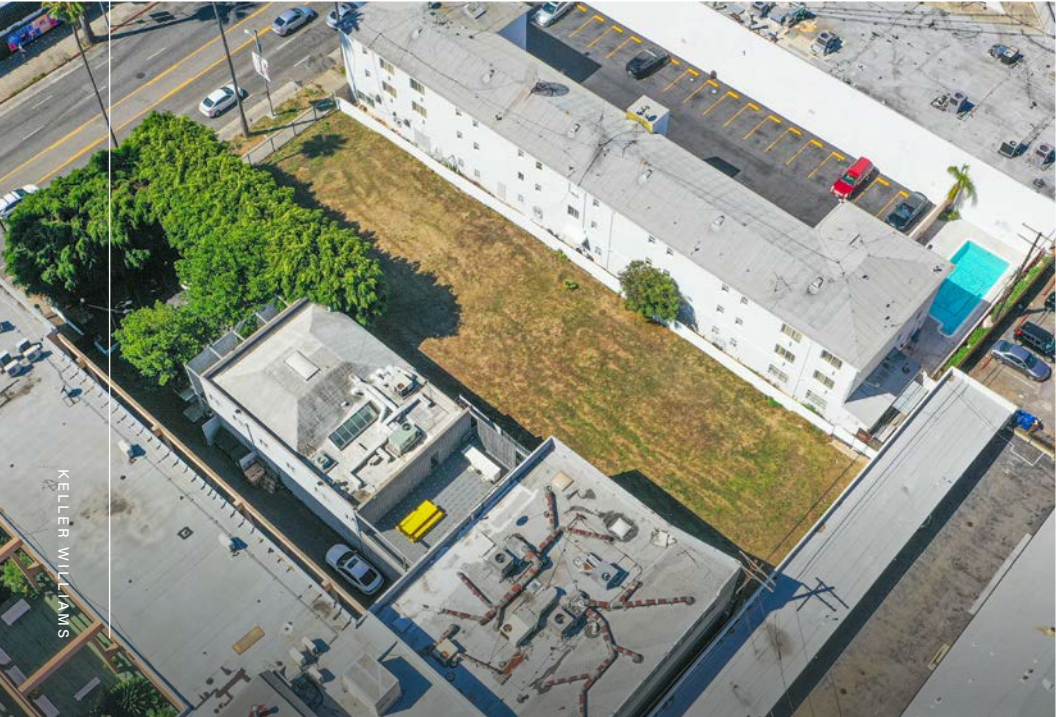
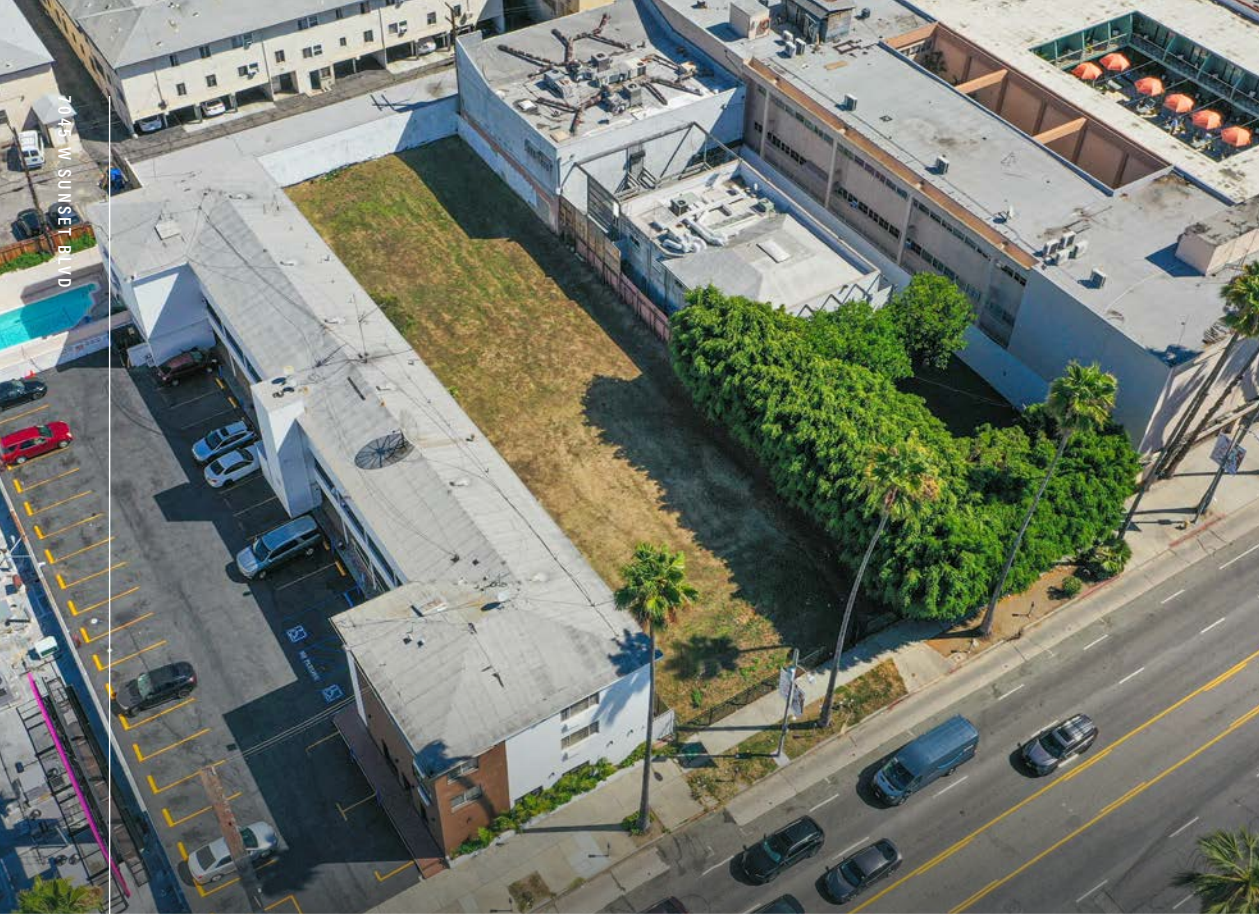
439 N Canon Dr, 3rd Floor
Beverly Hills, CA 90210

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7045 W Sunset Blvd

- Asking Price: \$3,995,000
- Zoning: C2-2D-SN, TOC Tier 3. Lot Size: 12,000 sqft
- Build 30 units by right or up to 63 units with TOC + ADU's!
- Flexible Options: R4 residential, retail, hotels, schools, churches, theaters, gas stations, auto sales, parking area, and more!
- Super Clean Deal - No Specific Plan, No SB 8 issues, No tenant relocation required!!! (Vacant land for over 5 years = save on demo costs)
- Centrally located in Hollywood within walking distance to shops, dining, transportation (Hollywood/Highland Metro) and all the entertainment Hollywood has to offer its tenants!!
- Also an excellent candidate for an ED 1 fully affordable housing project
- Contact listing agent for more details!



Hollywood
Blvd



BUFFALO
WILD
WINGS



ZARA



wahlburgers



california
PIZZA KITCHEN

NETFLIX



SUBJECT SITE



Sunset
Blvd

Mela
DRIVE-IN

Fred Segal

TRADER
JOE'S

tocaya
organics

pink taco

DOUGHERTI'S
PIZZA

Supreme

EQUINOX

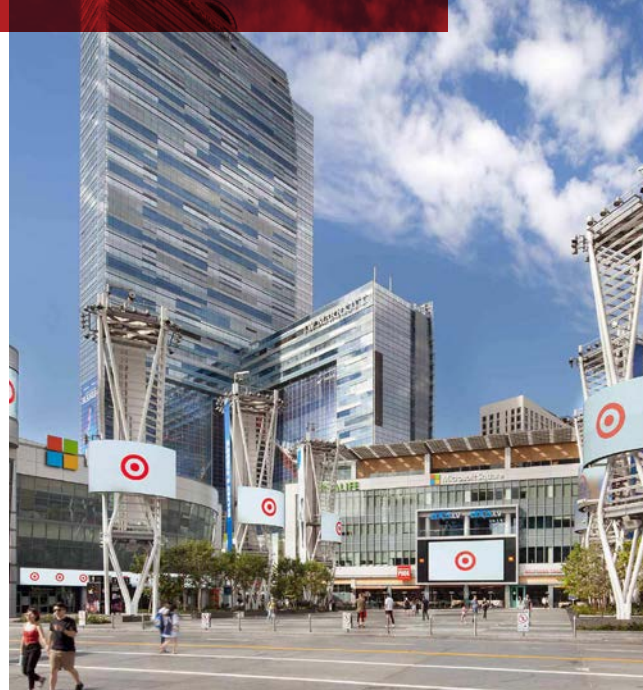
SUBJECT SITE



Los Angeles

The city of Los Angeles is the commercial, financial and cultural center of the Southern California region

Los Angeles County is the most populous county in the United States, with more than 10 million inhabitants as of 2022. Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion—larger than the GDPs of Belgium, Norway, and Taiwan. It has 88 incorporated cities and many unincorporated areas and, at 4,083 square miles (10,570 km²), it is larger than the combined areas of Delaware and Rhode Island. The county is home to more than one-quarter of California residents and is one of the most ethnically diverse counties in the U.S. Its county seat, Los Angeles, is also California's most populous city and the nation's second largest city with about 4 million people.



Economic Impact

Los Angeles County is commonly associated with the entertainment and digital media industry; all six major film studios—Paramount Pictures, 21st Century Fox, Sony, Warner Bros., Universal Pictures, and Walt Disney Studios—are located within the county. Numerous other major industries also define the economy of Los Angeles County, including international trade supported by the Port of Los Angeles and the Port of Long Beach, music recording and production, aerospace and defense, fashion, and professional services such as law, medicine, engineering and design services, financial services and more. High-tech sector employment within Los Angeles County is 368,500 workers, and manufacturing employment within Los Angeles County is 365,000 workers.

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