

1405 N HUDSON AVE & 6544 DE LONGPRE AVE

LOS ANGELES, CA 90028

*A 36-bed, co-living apartment
building ideally located in the
neighborhood of Hollywood*



A 36-BED, *CO-LIVING* PROPERTY

Your organization has an opportunity to provide housing immediately to your community members.

The members of your community and workforce need housing, and their housing needs are immediate. In Los Angeles, housing is scarce and the cost of building new multi-family housing from the ground up can be prohibitively expensive and time-consuming.

The time to develop a new multifamily building project in Los Angeles is a multi-year undertaking. From initial application through completion, the average multifamily project runs 3.9 years, according to a 2023 study published by the Los Angeles Building Council. Approvals account for 1.5 years, and construction accounts for 2.4 years.¹ How valuable are those four years to the members of your community?

A more immediate solution for universities, mission-driven organizations, and corporations who aim to provide housing for their communities and workforces would be to gain control of new construction. One organization, as seen on the following pages, accomplished this objective by acquiring two newly constructed or renovated assets for use by community college students in Los Angeles. We are proud to bring to market a co-living apartment building designed for housing members of a community that shares a common vision and mission.

1405 N Hudson Ave is a 36-bedroom co-living property located in Hollywood. The immediate availability of this multifamily property will solve a years-long development problem for your organization.

¹ Tackling the Housing Crisis, by Edward Kung & Stuart Gabriel, dated 5/11/2023

*1405 N Hudson Ave &
6544 De Longpre Ave*

2024
COMPLETION

9
SUITES

36
BEDS

35.5
BATHROOMS

3
STORIES



10 BENEFITS OF CO-LIVING

When communities form, people thrive!

01 COST-EFFECTIVENESS

Sharing living spaces reduces individual expenses, allowing organizations to allocate more resources towards their mission or community projects.

03 SHARED RESOURCES

Co-living spaces often provide shared amenities like kitchens, common areas, and workspaces, enabling efficient utilization of resources and reducing waste.

05 NETWORKING OPPORTUNITIES

Interacting with diverse individuals from various backgrounds cultivates networking opportunities, fostering connections that can lead to partnerships, collaborations, and resource sharing.

07 LIFESTYLE ALIGNMENT

Co-living spaces often attract individuals with similar lifestyles and interests, creating a conducive environment for personal and professional growth aligned with an organization's mission.

09 SUSTAINABILITY

Many co-living spaces prioritize sustainability practices such as energy efficiency, waste reduction, and eco-friendly living.

02 ENHANCED COLLABORATION

Living in close proximity encourages frequent interaction and collaboration among members, facilitating brainstorming sessions, and idea sharing.

04 SUPPORTIVE COMMUNITY

Members may share common values and goals, providing mutual support, encouragement, and accountability in pursuing an organization's mission.

06 INCREASED PRODUCTIVITY

Living and working in a collaborative environment can boost productivity as members motivate and inspire each other, leading to a more dynamic and innovative organizational culture.

08 FLEXIBILITY AND ADAPTABILITY

Co-living environments are inherently flexible, allowing organizations to scale their living arrangements according to their changing needs, whether expanding or contracting.

10 COMMUNITY ENGAGEMENT

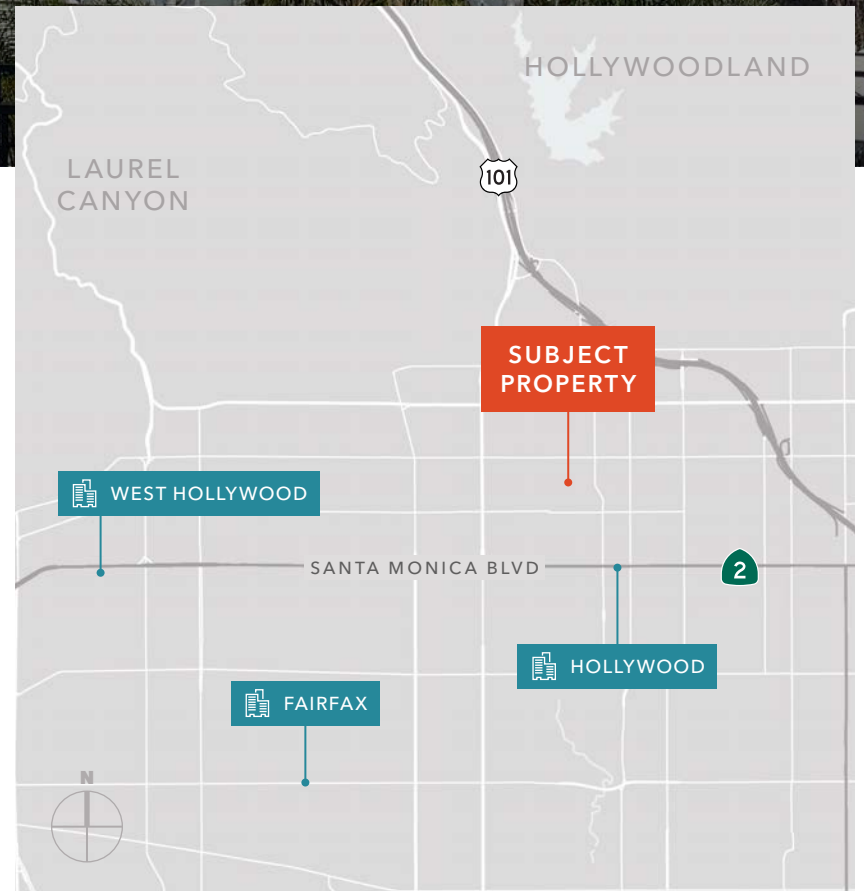
Living in close proximity to the community the organization serves fosters deeper connections and understanding, facilitating community engagement efforts and enhancing the organization's impact.

1405 N HUDSON AVE & 6544 DE LONGPRE AVE

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PROPERTY DETAILS

ADDRESS	1405 N Hudson Ave & 6544 De Longpre Ave Los Angeles, CA 90028	
YEAR BUILT	2024	
NEIGHBORHOOD	Hollywood	
TOTAL NO. OF UNITS	9	
TOTAL NO. OF BEDROOMS	36 (35.5 bathrooms, 98% bath to bed ratio)	
STORIES	3	
PARKING	10	
APN	5547-026-047 & 5547-027-008	
BUILDING SIZE	16,350 SF	
LOT SIZE	14,244 SF	
UNIT MIX	(4) 5 BD X 5 BA, (2) 4 BD x 4 BA, (1) 4 BD x 4.5 BA, (1) 2 BD x 2 BA, (1) 2 BD x 1 BA	



PROPERTY HIGHLIGHTS



30 MINUTES FROM USC

Hollywood is a vibrant and walkable neighborhood home to delicious restaurants, trendy boutiques, and a lively atmosphere that will instantly feel like home. Walk Score of 96 - "Walker's Paradise".



PUBLIC TRANSPORTATION

Close proximity to multiple public transportation options. Metro Rail Red Line close by; Hollywood/Vine Station is a 13-minute walk and Hollywood/Highland Station is a 15-minute walk.



AMENITIES FOR GATHERING

Life is better together. Experience 100% co-living, with open stairwell courtyards, an inviting rooftop terrace, and an indoor clubhouse to host, connect, and relax.



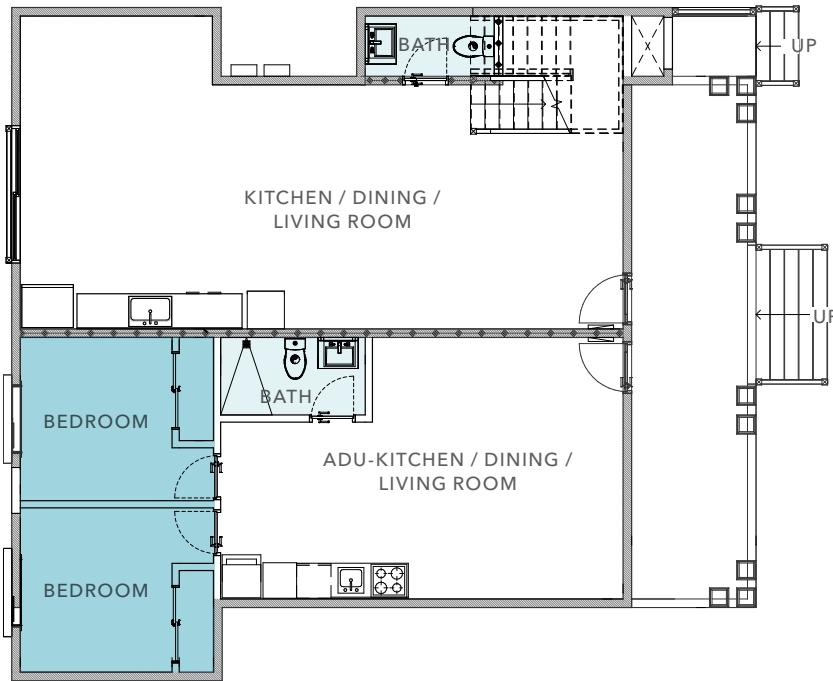
PARKING & GARAGE

10 total parking spaces on-site with controlled access gated parking.



HISTORICAL HOUSE

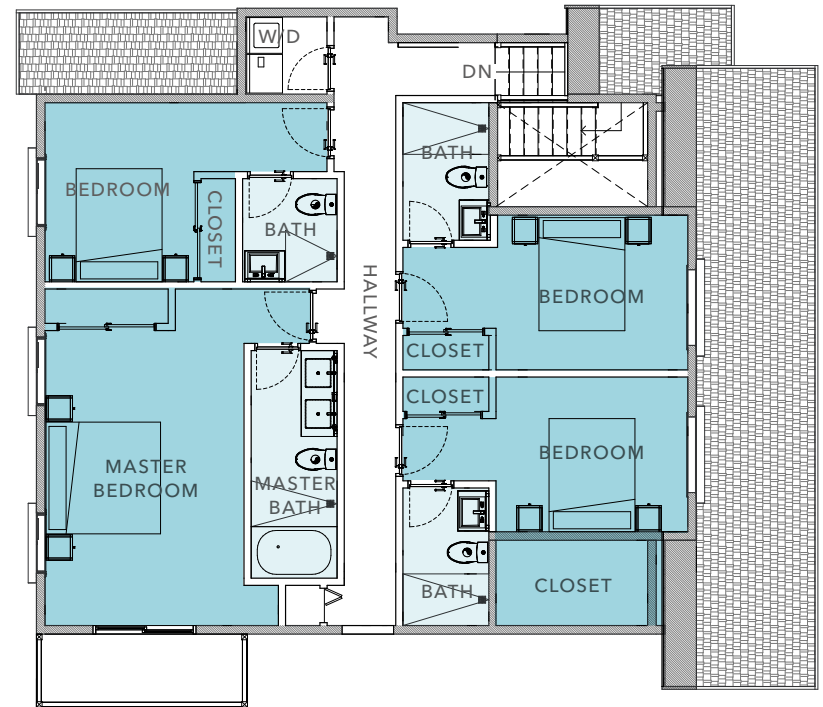
FIRST LEVEL



2
BEDROOMS

1.5
BATHROOMS

SECOND LEVEL

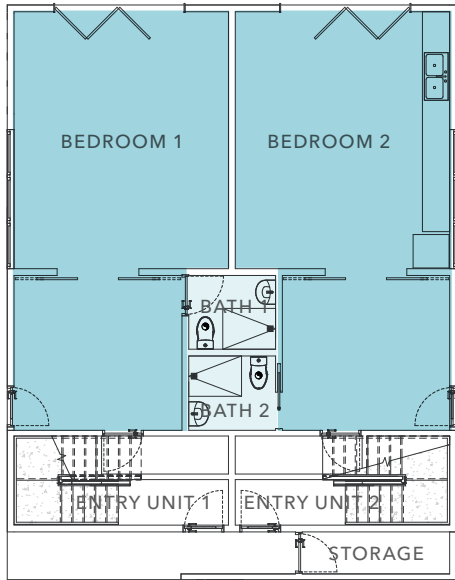


4
BEDROOMS

4
BATHROOMS

BUILDING A

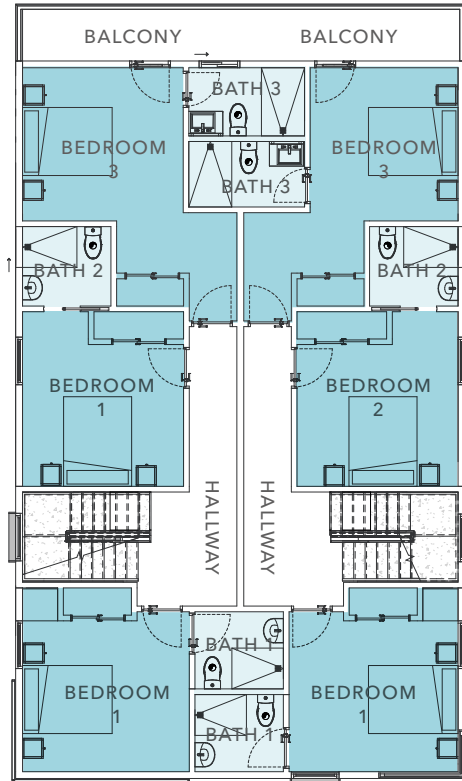
FIRST LEVEL



2
BEDROOMS

2
BATHROOMS

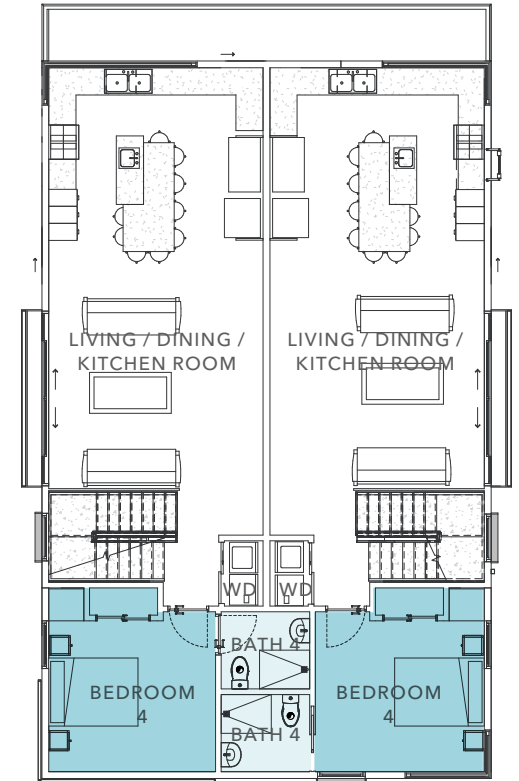
SECOND LEVEL



6
BEDROOMS

6
BATHROOMS

THIRD LEVEL

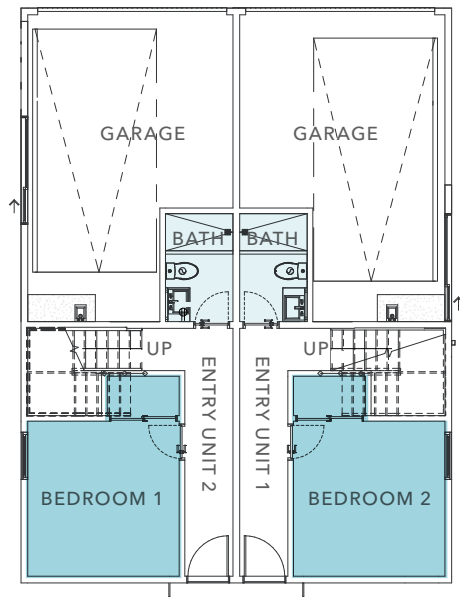


2
BEDROOMS

2
BATHROOMS

BUILDING B & C

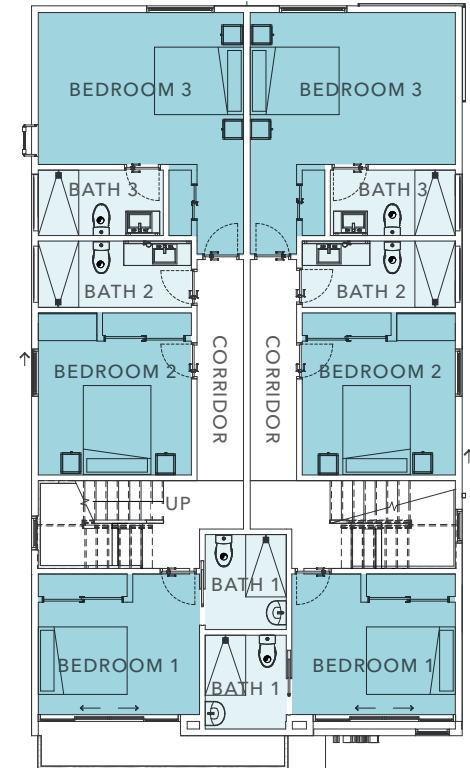
FIRST LEVEL



2
BEDROOMS

2
BATHROOMS

SECOND LEVEL

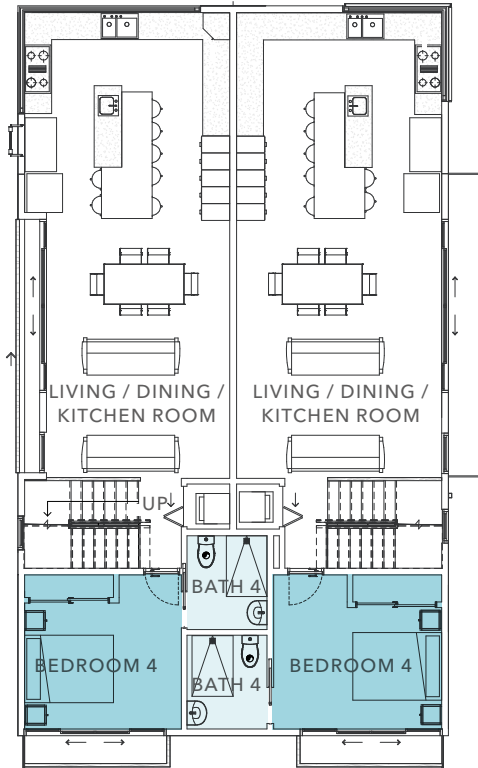


6
BEDROOMS

6
BATHROOMS

BUILDING B & C

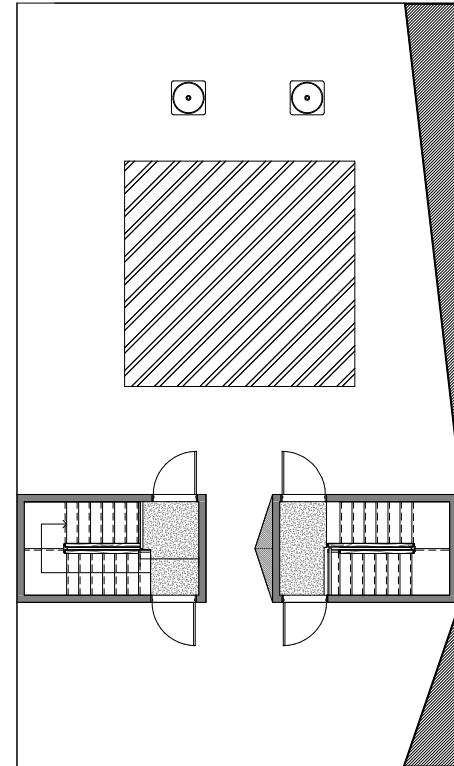
THIRD LEVEL



2
BEDROOMS

2
BATHROOMS

ROOFTOP

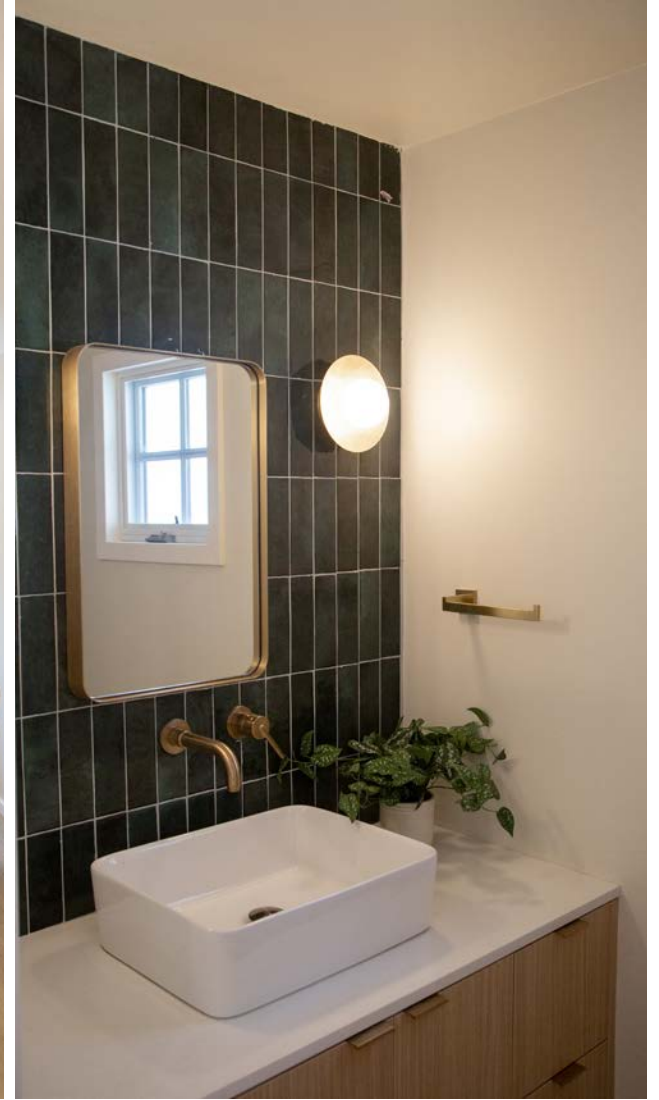


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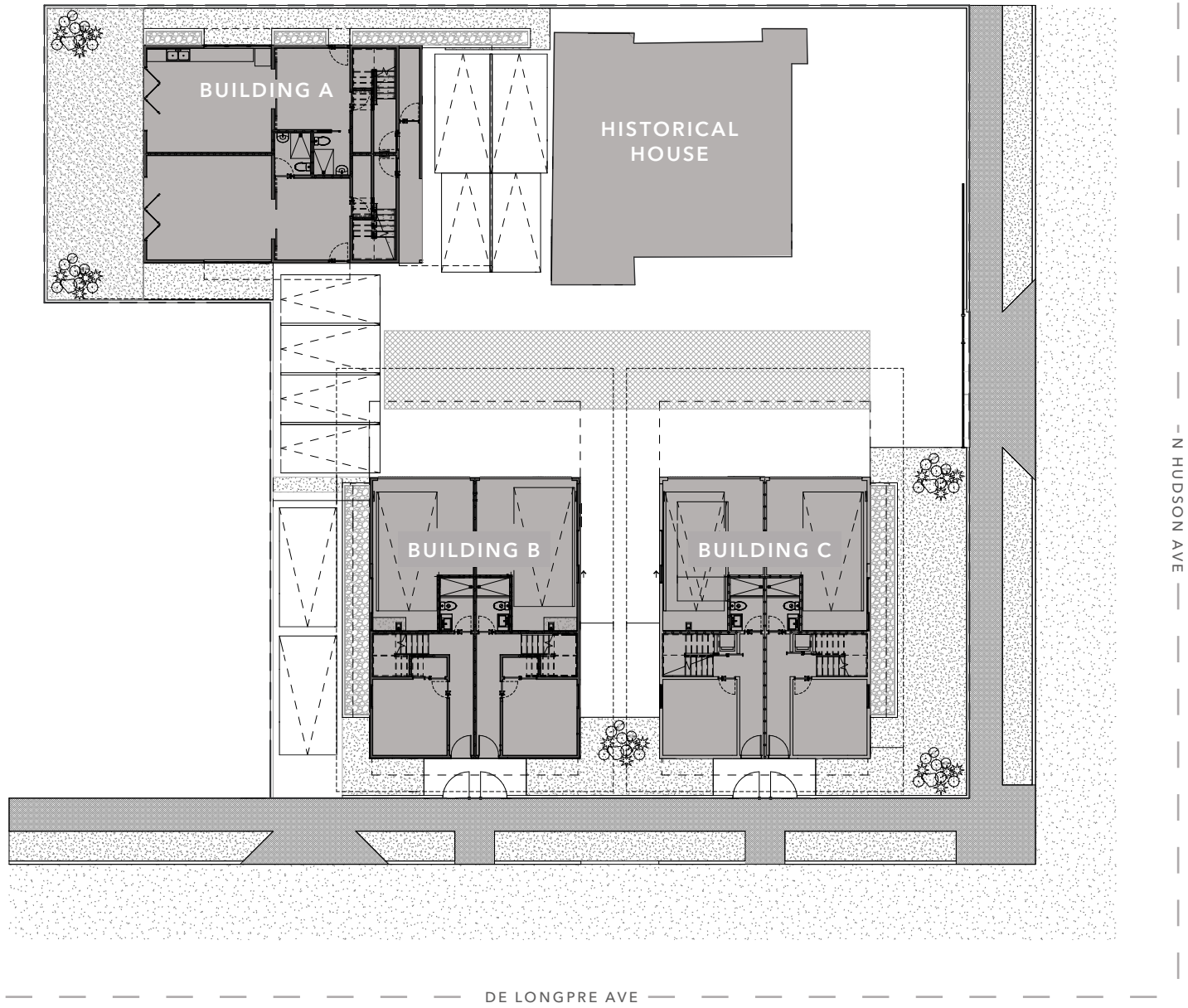
SUITE INTERIORS



SUITE INTERIORS



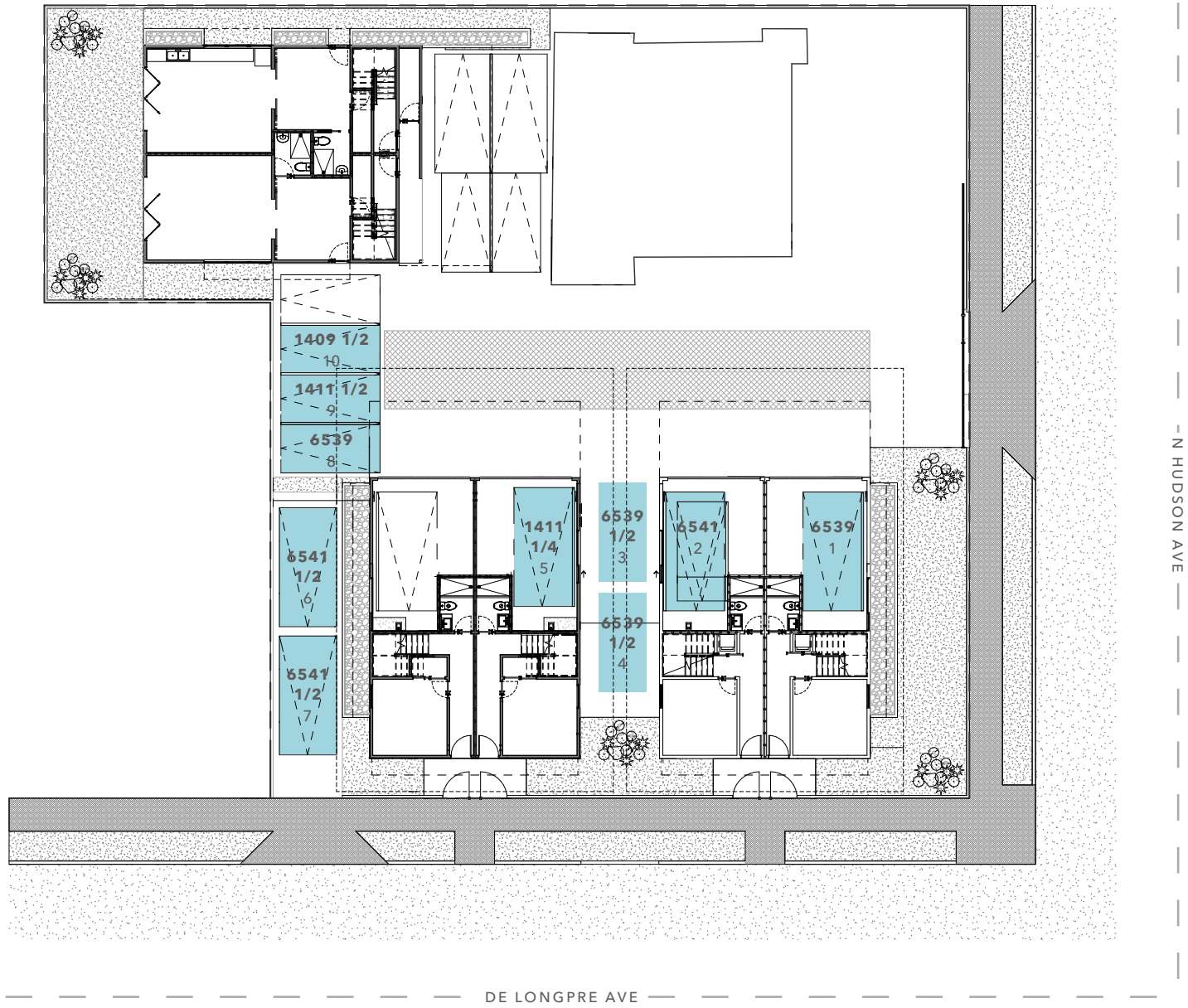
BUILDING SITE PLAN



PARKING MAP

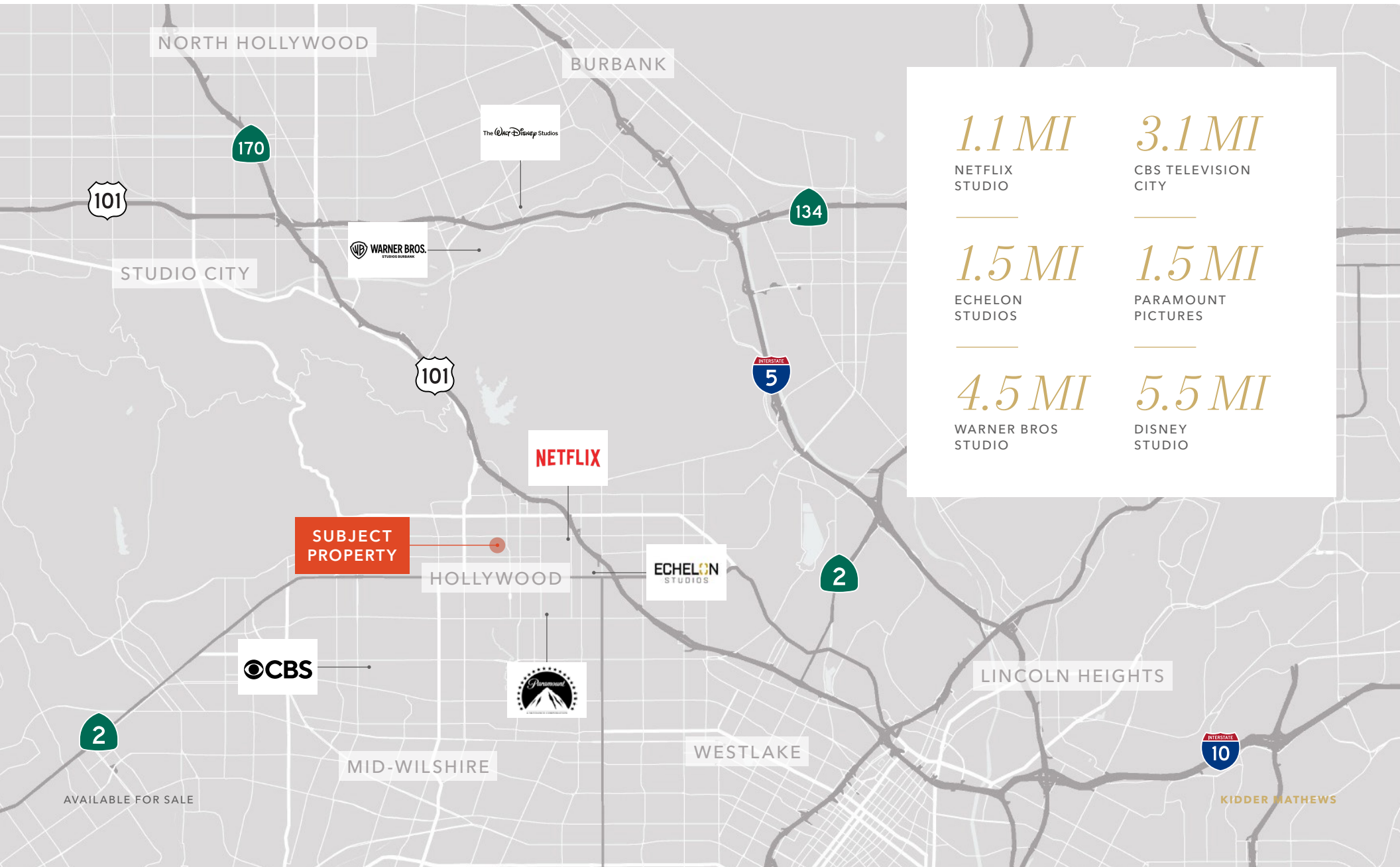
10

TOTAL
PARKING
SPACES





NEARBY STUDIOS



1405 N HUDSON AVE & 6544 DE LONGPRE AVE

LOS ANGELES *SUITE-LIVING* CASE STUDIES



LA Room and Board purchased 1164 N Kenmore Ave, a 29-bedroom suite-living building, and 506 N Evergreen, a 40-unit conversion to suite-living, to serve the nonprofit's mission of providing affordable transitional housing for California community college students.

→ LARNB.ORG

AVAILABLE FOR SALE



THE EXCELSIOR
1164 N Kenmore Ave

29 BEDS



THE DUNAMIS
506 N Evergreen

40 UNITS

KIDDER MATHEWS



1405 N HUDSON AVE & 6544 DE LONGPRE AVE

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