

OFFERING MEMORANDUM

FOR SALE

1919 SCOTT AVENUE

LOS ANGELES, CA 90026



**COLDWELL BANKER
COMMERCIAL
REALTY**

This Brochure is owned by Robert Ip

FOR SALE

ADDRESS:	1919 Scott Ave, Los Angeles, CA 90026
APN:	5419-017-010
BUILDING SIZE:	2,224 SF
LAND SIZE:	5,000 SF
LAND USE:	Multi-Family (Residential)
SALE PRICE:	\$1,500,000

PROPERTY DESCRIPTION

LOCATION & NEIGHBORHOOD

Perched high on a quiet hillside street in Elysian Heights – one of LA’s most sought-after enclaves – 1919 Scott Ave commands sweeping views across the Echo Park basin and beyond. You’re steps from the beloved trails of Elysian Park, minutes from the restaurants and coffee shops of Echo Park and Silver Lake, and a short drive to DTLA, Los Feliz, and Atwater Village. The neighborhood is a magnet for artists, architects, and creative professionals who value character-filled streets, community feel, and genuine walkability in a city that rarely offers it.

ARCHITECTURE & CHARACTER

The building is a love letter to 1920s Spanish Revival design – arched entryways, ornate wrought-iron security gates, terracotta tile accents, and multi-pane wood-framed windows throughout. The three-story tower element rising from the rear is dramatic and distinctive, crowned with arched picture windows that flood the upper level with natural light and frame panoramic views of the hillside cityscape. At street level, three tandem garages and a tiered concrete staircase lead the eye upward, reinforcing the vertical drama that makes this property a neighborhood landmark.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
37,570	503,243	1,099,969

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$133,377	\$101,080	\$104,109

MEDIAN HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$92,898	\$67,095	\$68,727

GROUNDS & OUTDOOR SPACE

The property is a botanical wonderland. Giant blue agave, towering prickly pear cactus, succulents, flowering natives, and climbing vines cascade across every terrace and hillside bed. A brick-lined garden path winds through lush plantings along the side yard, where raised planting beds, terra cotta pots, and mature pine and palm trees create a private, almost otherworldly setting. The rear yard extends the garden further – a wide canvas of mature trees, wildflowers, and desert plants that feels far removed from the urban grid below.

THE OPPORTUNITY

With LARD2 zoning, two separate units totaling 2,224 SF of living space, three garage bays, and a 5,000 SF lot, the income and owner-user potential here is exceptional. Live in one unit and rent the other, or hold a rare multi-family asset in one of LA’s most desirable zip codes.





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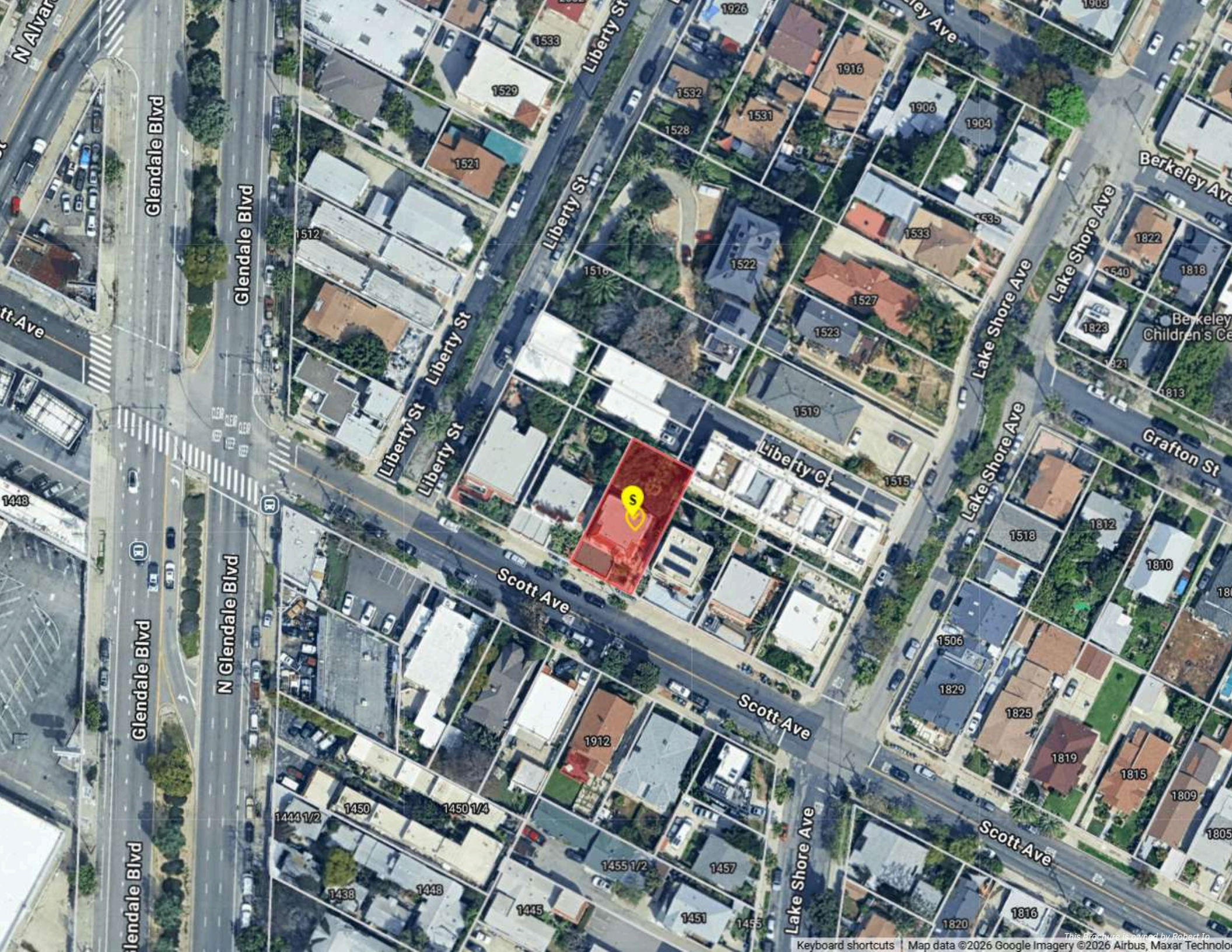
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1919





S

N Alvarado St

Glendale Blvd

Glendale Blvd

N Glendale Blvd

Glendale Blvd

Liberty St

Liberty St

Liberty St

Scott Ave

Scott Ave

Scott Ave

Liberty Ct

Lake Shore Ave

Lake Shore Ave

Lake Shore Ave

Lake Shore Ave

Berkeley Ave

Berkeley Ave

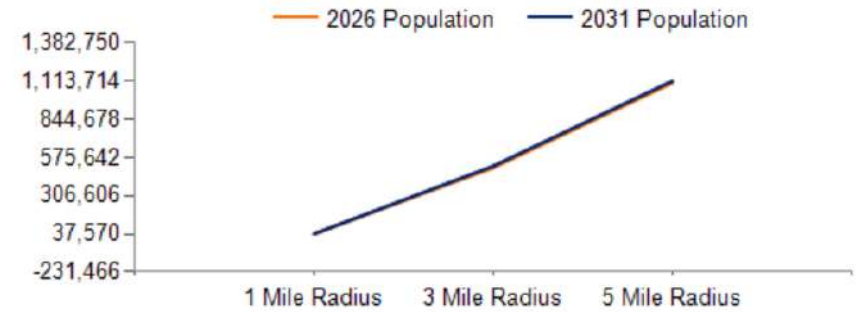
Grafton St

RENT ROLL	AMOUNT
1921 Scott Ave	\$2,240
1919 Scott Ave	\$2,240
ANNUAL RENT	\$53,760

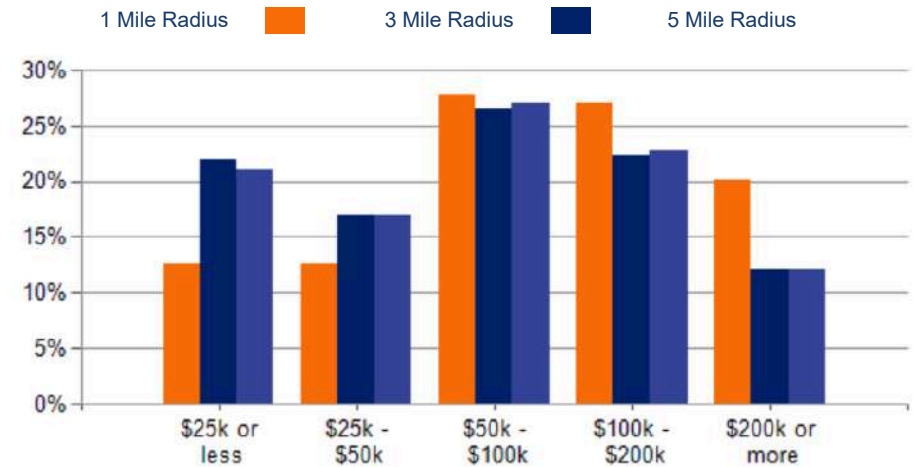
INCOME AND EXPENSES	AMOUNT
INCOME	
Rents Received	\$53,400
TOTAL INCOME	\$53,400
EXPENSES	
Insurance	\$3,650
Legal & Professional Fees	\$178
Repairs	\$12,836
Taxes	\$4,227
Utilities	\$1,821
Other	\$18,213
Total Expenses	\$40,925
NOI	\$12,475

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	45,439	507,810	1,142,563
2010 Population	40,488	497,831	1,111,327
2026 Population	37,570	503,243	1,099,969
2031 Population	38,215	515,487	1,113,714
2026 African American	1,064	29,723	64,114
2026 American Indian	631	11,843	24,157
2026 Asian	5,447	110,331	198,570
2026 Hispanic	16,942	247,017	566,084
2026 Other Race	9,877	159,291	363,071
2026 White	14,734	126,888	302,379
2026 Multiracial	5,768	64,536	146,346
2026-2031: Population: Growth Rate	1.70%	2.40%	1.25%

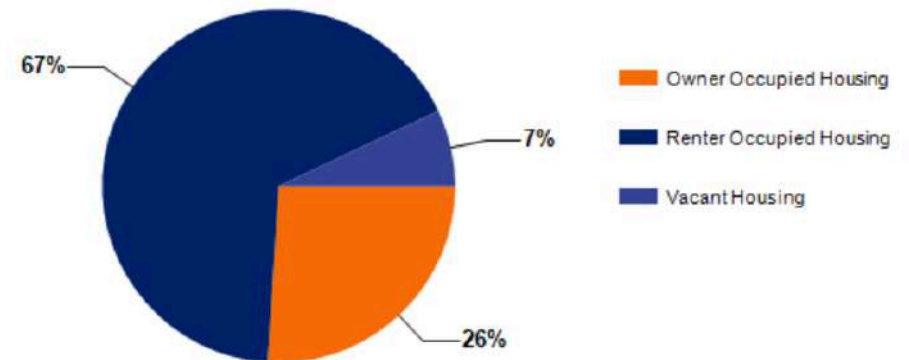
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,028	32,259	61,245
\$15,000-\$24,999	1,040	16,168	33,045
\$25,000-\$34,999	878	15,966	33,179
\$35,000-\$49,999	1,203	21,412	42,498
\$50,000-\$74,999	2,576	33,437	68,752
\$75,000-\$99,999	2,021	25,008	52,272
\$100,000-\$149,999	2,840	30,961	65,020
\$150,000-\$199,999	1,637	17,945	37,046
\$200,000 or greater	3,320	26,561	54,412
Median HH Income	\$92,898	\$67,095	\$68,727
Average HH Income	\$133,377	\$101,080	\$104,109



2026 Household Income



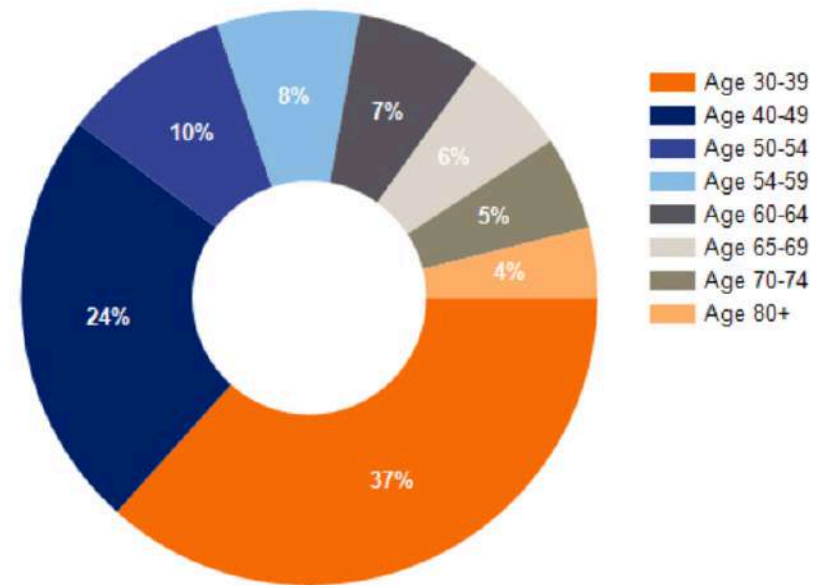
2026 Own vs. Rent - 1 Mile Radius



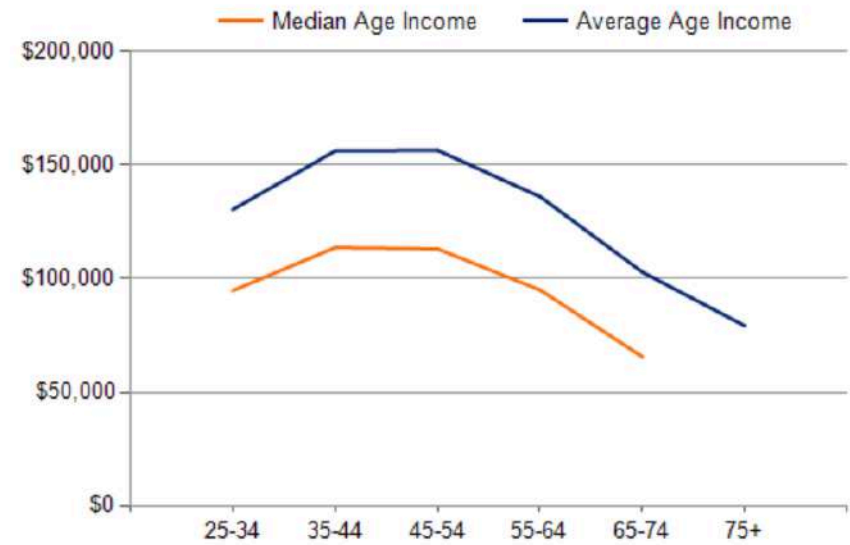
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	4,973	58,735	116,282
2026 Population Age 35-39	4,300	49,773	99,733
2026 Population Age 40-44	3,438	40,395	84,370
2026 Population Age 45-49	2,547	32,907	70,819
2026 Population Age 50-54	2,413	31,247	68,116
2026 Population Age 55-59	2,026	27,933	61,380
2026 Population Age 60-64	1,784	24,729	55,321
2026 Population Age 65-69	1,509	21,680	48,196
2026 Population Age 70-74	1,328	17,958	40,438
2026 Population Age 75-79	991	12,979	29,162
2026 Population Age 80-84	613	8,818	19,286
2026 Population Age 85+	632	8,338	18,614
2026 Population Age 18+	32,855	430,582	927,533
2026 Median Age	38	38	37
2031 Median Age	39	39	39

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$94,754	\$77,595	\$76,933
Average Household Income 25-34	\$130,420	\$102,483	\$102,478
Median Household Income 35-44	\$113,706	\$80,524	\$82,128
Average Household Income 35-44	\$156,290	\$121,126	\$123,832
Median Household Income 45-54	\$113,121	\$78,007	\$81,955
Average Household Income 45-54	\$156,552	\$117,473	\$123,125
Median Household Income 55-64	\$95,059	\$60,415	\$65,648
Average Household Income 55-64	\$136,134	\$102,398	\$108,011
Median Household Income 65-74	\$65,609	\$45,544	\$50,714
Average Household Income 65-74	\$102,929	\$81,445	\$87,955
Average Household Income 75+	\$79,202	\$60,519	\$66,496



1919 SCOTT AVE

Los Angeles, CA 90026

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