

INCREDIBLE DEVELOPMENT OPPORTUNITY

Both Properties Must Be Purchased Together



Exclusively Listed by:

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TAKSA
INVESTMENT GROUP

REMAX
COMMERCIAL & INVESTMENT REALTY
"Serving Southern California for over 20 years"

OFFERING MEMORANDUM

5412 & 5416 BARTON AVE

Los Angeles, CA 90038

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Legal questions should be discussed with an attorney. Tax questions should be discussed with a certified public accountant or tax attorney. Title questions should be discussed with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed with appropriate engineers, architects, contractors, other consultants and governmental agencies.

Any warranties or representations shall be limited to those expressly provided in an executed purchase and sale agreement. In no event shall a prospective purchaser have any claims against RE/MAX or Owner for any damages, liability, or causes of action relating to this Offering Memorandum. Each prospective purchaser proceeds at his own risk.

[CLICK HERE TO VIEW THE VIDEO TOUR](#)

5412 Barton Ave

5416 Barton Ave

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Collective Pricing Summary

Total Price (Land Value) **\$1,795,000**

Addresses 5412 & 5416 Barton Ave
Los Angeles, CA 90038

Total Lot Size 13,551 SQFT

Total Price/Land SQFT \$132.46

APNs 5535-007-021
5535-007-020

Submarket Hollywood

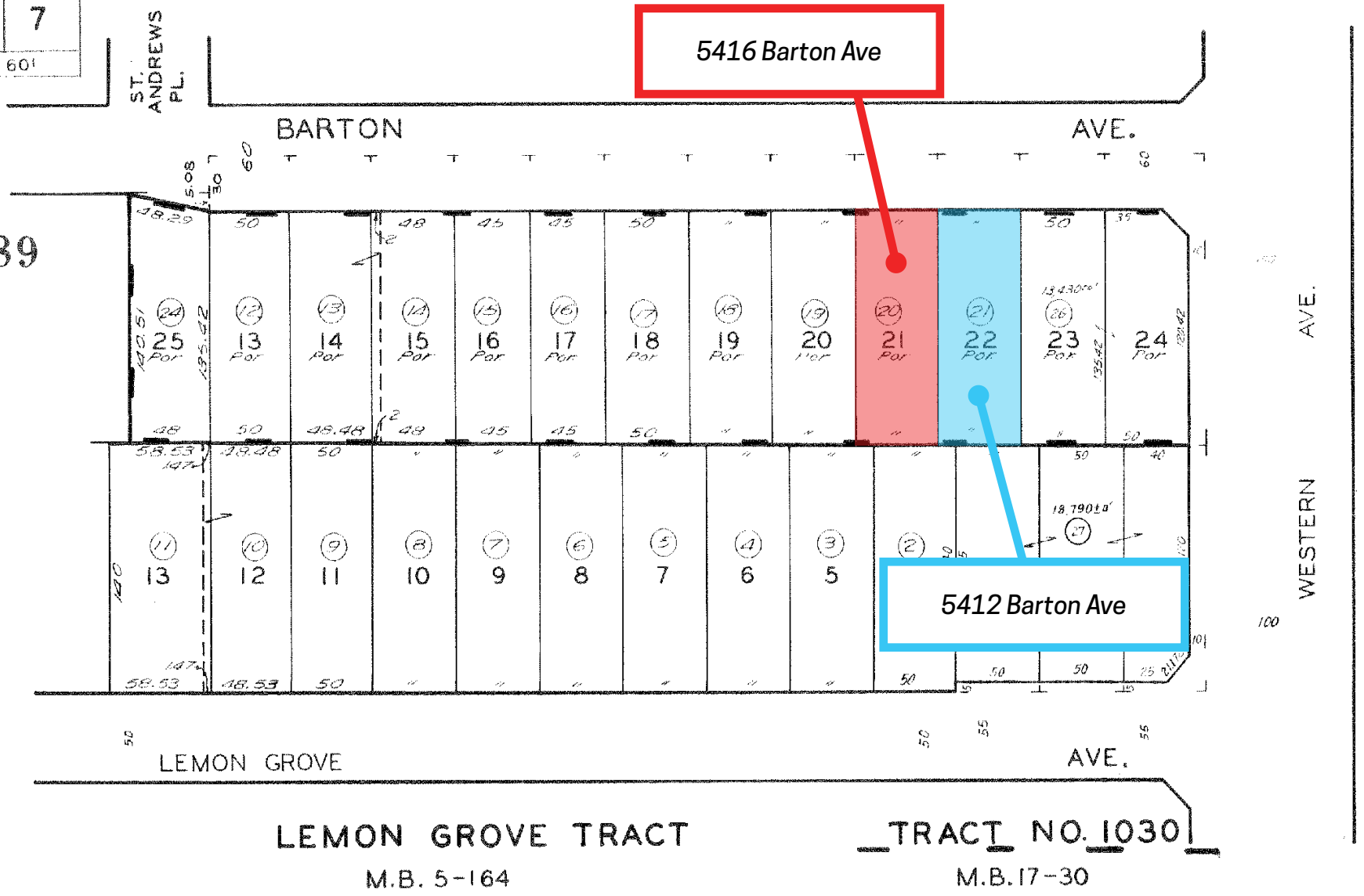
Cross Streets Between Western Ave
& N St Andrews Pl



Parcel Map

5535 7
SCALE 1" = 60'

1989



Property Overviews

5412 Barton Ave

Los Angeles, CA 90038

Price (Land Value)	\$995,000
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Lot Size	6,774 SQFT
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Price/Land SQFT	\$146.89
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Zoning	LAC4
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Assessor's Parcel #	5535-007-021
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Current Use	Single Family Residence
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5416 Barton Ave

Los Angeles, CA 90038

Price (Land Value)	\$800,000
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Lot Size	6,777 SQFT
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Price/Land SQFT	\$118.05
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Zoning	LARD1.5
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Assessor's Parcel #	5535-007-020
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Current Use	Single Family Residence
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Investment Highlights

5412 Barton Ave

- Exceptional redevelopment opportunity on an LAC4-zoned site in one of Hollywood's rapidly evolving multifamily and mixed-use corridors, surrounded by significant recent residential and creative office investment
- Property can be delivered vacant, creating an ideal opportunity for immediate redevelopment and streamlined project planning
- Located within a Tier 3 Transit Oriented Communities ("TOC") Incentive Area, allowing developers to potentially capitalize on meaningful density increases, parking reductions, and additional development incentives through affordable housing components
- Opportunity to utilize multiple pro-housing development programs and evolving Los Angeles housing initiatives, including TOC incentives, the CHIP Ordinance, ED1 processing pathways, and other density maximizing strategies designed to accelerate multifamily housing production
- Valuable urban infill location positioned near Larchmont Village, Hollywood Media District, Netflix, Paramount Studios, and major employment centers driving sustained rental demand
- Surrounded by numerous recently completed and under-construction multifamily projects, reinforcing strong long-term redevelopment fundamentals and continued neighborhood transformation
- Ideal site for developers seeking to maximize unit count and project economics within a centrally located Los Angeles submarket experiencing continued housing demand and limited developable inventory
- Existing zoning and transit-oriented positioning may allow for significantly enhanced development potential compared to traditional by-right standards through affordable housing incentive programs
- Attractive central Los Angeles location near premier dining, retail, nightlife, and entertainment amenities along Melrose Avenue, Santa Monica Boulevard, and Larchmont Boulevard
- Convenient access to Hollywood, West Hollywood, Koreatown, Downtown Los Angeles, and the 101 Freeway

Investment Highlights

5416 Barton Ave

- Rare redevelopment opportunity on an RD1.5-zoned site located in a rapidly improving Hollywood multifamily corridor near major employment and entertainment hubs
- Property can be delivered vacant, allowing developers immediate flexibility for entitlement, planning, and redevelopment execution
- Located within a Tier 3 TOC Incentive Area, creating the potential for substantial increases in allowable density, reduced parking requirements, and enhanced development flexibility through affordable housing incentives
- RD1.5 zoning combined with Tier 3 TOC incentives may create compelling opportunities for developers to significantly expand project scale beyond traditional zoning limitations
- Opportunity to leverage Los Angeles' evolving pro-development housing framework, including TOC, CHIP Ordinance incentives, and ED1-related housing initiatives designed to encourage accelerated multifamily development
- Located adjacent to 5412 Barton Avenue, creating potential assemblage opportunities for developers seeking larger-scale multifamily redevelopment with improved site planning and enhanced economies of scale
- Positioned in a high-demand rental market benefiting from continued growth in entertainment, media, technology, and creative sector employment throughout central Los Angeles
- Excellent proximity to Larchmont Village, Paramount Studios, Netflix, Hollywood production campuses, and numerous lifestyle amenities including upscale restaurants, cafés, retail, and nightlife destinations
- Surrounded by ongoing residential redevelopment activity and increasing investor demand for well-located transit-oriented development sites
- Central location provides excellent connectivity to Hollywood, Hancock Park, West Hollywood, Koreatown, Silver Lake, Downtown Los Angeles, and major transportation corridors

Transportation in 90038

Walker's Paradise

93/100

Good Transit

59/100

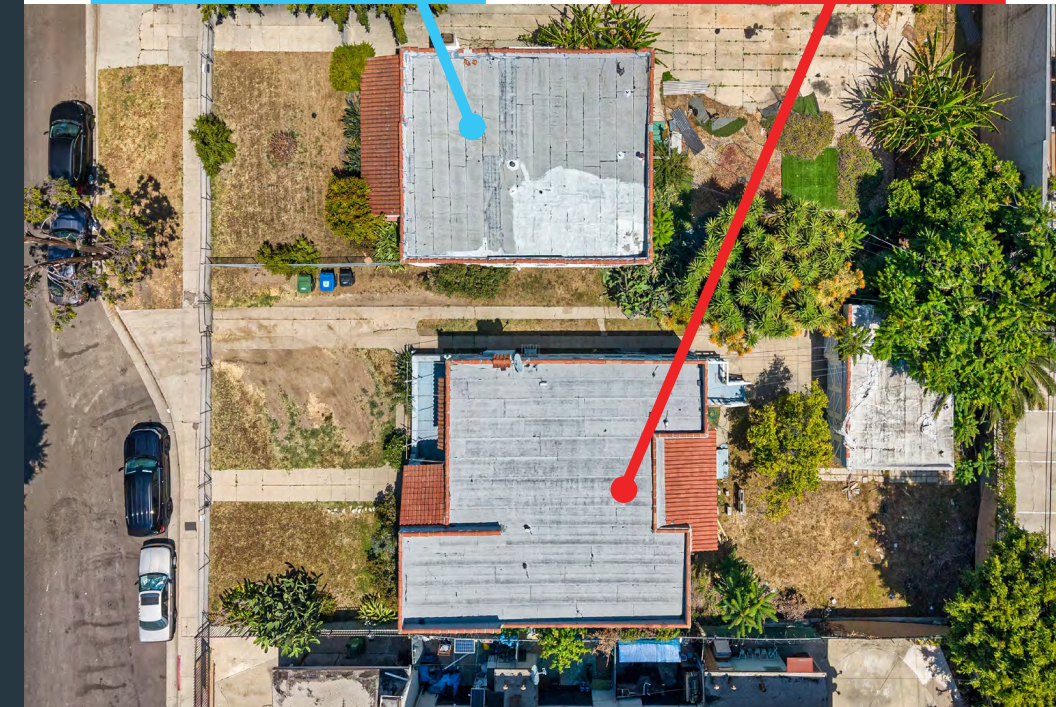
Bikeable

65/100



5412 Barton Ave

5416 Barton Ave





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5412 Barton Ave







Area Overview

Hollywood

Located in the heart of central Los Angeles, Hollywood has long been recognized as one of the city's most iconic neighborhoods. While the area is globally known for entertainment and tourism, today's Hollywood has evolved into a dynamic urban community that blends historic character with modern residential, retail, and mixed-use development. The 90038 zip code, which covers portions of central Hollywood and the Media District, has become especially attractive to renters and investors due to its walkability, major employment centers, and ongoing redevelopment activity.

The neighborhood offers convenient access to major entertainment, creative, and technology employers, including Sunset Gower Studios, Paramount Pictures Studios, and the broader Hollywood media corridor. Hollywood is also home to some of Los Angeles' most recognizable attractions, including Hollywood Walk of Fame, TCL Chinese Theatre, and Hollywood Bowl, attracting millions of visitors each year while supporting a vibrant local economy.

For residents, Hollywood offers an energetic and highly walkable lifestyle with a wide range of restaurants, coffee shops, nightlife destinations, fitness studios, shopping, and cultural venues. The neighborhood's mix of historic architecture and newer development creates an urban atmosphere that appeals to professionals, creatives, and long-term renters seeking convenient access to both work and entertainment. Housing options range from classic 1920s apartment buildings to newly constructed luxury multi-family communities, with continued investment in adaptive reuse and higher-density residential projects helping meet strong rental demand.

Outdoor recreation and cultural experiences further contribute to Hollywood's appeal. Residents and visitors can enjoy nearby hiking trails with views of the Hollywood Sign, attend concerts and performances throughout the year, or explore the area's museums, theaters, and art venues. Additionally, Hollywood's central location provides easy access to surrounding neighborhoods including West Hollywood, Downtown Los Angeles, Griffith Park, and the San Fernando Valley via major thoroughfares and Metro transit lines. Continued infrastructure improvements and transit-oriented development have further strengthened Hollywood's position as one of Los Angeles' most active residential and entertainment districts.

90038 Demographics

Population	27,979
Population Density	18,372 people/square mile
Median Household Income	\$51,096
Average Adjusted Gross Income	\$418,610
% High Income Households	2.4%



Los Angeles County Overview



Population
10,014,009



**Median Household
Income**
\$83,411



Housing Units
3,591,981



**Renter-Occupied
Housing Units**
50.3%



Square Miles
4,084



Median Rent
\$1,666



Cities
88



**Unemployment
Rate**
6.1%

Source: data.lacounty.gov

Top Employers in the County

Employer	Number of Employees
County of Los Angeles	100,800
Los Angeles Unified School District	90,900
City of Los Angeles	68,300
University of California, Los Angeles	51,700
Federal Government	44,600
Kaiser Permanente	37,400
State of California (Non-Education)	33,900
University of Southern California	21,000
Northrop Grumman Corp.	16,600
Amazon	16,200
Providence Health & Services	15,900
Target Corp.	15,000
Kroger Co.	14,900
Cedars-Sinai Medical Center	14,900
Walt Disney Co.	13,000
LA County Metropolitan Transportation	12,900
Allied Universal	12,800
NBCUniversal	12,000
Long Beach Unified School District	11,900

Source: laalmanac.com





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