

163 N. EDGEWARE ROAD

20 RTI- TOC Unit Development Opportunity
Fully Entitled with 80% Of Permits Paid

Price: \$1,595,000

Errol Spiro of Miller & Desatnik - Phone: 310-202-9166



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Property Summary

Address:	163 N. Edgeware Road, LA CA 90026
Price:	\$1,595,000
Lot Size:	4,778 SF
Number of Units	20 Units
Price Per SqFt for Land:	\$333
Price Per Unit:	\$79,750
Zoning:	LACW
Parking:	None

Property Overview

The subject property consists of 5 vacant units. Highly walkable neighborhood offering immediate access to DTLA, Echo Park, and major transportation corridors. The offering includes approved architectural plans and permits for a 20-unit multifamily development, consisting of 18 apartments and 2 accessory dwelling units plus potential to add 2 additional ADU's.. The project comes with 80% of the permits paid and has been designed to optimize density and efficiency.

Location Overview

Echo Park / City West is one of Los Angeles' most dynamic and evolving submarkets, characterized by strong rental demand, proximity to major employment hubs, and a vibrant mix of retail, dining, and cultural amenities. The property benefits from immediate access to Downtown Los Angeles, major freeways, and public transportation, supporting long-term tenant demand and rent growth.



Development Description

163 N Edgware Road presents a fully entitled multifamily development opportunity in the Echo Park / City West submarket, just minutes from Downtown Los Angeles. The property is offered with approved plans and appx. 80% of permits paid for a 18-unit plus 2 ADU residential project, allowing a developer to immediately proceed to construction. Fully entitled and permit-paid for 20-unit development.

High-density TOC project with reduced parking requirements

Efficient ±8,710 SF design maximizing rent per SF
 Only 4 required parking spaces with a potential to add 2 additional ADUs (1-1 bed & 1-2 bed) providing additional income upside and a 22 unit project.

Eliminates entitlement risk and shortens development timeline. Seller has paid approx. \$350,000 to \$400,000 in permits, architecture, engineering, expediter, relocation fees.

Prime Echo Park / City West location near Downtown LA, located in a supply-constrained, high-demand rental submarket.

The unit mix includes studios, loft-style units, and one-bedroom apartments, targeting a broad renter base in a high-demand submarket. The inclusion of ADUs provides additional income with minimal incremental construction cost, further enhancing project returns.

With approvals in place, the project offers immediate execution and avoids the uncertainty, time, and expense typically associated with entitlements in Los Angeles.

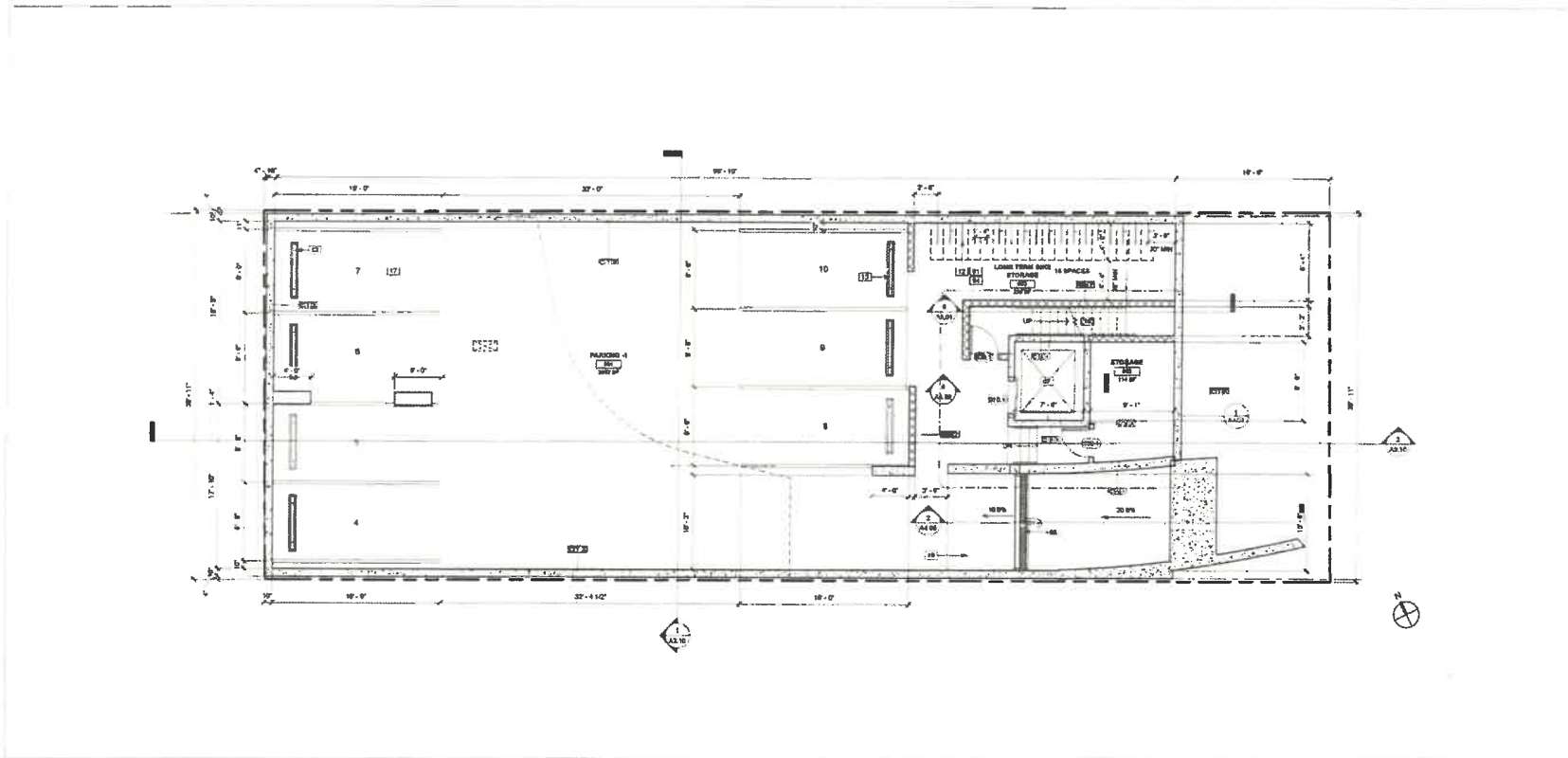
163 N. Edgewart Road
Unit mix and Rent Roll Projections

Unit Type	Units	Rent	Monthly Income
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Studio	5	\$ 1,750	\$ 8,750
Studio (low income)	2	\$ 500	\$ 1,000
Studio Loft	4	\$ 2,200	\$ 8,800
1 Bedrooms	4	\$ 2,100	\$ 8,400
1 Bedroom (low income)	2	\$ 646	\$ 1,292
2 Bedroom	1	\$ 2,400	\$ 2,400
ADU	2	\$ 1,700	\$ 3,400

Projected Total Monthly Rent	\$ 34,042
Projected Total Annual Rent	\$ 408,504





THE ARCHITECT, ENGINEER, INTERIOR DESIGNER, AND ARCHITECTURAL CONSULTANT HAS REVIEWED THE SUBMITTALS AND FOUND THEM TO BE IN CONFORMANCE WITH THE CITY OF LOS ANGELES ORDINANCES AND THE CALIFORNIA BUILDING CODE. THE ARCHITECT, ENGINEER, INTERIOR DESIGNER, AND ARCHITECTURAL CONSULTANT HAS NOT CONDUCTED A VISUAL INSPECTION OF THE CONSTRUCTION AND SHALL NOT BE RESPONSIBLE FOR ANY DEFICIENCIES OR OMISSIONS THAT MAY BE DISCOVERED AFTER THE COMMENCEMENT OF CONSTRUCTION. THE ARCHITECT, ENGINEER, INTERIOR DESIGNER, AND ARCHITECTURAL CONSULTANT HAS NOT CONDUCTED A VISUAL INSPECTION OF THE CONSTRUCTION AND SHALL NOT BE RESPONSIBLE FOR ANY DEFICIENCIES OR OMISSIONS THAT MAY BE DISCOVERED AFTER THE COMMENCEMENT OF CONSTRUCTION.

Project No.	
Revision No.	
Project Name	

the albert group architects
2032 Steiner Avenue | Los Angeles, CA 90025



SUB PARKING SCALE: 3/16" = 1'-0" 1

PLAN KEYNOTES

- 06 GARAGE ROLL-UP GRILLE DOOR, ANCO GRY
- 07 ELEVATOR SHAFT SIZED PER BE OTIS GEN2 MACHINE-ROOMLESS, 3500 LBS @ 150 FPM
- 12 VERTICAL LONG TERM BICYCLE PARKING, 48" X 16"
- 13 PRECAST WHEEL STOP, SEE RAD 90, TYPICAL
- 17 PROPOSED LOCATION OF FUTURE EVCS AND EV CHARGERS, AND RACWAY TERMINATION POINT, SEE ELECTRIC VEHICLE NOTES, SHEET AD 11 FOR MORE INFORMATION. A LABEL STATING EV CAPABLE SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND EV CHARGING SPACE.
- 18 CONCRETE STAIRS, TYP. AT TYPE I LEVELS, SEE DETAILS 1-3 AND 10 AND STRUCTURAL DRAWINGS FOR MORE INFORMATION
- 19 TRENCH DRAIN, SEE CIVIL AND PLUMBING DWGS
- 91 WHERE BICYCLE PARKING IS NOT CLEARLY VISIBLE FROM THE STREET, LEGIBLE REFLECTORIZED SIGNS SHALL BE PERMANENTLY POSTED AT THE STREET ENTRANCES TO EACH SITE INDICATING THE AVAILABILITY AND LOCATION OF BICYCLE PARKING WITHIN THE SITE. ALL SIGNS MUST COMPLY WITH SECTION 14.4.7 LAMC CODE.
- 94 PROVIDE ADEQUATE LIGHTING IN THE BICYCLE PARKING AREAS PER 12.21 A16 (EX).

LEGEND

(101)	DOOR TAG SEE SHEETS A7	(320)	STOREFRONT TAG SEE SHEETS A7
(101)	WINDOW TAG SEE SHEETS A7	(A10)	WALL TYPE TAG REFER TO AD 10
---	1-HR FIRE BARRIER	---	WOOD STUD WALL
---	2-HR FIRE BARRIER	---	CARU WALL
---	LANDSCAPE	---	CONCRETE WALL
⊕	WATER CURTAIN AND DRIP STOP REFER TO S AD 12	→	ACCESSIBLE PATH OF TRAVEL

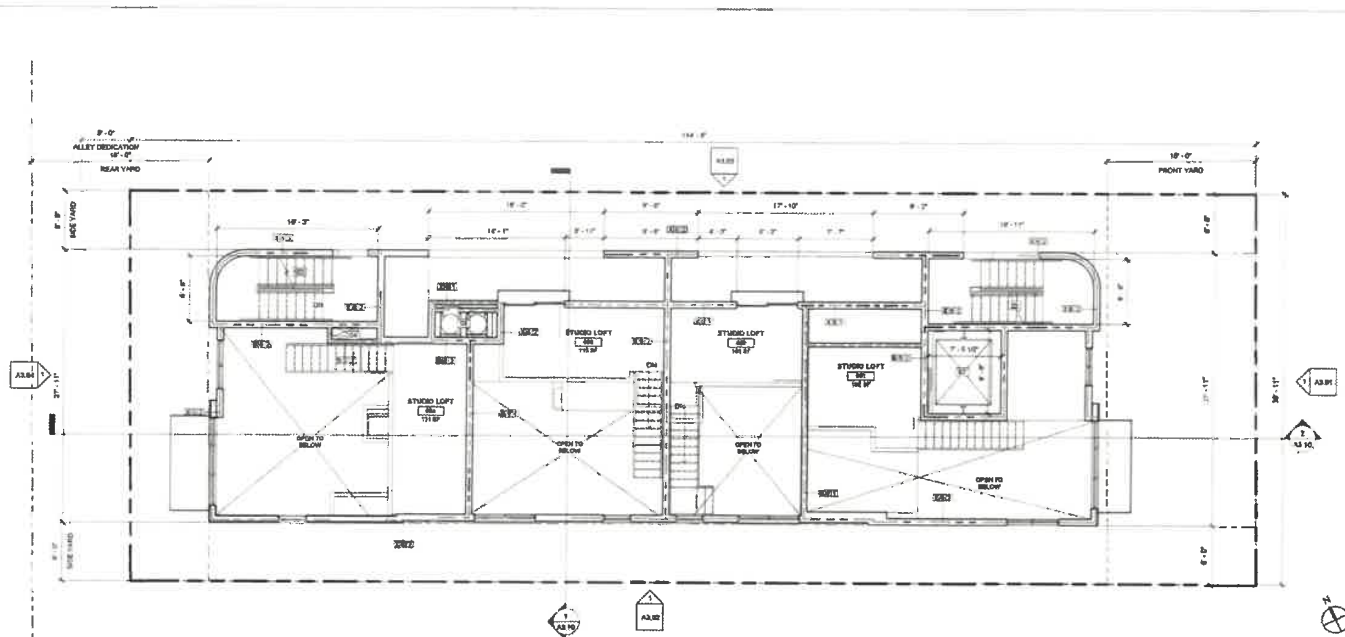
NOTE:
SEE STRUCTURAL DRAWINGS FOR REQUIRED WALL THICKNESS, BRIDGEM, AND PLYWOOD THICKNESS.
WALL TYPES TYPICAL THROUGHOUT U.N.D.
SEE ELEVATIONS FOR POSITION OF MESHSCREEN ON EXTERIOR WALLS.

EXHIBIT "A"
Page No. 5 of 22
Case No. DIR-2022-2971-TOC-SPR-PHIVHCA

EDGEWARE APARTMENT
163 N. EDGEWARE RD.
LOS ANGELES, CA 90026

SHEET NUMBER: 29480
PROJECT PHASE: CONSTRUCTION DOCUMENT
SHEET ISSUE DATE: 08/23/22
SHEET NAME: SUB FLOOR
SHEET NUMBER: **A2.01**





THE ARCHITECT, ENGINEER, ARCHITECTURAL CONTRACTOR, INTERIOR DESIGNER, AND APPOINTMENTS CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVEMENTS FROM THE CITY OF LOS ANGELES AND THE COUNTY OF LOS ANGELES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVEMENTS FROM THE CITY OF LOS ANGELES AND THE COUNTY OF LOS ANGELES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVEMENTS FROM THE CITY OF LOS ANGELES AND THE COUNTY OF LOS ANGELES.

Project Name	
Project No.	
Revision No.	
Revision Date	

the albert group architects
 2033 Doheny Avenue | Los Angeles, CA 90025



- PLAN KEYNOTES**
- 04 12" x 80" GARAGE EXHAUST DUCT, SEE MECHANICAL DRAWINGS
 - 07 ELEVATOR SHAFT SIZED PER ME OTIS GEN2 MACHINE ROOMLESS, 3500 LBS @ 150 FPM
 - 08 RECYCLING AND TRASH CHUTES
 - 22 METAL STAIR WISOLUD CONCRETE TREADS, TYP AT TYPE III LEVELS, SEE DETAILS AT SHEET AD.70

EXHIBIT "A"
 Page No. 12 of 22
 Case No. DIR-2022-2971-TOC-SPP-PHP-VHCA

LOFT SCALE: 3/16" = 1'-0" 1

LEGEND

(S01)	DOOR TAG SEE SHEETS A7	(S20)	ROOF FRONT TAG SEE SHEETS A7
(W01)	WINDOW TAG SEE SHEETS A7	(A16)	WELL TYP TAG REFER TO AD.19
---	1-1/2" FIRE BARRIER	---	WOOD STUD WALL
---	3-1/2" FIRE BARRIER	XXXX	CMU WALL
---	LANDSCAPE	----	CONCRETE WALL
⊙	VALVE CURTAIN AND DRAIN TOP REFER TO S.40.13	---	ACCESSIBLE PATH OF TRAVEL

NOTE

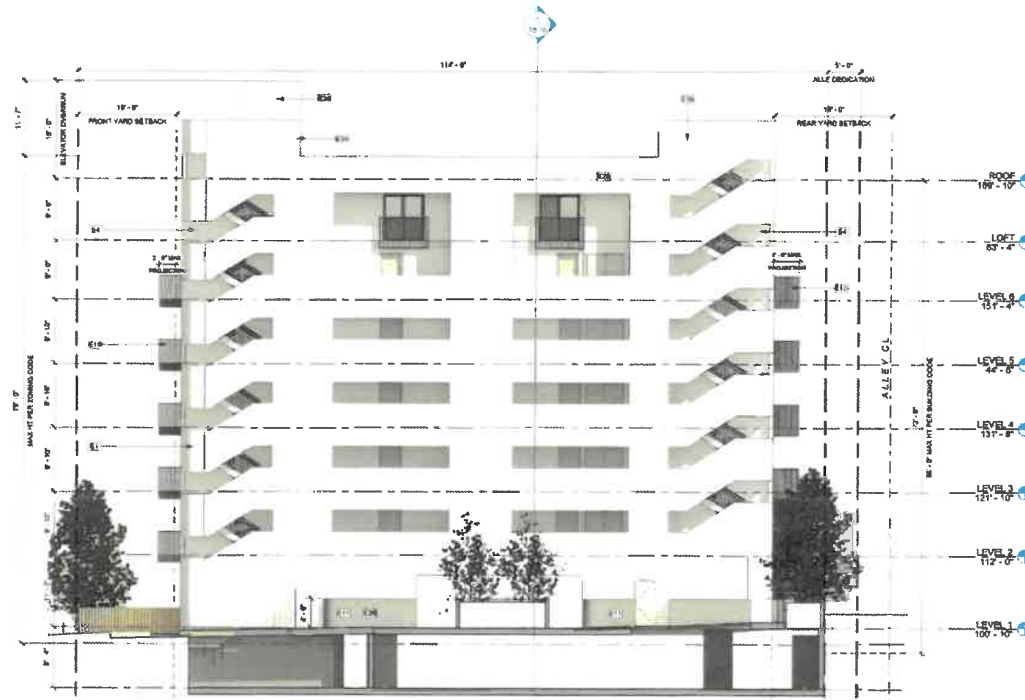
- SEE STRUCTURAL DRAWINGS FOR REQUIRED WALL THICKNESS, STUD WALL, AND PLYWOOD THICKNESS. STRUCTURAL DRAWINGS TO DATE.
- WALL TYPES TYPICAL THROUGHOUT S.U.D.
- SEE ELEVATIONS FOR POSITION OF RAMPGRAB ON EXTERIOR WALLS.

EDGEWARE APARTMENT
 163 N. EDGEWARD, OR LOS ANGELES, CA 90026

PROJECT NUMBER: 18490
 PROJECT PHASE: CONSTRUCTION DOCUMENT
 SHEET ISSUE DATE: 07/20/22
 SHEET NAME: LOFT LEVEL
 SHEET NUMBER: A2.08



- E1 EXTERIOR CEMENT PLASTER, 2000 SAND FINISH, DOVE GREY COLOR
- E4 OPENINGS AT STAIR SHAFT, TYP.
- E10 42" HIGH VERTICAL PICKET'S METAL QUARTZITE, SILVER COLOR, TYP.
- E11 42" LANDSCAPE PLANTER
- E23 RECYCLING AND TRASH CHUTES
- E26 CMU SITE WALL AT SIDE AND REAR YARDS, 8'-0" TALL MAX., 8'-0" CENTER-SCORED PRECISION ORCO BLOCK, COLOR BLACK 250 MW, TYP.
- E29 8'-0" CENTER-SCORED PRECISION ORCO BLOCK, COLOR BLACK 250 MW
- E30 STAIR OVERRUN
- E36 ELEVATOR OVERRUN



THE ABOVE DIMENSIONS AND ANNOTATIONS SHALL BE CONSIDERED TO BE THE FINAL DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND NOTING ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACT WITH THE ARCHITECT. ALL CONTRACT WORK SHALL BE SUBJECT TO THE ARCHITECT'S GENERAL CONTRACT WITH THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACT WITH THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONTRACT WITH THE ARCHITECT.

REVISION	DATE	DESCRIPTION

the albert group architects
 2032 Stoner Avenue | Los Angeles, CA 90033



EDGEWARE APARTMENT
 163 N EDGWARE DR
 LOS ANGELES, CA 90026

PROJECT NUMBER: 19480
 PROJECT PHASE: CONSTRUCTION DOCUMENT
 SHEET ISSUE DATE: 07/20/22
 SHEET NAME: BUILDING ELEVATIONS
 SHEET NUMBER: **A3.03**

EXHIBIT "A"
 Page No. 16 of 22
 Case No. DIR-2022-2971-TOC-SPP-PHP-VHCA

NORTH ELEVATION SCALE 1/8" = 1'-0" 1

MAPPING AND GIS SERVICES SCALE 1" = 80'



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P.A. 35-17

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REVISED 5/4/02/2/02/2/02/2/09 20100304040001-09

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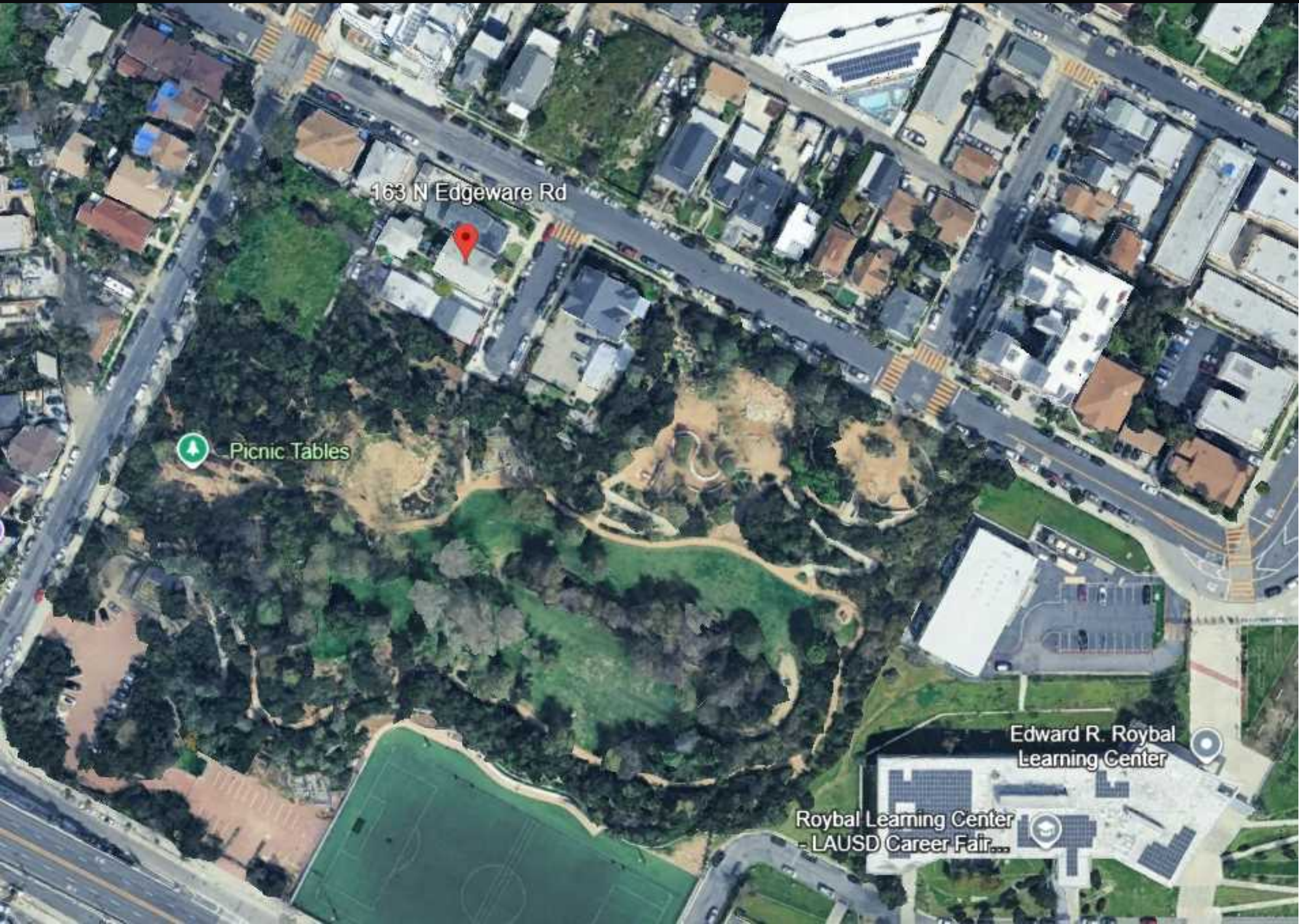
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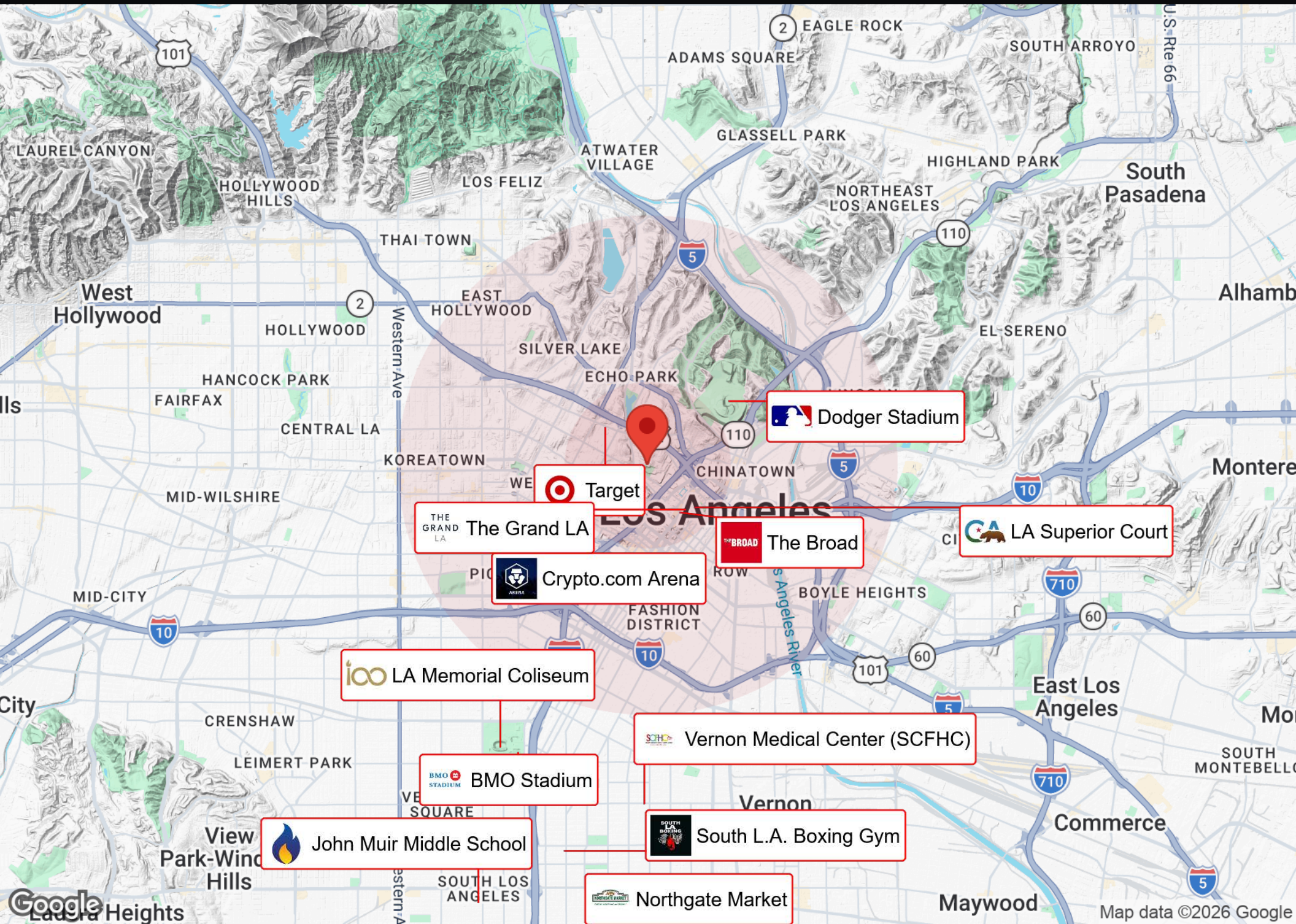


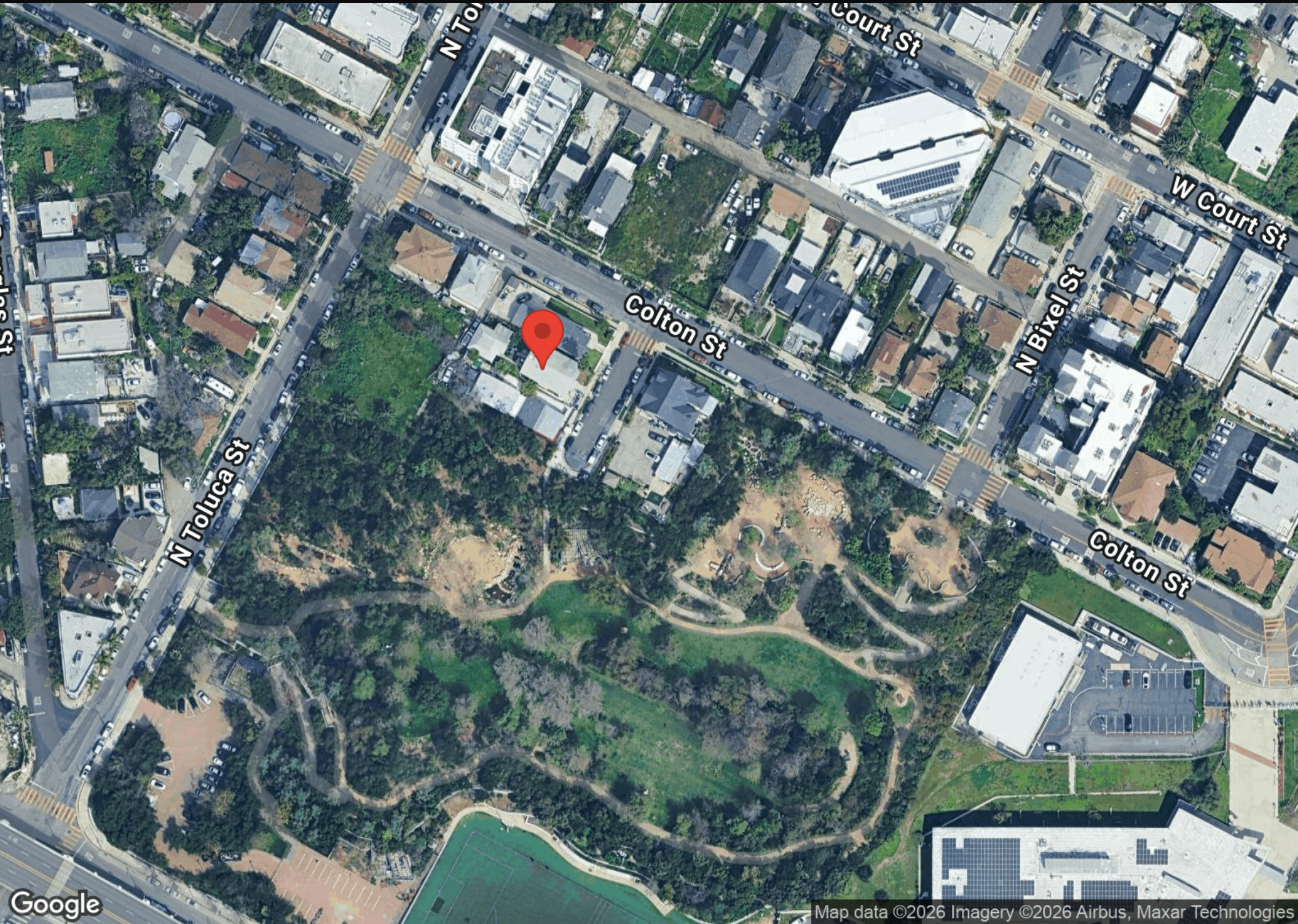












Strategic Neighborhood Highlights

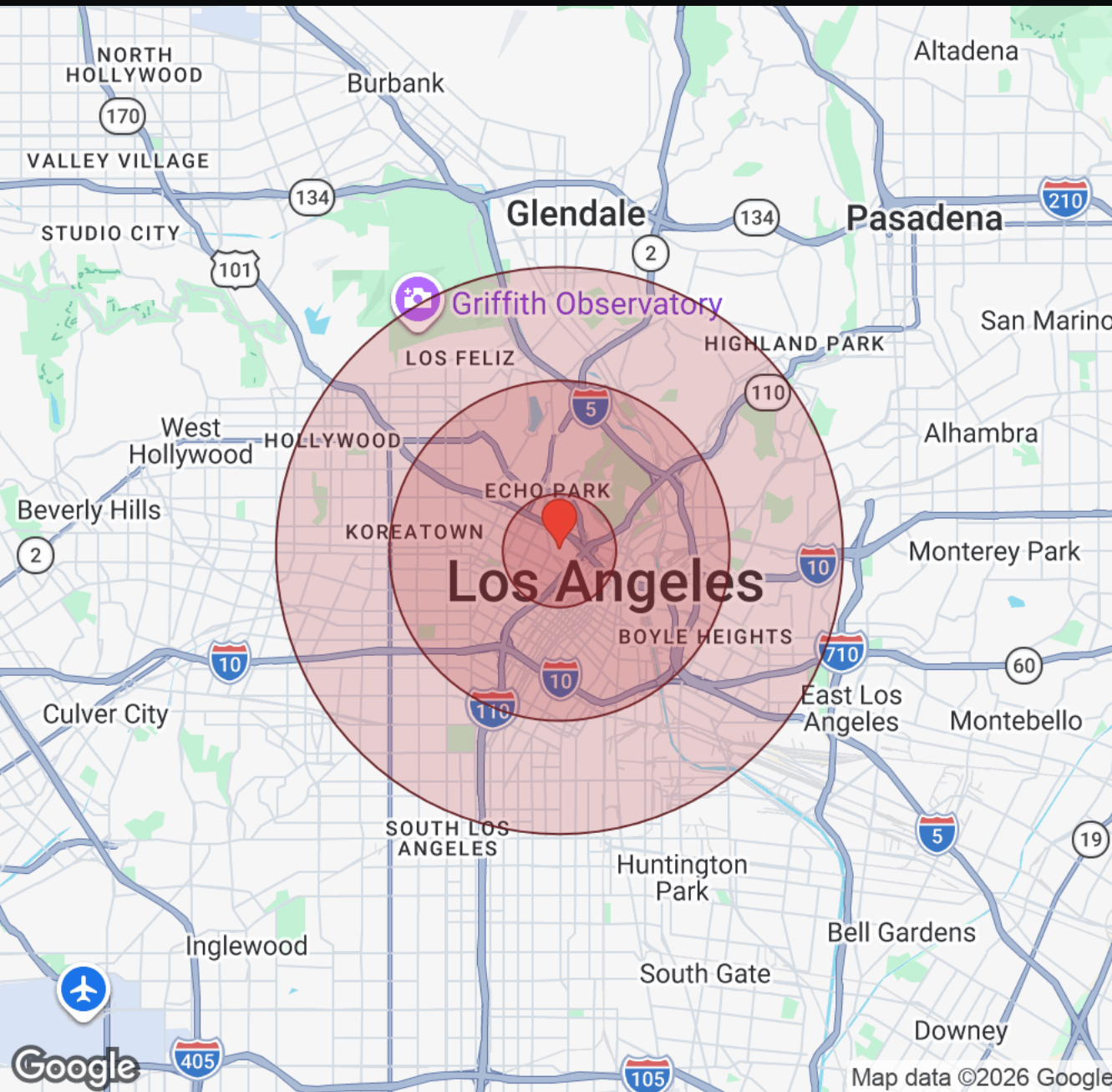
- **Dodger Stadium & Elysian Park**: Located just **1.3 miles** from the property, Dodger Stadium serves as a global landmark and major economic anchor. The surrounding Elysian Park provides over 600 acres of green space, offering residents hiking trails and panoramic views of the Downtown skyline and the stadium itself.



- **Proximity to Downtown Los Angeles (DTLA)**: The property is approximately **1.5 miles** from the heart of DTLA. This proximity offers residents seamless access to major employment hubs, including the Financial District and the burgeoning tech and creative sectors in the Arts District.
- **Vibrant Retail & Dining**: Residents are within walking distance of Echo Park Lake, famous for its lotus beds and swan boats, and the diverse culinary scene on Sunset Boulevard. High-traffic local favorites like Silverlake Ramen and Guisados are situated just north of the property.
- **Architectural & Cultural Heritage**: The neighborhood is home to the historic Angelino Heights district, known for its well-preserved Victorian architecture, including the famous "Thriller" and "Charmed" houses.



- **Exceptional Connectivity**: Immediate access to the **101 (Hollywood Freeway)** and the **110 (Harbor Freeway)** allows for rapid transit throughout the Los Angeles basin. The area is also served by the Dodger Stadium Express from Union Station, enhancing public transit options during event days.



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	44,459	293,574	630,728
Female	40,103	253,685	578,928
Total Population	84,563	547,260	1,209,656

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	14,232	94,567	219,794
Black	6,478	40,552	94,353
Am In/AK Nat	161	1,040	1,935
Hawaiian	76	547	968
Hispanic	43,127	278,446	667,125
Asian	18,680	118,810	197,900
Multiracial	1,581	10,836	23,104
Other	228	2,517	4,476

Housing	1 Mile	3 Miles	5 Miles
Total Units	38,917	243,177	496,235
Occupied	35,297	220,818	452,448
Owner Occupied	2,698	28,340	91,410
Renter Occupied	32,599	192,478	361,038
Vacant	3,621	22,359	43,787

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	11,531	73,109	176,867
Ages 15 - 24	10,325	68,900	158,555
Ages 25 - 54	42,568	273,535	580,882
Ages 55 - 64	8,153	59,656	132,072
Ages 65+	11,984	72,058	161,281

Income	1 Mile	3 Miles	5 Miles
Median	\$66,904	\$64,584	\$69,792
Under \$15k	5,472	33,199	57,922
\$15k - \$25k	2,879	16,955	33,949
\$25k - \$35k	2,724	18,045	35,635
\$35k - \$50k	3,077	22,191	44,108
\$50k - \$75k	5,152	33,167	68,208
\$75k - \$100k	4,506	25,909	54,695
\$100k - \$150k	5,080	29,749	64,522
\$150k - \$200k	2,624	16,819	37,964
Over \$200k	3,782	24,784	55,445

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Miller & Desatnik Realty Corp.
3627 Motor Ave
Los Angeles, Ca 90034

