



8522

ALCOTT ST
LOS ANGELES, CA



FOR SALE

PICO-ROBERTSON MULTI-FAMILY DEVELOPMENT SITE

PROPERTY SUMMARY



ADDRESS

8522 Alcott St
Los Angeles, CA 90035

OFFERING PRICE

\$1,999,950

PROPERTY SIZE

2,161 sf (2 units)

LOT SIZE

6,000 sf

ZONING

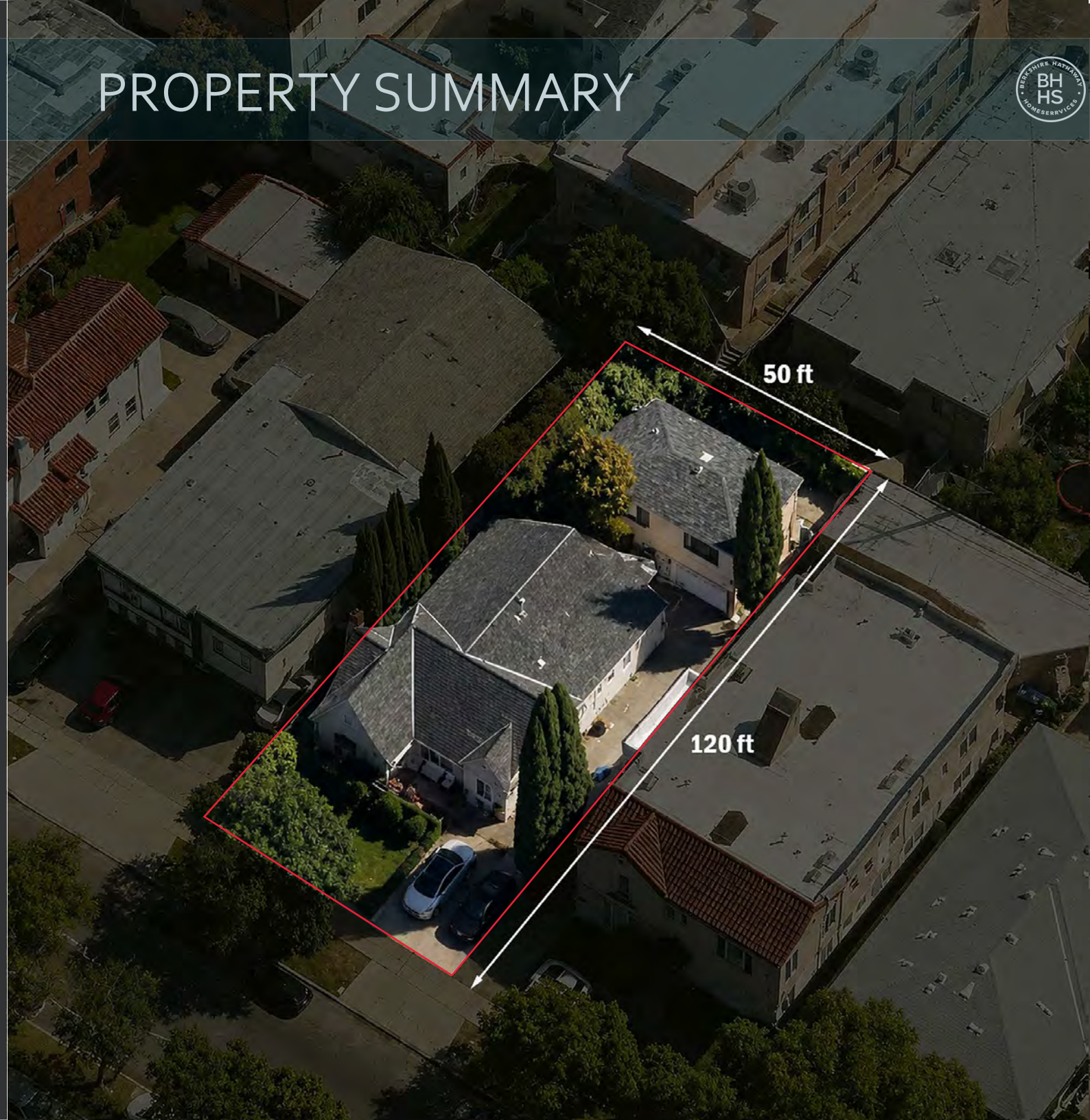
LA-R3-1

TOC

Tier 3

PARCEL NO.

4303-034-006

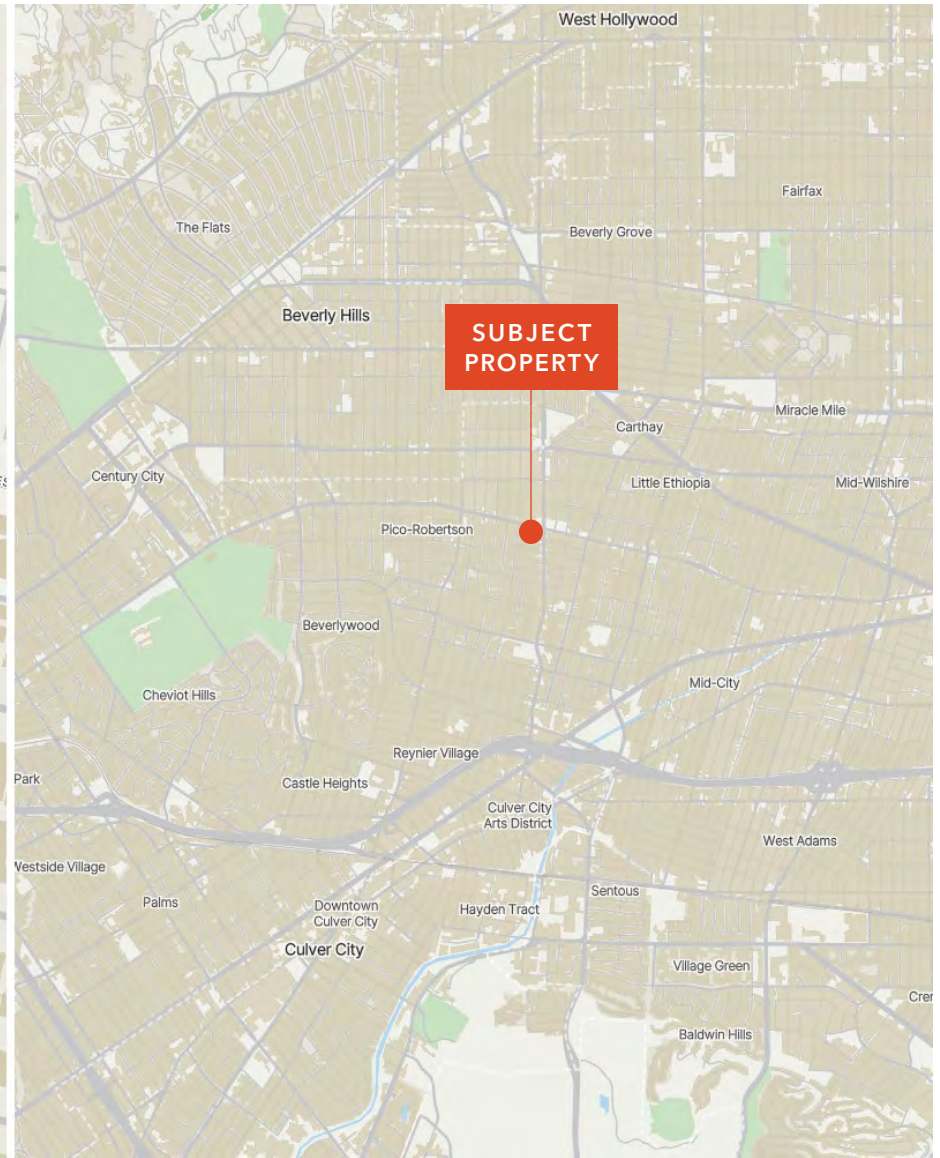
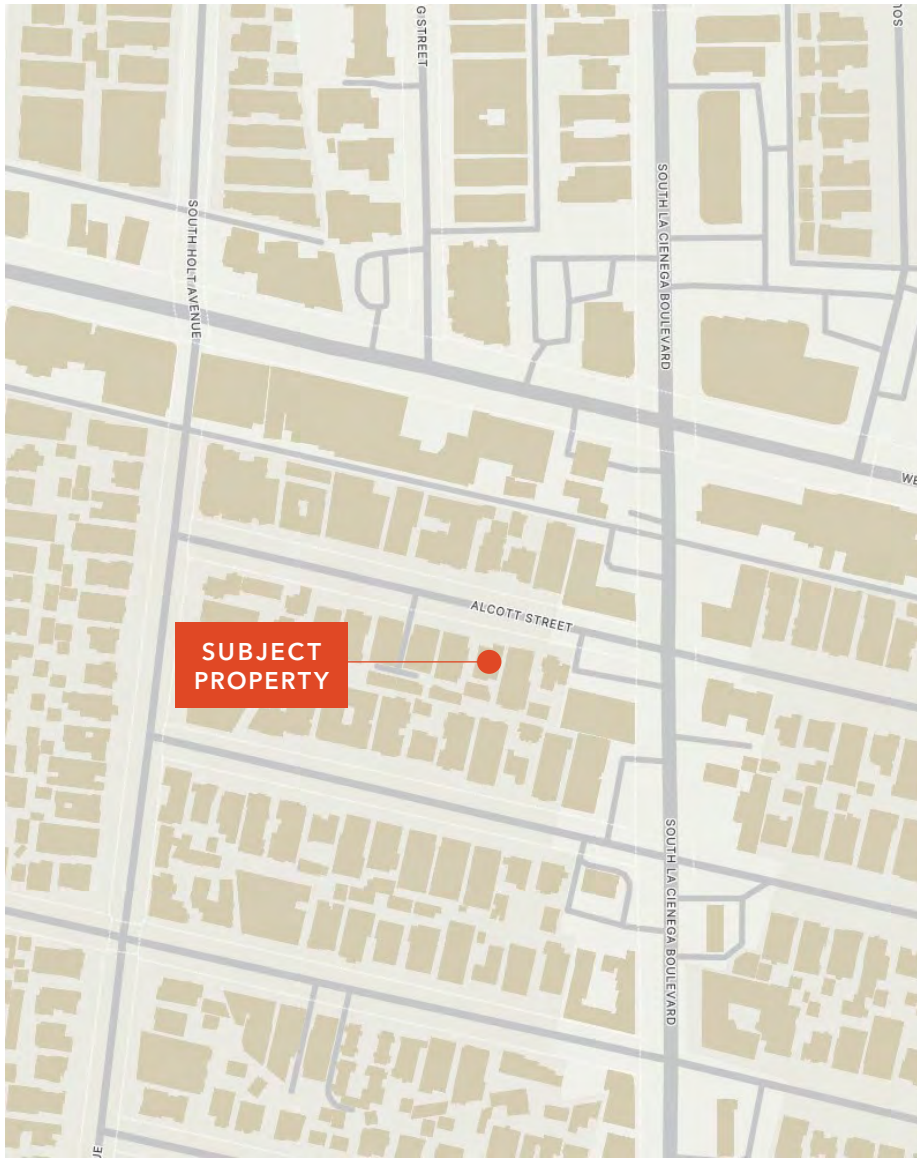


INVESTMENT HIGHLIGHTS



- **Prime Pico-Robertson Location** - Located in one of Los Angeles' most desirable multi-family sub-markets, adjacent to Beverly Hills and minutes from Century City, Culver City, and West Hollywood.
- **TOC Tier 3 Development Opportunity** - Potential to capitalize on Transit Oriented Communities incentives, allowing increased density, reduced parking requirements, and enhanced development flexibility.
- **LA-R3-1 Zoning** - Well-positioned for multi-family redevelopment in a high-demand rental market with strong barriers to entry.
- **Beverly Hills Adjacent** - Prestigious location benefits from proximity to Beverly Hills, Cedar-Sanai, Century City and major Westside employment hubs.
- **Rare Infill Development Site** - One of the few available redevelopment opportunities in the Pico-Robertson sub-market, offering long-term value creation potential.
- **Walk Score 92** - Walker's Paradise so daily errands do not require a car. Nearby parks include Robertson Playground, La Cienega Park and Price Playground.

LOCATION





Exclusively Listed By

TOM PARK

Berkshire Hathaway Commercial

281.825.1305

tom@theparkcre.com

LIC N° 01921090

BHHS CRE.COM



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