

# 1341 N STANLEY AVE

OFFERING MEMORANDUM | LOS ANGELES, CA 90046



*Exclusively Listed By:*

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# Investment Summary

## THE OFFERING

1341 North Stanley Avenue presents a rare and compelling opportunity to acquire a fully vacant development site in the highly desirable Spaulding Square neighborhood, just steps from Sunset Boulevard and surrounded by some of the most vibrant dining, retail, and entertainment amenities in Los Angeles. This prime infill location continues to experience strong demand from both renters and for-sale housing buyers, making it an ideal setting for a thoughtfully executed residential development.

The property is being offered at \$1,750,000, equating to \$279 per square foot on land, representing an attractive basis relative to recent land trades in the immediate area. Delivered fully vacant, the site eliminates any tenant-related complications, relocation costs, or delays, allowing a developer to immediately move forward with planning and entitlement.

Per the seller, the property is not subject to SB8, providing a significant advantage by allowing for greater flexibility in redevelopment and a more streamlined entitlement process. The LARD1.5 zoning offers multiple viable exit strategies, including the development of townhomes, condominiums, or a Tenancy-in-Common (TIC) project, catering to the strong demand for for-sale product in this supply-constrained submarket.

With its premier location, favorable zoning, and vacant delivery, 1341 North Stanley Avenue represents a unique opportunity for developers to create a high-quality residential project in one of Los Angeles' most sought-after neighborhoods.





**Address** 1341 N Stanley Ave, Los Angeles, CA 90046

**Lot Size** 6,277 SF

**Price** \$1,750,000

**Price/SF** \$279

**Zoning** LARD1.5

# **1341 N Stanley Ave**

## *Investment Highlights*

### **Premier Spaulding Square Location**

- Positioned steps from Sunset Boulevard in one of Los Angeles' most desirable infill submarkets

### **Irreplaceable Vacant Development Site**

- Rare opportunity to acquire a fully vacant lot in a supply-constrained, high-barrier-to-entry neighborhood

### **Delivered 100% Vacant**

- Eliminates tenant relocation, eviction risk, and rent control constraints, allowing for immediate execution

### **Not Subject to SB8 (Per Seller)**

- Streamlined development pathway with no replacement housing obligation

### **Favorable LARD1.5 Zoning**

- Allows for 4 units by right with additional density achievable through State bonus programs

### **Multiple High-Return Exit Strategies**

- Ideal for luxury rental, condo sell-off, or small-lot subdivision development

### **Attractive Basis at \$279/SF Land**

- Compelling entry point relative to recent land sales in the Sunset Strip / West Hollywood submarket

### **High-Demand Rental & End-User Market**

- Centrally located near West Hollywood and Hollywood, driving consistent tenant and buyer demand

# Transportation in 90046

**Very walkable** 97/100

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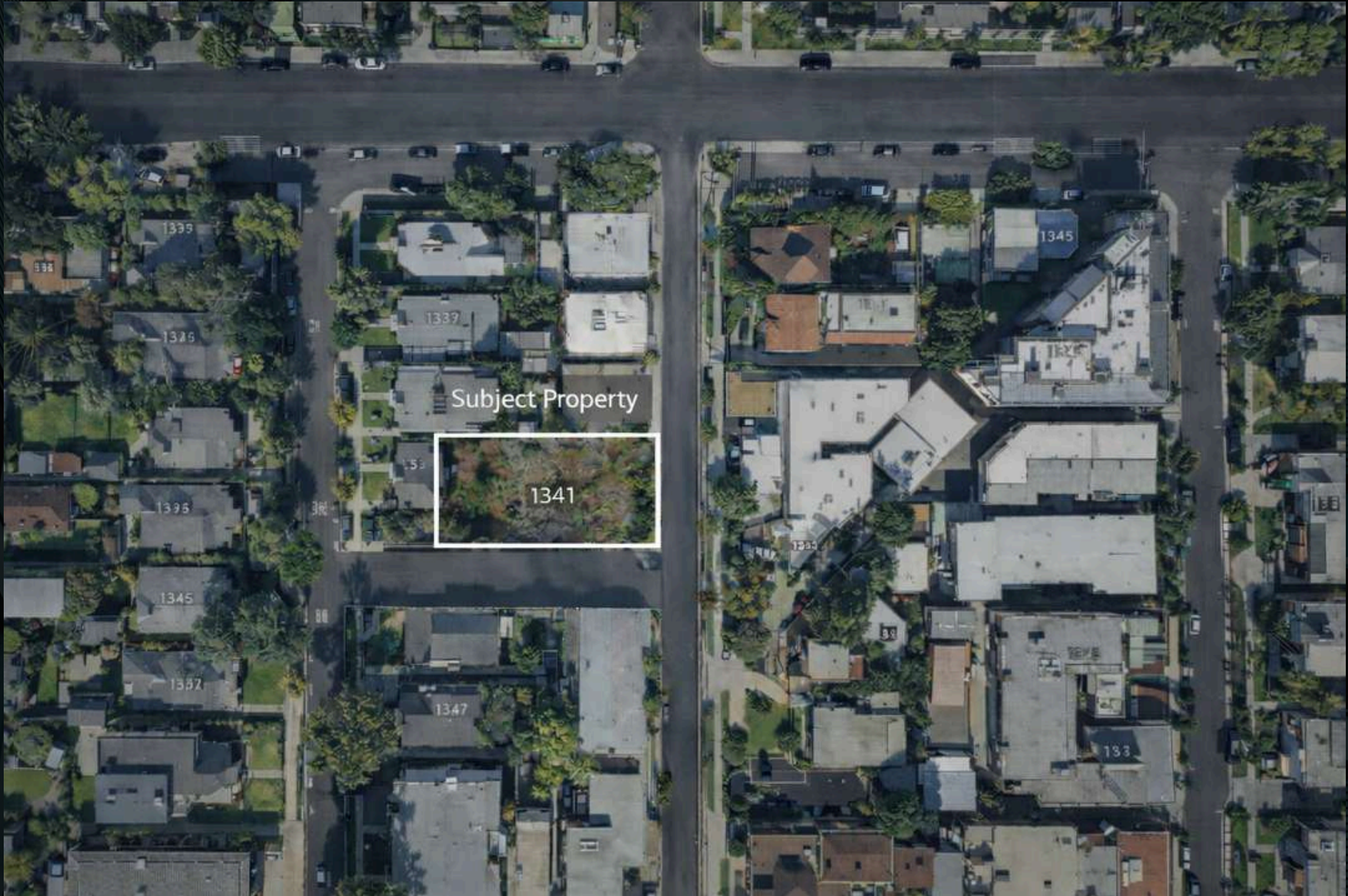
**Good Transit** 61/100

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**Very Bikeable** 65/100

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# ***MARKET OVERVIEW***

## ***SPAULDING SQUARE***

Spaulding Square is a highly sought-after and supply-constrained residential enclave located just south of Sunset Boulevard in the heart of Hollywood. Known for its historic charm, tree-lined streets, and preserved architectural character, the neighborhood offers a quiet, low-density residential setting while remaining within walking distance to some of Los Angeles' most vibrant dining, retail, and entertainment destinations.

The area benefits from a central location with close proximity to West Hollywood, Beverly Hills, and major employment hubs throughout Hollywood and the Westside. This accessibility continues to drive strong housing demand from both renters and for-sale buyers seeking a balance of lifestyle and convenience. At the same time, the neighborhood's historic designation and limited inventory create a significant barrier to entry, supporting long-term value and pricing stability.

Ongoing investment and development along the Sunset Boulevard corridor and surrounding areas have further elevated the desirability of the submarket, attracting a mix of creative professionals, young executives, and owner-users. For developers and investors, Spaulding Square presents an opportunity to deliver well-positioned residential product in a high-demand market with limited competition, making it particularly well-suited for boutique for-sale developments such as townhomes, condominiums, or TIC projects.



# Demographics (90046)



**Population**  
48,905



**Square Miles**  
5.67



**Population Density**  
8,823 people per square mile



**Total Households**  
28,793



**Average Adjusted Gross Income**  
\$657,080



**Unemployment Rate**  
5.3%



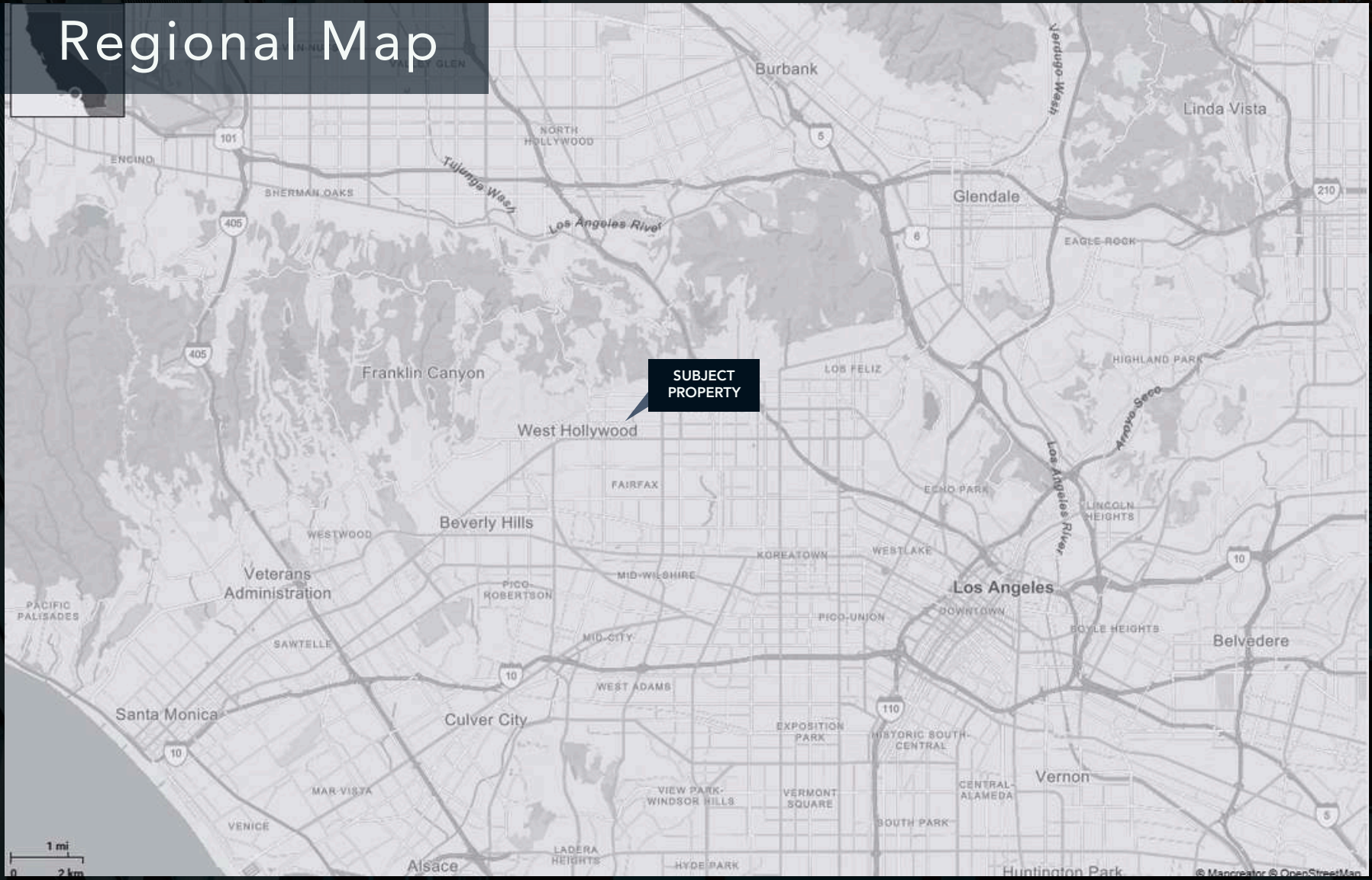
**Median Household Income**  
\$94,259



**% High Income Households**  
21.9%

*\*All information gathered from the most recent United States Census data*

# Regional Map





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