



Opportunity Zone

# 1750 Argyle Ave.

Hollywood, Los Angeles, CA 90028

34,320 SF Lot - ½ Lot C4-2D-SN & ½ Lot R4-2D - All Tier 4  
Vacant Lot - Formerly the Site of a Historic Church

**PARTNERSCRE**  
SVIDLER

**apla** GROUP  
PESCI | ANTONUCCI



# TABLE OF CONTENTS

Property Overview	3	Zimas	9
Maps	4	Opportunity Zone	13
Area Map	5	Walkscore	14
Parcel Map	6	Aerial Photos	15
Brick Work - 233 Units w/ AB 1287 / AB 2334	7	Confidentiality & Disclaimer	24
Brick Work - 155 Units w/ TOC	8	Contact Information	25

## PARTNERSCRE

**Dario Svidler**  
Executive Vice President

818.653.2663  
dario@svidlercre.com  
svidlercre.com  
DRE 01884474

**apla** GROUP

**James Antonucci**  
SVP of Investments  
APLA Group  
KW Commercial

**O** 818. 432. 1513  
**M** 818. 381. 6601  
james@aplagroup.com  
aplagroup.com  
DRE 01822661

**Michael Pesci**  
SVP of Investments  
APLA Group  
KW Commercial

**O** 818. 432. 1627  
**M** 213. 820. 1335  
mike@aplagroup.com  
aplagroup.com  
DRE 01274379

Keller Williams is a licensed real estate broker and abides by Equal Housing Opportunity laws. All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. No statement is made as to the accuracy of any description. All measurements and square footages are approximate. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage. All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.



# 1750 Argyle Ave.

## Property Overview

Presented for sale is a **Prime Development Site** in the epicenter of **Hollywood**. Located within an **Opportunity Zone** at 1750 N. Argyle Ave., across from the **Capitol Records Building** and steps to the **Walk of Fame**, the property previously housed a historical Church that burned to the ground.

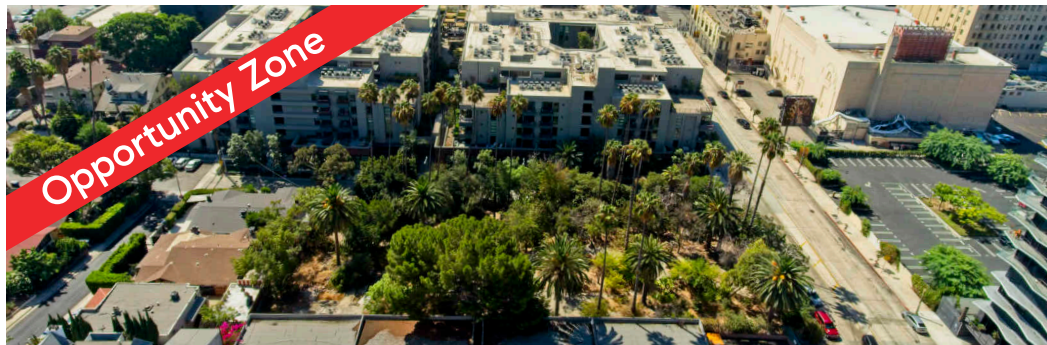
The **34,320 SF Lot** has very desirable zoning, with the front half being zoned **C4-2D** and the back half being zoned **R4-2D**, all **Tier 4**. The property falls under the Regional Center Commercial designation in the General Plan, allowing for **R5 density!**

The **Tier 4 TOC** bonus can **increase the density**.

The location is practically unmatched, being a five minute stroll to **Hollywood & Vine**, the **Metro Subway Station**, an absurd number of **restaurants** and **nightlife** destinations, the **Pantages Theatre**, the Hollywood Bowl, Sunset Gower Studios, the Palladium, Trader Joe's...we could go on and on!

**No relocation** hassles, **no RSO**, **no Ellis**...just good ol' fun!

The Seller is not interested in any entitlement deals.



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

### At a Glance

**\$13,000,000**  
Price

**C4-2D-SN**  
Zoning for 50% of Land

**R4-2D**  
Zoning for 50% of Land

**125 Feet**  
Frontage - Lot Width

**275 Feet**  
Lot Depth

### Hollywood

**34,320 Sq Ft**  
Total Lot Size

**Tier 4**  
TOC

**Vacant Lot**  
Current Use

**No RSO. No Ellis.**  
Benefits

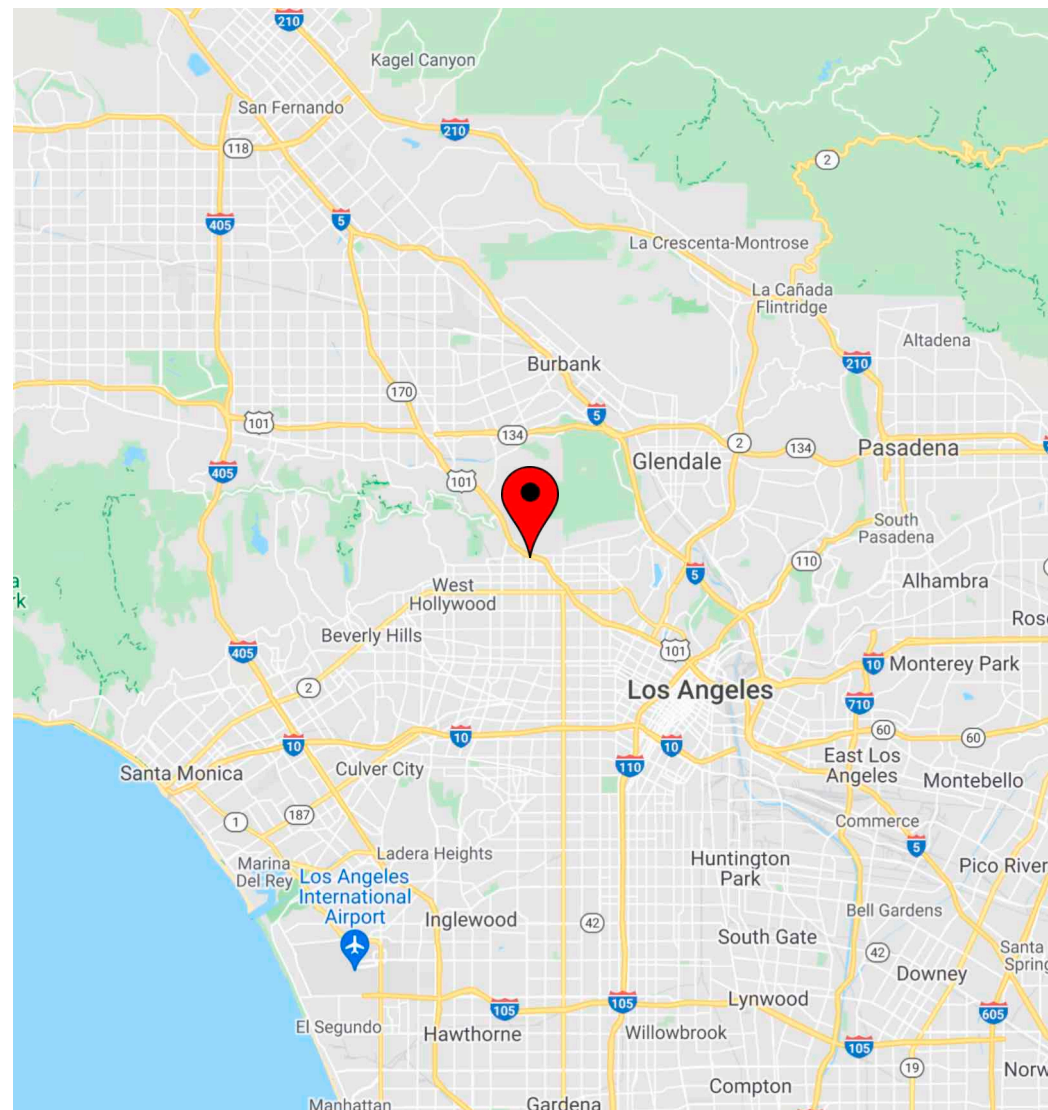
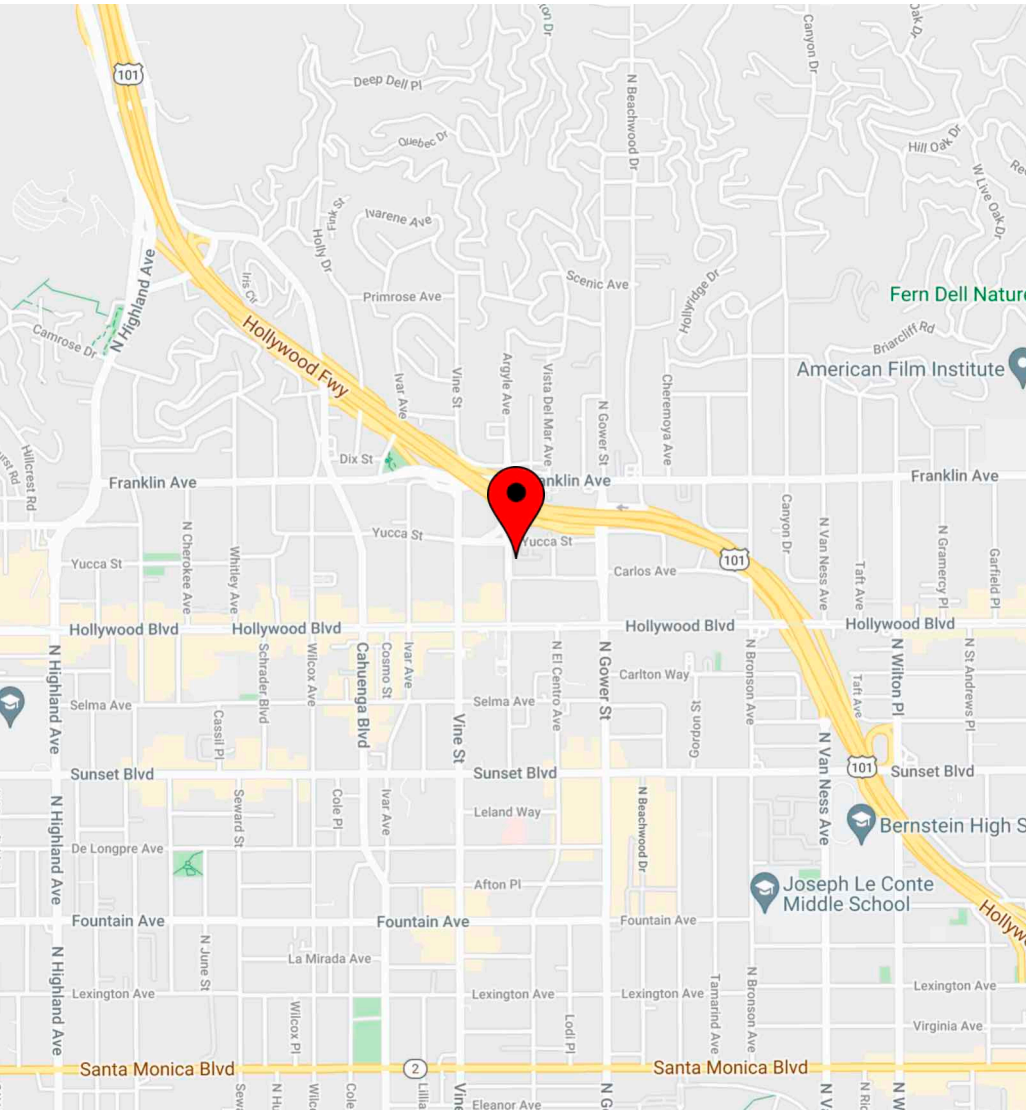
**5546-031-005**  
APN

### At Your Fingertips

Pantages Theatre	Metro Subway Station
Hollywood Bowl	Hollywood & Vine
Walk of Fame	Hollywood & Highland
Fonda Theatre	Trader Joe's
Dolby Theatre	Gelson's
Palladium	CVS
NeueHouse	Musso & Frank Grill
Avalon Hollywood	LA Fitness
Cinerama Dome	Equinox
Cinelounge Outdoors	W Hollywood Hotel

# 1750 Argyle Ave.

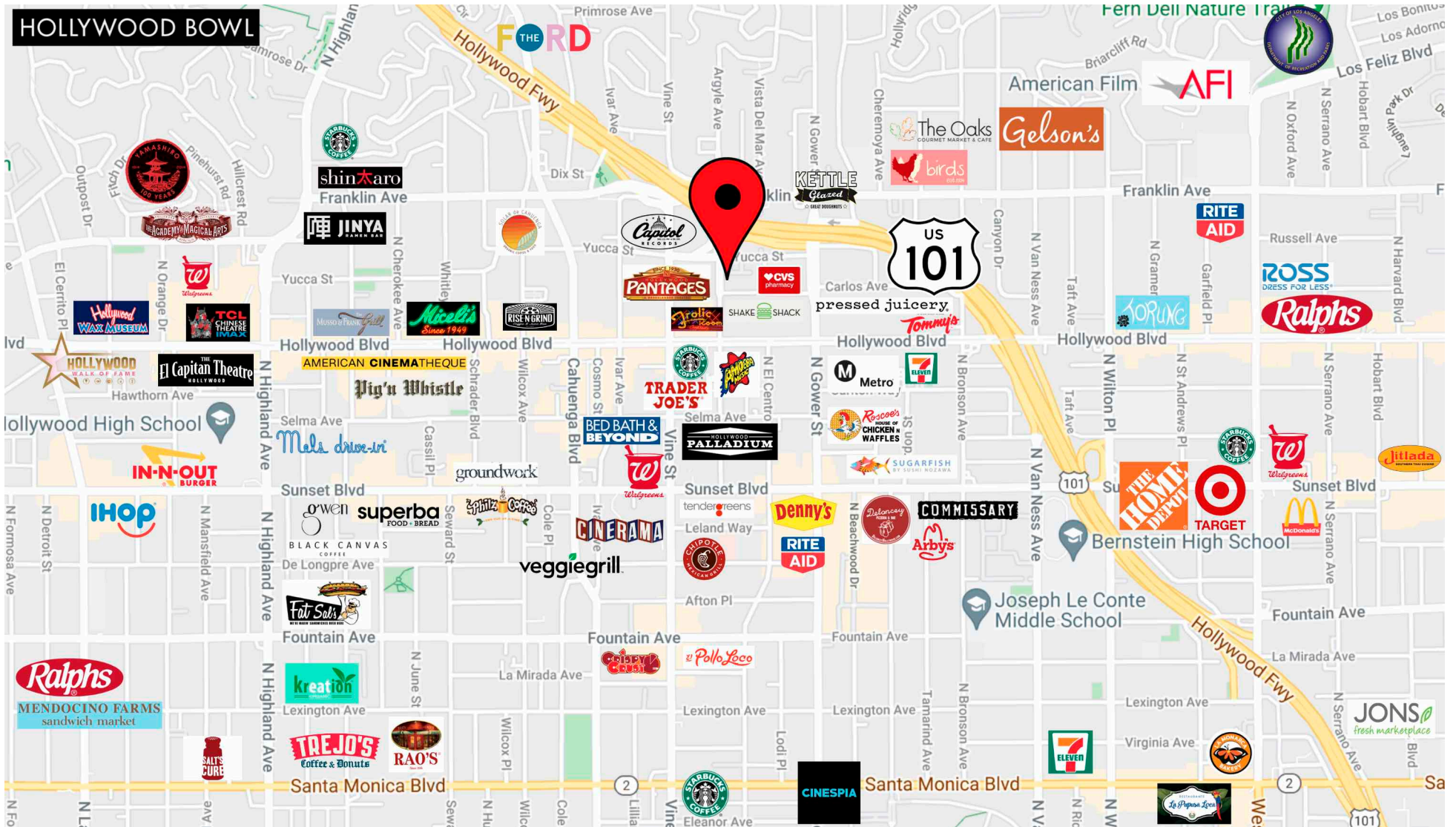
## Maps



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

# 1750 Argyle Ave.

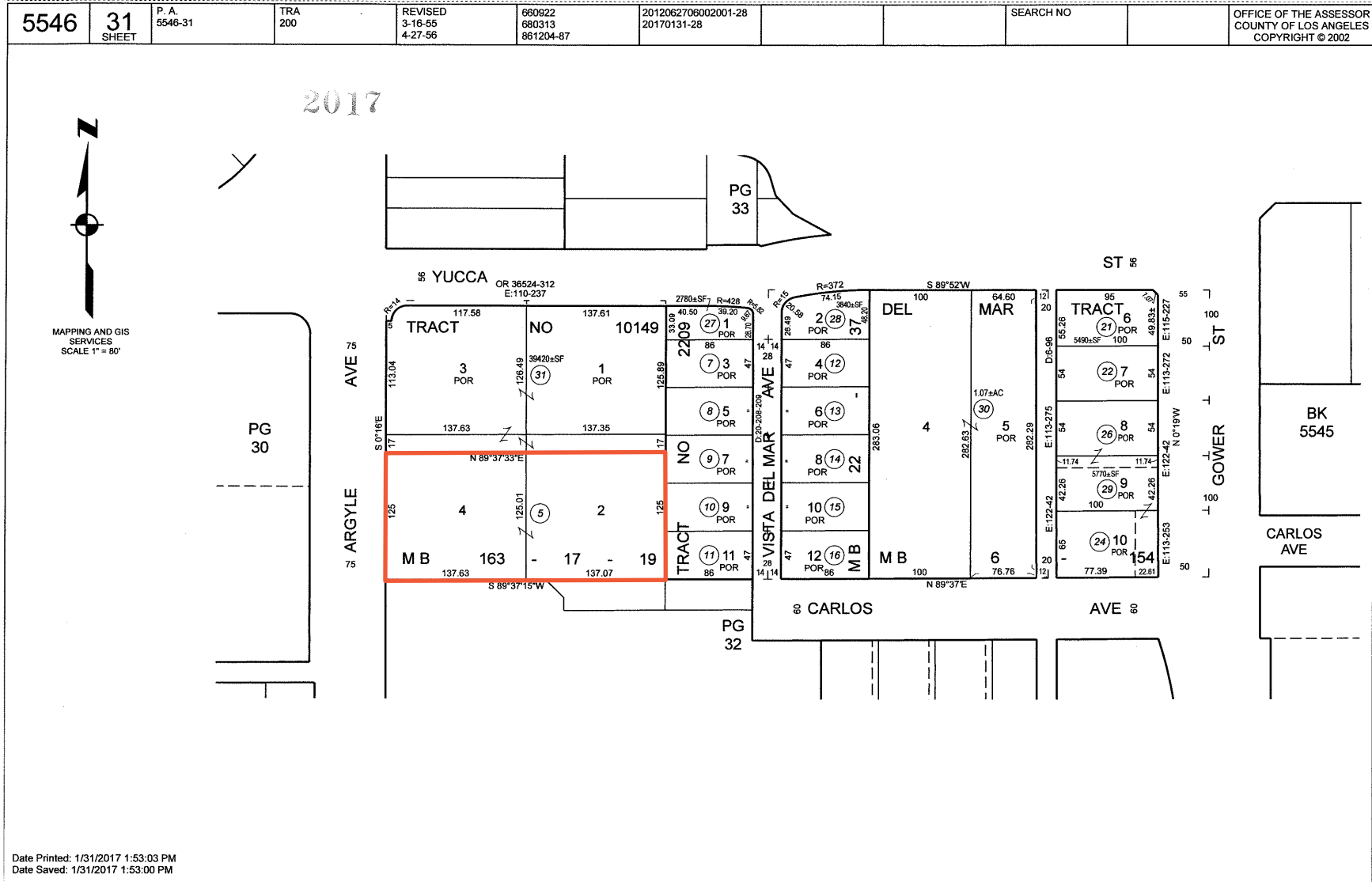
## Area Map



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

# 1750 Argyle Ave.

## Parcel Map



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

# 1750 Argyle Ave.

## Brick and Work - 233 Units with AB 1287 / AB 234

### Development Potential (By-Right)

Maximum <b>FAR</b>	2:1 for R zone; 1.5:1 for C zone
Maximum Height	
Feet	None
Stories	3 stories for C zone, None for R zone Buildings used entirely for residential uses (and ground floor commercial in RAS zones) are only limited in height, not stories.
Minimum <b>Setbacks</b>	
Front	0 ft.
Side	For C zone 0 ft. for commercial uses; 5 ft. for residential uses. For R zone 5 ft. 1 ft. for each story over 2nd, not to exceed 18 ft.
Back	15 ft. 1 ft. for each story over 3rd, 20 ft. max
<b>Max Buildable Area - Footprint</b>	13,769 sq. ft. for R zone; 17,176 sq. ft. for C zone
<b>Max Buildable Area - Envelope</b>	27,538 sq. ft. for R zone; 25,764 sq. ft. for C zone
Max Dwelling Units	85
Affordable Units Required	None
Parking Required	1 space per unit with less than 3 habitable rooms 1.5 spaces per unit with 3 habitable rooms 2 spaces per unit with more than 3 habitable rooms 1 space per guest room (first 30)
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	None required.
Required Open Space	100 sq ft per unit with less than 3 habitable rooms 125 sq ft per unit with 3 habitable rooms 175 sq ft per unit with more than 3 habitable rooms
Other Development Notes	A Higher Density may be permitted per AB 1287/AB2334

### Development Potential (with TOC or DB)

Maximum <b>FAR</b>	3.1:1 for R zone; 2.5:1 for C zone
Maximum Height	
Feet	None Projects located in a zone where the maximum height is 45 ft. or less, or located within a Specific Plan that limits height, height increases over 11 ft. must be stepped back at least 15 ft. from the anterior face of the ground floor building located at any street frontage.
Stories	5 stories for C zone, None for R zone
Minimum <b>Setbacks</b>	
Front	0 ft.
Side	For C zone 0 ft. for ground floor commercial; 5 ft. for residential. For R zone 3.5 ft. 1 ft. for each story over 2nd, not to exceed 18 ft.
Back	15 ft. 1 ft. for each story over 3rd; 20 ft. max
<b>Max Buildable Area - Footprint</b>	14,950 sq. ft. For R zone; 17,176 sq. ft. for C zone
<b>Max Buildable Area - Envelope</b>	46,346 sq. ft. For R zone; 42,940 sq. ft. for C zone
Max Dwelling Units	233
Affordable Units Required	At least 11% for Very Low Income, or 20% for Low Income, or 40% for Moderate Income (for sale only)
Parking Required	No parking required.
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	None required.
Required Open Space	Up to 20% decrease in required open space
Other Development Notes	

### Jurisdictional

<b>Legal Description</b>	Lot 2, 4, Arb 3, TR 10149
<b>Land Use</b>	Regional Center Commercial
<b>Area Planning Commission</b>	Central
<b>Community Plan Area</b>	Hollywood
<b>Neighborhood Council</b>	Hollywood United
<b>Council District</b>	13
Councilmember	N/A

### Restrictions

<b>Rent Stabilization Ordinance</b>	No
<b>Community Design Overlay</b>	No
<b>Historic Preservation Overlay</b>	Yes
<b>Specific Plan</b>	No
<b>O/T Conditions</b>	No
<b>D Limitations</b>	Yes
<b>Coastal Zone</b>	No
<b>Community Redevelopment Agency</b>	Yes
<b>Hillside Area</b>	No
<b>Baseline Mansionization Ordinance</b>	No
<b>Interim Control Ordinance</b>	No
<b>River Improvement Overlay</b>	No
<b>Community Plan Implementation Overlay</b>	No
Opportunity Zone	Yes
Other	None

### Red Flags

- Site has been identified as having a historic designation, which may impact the development of the site.
- Per ORD No. 165662 D Limitation: The total floor area contained in all buildings on a lot shall not exceed two (2) times the buildable area of the lot. The Site may exceed this limit if permitted by the Redevelopment Agency.
- Site is located in the Hollywood Redevelopment Area Redevelopment area, which may impact the development of the site.

C4-2D-SN	233	34,320 sq. ft.	Tier 4	1
----------	-----	----------------	--------	---

Zone/District    Max Unit    Lot Size    TOC    Lots



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

# 1750 Argyle Ave.

## Brick and Work - 155 Units with TOC

### Development Potential (By-Right)

Maximum <a href="#">FAR</a>	2:1 for R zone; 1.5:1 for C zone
Maximum Height	
Feet	None
Stories	3 stories for C zone, None for R zone Buildings used entirely for residential uses (and ground floor commercial in RAS zones) are only limited in height, not stories.
Minimum <a href="#">Setbacks</a>	
Front	0 ft.
Side	For C zone 0 ft. for commercial uses; 5 ft. for residential uses. For R zone 5 ft. 1 ft. for each story over 2nd, not to exceed 18 ft.
Back	15 ft. 1 ft. for each story over 3rd, 20 ft. max
<a href="#">Max Buildable Area - Footprint</a>	13,769 sq. ft. for R zone; 17,176 sq. ft. for C zone
<a href="#">Max Buildable Area - Envelope</a>	27,538 sq. ft. for R zone; 25,764 sq. ft. for C zone
Max Dwelling Units	85
Affordable Units Required	None
Parking Required	1 space per unit with less than 3 habitable rooms 1.5 spaces per unit with 3 habitable rooms 2 spaces per unit with more than 3 habitable rooms 1 space per guest room (first 30)
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	None required.
Required Open Space	100 sq ft per unit with less than 3 habitable rooms 125 sq ft per unit with 3 habitable rooms 175 sq ft per unit with more than 3 habitable rooms
Other Development Notes	A Higher Density may be permitted per AB AB1287/AB2334

### Development Potential (with TOC or DB)

Maximum <a href="#">FAR</a>	3.1:1 for R zone; 2.5:1 for C zone
Maximum Height	
Feet	None Projects located in a zone where the maximum height is 45 ft. or less, or located within a Specific Plan that limits height, height increases over 11 ft. must be stepped back at least 15 ft. from the exterior face of the ground floor building located at any street frontage.
Stories	5 stories for C zone, None for R zone
Minimum <a href="#">Setbacks</a>	
Front	0 ft.
Side	For C zone 0 ft. for ground floor commercial; 5 ft. for residential. For R zone 3.5 ft. 1 ft. for each story over 2nd, not to exceed 18 ft.
Back	11.5 ft. 1 ft. for each story over 3rd; 20 ft. max
<a href="#">Max Buildable Area - Footprint</a>	14,950 sq. ft. For R zone; 17,176 sq. ft. for C zone
<a href="#">Max Buildable Area - Envelope</a>	46,346 sq. ft. For R zone; 42,940 sq. ft. for C zone
Max Dwelling Units	155
Affordable Units Required	at least 11% Extremely Low Income, or 15% Very Low Income, or 25% Lower Income.
Parking Required	No parking required.
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	None required.
Required Open Space	Up to 25% decrease in required open space
Other Development Notes	A Higher Density may be permitted per AB AB1287/AB2334

### Jurisdictional

<a href="#">Legal Description</a>	Lot 2, 4, Arb 3, TR 10149
<a href="#">Land Use</a>	Regional Center Commercial
<a href="#">Area Planning Commission</a>	Central
<a href="#">Community Plan Area</a>	Hollywood
<a href="#">Neighborhood Council</a>	Hollywood United
<a href="#">Council District</a>	13
Councilmember	N/A

### Restrictions

<a href="#">Rent Stabilization Ordinance</a>	No
<a href="#">Community Design Overlay</a>	No
<a href="#">Historic Preservation Overlay</a>	Yes
<a href="#">Specific Plan</a>	No
<a href="#">O/T Conditions</a>	No
<a href="#">D Limitations</a>	Yes
<a href="#">Coastal Zone</a>	No
<a href="#">Community Redevelopment Agency</a>	Yes
<a href="#">Hillside Area</a>	No
<a href="#">Baseline Mansionization Ordinance</a>	No
<a href="#">Interim Control Ordinance</a>	No
<a href="#">River Improvement Overlay</a>	No
<a href="#">Community Plan Implementation Overlay</a>	No
Opportunity Zone	Yes
Other	None

### Red Flags

- Site has been identified as having a historic designation, which may impact the development of the site.
- Per ORD No. 165662 D Limitation: The total floor area contained in all buildings on a lot shall not exceed two (2) times the buildable area of the lot. The Site may exceed this limit if permitted by the Redevelopment Agency.
- Site is located in the Hollywood Redevelopment Area Redevelopment area, which may impact the development of the site.

C4-2D-SN	155	34,320 sq. ft.	Tier 4	1
----------	-----	----------------	--------	---

[Zone/District](#)    [Max Unit](#)    [Lot Size](#)    [TOC](#)    [Lots](#)



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.



# 1750 Argyle Ave.

Zimas

C4

City of Los Angeles  
Department of City Planning

1/5/2024  
PARCEL PROFILE REPORT



**PROPERTY ADDRESSES**

1750 N ARGYLE AVE

**ZIP CODES**

90028

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-2018-6005-CA  
CPC-2016-1450-CPU  
CPC-2013-3169  
CPC-2007-5866-SN  
CPC-2003-2115-CRA  
CPC-2002-4173  
CPC-2002-1128-CA  
CPC-1999-324-ICO  
CPC-1999-2293-ICO  
CPC-1986-835-GPC  
ORD-181340  
ORD-176172  
ORD-175038  
ORD-173562  
ORD-165662-SA270  
ORD-129944  
ORD-129279  
ZA-2008-4156-CUB-ZV  
ZA-2007-811-CUB-ZV  
ZA-1998-928-CUB-ZV  
BZA-1998-5734-CUB-ZV  
CHC-2005-5717-MA  
CHC-1992-1816-HCM  
ENV-2019-4121-ND  
ENV-2018-6006-CE  
ENV-2016-1451-EIR  
ENV-2013-3170-CE  
ENV-2008-4157-MND  
ENV-2007-812-MND  
ENV-2003-1377-MND  
ENV-2002-4174  
ENV-2002-1131-ND  
ENV-2002-1130-ND  
MND-98-411-ZV-CUB

**Address/Legal Information**

PIN Number 148-5A189 31  
Lot/Parcel Area (Calculated) 17,176.3 (sq ft)  
Thomas Brothers Grid PAGE 593 - GRID F4  
Assessor Parcel No. (APN) 5546031005  
Tract TR 10149  
Map Reference M B 163-17/19  
Block None  
Lot 4  
Arb (Lot Cut Reference) 3  
Map Sheet 148-5A189

**Jurisdictional Information**

Community Plan Area Hollywood  
Area Planning Commission Central  
Neighborhood Council Hollywood United  
Council District CD 13 - Hugo Soto-Martinez  
Census Tract # 1910.00  
LADBS District Office Los Angeles Metro

**Permitting and Zoning Compliance Information**

Administrative Review None

**Planning and Zoning Information**

Special Notes None  
Zoning C4-2D-SN  
Zoning Information (ZI) ZI-2374 State Enterprise Zone: Los Angeles  
ZI-2452 Transit Priority Area in the City of Los Angeles  
ZI-2441 Alquist-Priolo Earthquake Fault Zone  
ZI-2512 Housing Element Inventory of Sites  
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1  
ZI-2330 Sign District: Hollywood Signage (CRA Area)  
ZI-2331 Sign District: Hollywood Signage (Media District)  
ZI-2488 Redevelopment Project Area: Hollywood  
ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses  
Regional Center Commercial  
General Plan Land Use Regional Center Commercial  
General Plan Note(s) Yes  
Hillside Area (Zoning Code) No  
Specific Plan Area ADAPTIVE REUSE INCENTIVE AREAS  
Subarea None  
Special Land Use / Zoning None  
Historic Preservation Review Yes  
Historic Preservation Overlay Zone None  
Other Historic Designations Yes  
Mills Act Contract C-109336  
CDO: Community Design Overlay None  
CPIO: Community Plan Imp. Overlay None  
Subarea None  
CUGU: Clean Up-Green Up None  
HCR: Hillside Construction Regulation No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

R4

City of Los Angeles  
Department of City Planning

1/5/2024  
PARCEL PROFILE REPORT



**PROPERTY ADDRESSES**

6151 W CARLOS AVE

**ZIP CODES**

90028

**RECENT ACTIVITY**

None

**CASE NUMBERS**

CPC-2018-6005-CA  
CPC-2016-1450-CPU  
CPC-2013-3169  
CPC-2003-2115-CRA  
CPC-2002-1128-CA  
CPC-1999-324-ICO  
CPC-1999-2293-ICO  
CPC-1986-835-GPC  
ORD-175038  
ORD-173562  
ORD-165662-SA255  
ORD-129944  
ORD-129279  
ZA-2008-4156-CUB-ZV  
ZA-2007-811-CUB-ZV  
ZA-1998-928-CUB-ZV  
BZA-1998-5734-CUB-ZV  
CHC-2005-5717-MA  
CHC-1992-1816-HCM  
ENV-2019-4121-ND  
ENV-2018-6006-CE  
ENV-2016-1451-EIR  
ENV-2013-3170-CE  
ENV-2008-4157-MND  
ENV-2007-812-MND  
ENV-2002-1131-ND  
ENV-2002-1130-ND  
MND-98-411-ZV-CUB

**Address/Legal Information**

PIN Number 148-5A189 30  
Lot/Parcel Area (Calculated) 17,144.2 (sq ft)  
Thomas Brothers Grid PAGE 593 - GRID F4  
Assessor Parcel No. (APN) 5546031005  
Tract TR 10149  
Map Reference M B 163-17/19  
Block None  
Lot 2  
Arb (Lot Cut Reference) 3  
Map Sheet 148-5A189

**Jurisdictional Information**

Community Plan Area Hollywood  
Area Planning Commission Central  
Neighborhood Council Hollywood United  
Council District CD 13 - Hugo Soto-Martinez  
Census Tract # 1910.00  
LADBS District Office Los Angeles Metro

**Permitting and Zoning Compliance Information**

Administrative Review None

**Planning and Zoning Information**

Special Notes None  
Zoning R4-2D  
Zoning Information (ZI) ZI-2374 State Enterprise Zone: Los Angeles  
ZI-2452 Transit Priority Area in the City of Los Angeles  
ZI-2441 Alquist-Priolo Earthquake Fault Zone  
ZI-2512 Housing Element Inventory of Sites  
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1  
ZI-2488 Redevelopment Project Area: Hollywood  
ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses  
Regional Center Commercial  
General Plan Land Use Regional Center Commercial  
General Plan Note(s) Yes  
Hillside Area (Zoning Code) No  
Specific Plan Area ADAPTIVE REUSE INCENTIVE AREAS  
Subarea None  
Special Land Use / Zoning None  
Historic Preservation Review Yes  
Historic Preservation Overlay Zone None  
Other Historic Designations Yes  
Mills Act Contract C-109336  
CDO: Community Design Overlay None  
CPIO: Community Plan Imp. Overlay None  
Subarea None  
CUGU: Clean Up-Green Up None  
HCR: Hillside Construction Regulation No  
NSO: Neighborhood Stabilization Overlay No  
POD: Pedestrian Oriented Districts None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

# 1750 Argyle Ave.

## Zimas

### C4

NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBP/A)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	Hollywood Signage (CRA Area) Hollywood Signage (Media District)
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Area
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	Hollywood
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	5546031005
APN Area (Co. Public Works)*	0.789 (ac)
Use Code	100G - Commercial - Commercial - Mills Act Property
Assessed Land Val.	\$11,312,608
Assessed Improvement Val.	\$0
Last Owner Change	12/26/2014
Last Sale Amount	\$100,001
Tax Rate Area	200
Deed Ref No. (City Clerk)	7-426
	275106
	2234693
	214943
	1764305
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5546031005]
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

### R4

RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Area
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 4
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	Hollywood
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
<b>Assessor Information</b>	
Assessor Parcel No. (APN)	5546031005
APN Area (Co. Public Works)*	0.789 (ac)
Use Code	100G - Commercial - Commercial - Mills Act Property
Assessed Land Val.	\$11,312,608
Assessed Improvement Val.	\$0
Last Owner Change	12/26/2014
Last Sale Amount	\$100,001
Tax Rate Area	200
Deed Ref No. (City Clerk)	7-426
	275106
	2234693
	214943
	1764305
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5546031005]
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

# 1750 Argyle Ave.

## Zimas

### C4

High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.59521344
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	Yes
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
<b>Economic Development Areas</b>	
Business Improvement District	HOLLYWOOD ENTERTAINMENT DISTRICT
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
<b>Housing</b>	
Direct all Inquiries to	
Telephone	Los Angeles Housing Department (866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5546031005]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.93 Units, Above Moderate
Housing Use within Prior 5 Years	No
<b>Public Safety</b>	
Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	637
Fire Information	
Bureau	West
Battalion	5
District / Fire Station	82
Red Flag Restricted Parking	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](https://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

### R4

Wells	None
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.60490608
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	Yes
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
<b>Economic Development Areas</b>	
Business Improvement District	HOLLYWOOD ENTERTAINMENT DISTRICT
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
<b>Housing</b>	
Direct all Inquiries to	
Telephone	Los Angeles Housing Department (866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5546031005]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.3 Units, Above Moderate
Housing Use within Prior 5 Years	No
<b>Public Safety</b>	
Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	637
Fire Information	
Bureau	West
Battalion	5
District / Fire Station	82
Red Flag Restricted Parking	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](https://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

# 1750 Argyle Ave.

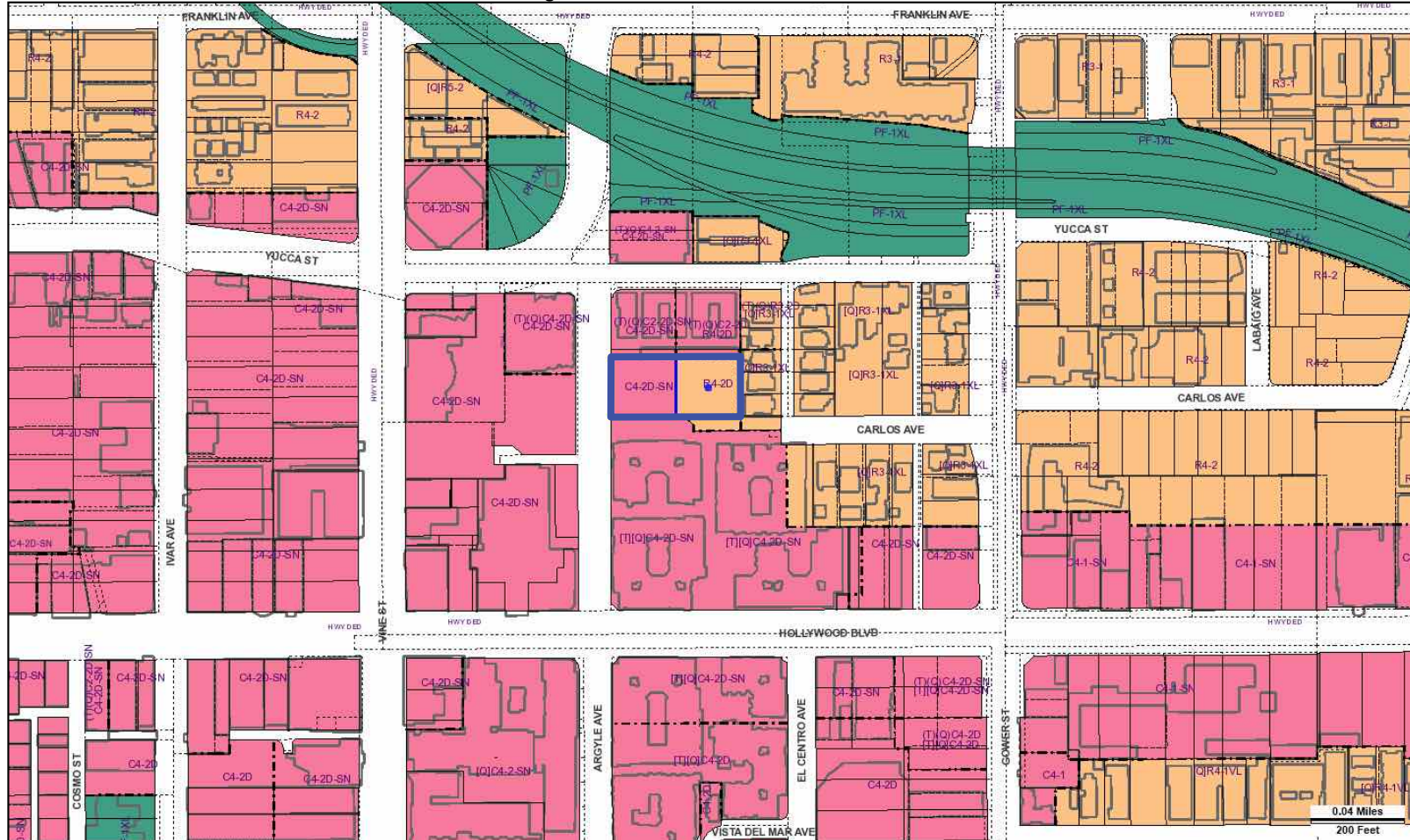
Zimas

ZIMAS PUBLIC

Generalized Zoning

01/05/2024

City of Los Angeles  
Department of City Planning



Address: 6151 W CARLOS AVE

APN: 5546031005

PIN #: 148-5A189 30

Tract: TR 10149

Block: None

Lot: 2

Arb: 3

Zoning: R4-2D

General Plan: Regional Center Commercial



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

# 1750 Argyle Ave.

## Opportunity Zone



For further details, please refer to:

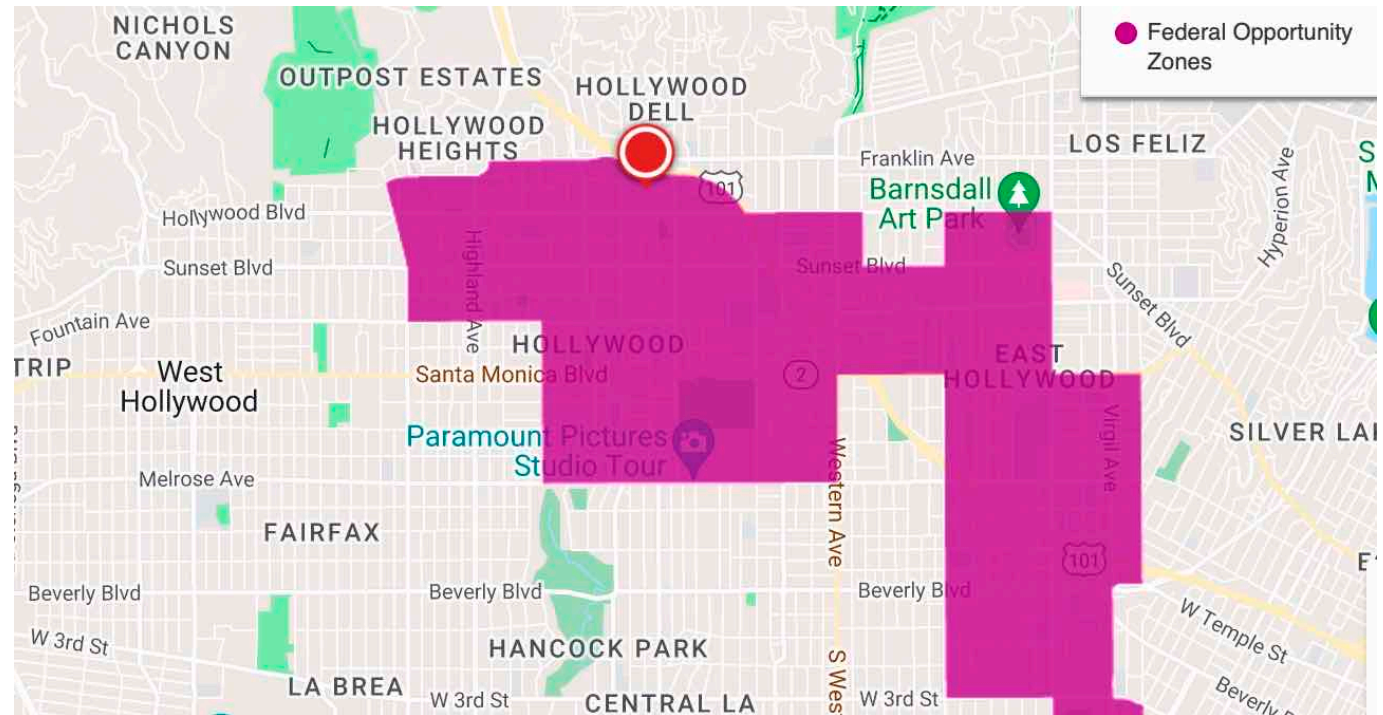
[Link to CA.gov Opportunity Zone 101](#)

For the map shown below, please refer to:

[CA Governor's Office of Business and Economic Development](#)



The federal tax bill passed at the end of December 2017 allows the Governor to designate certain census tracts as Opportunity Zones. Investments made by individuals through special funds in these zones would be allowed to defer or eliminate federal taxes on capital gains. The Governor can designate up to 25 percent of census tracts that either have poverty rates of at least 20 percent or median family incomes of no more than 80 percent of statewide or metropolitan area family income. There are 3,516 census tracts in 54 California counties that would qualify under one or both of the mandatory criteria, allowing the Governor to designate up to 879 tracts. As census tracts are designed to capture geographic areas of around 4,000 people, more than 3 million Californians would potentially be located in one of these areas.



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

# 1750 Argyle Ave.

## Walk Score



### Walker's Paradise

Daily errands do not require a car.



### Good Transit

Many nearby public transportation options.



### Bikeable

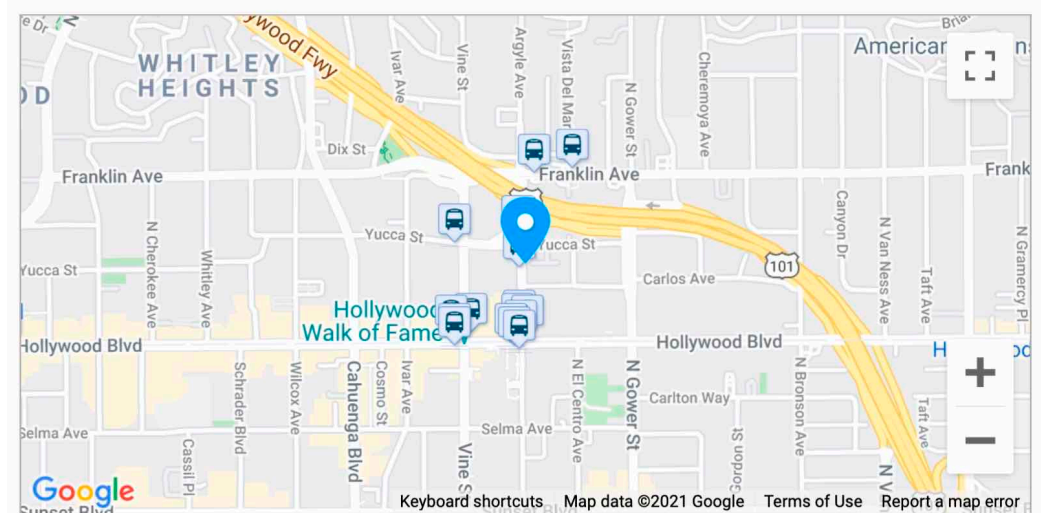
Some bike infrastructure.

### About this Location

1750 Argyle Avenue has a Walk Score of 93 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

1750 Argyle Avenue is a four minute walk from the Metro Red Line (802) at the Hollywood / Vine Station stop.

This location is in the Hollywood United neighborhood in Los Angeles. Nearby parks include Whitley Heights Historic District, Las Palmas Playground and De Longpre Park.



### Rail lines:

Metro Red Line (802) 0.1 mi

### Bus lines:

Beachwood Canyon DASH B...	0.0 mi	Hollywood Clockwise DASH ...	0.0 mi
Hollywood Counterclockwis...	0.0 mi	222 Metro Local Line	0.1 mi
217 Metro Local Line	0.1 mi	Hollywood/Wilshire DASH H...	0.1 mi
180/181 Metro Local Line	0.1 mi	212 Metro Local Line	0.1 mi
780 Metro Rapid Line	0.1 mi	210 Metro Local Line	0.1 mi

<https://www.walkscore.com/score/1750-argyle-ave-los-angeles-ca-90028>

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.









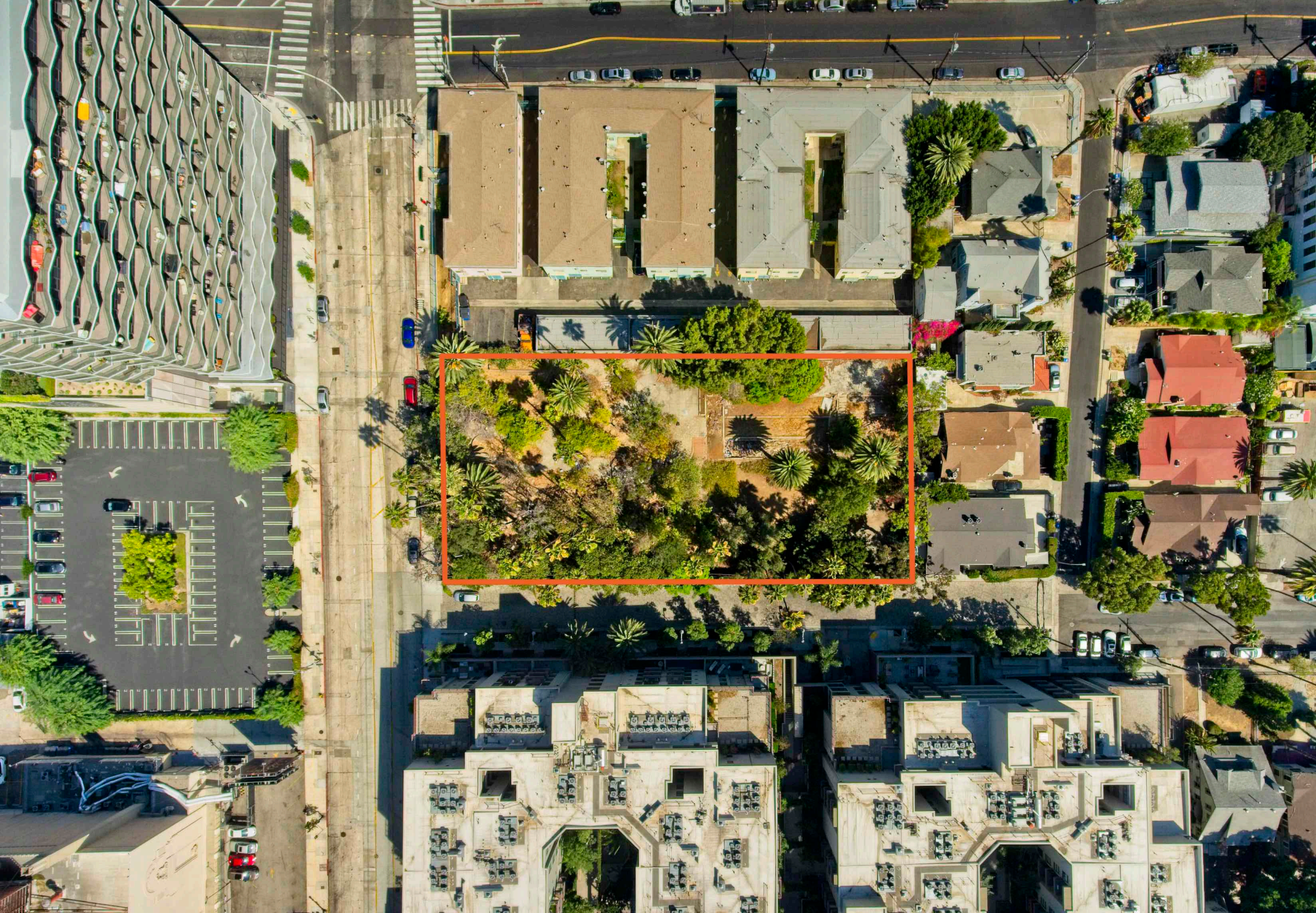












# Confidentiality & Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance, or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party 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 by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.



# PARTNERSCRE

For more information please contact  
our exclusive sales agents:

**Dario Svidler**  
Executive Vice President

M 818. 653. 2663  
dario@svidlercre.com  
svidlercre.com  
DRE 01884474

**James Antonucci**  
Senior Vice President

M 818. 381. 6601  
james@aplagroup.com  
DRE 01822661

**Michael Pesci**  
Senior Vice President

M 213. 820. 1335  
mike@aplagroup.com  
DRE 01274379

**apla** GROUP

**kw**  
BEVERLY HILLS

Keller Williams is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Numbers 01428774 & 01428775. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate. 1/16/2024

