



Reduced to \$1,799,000

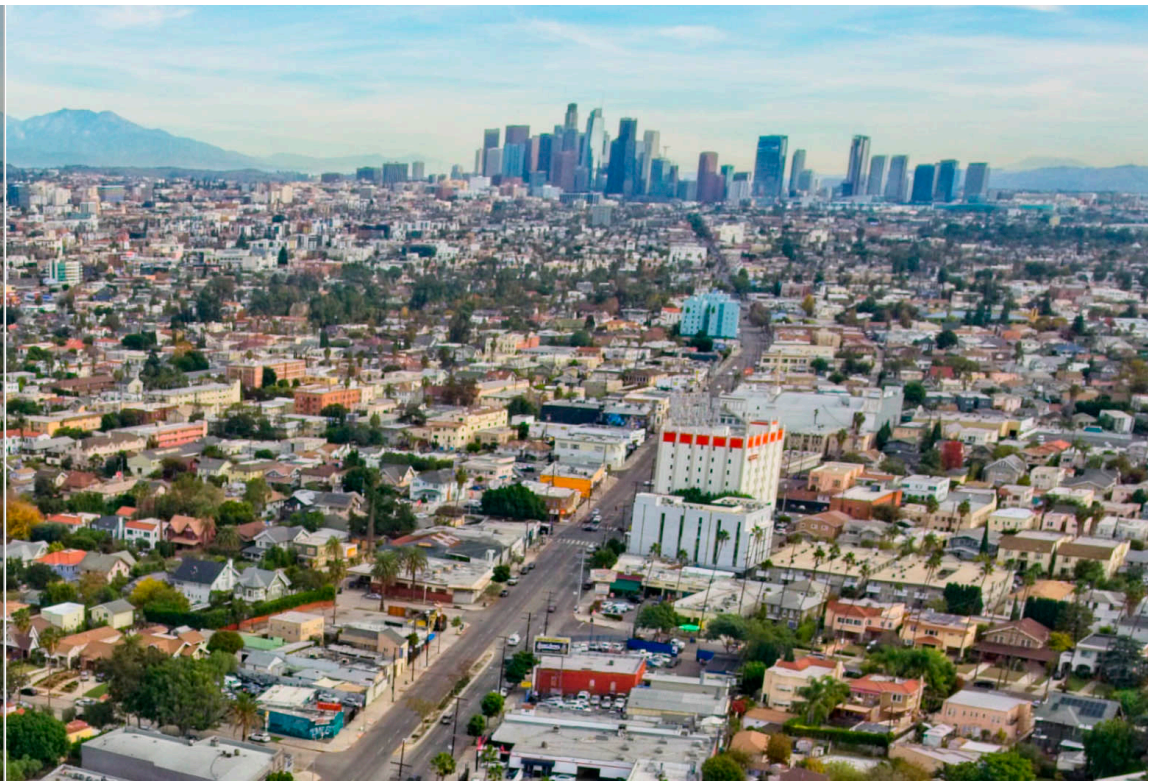
WeHo

**909 N. Ogden Drive
West Hollywood, CA 90046**

6,450 SF of R3B Zoned Vacant Land

Build 5 Units By Right or More with Density Bonus

**PARTNERSCRE
SVIDLER**



Property Overview

3

Walk Score

8

Brick Work

4

Street Photos

9

Maps

5

Aerial Photos

11

Parcel Map

6

Confidentiality & Disclaimer

19

Area Map

7

Contact Information

20

Dario Svidler
Executive Vice President

424. 600. 7633
dario@svidlercre.com
svidlercre.com
DRE 01884474

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.

909 N. Ogden Dr.

Property Overview

Partners CRE is proud to present for sale a development opportunity in **Prime West Hollywood!**

Be in **the middle of it all**...where everyone wants to be!

The **50x128 vacant lot** consists of **6,450 SF** of **R3B Land**, allowing **1 Unit per 1,210 SF by right**. Build 5 units by right or focus on a **Density Bonus** and build more! Zoning allows for 3 stories up to 35 feet in height.

Build **condominiums** or **apartments**...the **demand** is there with some of the highest rents in the Greater Los Angeles area!

Walking distance to the **Melrose Shopping District**, this property is labeled a **Walker's Paradise**, with a Walk Score of 97 out of 100! Walk to **Whole Foods**, fine dining, fast dining, myriad **coffee spots, shopping, nightlife**...anything a resident may need!

Fairfax Ave. (two tiny blocks away), is quickly becoming a central WeHo / LA **destination with many new restaurants and hospitality destinations.**

Easy access to Laurel Canyon or take Fountain, the fastest way to Hollywood!

At a Glance

West Hollywood

Reduced to **\$1,799,000**

6,450 SF

Lot Size

R3B

Zoning

1 Per 1,200 SF

35', 3 Story Height Restrictions

Zoning Details

Walker's Paradise

Walk Score Rating

5530-026-028

APN (Old APN: 5530-026-010)

Tremendously Central to All!

Whole Foods

Tashman Ace Hardware

Laurel Hardware

Tu Madre • Bar Lubitsch

Blue Bottle Coffee • Coffee Commissary

Ysabel • Genghis Cohen

Ghost Sando Shop • Carlitos Gardel

Melrose Trading Post

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.

909 N. Ogden Dr.

Brick Work

	Development Potential (By-Right)	Development Potential (with TOC or DB)	Jurisdictional
Maximum FAR	N/A	N/A	Legal Description
Maximum Height			MCNAIR PLACE EX OF ST LOT 305
Feet	35 ft.	35 ft. Eligible for increase through bonus incentives	Land Use
Stories	3	3 Eligible for increase through bonus incentives	Multi-Family Medium Density
Minimum Setbacks			Area Planning Commission
Front	15 ft.	15 ft. Eligible for decrease through bonus incentives	N/A
Side	5 ft.	5 ft. Eligible for decrease through bonus incentives	Community Plan Area
Back	15 ft.	15 ft. Eligible for decrease through bonus incentives	N/A
Max Buildable Area - Footprint	3,670 sq. ft.	3,670 sq. ft.	Neighborhood Council
Max Buildable Area - Envelope	7,340 sq. ft.	7,340 sq. ft.	Council District
Max Dwelling Units	5	9 with DB, 12 with AB 1287	Councilmember
Affordable Units Required	None	at least 15% for Very Low Income, 24% for Low Income, or 44% for Moderate Income (for sale); See other development notes	
Parking Required	(a) For Duplexes, Multi-Family, Condos, Townhouses: (a1) Studio units 500 sf: 1.5 spaces/unit; (a2) 2-3 bedrooms: 2 spaces/unit; (a4) 4+ bedrooms: 3 spaces/unit; (a5) Guest parking: 1 covered space for each 4 units for residential projects of 5 or more units. (B) NON-RESIDENTIAL PARKING: (b) as required based upon each use.	Eligible for decrease through bonus incentives	Restrictions
Required Bicycle Parking			Rent Stabilization Ordinance
Long Term	One bicycle parking/storage space for each 2 residential units.	One bicycle parking/storage space for each 2 residential units.	N/A
Short Term	One bicycle parking space for each 4 residential units.	One bicycle parking space for each 4 residential units.	Community Design Overlay
Transitional Height Limitations	None	None	N/A
Required Open Space	All multi-family residential projects (except duplexes) shall provide permanently maintained outdoor open space for each dwelling unit. (A) PRIVATE SPACE: 120 sf/unit. (B) COMMON SPACE: (b1) 3-4 units: 200 sf. (b2) 5-10 units: 500 sf. (b3) 11-30 units: 1,000 sf. (b4) 31+ units: 2,000 sf.	Eligible for decrease through bonus incentives	Historic Preservation Overlay
Other Development Notes	Per Municipal Code: Density is 1,210 sqft. per DU	An additional 15% set aside for moderate income rents is required for the AB 1287 additional 50% bonus. Per Municipal Code: Density is 1,210 sqft. per DU	Specific Plan
			O/T Conditions
			N/A
			D Limitations
			N/A
			Coastal Zone
			No
			Community Redevelopment Agency
			N/A
			Hillside Area
			N/A
			Baseline Mansionsization Ordinance
			N/A
			Interim Control Ordinance
			N/A
			River Improvement Overlay
			N/A
			Community Plan Implementation Overlay
			N/A
			Opportunity Zone
			No
			Other
			Red Flags

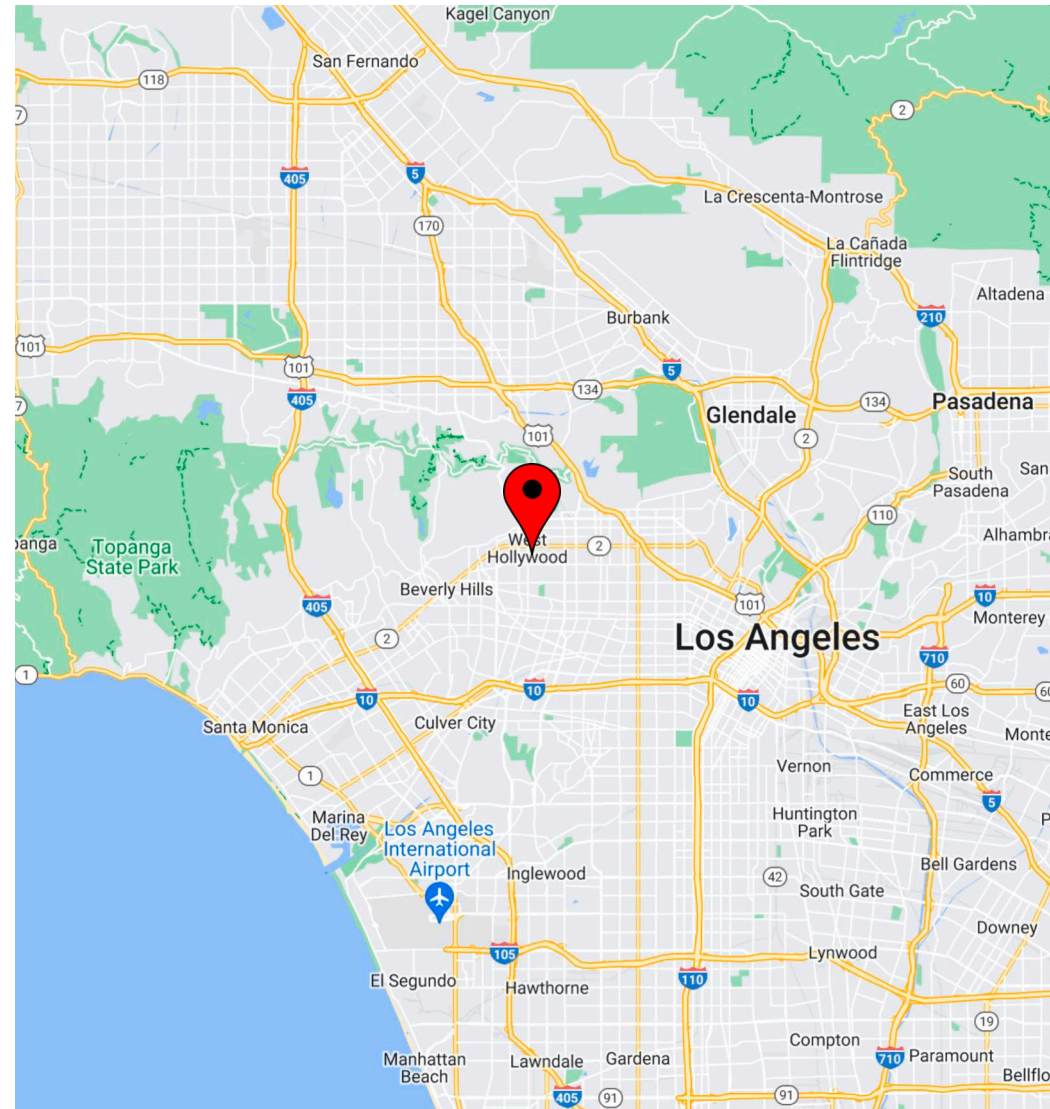
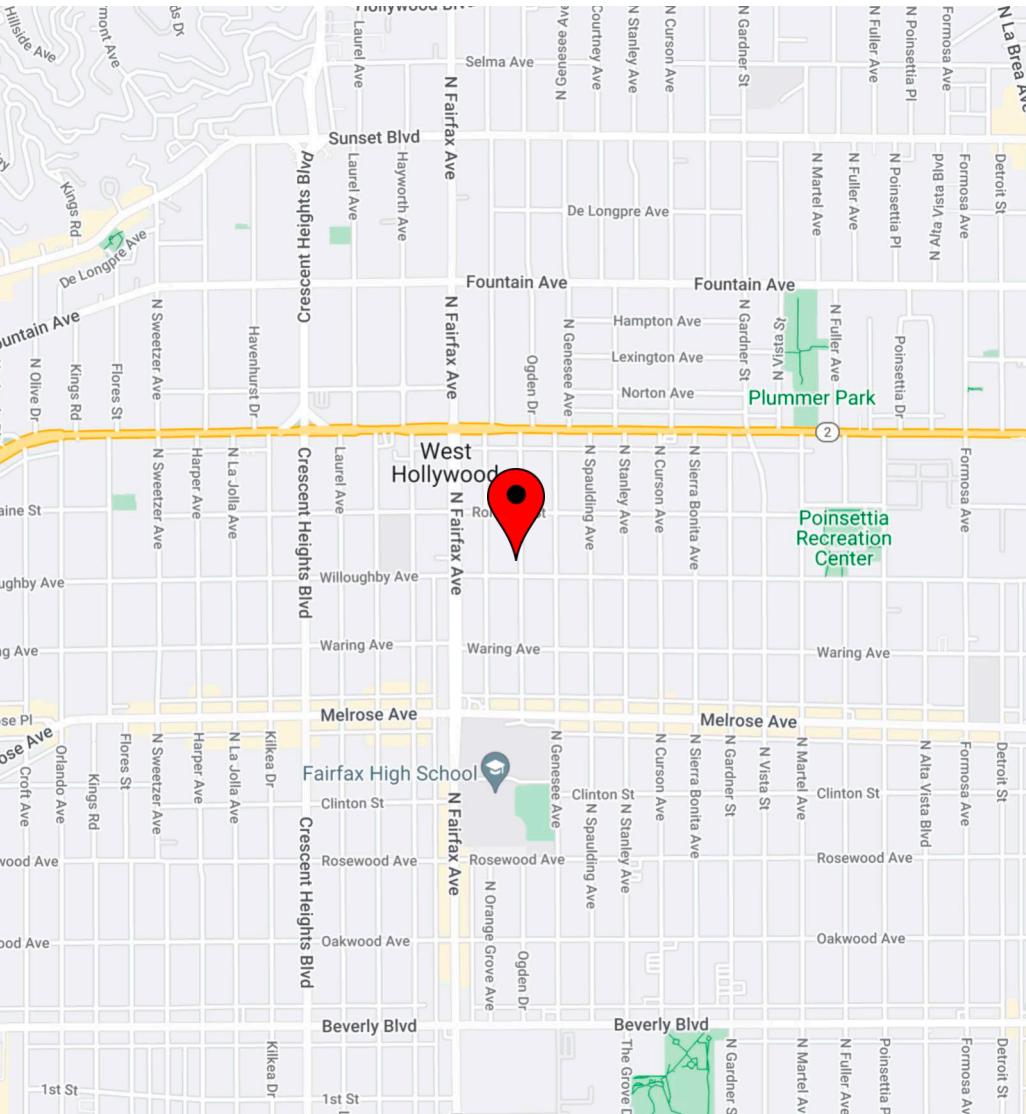
R3B	9 with DB, 12 with AB 1287	6,450 sq. ft.	N/A	1
Zone/District	Max Unit	Lot Size	TOC	Lots



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.

909 N. Ogden Dr.

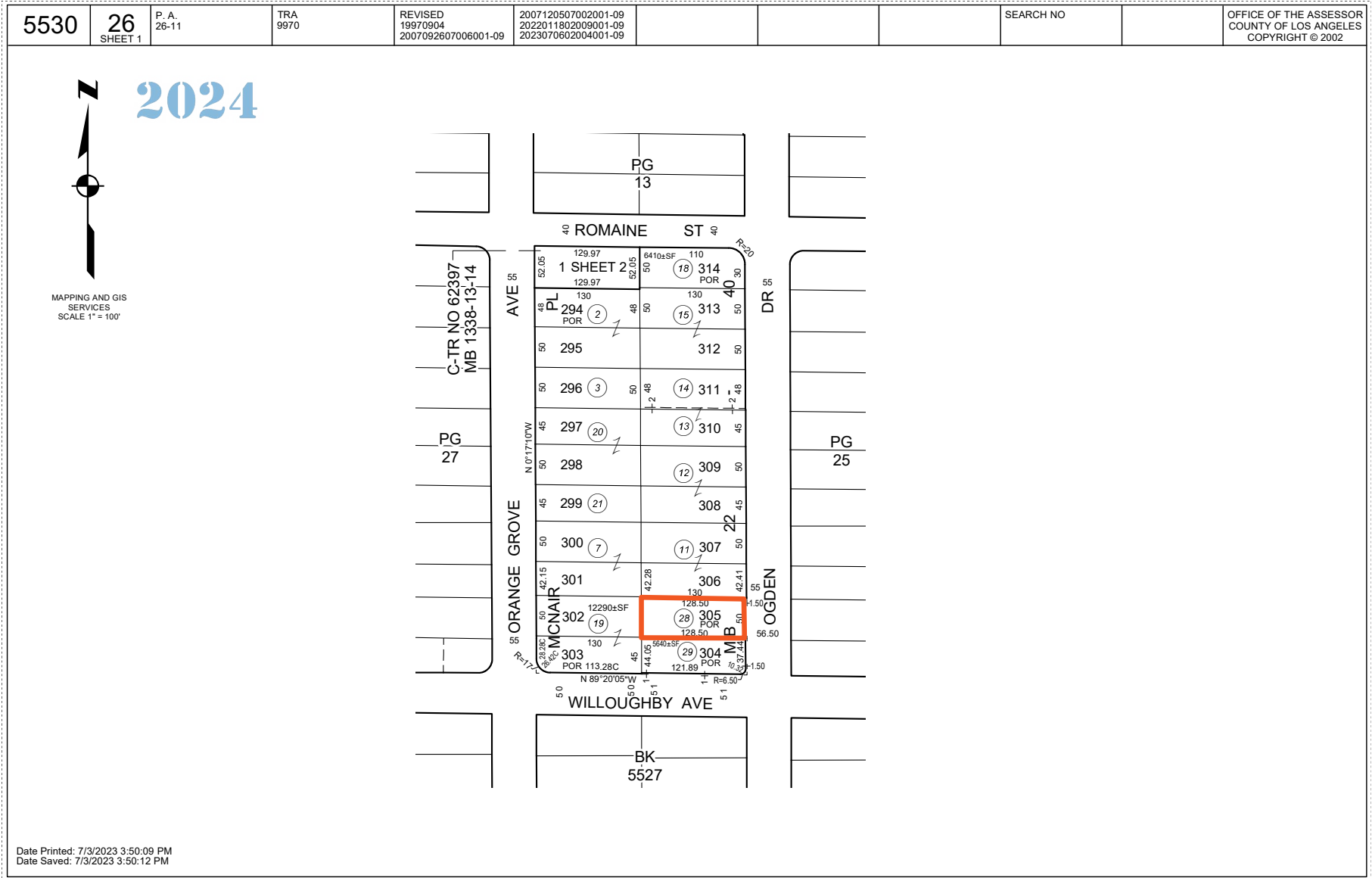
Maps



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.

909 N. Ogden Dr.

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.

909 N. Ogden Dr.

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.

909 N. Ogden Dr.

Walk Score

Walk Score
97

Walker's Paradise

Daily errands do not require a car.

Transit Score
56

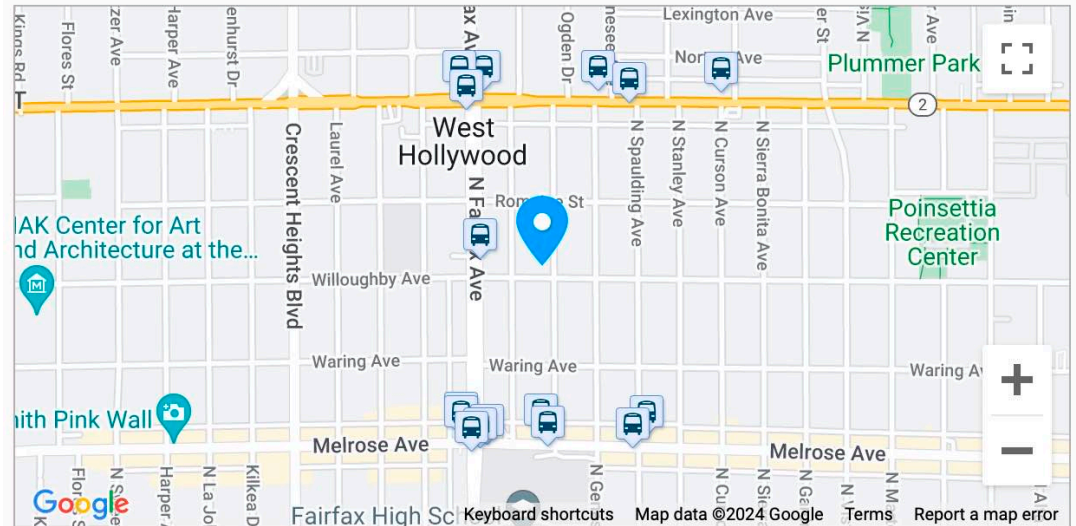
Good Transit

Many nearby public transportation options.

Bike Score
66

Bikeable

Some bike infrastructure.



Bus lines:

217 Metro Local Line	0.1 mi	218 Metro Local Line	0.1 mi
10/48 Metro Local Line	0.2 mi	4 Metro Local Line	0.3 mi
Fairfax DASH Fairfax	0.3 mi		

About this Location

909 North Ogden Drive has a Walk Score of 97 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

This location is in West Hollywood. Nearby parks include William S. Hart Park, Rosewood Park and Poinsettia Recreation Center.



<https://www.walkscore.com/score/909-n-ogden-dr-w-hollywood-ca-90046>

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 Partners CRE and 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

424. 600. 7633
dario@svidlercre.com
svidlercre.com
DRE 01884474

Keller Williams is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 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. 4/9/2024

