

1733 SOUTH BARRINGTON AVE  
LOS ANGELES, CA 90025

Marcus & Millichap  
THE NEEMA GROUP



+/- 6,637 SF WEST LOS ANGELES DEVELOPMENT LOT ZONED [Q]RD1.5-1  
OPPORTUNITY TO BUILD 4 UNITS BY RIGHT



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An aerial photograph of a city street, Barrington Ave, highlighted in yellow. The street is lined with multi-story residential buildings. In the background, a dense urban landscape stretches towards a clear blue sky. A circular graphic on the left contains the number 33 and the text 'BARRINGTON AVENUE'.

33  
BARRINGTON  
AVENUE

1  
offering  
summary

2  
project  
overview

3  
market  
comparables

4  
area  
overview



# EXECUTIVE SUMMARY

The Neema Group of Marcus & Millichap is pleased to present 1733 South Barrington Ave, Los Angeles, CA 90025. Located between Santa Monica Blvd and Olympic Blvd, 1733 S Barrington Ave features a single parcel totaling 6,637 SF in the heart of West Los Angeles only a few blocks from University High School Charter. The current structures consist of one single family home totaling 1,044 SF and currently occupied.

This offering presents a developer the opportunity to purchase a lot ideal for a multifamily development project. The parcels are currently zoned [Q]RD1.5-1 with the ability to build 4 units by-right and potentially 9 units by implementing the California density bonus; there are no plans or entitlements in-place currently. With one single family home presently occupied, a developer would benefit from collecting cash flow while planning for a new development.

Considered one of the most desirable submarkets in all of Los Angeles, West Los Angeles continues to grow at a rapid pace with steady rent growth and new development. The subject property is located less than one mile from the VA Greater Los Angeles Healthcare System and has a high walk score of 83.

1733 S Barrington Ave sits in the middle of employment hubs in Century City and Santa Monica and is a short drive to UCLA just 2.5 miles away. Close proximity to the 405 & 10 Freeways gives residents the ability to easily travel throughout Los Angeles.









1733 SOUTH  
BARRINGTON  
AVENUE

S BARRINGTON AVE

NEBRASKA AVE



# INVESTMENT HIGHLIGHTS

- 1733 S Barrington Ave is a development opportunity located in the heart of West LA, right between Santa Monica & Olympic Blvd, a location that attracts West LA renters with close proximity to Los Angeles' finest dining, entertainment, and employment opportunities.
- 1733 S Barrington Ave is currently a single family home built in 1952.
- The offering features one parcel totaling 6,637 SF currently zoned [Q]RD1.5-1 with the ability to build 4 units-by-right and potentially 9 units by implementing the California density bonus; there are no plans or entitlements in-place currently. With tenant currently in-place, a developer would benefit from collecting cash-flow while planning for a new development.
- Close proximity to education at University High School Charter and UCLA as well as major employment in both Santa Monica and Century City.
- Considered one of the most desirable submarkets in all of Los Angeles, West Los Angeles continues to grow at a rapid pace with steady rent growth and new development. The subject property is located less than one mile from the VA Greater Los Angeles Healthcare System and has a high walk score of 83.
- 1733 S Barrington Ave sits in the middle of employment hubs in Century City and Santa Monica and is a short drive to UCLA just 2.5 miles away. Close proximity to the 405 & 10 Freeways gives residents the ability to easily travel throughout Los Angeles.





# NEARBY DEVELOPMENTS

**1** 1450 S Barrington Ave  
*20-Unit Apartment Project Under Construction*

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**2** 1160 Santa Monica Blvd  
*Proposed 107 Apartment Units*

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**3** 11701 Santa Monica Blvd  
*Proposed Project by for 53 Apartment Units*

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**4** 11861 Santa Monica Blvd  
*Proposed Apartment Development Totaling 52 Units*

**5** 1225 S Wellesley Ave  
*10 Units Currently Under Construction*

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**6** 12431 Rochester Ave  
*50 Units Currently Under Construction*

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**7** 11668 W Darlington Ave  
*Proposed 17-Unit Project*

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**8** 1721-1723 S Colby Ave  
*Proposed 34-Unit Project*

4

3



## NEARBY DEVELOPMENTS





# DEVELOPMENT POTENTIAL

Maximum Height	45'
Minimum Setbacks	Front 15'   Side 4.5' (add 1' of side setback for each story over 2 not to exceed 16')   Back 15'
Max Buildable Area	11,892 SF
Max Dwelling Units	4
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)
Minimum Area Per Dwelling Unit	1,500
California Density Bonus	35%
Total Units With Increase	9





# THE OFFERING

Address	1733 S Barrington Ave Los Angeles, CA 90025
Price	\$1,950,000
Building Size (SF)	1,044
Land Size (SF)	6,637
Units	1
Price / Land SF	\$294
Price / Buildable Unit	\$216,667
Zoning	[Q]RD 1.5-1









# MARKET OVERVIEW



# WEST LOS ANGELES

West Los Angeles is one of the most desirable residential and business locations in Los Angeles County. The submarket of West Los Angeles is generally defined as the area north of the 10 freeway, west of Century City/Rancho Park, south of Wilshire Boulevard and east of Centinela Avenue. With its proximity to the Pacific Ocean, this location provides superior weather conditions compared to other (inland) areas of the county. Freeway access to the area is considered good with several points of ingress/egress to the 405 freeway as well as the 10 freeway. Housing prices along with apartment, retail, and office rents in the area are generally higher than most other regions in the county. Over the long term, the area is expected to retain its highly desirable reputation, establishing the benchmark for the remainder of the region. The longterm outlook for the West Los Angeles region is positive.







## IDEAL COMMUTER LOCATION

The subject property sits in an ideal location in the epicenter of West LA's finest retail & service-oriented amenities. The demand for walkable urban living makes West LA a highly desirable location for a wealth of students and professionals looking for a convenient neighborhood with diverse restaurants, shopping, gyms, and entertainment hotspots.

- Aki
- Bandera
- Baltaire
- Il Moro
- Guido's
- Kato
- Toscana
- Palmeri
- Sor Tino
- Belle Vie
- Whole Foods
- Ralphs
- Star Market
- Santa Monica Kosher Mart
- Vincente Foods
- Bristol Farms
- Smart & Final
- Target Groceries
- VA Healthcare System
- Yniversity Charter High School
- UCLA
- LAPD
- Stoner Skate Plaza
- LA National Veterans Park
- Barrington Recreation Center
- Soul Cycle
- Orangetheory Fitness
- The Gym LA



# AMENITIES MAP



SOULCYCLE

VA GREATER LOS ANGELES  
HEALTHCARE SYSTEM

Granville Plaza

University Charter  
Highschool



Hayes Center

George Town Plaza



Whole Foods  
Mixed Use  
Development



The Plaza on  
Santa Monica



Stoner Park

One Westside  
Shopping Center



WestEdge  
Development  
Project



BED BATH &  
BEYOND  
Beyond any store of its kind.











# MARKET COMPARABLES







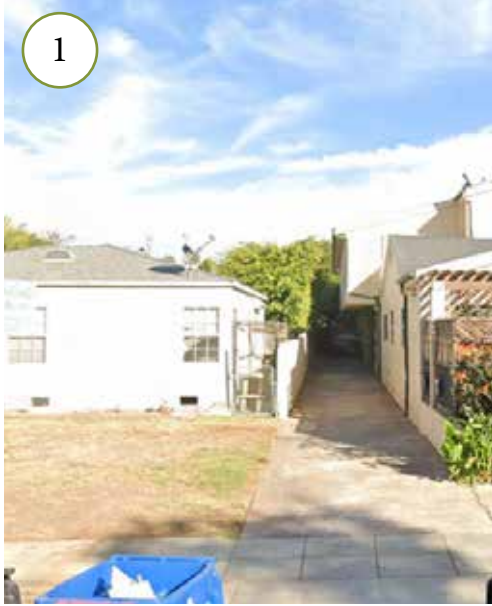
# SALES COMPARABLES



**1733 S Barrington Ave  
Los Angeles, CA 90025**

Sale Price	\$1,950,000
Land SF	6,637
Zoning	[Q]RD1.5-1
\$ / SF Land	\$294
Sale Date	N/A

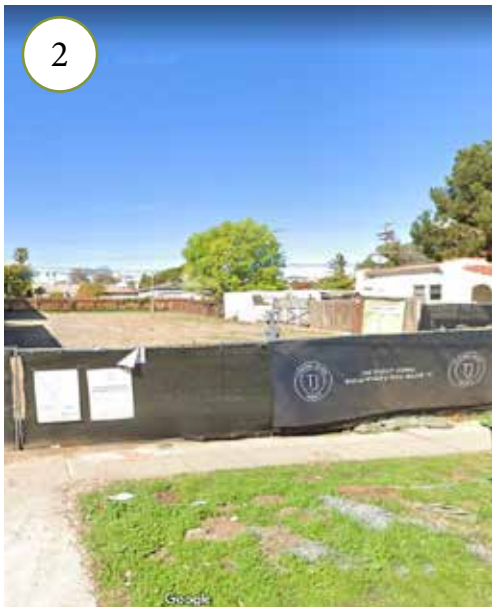




1

### 2458 Barry Ave Los Angeles, CA 90064

Sale Price	\$1,700,000
Land SF	5,227
Zoning	RD1.5
\$ / SF Land	\$325.23
Sale Date	5/01/21



2

### 11977 Mayfield Ave Los Angeles, CA 90049

Sale Price	\$2,480,000
Land SF	8,999
Zoning	RD3-1
\$ / SF Land	\$275.59
Sale Date	4/07/20



3

### 10762 Massachusetss Ave Los Angeles, CA 90024

Sale Price	\$2,650,000
Land SF	6,221
Zoning	RD1.5
\$ / SF Land	\$425.98
Sale Date	2/14/20

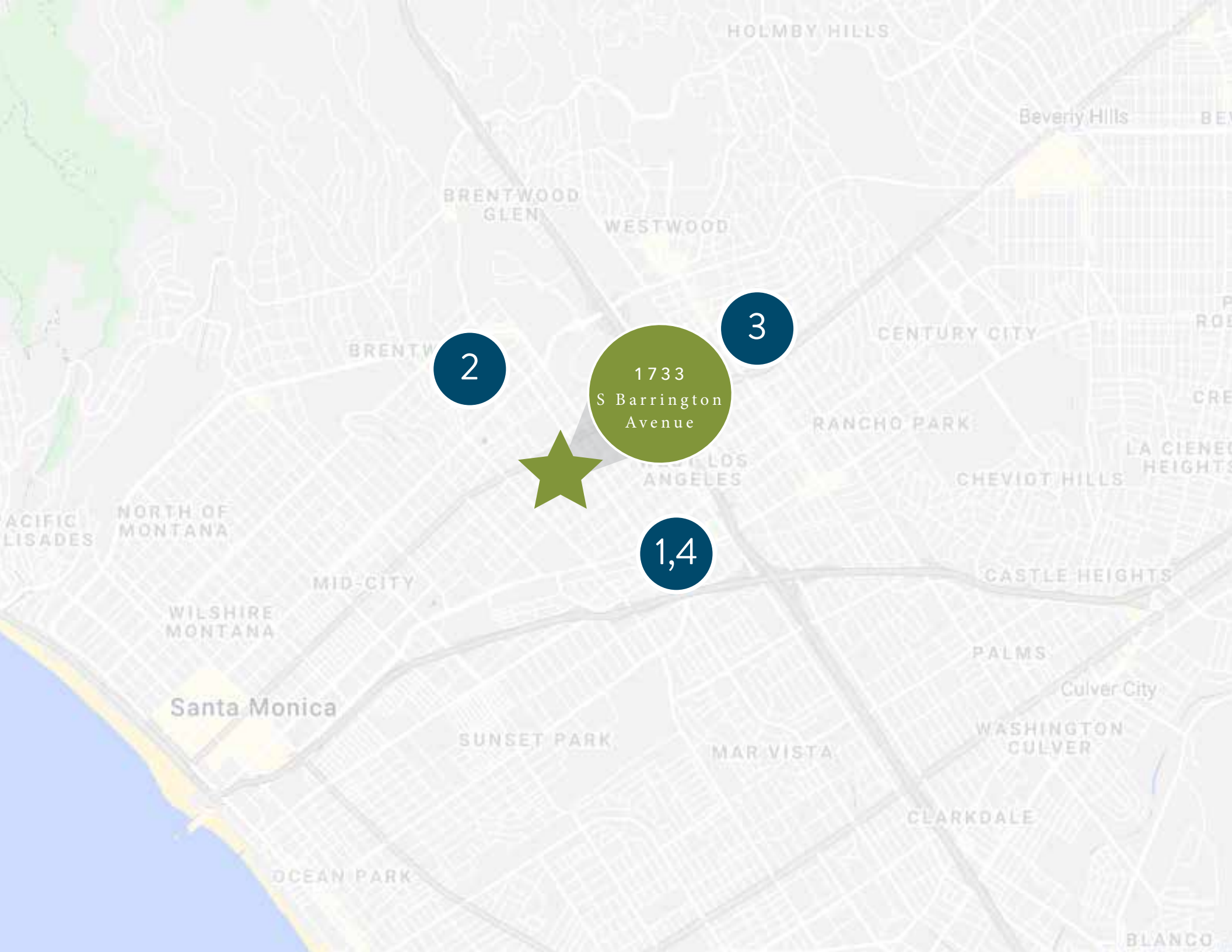


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### 2444 Barry Ave Los Angeles, CA 90064

Sale Price	\$4,350,000
Land SF	16,117
Zoning	LARD1.5
\$ / SF Land	\$269.90
Sale Date	8/30/19





2

1733  
S Barrington  
Avenue

3

1,4







# Marcus & Millichap

## THE NEEMA GROUP

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EXCLUSIVELY LISTED BY

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