

OFFERING MEMORANDUM

Marcus & Millichap  
THE NEEMA GROUP

# 1233 S Bedford Street

LOS ANGELES, CA 90035

OWNER USER OR INVESTMENT OPPORTUNITY | VACANT FOURPLEX IN PICO ROBERTSON  
TWO ONE-BEDROOMS AND TWO TWO-BEDROOMS AND PARKING GARAGE | ADU POTENTIAL



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The property is being marketed and will be sold in as-is condition. Please contact the listing agent for additional property photos.



# 1233

## S BEDFORD STREET

EXCLUSIVELY LISTED BY

**NEEMA AHADIAN**

Senior Managing Director of Investments

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THE NEEMA GROUP

# INVESTMENT HIGHLIGHTS

- The Neema Group of Marcus & Millichap is pleased to present a rare opportunity at 1233 S Bedford St in the highly coveted Pico Robertson submarket, located just north of W Pico Blvd, a premier Los Angeles neighborhood that attracts high-end renters with a consistently low vacancy rate and steady rent growth
- The subject property is a fourplex that is 100% vacant; an ideal owner user or investment opportunity
- 1233 S Bedford St features a unit mix of two one-bedrooms (798 & 824 SF) and two two-bedrooms (1,000 & 1,034 SF); unique opportunity to acquire and renovate all units immediately
- There is a garage located at the rear of the property, with potential to fit four cars
- Significant ADU potential at the front or back of the property (Buyer to verify)
- Alternatively, there is development potential; the lot totals 6,840 SF zoned [Q]R3-1-O in a Tier 3 TOC; ownership has preliminary plans for a 36-unit affordable housing project
- Strong demographics in the neighborhood; within two miles of the subject property, the median home value is over \$1.1 MM and average household income over \$127,000
- The Pico-Robertson neighborhood is an established Los Angeles community known for being highly walkable, providing an array of amenities within a half-mile radius, the property has an exceptional walk score of 96 and is within walking distance to S Robertson Blvd, W Olympic Blvd, and S La Cienega Blvd with high-end retail options for residents

\*The property is currently vacant. Please contact the listing agent for a pro forma financial set up and to schedule a tour of the property.



# PROPERTY SUMMARY

## PROPERTY INFORMATION

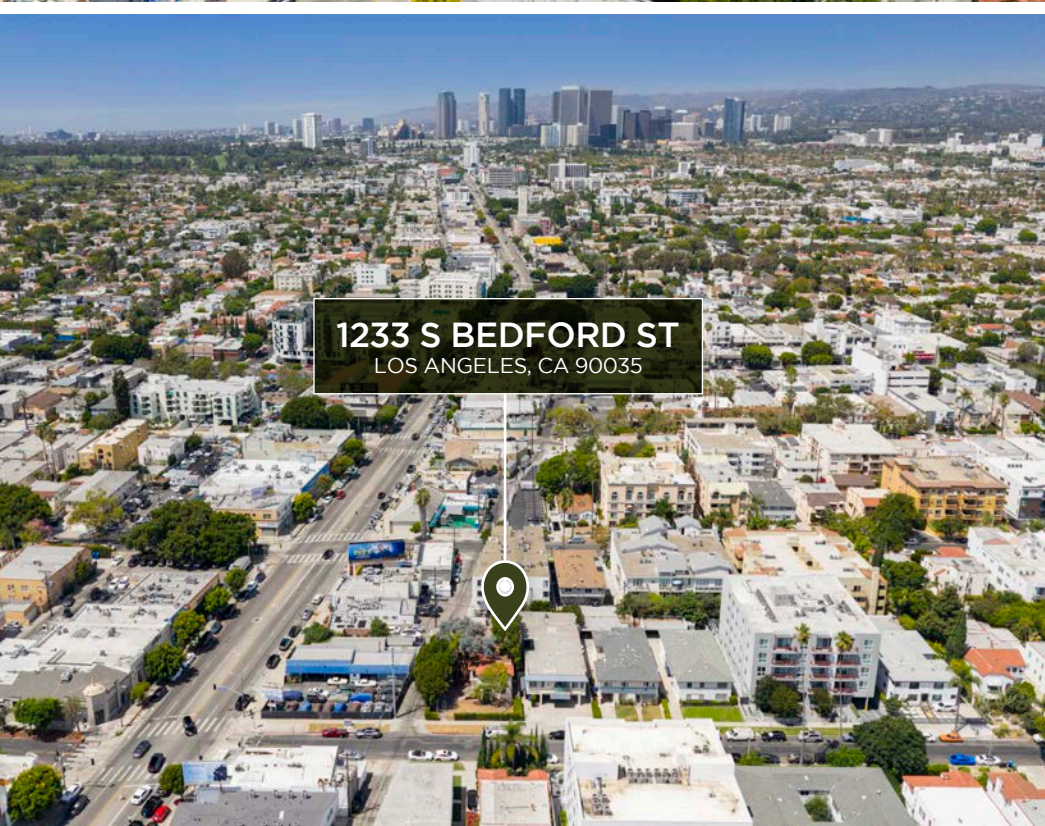
|                   |  |
|-------------------|--|
| ADDRESS:          | 1233 S Bedford St<br>Los Angeles, CA 90035 |
| NUMBER OF UNITS:  | 4  |
| APPROX. GROSS SF: | 3,660                                      |
| APPROX. LOT SIZE: | 6,840 SF                                   |
| YEAR BUILT:       | 1940                                       |
| PARCEL NUMBER:    | 4332-019-029                               |
| PROPERTY TYPE:    | Fourplex                                   |
| UNIT MIX:         | (2) 1+1<br>(2) 2+1                         |

## PRICING INFORMATION

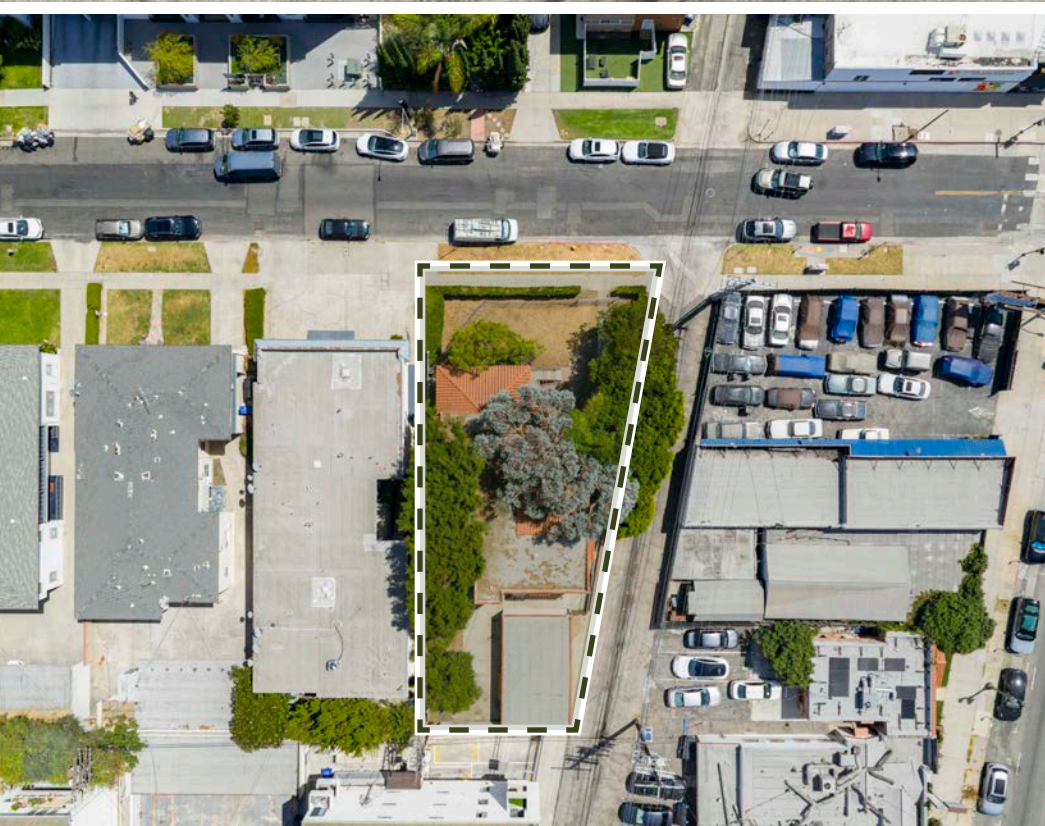
|                |             |
|----------------|-------------|
| SALE PRICE:    | \$1,949,000 |
| PRICE PER UNIT | \$487,250   |
| PRICE PER SF:  | \$533       |







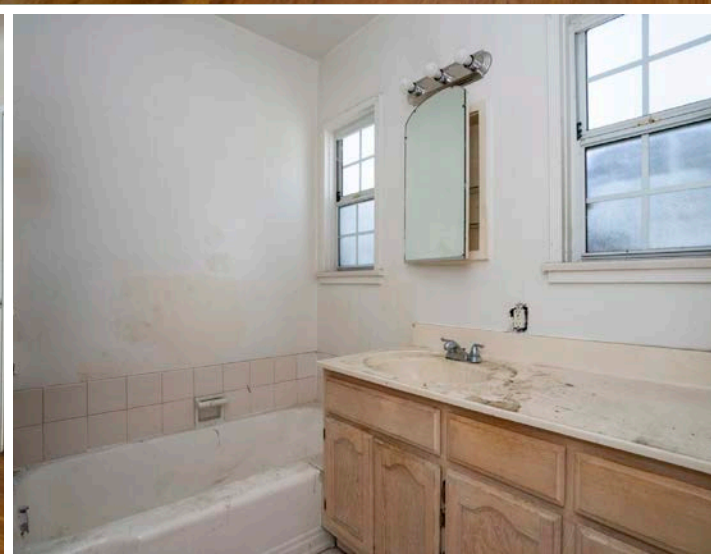
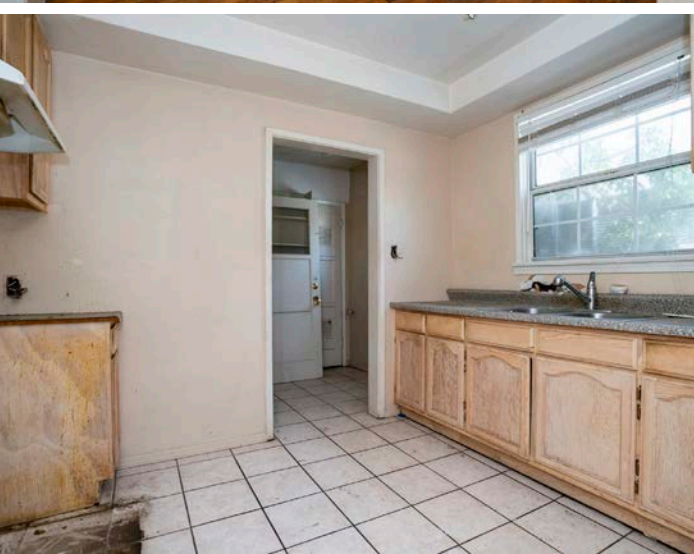




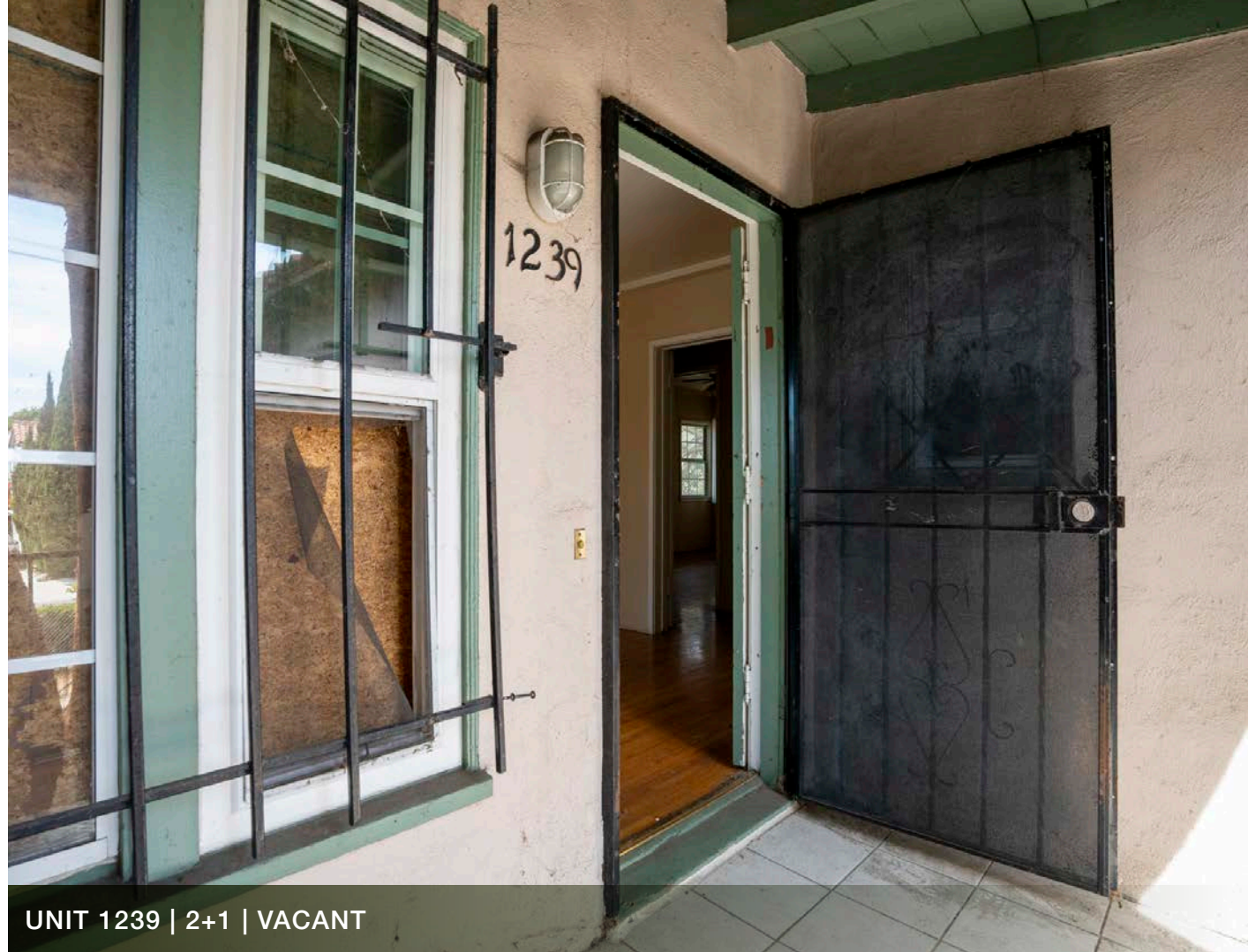




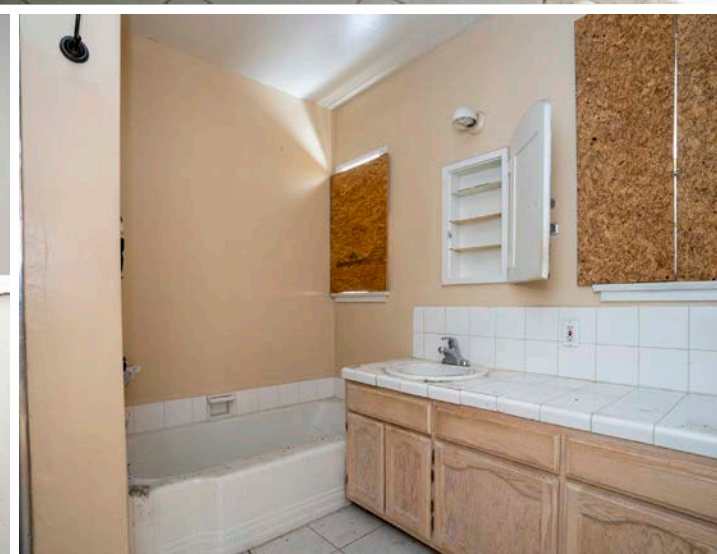
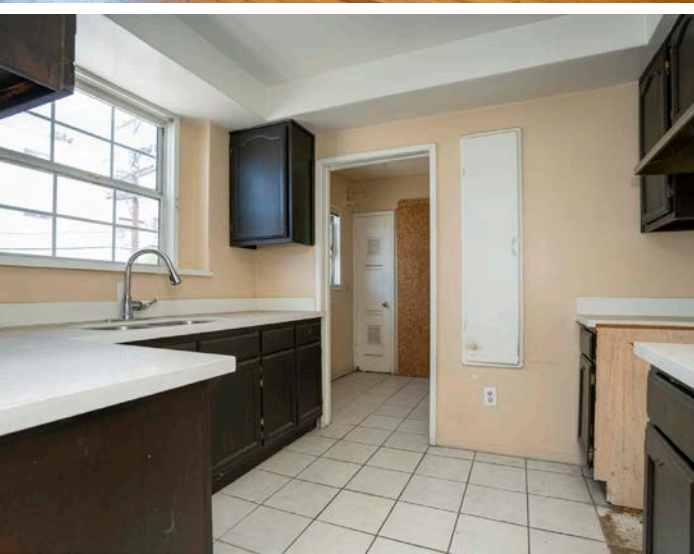
UNIT 1235 | 1+1 | VACANT







UNIT 1239 | 2+1 | VACANT





# FLOOR PLANS

## SQUARE FOOTAGE CALCULATIONS

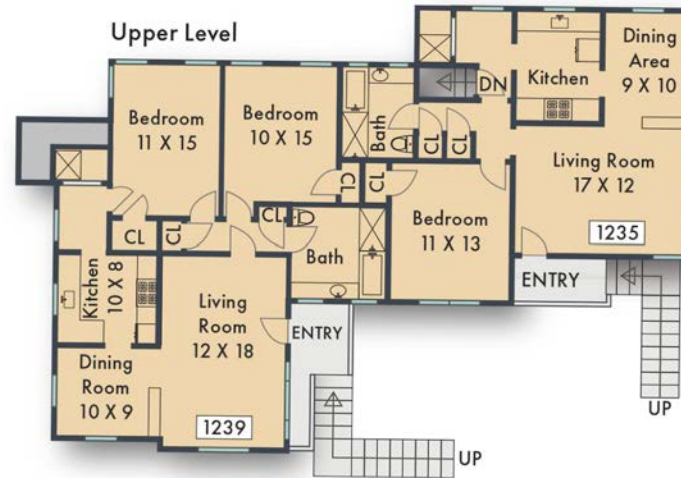
1233 S Bedford - 824 SQ FT

1235 S Bedford - 798 SQ FT

1237 S Bedford - 1,034 SQ FT

1239 S Bedford - 1,000 SQ FT

**TOTAL AREA - 3,656 SQ FT**





# SALE COMPARABLES



**1233 S BEDFORD ST**  
LOS ANGELES, CA 90035

SALE PRICE \$1,949,000

YEAR BUILT 1940

NUMBER OF UNITS 4

PRICE PER UNIT \$487,250

PRICE PER SF \$533

SALE DATE For Sale



**1220 SMITHWOOD DR**  
LOS ANGELES, CA 90035

SALE PRICE \$1,995,000

YEAR BUILT 1931

NUMBER OF UNITS 4

PRICE PER UNIT \$498,750

PRICE PER SF \$456

SALE DATE On Market



**224 S GALE DR**  
BEVERLY HILLS, CA 90211

SALE PRICE \$1,850,000

YEAR BUILT 1926

NUMBER OF UNITS 4

PRICE PER UNIT \$462,500

PRICE PER SF \$537

SALE DATE 7/24/2025



**924 S ORANGE GROVE AVE**  
LOS ANGELES, CA 90036

SALE PRICE \$2,120,000

YEAR BUILT 1928

NUMBER OF UNITS 4

PRICE PER UNIT \$530,000

PRICE PER SF \$393

SALE DATE 7/22/2025



# SALE COMPARABLES



**215 S GALE DR**  
BEVERLY HILLS, CA 90211

SALE PRICE \$2,226,000

YEAR BUILT 1935

NUMBER OF UNITS 4

PRICE PER UNIT \$556,500

PRICE PER SF \$478

SALE DATE 6/6/2025



**1226 SMITHWOOD DR**  
LOS ANGELES, CA 90035

SALE PRICE \$2,025,000

YEAR BUILT 1931

NUMBER OF UNITS 4

PRICE PER UNIT \$506,250

PRICE PER SF \$358

SALE DATE 5/20/2025



# LOCATION OVERVIEW

## PICO - ROBERTSON

Pico-Robertson is an affluent Los Angeles neighborhood bordered on the west by Beverlywood and Cheviot Hills, on the north by Beverly Hills, and on the east by Mid-City.

Pico-Robertson is the heart of the city's Jewish community, with kosher restaurants and supermarkets, Jewish day schools and high schools, and six synagogues. The area has a strong community feel with dozens of restaurants along the main thoroughfares of Pico Boulevard and South Robertson Boulevard.

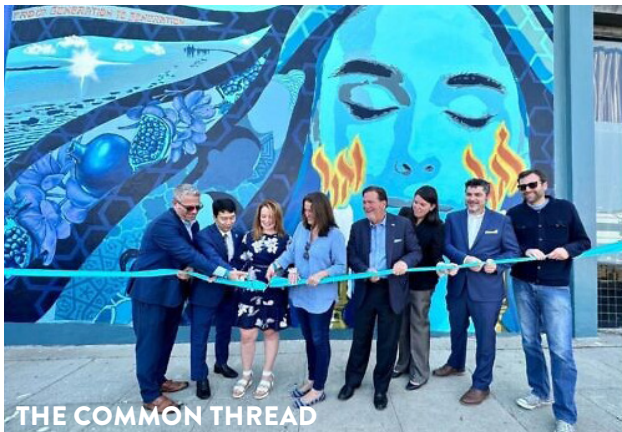
### DESIRABLE BEVERLYWOOD NEIGHBORHOOD IN THE PICO-ROBERTSON AREA.

The spectrum of neighborhoods in Los Angeles is wide and varied. They range from world-class luxury homes and beach cities to apartments homes and offices converted from formerly vacant warehouses with graffiti on the exterior walls. When thinking about Los Angeles there are a handful that come to the top of everyone's mind - Pico Robertson is one neighborhood that will likely fly under the radar.

Yet despite the area's low-key existence, Pico Robertson boasts arguably the most significant and strong thread of cultural heritage of any region in Los Angeles. Take a stroll down Pico Boulevard east of Robertson and Kosher deli's, bakeries, and synagogues dominate one's view delivering rich history and flavors. Turn right onto streets like Corning, Bedford, and Shenandoah and the vibe becomes relaxed densely populated by young professional apartment dwellers who work in surrounding areas such as Beverly Hills, Century City, and Culver City.



**BNAI DAVID JUDEA BUILDING**



**THE COMMON THREAD**



**FACTOR'S FAMOUS DELI**



**URTH CAFE BEVERLY HILLS**



# Amazing Location!

**1233 S BEDFORD ST**  
LOS ANGELES, CA 90035

**1233 Bedford St** is strategically located on the cusp of three unique neighborhoods that have emerged as some of Los Angeles' hippest areas allowing residents to enjoy trendy nightlife, a plethora of culinary hot spots, and other entertainment options.



## Century City

Century City is a prominent business community comprised of major industry sectors: legal, financial, entertainment, hospitality, medical, professional and retail services. This “city within a city” is home to a cluster of high-rises that command a visible stretch of L.A.’s skyline. Nearly 50,000 people flock to Century City for the workday, but only approximately 6,000 Angelenos live here.



## Beverly Hills

One of the most celebrated and desired destinations in the world. A name long associated with sophistication, glamour, and elegance, Beverly Hills is a distinguished city offering the very best in hotels, shopping, dining, and services. Beverly Hills ranks first among mid-to-large sized California cities for retail sales per capita, with an economy near \$20 billion annually.



## Rodeo Drive

The Westside of LA is home to that most famous of shopping streets Rodeo Dr, it is home to a who's-who of high end shops and exclusive retailers. Alternately there are major retail centers located in Santa Monica on the “Third Street Promenade”, in Century City at the Westfield shopping center, and for a more local and honest feel in downtown Culver City. For one-of-a-kind designer clothing and accessories there is no place like Abott Kinney in Venice. With its artist collection of hand-made jewelry, natural fiber clothing and wearable art, shopping here is not only fun but also an adventure.



# Nearby Retail & Amenities

## TRANSPORTATION

- 1 La Cienega / Whitworth
- 2 La Cienega / Wilshire
- 3 Fairfax / Wilshire
- 4 Wilshire/Rodeo Station

## SCHOOLS

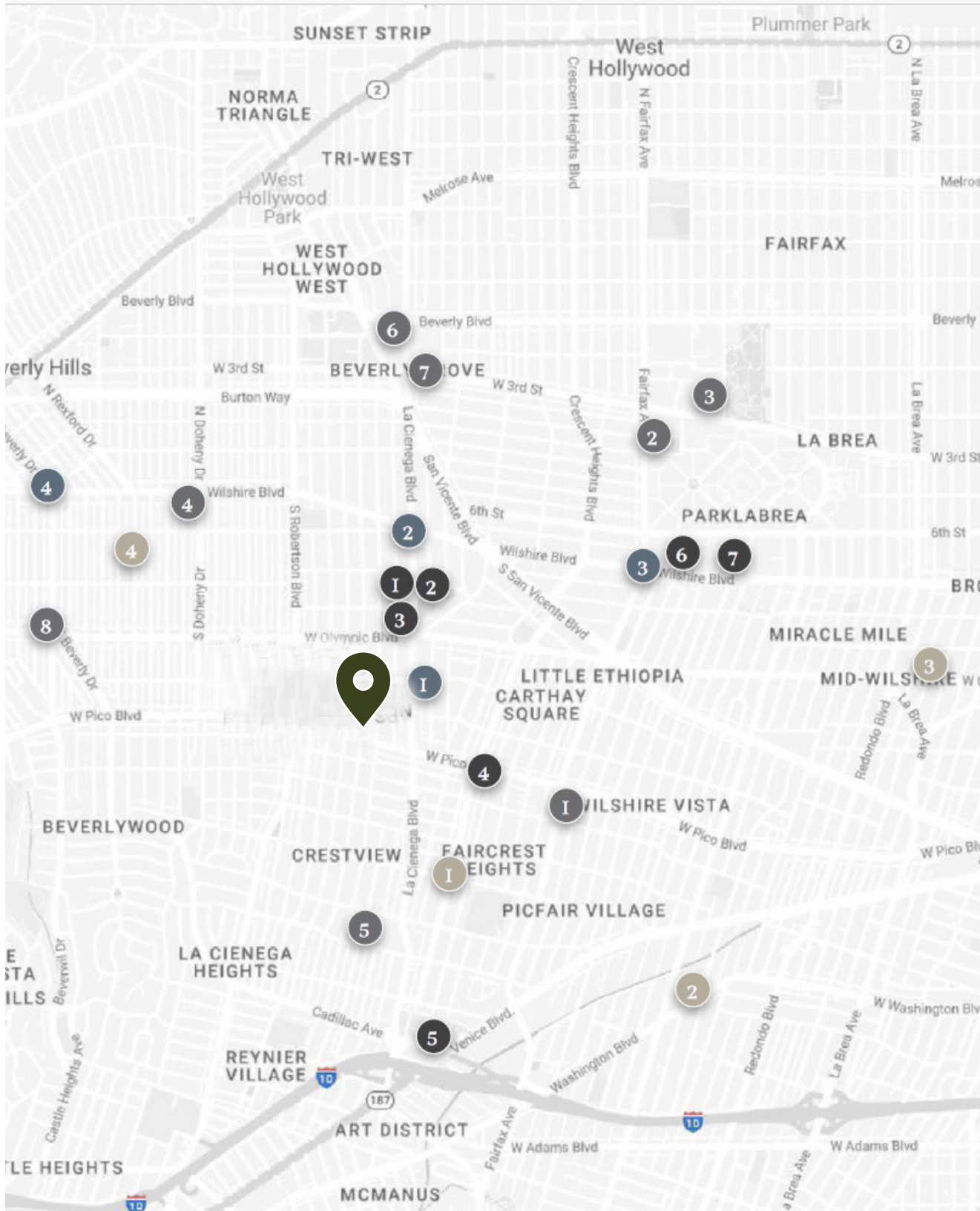
- 1 Crescent Heights Elementary School
- 2 New Los Angeles Charter Middle School
- 3 Wilshire Crest Elementary School
- 4 Beverly Vista Middle School

## RETAIL

- 1 Vons
- 2 Whole Foods Market
- 3 The Grove
- 4 LA Fitness
- 5 Target
- 6 Beverly Center
- 7 Beverly Connection
- 8 Pavilions

## MISCELLANEOUS

- 1 La Cienega Tennis Center
- 2 La Cienega Park & Community Center
- 3 Margaret Herrick Library
- 4 The Mint
- 5 Kaiser Permanente West Los Angeles
- 6 Los Angeles County Museum of Art
- 7 La Brea Tar Pits and Museum





CENTURY CITY

BEVERLY HILLS

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PICO BLVD





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