



⊖
New 2025 Construction

⊖
Prime Hollywood Location

⊖
39 Units plus an ADU with
29 Parking Spaces

⊖
Located in a Qualified
Opportunity Zone

5717 CARLTON WAY, LOS ANGELES, CA 90028

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

Marcus & Millichap
THE NEEMA GROUP



Exclusively Listed By

NEEMA AHADIAN

Senior Managing Director of Investments

CA BRE License #01346750

310.909.5444 Tel

Neema@marcusmillichap.com

LEO LATERZA

Senior Director of Investments

CA BRE License # 01861324

TEL: 310.909.2372

leonardo.laterza@marcusmillichap.com

JEFFREY ESTRADA

Associate Director of Investments

CA BRE License # 02181778

TEL: 310.909.5423

jeffrey.estrada@marcusmillichap.com

EXECUTIVE SUMMARY

The Neema Group of Marcus & Millichap is proud to present Onix Hollywood, a premier multifamily investment opportunity located at 5717 Carlton Way in the heart of Hollywood, one of Los Angeles' most vibrant and high-demand rental submarkets. Completed in 2025, this new construction Class A asset consists of 39 residential units plus one ADU, delivering a best-in-class living experience with modern finishes, panoramic views, and exceptional amenities.

Strategically located just south of Hollywood Boulevard and surrounded by top-tier entertainment, tech, and media employers such as Netflix, Paramount Pictures, and Sunset Gower Studios, the property offers immediate access to world-class retail, dining, and nightlife. With a Walk Score of 88, residents enjoy a fully walkable urban lifestyle with connectivity to West Hollywood, Beverly Hills, Century City, and Downtown LA.

Onix Hollywood spans seven stories and features a well-balanced unit mix of six studios, twenty-nine one-bedrooms, and five two-bedrooms, with four units designated as low-income. Each residence includes a private balcony, in-unit washer and dryer, Energy Star stainless steel appliances, modern kitchen and bath fixtures, and smart home security via ButterflyMX. Upper-floor units boast unobstructed views of the Hollywood Sign, Downtown Los Angeles, or the Hollywood Hills, further enhancing tenant appeal.

Community amenities include two expansive rooftop decks with grilling stations and lounge areas, 29 secure parking spaces across two levels, four EV charging stations, secure bike storage, and a package receiving area. The property will be delivered 100% vacant, offering investors the rare flexibility to lease at full market rents or implement a master lease strategy for immediate income stabilization.

Additionally, Onix Hollywood is located within a Qualified Opportunity Zone, providing investors with the potential for federal capital gains tax incentives—a significant benefit rarely available in Class A developments of this caliber.

Combining institutional-quality construction, cutting-edge amenities, and an irreplaceable location, Onix Hollywood presents a compelling opportunity for investors seeking long-term value, immediate lease-up potential, and access to one of the most supply-constrained rental markets in Los Angeles.



PROPERTY SUMMARY

PROPERTY INFORMATION

Address: 5717 Carlton Way
Los Angeles, CA 90028

Number of Units: 39 + ADU

Approx. Gross SF: 31,751 SF

Approx. Lot Size: 8,748 SF

Year Built: 2025

Property Type: Multi-Family

Unit Mix:
4 Singles (389-600 SF)
2 Single ELI (389 SF)
27 1+1 (587-673 SF)
2 1+1 ELI (587-621 SF)
5 2+2 (776 SF)

Parking: 29 Parking Spaces (4 EV chargers)

PRICING INFORMATION

Sale Price: Contact Agents for Pricing Information



INVESTMENT HIGHLIGHTS

- ⊖ The Neema Group of Marcus & Millichap is pleased to present Onix Hollywood, a newly constructed multifamily investment opportunity totaling 39 units plus an ADU, located at 5717 Carlton Way. Positioned just south of Hollywood Boulevard, the property lies in one of Los Angeles' most dynamic and desirable rental submarkets — a rare opportunity to acquire a Class A asset in an irreplaceable Hollywood location.
- ⊖ Completed in 2025, the property spans five residential stories and two levels of parking, and features a total of 39 units and one ADU, with a thoughtfully curated mix of six studios (389–600 SF), twenty-nine one-bedrooms (587–673 SF), and five two-bedrooms (776 SF). Four units are designated as low-income (two studios and two one-bedrooms). Parking amenities include 29 spaces across two levels, along with four EV charging stations capable of servicing multiple vehicles.
- ⊖ The property is currently vacant and ownership is starting the lease-up process. Please contact agents to inquire about the status of the lease-up.
- ⊖ Onix Hollywood is situated within a Qualified Opportunity Zone, offering investors potential capital gains tax incentives under the federal Opportunity Zone program — a unique advantage rarely available in a new Class A multifamily development in Hollywood.
- ⊖ Every apartment features a private balcony, and upper-level units (sixth and seventh floors) enjoy unobstructed views of the Hollywood Sign, Downtown Los Angeles, or Hollywood Hills. Interiors showcase custom-designed cabinetry, modern kitchen and bath fixtures, stainless steel Energy Star appliances, kitchen islands, ButterflyMX smart security system, AT&T Wi-Fi, and in-unit stacked washers and dryers.
- ⊖ Residents benefit from two expansive outdoor community decks featuring grilling stations and lounge seating — ideal for al fresco dining and social gatherings. Additional amenities include secure bike storage, a designated package receiving area, and modern security systems throughout.
- ⊖ With a Walk Score of 88, Onix Hollywood offers unrivaled access to top entertainment, tech, and media employers including Netflix, Sunset Gower Studios, and Paramount Pictures, as well as a wide variety of dining, nightlife, and retail along Hollywood Boulevard, Sunset Boulevard, and throughout Los Feliz. The property's central position provides convenient connectivity to major Los Angeles neighborhoods such as West Hollywood, Beverly Hills, and Century City.

FLOOR PLAN

UNIT A | 1 BEDROOM



FLOOR PLAN

UNIT B | 1 BEDROOM



FLOOR PLAN

UNIT C | 1 BEDROOM



FLOOR PLAN

UNIT 2 | 2 BEDROOM



FLOOR PLAN

UNIT ST | STUDIO







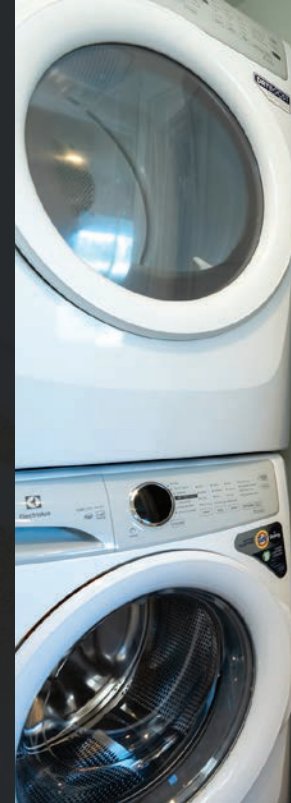
12 | ONIX HOLLYWOOD | 5717 CARLTON WAY, LOS ANGELES, CA 90028



Marcus & Millichap
THE NEEMA GROUP





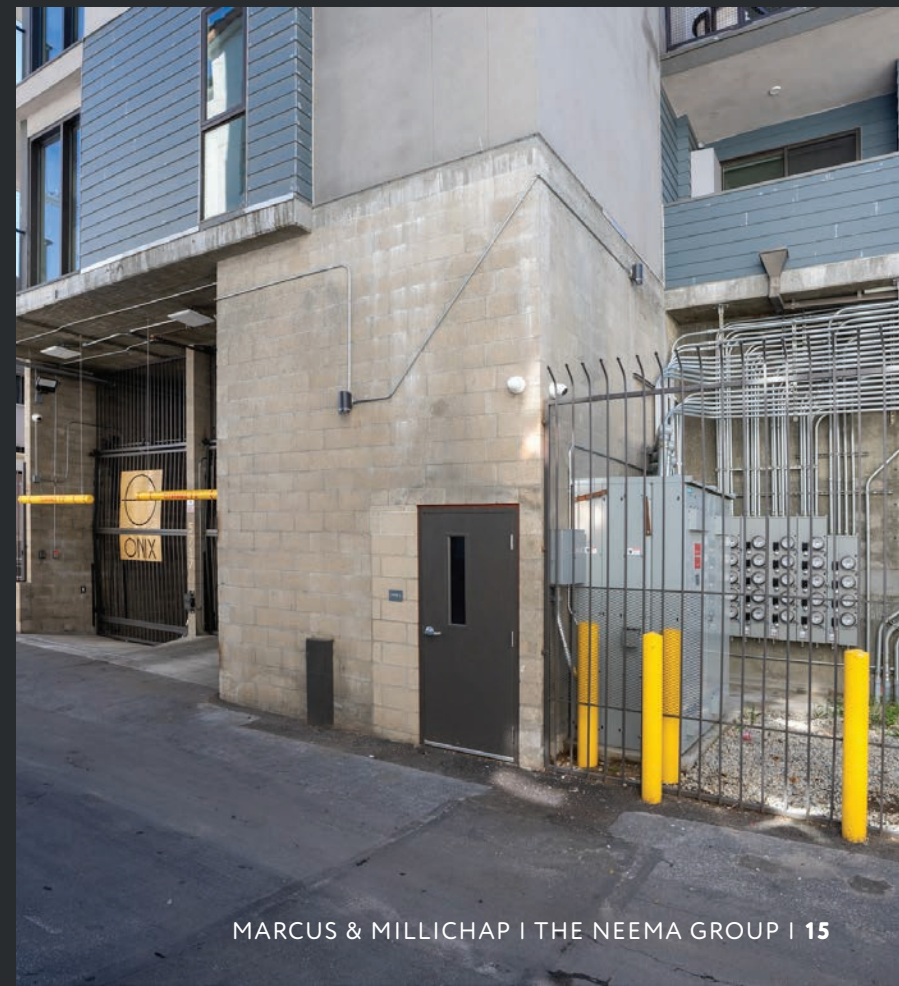


Marcus & Millichap
THE NEEMA GROUP

RESIDENCE AMENITIES

- ⊖ Modern open floor plans
- ⊖ Custom-designed cabinetry
- ⊖ Modern fixtures in kitchen and bathroom
- ⊖ Stainless steel Energy Star appliances
- ⊖ Kitchen Islands
- ⊖ Private balconies
- ⊖ In-unit full-size washer and dryer
- ⊖ Butterfly security system
- ⊖ Iconic LA landmark views
- ⊖ Skylights in 7th Floor residences







Marcus & Millichap
THE NEEMA GROUP



NEARBY RETAIL & AMENITIES

TRANSPORTATION

- 1 Hollywood / Wilton
- 2 Western / Hollywood

SCHOOLS

- 1 Hollywood Elementary School
- 2 Selma Avenue Elementary School
- 3 Vine Street Elementary School

RETAIL

- 1 Trader Joe's
- 2 Ralphs
- 3 LA Fitness
- 4 Target
- 5 Walgreens Pharmacy
- 6 Equinox Hollywood

ENTERTAINMENT

- 1 Hollywood Wax Museum
- 2 Guinness World Records Museum
- 3 The Egyptian Theatre Hollywood
- 4 Hollywood Palladium

NIGHTLIFE

- 1 Club DV8
- 2 Sound Nightclub
- 3 Playhouse Hollywood
- 4 Boulevard3
- 5 The Room Hollywood
- 6 Lure Nightclub
- 7 Good Times at Davey Wayne's
- 8 AVALON Hollywood & Bardot

MISCELLANEOUS

- 1 Netflix
- 2 Sunset Bronson Studios
- 3 Sunset Gower Studios
- 4 Capitol Records Building



HOLLYWOOD
PALLADIUM

GOOD
TIMES
AT
DAVEY
WAYNE'S

AVALON
HOLLYWOOD
& BARDOT

CAPITOL
RECORDS
BUILDING

HOLLYWOOD BLVD





NETFLIX

SUNSET
BRONSON
STUDIOS

SUNSET
GOWER
STUDIOS

NETFLIX

LURE
NIGHTCLUB

HOLLYWOOD
PALLADIUM

1

2

3

1

6

4

101

101



PROJECTED RENT ROLL

	UNIT #	UNIT TYPE	UNIT SF	PROJECTED RENTS	RENT PER SF	NOTES
1	301	1+1	673	\$ 2,750	\$ 4.09	
2	302	1+1	621	\$ 2,600	\$ 4.19	
3	303	1+1 LI	621	\$ 2,289	\$ 3.69	
4	304	1+1	587	\$ 2,500	\$ 4.26	
5	305	1+1	621	\$ 2,550	\$ 4.11	
6	306	2+2	776	\$ 3,050	\$ 3.93	
7	307	Single	389	\$ 1,750	\$ 4.50	Rented
8	308	1+1	648	\$ 2,650	\$ 4.09	
9	400	Single ADU	733	\$ 2,950	\$ 4.02	
10	401	1+1	673	\$ 2,900	\$ 4.31	
11	402	1+1	621	\$ 2,650	\$ 4.27	
12	403	1+1	621	\$ 2,650	\$ 4.27	
13	404	1+1	587	\$ 2,625	\$ 4.47	
14	405	1+1	621	\$ 2,650	\$ 4.27	
15	406	2+2	776	\$ 3,150	\$ 4.06	
16	407	Single LI	389	\$ 2,041	\$ 5.25	
17	408	1+1	648	\$ 2,750	\$ 4.24	
18	501	1+1	673	\$ 3,050	\$ 4.53	
19	502	1+1	621	\$ 2,800	\$ 4.51	
20	503	1+1	621	\$ 2,750	\$ 4.43	
21	504	1+1 LI	587	\$ 2,289	\$ 3.90	
22	505	1+1	621	\$ 2,750	\$ 4.43	
23	506	2+2	776	\$ 3,250	\$ 4.19	
24	507	Single	389	\$ 1,950	\$ 5.01	Rented

	UNIT #	UNIT TYPE	UNIT SF	PROJECTED RENTS	RENT PER SF	NOTES
25	508	1+1	648	\$ 2,850	\$ 4.40	
26	601	1+1	673	\$ 3,150	\$ 4.68	
27	602	1+1	621	\$ 2,850	\$ 4.59	
28	603	1+1	621	\$ 2,850	\$ 4.59	
29	604	1+1	587	\$ 2,750	\$ 4.68	
30	605	1+1	621	\$ 2,850	\$ 4.59	
31	606	2+2	776	\$ 3,350	\$ 4.32	
32	607	Single LI	389	\$ 2,041	\$ 5.25	
33	608	1+1	648	\$ 3,050	\$ 4.71	
34	701	1+1	673	\$ 3,250	\$ 4.83	
35	703	1+1	621	\$ 2,950	\$ 4.75	
36	704	1+1	587	\$ 2,850	\$ 4.86	
37	705	1+1	621	\$ 2,950	\$ 4.75	
38	706	2+2	776	\$ 3,450	\$ 4.45	
39	707	Single	389	\$ 2,150	\$ 5.53	Rented
40	708	1+1	648	\$ 3,175	\$ 4.90	

\$ 109,860

Single	389-600	\$ 8,800
Single LI	389	\$ 4,082
1+1	587-673	\$ 76,150
1+1 ELI	587-621	\$ 4,578
2+2	776	\$ 16,250
		\$ 109,860

ADDITIONAL INCOME

Parking	\$ 4,415
RUBS & Other Fee's	\$ 2,500
Monthly Projected Gross Income	\$ 116,775
Annual Projected Gross Income	\$ 1,401,300

* Units 303, 407, 504, and 607 are designated low-income units. Projected rents shown are Section 8 maximum rents. Buyer shall conduct their own due diligence to verify allowable rents.

RENT COMPARABLES

ADDRESS	UNIT TYPE	SF	RENT	RENT PER SF
5620 De Longpre Ave, Los Angeles, CA 90028	Single	459	\$2,550	\$5.56
6390 De Longpre Ave, Los Angeles, CA 90028	Single	480	\$2,721	\$5.67
1331 N Cahuenga Blvd, Los Angeles, CA 90028	Single	455	\$2,463	\$5.41
5750 Hollywood Blvd, Los Angeles, CA 90028	Single	479	\$2,129	\$4.44

ADDRESS	UNIT TYPE	SF	RENT	RENT PER SF
5620 De Longpre Ave, Los Angeles, CA 90028	1+1	650	\$2,777	\$4.27
5620 De Longpre Ave, Los Angeles, CA 90028	1+1	586	\$2,630	\$4.49
6390 De Longpre Ave, Los Angeles, CA 90028	1+1	586	\$3,811	\$6.50
5750 Hollywood Blvd, Los Angeles, CA 90028	1+1	680	\$3,090	\$4.54

ADDRESS	UNIT TYPE	SF	RENT	RENT PER SF
5529-5533 Hollywood Blvd, Los Angeles, CA 90028	2+1.5	760	\$3,099	\$4.08
5817-5823 W Lexington Ave, Los Angeles, CA 90038	2+1	762	\$2,912	\$3.82
1804 Serrano Ave, Los Angeles, CA 90027	2+1	800	\$2,750	\$3.44

The New Hollywood

ONIX HOLLYWOOD

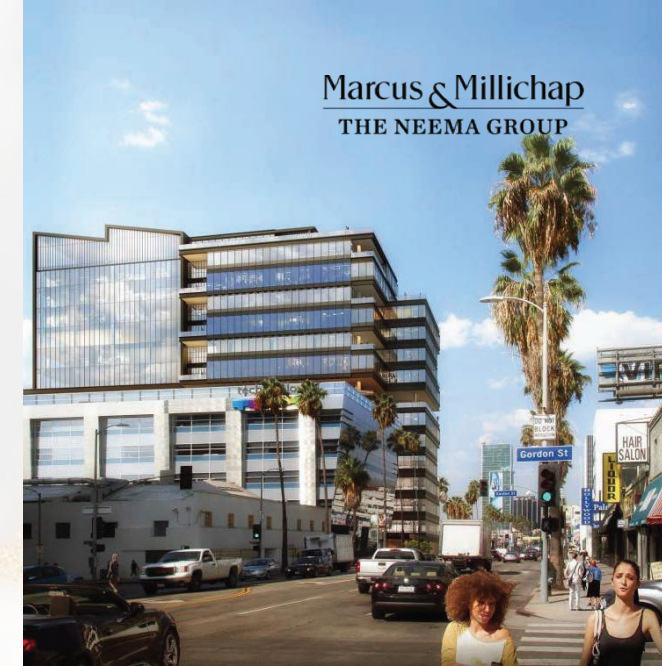
SITS AT THE NEXUS OF CONTENT AND MEDIA

Most recently, companies specializing in streaming media, virtual reality, and website development have been flocking to Hollywood to occupy the large swaths of class “A” commercial space being introduced to the market.

The most notable example is Netflix’s lease of Icon (323,000 SF) and Cue (92,000 SF) office buildings at Sunset Bronson Studios. As the company has approximately \$16 billion in obligations committed to streaming content, “the Netflix Effect” is creating even more economic momentum in the submarket by attracting new employers and more high-paying jobs to Hollywood.

This momentum will have a rising tide effect on real estate values in Hollywood, and in particular, the properties located near the intersection of Vine Street and Sunset Boulevard which is fast becoming the economic center of Hollywood.

Highlighted on the following page are major developments and key demand drivers in the immediate proximity of 5717 Carlton Way that are propelling economic growth in Hollywood.



Marcus & Millichap
THE NEEMA GROUP





PEDESTRIAN ORIENTED COMMUNITY

WALKSCORE

89

Very Walkable:

Most errands can be accomplished on foot

TRANSIT SCORE

68

Good Transit:

Many nearby public transportation options

BIKESCORE

63

Very Bikeable:

Biking is convenient for most trips

LOCAL AMENITIES

1. Trader Joe's
2. Gelson's Markets
3. Hollywood Farmers' Market
4. Walgreen's
5. Yoga Works
6. 24 Hour Fitness
7. LA Fitness
8. Equinox
9. SoulCycle Hollywood
10. Pressed Juicery
11. The W Hollywood
12. Franklin Village
13. Home Depot
14. Ralph's
15. Pier 1 Imports
16. PetCo

MAJOR EMPLOYERS & STUDIOS

1. Netflix
2. Sunset Bronson Studios
3. Emerson College LA Center
4. Sunset Gower Studios
5. Canon USA
6. United Recording
7. Siren Studios
8. East West Studios
9. Technicolor
10. Viacom
11. Neuehouse
12. Fender
13. Legend 3D
14. Capitol Records

DINING & DRINKING

1. Sugarfish
2. Sweetgreen
3. Paley
4. Good Times at Davey Wayne's
5. Roscoe's House of Chicken & Waffles
6. Stella Bara
7. Blue C Sushi
8. Umami Burger
9. The Melt Sunset & Vine
10. Coffee Commissary
11. La Monarca Bakery & Café
12. Sweet Times
13. Delancey
14. Mission Cantina
15. Birch
16. Beauty & Essex
17. Stout Burgers & Beer
18. Shake Shack
19. The Well
20. Off Vine Restaurant
21. Tender Greens
22. Bowery
23. Gwen
24. Rubies+Diamonds

ENTERTAINMENT

1. Hollywood Palladium
2. Pantages Theatre
3. Cinespia at Hollywood Forever Cemetery
4. Arclight Cinerama Dome
5. The Fonda Theatre
6. Upright Citizens Brigade (two locations)
7. The Hotel Café



Exclusively Listed By

NEEMA AHADIAN

Senior Managing Director of Investments
CA BRE License #01346750
310.909.5444 Tel
Neema@marcusmillichap.com

LEO LATERZA

Senior Director of Investments
CA BRE License # 01861324
TEL: 310.909.2372
leonardo.laterza@marcusmillichap.com

JEFFREY ESTRADA

Associate Director of Investments
CA BRE License # 02181778
TEL: 310.909.5423
jeffrey.estrada@marcusmillichap.com

Marcus & Millichap
THE NEEMA GROUP

5717 CARLTON WAY, LOS ANGELES, CA 90028