

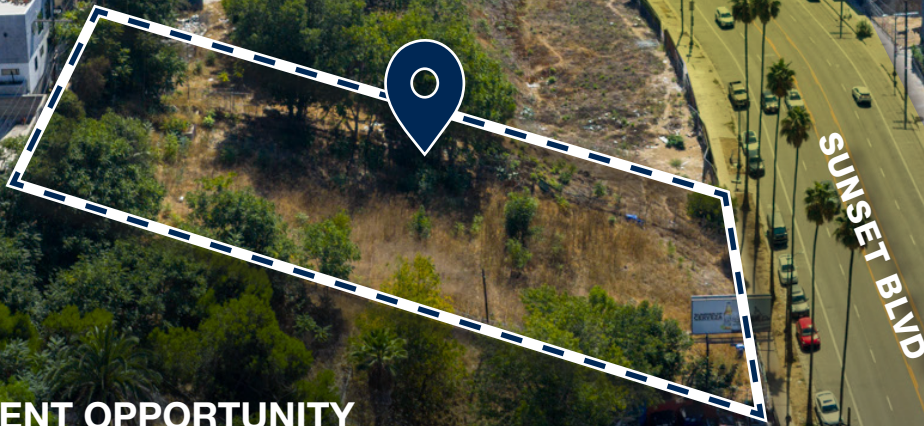
OFFERING MEMORANDUM

Marcus & Millichap
THE NEEMA GROUP

1251-1257

SUNSET BLVD

LOS ANGELES, CA 90026



DEVELOPMENT OPPORTUNITY
19,999 SF LOT IN ECHO PARK ZONED C2-1VL
DELIVERED VACANT | NO TENANT RELOCATION REQUIRED

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Offering Memorandum 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 Offering Memorandum provides 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 Offering Memorandum 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 Offering Memorandum. 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.



1251-1257
SUNSET BLVD
LOS ANGELES, CA 90026

EXCLUSIVELY LISTED BY

NEEMA AHADIAN

Senior Managing Director of Investments
CA BRE License #01346750
TEL: 310.909.5444
Neema@MarcusMillichap.com

Marcus & Millichap
THE NEEMA GROUP

INVESTMENT HIGHLIGHTS

§

The Neema Group of Marcus & Millichap is pleased to present 1251–1257 Sunset Boulevard, a premier development site in the highly desirable Echo Park neighborhood, offering panoramic views of the Downtown Los Angeles skyline.

§

The property consists of two contiguous parcels totaling approximately 19,999 square feet of land, zoned C2-1VL within a Tier 1 TOC designation — providing multiple development pathways and incentive opportunities.

§

The site will be delivered vacant with no tenant relocation required

§

Approved plans are in place for the construction of two adjacent residential buildings totaling 70 units. A buyer may proceed with the existing entitlements or pursue re-entitlement for an alternative project to maximize the site's potential.

§

The property offers 90 feet of frontage along Sunset Boulevard, a high-traffic corridor connecting Echo Park to Downtown Los Angeles. The site sits just north of the 101 Freeway and minutes from Dodger Stadium, ensuring excellent exposure and accessibility.

§

Ideally located one mile from the Metro Gold, Red, and Purple Lines and within walking distance to multiple Metro Local Line bus stops along Sunset Boulevard — enhancing accessibility for future residents and reducing car dependency.

§

A highly walkable and transit-oriented location surrounded by vibrant retail, dining, and nightlife options. The site offers easy access to Downtown Los Angeles, Koreatown, Westlake, and Silver Lake, providing a convenient home base for residents commuting throughout the city.

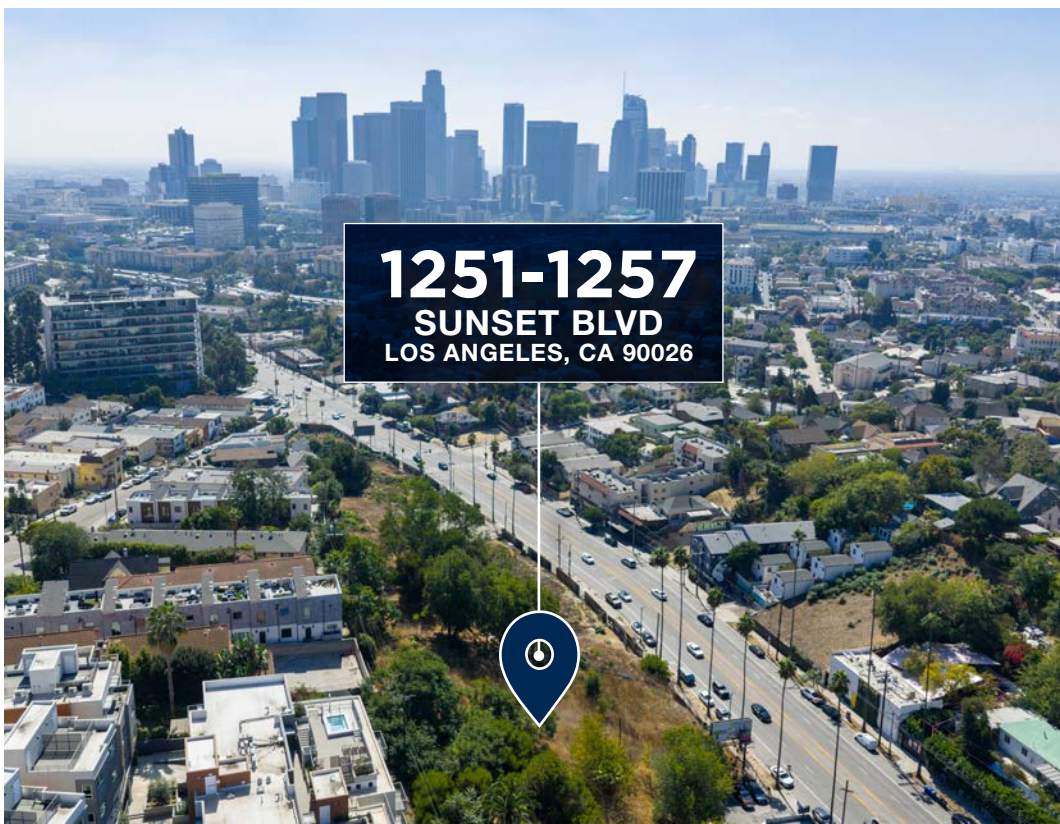
PROPERTY SUMMARY

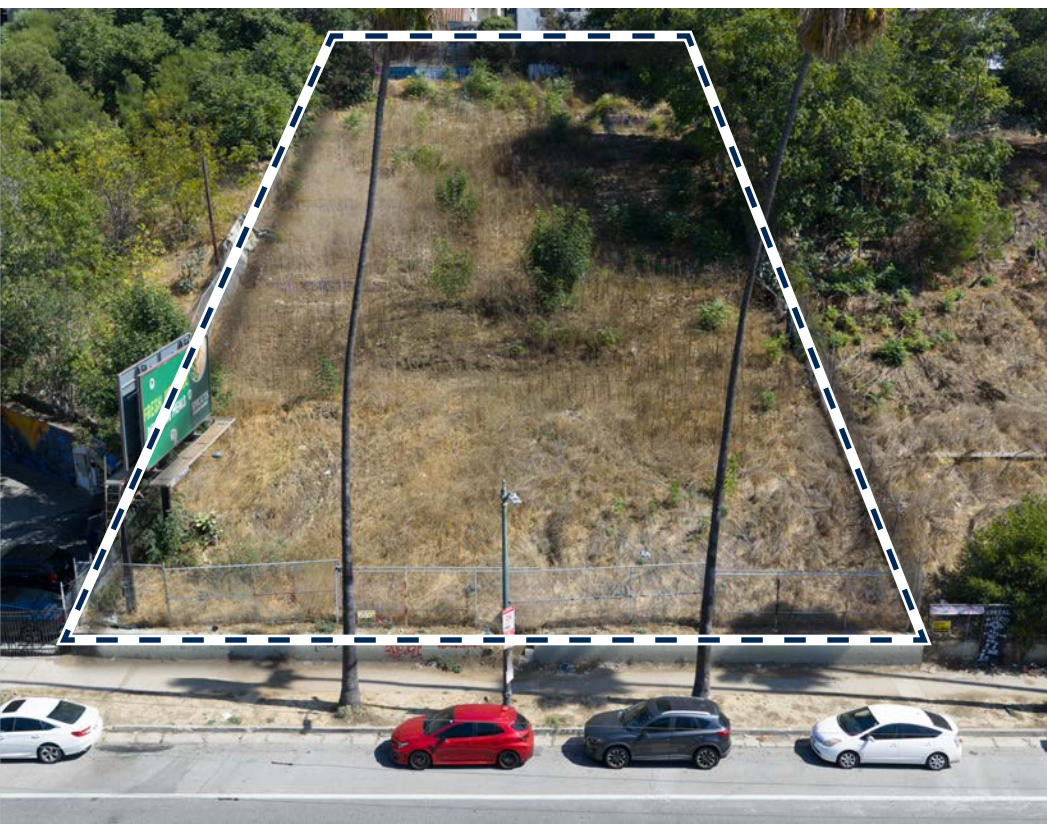
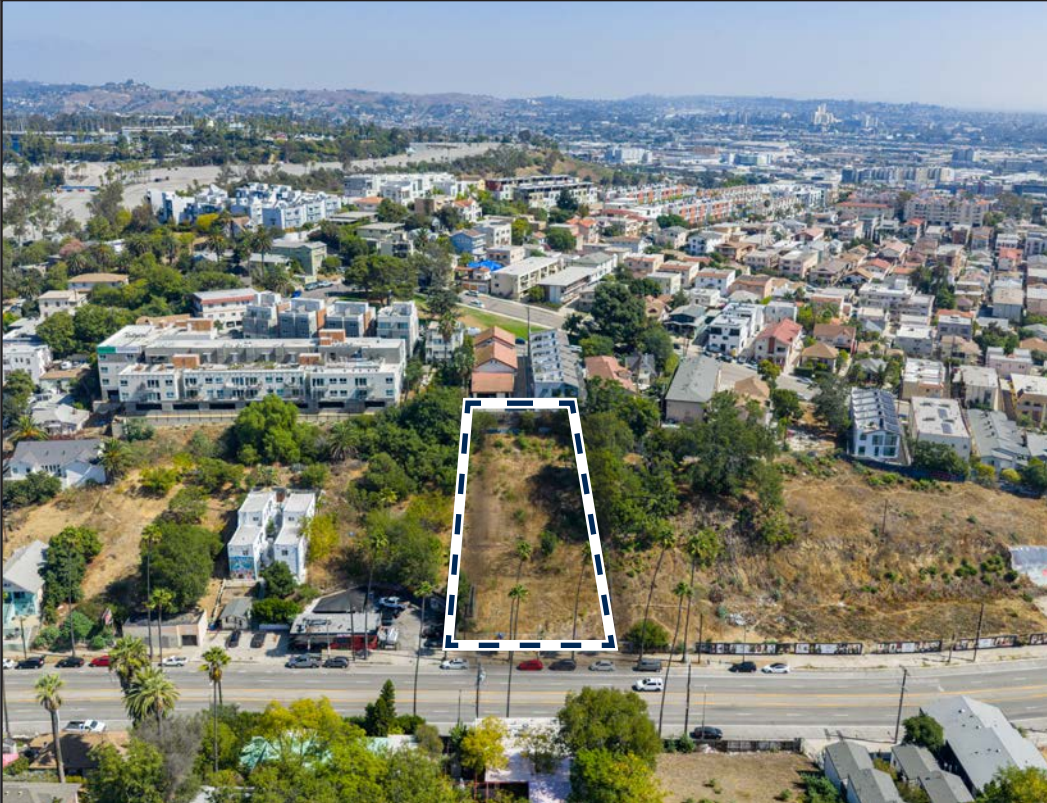
PROPERTY INFORMATION

ADDRESS:	1251-1257 Sunset Blvd Los Angeles, CA 90026
APPROX. LOT SIZE:	19,999 SF
PARCEL NUMBER:	5406-016-026 5406-015-001
ZONING:	C2-1VL
PROPERTY TYPE:	Land Development

PRICING INFORMATION

SALE PRICE:	\$2,500,000
PRICE PER LAND SF	\$125





DOWNTOWN LOS ANGELES

1251-1257
SUNSET BLVD
LOS ANGELES, CA 90026

SUNSET BLVD

SUNSET BLVD



DODGER STADIUM

1251-1257
SUNSET BLVD
LOS ANGELES, CA 90026



SUNSET BLVD

SUNSET BLVD

SALE COMPARABLES



1251-1257 SUNSET BLVD LOS ANGELES, CA 90026

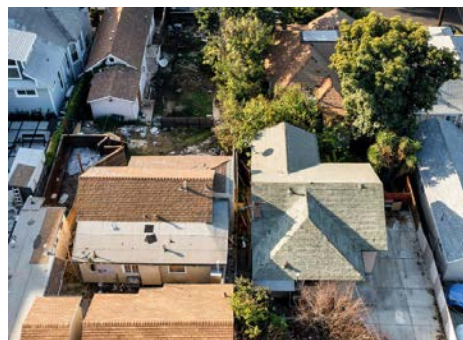
SALE PRICE \$2,500,000

ZONING C2-1VL

LAND AREA SF 19,999

PRICE PER SF LAND \$125

SALE DATE For Sale



1411 W COURT ST LOS ANGELES, CA 90026

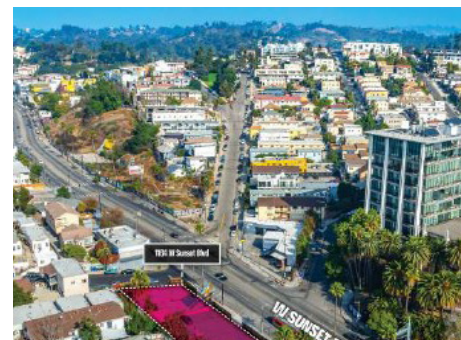
SALE PRICE \$2,000,000

ZONING CW

LAND AREA SF 12,041

PRICE PER SF LAND \$166

SALE DATE On Market



1164 W SUNSET BLVD LOS ANGELES, CA 90012

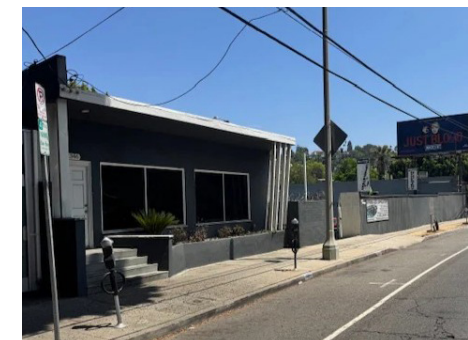
SALE PRICE \$3,500,000

ZONING C2-1VL

LAND AREA SF 15,398

PRICE PER SF LAND \$227

SALE DATE Under Contract



2340 HYERION AVE LOS ANGELES, CA 90027

SALE PRICE \$2,000,000

ZONING C2-1VL

LAND AREA SF 10,058

PRICE PER SF LAND \$199

SALE DATE Under Contract



900-908 N ALVARADO ST
 LOS ANGELES, CA 90026

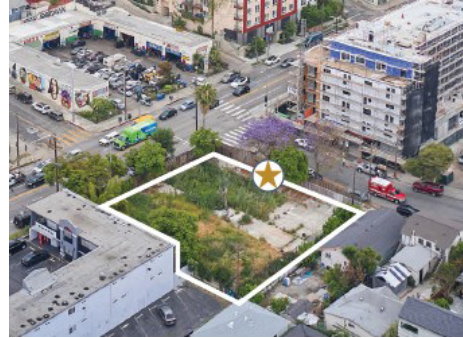
SALE PRICE \$2,100,000

ZONING C2-1VL

LAND AREA SF 15,000

PRICE PER SF LAND \$140

SALE DATE 9/22/2025



801-809 N ALVARADO ST
 LOS ANGELES, CA 90026

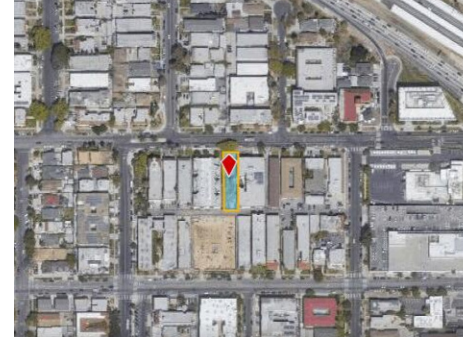
SALE PRICE \$1,750,000

ZONING C2-1VL

LAND AREA SF 12,678

PRICE PER SF LAND \$138

SALE DATE 9/5/2025



4136 ROSEWOOD AVE
 LOS ANGELES, CA 90004

SALE PRICE \$1,460,000

ZONING R4-1

LAND AREA SF 9,901

PRICE PER SF LAND \$147

SALE DATE 2/22/2024



933 S WESTMORELAND AVE
 NORTH HOLLYWOOD, CA 91601

SALE PRICE \$1,350,277

ZONING R4-1

LAND AREA SF 9,546

PRICE PER SF LAND \$141

SALE DATE 1/4/2024



WELCOME TO ECHO PARK!

Echo Park is growing community that many young creatives and professionals, families, and long-time Angelenos call home. It is one of LA's most quickly-evolving neighborhoods and is filled with with one-of-a-kind retail and dining experiences. Brimming with an enticing mix of trendy eateries, ample nightlife, and a bit of quirk, the neighborhood has an unexpected appeal. Its densely populated hills are packed with single-family homes, duplexes, and vintage apartment buildings.

Whether your looking for a relaxing afternoon stroll along the Echo Park Lake or trails at Elysian Park or wanting to experience the bustling nightlife, you will fall in love with this hip and creative neighborhood.

“Echo Park is simultaneously one of L.A.’s oldest and most historically significant residential districts and one of its most dynamic.”

- LA Times

- HOME TO 37 MILLION SF OF MULTIFAMILY, SINGLE FAMILY, OFFICE, RETAIL, AND OTHER USES.
- RECENT LEASING ACTIVITY OF “CLASS A” PRODUCT (3033 WILSHIRE, K2LA, THE VERMONT) SUGGESTS CLEAR DEMAND FOR LUXURY PRODUCT AT PRICE POINTS WELL ABOVE THOSE CONTEMPLATED IN THE FINANCIAL ANALYSIS FOR THE SUBJECT PROPERTIES.
- ECHO PARK’S LUXURY PRODUCT HAS LARGELY BEEN CONCENTRATED IN LARGER COMMUNITIES, DEPRIVING RESIDENTS SEEKING MORE BOUTIQUE LIVING EXPERIENCES IN SMALLER COMMUNITIES.
- ECHO PARK IS RATED A+ IN AMENITIES BY AREA VIBES.

ECHO PARK IS BOOMING

200,000+ square feet of retail space is currently in development with new retailers like Lassens opening on Sunset Blvd, and the newly completed Mohawk Collective, offering Starbucks Reserve and The Habit Burger Grill, amongst others.

LOCATION FUNDAMENTALS

Millennials have ditched the suburbs for a more active and dynamic urban lifestyle. Many don't own or want to own cars, so they rely on walking, biking, Metro or Uber. There is a limited supply of housing in Los Angeles, and especially in Echo Park, which is causing upward pressure on rents. Research firm Axiometrics projects rental rates are to increase by 25% over the next five years.

MOST SEARCHED NEIGHBORHOOD

Echo Park was rated the "Greatest Neighborhood in Los Angeles." It's a stone's throw from Chinatown, a short bike ride from downtown L.A., Silver Lake and Los Feliz. It's also surrounded by four major freeways: The 5, The 2, The 110 and the 101. That makes for a quick jaunt to the Arclight in Hollywood, The Americana in Glendale, or even USC. It is also home to one of the largest public parks in the city — Elysian Park the beautifully restored Echo Park lake.

URBAN LIVING WITH WALKABILITY

As one of the hippest neighborhoods in Los Angeles, Echo Park is a highly walkable submarket. Residents can travel on foot to complete their daily errands and stroll to the many restaurants, clubs, and restaurants that make up Echo Park's vibrant nightlife. Walkscore.com sites the subject properties as "Very Walkable — Most errands can be accomplished on foot." Echo Park is Rated A+ in Amenities by Area Vibes.

NEW YORK IN LA

With its close proximity to a multitude of public transportation options and its incredible "walkability", Echo Park residents have an East Coast feel in Los Angeles. LA residents now have a greater choice in where they live while still being connected to major employment hubs. Residents at the subject properties are adjacent to the Metro Bus Local Line, with connectivity to other metro rail lines and surrounding submarkets like Downtown LA, Hollywood, Studio City, North Hollywood, Culver City, Santa Monica, and Pasadena.

AFFORDABILITY GAP - BUY VS. RENT

The median neighborhood home price is approximately \$975,000 making home purchases out of reach for most local renters. Renting at the subject properties (post renovation) offers tenants a modern, sophisticated alternative at a fraction of the cost of home ownership. This disparity is a leading reason behind high occupancy and demand throughout the marketplace.



MOHAWK COLLECTIVE



VALERIE



HONEY HI



BAR FLORES

- [illegible]

Hollywood affords a vibrant mix of activities and entertainment for all types of residents. Highly rated restaurants include Katsuya, Cleo, and Musso & Frank Grill (opened in 1919). For the younger cohort, Hollywood also offers an endless amount of bars, chic lounges, and exclusive dance clubs to enjoy. National retailers and original boutiques that line Hollywood Boulevard offer the latest fashions. On Sundays, The Hollywood Farmers Market provides fresh produce and prepared foods. Runyon Canyon Park offers some of Los Angeles' best views and hikes. Residents have affordable public transportation options provided by the Metro Red Line and several bus lines.

HOLLYWOOD



SILVER LAKE

Voted Forbes' Hippest Neighborhood and built around a city reservoir, Silver Lake is well known for its trendy restaurants, nightlife, and avant garde Modernist architecture. Since the end of 1990's the area has also been the center of LA's indie and alternative music scene. Silver Lake has long been a preferred community, but approximately 15 years ago when gentrification began in earnest, home values and rents have sharply increased.



**1251-1257
SUNSET BLVD
LOS ANGELES, CA 90026**

KOREATOWN



Long celebrated for its art deco architectural heritage and immigrant community, today Koreatown has emerged as one of Los Angeles' most fashionable areas. As the densest part of Los Angeles, new residents flock to this neighborhood just west of Downtown to enjoy walkable amenities, fabulous restaurants, and recently opened boutique hotels like the Line and Normandie. The Metro Purple Line traversing Wilshire Boulevard in the heart of Koreatown will further attract new residents. Thanks to Korean and Latino immigrants, the area is dotted with highly rated ethnic eateries.

DOWNTOWN LA



The Downtown submarket of Los Angeles includes its central business district, which contains the nation's third largest employment pool. Additionally, this submarket features many major sports facilities, sightseeing opportunities, skyscrapers, and large multinational corporations.

Downtown is also the hub of the city's freeway network and Metro rapid-transit system. LA Live is one of downtown's most innovative developments featuring sports and music venues, nightclubs, restaurants, a bowling alley, a museum, and movie theaters.

OFFERING MEMORANDUM

1251-1257 SUNSET BLVD

LOS ANGELES, CA 90026

EXCLUSIVELY LISTED BY

NEEMA AHADIAN

Senior Managing Director of Investments

CA BRE License #01346750

TEL: 310.909.5444

Neema@MarcusMillichap.com

Marcus & Millichap
THE NEEMA GROUP