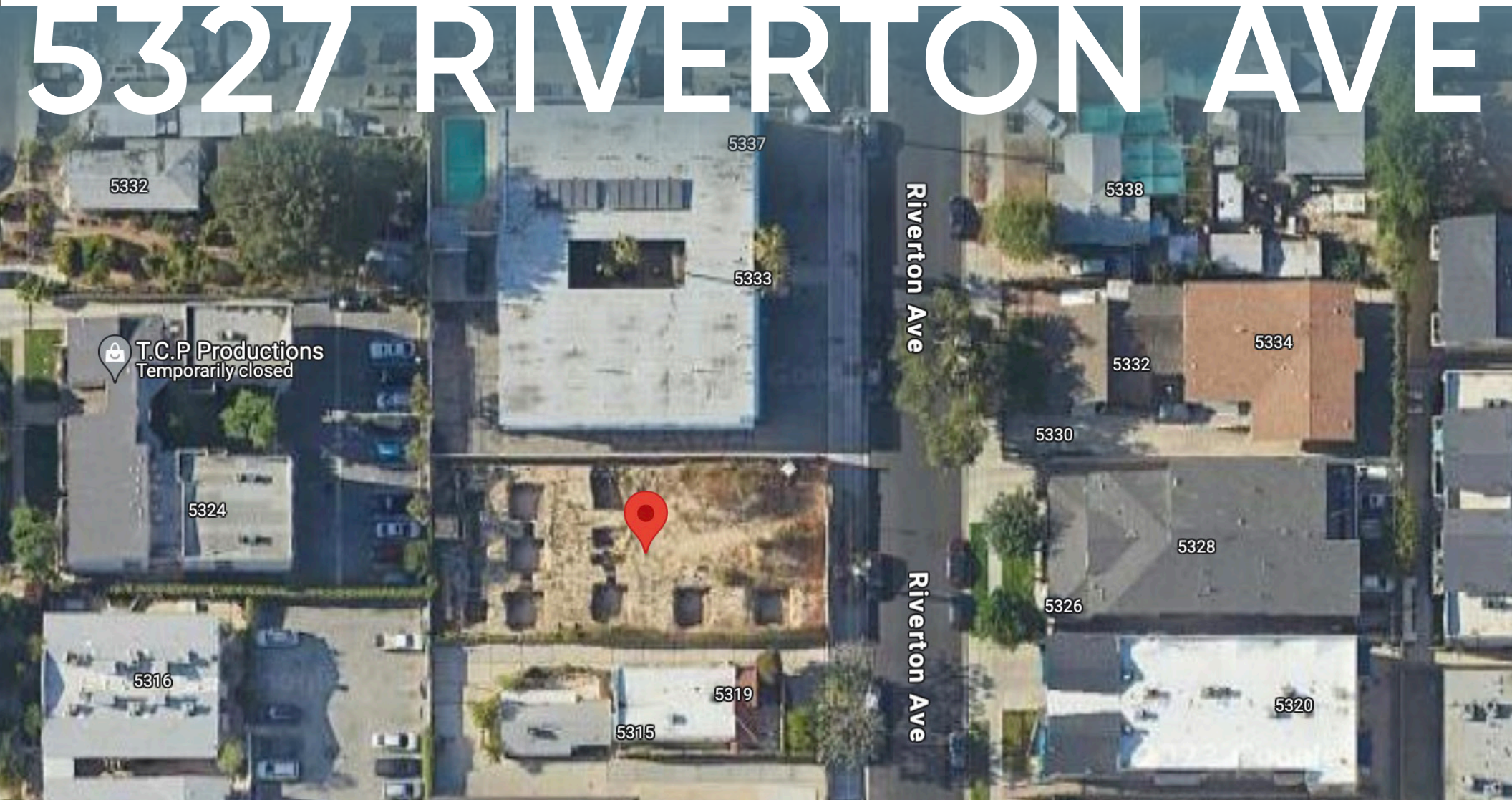


8,102 SF LOT IN ULTRA-TRENDY NOHO ARTS W/RTI PLANS FOR 6-UNITS! | NON RSO & SB-8 EXEMPT

5327 RIVERTON AVE



OFFERING MEMORANDUM

Prepared by
THE LAND SPECIALISTS®



powered by **myunits.com**

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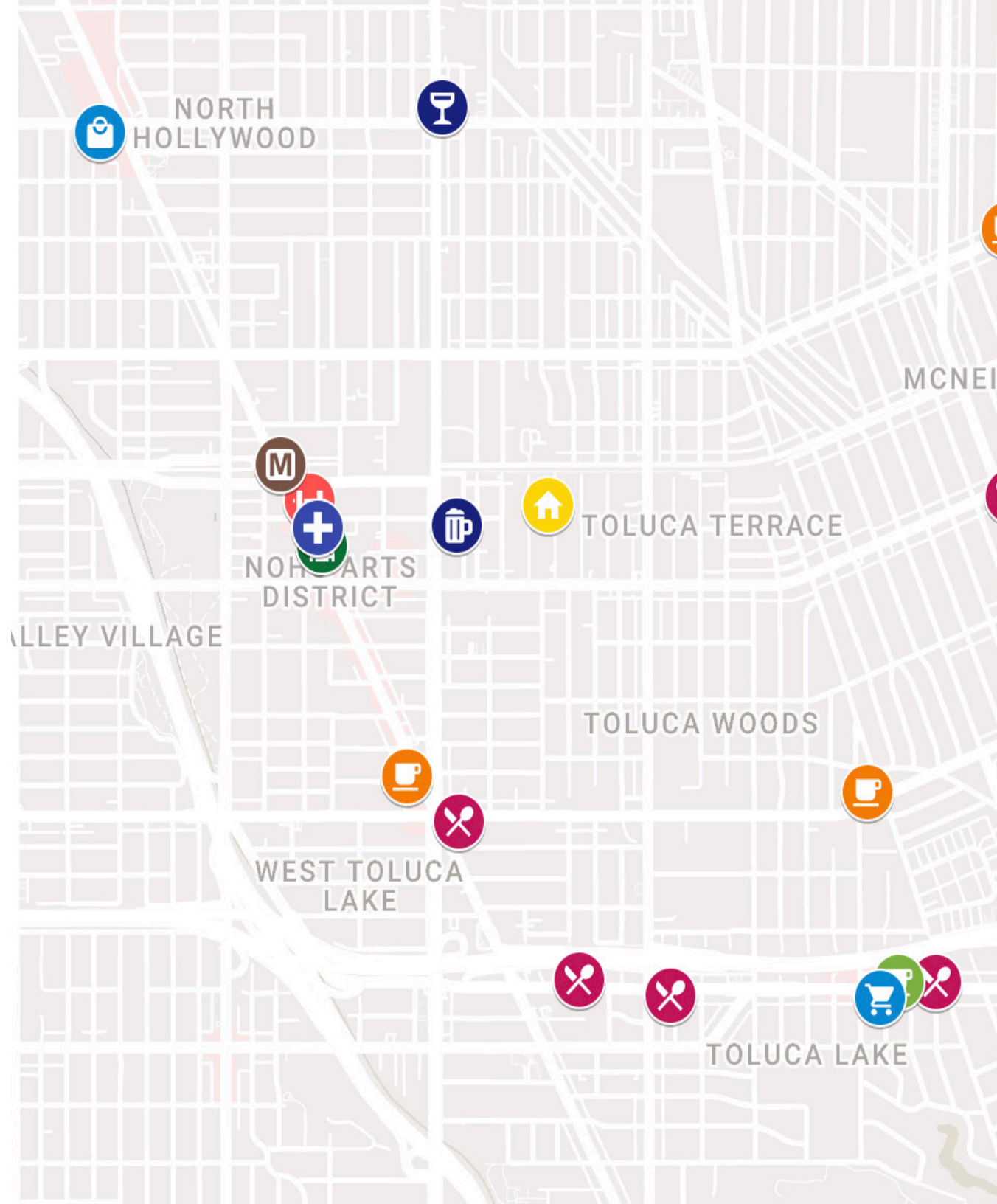


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The top half of the image features a background with a topographic map pattern. It consists of numerous white, irregular contour lines of varying thicknesses on a teal-to-blue gradient background. The lines are more densely packed in some areas, suggesting higher elevation, and more spread out in others.

OFFERING SUMMARY

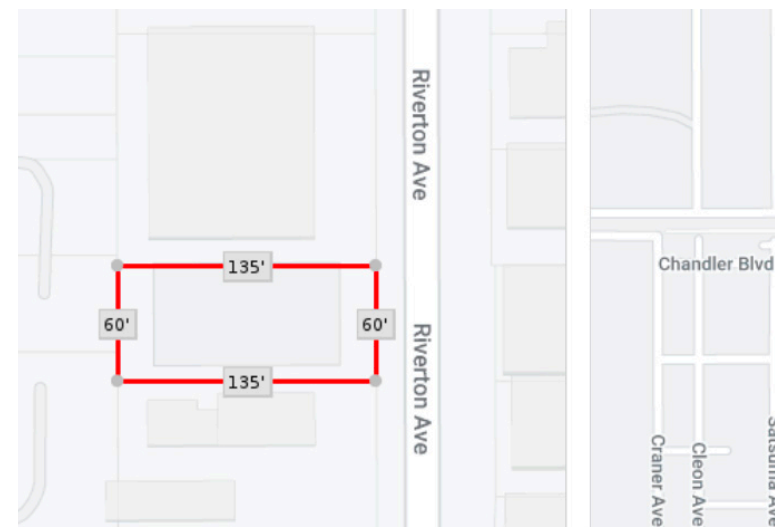
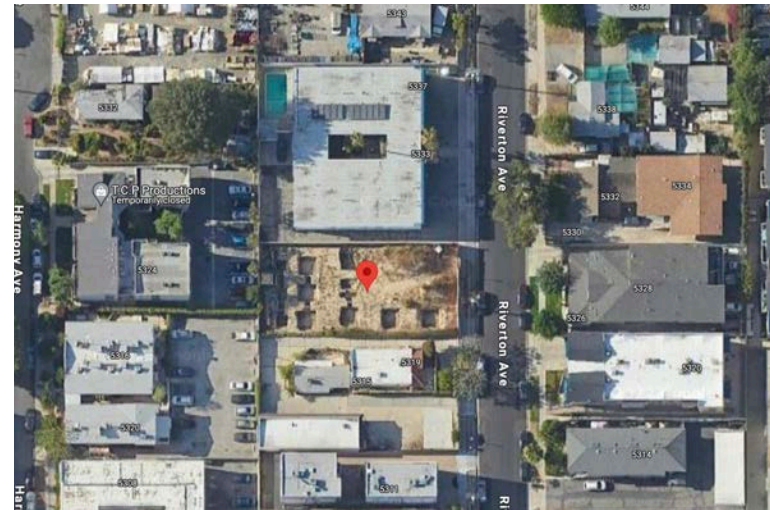
OFFERING SUMMARY

The Land Specialists are pleased to present 5327 Riverton Ave, an exceptional opportunity to build a new 6-unit development – or up to 10 units by right – in the heart of the North Hollywood Arts District, one of LA's fastest-growing and most in-demand neighborhoods. This SB-8 exempt, non-rent-controlled, LAR3-zoned lot is a rare find in today's landscape, offering developers a streamlined path forward with no tenant relocation or replacement unit requirements—saving both time and capital.

Delivered RTI with plans for six thoughtfully designed townhomes, the current design includes two oversized 3-bedroom, 3.5-bath units and four spacious 2-bedroom, 2.5-bath units. Each features open layouts, en-suite bathrooms, in-unit laundry, and dedicated parking – ideal for today's renter. Prefer to bring your own plans? With LAR3 zoning and SB-8 exemption, developers can build up to 10 units by right – a unique value-add opportunity.

Located steps from The Laemmle Theatre, The Federal Bar, Chandler Bike Path, and the newly developed NoHo West hub – home to Trader Joe's, boutique fitness studios, and curated retail – this site offers unbeatable walkability in a red-hot submarket. With very few SB-8 exempt properties left, this is a rare plug-and-play opportunity in a high-growth corridor.

Call now before this one gets snatched up.



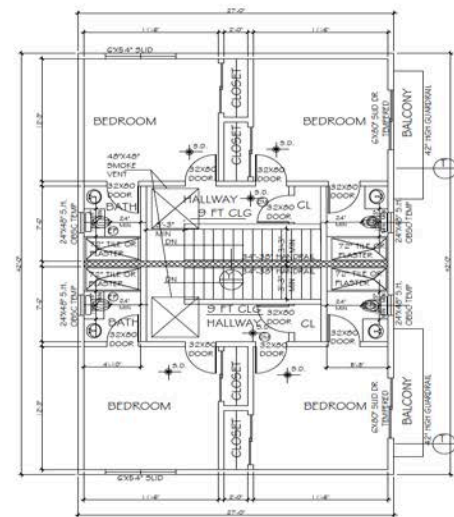
OFFERING SUMMARY



PROPERTY OVERVIEW

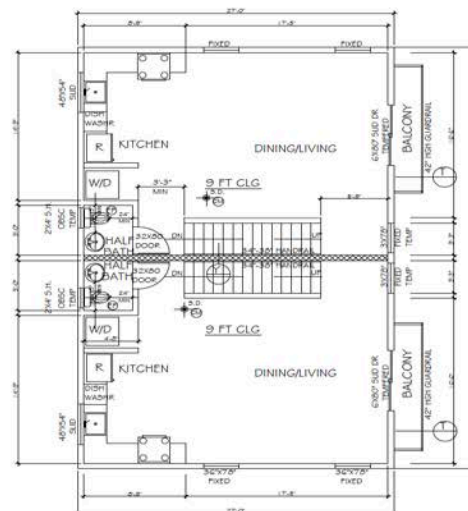
THE PROPERTY:	Address:	5327 Riverton Ave North Hollywood, CA 91601
	APN:	2416-011-005
	# Developable Units:	Delivered with RTI Plans for a 6-Unit
	Falt Lot:	Vacant Lot
	SB-8 Exempt:	Yes
	Lot Size (SF):	8,102
	Rent Control:	No
	Zoning:	LAR3
	Parking:	8 Garages

THE OFFERING:	List Price:	\$1,295,000
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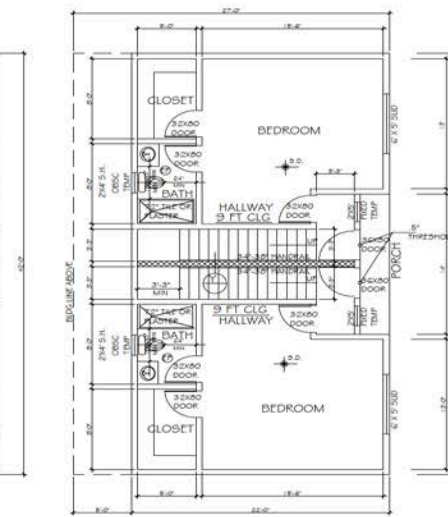


3RD FLOOR PLAN
SC: 1/8" = 1'-0"

S.D. SMOKE ALARM
SMOKE ALARM SHALL BE HARD WIRED WITH BATTERY
DEVICE
IN EXISTING BUILDING A BATTERY SMOKE ALARM IS

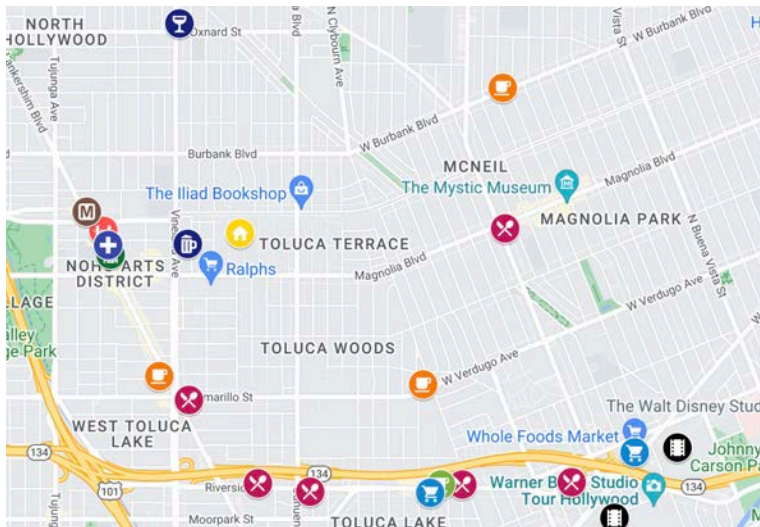
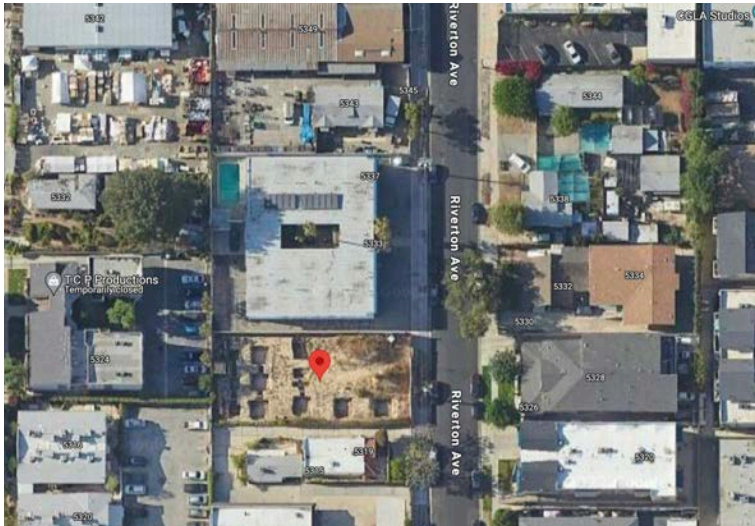


2ND FLOOR PLAN
SC: 1/8" = 1'-0"



1ST FLOOR PLAN
SC: 1/8" = 1'-0"

INVESTMENT HIGHLIGHTS

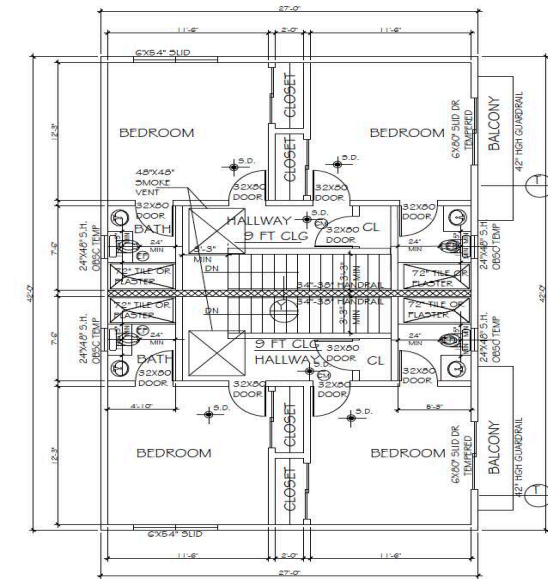


- No rent control on the future project!
- SB-8 EXEMPT!
- Delivered RTI!!! Get ready to build ASAP.
- Large (8,102 SF) flat lot, ideal for a new construction project.
- Expertly designed plans using all wood that will be cost-effective to build.
- Large bedrooms with oversized closets in some rooms.
- No relocations needed! Non-tenant occupied!
- Located steps from countless trendy restaurants, shops and mixed-use developments such as The Laemmle Theatre, The Federal Bar, the Chandler Bike Path, and the new NoHo West development featuring Trader Joe's, boutique fitness studios, and curated retail. With limited SB-8 exempt properties remaining, this is a rare plug-and-play development site in a high-growth corridor.
- A mix of large 3 and bedroom units, meaning maximum income.
- New construction in this neighborhood commands premium rents and high resale value.
- High-demand rental market, attracting entertainment industry professionals, young creatives, and commuters.

The top half of the image features a background with a topographic map pattern. It consists of numerous white, irregular contour lines of varying thicknesses set against a teal-to-blue gradient. The lines create a sense of depth and movement, resembling a map of a hilly or mountainous region.

PROPERTY PHOTOS

PLANS | FRONT DUPLEX

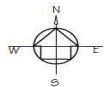


3RD FLOOR PLAN

S.D. SMOKE ALARM

SC: 1/4" = 1'-0"

SMOKE ALARM SHALL BE HARD WIRED WITH BATTERY DEVICE. IN EXISTING BUILDING A BATTERY SMOKE ALARM IS PERMITTED.

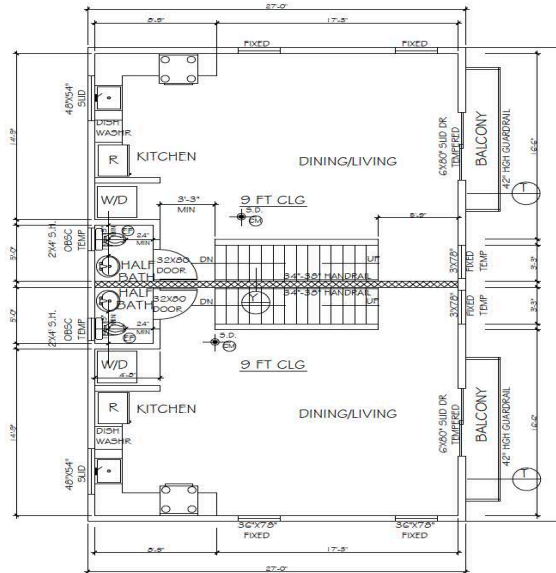


1-HR WALL
SEE DETAIL 94

EXHAUST FAN WITH
50 CFM DUCTED TO
TERMINATE TO THE

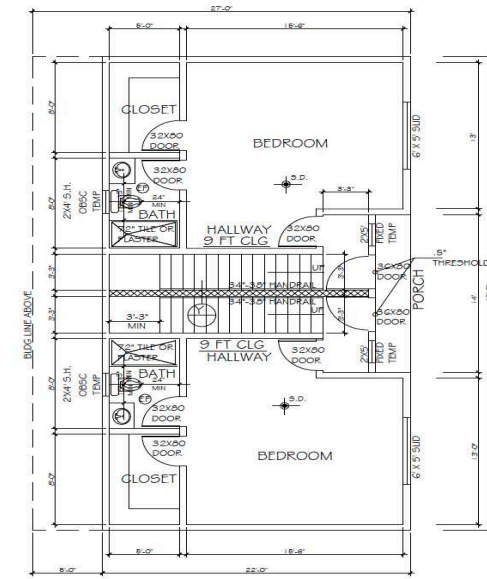
NOTE:

FELT



2ND FLOOR PLAN

SC: 1/4" = 1'-0"



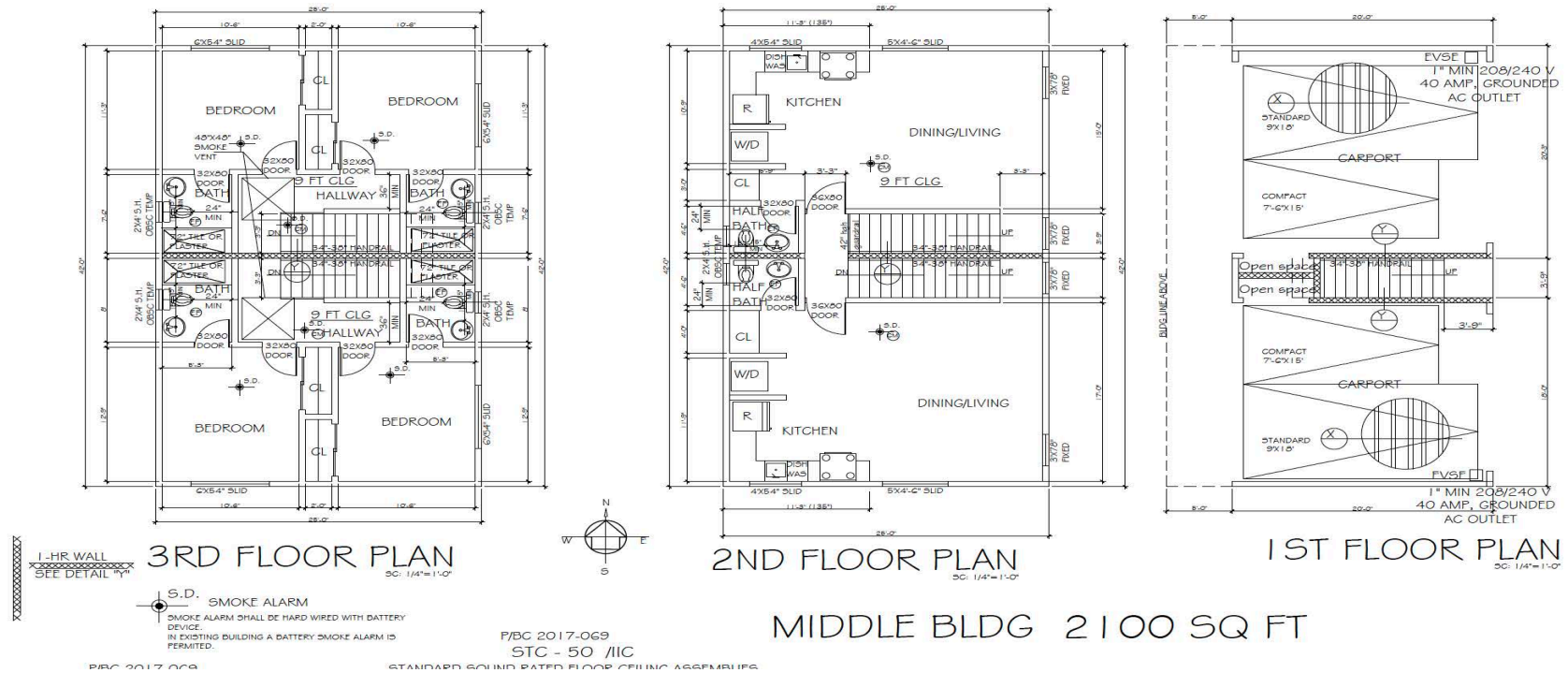
CM CARBON MONOXIDE ALARM

1ST FLOOR PLAN

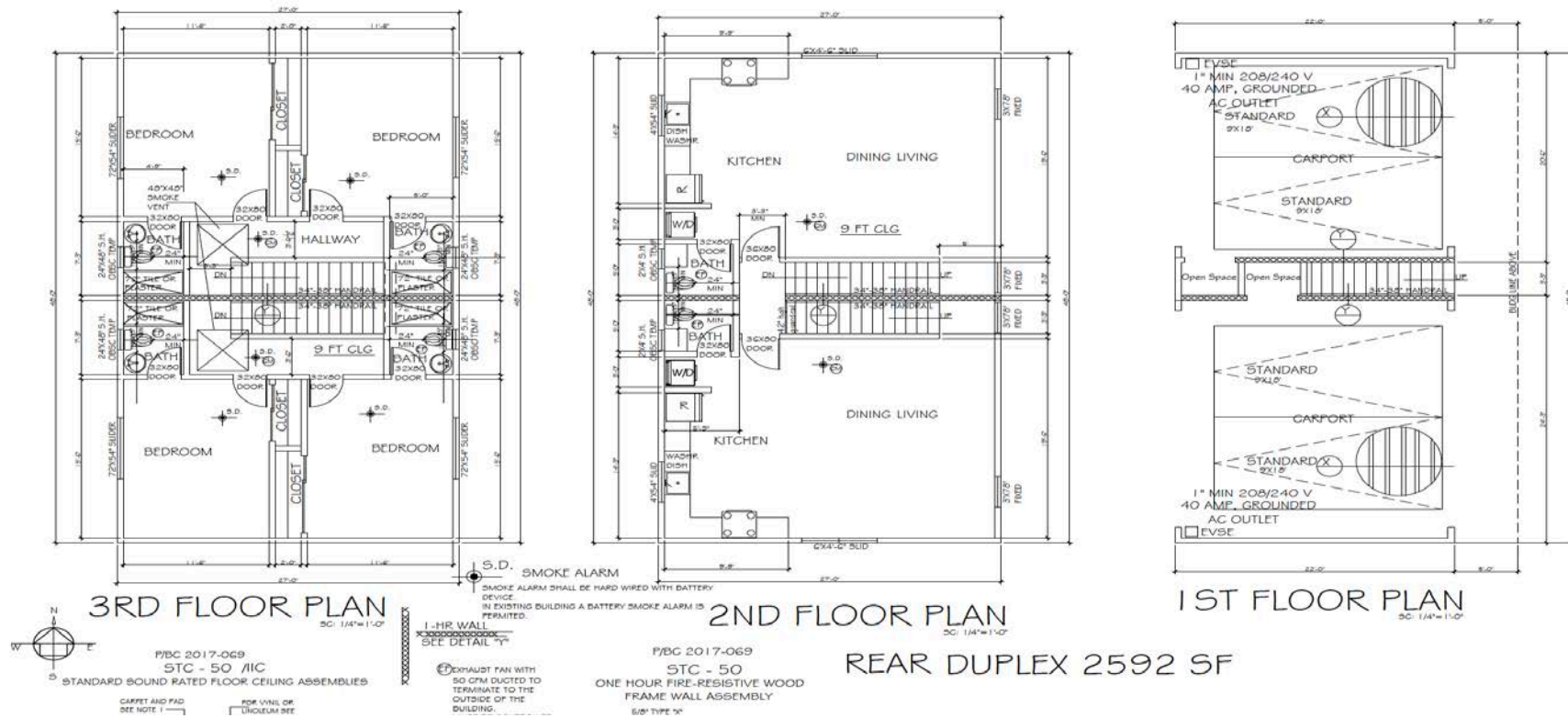
SC: 1/4" = 1'-0"

FRONT BLDG 3192 SF

PLANS | MIDDLE DUPLEX



PLANS | REAR DUPLEX





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