

5,352 SF LOT LOCATED SILVER LAKE ADJ.! | OPP. ZONE & NON RSO



OFFERING MEMORANDUM



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CHEYENNE WOMACK

SALES DIRECTOR
REALTOR® #0204825
805.973.7470 Cell
cheyenne@myunits.com
www.myunits.com

LAUREN CEARLEY

SALES DIRECTOR
REALTOR® #02146823
213.302.8662 Cell
lauren@myunits.com
www.myunits.com

**630 N Glenoaks Blvd
Burbank, CA 91502**

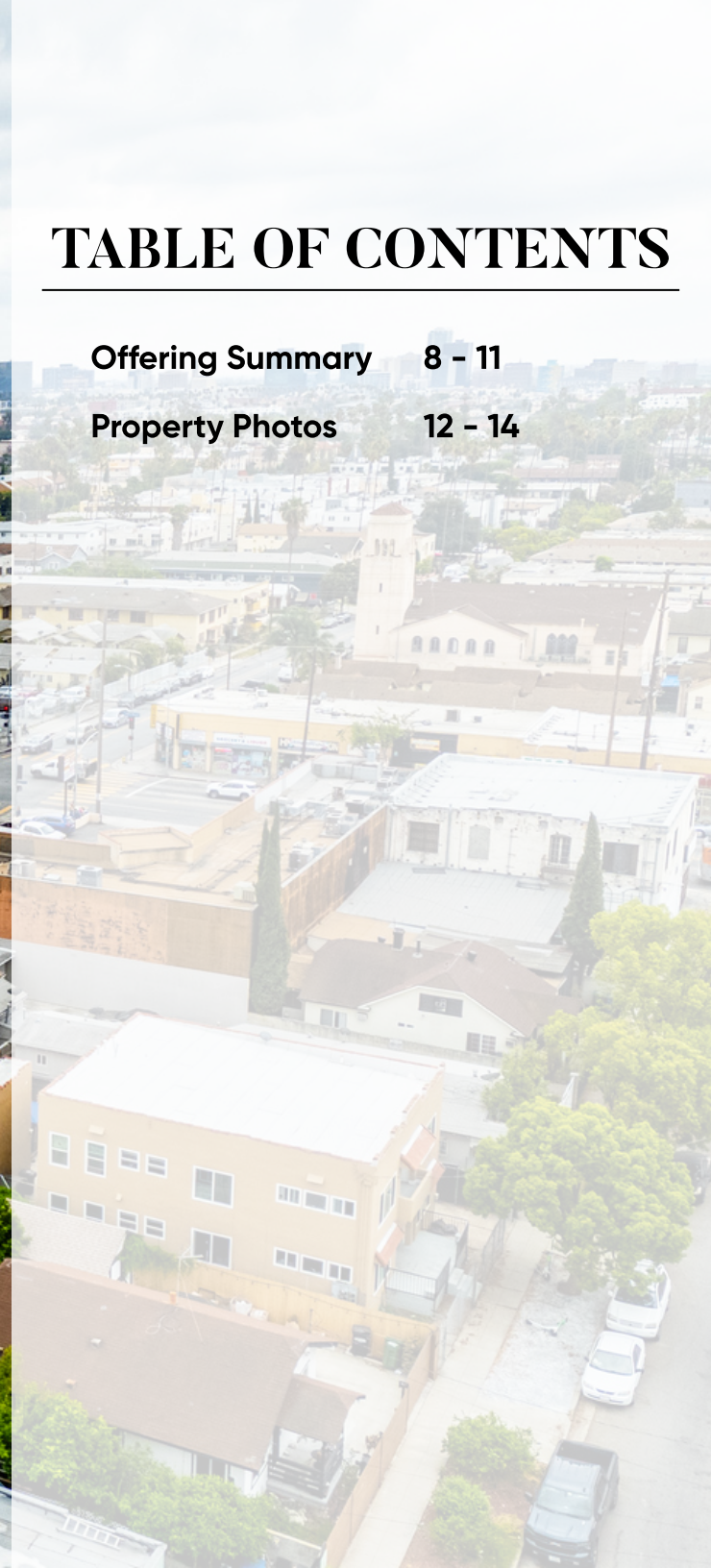
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The top half of the image features a background with a topographic map pattern. It consists of numerous white, irregular contour lines of varying thicknesses on a teal-to-blue gradient background. The lines create a sense of depth and movement, resembling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

OFFERING SUMMARY

THE OFFERING

The Land Specialists are pleased to present 1127 N Normandie Ave, a prime development opportunity adjacent to Silver Lake, one of LA's most sought-after Eastside neighborhoods. Situated on a 5,352 SF flat lot within an Opportunity Zone and not subject to rent control, this asset offers significant upside for developers and investors alike.

The property is currently improved with a vacant SFR, allowing for a streamlined development process with no tenant relocations required. Zoned LARD1.5, the site offers by-right development potential in a high-demand rental market where new construction commands premium rents.

Centrally located near major employment hubs including Kaiser Permanente, Netflix, Paramount Studios, and the Hollywood Media District, the property attracts a strong tenant base of young professionals and students. Residents will enjoy a highly walkable location near top dining, coffee, and retail, along with easy access to the Vermont/Sunset Metro and surrounding hubs like Silver Lake, Los Feliz, and Hollywood.

With limited inventory and continued rental demand in this submarket, 1127 N Normandie presents a compelling opportunity to develop in a proven, high-growth location.



Property Highlights

- ◆ No rent control on the future project!
- ◆ Opportunity Zone, major tax benefits (consult CPA).
- ◆ Large (5,352 SF) flat lot, ideal for a new construction project.
- ◆ Vacant SFR currently on lot. No relocations needed!
- ◆ New construction in this neighborhood commands premium rents and high resale value.
- ◆ LARD1.5 zoning
- ◆ Prime East Hollywood location, nearby Go Get Em Tiger, Square One, HomeState, and the Vermont/Sunset Metro Station.
- ◆ Barnsdall Art Park, Griffith Park, and Silver Lake's Sunset Junction just minutes away.
- ◆ High-demand rental market, attracting medical professionals from Kaiser Permanente, students and faculty from LA City College, and young professionals working in Hollywood, Netflix, and nearby tech and entertainment hubs.



The Property

1127 Normandie Ave, Los Angeles, CA 90029

APN: 5537-017-018
Zoning: LARD1.5
Lot Size: 5,352 sqft
of Existing Units: 1 SFR
Existing Bldg Size: 1,020 sqft
Rent Control: No
Opportunity Zone: Yes
of By-Right Units: 3



The Offering

The Pricing & Metrics

List Price: \$849,000
Price per Land Sqft: \$158.63



Location Highlights

- ✦ Located in the heart of Virgil Village adjacent to Silver Lake, one of LA's most sought-after Eastside neighborhoods known for consistent tenant demand and long-term appreciation.
- ✦ Walkable to Michelin Guide-recognized restaurants including Saffy's, Found Oyster, Budonoki, and Courage Bagels, along with daily conveniences like Erewhon, boutique coffee shops, and neighborhood retail.
- ✦ Minutes from Silver Lake, Los Feliz, Hollywood, and Sunset Junction, offering tenants immediate access to top dining, nightlife, and lifestyle amenities.
- ✦ Centrally positioned near major employment hubs including Netflix Headquarters, Paramount Studios, Kaiser Hospital, Sunset Gower Studios, and the Hollywood Media District.
- ✦ Strong connectivity to DTLA, Koreatown, and major transportation routes, attracting renters who value both convenience and quality of life in an amenity-rich pocket.



You'll find the coolest spots nearby.

📍 1127 Normandie Ave

🍷 Courage Bagels

🍷 Found Oyster

🍷 Saffy's

🍷 Mendocino Farms

🍷 Budonoki

🍷 Santo Silverlake

🍷 Kismet

🍷 Sqirl

🍷 HomeState

🍷 Alcove

🍷 Voodoo Vin

🍷 Real Charmer

🍷 Melody

🍷 Hi Tops Los Feliz

🍷 Akbar

🍷 El Cid

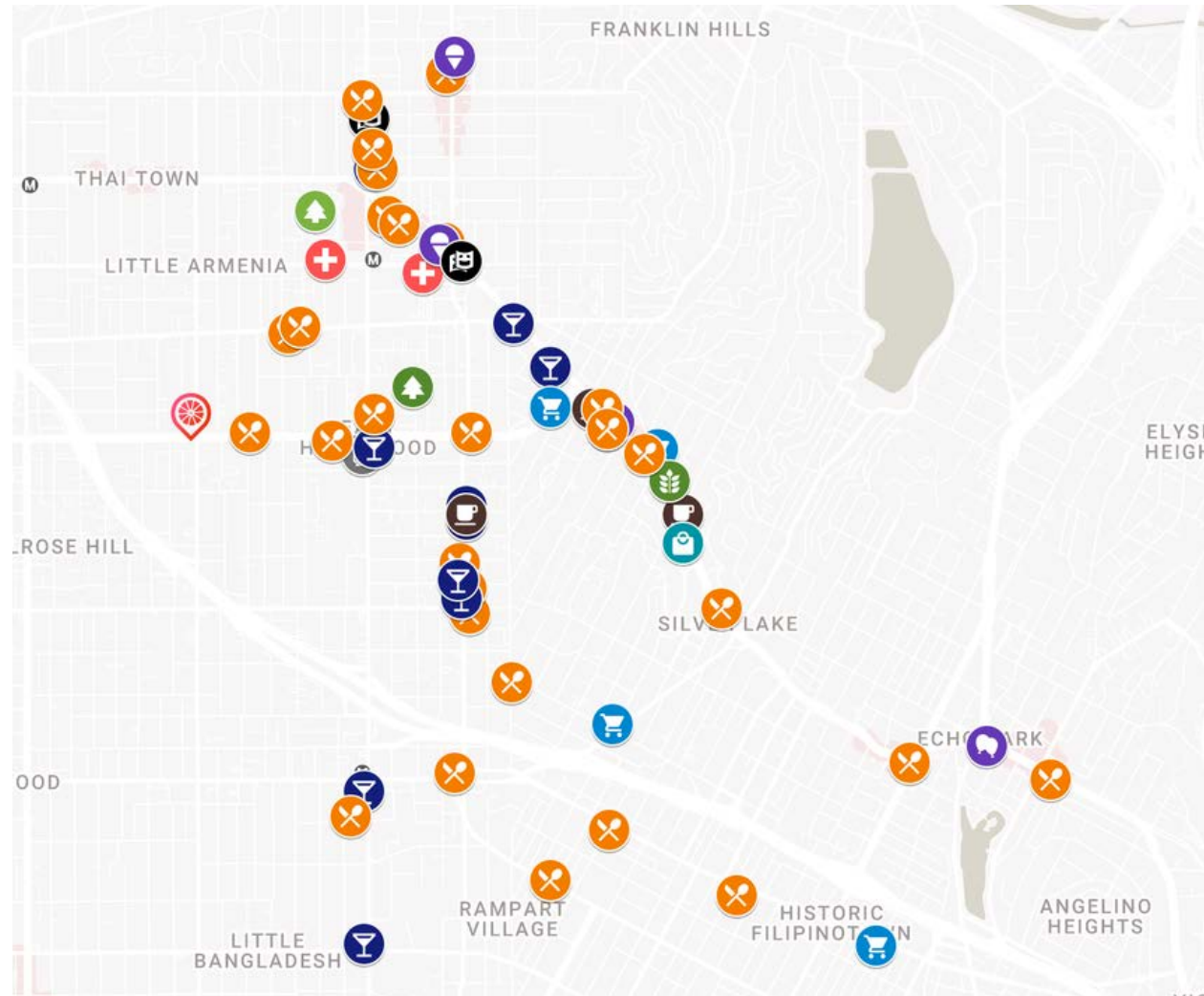
🍷 Alma's Cider & Beer

☕ Intelligentsia Coffee

☕ Good Friend Coffee

☕ Alfred Coffee

🛒 Erewhon



The top half of the image features a background of a topographic map with white contour lines on a teal-to-blue gradient. The bottom half of the image is a solid white background.

PROPERTY PHOTOS







Cheyenne Womack
805.973.7470
cheyenne@myunits.com

Lauren Cearley
213.302.8662
lauren@myunits.com