

8570 HOLLOWAY DRIVE WEST HOLLYWOOD, CA 90069



DEVELOP UP TO 14 UNITS ONE BLOCK SOUTH OF THE ICONIC SUNSET STRIP
TRIPLEX ON 7,708 SF LOT ZONED R4B | MAY BE DELIVERED VACANT UPON COE

COMPASS

TABLE OF CONTENTS



Development Report	4 - 5
Exterior Photography	6 - 7
Interior Photography	8 - 10
Neighborhood Overview	12
Developments & Hotspots	13 - 17
Sales Comparables	19 - 20



SCAN THE QR CODE TO VIEW
THE PROPERTY TOUR VIDEO





PROPERTY OVERVIEW



BY-RIGHT DEVELOPMENT REPORT



EXISTING CONDITIONS

Floor Area	4,003 SF
Number of Units	3 Built-in 1939

DEVELOPMENT POTENTIAL (BY-RIGHT)

Maximum FAR	None
Maximum Height & Stories	45 Feet & 4 Stories
Maximum Buildable Footprint	5,006 SF
Maximum Buildable Area (Envelope)	20,024 SF
Max Dwelling Units	8
Affordable Units Required	None
Parking Required	Studio units up to 500 SF - 1 space One bdrm. units and studios larger than 500 SF - 1.5 spaces Two-bdrm. to 3-bdrm. units - 2 spaces 4 or more bdrms. - 3 spaces
Required Open Space	Private open space: 120 SF per dwelling unit Common open space: 500 SF
Other Development Notes	Guest parking: 1 covered space for each 4 units

DENSITY BONUS DEVELOPMENT REPORT



KENNY STEVENS TEAM

DEVELOPMENT POTENTIAL (WITH TOC OR DB)	
Maximum FAR	None
Maximum Height & Stories	45 Feet & 4 Stories (eligible for increase)
Maximum Buildable Footprint	5,006 SF
Maximum Buildable Area (Envelope)	20,024 SF
Max Dwelling Units	
	14
Affordable Units Required	At least 15% for very low-income or 24% for low-income or 44% for moderate income (for sale)
Parking Required	0-1 Bedrooms: 1 on-site parking space 2-3 Bedrooms: 1.5 on-site parking spaces 4 or more bedrooms: 2 parking spaces
Required Open Space	Eligible for decrease through bonus incentives
Other Development Notes	None
OFFERING DETAILS	
Asking Price	\$3,500,000 (\$454 Land PPSF)
Lot Size	7,702 SF with R4B zoning
APN	4339-004-002

EXTERIOR PHOTOGRAPHY



DAYTIME



EXTERIOR PHOTOGRAPHY



DAYTIME



INTERIOR PHOTOGRAPHY



FRONT DUPLEX



INTERIOR PHOTOGRAPHY



FRONT DUPLEX



INTERIOR PHOTOGRAPHY



BACK UNIT





NEIGHBORHOOD OVERVIEW



ABOUT WEST HOLLYWOOD



A Haven for Culture & Architecture

West Hollywood, often affectionately known as WeHo, is a bustling neighborhood nestled in the heart of Los Angeles. Known for its glamour, vibrant nightlife, and rich cultural tapestry, WeHo stands as a beacon of modern living, luxury, and artistic expression—an unparalleled place to live, work, and play.

Living in West Hollywood means being at the center of luxury and convenience. The neighborhood offers a variety of residential options, from stylish apartments to sprawling mansions, accommodating a diverse community. With its pedestrian-friendly streets and lush green spaces, WeHo is not just a place to live, but a lifestyle to embrace.

WeHo's culinary scene is as diverse as its community, featuring a wide array of restaurants that cater to every taste and preference. From rooftop restaurants offering panoramic city views to cozy bistros serving global cuisines, dining in West Hollywood is a gastronomic delight. The area's shopping experience is equally impressive, with high-end boutiques

Boutique and designer stores lining Melrose Ave and Robertson Blvd. West Hollywood is not only known for its entertainment and lifestyle but also for its cultural depth and artistic vibrancy. The neighborhood is home to some of LA's most iconic landmarks, including the legendary Sunset Strip, known for its world-renowned music venues like The Roxy & Whisky a Go Go. The neighborhood also boasts architectural marvels such as the Pacific Design Center, a beacon for design and innovation.

NEIGHBORHOOD AERIAL MAP



THE SUNSET STRIP



NEARBY DEVELOPMENTS



KENNY STEVENS TEAM

1) 8850 SUNSET BOULEVARD

Replacing the iconic Viper Room, this proposed mixed-use project by Silver Creek Development will feature a 113-room hotel with meeting rooms, amenities, 26 market-rate condominiums, and 8 units of affordable housing. Silver Creek acquired the site for \$80M in 2017, and construction is expected to start in 2023 and occur over an approx. three-year period.

2) 825-29 LARRABEE STREET

This recently completed mixed-use project by prolific WeHo development firm Faring, which replaced two single-family homes, consists of 13 residential units above parking and on-site amenities (theater, offices, an interior courtyard, and private terraces for residents).

3) 8240 SUNSET BOULEVARD

The proposed project by A.J. Khair calls for a new property featuring a 137-room hotel, 45 residential units, restaurants, shops, & various amenities. Construction is expected to start in 2023 and occur over 30 months.

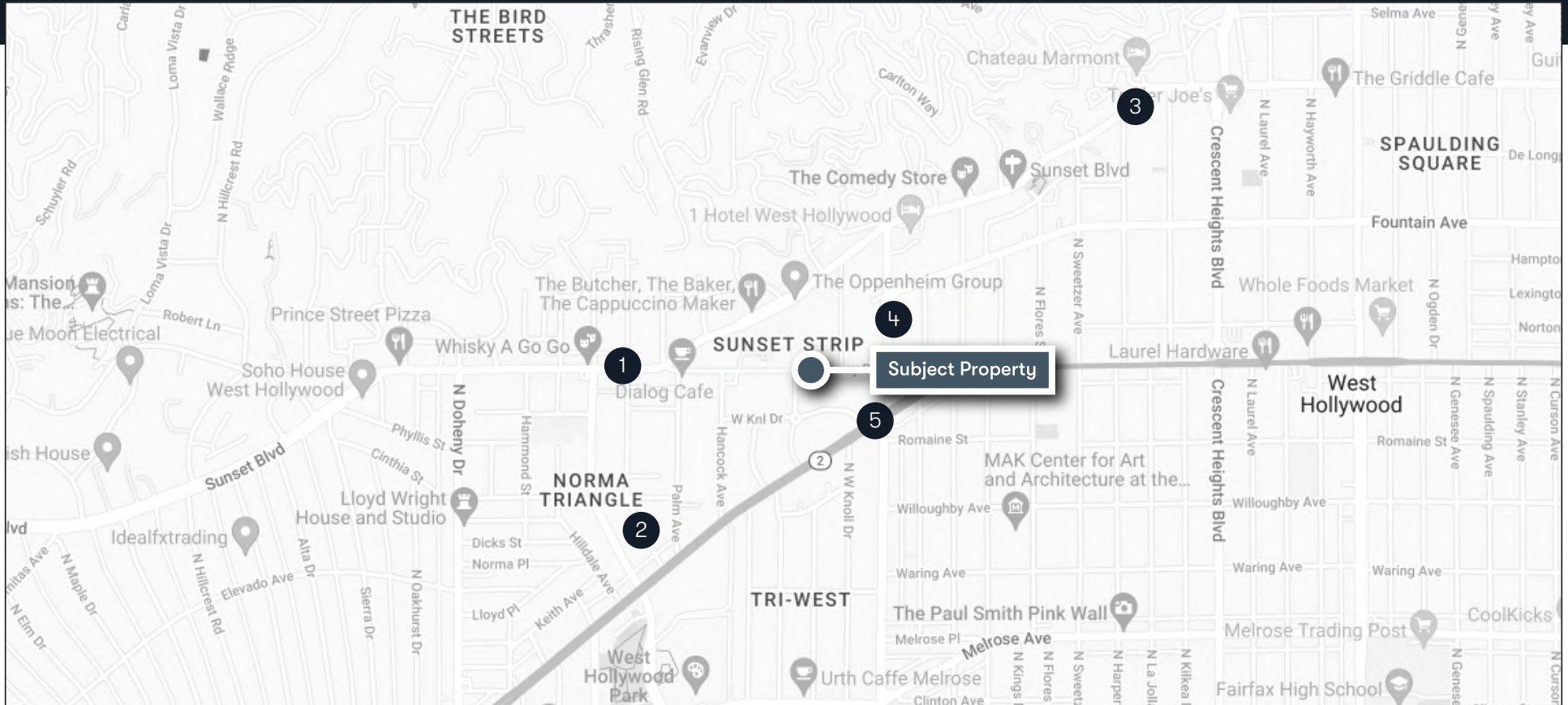
4) 1136-42 N. LA CIENEGA BOULEVARD

This five-story property, currently under construction by LOHA, will feature 23 units atop a two-level subterranean garage.

5) 8500 SANTA MONICA BOULEVARD

Currently under review, this proposed project on the corner of Santa Monica and La Cienega, calls for a six-story building featuring 30 one- and two-bedroom units above 3,800 SF of ground-floor commercial space and a two-level subterranean parking garage. The project applicant is seeking the approval of a 50 percent density bonus by including five affordable units.

NEARBY DEVELOPMENTS MAP



DEVELOPMENT ADDRESS	DISTANCE	NOTES
1) 8850 Sunset Blvd.	0.2 Mile	Replacing the Viper Room, this properest project features a 116-room hotel, 26 market-rate condos
2) 825-29 Larrabee St.	0.5 Mile	Recently finished construction, this multifamily project by Faring features 13 residential units
3) 8240 Sunset Blvd.	1.2 Miles	Proposed project by A.J. Khair calls for a 167-room hotel, 45 residential units, and commercial space
4) 1136-42 N. La Cienega Blvd.	0.5 Mile	Currently under construction by LOHA, five-story building featuring 23 units and a parking garage
5) 8500 Santa Monica Blvd.	0.6 Mile	Currently under review, 30 residential units above 3,800 SF of commercial space, and parking

NEARBY HOTSPOTS



KENNY STEVENS TEAM

1) SUNSET BLVD.

Sunset Blvd is a living testament to Hollywood's rich history. This iconic stretch is lined with theaters, art galleries, and music venues that offer residents front-row seats to a world of artistic expression. In addition, the boulevard features a world of flavors and influences.

2) MELROSE AVE.

Melrose Avenue, the heartbeat of Hollywood's style and culture, is a magnet for residents seeking a vibrant and trendsetting lifestyle. For residents with a passion for fashion and unique finds, the avenue is dotted with trendy boutique shops and vintage stores that cater to every style and taste.

3) SANTA MONICA BLVD.

Santa Monica Blvd. is a bustling artery of culture and connectivity. Known for its blend of historic charm & contemporary flair, this lively stretch is a central hub for residents seeking a vibrant, pedestrian-friendly lifestyle.

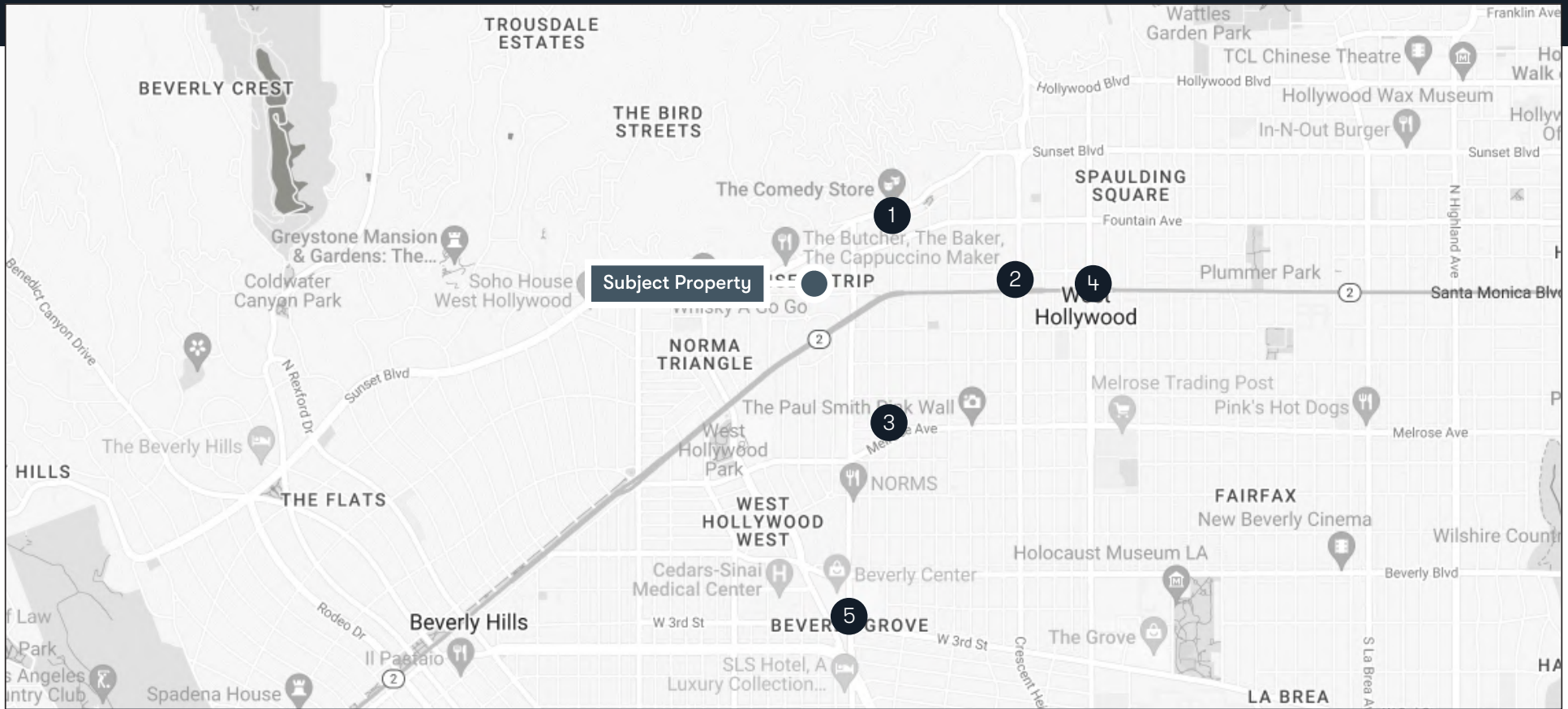
4) THE GROVE & BEVERLY CENTER

The Grove is a premier shopping & eating destination that epitomizes urban luxury with a touch of classic charm. This upscale shopping complex features a variety of high-end retail stores, fine dining options, and entertainment venues along its cobblestone pathways.

5) WEST 3RD ST.

Stretching through the heart of the city, this street is a microcosm of the LA lifestyle, featuring a diverse selection of boutiques, top-rated eateries, and wellness studios. The shopping experience here ranges from high-end designer labels to independent crafts, ensuring that every retail adventure is full of discovery and style.

NEARBY HOTSPOTS MAP



DEVELOPMENT ADDRESS	DISTANCE	NOTES
1) The Sunset Strip	0.4 Mile	Iconic stretch lined with theaters, galleries, and music venues that offers access to a world of artistic expression
2) Santa Monica Blvd.	0.2 Mile	Heartbeat of Hollywood's style and culture, is a magnet for residents seeking a vibrant and trendsetting lifestyle
3) Melrose Ave.	0.8 Mile	Lively stretch is a central hub for residents seeking a vibrant, pedestrian-friendly lifestyle
4) Fairfax Ave.	1.0 Mile	Premier shopping & eating destination that epitomizes urban luxury with a touch of classic charm
5) West Third St.	1.2 Miles	Microcosm of the LA lifestyle, featuring a diverse boutiques, top-rated eateries, and wellness studios




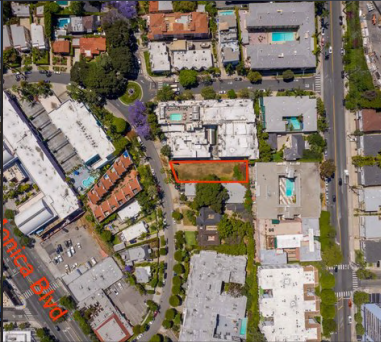



SALES COMPARABLES

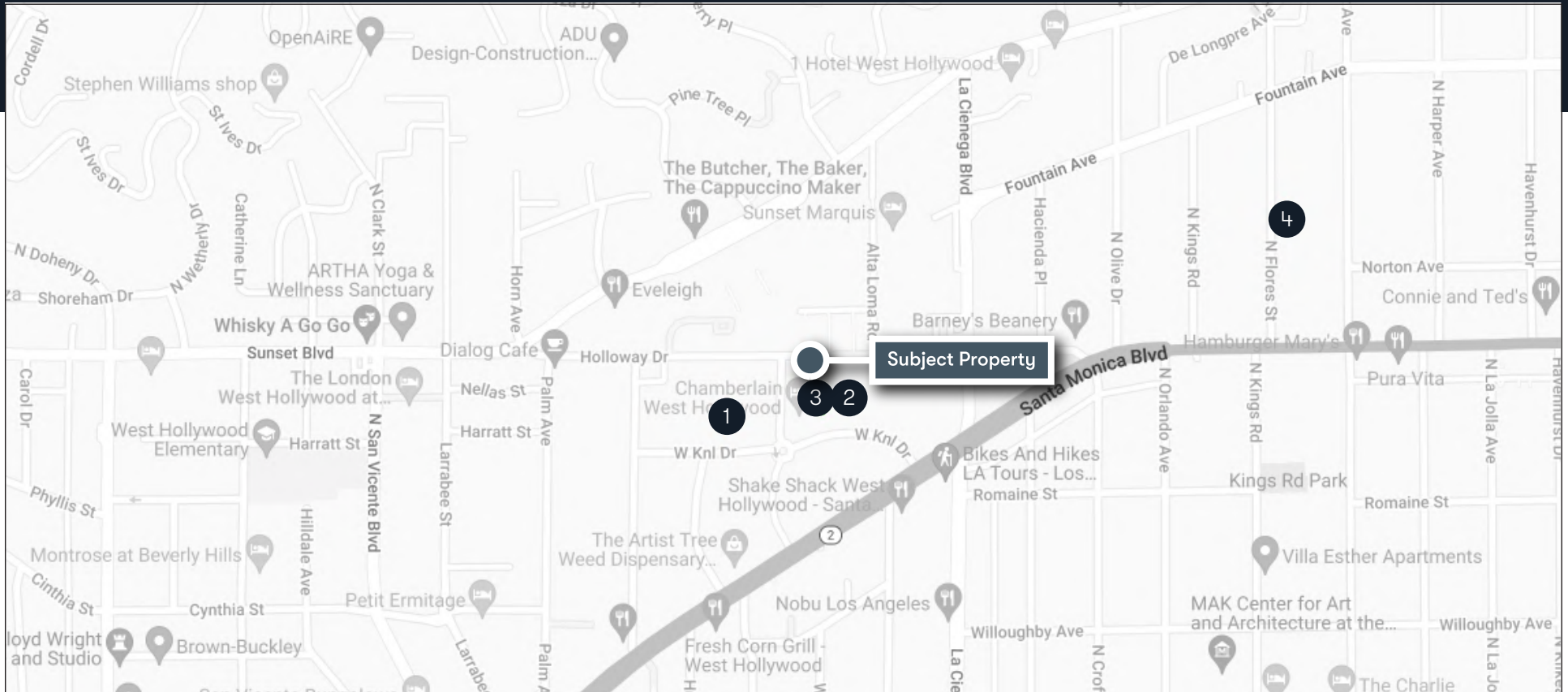


WEHO SALES COMPARABLES



				
Address: 8570 Holloway Dr.	Address: 8615 West Knoll Dr.	Address: 8557 West Knoll Dr.	Address: 8565 West Knoll Dr.	Address: 1216 N. Flores Ave.
Sale Date: Subject Property	Sale Date: 03/01/23	Sale Date: 03/18/22	Sale Date: 08/21/20	Sale Date: 09/05/20
Price: \$3,500,000	Price: \$5,750,000	Price: \$3,600,000	Price: \$3,510,000	Price: \$3,600,000
Days on Market: N/A	Days on Market: N/A	Days on Market: N/A	Days on Market: N/A	Days on Market: 202
Lot Size: 7,708 SF	Lot Size: 9,654 SF	Lot Size: 7,132 SF	Lot Size: 7,981 SF	Lot Size: 9,029 SF
Zoning: R4B	Zoning: WDR4	Zoning: WDR4	Zoning: WDR4	Zoning: WDR4
Land Price per SF: \$454	Land Price per SF: \$595	Land Price per SF: \$504	Land Price per SF: \$439	Land Price per SF: \$398
Existing Structure: Triplex	Existing Structure: Vacant SFR	Existing Structure: Vacant SFR	Existing Structure: Vacant land	Existing Structure: Vacant land
APN: 4339-004-002	APN: 4339-008-108	APN: 4339-004-014	APN: 4339-004-016	APN: 5554-021-001
Notes: Up to 14 units	Notes: RTI for 10 condos	Notes: N/A	Notes: Proposed 9-unit multifamily	Notes: RTI for 14-unit multifamily

WEHO SALES COMPS MAP

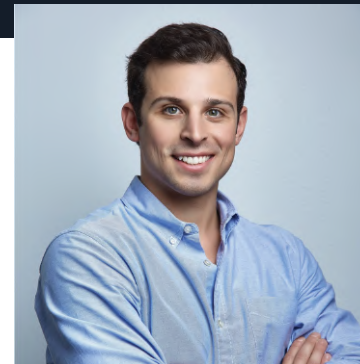


ADDRESS	SALE DATE	PRICE	DOM	LOT SIZE	ZONING	LAND PPSF	EXISTING	NOTES
8570 Holloway Dr.	N/A	\$3,500,000	N/A	7,708 SF	R4B	\$454	Triplex	Up to 14 Units
1) 8615 West Knoll Dr.	03/01/23	\$5,750,000	N/A	9,654 SF	WDR4	\$595	Vacant SFR	RTI for 10 Condos
2) 8557 West Knoll Dr.	03/18/22	\$3,600,000	N/A	7,132 SF	WDR4	\$504	Vacant SFR	N/A
3) 8565 West Knoll Dr.	08/21/20	\$3,510,000	N/A	7,981 SF	WDR4	\$439	Vacant Land	Plans for 9 Units
4) 1216 N. Flores Ave.	09/05/20	\$3,600,000	202	9,029 SF	WDR4	\$398	Vacant Land	RTI for 14 Units



8570 HOLLOWAY DRIVE WEHO, CA 90069

Wake Up & Smell the Cash Flow



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