Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY

1851 S BARRINGTON AVE

LOS ANGELES, CA 90025

PRIME WEST LOS ANGELES LOCATION • FIVE (5) EXISTING BUNGALOW-STYLE UNITS • 6,492 SF SINGLE LOT

SELLER-PROVIDED DESIGNS FOR 23-UNIT 100% AFFORDABLE HOUSING DEVELOPMENT - POSSIBLE RECONFIGURATION TO 35-40 UNITS VIA ED1 • IDEAL ED1 REDEVELOPMENT OPPORTUNITY

1851 S Barrington Ave

MARKETING PACKAGE

TABLE OF CONTENTS

EXCLUSIVELY LISTED BY

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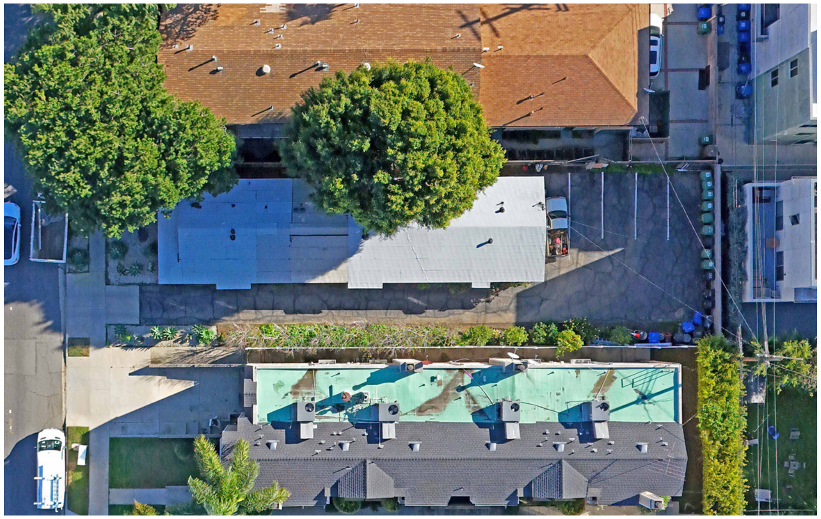


EXECUTIVE SUMMARY

1851 S BARRINGTON AVE

APN: 4262-022-012

OFFERING PRICE

$1,450,000

PRICE PER LAND SF

$223.35

POTENTIAL UNITS

35

PRICE PER POTENTIAL UNIT

$41,429

VITAL DATA

Lot Size	6,492 SF
Current Use	Residential
Zoning	LARD1.5

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a 6,492 SF development site located at 1851 S Barrington Ave in Los Angeles, California. The single lot is located in a prime West Los Angeles location, south of Santa Monica Boulevard and west of Sawtelle Boulevard.

West Los Angeles is a highly desirable infill submarket distinguished by its central Westside location, strong employment base, and exceptional access to surrounding communities. Positioned near Santa Monica, Brentwood, Century City, and Culver City, the neighborhood offers convenient connectivity to major business and entertainment centers. Residents benefit from the 405 and 10 freeways, Metro E Line service, and prominent corridors including Santa Monica, Olympic, and Wilshire boulevards. The area features a diverse collection of restaurants, cafés, retailers, fitness centers, parks, and everyday services, with Sawtelle Japantown serving as a prominent dining destination. Limited available land and sustained housing demand continue to support West LA's appeal to renters, investors, and developers.

Positioned in prime West Los Angeles, this prime offering consists of a 6,492-square-foot LARD1.5-zoned lot with a five-unit bungalow-style property comprising of four (4) studio units and one (1) one-bedroom unit. The site offers a compelling ED1 redevelopment opportunity, supported by Seller-provided plans for 23 units that may potentially be reconfigured to accommodate up to 35-40 units of 100% affordable housing. The property benefits from convenient access to Santa Monica, Olympic, and Sawtelle boulevards, as well as the 405 and 10 freeways. Nearby amenities include Stoner Park, the Expo/Bundy Metro E Line station, and Sawtelle Japantown's vibrant collection of restaurants and shops, along with numerous retailers, fitness centers, cafés, and entertainment destinations.

Overall, the property presents a compelling redevelopment opportunity with the possibility to reconfigure designs to build up to 35-40 units via ED1 in a prime West Los Angeles location, all while generating existing income as entitlements are being finalized.

INVESTMENT HIGHLIGHTS

- Prime West LA Location
- Existing 5-Unit Structure Totaling 1,980 SF— Four (4) Studios and One (1) One-Bedroom Unit
- Bungalow-Style Units
- Ideal ED1 Development
- Seller Has Designs for 100% Affordable Housing with 23 Units (With Possibility to be Reconfigured to 35-40 Units Via ED1)
- 6,492 SF Lot Zoned LARD1.5
- TOC Tier 3 Benefits
- Dominant Access to Commercial Corridors - Santa Monica Blvd, Olympic Blvd, and Sawtelle Blvd
- Immediate Access to the 405 and 10 Freeways
- Walking Distance to Stoner Recreation Center for Outdoor Activities
- Conveniently Located Near Metro E Line Light Rail Station (Expo/ Bundy), Providing Easy Access to Various Parts of LA
- Steps Away From Sawtelle Japantown - Easy Access to Diverse Asian Eateries (Such as Tatsu Ramen and Seoul Tofu), Unique Shops (Daiso and Nijiya Market), and Lively Atmosphere
- Close Proximity to Many Amenities such as Ralphs Fresh Fare, Trader Joe's, Gelson's West LA, Target, LA Fitness, Laemmle Royal Movie Theater, Malou Coffee, Best Buy, Tacos Por Favor and Tsujita LA Artisan Noodles

RENT ROLL DETAIL

				CURRENT			
UNIT	UNIT TYPE	COMMENTS	UNIT SF	RENT	RENT/SF	DEPOSIT	MOVE IN
1851	Studio / One Bath			$1,750		$1,750	03/01/2026
1853	Studio / One Bath			$1,735		$800	04/13/2021
1855	Studio / One Bath			$1,700		$1,700	08/01/2025
1853 1/2	Studio / One Bath			$1,735		$1,500	01/01/2023
1855 1/2	One Bed / One Bath			$1,573		$470	11/28/1994
Total			**1,980 SF**	**$8,493**	**$4.29**	**$6,220**	

NEARBY RETAIL & AMENITIES

1. Stoner Recreation Center - 1835 Stoner Ave

2. Trader Joe's - 11755 W Olympic Blvd

3. Ralphs Fresh Fare - 11727 W Olympic Blvd

4. LA Fitness - 1914 S Bundy Dr

5. Miya Miya Shawarma - 12101 W Olympic Blvd

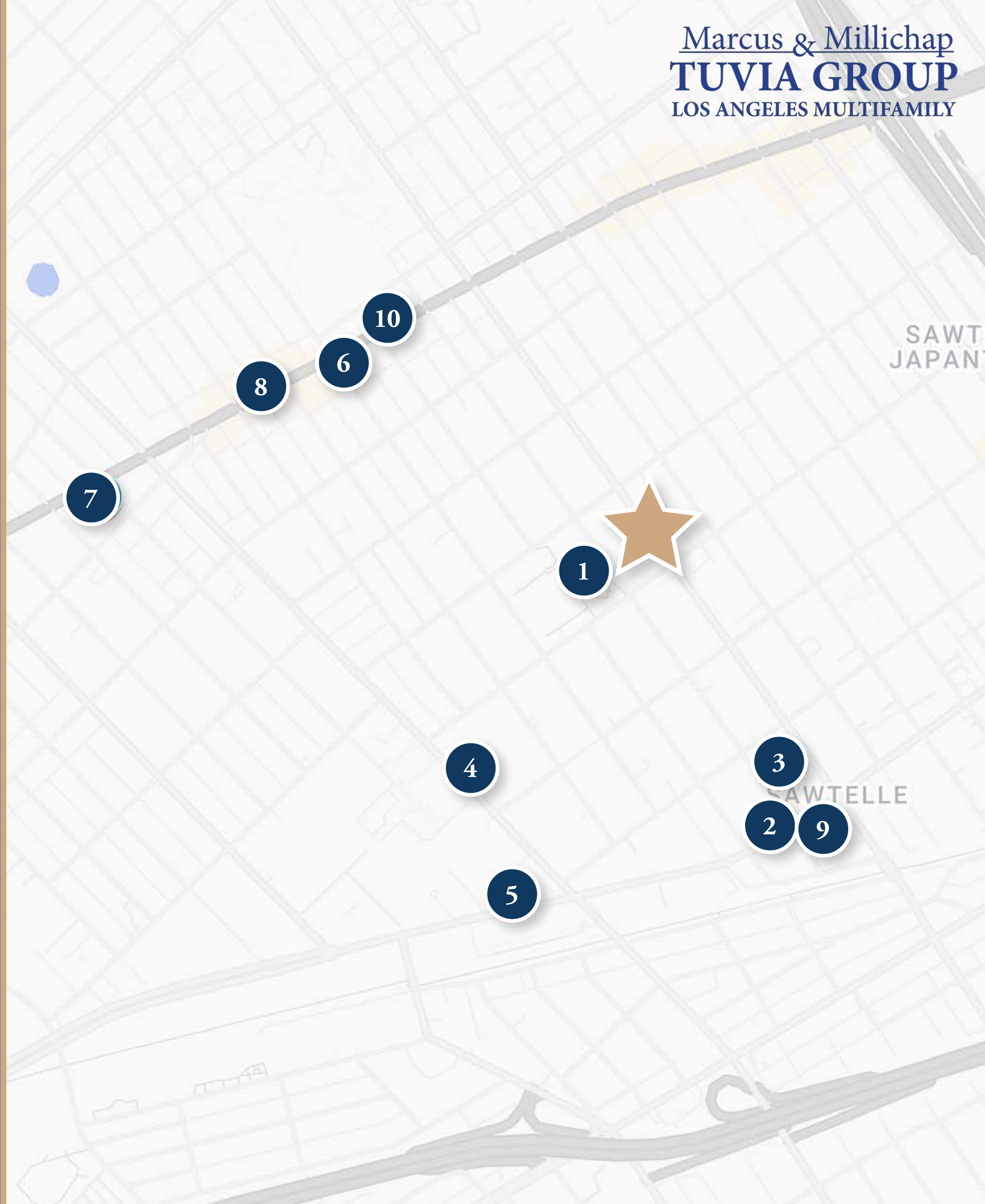
6. Target - 11840 Santa Monica Blvd

7. Smart & Final - 12210 Santa Monica Blvd

8. Board House Coffee - 11901 Santa Monica Blvd

9. Motoring Coffee - 11728 W Olympic Blvd

10. Asakuma Sushi - 11769 Santa Monica Blvd

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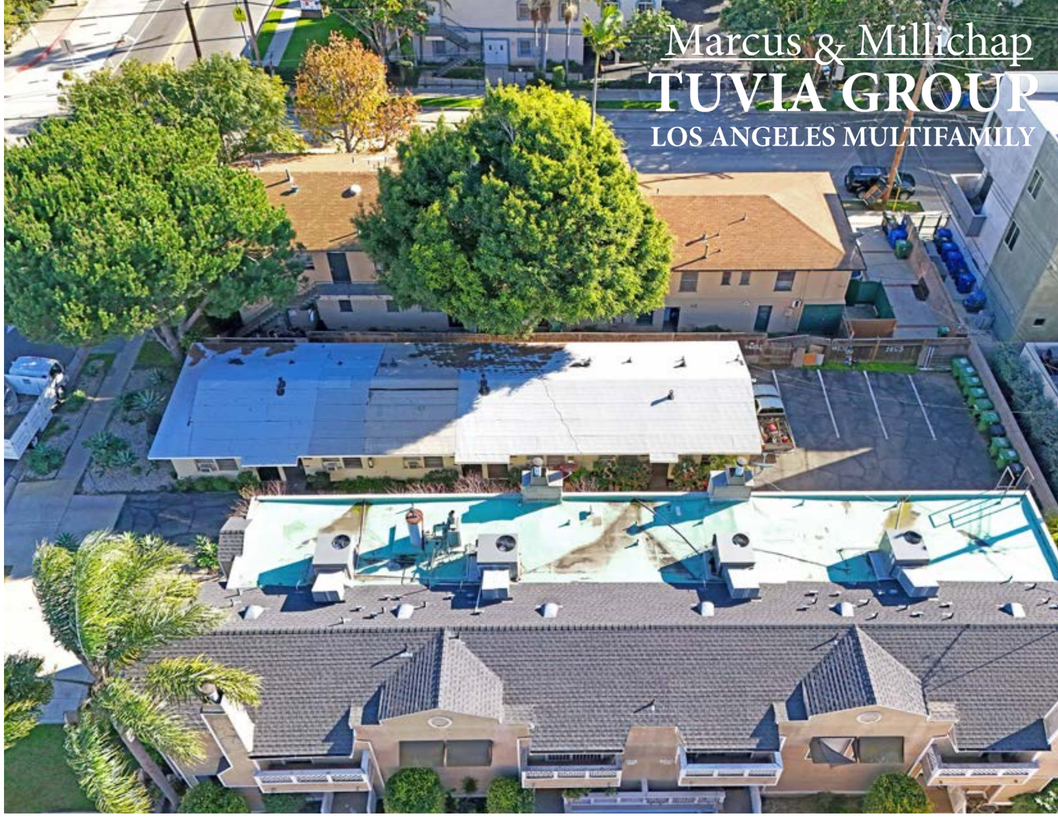
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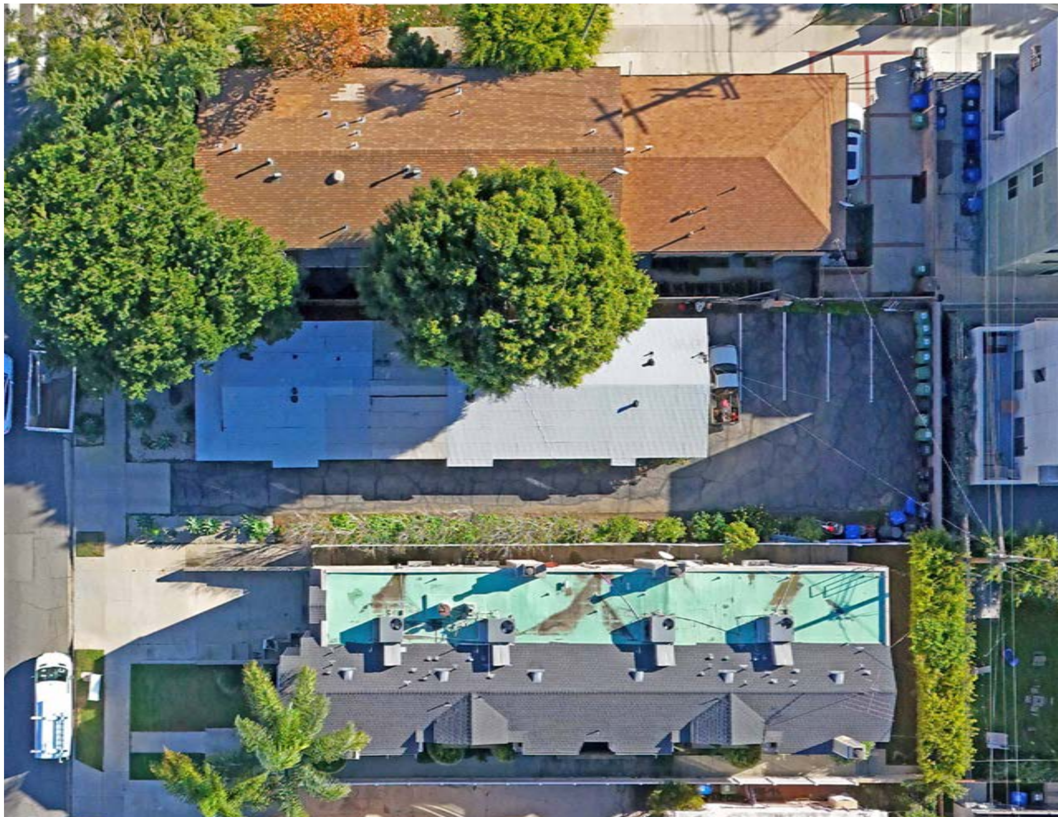

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SALES COMPARABLES

#	COMPARATIVE PROPERTIES	SALE PRICE	ZONING	PRICE/SF	LOT SIZE
	1851 S Barrington Ave	**$1,450,000**	**LARD1.5**	**$223.35**	**6,492 SF**
1.	1463-1467 Wellesley Ave	$3,920,000	R2-1	$249.97	15,682 SF
2.	1838 Thayer Ave	$1,825,000	LAR3	$275.01	6,636 SF
3.	1833 Overland Ave	$1,750,000	LAR3	$257.47	6,797 SF
4.	11922-11930 Santa Monica Blvd	$14,500,000	LAC2	$311.10	46,609 SF
5.	1723 Corinth Ave	$2,500,000	LAR3	$339.80	7,357 SF

SALES COMPARABLES

1851 S BARRINGTON AVE
LOS ANGELES, CA 90025

PRICING INFORMATION	
List Price	$1,450,000
Zoning	LARD1.5
Density	1,500
Price/SF	$223.35
Lot Size	6,492 SF
Notes	Seller-Provided Plans for 23-Unit Affordable Housing

1463-1467 WELLESLEY AVE
LOS ANGELES, CA 90025

PRICING INFORMATION	
Sale Price	$3,920,000
COE Date	8/6/2026
Zoning	R2-1
Density	2,000
Price/SF	$249.97
Lot Size	15,682 SF
Notes	Includes Plans for 17 Units

1838 THAYER AVE
LOS ANGELES, CA 90025

PRICING INFORMATION	
Sale Price	$1,825,000
COE Date	7/17/2026
Zoning	LAR3
Density	800
Price/SF	$275.01
Lot Size	6,636 SF
Notes	Sold Unentitled

SALES COMPARABLES

3

1833 OVERLAND AVE

LOS ANGELES, CA 90025

PRICING INFORMATION	
Sale Price	$1,750,000
COE Date	7/2/2026
Zoning	LAR3
Density	800
Price/SF	$257.47
Lot Size	6,797 SF
Notes	Sold Unentitled

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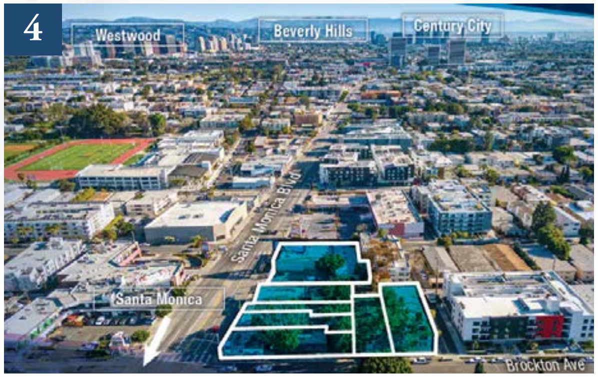


11922-11930 SANTA MONICA BLVD

LOS ANGELES, CA 90025

PRICING INFORMATION	
Sale Price	$14,500,000
COE Date	11/3/2025
Zoning	LAC2
Density	400
Price/SF	$311.10
Lot Size	46,609 SF
Notes	Sold Unentitled

5

1723 CORINTH AVE

LOS ANGELES, CA 90025

PRICING INFORMATION	
Sale Price	$2,500,000
COE Date	3/11/2025
Zoning	LAR3
Density	800
Price/SF	$339.80
Lot Size	7,357 SF
Notes	Sold Unentitled

WEST LOS ANGELES

Prime Location, Premier Lifestyle, Endless Opportunity

Hotel Angeleno

LOCATION HIGHLIGHTS

West Los Angeles is a high-demand real estate submarket defined by affluent households, with median incomes often in the mid-$130,000s, supporting strong residential values, rental demand, and walkable urban amenities. Its proximity to major employment hubs like Westwood, Century City, Santa Monica, and Culver City continues to sustain both residential and office demand.

Recent development activity reflects this dynamic environment. The Parker, a 123-unit LEED Silver multifamily project in Pico-Robertson, offers transit-oriented living with retail and modern amenities. In Sawtelle, Amara, a five-story, 100-unit apartment building, delivers a mix of market-rate and affordable units. Another mixed-use project at 11701 West Santa Monica Boulevard will add roughly 53 residential units with ground-floor retail, enhancing local walkability. Meanwhile, a 279-unit affordable housing development on Santa Monica Boulevard illustrates continued momentum in expanding housing diversity.

Local amenities—from beaches and parks to vibrant dining and boutique retail along Santa Monica Boulevard and in Sawtelle—complement these developments, making West LA a resilient and lifestyle-focused real estate market with broad appeal for residents, investors, and businesses alike.

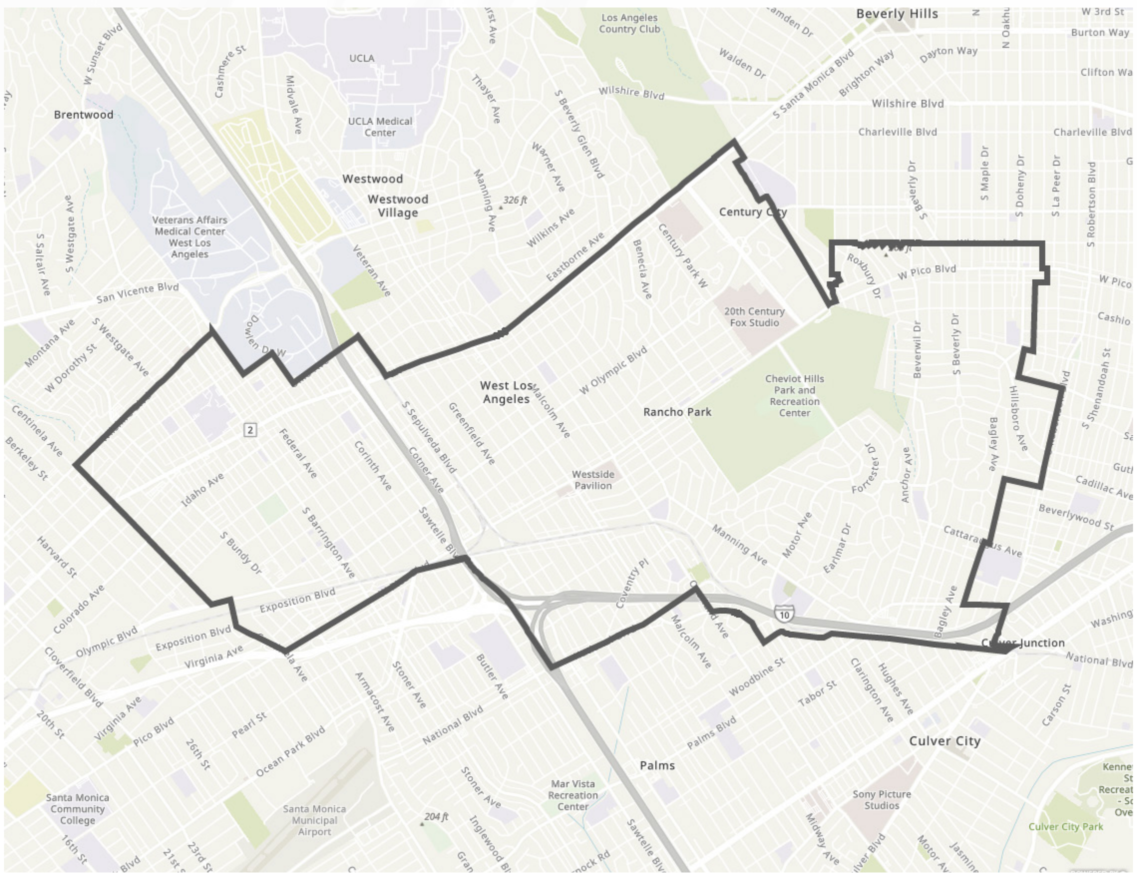
Average Household Income of $172,000

Strong Rental Housing Market with Historically Low Vacancy

Population of 320,374 Within a Three (3) Mile Radius

WEST LOS ANGELES MARKET OVERVIEW

94	64	86
WALK SCORE	TRANSIT SCORE	BIKE SCORE
WALKER'S PARADISE Daily errands do not require a car	GOOD TRANSIT Many nearby public transportation options	VERY BIKEABLE Biking is convenient for most trips



West Los Angeles is one of the most affluent and highly educated submarkets in Southern California. The area attracts professionals, families, and students due to its proximity to major employment hubs such as Westwood, Century City, Santa Monica, and Culver City. Median household incomes in West LA typically range from $117,000 to $142,000, with average incomes reaching around $172,000, well above the national average. This strong earning power supports high property values, elevated rental rates, and a steady demand for quality residential and office space. The population within a three-mile radius of the 90025 ZIP code is estimated at approximately 315,000–390,000 residents, reflecting a dense, economically vibrant community.

West LA offers a diverse and highly desirable mix of lifestyle amenities that make it a magnet for residents and tenants alike. The submarket provides easy access to beaches, parks, and the Santa Monica Mountains, supporting an active, outdoor-oriented lifestyle. Vibrant retail and dining corridors—such as Santa Monica Boulevard and Sawtelle—feature boutique shops, international cuisine, and cultural attractions, while top-tier schools, healthcare facilities, and strong public transit options further enhance livability. Walkability, bikeability, and proximity to job centers make the area appealing to both young professionals and established households seeking convenience and quality of life.

The multifamily market in West LA remains robust, driven by high incomes, limited land availability, and sustained rental demand. Recent developments highlight a focus on modern, lifestyle-oriented projects with amenities that appeal to both renters and investors. Notable examples include The Parker, a 123-unit LEED Silver project in Pico-Robertson; Amara, a 100-unit building in Sawtelle; and a 53-unit mixed-use development on West Santa Monica Boulevard. Adaptive reuse of older properties and smaller infill projects are also prevalent, emphasizing walkability, sustainability, and mixed-use integration. With strong rent growth and high occupancy rates, West LA's multifamily sector continues to be a resilient and attractive component of the broader real estate market.growth potential.

MARKET OVERVIEW

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate	47,057	320,374	590,041
0 to 4 Years	4.1%	3.8%	4.1%
5 to 14 Years	5.5%	7.0%	7.8%
15 to 17 Years	1.5%	2.1%	2.3%
18 to 19 Years	1.0%	3.9%	2.8%
20 to 24 Years	7.2%	9.8%	7.5%
25 to 29 Years	15.1%	10.3%	9.4%
30 to 34 Years	15.0%	10.8%	10.5%
35 to 39 Years	10.2%	8.1%	8.4%
40 to 49 Years	12.7%	12.1%	12.9%
50 to 59 Years	10.1%	10.8%	11.6%
60 to 64 Years	4.5%	5.0%	5.3%
65 to 69 Years	4.1%	4.7%	5.0%
70 to 74 Years	3.4%	4.1%	4.4%
75 to 79 Years	2.3%	3.0%	3.2%
80 to 84 Years	1.5%	2.1%	2.2%
Age 85+	1.9%	2.6%	2.7%
Median Age	35.0	38.0	40.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2024 Estimate Population Age 25+	37,954	235,288	445,640
Elementary (0-8)	3.3%	3.0%	3.3%
Some High School (9-11)	2.5%	2.2%	2.5%
High School Graduate (12)	8.7%	8.4%	8.9%
Some College (13-15)	12.5%	12.1%	13.1%
Associate Degree Only	4.8%	5.0%	5.0%
Bachelor's Degree Only	41.4%	38.6%	37.8%
Graduate Degree	26.9%	30.8%	29.5%
HOUSING UNITS	**1 Mile**	**3 Miles**	**5 Miles**
Occupied Units			
2029 Projection	27,694	163,087	305,710
2024 Estimate	26,966	159,365	299,615
Owner Occupied	5,347	47,863	95,896
Renter Occupied	19,120	97,536	176,963
Vacant	2,432	13,924	26,836
Persons in Units			
2024 Estimate Total Occupied Units	24,534	145,440	272,779
1 Person Units	44.3%	41.4%	41.2%
2 Person Units	34.5%	33.3%	32.8%
3 Person Units	12.3%	13.0%	12.8%
4 Person Units	6.3%	8.7%	9.1%
5 Person Units	1.5%	2.4%	2.8%
6+ Person Units	1.0%	1.1%	1.4%

MARKET OVERVIEW

POPULATION

In 2024, the population in your selected geography is 590,041. The population has changed by 6.23 percent since 2010. It is estimated that the population in your area will be 601,432 five years from now, which represents a change of 1.9 percent from the current year. The current population is 51.2 percent male and 48.8 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 39.0. The population density in your area is 7,512 people per square mile.

HOUSEHOLDS

There are currently 272,779 households in your selected geography. The number of households has changed by 6.33 percent since 2010. It is estimated that the number of households in your area will be 278,234 five years from now, which represents a change of 2.0 percent from the current year. The average household size in your area is 2.1 people.

INCOME

In 2024, the median household income for your selected geography is $121,742, compared with the U.S. average, which is currently $76,141.The median household income for your area has changed by 76.00 percent since 2010. It is estimated that the median household income in your area will be $141,285 five years from now, which represents a change of 16.1 percent from the current year.

The current year per capita income in your area is $70,499, compared with the U.S. average, which is $40,471. The current year's average household income in your area is $150,206, compared with the U.S. average, which is $101,307.

EMPLOYMENT

In 2024, 334,096 people in your selected area were employed. The 2010 Census revealed that 81 percent of employees are in white-collar occupations in this geography, and 6 percent are in blue-collar occupations. In 2024, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 28.00 minutes.

HOUSING

The median housing value in your area was $1,000,000 in 2024, compared with the U.S. median of $321,016. In 2010, there were 95,220.00 owner-occupied housing units and 161,331.00 renter-occupied housing units in your area.

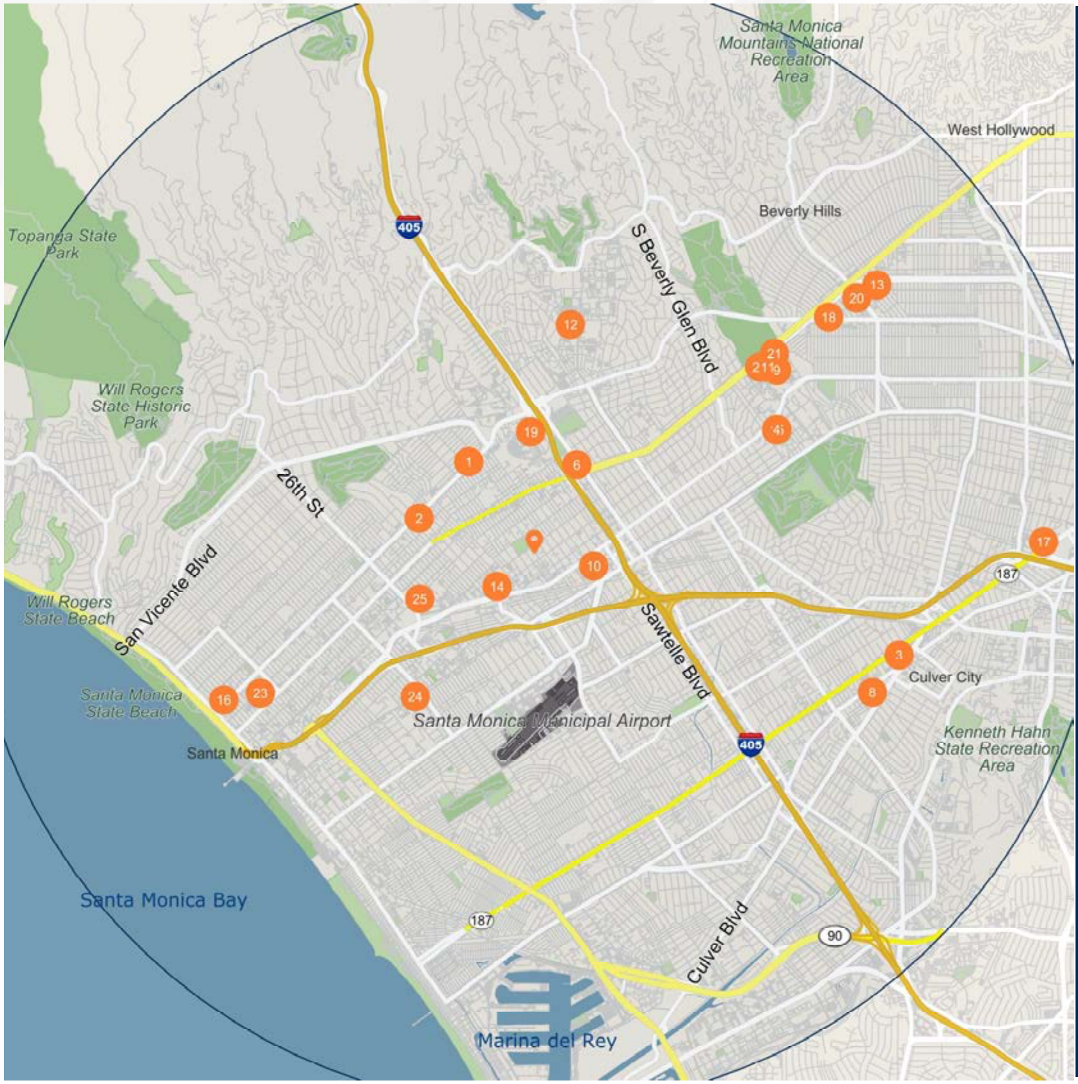
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 63.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 5.0 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 10.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.2 percent vs. 26.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 11.9 percent in the selected area compared with the 19.7 percent in the U.S.

MARKET OVERVIEW



	Major Employers	Employees
1	Intrepid Inv Bankers LLC	5,126
2	International Medical Corps-IMC	4,500
3	Pacific Bell Telephone Company	4,444
4	Twentieth Cntury Fox Japan Inc-News Corp - Fox	4,000
5	Fox Net Inc-20th Century Fox Studio	3,890
6	Gold Parent LP	3,400
7	Twenteth Cntury Fox Intl TV In	3,354
8	Sony Pictures Entrmt Inc-Sony Pictures Studios	3,000
9	Stone Canyon Industries LLC	2,708
10	Wonderful Agency	2,356
11	Career Group Inc-Fourthfloor Fashion Talent	2,100
12	University Cal Los Angeles-Ronald Reagan Ucla Medical Ctr	2,056
13	Project Skyline Intrmdate Hldg	2,020
14	Riot Games Direct Inc	2,012
15	Fox Inc	2,000
16	Clearlake Capital Partners	1,832
17	Kaiser Foundation Hospitals-Kaiser Prmnnte W Los Angles Me	1,806
18	Banc of California Inc	1,700
19	Veterans Health Administration-West Los Angeles V A Med Ctr	1,211
20	Club Monaco US LLC	1,200
21	Wells Fargo Securities LLC-Barrington Associates	1,181
22	Mission Service Inc	1,160
23	Ziprecruiter Inc-ZIPRECRUITER	1,150
24	Santa Monica Cmnty College Dst	1,100
25	Lionsgate Studios Corp	1,075

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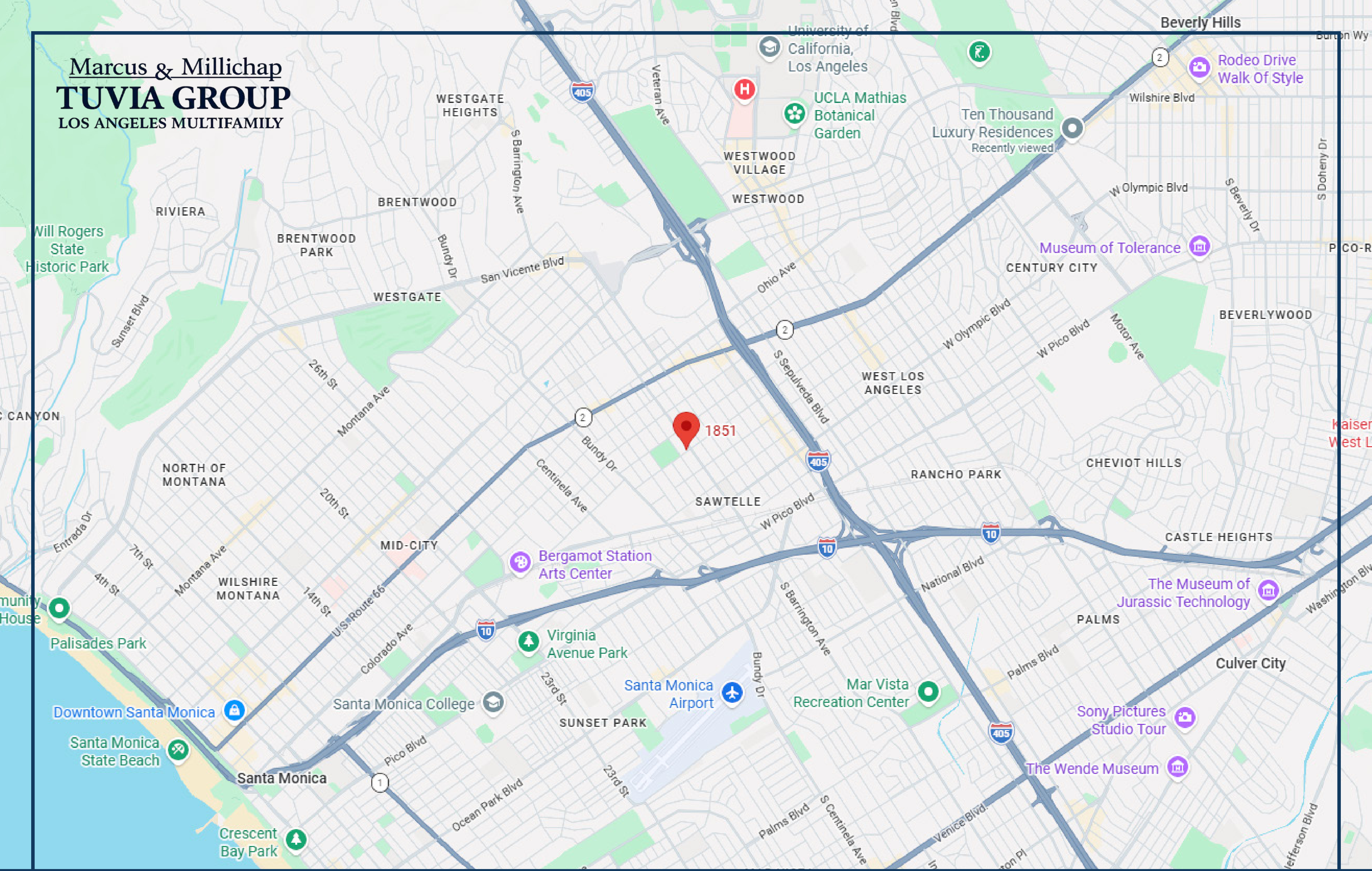

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