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COMMERCIAL REAL ESTATE

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OFFERING MEMORANDUM

OPPORTUNITY TO ACQUIRE TWO SIDE-BY-SIDE BUILDINGS

DUPLEX FOR SALE

806-808 N SWEETZER AVE, LOS ANGELES CA 90069

Opportunity to acquire two side-by-side Buildings

CONTENTS

01 Executive Summary

- Investment Summary
- Unit Mix Summary

02 Location

- Location Summary
- Local Business Map
- Aerial View Map
- Traffic Counts

03 Property Description

- Property Features
- Aerial View Map
- Property Images

04 Demographics

- General Demographics
- Race Demographics

05 Company Profile

- Advisor Profile

Exclusively Marketed by:



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01

Executive Summary

Investment Summary

Unit Mix Summary

OFFERING SUMMARY

ADDRESS	806-808 N Sweetzer Ave Los Angeles CA 90069
COUNTY	Los Angeles
MARKET	West Hollywood
BUILDING SF	3,126 SF
LAND SF	6,000 SF
NUMBER OF UNITS	2
YEAR BUILT	1933
APN	5529-01-0012
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,600,000
PRICE PSF	\$831.73
PRICE PER UNIT	\$1,300,000

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	45,459	268,734	829,041
2026 Median HH Income	\$100,120	\$99,561	\$85,484
2026 Average HH Income	\$156,074	\$165,646	\$144,023

PROPERTY VIDEO

Opportunity to acquire two side-by-side multifamily

- Prime West Hollywood-adjacent Spanish Revival duplex with strong investment and future development potential. Buyer/investor may also have the opportunity to acquire the adjacent property 812-814 N Sweetzer Ave for a larger development or long-term investment strategy.

The property features abundant natural light, hardwood floors, central A/C, original archways, beamed ceilings, gas fireplace, laundry room, gated covered parking, and a spacious private patio with lights and BBQ area.

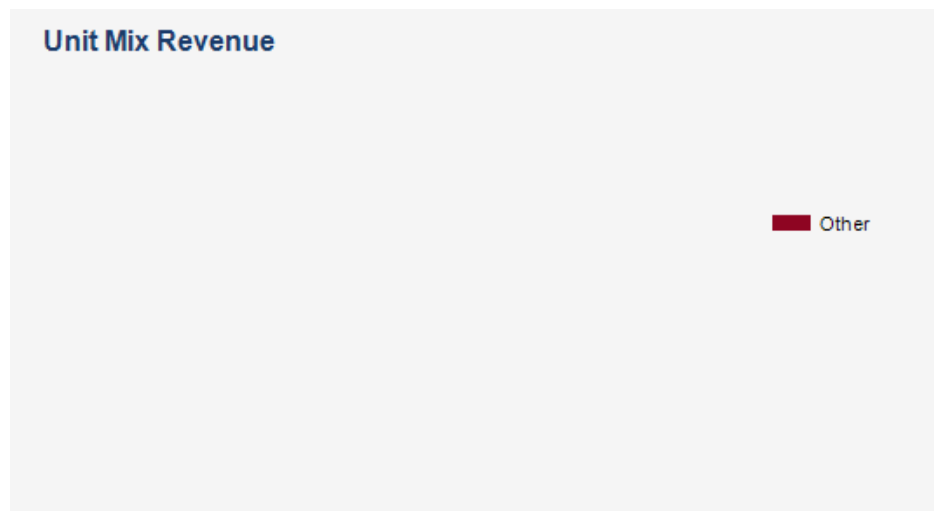
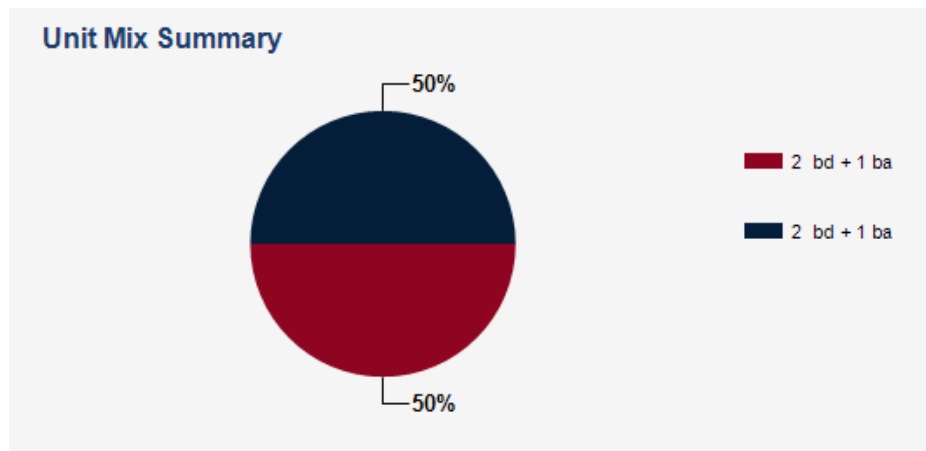
Located near Melrose shops, restaurants, and nightlife, this is an excellent opportunity in one of Los Angeles' most desirable neighborhoods.

- Highlights
Asking Price: \$5,200,000
Addresses: 806–808 & 812–814 N Sweetzer Ave, West Hollywood, CA 90069
Property Type: Two adjacent multifamily properties
Total Units: 5 units
Building Mix: One duplex and one triplex
Delivery: All units delivered vacant
Opportunity: Investment, redevelopment, repositioning, or owner-user potential
Location: Prime West Hollywood



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Unit Mix	# Units	Current Rent	Monthly Income
2 bd + 1 ba	1	\$0	\$0
2 bd + 1 ba	1	\$0	\$0
Totals/Averages	2	\$0	\$0



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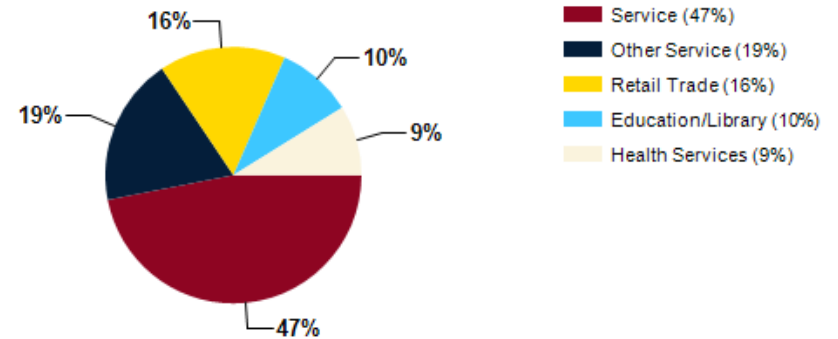
02

Location

- Location Summary
- Local Business Map
- Aerial View Map
- Traffic Counts

- (Neighborhood) West Hollywood: The property is located in the vibrant neighborhood of West Hollywood, known for its trendy shops, restaurants, and nightlife. It is a popular area for young professionals and creatives.
- (Transportation) Walkability: The area has a high Walk Score, making it convenient for residents to walk to nearby amenities such as cafes, grocery stores, and parks.
- (Entertainment) Sunset Strip: Just a short distance away, Sunset Strip offers a variety of entertainment options, including music venues, comedy clubs, and upscale dining establishments.
- (Cultural Attractions) Los Angeles County Museum of Art (LACMA): LACMA, a renowned art museum, is located within a reasonable driving distance, providing residents access to world-class cultural experiences.
- (Outdoor Spaces) Plummer Park: Plummer Park, a local park with recreational facilities and open green spaces, is a great spot for residents to enjoy outdoor activities and community events.
- The property is located in the highly sought-after West Hollywood neighborhood of Los Angeles, known for its trendy restaurants, upscale boutiques, and vibrant nightlife.
- It is situated near popular shopping destinations such as Melrose Avenue, which is home to luxury retail stores and unique fashion boutiques.
- The area is known for its diverse culinary scene, with numerous restaurants offering a wide range of cuisines, from upscale dining to casual eateries.
- West Hollywood is also famous for its lively entertainment venues, including iconic music clubs and theaters that host a variety of performances and events.
- The neighborhood is well-connected to other parts of Los Angeles, with convenient access to major highways and public transportation options, making it a desirable location for residents and visitors alike.

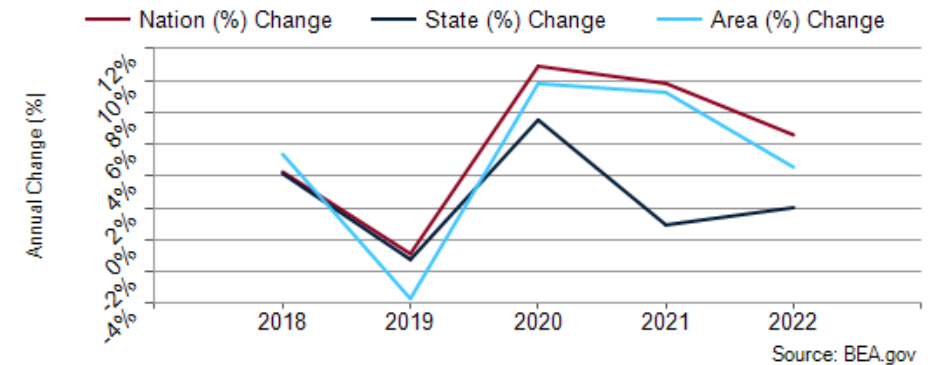
Major Industries by Employee Count

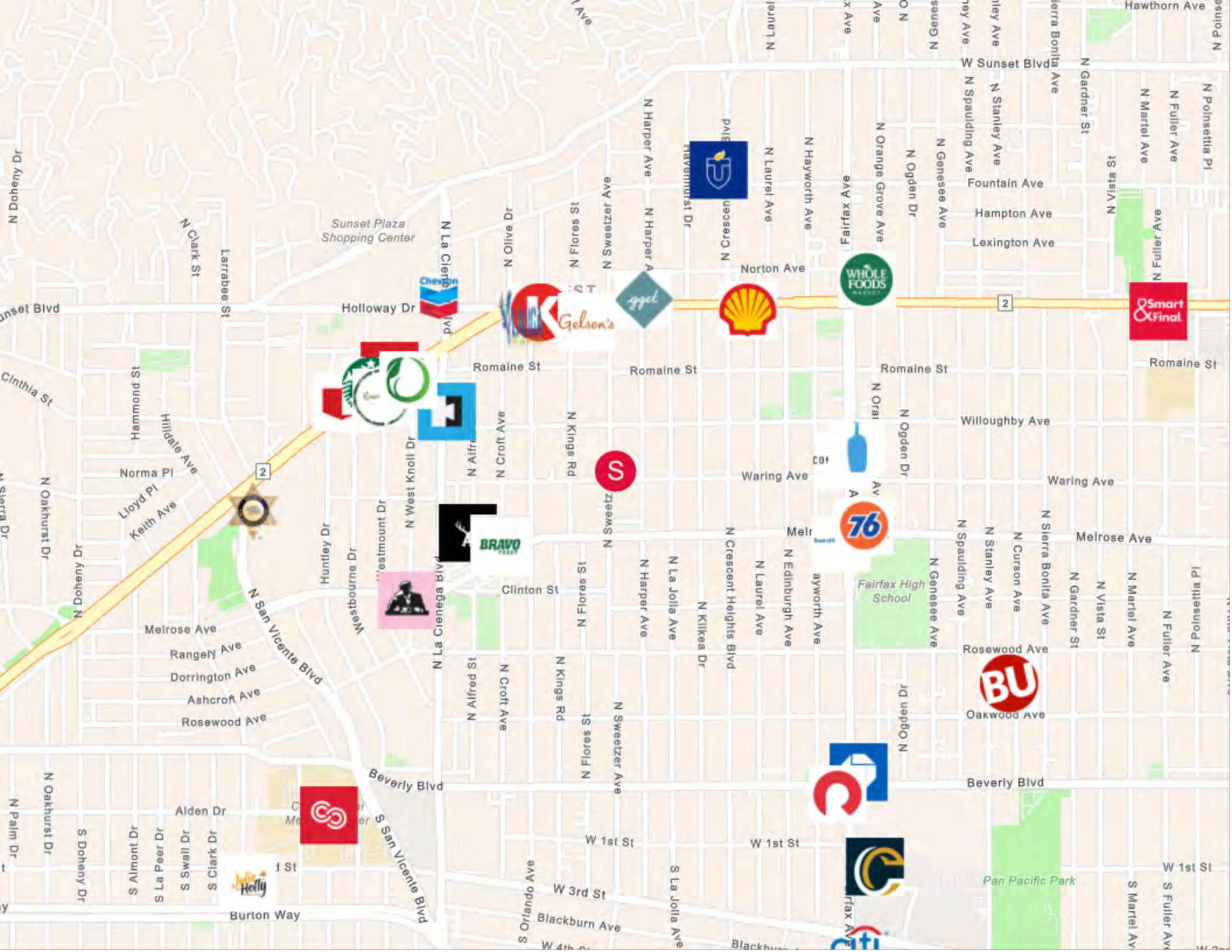


Largest Employers

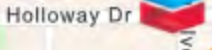
Kaiser Permanente	44,769
University of Southern California	23,227
Northrop Grumman Corp.	18,000
Cedars-Sinai Medical Center	16,730
Allied Universal	15,326
Target Corp.	15,000
Providence Health and Services Southern California	14,395
Ralphs/Food 4 Less (Kroger Co. Division)	14,000

Los Angeles County GDP Trend





Sunset Plaza Shopping Center



Pan Pacific Park

2

2

Larrabee St

N Clark St

Hammond St

Norma Pl

Lloyd Pl

Keith Ave

Melrose Ave

Rangely Ave

Dorrington Ave

Ashcroft Ave

Rosewood Ave

Alden Dr

S Almont Dr

S La Peer Dr

S Small Dr

S Clark Dr

Burton Way

Beverly Blvd

S San Vicente Blvd

Huntley Dr

Westmount Dr

N West Knoll Dr

N La Cienega Blvd

Clinton St

N Alfred St

N Croft Ave

N Kings Rd

N Sweetzer Ave

N La Jolla Ave

N Harper Ave

N Kilkea Dr

N Crescent Heights Blvd

N Edinburg Ave

N Laurel Ave

N Hayward Ave

N Genesee Ave

N Spaulding Ave

N Stanley Ave

N Curson Ave

N Sierra Bonita Ave

N Gardner St

N Vista St

N Martel Ave

N Fuller Ave

N Polissetta Pl

N Olive Dr

N Flores St

N Sweetzer Ave

N Harper Ave

N Harper Ave

N Crescent

N Laurel Ave

N Hayworth Ave

Fairfax Ave

N Orange Grove Ave

N Ogdan Dr

N Genesee Ave

Fountain Ave

Hampton Ave

Lexington Ave

N Gardner St

N Vista St

N Fuller Ave

N Martel Ave

N Polissetta Pl

Norton Ave

Romaine St

Romaine St

Romaine St

Willoughby Ave

Waring Ave

Waring Ave

Melrose Ave

Melrose Ave

Oakwood Ave

Beverly Blvd

W 1st St

W 1st St

W 3rd St

W 4th St

S Orlando Ave

Blackburn Ave

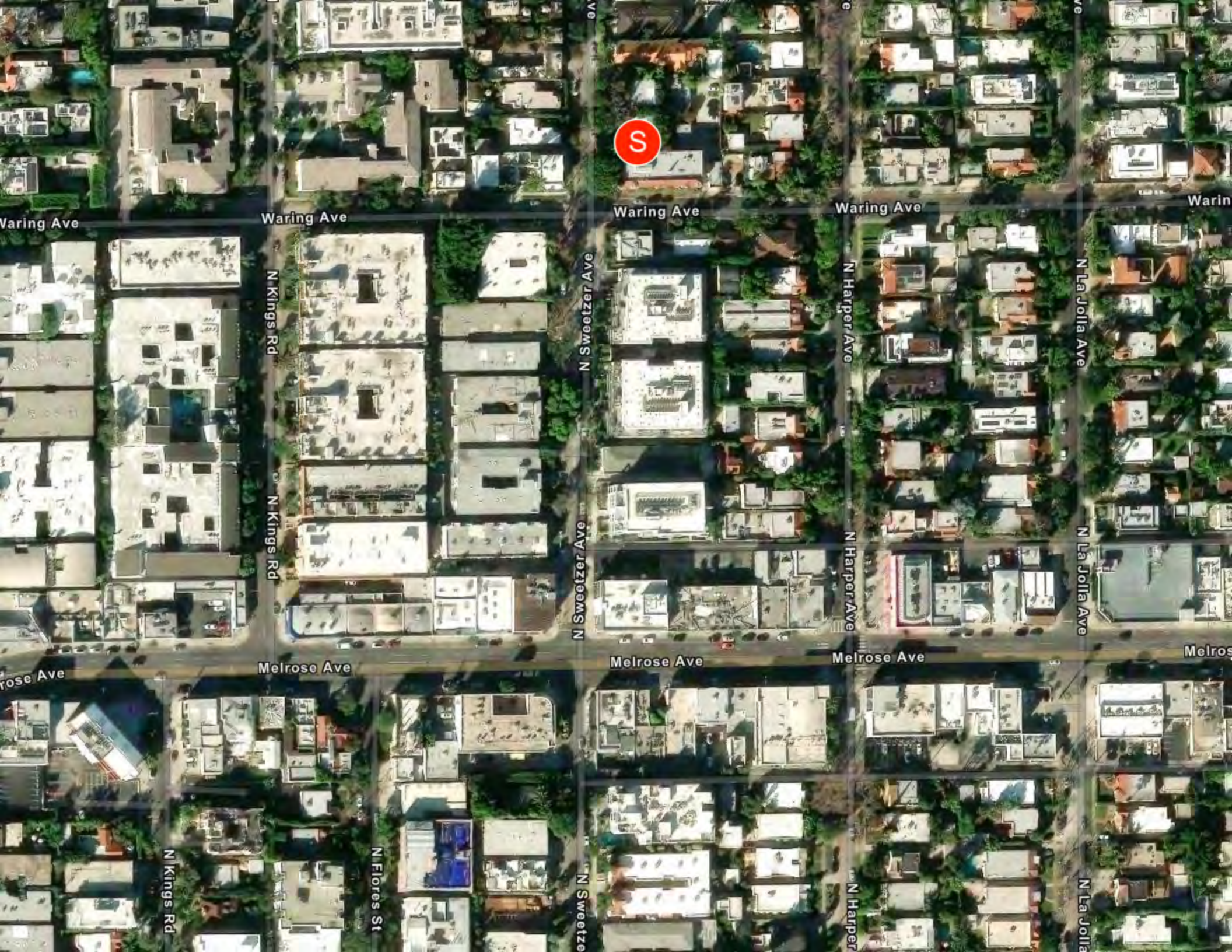
S La Jolla Ave

Blackburn Ave

W 1st St

S Martel Ave

S Fuller Ave



S

Waring Ave

Waring Ave

Waring Ave

Waring Ave

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N Kings Rd

N Sweetzer Ave

N Harper Ave

N La Jolla Ave

N Kings Rd

N Sweetzer Ave

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N La Jolla Ave

rose Ave

Melrose Ave

Melrose Ave

Melrose Ave

Melros

N Kings Rd

N Flores St

N Sweetze

N Harper

N La Jolla



03

Property Description

- Property Features
- Aerial View Map
- Property Images

PROPERTY FEATURES

NUMBER OF UNITS	2
BUILDING SF	3,126
LAND SF	6,000
YEAR BUILT	1933
# OF PARCELS	1
ZONING TYPE	[Q]R3-1
BUILDING CLASS	C
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	3
WASHER/DRYER	Yes



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N HARPER AVE

N SWEETZER AVE

N SWEETZER AVE

WARING AVE











04

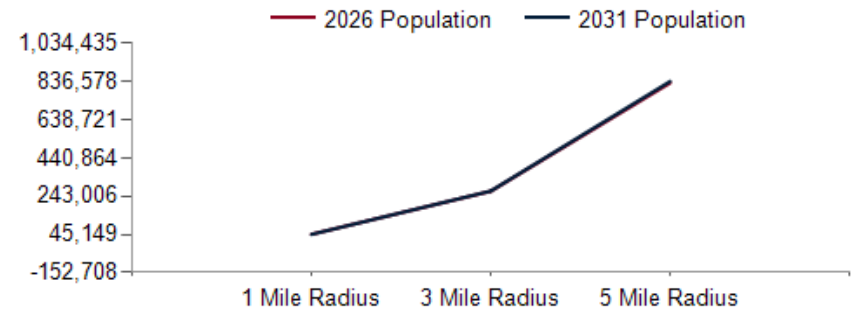
Demographics

General Demographics

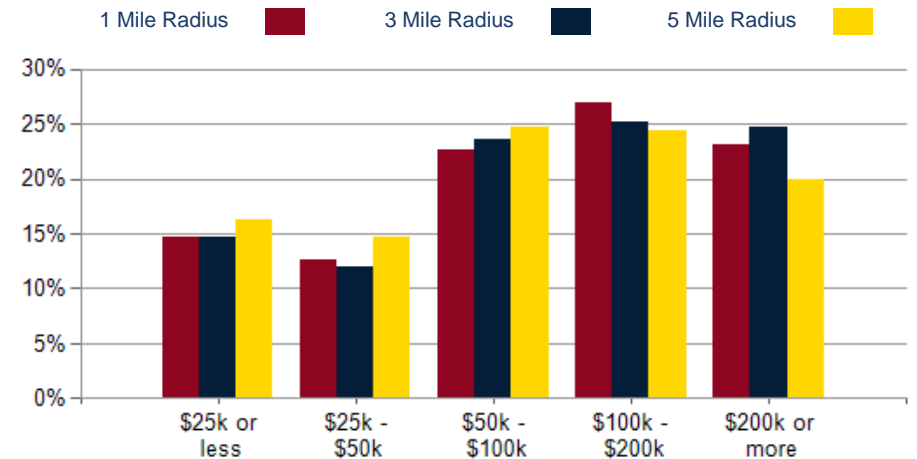
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	46,897	264,129	842,694
2010 Population	45,523	262,107	829,369
2026 Population	45,459	268,734	829,041
2031 Population	45,149	269,804	836,578
2026 African American	1,741	17,454	65,452
2026 American Indian	153	1,496	10,335
2026 Asian	3,369	27,719	140,098
2026 Hispanic	5,816	43,334	246,107
2026 Other Race	2,171	21,013	151,755
2026 White	32,992	170,137	365,988
2026 Multiracial	4,976	30,601	94,435
2026-2031: Population: Growth Rate	-0.70%	0.40%	0.90%

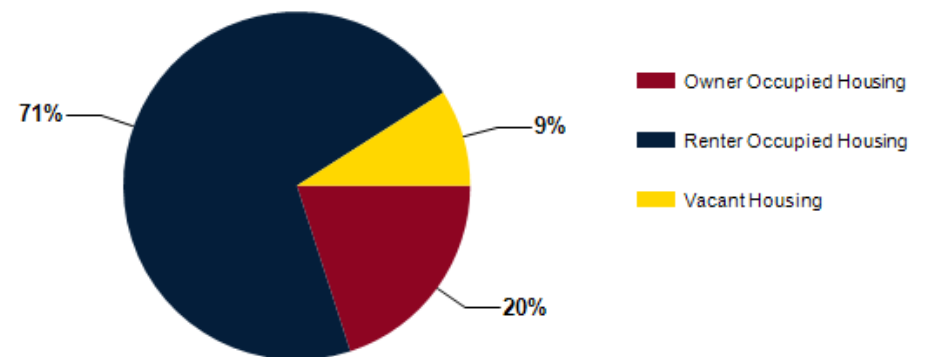
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,659	13,858	40,242
\$15,000-\$24,999	1,642	7,433	23,017
\$25,000-\$34,999	1,363	6,904	23,423
\$35,000-\$49,999	2,348	10,415	33,528
\$50,000-\$74,999	3,156	17,794	52,685
\$75,000-\$99,999	3,469	16,500	43,261
\$100,000-\$149,999	4,778	22,266	58,069
\$150,000-\$199,999	3,132	14,269	36,182
\$200,000 or greater	6,762	35,915	77,154
Median HH Income	\$100,120	\$99,561	\$85,484
Average HH Income	\$156,074	\$165,646	\$144,023



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

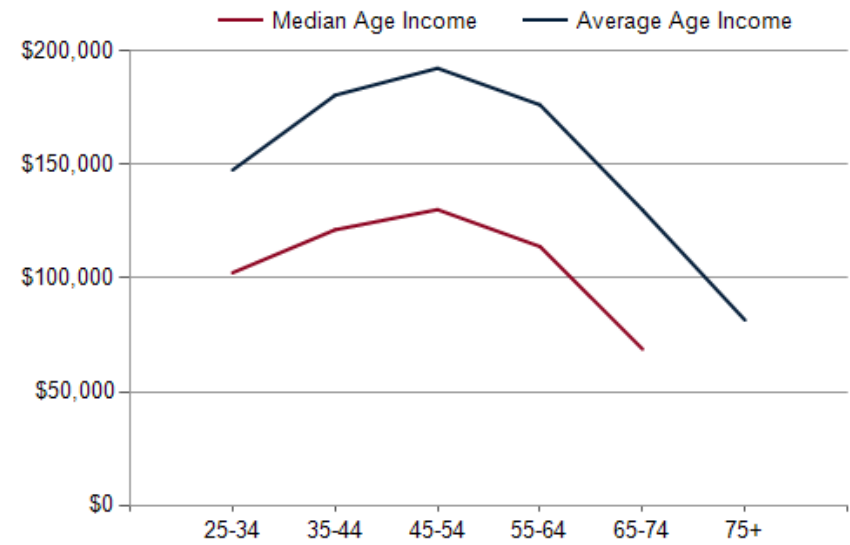
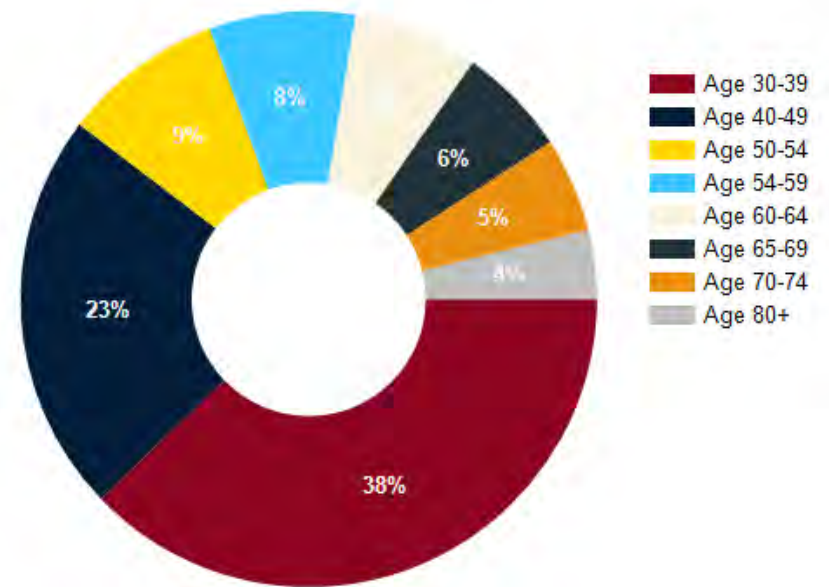


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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	6,866	32,289	90,336
2026 Population Age 35-39	5,605	27,500	76,280
2026 Population Age 40-44	4,183	22,224	63,534
2026 Population Age 45-49	3,261	17,836	53,047
2026 Population Age 50-54	2,981	16,681	50,306
2026 Population Age 55-59	2,701	15,345	46,471
2026 Population Age 60-64	2,321	13,856	42,804
2026 Population Age 65-69	2,036	12,034	37,816
2026 Population Age 70-74	1,754	10,887	32,713
2026 Population Age 75-79	1,276	8,616	24,949
2026 Population Age 80-84	1,063	6,036	16,770
2026 Population Age 85+	1,183	6,513	16,661
2026 Population Age 18+	42,652	236,488	715,395
2026 Median Age	40	39	38
2031 Median Age	41	40	39

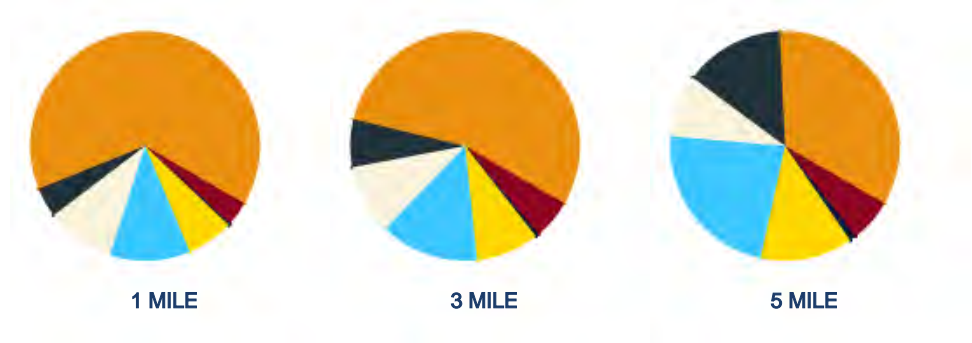
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$102,384	\$94,858	\$86,339
Average Household Income 25-34	\$147,589	\$139,268	\$125,082
Median Household Income 35-44	\$121,301	\$117,883	\$101,924
Average Household Income 35-44	\$180,560	\$183,035	\$160,584
Median Household Income 45-54	\$130,189	\$141,896	\$112,903
Average Household Income 45-54	\$192,457	\$211,483	\$180,490
Median Household Income 55-64	\$113,921	\$131,486	\$100,975
Average Household Income 55-64	\$176,347	\$207,236	\$171,633
Median Household Income 65-74	\$68,793	\$79,540	\$69,506
Average Household Income 65-74	\$129,985	\$158,297	\$134,611
Average Household Income 75+	\$81,509	\$110,300	\$102,693

Population By Age



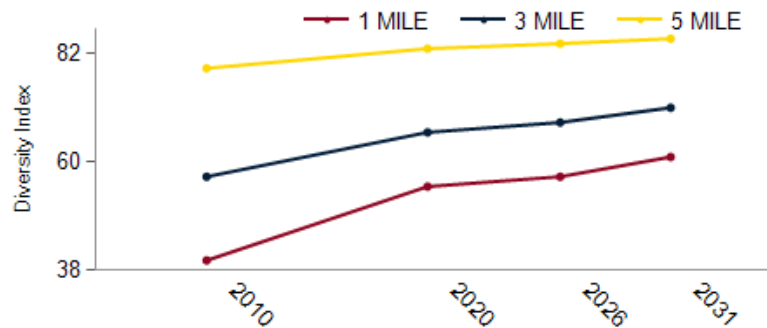
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	61	71	85
Diversity Index (current year)	57	68	84
Diversity Index (2020)	55	66	83
Diversity Index (2010)	40	57	79

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	6%	6%
American Indian	0%	0%	1%
Asian	7%	9%	13%
Hispanic	11%	14%	23%
Multiracial	10%	10%	9%
Other Race	4%	7%	14%
White	64%	55%	34%

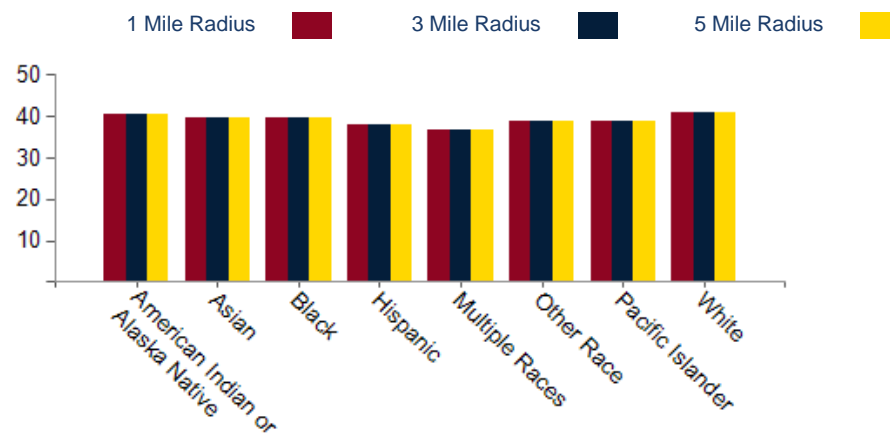
POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	40	37	37
Median Asian Age	39	39	39
Median Black Age	40	41	41
Median Hispanic Age	38	36	35
Median Multiple Races Age	37	35	35
Median Other Race Age	39	37	35
Median Pacific Islander Age	39	36	36
Median White Age	41	40	39

2026 MEDIAN AGE BY RACE



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05

Company Profile

Advisor Profile



Michael Mehdizadeh
Sr. Vice President

Michael Mehdizadeh is a distinguished commercial real estate advisor with over 20 years of experience in sales, leasing, and property management. Known for his strategic insight, disciplined execution, and market sophistication, he delivers exceptional results for investors, owners, and tenants across Southern California.

With a reputation built on trust, performance, and long-term relationships, Michael provides a refined, hands-on approach to every assignment — from acquisition and disposition strategy to leasing and asset optimization. His expertise, professionalism, and deep understanding of market dynamics make him a trusted partner in complex commercial real estate transactions.



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