1531 S. Holt Avenue
Los Angeles, CA 90035

KENNY STEVENS TEAM



1936 Spanish-Style Duplex with (2) Approx. 1,564 SF Units | Both Leased at Market Rents
6,505 SF LAR3 Lot with Potential for ADUs | Blocks from Pico Blvd. & Minutes from Beverly Hills

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Table Of Contents

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Property Overview ——— 3 - 4

Property Photos ——— 5

Neighborhood Info ——— 7 - 13

Financials & Rent Roll ——— 15 - 16

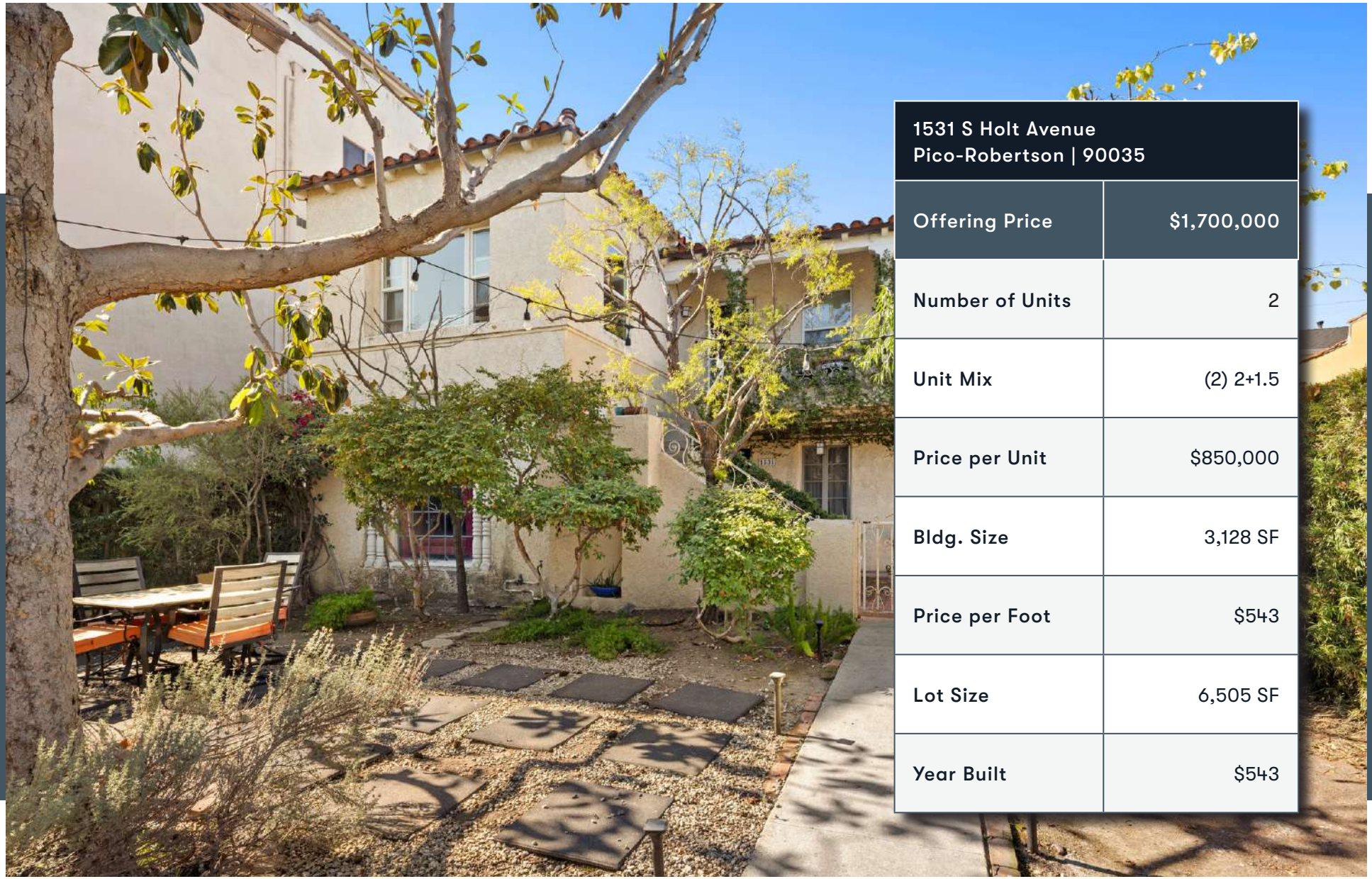
Sales Comparables ——— 17 - 18

Rental Comparables ——— 19 - 20



Property Overview

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1531 S Holt Avenue Pico-Robertson | 90035	
Offering Price	$1,700,000
Number of Units	2
Unit Mix	(2) 2+1.5
Price per Unit	$850,000
Bldg. Size	3,128 SF
Price per Foot	$543
Lot Size	6,505 SF
Year Built	$543

Property Highlights

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- Built in 1936, 1531-1533 S. Holt Ave. is a Spanish-style duplex with two spacious 2-bdrm. homes leased at market rents and a large rear courtyard.
- Just blocks from Pico Blvd, the property is close to Pico-Robertson's longtime restaurants, bakeries, kosher markets, and neighborhood shops. Nearby Pico and Olympic Boulevards provide convenient access across the Westside, with Beverly Hills, Century City, and Culver City a short drive away.
- Offered at $1,700,000, or $850,000 per unit and $543 per SF, below several recent sales per unit (see Sales Comparables).
- The 3,128 SF building has (2) 2-bdrm. / 1.5-bath units measuring approx. 1,564 SF each, with generous living areas and traditional floor plans.
- The 6,505 SF LAR3 lot includes a large paved courtyard, mature landscaping, and detached garages at the rear. Buyers can explore potential ADUs or garage conversion, subject to independent feasibility review and City approvals.
- Both units are leased at market rents of $3,885 and $3,740 per month, totaling $91,500 annually.
- The roof was replaced and exterior stairway to 1533 rebuilt in 2024, followed by bathroom work in 2025 and a laundry remodel in 2026. Earlier work includes foundation upgrades, dual-pane windows, a kitchen and bath remodel, and rewiring in 1531.
- With two spacious Spanish-style residences, improvements completed over time, and a large rear lot with potential for ADUs, 1531-1533 S. Holt Ave. offers investors a well-located Pico-Robertson duplex with income in place.

Exterior Photography

1531 S. Holt Ave - Pico-Robertson - 90035

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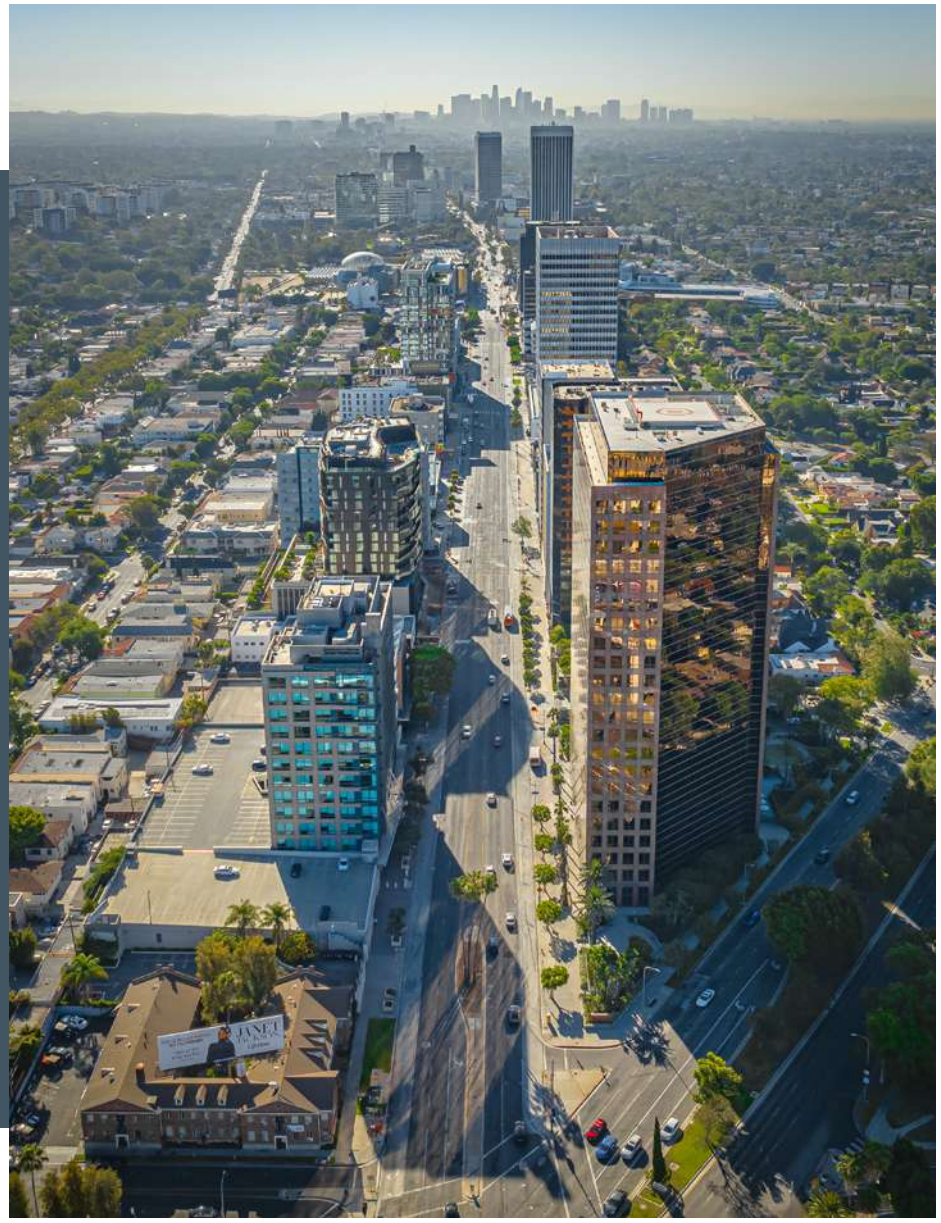
Neighborhood Overview

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About Pico-Robertson

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Where Generations Have Shaped Daily Life

South of Beverly Hills and east of Century City, Pico-Robertson has been shaped by generations of Jewish community life. Pico and Robertson Boulevards are lined with kosher restaurants, markets, bakeries, Judaica shops, and synagogues that serve the area every day. Just off those corridors, Spanish Revival homes, duplexes, and mid-century apartments occupy quieter residential streets. The blend of established local businesses and older housing gives Pico-Robertson a character all its own.

Along Pico Blvd, places like Factor's Famous Deli, Schwartz Bakery, and Elat Market remain local fixtures. They sit beside specialty grocers, kosher restaurants, synagogues, schools, and local services that reflect the area's longstanding Jewish culture. This is as much an everyday commercial district as a dining destination. Residents can shop for groceries, pick up lunch, or stop at a bakery without traveling far from home.

Residential streets around Pico and Robertson include Spanish Revival homes, duplexes, courtyard apartments, and mid-century fourplexes. Mature trees and smaller buildings give many blocks a quieter feel than the nearby commercial corridors. Newer condos have joined the mix, but older housing still shapes much of the streetscape.

Newer dining options, including Lamalo and Hatch Kitchen, have joined the neighborhood's longtime businesses along Pico. Beverly Hills, Century City, and Culver City are also close by, with offices, shops, and services. Pico and Olympic Boulevards provide east-west connections across LA, while the concentration of restaurants, markets, and community institutions keeps daily life close to home.

Pico-Robertson has continued to evolve, but the institutions and businesses that have long anchored the neighborhood remain central to everyday life. New restaurants and housing have added to the area without replacing the cultural traditions that helped shape it.

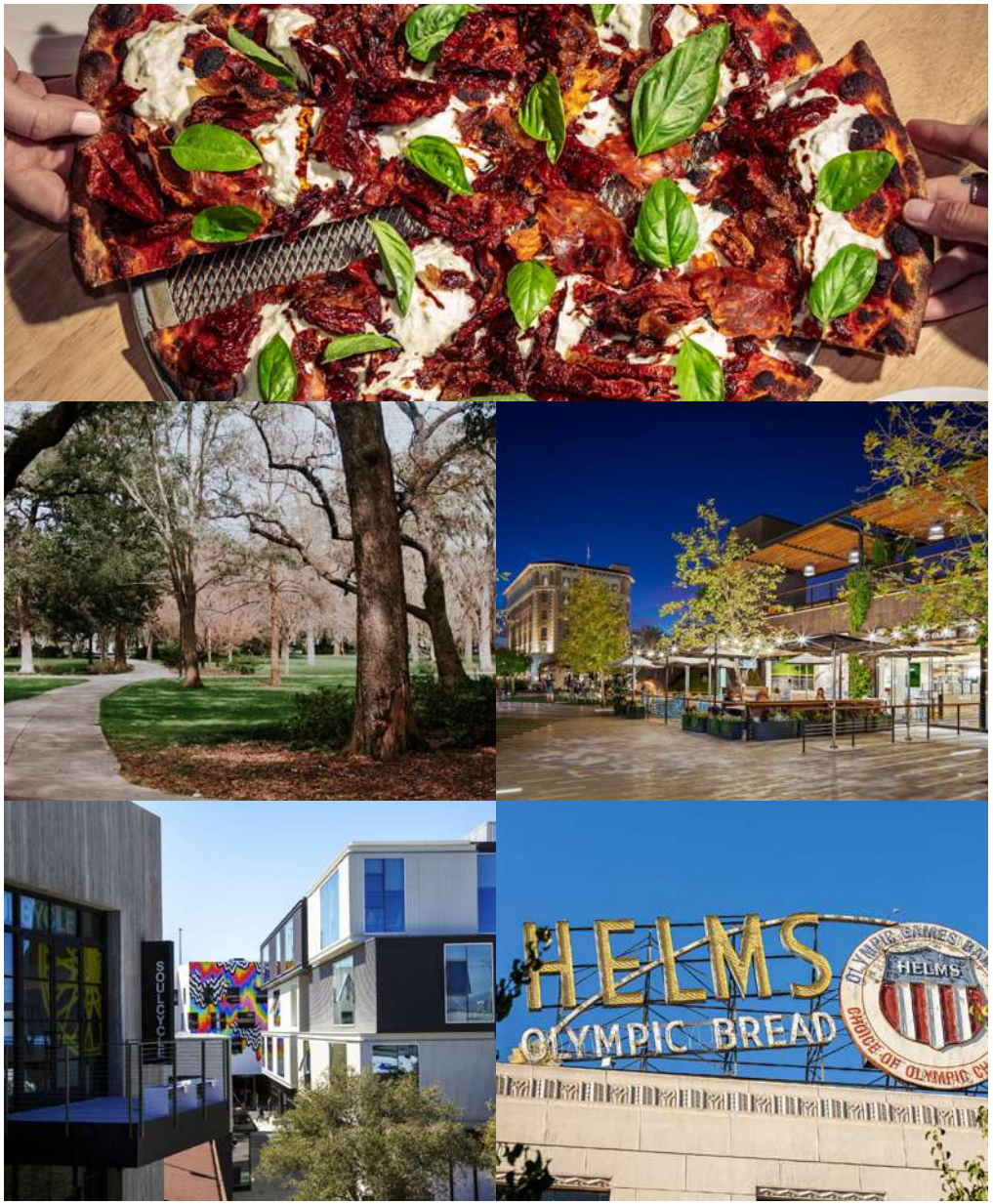
Neighborhood Amenities Map

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Nearby Hotspots

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1) Heart of Pico-Robertson

The intersection of Pico and Robertson anchors a dense, walkable stretch of kosher markets, bakeries, and casual dining rooted in LA's Orthodox and broader Jewish communities. Long-standing staples like Pico Kosher Deli, Jeff's Gourmet, and Beverlywood Bakery sit alongside fitness studios, pharmacies, and salons.

2) La Cienega Park

La Cienega Park is a well-utilized, nearly 10-acre public space offering baseball diamonds, tennis courts, and playgrounds. A recreation center anchors the property with indoor facilities and programming, with walking paths and green space for fitness.

3) Downtown Culver City

Downtown Culver City is a walkable hub anchored by studio campuses, top-tier restaurants, and boutique fitness studios. The area blends historic charm with modern development, offering a curated mix of cocktail bars and open-air patios.

4) Platform LA

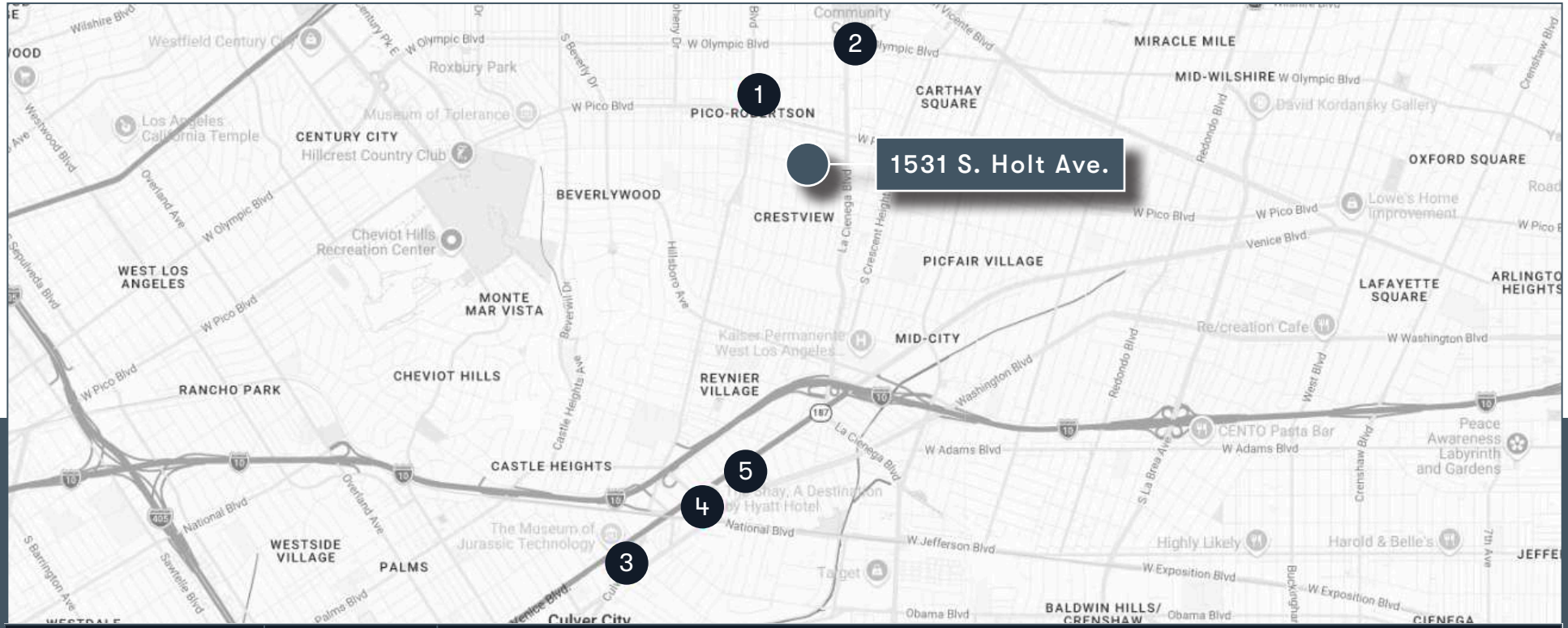
Tucked into the Hayden Tract near Helms, Platform LA is a curated lifestyle center blending upscale retail, progressive dining, and boutique fitness in a design-forward setting. Architecturally distinctive and hyper-walkable, Platform LA reflects evolving preferences toward experiential retail and high-end amenities.

5) Helms Design District

The Helms Design District offers a unique mix of high-end furniture showrooms, artisan coffee spots, and destination dining. It's home to the iconic Helms Bakery building, now reimagined as a cultural and culinary anchor. The district draws creatives, designers, and professionals alike; serving as a lifestyle magnet for tenants looking for aesthetics, walkability, the Westside's creative corridor.

Nearby Hotspots Map

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Hotspot Address	Distance	Notes
1) Pico-Robertson	Apx. 0.6 mile	Pico Blvd. shopping corridor with kosher restaurants, bakeries, specialty markets, Judaica shops, and local synagogues.
2) La Cienega Park	Apx. 1.3 miles	Beverly Hills park with baseball fields, jogging paths, outdoor fitness, playgrounds, and picnic area.
3) Downtown Culver City	Apx. 3.2 miles	Downtown Culver City with restaurants, cafés, shops, The Culver Steps, and film studio history.
4) Platform LA	Apx. 2.2 miles	Curated Culver City retail destination with independent shops, cafés, restaurants, and a modern outdoor social setting.
5) Helms Design District	Apx. 2.1 miles	Historic Helms Bakery campus with furniture and design showrooms, restaurants, cafés, and community arts programming.

Nearby Developments

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1) 9700 W. Pico Blvd.

Plans for 9700 W. Pico propose an 8-story, 2-building mixed-use development at Beverwil Dr. Plans include **242 apartments, 4,150 SF of ground-floor commercial space**, parking for 397 vehicles, and 11 units reserved for very low-income households.

2) 1233 S. Bedford St.

Terra Capital proposes an **8-story, 44-unit project** at 1233 S. Bedford St., replacing a fourplex. Plans call for studios to 3-bdrm. units, 24 parking spaces and a rooftop deck, with 9 apartments reserved for low-income households.

3) 834-844 S. Holt Ave.

Approved by the LA City Planning Commission, the project at 834-844 S. Holt Ave. would replace three apartment buildings with a new **6-story, 47-unit development**. Plans include 68 parking spaces, a courtyard, a rooftop deck and 8 affordable apartments.

4) 8688 W. Pico Blvd.

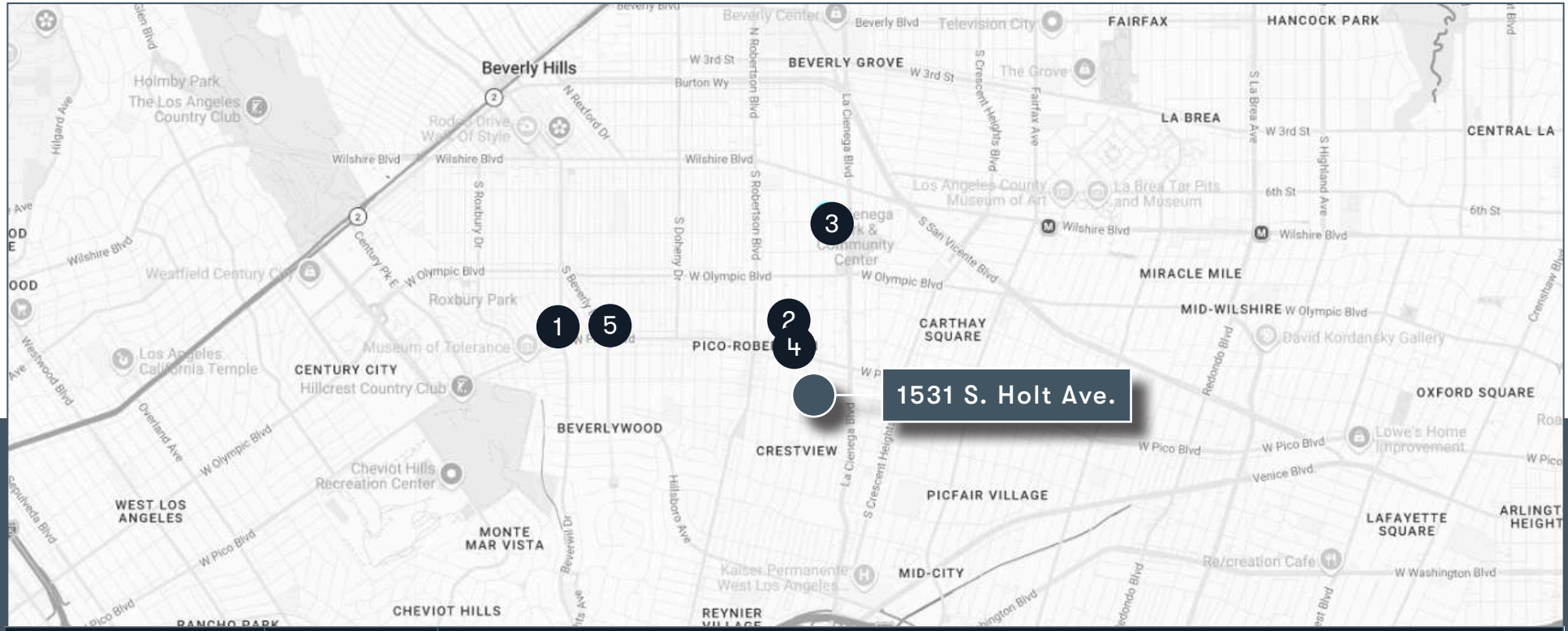
An affordable housing proposal at 8688 W. Pico Blvd. would clear a surface parking lot for a **7-story, 55-unit apartment complex**. All units are intended for low- and moderate-income households. Plans include 27 parking spaces and a contemporary exterior by Beverly Design, with LMM Studio listed as project architect.

5) 1416 S. Beverly Dr.

Plans for 1416 S. Beverly Dr. call for a **7-story, 75-unit apartment building on a vacant parcel** south of Pico Blvd. The proposal includes studio to 3-bdrm. units, parking for 47 vehicles, and 9 units reserved for extremely low-income households.

Nearby Developments Map

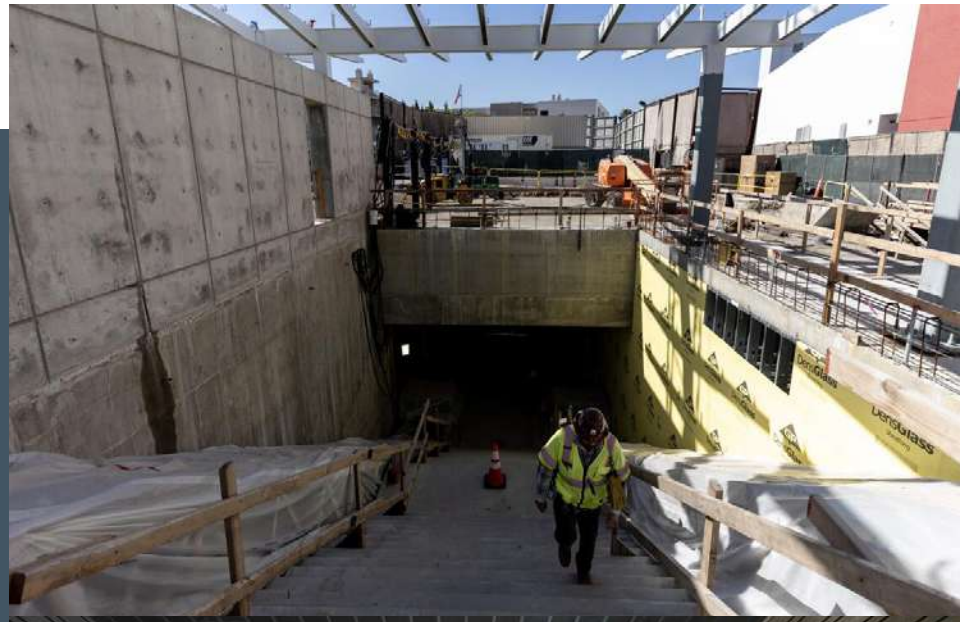
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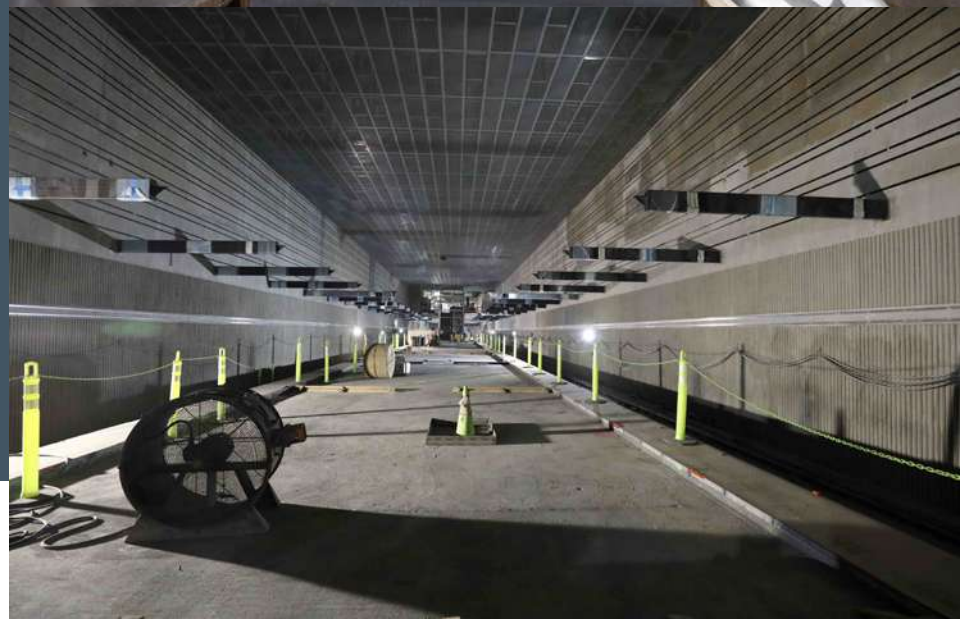


Dev Address	Distance	Notes
1) 9700 W. Pico Blvd.	Apx. 1.9 miles	Proposed 8-story mixed-use project with 242 units, 4,150 SF of commercial space, and 11 very low-income units.
2) 1233 S. Bedford St.	Apx. 0.7 mile	Proposed 8-story, 44-unit apartment building with 9 affordable units, 24 parking spaces, and a rooftop deck.
3) 834-844 S. Holt Ave.	Apx. 1.0 mile	Approved 6-story, 47-unit project with 8 affordable apartments, courtyard and rooftop deck.
4) 8688 W. Pico Blvd.	Apx. 0.7 mile	Proposed 7-story, 55-unit affordable apartment building with 27 parking spaces, replacing the surface parking lot.
5) 1416 S. Beverly Dr.	Apx. 1.2 miles	Proposed 7-story, 75-unit apartment project with 9 extremely low-income units and 47 parking spaces.

Dev Spotlight - Purple Line Extension

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Runs from Wilshire/Western through Miracle Mile, Beverly Hills, Century City, and ends at the Westwood/VA Hospital.

- The Metro D Line (formerly Purple Line) Extension will add nearly 9 miles of new subway infrastructure and 7 new underground stations.
- Commute time between Downtown Los Angeles and Westwood will be reduced to under 30 minutes.
- Full completion is scheduled for the end of 2027, with Section 1 slated to open by late 2025.

Section 1 Spotlight – Wilshire/La Brea to Wilshire/La Cienega

- Extends 3.9 miles underground with three new stations: Wilshire/La Brea, Wilshire/Fairfax, and Wilshire/La Cienega.
- Status: 98% complete as of spring 2025; targeted to open for public service by end of 2025.

Section 2 – Coming 2026

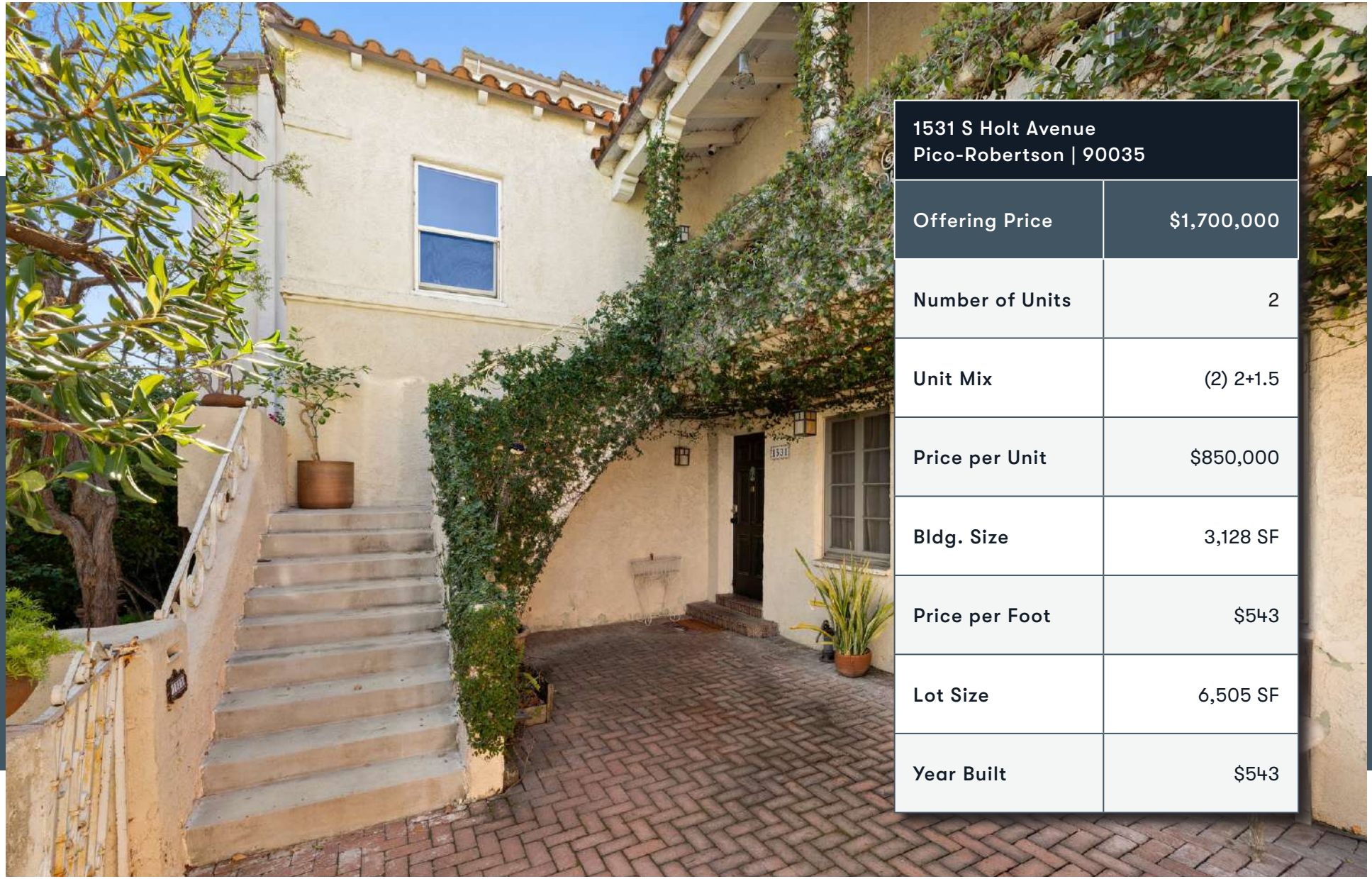
- **Section 2 runs from Wilshire/La Cienega to Century City.**
- **Adds 2.6 miles of track and two new stations (Wilshire/Rodeo and Century City/Constellation).**

Section 3 – Coming 2027

- Adds 2.9 miles and two stations (Westwood/UCLA and Westwood/VA).
- Scheduled for completion in 2027, in time for the 2028 Olympics.

Financials & Comparables

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1531 S Holt Avenue Pico-Robertson | 90035	
Offering Price	$1,700,000
Number of Units	2
Unit Mix	(2) 2+1.5
Price per Unit	$850,000
Bldg. Size	3,128 SF
Price per Foot	$543
Lot Size	6,505 SF
Year Built	$543

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Financials

1531 S. Holt Ave | Pico-Robertson | 90035
Offered at $1,700,000

Approx. Year Built:	1936
Approx. Lot Size:	6,505 SF
Approx. Bldg. Size:	3,128 SF

Price per Foot	$543
Current CAP	2.96%
Market CAP	3.07%

Investment Summary	
Price:	$1,700,000
Down Payment:	$1,700,000
Number of Units:	2
Price per Unit:	$850,000
Current GRM:	18.58
Potential GRM:	18.16
Proposed Financing:	$0

Annualized Operating Data	Current Rents	Market Rents
Scheduled Gross Income:	$91,500	$93,600
Vacancy Allowance:	$3,660 | 2.5%	$3,744 | 2.5%
Gross Operating Income:	$87,840	$89,856
Less Expenses:	$37,599 | 41%	$37,599 | 40%
Net Operating Income:	$50,241	$52,257
Less Loan Payment:	$0	$0
Pre-Tax Cash Flow:	$50,241 | 2.96%	$52,257 | 3.07%
Plus Principal Reduction:	$0	$0
Return Before Taxes:	$50,241 | 2.96%	$52,257 | 3.07%

Income

		Current Rents		Potential Rents	
# of Units	Unit Mix	Avg. Monthly Rent/Unit	Monthly Income	Monthly Rent/Unit	Monthly Income
2	2+1.5	$3,813	$7,625	$3,900	$7,800
Total Scheduled Rent:			$7,625		$7,800
Laundry Income:			$0		$0
Monthly Gross Income:			$7,625		$7,800
Annual Gross Income:			$91,500		$93,600

Estimated Expenses	
Taxes (1.25%):	$21,250
Insurance:	$3,754
Utilities:	$3,128
Repairs/Maintenance:	$4,575
Professional Mgmt:	$4,392
On-Site Manager:	$0
Misc:	$500
Total Expenses:	$37,599
Per Sq. Ft:	$12.02
Per Unit:	$18,799

Rent Roll

1531 S. Holt Ave | Pico-Robertson | 90035

Current as of 11/08/26

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Current Rent Roll					
Unit #:	Unit Type:	Current Rent:	Market Rent:	Approx. Unit Size:	Notes:
A	2+1.5	$3,885	$3,900	1,564 SF	Occupied. LA RSO. Unit SF approx. (half of bldg)
B	2+1.5	$3,740	$3,900	1,564 SF	Occupied. LA RSO. Unit SF approx. (half of bldg)
	Laundry Income:	$0	$0		
	Other Income:	$0	$0		
	Monthly Total:	**$14,033**	**$14,800**		
	Annual Total:	**$168,392**	**$177,600**		

Pico-Robertson Sales Comps

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Address:	1531 S. Holt Ave.
Price:	$1,700,000
# of Units:	2
Year Built:	1936
Price per Unit:	$850,000
Bldg. Size:	3,128 SF
Price per Foot:	$543
Unit Mix:	(2) 2+1.5



Address:	1026 S. Crescent Heights
Price:	$1,995,000
# of Units:	2
Year Built:	1932
Price per Unit:	$997,500
Bldg. Size:	4,007 SF
Price per Foot:	$497
Unit Mix:	(2) 3+2



Address:	1115 S. La Peer Dr.
Price:	$1,900,000
# of Units:	2
Year Built:	1931
Price per Unit:	$950,000
Bldg. Size:	3,082 SF
Price per Foot:	$616
Unit Mix:	(1) 2+2 & (1) 2+1



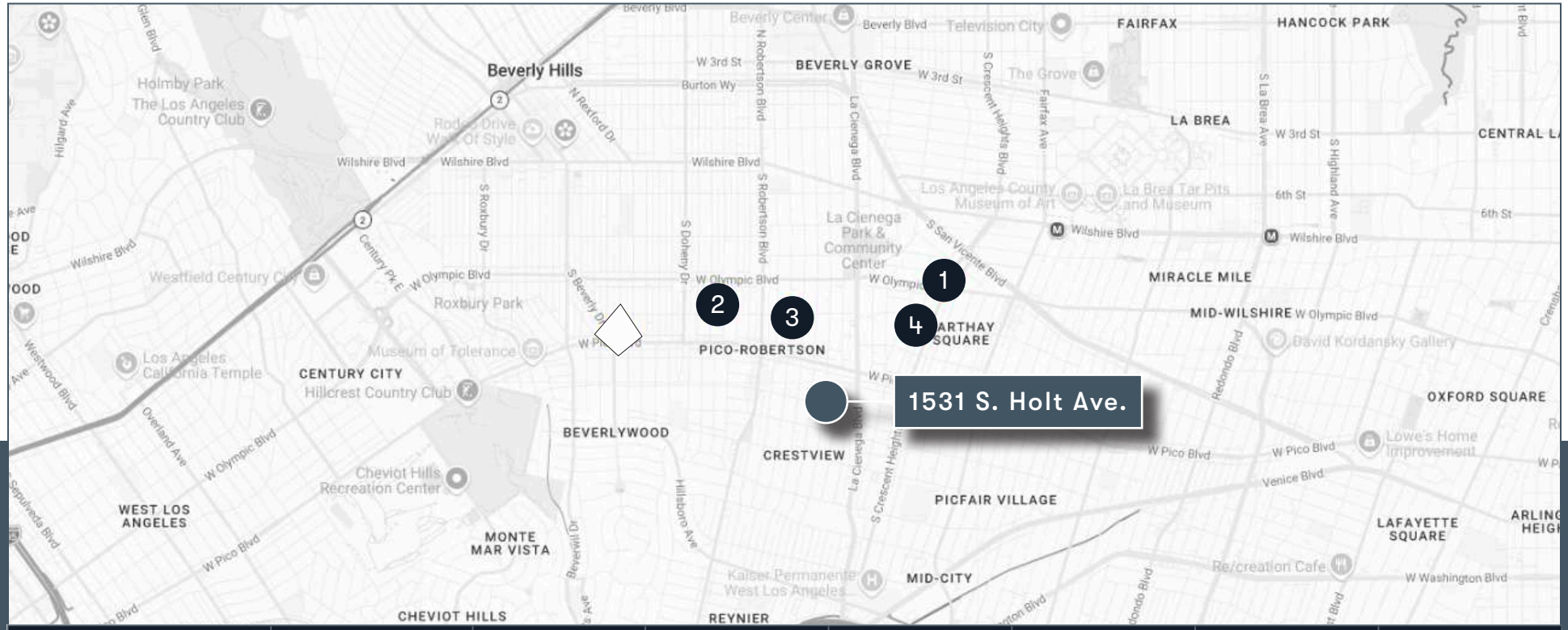
Address:	1140 S. Shenan-doah
Price:	$1,800,000
# of Units:	2
Year Built:	1933
Price per Unit:	$900,000
Bldg. Size:	3,022 SF
Price per Foot:	$595
Unit Mix:	(2) 2+1



Address:	1149 S. Crescent Heights
Price:	$1,628,000
# of Units:	2
Year Built:	1934
Price per Unit:	$814,000
Bldg. Size:	3,182 SF
Price per Foot:	$511
Unit Mix:	(1) 3+1.5 & (1) 2+1.5

Pico-Robertson Sales Comps Map

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Address	Price	# of Units	Year	Price per Unit	Bldg. Size	Price Per Foot	Unit Mix
1531 S. Holt Ave.	$1,700,000	2	1936	$850,000	3,128 SF	$543	(2) 2+1.5
1) 1026 S. Crescent Heights Blvd.	$1,995,000	2	1932	$997,500	4,007 SF	$498	(2) 3+2
2) 1115 S. La Peer Dr.	$1,900,000	2	1931	$950,000	3,082 SF	$616	(1) 2+2 & (1) 2+1
3) 1140 S. Shenandoah	$1,800,000	2	1933	$900,000	3,022 SF	$596	(2) 2+1
4) 1149 S. Crescent Heights Blvd.	$1,628,000	2	1934	$814,000	3,182 SF	$512	(1) 3+1.5 & (1) 2+1.5

Pico-Robertson Rental Comps

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Subject Property	
1531 S. Holt Ave | Pico-Robertson | 90035	
(2) 2-Bdrm. & 1.5-Bath	$3,550 - $3,850



1) 6284 Commodore Sloat Dr. Unit #6286	
Rent	$3,900
Unit Mix	2-Bdrm. & 1-Bath | 1,454 SF



2) 8569 Horner St. (Lower Unit)	
Rent	$3,675
Unit Mix	2-Bdrm. & 2-Bath | 1,423 SF



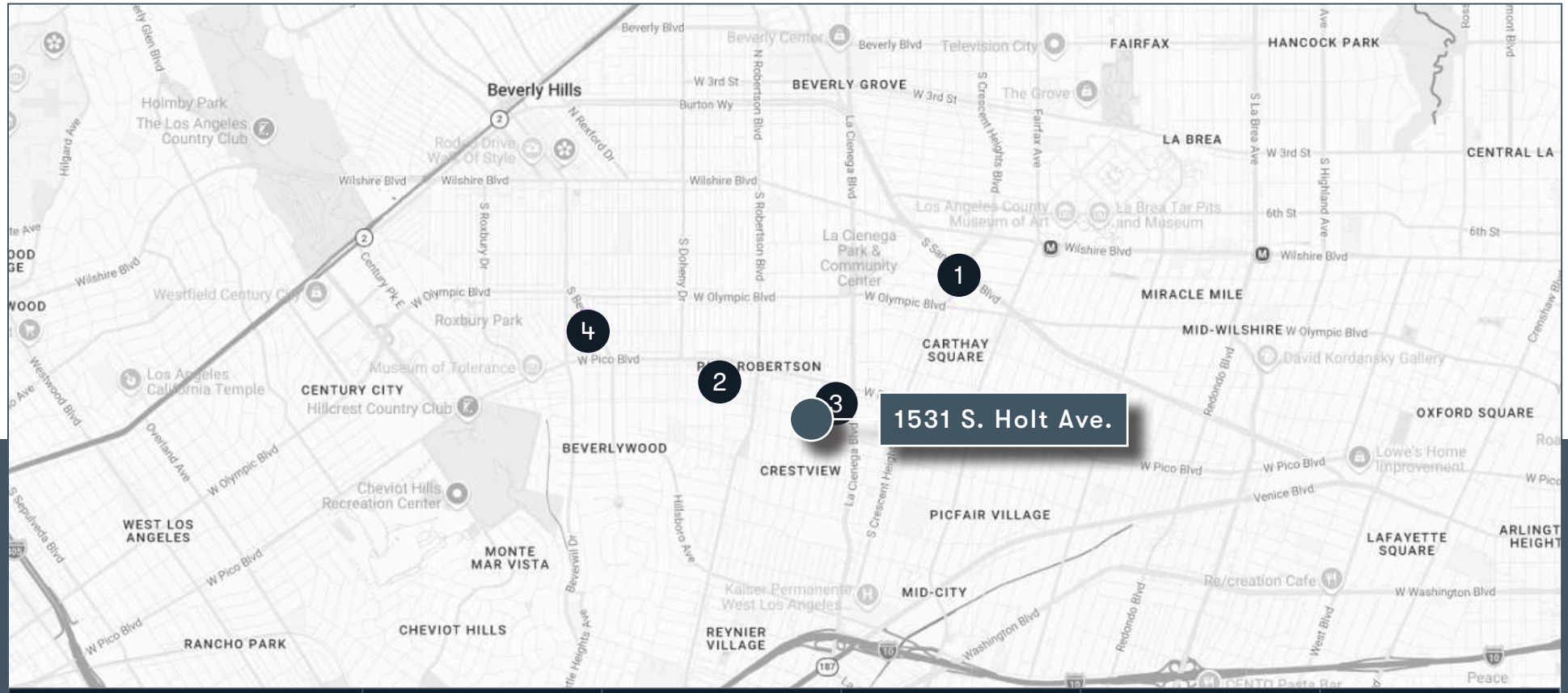
3) 1472 S. Crest Dr.	
Rent	$3,650
Unit Mix	2-Bdrm. & 2-Bath | 1,080 SF



4) 1231 Smithwood Dr.	
Rent	$3,650
Unit Mix	2-Bdrm. & 1-Bath | 1,100 SF

Pico-Robertson Rental Comps Map

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Address	Rent	Unit Mix	Unit Size	Rent per SF	Distance
1) 6284 Commodore Sloat Dr.	$3,900	2-Bdrm. & 1-Bath	1,454 SF	$2.68	Apx. 1.8 miles
2) 8569 Horner St. (Lower)	$3,675	2-Bdrm. & 1.5-Bath	1,423 SF	$2.58	Apx. 0.5 mile
3) 1472 S. Crest Dr.	$3,650	2-Bdrm. & 2-Bath	1,080 SF	$3.38	Apx. 0.8 mile
4) 1231 Smithwood Dr.	$3,650	2-Bdrm. & 1-Bath	1,100 SF	$3.32	Apx. 1.3 miles

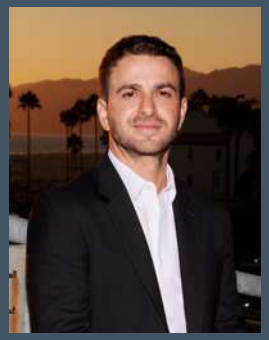


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Los Angeles, CA 90035

Wake Up and Smell the Cash Flow.

For more information on 1531 S. Holt Avenue, please contact Dustin Dahan.



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