



Commercial For Sale | Land | Multifamily

10605 Eastborne Avenue . Westwood , CA 90024

For sale a high profile development opportunity located in the 90024 zip code of Westwood, one of the best zip codes in the country. There are two side by side lots, each 50 feet by 130 feet. Both properties currently have rental units on them. 10605 Eastborne has 3 units and 10609 Eastborne has 4 units, some of which can be delivered vacant. For more information contact the listing agent Aida Memary Scher 818-212-2678 Aida.Memary@marcusmillichap.com

Listing Info

Listing ID: 3142
Sold

For Sale

\$5,300,000

Listing Presented by

Posted: 06/08/2022 7:33 pm | On HOMEiZ: 689 days | Updated: 1 year ago | Views: 337

Location Map



Property Type

Property status	Sold
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Property Price

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Last Sold Price	\$5300000
Last Sold Date	06/08/2022
Annual Property Tax Rate for this property	1.25%

Property Location & Description

Listing Headline	For sale a high profile development opportunity located in the 90024 zip code of Westwood, one of the best zip codes in the country. There are two side by side lots, each 50 feet by 130 feet. Both properties currently have rental units on them. 10605 Eastborne has 3 units and 10609 Eastborne has 4 units, some of which can be delivered vacant. For more information contact the listing agent Aida Memary Scher 818-212-2678 Aida.Memary@marcusmillichap.com
Lot Description	The site is zoned R3 and it is Tier 2 TOC allowing a developer many options when designing the project. By-right; the zoning allows 16 units, with a 45 foot height limit and a building envelope of 27,000 square feet, this might be the best option for someone looking to build condos. If someone is looking to utilize the TOC density bonus and maximize unit count, they would be able to build 28 units, go up to 56 feet and have a building envelope of 40,912 square feet. A developer might even be able to build a few more units on this site by designing for ADU conversion, this could bring up to 7 more units for a total of 35 units
Location Description	The property is centrally located a few steps from Santa Monica Blvd. To the west you have West LA, the north you have UCLA campus and Westwood, to the east you have Westfield Century City Mall and Beverly Hills and to the south you have Rancho Park, home of the new Google office campus

Utilities	Irrigation is available Electricity/Power is available Water is available Telephone is available Cable is available Gas/Propane is available Provider: No Data Provider: No Data Provider: No Data Provider: No Data Provider: No Data Provider: No Data
APN / Parcel ID	4326-026-022
Zoning	LAR3
Plans Approved	No
Has Permits	No
FAR	No Data
Height Limit	No Data
Highlights	Max Dwelling Units

Lot Details

Details #1

Asking Price	\$5300000 Total Price
Total Lot Size	13000 Sq. Ft.
Commission Split %	Contact listing agent %

Sewer

Type of Sewer	Sewer System (Public)
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Neighborhood lifestyle

Lifestyle	Urban Pioneer
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More information

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MLS URL of this listing to link to your own site or brokerage site	Not in MLS
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