

# \$4,900,000 - 2819 Leeward Avenue, Los Angeles

MLS® #25517333

**\$4,900,000**

1 Bedroom, 2.00 Bathroom, 26,756 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

We are excited to present a prime investment opportunity at 2819 Leeward Ave in the vibrant Koreatown neighborhood of Los Angeles. Situated between S. Hoover St. and Vermont Ave, just one block south of Southwestern Law School, this property offers 47 units in total, including 46 single units and one one-bedroom unit. The property is offered at \$104,255 per unit, equating to \$183 per square foot, with an impressive 6.76% CAP rate and 7.58 GRM based on current income. Additionally, there is significant rental upside potential of 24% as units turn over. The building is separately metered for electricity and features an on-site community laundry room leased with Wash, including five washers and five dryers for added convenience. With a high Walk Score of 93, the location is ideal for residents looking for easy access to schools, employment centers, and public transit. The property is within walking distance to retail along 7th St., just one mile from the Metro D Line rail station, and steps away from several Metro local lines on 8th St. and S. Hoover St. Koreatown is one of the densest neighborhoods in Los Angeles, with a population of around 120,000. Since the early 2000s, Koreatown has seen over \$1 billion in development, and the area continues to be a prime location for real estate investment due to ongoing projects and growth.



Built in 1924

## Essential Information

MLS® #	25517333
Price	\$4,900,000
Bedrooms	1
Bathrooms	2.00
Square Footage	26,756
Acres	0.21
Year Built	1924
Type	Residential Income
Status	Closed
Listing Agent	Neema Ahadian
Listing Office	Marcus & Millichap

## Community Information

Address	2819 Leeward Avenue
Area	C17 - Mid-Wilshire
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90005

## Amenities

Parking	None
Garages	None

## Interior

Heating	None
Cooling	None
# of Stories	4
Stories	Three Or More

## Additional Information

Date Listed	March 1st, 2025
Days on Market	167
Zoning	LAR4
Short Sale	N
RE / Bank Owned	N

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