

# \$3,995,000 - 5757 La Mirada Avenue, Los Angeles

MLS® #25519939

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## \$3,995,000

3 Bedroom, 3.00 Bathroom, 14,298 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

This exceptional investment opportunity in East Hollywood offers approximately 33% rental upside potential, allowing investors to unlock significant value by aligning rents with market rates. Situated just three blocks north of Santa Monica Boulevard on La Mirada Ave, the property benefits from a prime location with easy access to Hollywood's top dining, shopping, and entertainment options.

Additionally, its designation within a Qualified Opportunity Zone provides substantial tax incentives, making it an attractive long-term hold. Adding to its appeal, the property is surrounded by world-renowned entertainment studios, ensuring strong demand from industry professionals. Netflix HQ, located just a block away, is a major employer with nearly 14,000 employees, while Paramount Pictures, Universal Studios, Warner Bros., and Walt Disney Studios are all within a few miles. With Hollywood's thriving rental market and this property's strategic positioning, investors have a rare opportunity to establish a strong foothold in one of Los Angeles' most sought-after submarkets.



Built in 1954

## Essential Information

MLS® #	25519939
Price	\$3,995,000
Bedrooms	3

Bathrooms	3.00
Square Footage	14,298
Acres	0.34
Year Built	1954
Type	Residential Income
Status	Closed
Listing Agent	Saadia 'sam' Liberow
Listing Office	Marcus & Millichap

### Community Information

Address	5757 La Mirada Avenue
Area	C20 - Hollywood
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90038

### Amenities

Parking Spaces	11
Parking	Carport
# of Garages	2
Garages	Carport
Pool	None

### Exterior

Exterior	Stucco
Windows	Double Pane Windows
Construction	Stucco
Foundation	Raised

### Interior

Heating	Wall Furnace
Fireplaces	None
# of Stories	2
Stories	Two

### Additional Information

Date Listed	April 2nd, 2025
Days on Market	34

Zoning                      LAR3

Short Sale                N

RE / Bank Owned      N

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