

# \$6,225,000 - 456 Cochran Avenue, Los Angeles

MLS® #25527150

**\$6,225,000**

1 Bedroom, 2.00 Bathroom, 21,320 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

We are pleased to present 456 S. Cochran Ave, a rare chance to acquire a 32-unit multifamily property in Los Angeles' coveted Miracle Mile, a very charming asset with significant value-add upside. This 21,320-square-foot building, constructed in 1920, features 24 studios and 8 one-bedroom/one bath units. Located in the vibrant Miracle Mile neighborhood, the property benefits from proximity to cultural, retail, and transit hubs, ensuring low vacancies and strong tenant demand from professionals and creatives. This offering is well-positioned for Buyers seeking a high-potential asset in a supply-constrained submarket with robust fundamentals. Premier Location Situated in Miracle Mile, with a Walk Score of ~90, offering proximity to a myriad of dining, retail, and entertainment destinations. The Grove (1 mile), West Hollywood (2.5 miles), and transit options like the Metro E Line (La Brea Station, opening 2025). Value-Add Potential Current Rents ~18% Below Market. Attractive Pricing Asking Price of \$6,225,000 (\$194,531/unit), 9.98 GIM, 5.76% CAP, \$291.98 P/SF.

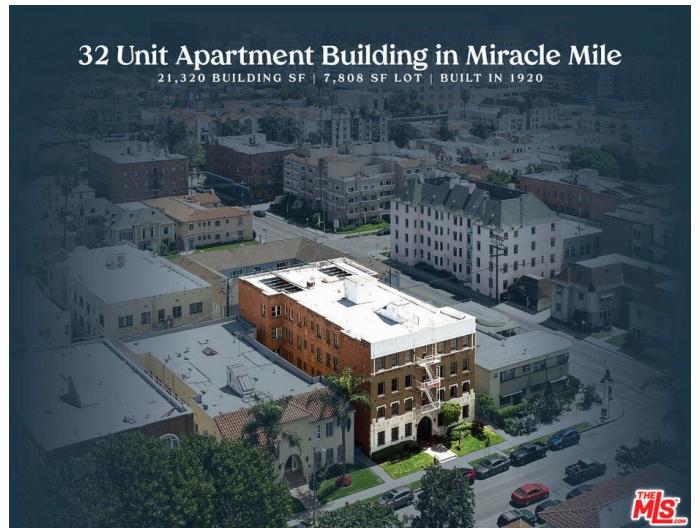
Built in 1920

## Essential Information

MLS® # 25527150

Price \$6,225,000

Bedrooms 1



Bathrooms	2.00
Square Footage	21,320
Acres	0.18
Year Built	1920
Type	Residential Income
Status	Closed
Listing Agent	Michael Sterman
Listing Office	Marcus & Millichap

## Community Information

Address	456 Cochran Avenue
Area	C19 - Beverly Center-Miracle Mile
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90036

## Amenities

Parking	None
Garages	None

## Interior

Heating	None
# of Stories	4
Stories	One

## Additional Information

Date Listed	April 18th, 2025
Days on Market	35
Zoning	LAR4
Short Sale	N
RE / Bank Owned	N

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