

# **\$4,495,000 - 1254 W 36th Street, Los Angeles**

MLS® #25557335

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## **\$4,495,000**

30 Bedroom, 33.00 Bathroom, 9,944 sqft  
Residential Income on 0 Acres

N/A, Los Angeles,

We are pleased to present an exceptional investment opportunity: a brand-new ground-up construction student housing property located just steps away from the University of Southern California (USC) and within the DPS Patrol Zone. Completed in 2025, this thoughtfully designed asset features a total of 30 oversized bedrooms and 33 bathrooms, with each bedroom offering a private en-suite bathroom and closet. Priced at \$4,495,000, or just under \$150,000 per bed and \$452 per square foot, the property delivers strong returns with a 8.19% cap rate (which already accounts for an 8% professional property management fee) and is ideally positioned for long-term stability and growth. Spanning two distinct four-story structures and separated into three units, each with ten bedrooms, the design prioritizes space and comfort. Every unit features a large open-concept kitchen, generous dining and living areas, a convenient powder room, and two sets of washer and dryers, creating a welcoming and functional environment for tenants. The 10-foot ceilings, premium finishes, and spacious layouts not only set the property apart from comparable student rentals but also make it easier to lease year after year. The elevated design enhances tenant satisfaction and broadens appeal for both rent-by-the-room and rent-by-the-bed strategies ideal for USC students or co-living and transitional housing models. Located just a short walk from USC and less than half a



mile from the Expo/Vermont E Line Metro Station, the property offers tenants seamless access to Downtown LA, and cultural landmarks such as the LA Coliseum, BMO Stadium, California Science Center, Natural History Museum, and the upcoming Lucas Museum of Narrative Art. With the 2028 Olympics on the horizon and consistent demand from the USC student body, this newly built asset represents a rare opportunity to acquire a low-maintenance, high-capacity rental property in one of Los Angeles' most robust and resilient submarkets. \*With the Certificate of Occupancy now issued, the property has officially entered lease-up.

Built in 1905

**Essential Information**

MLS® #	25557335
Price	\$4,495,000
Bedrooms	30
Bathrooms	33.00
Square Footage	9,944
Acres	0.13
Year Built	1905
Type	Residential Income
Status	Closed
Listing Agent	Adam Shamooelian
Listing Office	Keller Williams Beverly Hills

**Community Information**

Address	1254 W 36th Street
Area	C34 - Los Angeles Southwest
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90007

**Amenities**

Parking Spaces	2
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## Interior

# of Stories	4
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Stories	Three Or More
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## Additional Information

Date Listed	June 26th, 2025
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Days on Market	112
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Zoning	LARD1.5
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Short Sale	N
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RE / Bank Owned	N
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