

# **\$1,200,000 - 806 S Cochran Avenue, Los Angeles**

MLS® #25614395

**\$1,200,000**

2 Bedroom, 1.00 Bathroom, 1,352 sqft

Residential on 0 Acres

N/A, Los Angeles,

Offered for the first time in 35 years, this is a rare opportunity to own a charming Spanish-style home in the heart of Los Angeles' highly sought-after Miracle Mile neighborhood. Ideally situated on a prime street just moments from Wilshire Boulevard, this residence embodies timeless character and architectural integrity. Featuring 2 bedrooms, 1 bathroom, a bonus room (unpermitted), and a detached garage, the home showcases original hardwood floors, a cozy fireplace, and inviting front and rear porches, hallmarks of classic Spanish architecture. Nestled within a designated Historic Preservation Overlay Zone (HPOZ), the property offers both historic charm and future potential. The buyer may choose to restore its original beauty or expand the existing footprint to create a personalized retreat. Conveniently located near premier shopping, dining, grocery stores, and banking institutions, as well as major public transit options. The upcoming LA Metro station (opening 2026) will be just a short walk away, enhancing the area's accessibility and appeal. Experience the best of Miracle Mile living-rich in history, culture, and community. Shown by appointment only. No showings until the first Broker's Open on November 18th. All offers will be reviewed after November 20th.



Built in 1923

## **Essential Information**

MLS® #	25614395
Price	\$1,200,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,352
Acres	0.15
Year Built	1923
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Listing Agent	Mehran Javid
Listing Office	Keller Williams Los Angeles

## Community Information

Address	806 S Cochran Avenue
Area	C19 - Beverly Center-Miracle Mile
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90036

## Amenities

Parking Spaces	2
# of Garages	2
View	Courtyard
Pool	None
Security	Carbon Monoxide Detector(s), Smoke Detector(s), Window Bars

## Exterior

Exterior	Stucco
Lot Description	Back Yard, Front Yard, Lawn
Construction	Stucco

## Interior

Interior	Wood
Interior Features	Separate/Formal Dining Room
Appliances	Dishwasher, Gas Oven
Heating	Natural Gas

Cooling	None
Fireplace	Yes
Fireplaces	Den
# of Stories	1
Stories	One

## School Information

District	Los Angeles Unified
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## Additional Information

Date Listed	November 10th, 2025
Days on Market	16
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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