

\$2,999,000 - 2404 S Cochran Avenue, Los Angeles

MLS® #BB25194297

\$2,999,000

16 Bedroom, 19.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

2404 S Cochran Ave is a brand-new, non-rent controlled, FULLY LEASED fourplex in the heart of West Adams—“one of Los Angeles’™ most vibrant and sought-after neighborhoods. Nestled on a charming tree-lined street just moments from the trendy Highly Likely Café, this stunning property will generate over \$227k in annual rent and a real 5.94% cap rate, offering an exceptional return on investment. With housing availability at an all-time low, this new construction fourplex offers investors a rare opportunity to own a property with consistent rental demand. Given the increased need for quality housing, this is an investment that stands strong in today’s market.



The fourplex (triplex + ADU "in name only") consists of three spacious 4-bedroom townhomes and one 3-bedroom unit, all thoughtfully designed to maximize space and functionality. Each unit is separately metered for utilities, ensuring minimal operating costs, and the property is backed by a 1-year builder’s warranty for peace of mind.

Modern, open-concept layouts feature high-end designer finishes, stainless-steel appliances, abundant natural light, and large windows that enhance the living experience. Additional highlights include expansive living areas, large front and rear-facing balconies, and sleek contemporary designs tailored to meet the demands of today’s renters.

Positioned in the thriving West Adams neighborhood, the property guarantees high tenant demand and strong long-term appreciation. With its low-maintenance design, upscale units, and unbeatable location, 2404 S Cochran Ave is an exceptional opportunity for investors looking to secure a premium property in a fast-growing market.

Built in 2025

Essential Information

MLS® #	BB25194297
Price	\$2,999,000
Bedrooms	16
Bathrooms	19.00
Acres	0.13
Year Built	2025
Type	Residential Income
Sub-Type	Quadruplex
Style	Modern
Status	Closed
Listing Agent	Cheyenne Womack
Listing Office	Myunits.com Inc.

Community Information

Address	2404 S Cochran Avenue
Area	C16 - Mid Los Angeles
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90016

Amenities

Parking Spaces	8
View	Neighborhood
Pool	None

Exterior

Lot Description Street Level, Landscaped, Level

Interior

Interior	Tile, Laminate
Interior Features	Open Floorplan, Recessed Lighting, Balcony
Appliances	Dishwasher, Freezer, Disposal, Microwave, Refrigerator, Dryer, Electric Oven, Electric Range, Washer
Heating	Central
Cooling	Central Air
# of Stories	3
Stories	Three Or More

Additional Information

Date Listed	August 28th, 2025
Days on Market	30
Zoning	LARD1.5
Short Sale	N
RE / Bank Owned	N

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