

# \$3,500,000 - 2506 W Sunset Boulevard, Los Angeles

MLS® #OC25162915

## \$3,500,000

1 Bedroom, 0.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

Pleased to present this rare mixed-use investment opportunity located in the heart of Silver Lake along the vibrant West Sunset Boulevard corridor. 2506 W Sunset Blvd is an 8,000 square foot building situated on a 5,694 square foot lot, offering a well-balanced unit mix of three street-level retail storefronts and seven residential apartment units. All but one of the units are currently on month-to-month leases, providing immediate flexibility and repositioning potential for an investor or owner-user. One of the commercial units is intentionally left available, offering instant upside through lease-up. Additionally, the property includes three separate basement units—each approximately 1,000 square feet—ideal for storage rental or creative repurposing.

Zoned (Q)C2-1VL with a Tier 3 Transit Oriented Communities (TOC) designation, the property also holds long-term redevelopment potential. With a highly walkable location, under-market rents, and multiple income enhancement opportunities, this offering is well-positioned for those seeking a prime asset in one of Los Angeles's™ most dynamic and desirable neighborhoods.

Built in 1924

## Essential Information

MLS® #	OC25162915
Price	\$3,500,000



Bedrooms	1
Bathrooms	0.00
Acres	0.13
Year Built	1924
Type	Residential Income
Sub-Type	Mixed Use
Status	Closed
Listing Agent	James Kezios
Listing Office	Pacific Sotheby's Int'l Realty

### **Community Information**

Address	2506 W Sunset Boulevard
Area	C21 - Silver Lake - Echo Park
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90026

### **Amenities**

Parking Spaces	8
Pool	None

### **Exterior**

Lot Description	ZeroToOneUnitAcre
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### **Interior**

# of Stories	2
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### **Additional Information**

Date Listed	July 19th, 2025
Days on Market	60
Zoning	(Q)C2-1VL
Short Sale	N
RE / Bank Owned	N

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