

\$1,775,000 - 445 N Spaulding, Los Angeles

MLS® #OC25239240

\$1,775,000

12 Bedroom, 4.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

Prime 4-Plex Investment Opportunity in One of L.A.'s Most Sought-After Locations! Located in one of Los Angeles's most desirable neighborhoods, this prime 4-unit property offers an unmatched blend of immediate income, long-term upside, and unbeatable location. Just minutes from Sunset Blvd., Santa Monica Blvd., Century City, and The Grove, this asset places residents at the center of LA!

A potential Owner/User or Investor opportunity, each of the four units features a spacious 3-Bedroom, 1-Bath layout, with over 1,050 square feet of living space. The building is currently operating at a 4.94% cap rate on existing rents, with over 33% in rental upside still available, offering significant value-add potential. There are four garages located on-site plus an additional four surface spaces at the rear of the property, offering an ideal structure for future ADU development. All units are separately metered for gas and electricity.

With a Walk Score of 94, the Spaulding 4-plex is considered a Walker's Paradise! Tenants enjoy the proximity to luxury restaurants, entertainment venues, high-end retail and more! This is an ideal opportunity for an investor looking for stable returns with upside or an Owner/User looking in one of LA's most coveted neighborhoods!

Built in 1947



Essential Information

MLS® #	OC25239240
Price	\$1,775,000
Bedrooms	12
Bathrooms	4.00
Acres	0.15
Year Built	1947
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Parker Boehle
Listing Office	NorthMarq Realty Services, Inc

Community Information

Address	445 N Spaulding
Area	C19 - Beverly Center-Miracle Mile
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90036

Amenities

Parking Spaces	4
# of Garages	4
Pool	None

Exterior

Lot Description	ZeroToOneUnitAcre
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Interior

# of Stories	2
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Additional Information

Date Listed	October 14th, 2025
Days on Market	29
Short Sale	N
RE / Bank Owned	N

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