

# \$1,399,000 - 7119 Kittyhawk Avenue, Los Angeles

MLS® #SB25140394

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## \$1,399,000

7 Bedroom, 5.00 Bathroom,  
Residential Income on 0 Acres

N/A, Los Angeles,

7119 Kittyhawk Ave is a well maintained 5-Unit situated in the residential neighborhood of Westchester. The property boasts (2) 2-bed/1-bath units and (3) 1-Bed/1-Bath Units with a detached 5-Car Garage on the premises that offers back alley access.

The building consists of 4,174 RSF of living space priced at \$335/SF and only \$279,800 per unit. There is potential for 31% rental upside with the current cap rate of 4.90% and a market cap rate of 7.29%.

The property is in a desirable position with close proximity to LAX, Howard Hughes Shopping Center, Playa Del Rey Beach, and the Loyola Marymount University Campus. With its great location, sizeable living space, and potential upside, 7119 Kittyhawk Ave is an excellent investment opportunity for any Los Angeles CRE Investor or exchange buyer.



Built in 1949

## Essential Information

MLS® #	SB25140394
Price	\$1,399,000
Bedrooms	7
Bathrooms	5.00
Acres	0.16
Year Built	1949
Type	Residential Income
Sub-Type	Mixed Use

Status	Closed
Listing Agent	Brett Lyon
Listing Office	Lyon Stahl Investment Real Estate, Inc.

## Community Information

Address	7119 Kittyhawk Avenue
Area	C29 - Westchester
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90045

## Amenities

Parking Spaces	5
Parking	Garage
# of Garages	5
Garages	Garage
Pool	None

## Exterior

Lot Description	TwoToFiveUnitsAcre
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## Interior

# of Stories	2
Stories	Two

## Additional Information

Date Listed	June 24th, 2025
Days on Market	43
Zoning	LAR3
Short Sale	N
RE / Bank Owned	N

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