

\$6,400,000 - 2300 Valley, Los Angeles

MLS® #SR25072350

\$6,400,000

5 Bedroom, 4.00 Bathroom,
Residential Income on 0 Acres

N/A, Los Angeles,

100% Two & Three Bedroom Units - 2300 Valley features expansive floor plans, with an average unit size of 1,110 square feet, complemented by high-end amenities including wood-style flooring, granite countertops, and stainless steel appliances. Furthermore, 78% of the existing tenants are on month-to-month leases, providing new ownership the opportunity to quickly align the current delta, averaging \$213, between in-place rents with projected market rates.

2300 Valley is situated just 2 miles from the Wilshire Center Business District to the west and Downtown Los Angeles to the east, which collectively host over 600,000 jobs within a short distance. These areas feature a concentration of high-rise office buildings, major hotels, extensive shopping centers, places of worship, entertainment venues, and a variety of dining venues.

2300 Valley is positioned in a prime area, providing excellent connectivity throughout LA County via Metrolink train and rapid bus line services. The Westlake/MacArthur Metro station, located under a mile from the property, enables swift access to the B (Red line), which travels to and from Union Station and North Hollywood, as well as the D (Purple line), connecting Koreatown to Union Station. Furthermore, the ongoing D Line extension project is set to introduce seven new stations, establishing a dependable, high-speed link



betweenDowntown and Westwood/UCLA by 2027.

Built in 2016

Essential Information

MLS® #	SR25072350
Price	\$6,400,000
Bedrooms	5
Bathrooms	4.00
Acres	0.34
Year Built	2016
Type	Residential Income
Sub-Type	Apartment
Status	Closed
Listing Agent	Vincent Norris
Listing Office	Vincent B Norris, Inc.

Community Information

Address	2300 Valley
Area	C42 - Downtown L.A.
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90057

Amenities

Parking Spaces	20
# of Garages	20
Pool	None

Exterior

Lot Description	Rectangular Lot
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Interior

Appliances	Dryer, Washer
# of Stories	3
Stories	Three Or More

Additional Information

Date Listed	April 1st, 2025
Days on Market	6
Short Sale	N
RE / Bank Owned	N

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