

1301 NORTH ALEXANDRIA AVE

LOS ANGELES, CA 90027

51-UNIT WORKFORCE HOUSING DEVELOPMENT SITE
DELIVERED RTI | LOW PRICE PER DOOR
7,067 SF LOT STEPS TO KAISER & HOSPITAL ROW

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1301 NORTH
ALEXANDRIA AVE
LOS ANGELES, CA 90027

EXCLUSIVELY LISTED BY

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THE BEN LEE
GROUP

NAMI INVESTMENT
GROUP

PRICING INFORMATION

Sale Price: \$1,500,000

**Price per
Buildable Unit:** \$29,412

**Price per
Square Foot (Land):** \$212

PROPERTY & ENTITLEMENT SUMMARY

Address: 1301 N Alexandria Ave
Los Angeles, CA 90027

Parcel Number: 5543-025-022

Zoning: R3

Lot Size: 7,067 SF

Number of Units: 51

Unit Mix: (1) x Studio
(48) x 1+1
(2) x 2+1

Number of Floors: 5

Construction Type: Type III-A

Property Type: RTI Development Site



INVESTMENT HIGHLIGHTS

1301 NORTH
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The Ben Lee Group and Nami Investment Group are pleased to present 1301 N Alexandria Avenue, a 51-unit workforce housing development opportunity in East Hollywood, just south of Sunset Boulevard and moments from Los Feliz and Silver Lake. The surrounding rental market is split between aging rent-stabilized buildings, many of them decades old and short on modern amenities, and new luxury construction priced beyond the reach of most working renters. The project is designed to fill the gap between the two: brand-new, efficiently designed units at rents that working professionals can sustain, in a neighborhood anchored by one of the largest employment centers in Los Angeles. Situated on a 7,067 square foot corner lot at Alexandria and Fountain Avenues, the project is 100% privately funded with no tax credits, keeping the path to delivery fast and straightforward.

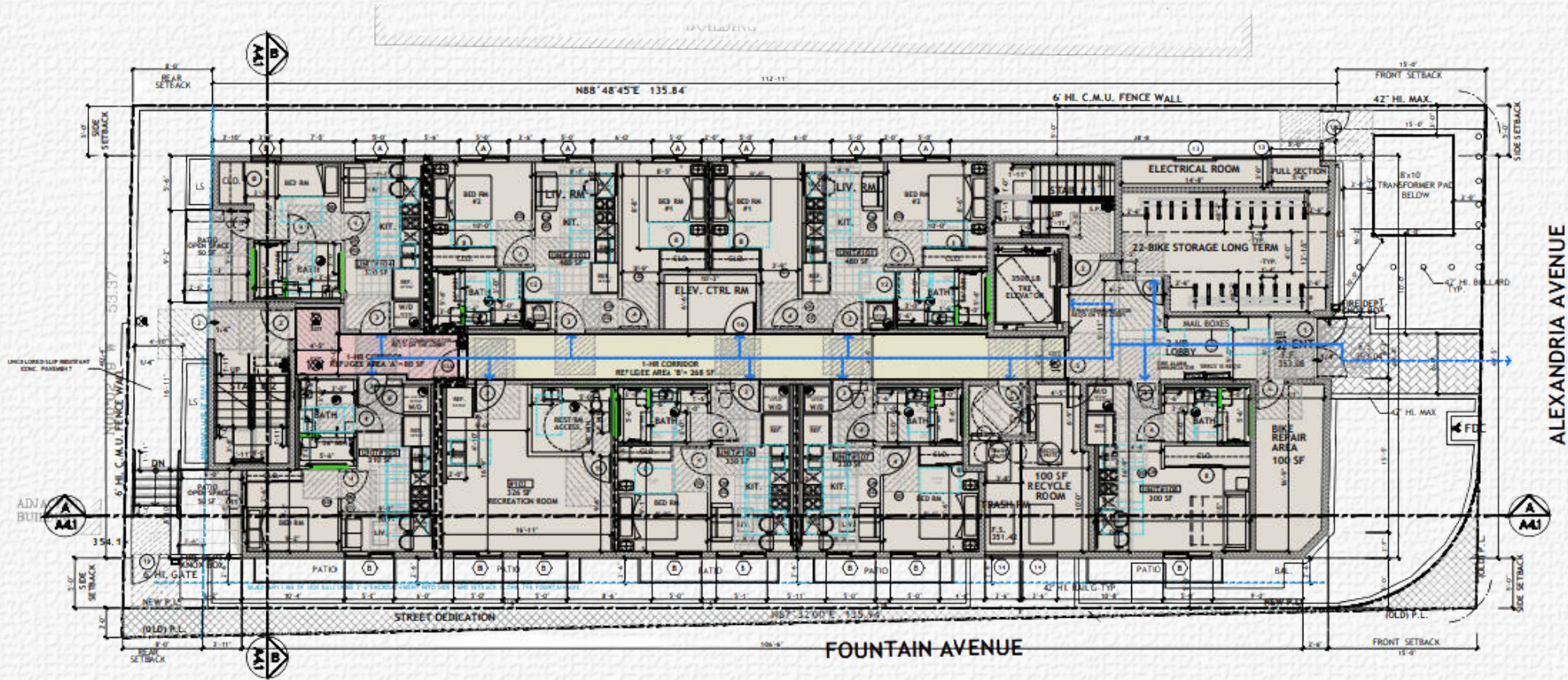
The site will be delivered vacant and Ready to Issue, and plans have already cleared LAFD Fire/Life Safety and Disabled Access review. The design is a natural fit for its infill setting, a compact, transit-served corner lot where renters walk to work, ride the Metro B Line, or rely on the dense network of neighborhood retail rather than needing a parking space. Efficient one-bedroom floor plans match what the local renter base is looking for, private and new at an attainable price point, while the elimination of on-site parking allows the building to devote its footprint to housing. The result is a project sized and programmed for how this neighborhood actually lives.

The approved plans call for a highly efficient five-story, 62-foot building constructed entirely of Type III-A from the ground floor to the roof, with no concrete podium, no subterranean garage, and no parking structure. Eliminating the podium and parking removes the two most expensive line items in urban multifamily construction and puts every level of the building to work as rentable residential space. The fully sprinklered R-2 building totals approximately 19,530 square feet and delivers forty-eight one-bedroom units, two two-bedroom units, and one studio, complemented by a 2,075 square foot rooftop common deck and private balconies on select units.

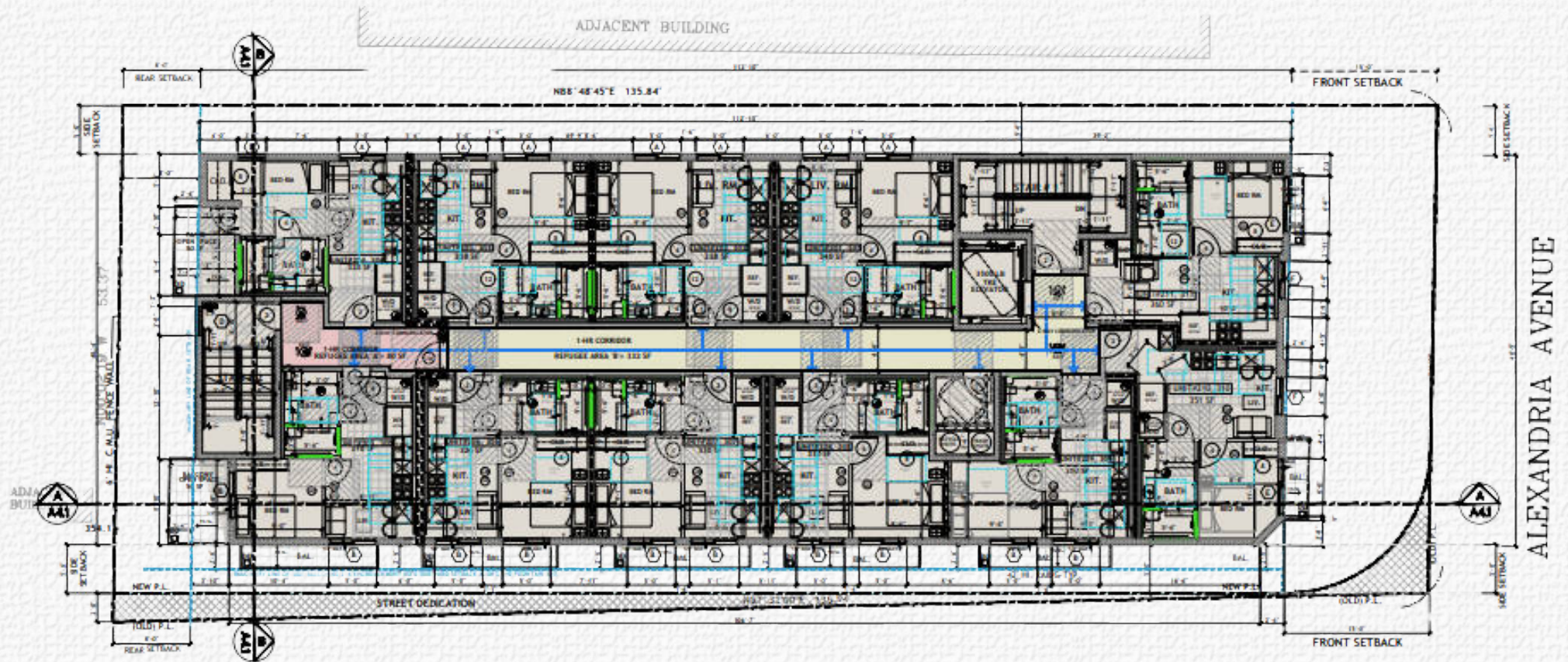
The site sits less than a mile from Kaiser Permanente Los Angeles Medical Center on Sunset Boulevard, the flagship of Kaiser's Southern California system and one of the largest employment centers in Los Angeles. The campus employs more than 7,100 staff and 974 physicians, operates 560 hospital beds, and runs one of the largest cardiac surgery programs in the western United States. Together with Children's Hospital Los Angeles and Hollywood Presbyterian along the same corridor, "Hospital Row" generates deep, recession-resistant demand from nurses, technicians, administrative staff, and support workers who need housing within walking distance of round-the-clock shifts.

Updated affordable rent schedules effective July 1, 2026 set maximum allowable rents well above what the surrounding submarket currently supports for efficient one-bedroom units. This allows units to lease at today's market rents from day one, with meaningful room for rents to grow before covenant restrictions. With 48 of 51 units in the Low and Moderate Income tiers, a buyer gets the density, height, and parking benefits of a 100% affordable project while operating at market-driven rents, without relying on Section 8 vouchers. For buyers seeking additional yield, voucher participation offers further upside, as HACLA payment standards are set by bedroom count and continue to support voucher holders moving into well-located neighborhoods near major employment centers.

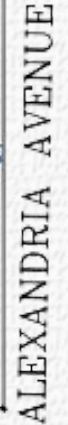
1st Floor



2nd & 3rd Floor



4th & 5th Floor



Architectural drawing of a proposed building elevation. The drawing includes the following details:

- Proposed Height for the Stair/Elevator Shaft:** Indicated by a vertical line on the right side of the building.
- Proposed Building Height:** Indicated by a vertical line on the right side of the building.
- Max. Allowable Building Height per EDI Incentive Zoning:** Indicated by a vertical line on the right side of the building.
- Max. Allowable Height for Stair/Elevator Shaft:** Indicated by a vertical line on the right side of the building.
- Max. Allowable Building Height per EDI Incentive Zoning:** Indicated by a vertical line on the right side of the building.
- Floor Levels:**
 - 1ST FLOOR: 304.58'
 - 2ND FLOOR: 317.58'
 - 3RD FLOOR: 330.58'
 - 4TH FLOOR: 343.58'
 - 5TH FLOOR: 356.58'
 - ROOF TOP: 410.58'
 - TOP OF PARAPET: 212.08'
- Setbacks:**
 - 2.0' SETBACK (Left side)
 - 2.0' SETBACK (Right side)
- Other Features:**
 - EXIST. POWER POLE (Left side)
 - EXIST. STAIR/ELEVATOR SHAFT (Right side)
 - EXIST. BUILDING (Right side)
- Legend:**
 - PROPOSED BUILDING HEIGHT
 - PROPOSED HEIGHT FOR THE STAIR/ELEVATOR SHAFT
 - MAX. ALLOWABLE BUILDING HEIGHT PER EDI INCENTIVE ZONING
 - MAX. ALLOWABLE HEIGHT FOR STAIR/ELEVATOR SHAFT
- Scale:** 1" = 10'-0"
- North Arrow:** Indicated by an arrow pointing towards the top right.
- Site Information:**
 - LOT 100 (Left side)
 - LOT 101 (Right side)
 - LOT 102 (Bottom right)
- Address:** 1000 10TH AVENUE, SUITE 100, NEW YORK, NY 10018
- Phone:** 212-696-1000
- Website:** www.ladbs.com
- Logo:** LADBS (Local Area Development and Building Services)

Architectural floor plan of a multi-story building. The plan shows a central corridor system with multiple elevators and stairs. Rooms are labeled with numbers and names, including 'OFFICE', 'CONFERENCE', 'RECEPTION', 'RESTROOM', 'KITCHEN', 'DINING', 'LIVING', 'BEDROOM', 'BATH', 'HALL', 'STAIR', and 'ELEVATOR'. The plan also includes a north arrow, a scale bar, and a title block with the text 'LADBS' and 'LAW OFFICE OF DAVID B. SHERMAN'.

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HOLLYHOCK
HOUSE



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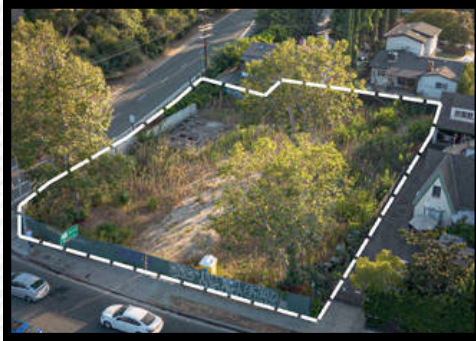
SALES COMPARABLES

★1301 N ALEXANDRIA AVE
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Price	\$1,500,000
# of Buildable Units	51
Price per Unit	\$29,412
Lot Size	7,067
Price per Sqft	\$212
Sale Date	Subject Property

4635-4639 TUJUNGA AVE
NORTH HOLLYWOOD, CA 91602



Price	\$2,950,000
# of Buildable Units	58
Price per Unit	\$50,862
Lot Size	13,805
Price per Sqft	\$214
Sale Date	On Market - BLG

5867 LEXINGTON AVE
LOS ANGELES, CA 90038



Price	\$2,500,000
# of Buildable Units	84
Price per Unit	\$29,762
Lot Size	15,010
Price per Sqft	\$167
Sale Date	9/29/2025

5820 LEXINGTON AVE
LOS ANGELES, CA 90038



Price	\$4,650,000
# of Buildable Units	97
Price per Unit	\$47,938
Lot Size	15,010
Price per Sqft	\$310
Sale Date	11/24/2025

****Sold by BLG**



AREA OVERVIEW

EAST HOLLYWOOD / LITTLE ARMENIA / LOS FELIZ

EAST HOLLYWOOD & LITTLE ARMENIA

Positioned in the 90027 zip code at the corner of Alexandria Avenue and Fountain Avenue, 1301 N Alexandria Ave sits in the heart of East Hollywood within the Little Armenia community. The neighborhood is one of the densest renter markets in Los Angeles, anchored by family-owned restaurants, bakeries, and neighborhood retail along Hollywood Boulevard, Sunset Boulevard, and Vermont Avenue. Neighboring Thai Town adds to a walkable, culturally rich submarket defined by strong rental demand and limited new supply.

LOS FELIZ & SILVER LAKE

Just minutes away, Los Feliz and Silver Lake offer some of the most sought-after neighborhood living on the Eastside, with independent boutiques, coffee shops, and dining along Vermont Avenue, Hillhurst Avenue, and Sunset Junction. Their proximity to Hollywood and Downtown makes them highly desirable pockets for young professionals and creatives.

MAJOR DESTINATIONS NEARBY

The property is ideally positioned near the Sunset/Vermont medical corridor, home to Kaiser Permanente Los Angeles Medical Center, Children's Hospital Los Angeles, and Hollywood Presbyterian Medical Center, major employment centers driving demand for workforce housing. Los Angeles City College, the Hollywood entertainment district, and the Greek Theatre are also just a short drive, providing additional education, entertainment, and employment options.

TRANSPORTATION

Convenient access to the Vermont/Sunset and Vermont/Santa Monica Metro stations (Metro B Line), multiple bus routes along Vermont, Sunset, and Santa Monica Boulevards, and the 101 Freeway provides seamless connectivity to Hollywood, Downtown Los Angeles, and the San Fernando Valley. The location supports a car-free lifestyle, well suited to a project with no on-site parking.

PARKS & RECREATION

Residents enjoy nearby green spaces such as Barnsdall Art Park, home to Frank Lloyd Wright's Hollyhock House, as well as iconic destinations like Griffith Park and the Griffith Observatory, perfect for hiking, outdoor recreation, and weekend outings.



OFFERING MEMORANDUM

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