

1019 N FAIRFAX AVENUE
WEST HOLLYWOOD, CA 90046

MULTI-FAMILY DEVELOPMENT SITE
UP TO ±15 UNITS



KENNEDY WILSON

Real Estate Sales & Marketing

Andrew Levant
CalBRE License # 01011576
(310) 559-1000
alevant@kennedywilson.com

Shannon Hayon
CalBRE License # 02000079
(818) 926-6121
shayon@kennedywilson.com

Marty Clouser
CalBRE License # 00912230
(818) 391-7491
mclouser@kennedywilson.com

Executive Summary

Kennedy Wilson Real Estate Sales and Marketing as exclusive agent, is pleased to present for sale a ±6,674 square foot in-fill redevelopment site with the potential to build up to 15 new residential units and may be eligible for additional incentives using a combination of the city’s mixed-use and transit overlay zones. Located in the heart of world-famous West Hollywood. Ideally situated on Fairfax between Melrose Ave and Santa Monica Blvd, 1019 Fairfax boasts a “Walk Score” of 96 out of 100 and is considered a “Walker’s Paradise”. This rare in-fill redevelopment site is proximate to all the best retail shopping, dining and entertainment along Fairfax, Santa Monica Blvd, Sunset Blvd and Melrose Avenue. The vibrant Fairfax submarket is experiencing a renaissance of new development and is easily accessible to neighboring Beverly Hills, Century City, Hollywood and the Mid Wilshire/Miracle Mile office corridors.

The property is currently improved with ±3,038 sq. ft. 2-story office building, surface parking, auxiliary structure at the rear of the lot and a lucrative two-sided billboard. Altogether, the property has in place gross annual income of approximately \$88,000 and will be delivered free and clear of all debt, but subject to existing month to month leases. Alternatively, 1019 N. Fairfax is ideally suited for a new owner/user or investor to renovate existing improvements, add space, and negotiate a market rent lease for the billboard.

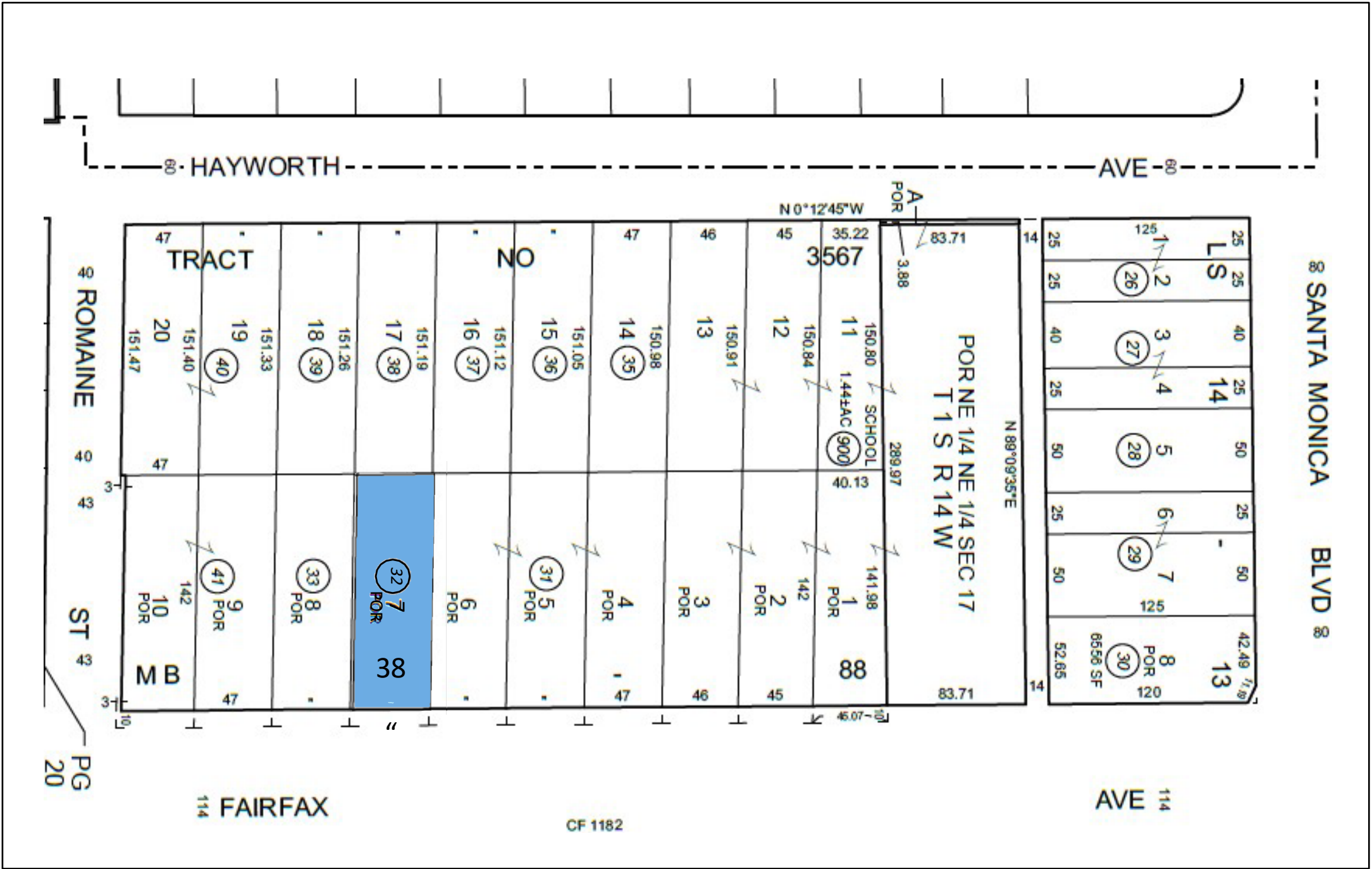
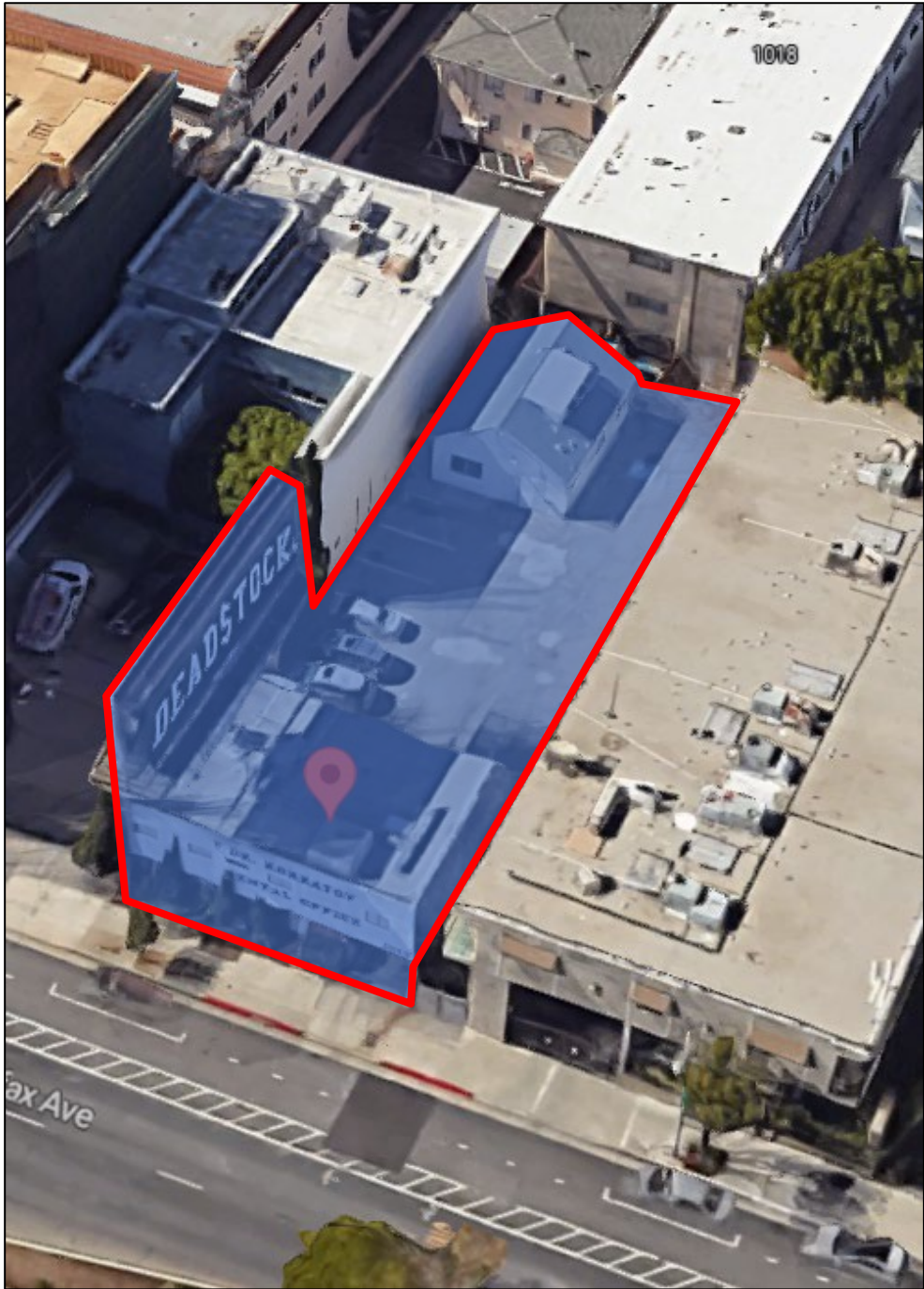
This covered land play represents a generational sale of family-owned real estate and is being marketed concurrently with a larger redevelopment site just 2 blocks away at 1227-1233 N Fairfax Avenue that is improved with 22 garden style apartments on a ±22,000 sq. ft. lot. In-place income allows prospective developers to cover some of its holdings costs as entitlements are pursued for future redevelopment of the property.



Property Description	
Address	1019 N Fairfax Avenue West Hollywood, CA 90046
Current Improvements	Two-story office building with double sided lighted billboard
APN	5529-009-032
Lot Size	±6,674 SF
Lot Dimensions	±47 FT x ±120 FT
Jurisdiction	West Hollywood
Zoning	CC1
General Plan Land Use	Commercial uses and mixed-use development including retail, professional offices, business support, personal services, entertainment, restaurants, specialty shops, etc. Mixed-use development with residential, commercial, and office uses is encouraged near major intersections and in locations with high-frequency transit service.
Height Limit ¹	3 stories or 35 feet
FAR ¹	1.5:1
Parking ²	Varies by use. Ex. 2 spaces per 1,000 SF of offices/personal services or 3.5 spaces per 1,000 SF for restaurants.
Residential Density ¹	Determined through land use permit process based on allowable FAR
Mixed-Use Overlay ³	New development with a mix of residential and commercial uses in this overlay zone may receive an additional 0.5 FAR and ten (10) feet in height. The additional height and FAR may be used in conjunction with any incentives provided by the Transit Overlay Zone where both are allowed.
NOTES:	
(1) Pursuant to 19.10.040 Commercial and Public District General Development Standards	
(2) Pursuant to Chapter 19.28 Off-Street Parking and Loading Standards	
(3) Pursuant to Article 19.14.080 Mixed-Use Incentive Overlay Zone (MUIOZ)	

1019 N FAIRFAX AVENUE
WEST HOLLYWOOD, CA 90046

MULTI-FAMILY DEVELOPMENT SITE
UP TO ±15 UNITS



Approximate half-acre multi-family development site at 1029-1033 N Fairfax Avenue also available – Contact Broker for details.