

7506-7510 NORTON AVENUE

WEST HOLLYWOOD, CALIFORNIA 90046

Marcus & Millichap
THE RAYMUNDO GROUP

\$1,720,000 | 6 MULTIFAMILY UNITS

**ATTRACTIVE 5.82% CAP RATE IN EXCELLENT WEST HOLLYWOOD LOCATION
BLOCKS FROM SPAULDING SQUARE, SHORT DRIVE TO SUNSET STRIP, THE GROVE
SEVERAL BUNGALOW-STYLE UNITS WITH FIVE PRIVATE GARAGES**

1 BEDROOM
RENT

NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

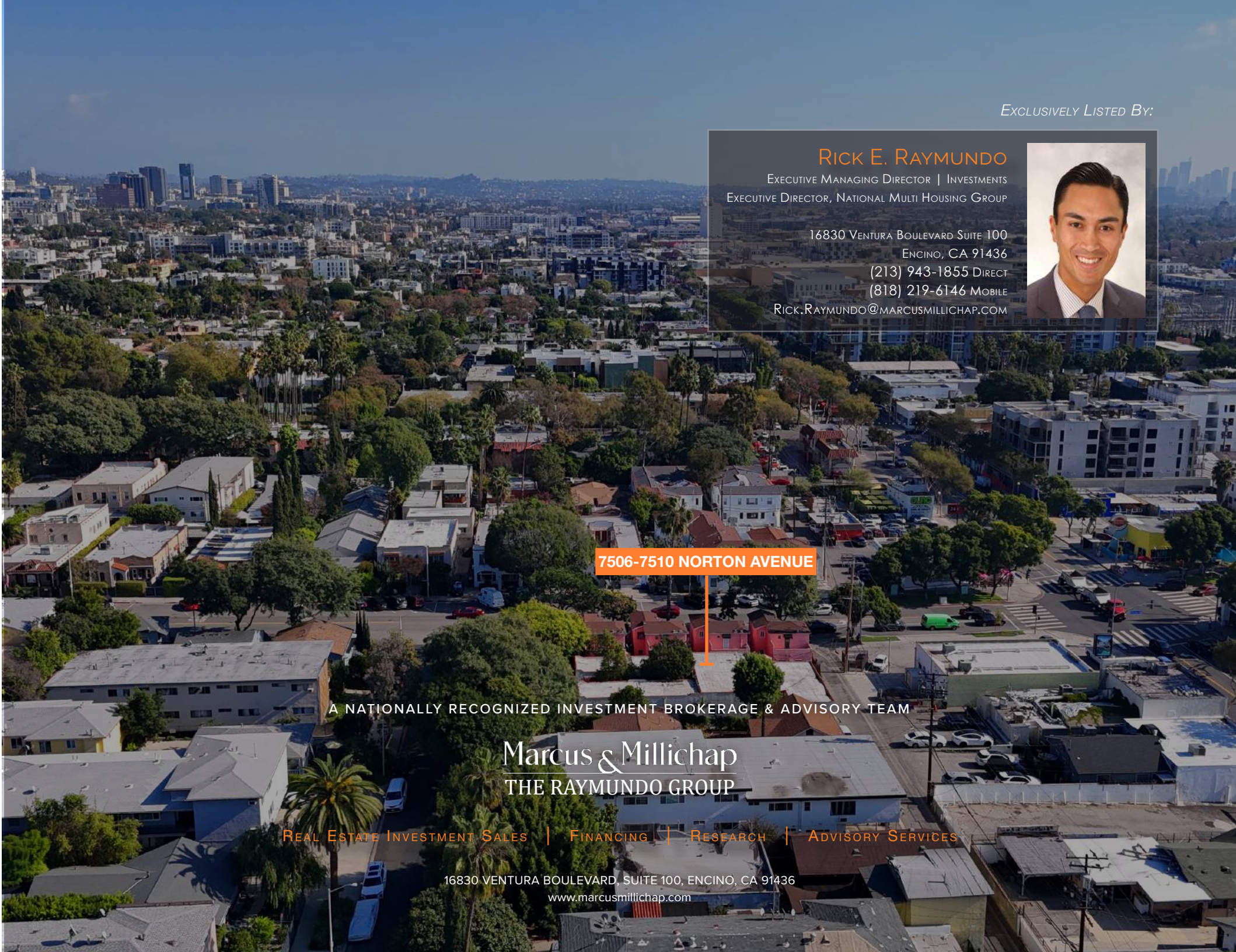
NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.



OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com



EXCLUSIVELY LISTED BY:

RICK E. RAYMUNDO
EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD SUITE 100
ENCINO, CA 91436
(213) 943-1855 DIRECT
(818) 219-6146 MOBILE
RICK.RAYMUNDO@MARCUSMILLICHAP.COM



7506-7510 NORTON AVENUE

A NATIONALLY RECOGNIZED INVESTMENT BROKERAGE & ADVISORY TEAM

Marcus & Millichap
THE RAYMUNDO GROUP

REAL ESTATE INVESTMENT SALES | FINANCING | RESEARCH | ADVISORY SERVICES

16830 VENTURA BOULEVARD, SUITE 100, ENCINO, CA 91436
www.marcusmillichap.com



7506-7510 NORTON AVENUE, WEST HOLLYWOOD, CA 90046

Table of Contents

SECTION 1	INVESTMENT OVERVIEW
SECTION 2	LOCATION OVERVIEW
SECTION 3	PRICING AND FINANCIAL ANALYSIS
SECTION 4	PROPERTY DESCRIPTION
SECTION 5	SALES COMPARABLES
SECTION 6	RENT COMPARABLES

Marcus & Millichap
THE RAYMUNDO GROUP



7506-7510 NORTON AVENUE, WEST HOLLYWOOD, CA 90046

7506

7510

INVESTMENT OVERVIEW

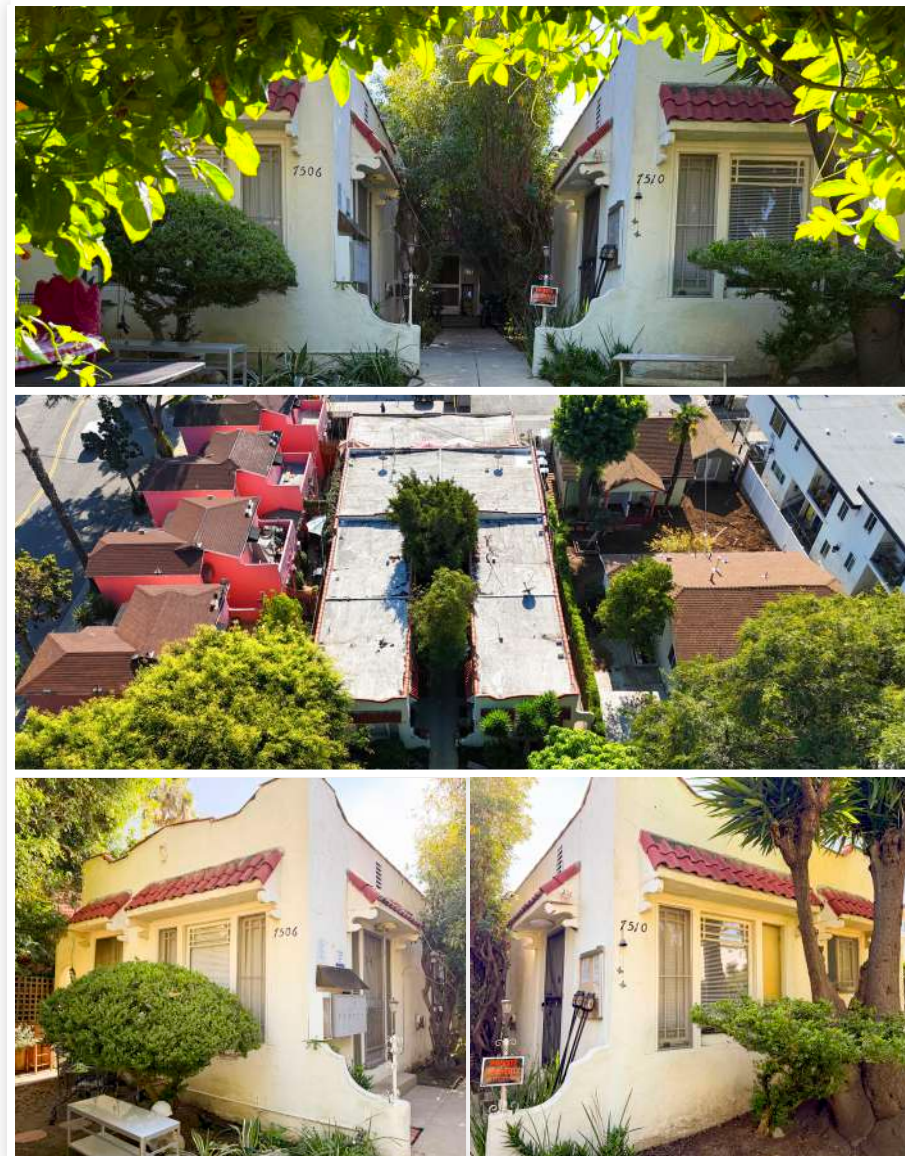
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

Marcus & Millichap

Marcus & Millichap
THE RAYMUNDO GROUP

INVESTMENT HIGHLIGHTS

- Attractive 5.82% Current CAP Rate with Significant, Proven Rent Upside
- Outstanding West Hollywood Location – Walking Distance to Whole Foods Market, Trader Joe’s, Plummer Park
- Desirable Bungalow-Style Units, Several of Which Have Been Substantially Upgraded
- Prime Value-Add Opportunity – Current Rents Approximately 39% Below Market
- Five Private Garages to Provide Additional Revenue Stream and Improve Rentability
- No Seismic Retrofit Required (Buyer to Verify)
- Deemed a “Walker’s Paradise” with a Walk Score of 93
- Short Drive to Sunset Strip, The Grove, Runyan Canyon, and Beverly Hills
- West Hollywood Ranked Best Suburb for Young Professionals in Los Angeles County and Second-Best in Entire State of California



INVESTMENT OVERVIEW

Marcus & Millichap is pleased to announce the opportunity to purchase 7506-7510 Norton Avenue, a six-unit multifamily property located in the desirable city of West Hollywood, CA. Available for an attractive 5.82% CAP Rate and 11.55 GRM, a new investor can benefit both from the property’s strong immediate cash flow and from its substantial rent upside. With apartments in the building already achieving rents of \$2,626 per month, eventually bringing the remaining units to that rent level represents a nearly 39% potential increase in revenue.

According to recent reports from Niche.com, West Hollywood ranked #1 out of 111 neighborhoods in Los Angeles County among the Best Suburbs for Young Professionals, and ranked #2 in the entire state of California. With 80% of the West Hollywood population residing in rental housing, these semi-private one-bedroom bungalows are extremely attractive to this demographic, helping to boost both demand and rental rates.

The property has earned a Walk Score of 93, which qualifies the immediate neighborhood as a “Walker’s Paradise.” Residents enjoy convenient access to the nearby Whole Foods Market, Trader Joe’s, and Plummer Park. Within a short driving distance are The Grove, Beverly Hills, the Sunset Strip, Runyan Canyon, and numerous other destinations in both the Hollywood and West Hollywood areas.



7506-7510 NORTON AVENUE

WEST HOLLYWOOD, CA 90046

LISTING PRICE		PRICE/UNIT		PRICE/SF			
\$1,720,000		\$286,667		\$645			
CAP RATE - CURRENT		GRM - CURRENT		CAP RATE - PRO FORMA		GRM - PRO FORMA	
5.82%		11.55		8.76%		8.45	

THE OFFERING	
Price	\$1,720,000
Down Payment	100% / \$1,720,000
Price/Unit	\$286,667
Price/SF	\$645
Number of Units	6
Rentable Square Feet	2,665 SF
Number of Buildings	2
Number of Stories	1
Year Built	1924
Lot Size	6,120 SF

VITAL DATA	
CAP Rate - Current	5.82%
GRM - Current	11.55
Net Operating Income - Current	\$100,153
CAP Rate - Pro Forma	8.76%
GRM - Pro Forma	8.45
Net Operating Income - Pro Forma	\$150,610

PROPERTY DETAILS

THE OFFERING	
Property Address:	7506-7510 Norton Avenue West Hollywood, CA 90046
Assessor's Parcel Number:	5530-010-011
Zoning:	WDR2
SITE DESCRIPTION	
Number of Units:	6
Number of Buildings:	1
Number of Stories:	1
Year Built:	1924
Rentable Square Feet:	2,665 SF
Lot Size:	6,120 SF
Type of Ownership:	Fee Simple
CONSTRUCTION	
Framing:	Wood Frame
Exterior:	Stucco
Parking Surface:	Concrete
Roof:	Flat



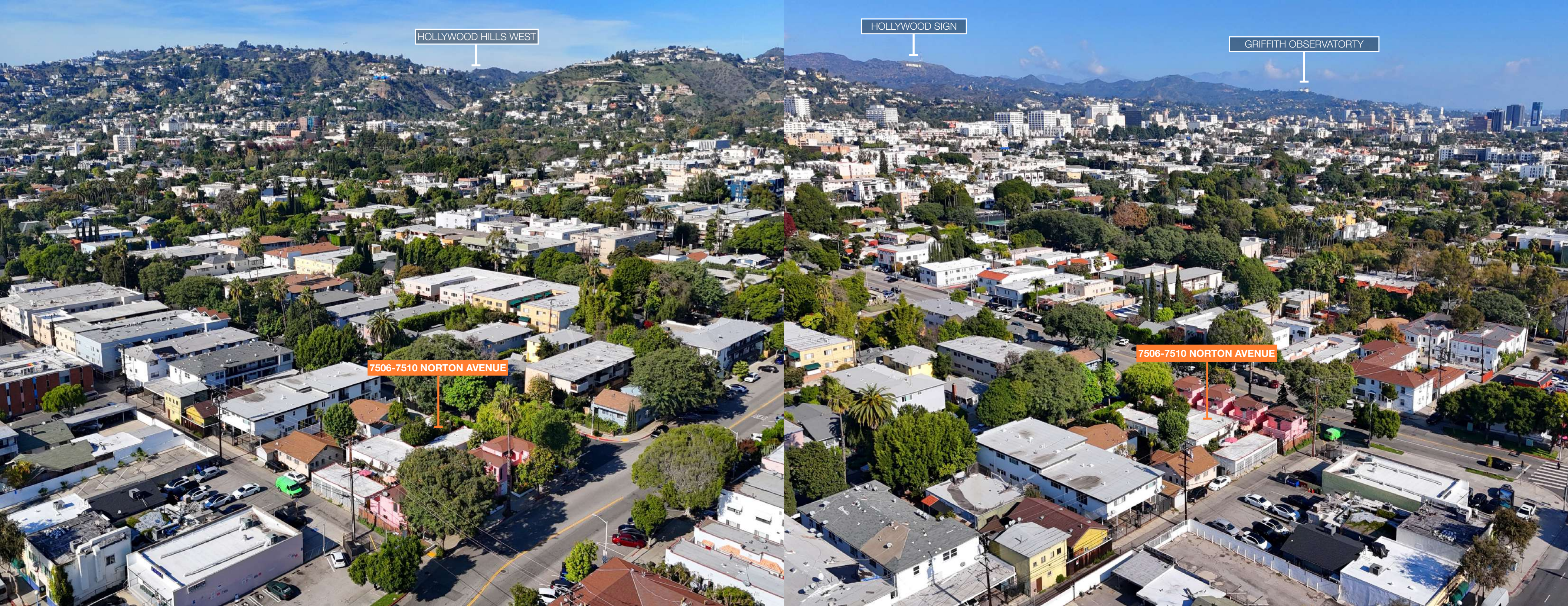
OFFERING PRICE:

\$1,720,000

PROPERTY TOURS:

Prospective purchasers are encouraged to drive by the subject property prior to submitting offers. Please do not contact the management company without prior approval. All property tours must be coordinated through the listing agents

UNIT MIX		
No. of Units	Unit Type	Approx. Squire Feet
6	1 Bdr 1 Bath	444
6	TOTAL	4,123



HOLLYWOOD HILLS WEST

HOLLYWOOD SIGN

GRIFFITH OBSERVATORY

7506-7510 NORTON AVENUE

7506-7510 NORTON AVENUE



7506-7510 NORTON AVENUE, WEST HOLLYWOOD, CA 90046

7506

7510

LOCATION
OVERVIEW

Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

Marcus & Millichap
THE RAYMUNDO GROUP



THE
COMEDY
STORE

West Hollywood

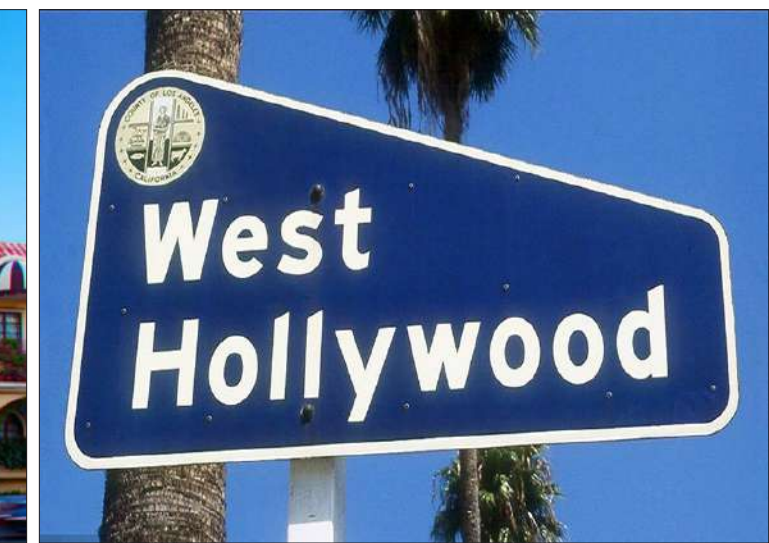
Historic • Diverse • Nightlife • Metrorail

EVERYTHING
YOU LOVE
ABOUT
LIVING
IN LA

Welcome to West Hollywood, an artistic community nestled between Beverly Hills and Hollywood. This walkable 1.9-square-mile city offers a mix of luxury high-rises and historic apartment buildings, with current rental rates averaging \$2,470 for one-bedroom units. The Sunset Strip serves as the entertainment hub, while Robertson Boulevard and Melrose Avenue feature interior design showrooms and fashion boutiques. West Hollywood Park provides a peaceful retreat with its recent renovations, including new recreational facilities and green spaces. The neighborhoods around Fountain and Harper Avenues showcase beautiful Spanish Revival and Art Deco architecture.

West Hollywood's rental market includes modern apartments and restored historic buildings, many featuring pools, fitness centers, and outdoor spaces. Current trends show rental rates have shifted slightly, with a 0.3% decrease for one-bedroom units and a 1.3% decrease for three-bedroom homes over the past year. Notable landmarks include the Pacific Design Center's distinctive blue-glass building and the Schindler House, an architectural landmark open for public tours. The city hosts several community events throughout the year, including the popular Halloween Carnaval. With its central location, architectural charm, and array of amenities, West Hollywood offers a distinctive living experience in the heart of Los Angeles County.

SOURCES: APARTMENTS.COM, CO-STAR, LOOPNET, HOMES.COM, MARCUS&MILLICHAP



DEMOGRAPHIC REPORT

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	57,095	323,689	865,054
2024 Estimate			
Total Population	56,078	317,910	852,453
2020 Census			
Total Population	56,844	319,944	860,989
2010 Census			
Total Population	53,920	313,323	856,831
Daytime Population			
2024 Estimate	50,353	416,208	1,027,004
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	35,414	172,185	410,743
2024 Estimate			
Total Households	34,779	168,341	401,781
Average (Mean) Household Size	1.6	1.9	2.2
2020 Census			
Total Households	33,907	163,072	389,508
2010 Census			
Total Households	31,904	155,678	370,740
Growth 2024-2029	1.8%	2.3%	2.2%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	38,529	188,169	444,332
2024 Estimate	37,825	183,845	434,423
Owner Occupied	5,069	37,402	93,811
Renter Occupied	29,706	131,010	307,835
Vacant	3,046	15,504	32,642
Persons in Units			
2024 Estimate Total Occupied Units	34,779	168,341	401,781
1 Person Units	59.0%	50.5%	43.4%
2 Person Units	30.4%	30.4%	30.3%
3 Person Units	6.5%	9.9%	12.1%
4 Person Units	2.7%	5.9%	8.4%
5 Person Units	0.7%	2.1%	3.4%
6+ Person Units	0.7%	1.3%	2.4%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	14.8%	17.9%	15.6%
\$150,000-\$199,999	7.8%	8.3%	8.2%
\$100,000-\$149,999	18.0%	16.6%	15.7%
\$75,000-\$99,999	13.9%	12.0%	11.6%
\$50,000-\$74,999	12.8%	13.3%	13.9%
\$35,000-\$49,999	8.8%	8.3%	9.5%
\$25,000-\$34,999	6.4%	6.3%	7.5%
\$15,000-\$24,999	6.0%	6.3%	6.9%
Under \$15,000	11.5%	10.9%	11.2%
Average Household Income	\$113,844	\$120,964	\$110,662
Median Household Income	\$85,277	\$94,843	\$86,495
Per Capita Income	\$69,658	\$64,007	\$53,141
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	56,078	317,910	852,453
Under 20	7.9%	13.1%	16.6%
20 to 34 Years	35.5%	29.3%	27.3%
35 to 39 Years	12.3%	10.2%	9.2%
40 to 49 Years	15.2%	14.6%	14.1%
50 to 64 Years	15.6%	17.7%	18.0%
Age 65+	13.4%	15.1%	14.8%
Median Age	41.0	41.0	40.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	48,605	258,091	659,272
Elementary (0-8)	2.2%	5.1%	9.3%
Some High School (9-11)	2.2%	3.5%	5.7%
High School Graduate (12)	9.8%	12.6%	15.0%
Some College (13-15)	15.5%	15.4%	15.4%
Associate Degree Only	7.2%	5.3%	5.5%
Bachelor's Degree Only	43.6%	38.1%	32.4%
Graduate Degree	19.6%	19.9%	16.7%
Population by Gender			
2024 Estimate Total Population	56,078	317,910	852,453
Male Population	46.8%	48.7%	49.5%
Female Population	53.2%	51.3%	50.5%

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

DEMOGRAPHICS SUMMARY



POPULATION

In 2024, the population in your selected geography is 852,453. The population has changed by -0.51 percent since 2010. It is estimated that the population in your area will be 865,054 five years from now, which represents a change of 1.5 percent from the current year. The current population is 49.5 percent male and 50.5 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 39.0. The population density in your area is 10,852 people per square mile.



HOUSEHOLDS

There are currently 401,781 households in your selected geography. The number of households has changed by 8.37 percent since 2010. It is estimated that the number of households in your area will be 410,743 five years from now, which represents a change of 2.2 percent from the current year. The average household size in your area is 2.1 people.



INCOME

In 2024, the median household income for your selected geography is \$86,495, compared with the U.S. average, which is currently \$76,141.The median household income for your area has changed by 86.50 percent since 2010. It is estimated that the median household income in your area will be \$100,399 five years from now, which represents a change of 16.1 percent from the current year.

The current year per capita income in your area is \$53,141, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$110,662, compared with the U.S. average, which is \$101,307.



EMPLOYMENT

In 2024, 486,271 people in your selected area were employed. The 2010 Census revealed that 64.4 of employees are in white-collar occupations in this geography, and 13.7 are in blue-collar occupations. In 2024, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSING

The median housing value in your area was \$1,000,000 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 93,473.00 owner-occupied housing units and 277,265.00 renter-occupied housing units in your area.



EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 47.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 5.5 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 12.1 percent vs. 8.8 percent, respectively.

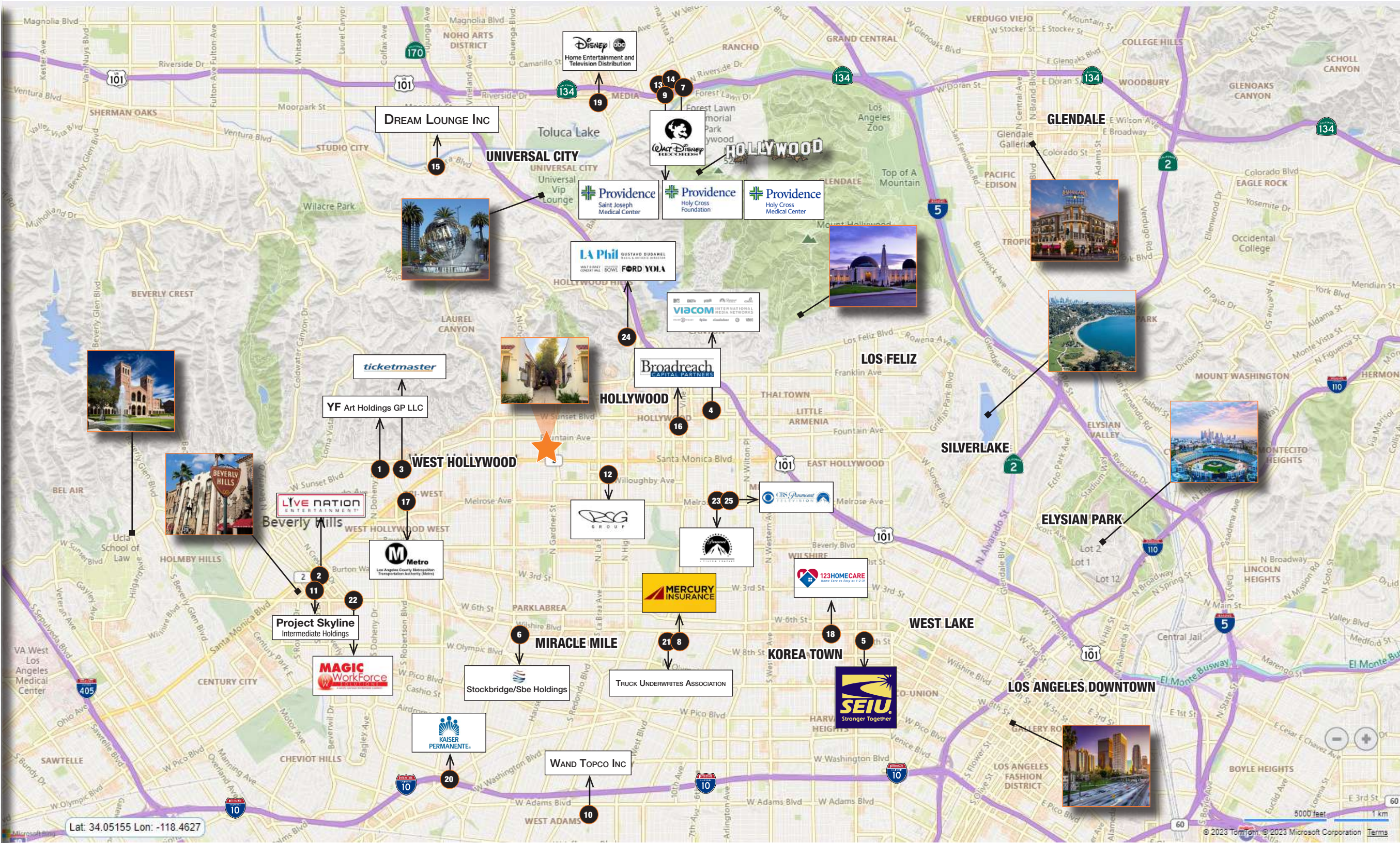
The area had fewer high-school graduates, 1.9 percent vs. 26.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 18.4 percent in the selected area compared with the 19.7 percent in the U.S.

SOURCES: MARCUS & MILLICHAP RESEARCH CENSUS REPORT

MAJOR EMPLOYERS

Employees

1	YF Art Holdings GP LLC	3,810
2	Live Nation Entertainment	2,990
3	Ticketmaster Entertainment LLC	2,931
4	Viacom International Media Networks	2,700
5	Service Employees International Union	2,392
6	Stockbridge/SBE Holdings LLC	2,000
7	Walt Disney Records	2,000
8	Mercury Insurance	1,989
9	Providence Holy Cross Foundation	1,802
10	Wand Topco Inc	1,700
11	Project Skyline Intermediate Holdings	1,700
12	RSG Group LLC	1,600
13	Providence St. Joseph Medical Center	1,171
14	Providence Holy Cross	1,000
15	Dream Louge Inc	790
16	Broadreach Capital Partners	751
17	Los Angeles Department of Transportation	700
18	123 Home Care Services Los Angeles, LLC	700
19	Disney Home Entertainment & Television Distribution	631
20	Kaiser Permanente	600
21	Truck Underwriter Association	590
22	Magic Workforce Solutions	566
23	Paramount Studio	565
24	John Hancock Life Insurance Company	556
25	CBS Paramount Television	556



7506-7510 NORTON AVENUE, WEST HOLLYWOOD, CA 90046

7506

7510

PRICING & FINANCIAL ANALYSIS

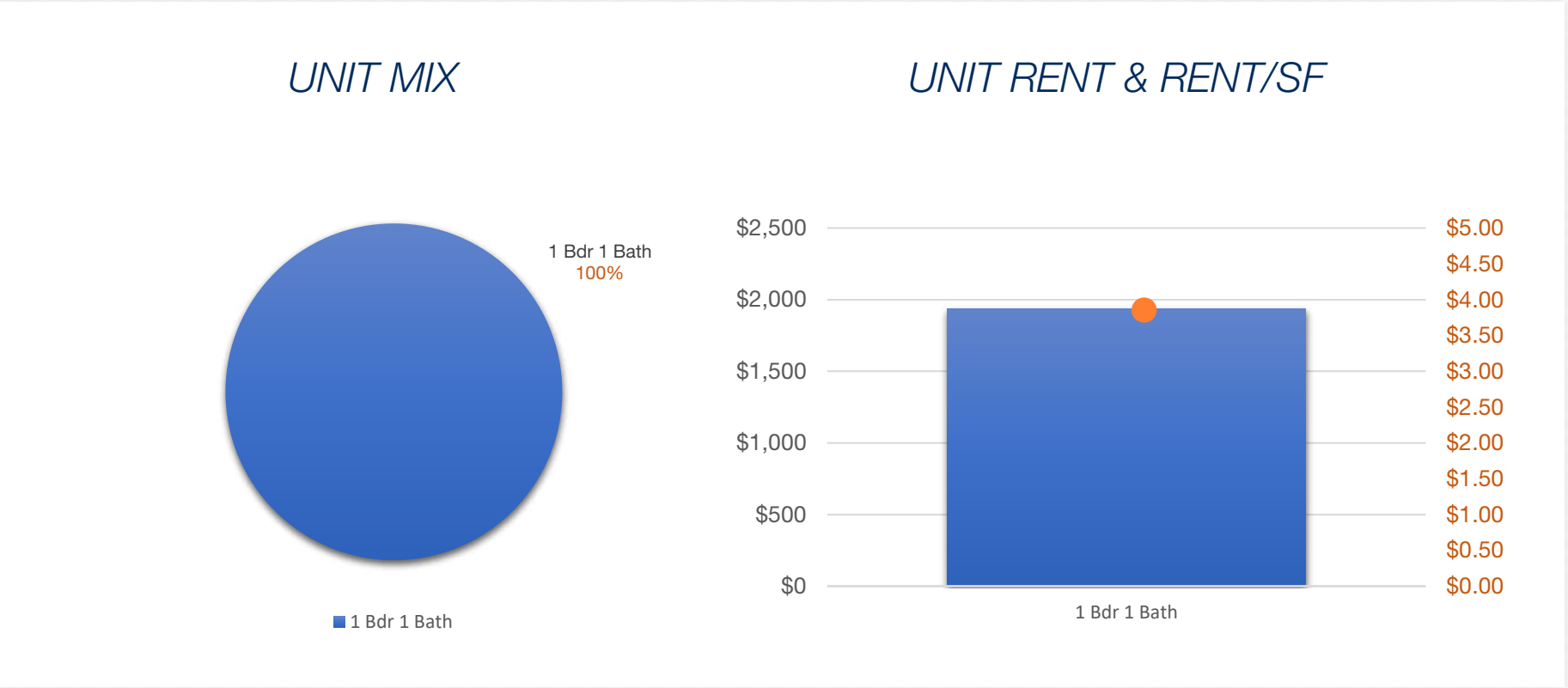
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

Marcus & Millichap

Marcus & Millichap
THE RAYMUNDO GROUP

UNIT MIX

No. of Units	Unit Type	Approx. SF	Current Rents	Rent/ SF	Monthly Income	Pro Forma Rents	Rent/ SF	Monthly Income
6	1 Bdr 1 Bath	444	\$789-\$2,626	\$4.36	\$11,607	\$2,695	\$6.07	\$16,170
6	TOTAL	2,665			\$11,607			\$16,170



INCOME & EXPENSES

INCOME	Current		Per Unit		Pro Forma		Per Unit	
GROSS POTENTIAL RENT	\$139,284		\$23,214		\$194,040		\$32,340	
Garage Income	\$9,600		\$1,600		\$9,600		\$1,600	
GROSS POTENTIAL INCOME	\$148,884		\$24,814		\$203,640		\$33,940	
Vacancy/Collection Allowance (GPR)	3.0% / \$4,179		\$696		3.0% / \$5,821		\$970	
EFFECTIVE GROSS INCOME	\$144,705		\$24,118		\$197,819		\$32,970	
EXPENSES	Current		Per Unit		Pro Forma		Per Unit	
Real Estate Taxes	\$20,213		\$3,369		\$20,213		\$3,369	
Insurance	\$3,731		\$622		\$3,731		\$622	
Utilities	\$3,855		\$643		\$3,855		\$643	
Repairs & Maintenance	\$3,000		\$500		\$3,000		\$500	
Trash	\$2,319		\$387		\$2,319		\$387	
Management Fee	\$7,235		\$1,206		\$9,891		\$1,648	
Reserves & Replacements	\$1,200		\$200		\$1,200		\$200	
Landscaping	\$1,200		\$200		\$1,200		\$200	
Pest Control	\$300		\$50		\$300		\$50	
Unit Turnover	\$1,500		\$250		\$1,500		\$250	
TOTAL EXPENSES	\$44,553		\$7,425		\$47,208		\$7,868	
Expenses per SF	\$16.72				\$17.71			
% of EGI	30.8%				23.9%			
NET OPERATING INCOME	\$100,153		\$16,692		\$150,610		\$25,102	

RENT ROLL

Unit Number	Unit Type		Unit SF	Current Rent	Rent/SF
7506	1 Bdr 1 Bath		444	\$1,666	\$3.75
7508	1 Bdr 1 Bath		444	\$1,136	\$2.56
7510	1 Bdr 1 Bath	Vacant	444	\$2,695	\$6.07
7506 ½	1 Bdr 1 Bath	Vacant	444	\$2,695	\$6.07
7508 ½	1 Bdr 1 Bath		444	\$2,626	\$5.91
7510 ½	1 Bdr 1 Bath		444	\$789	\$1.78
2	Total	Vacant	888	\$5,390	
4	Total	Occupied	1,776	\$6,217	
6	Total		2,664	\$11,607	

FINANCIAL OVERVIEW

Property Details	
Location	7506-7510 Norton Avenue West Hollywood, CA 90046
Price	\$1,720,000
Down Payment	100% / \$1,720,000
Number of Units	6
Price/Unit	\$286,667
Rentable Square Feet	2,665 SF
Price/SF	\$645
CAP Rate - Current	5.82%
CAP Rate - Pro Forma	8.76%
GRM - Current	11.55
GRM - Pro Forma	8.45
Year Built	1924
Lot Size	6,120 SF
Type of Ownership	Fee Simple

Scheduled Income

No. of Units	Unit Type	Approx. SF	Current Rents	Monthly Income
6	1 Bdr 1 Bath	444	\$789-\$2,626	\$11,607
6	TOTAL	2,665		\$11,607

Annualized Operating Data

Income	Current	Pro Forma
Gross Potential Rent	\$139,284	\$194,040
Other Income	\$9,600	\$9,600
Gross Potential Income	\$148,884	\$203,640
Less: Vacancy / Deductions (GPR)	3.0% / \$4,179	3.0% / \$5,821
Effective Gross Income	\$144,705	\$197,819
Less: Expenses	\$44,553	\$47,208
Net Operating Income	\$100,153	\$150,610

Expenses	Current	Pro Forma
Real Estate Taxes	\$20,213	\$20,213
Insurance	\$3,731	\$3,731
Utilities	\$3,855	\$3,855
Repairs & Maintenance	\$3,000	\$3,000
Trash	\$2,319	\$2,319
Management Fee	\$7,235	\$9,891
Reserves & Replacements	\$1,200	\$1,200
Landscaping	\$1,200	\$1,200
Pest Control	\$300	\$300
Unit Turnover	\$1,500	\$1,500
Total Expenses	\$44,553	\$47,208
Expenses / Unit	\$7,425	\$7,868
Expenses / SF	\$16.72	\$17.71
% of EGI	30.8%	23.9%



7506-7510 NORTON AVENUE, WEST HOLLYWOOD, CA 90046

7506

7510

PROPERTY
DESCRIPTION

Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

Marcus & Millichap
THE RAYMUNDO GROUP

PROPERTY SUMMARY

THE OFFERING

Property Address	7506-7510 Norton Avenue West Hollywood, CA 90046
Assessor's Parcel Number	5530-010-011
Zoning	WDR2

SITE DESCRIPTION

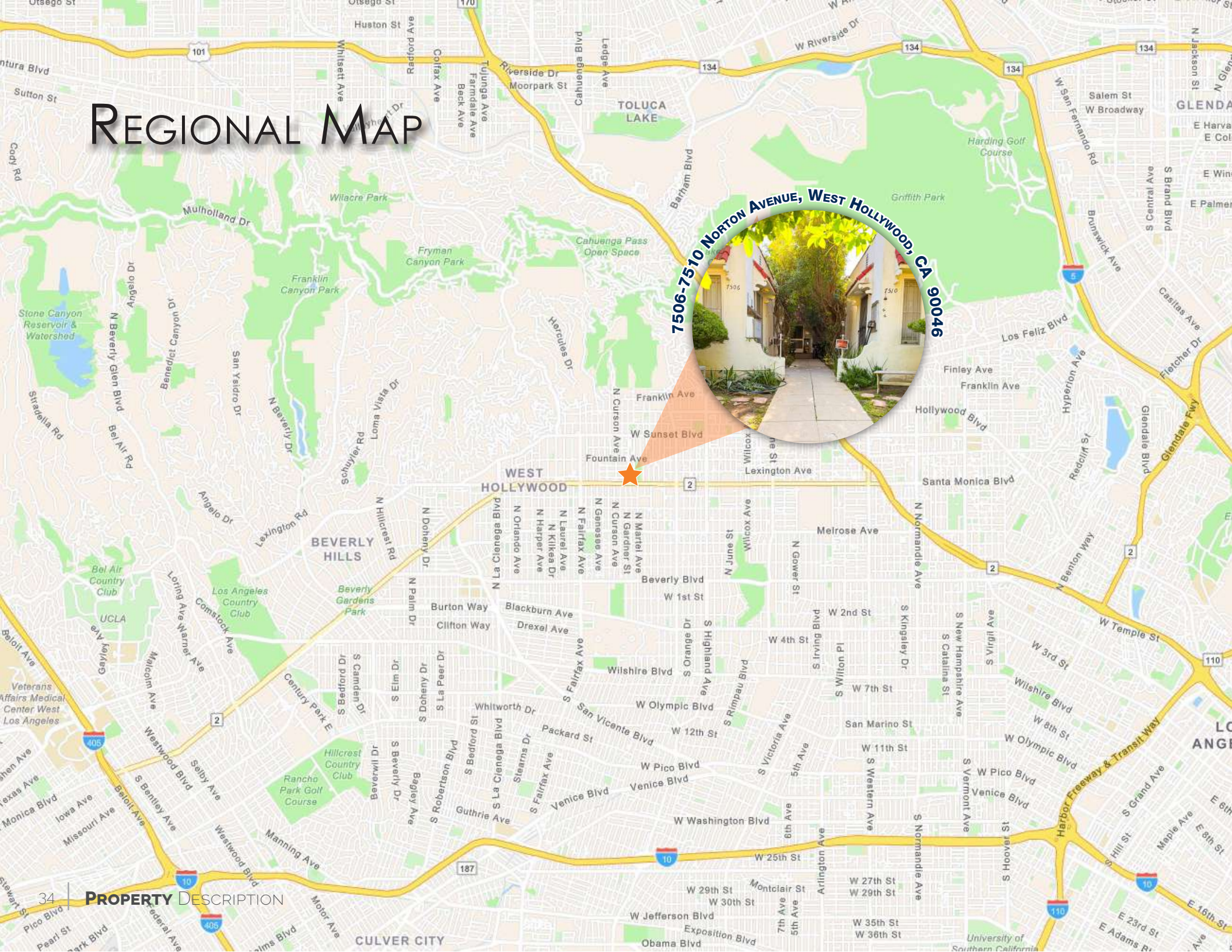
Number of Units	6
Number of Buildings	1
Number of Stories	1
Year Built	1924
Rentable Square Feet	2,665 SF
Lot Size	6,120 SF
Type of Ownership	Fee Simple

CONSTRUCTION

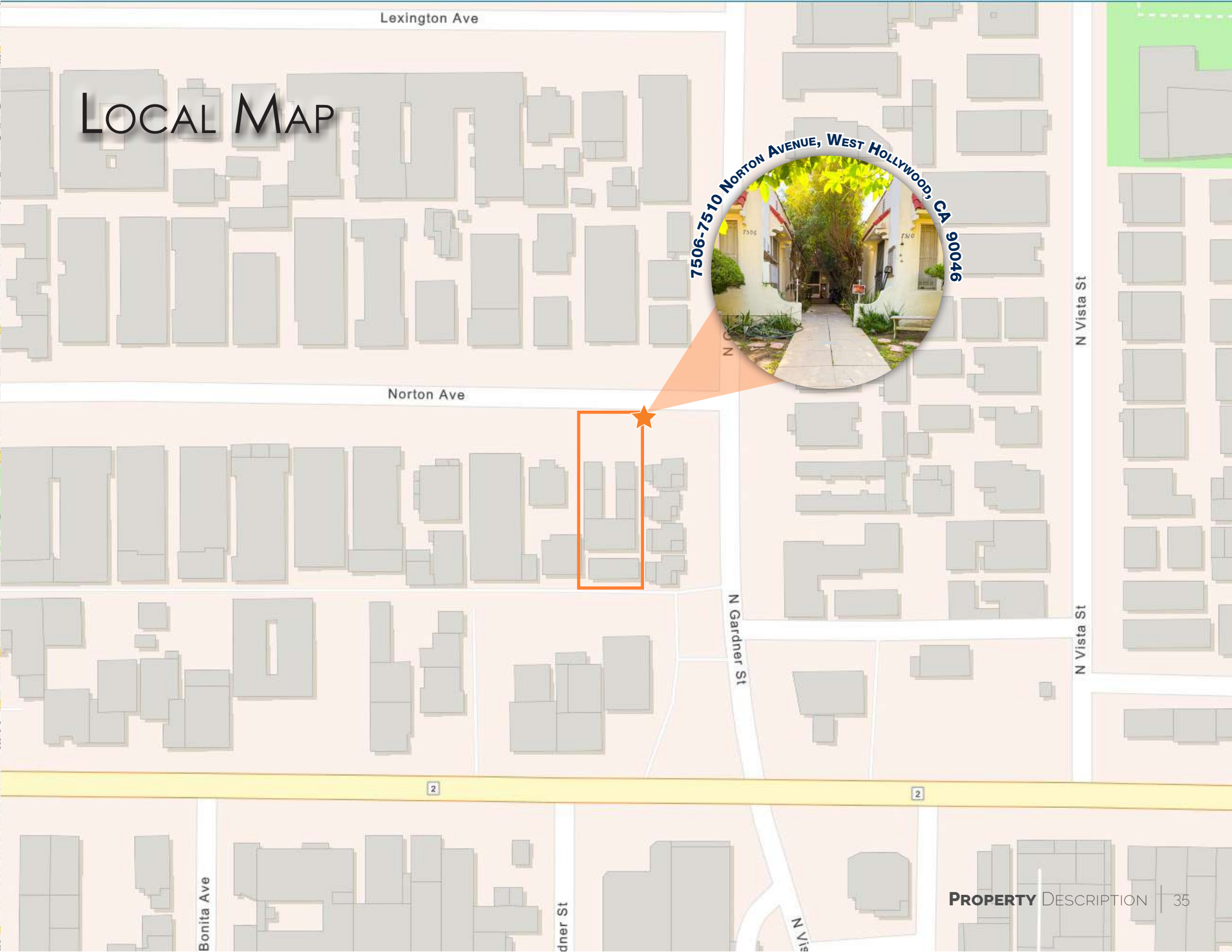
Framing	Wood Frame
Exterior	Stucco
Parking Surface	Concrete
Roof	Flat



REGIONAL MAP



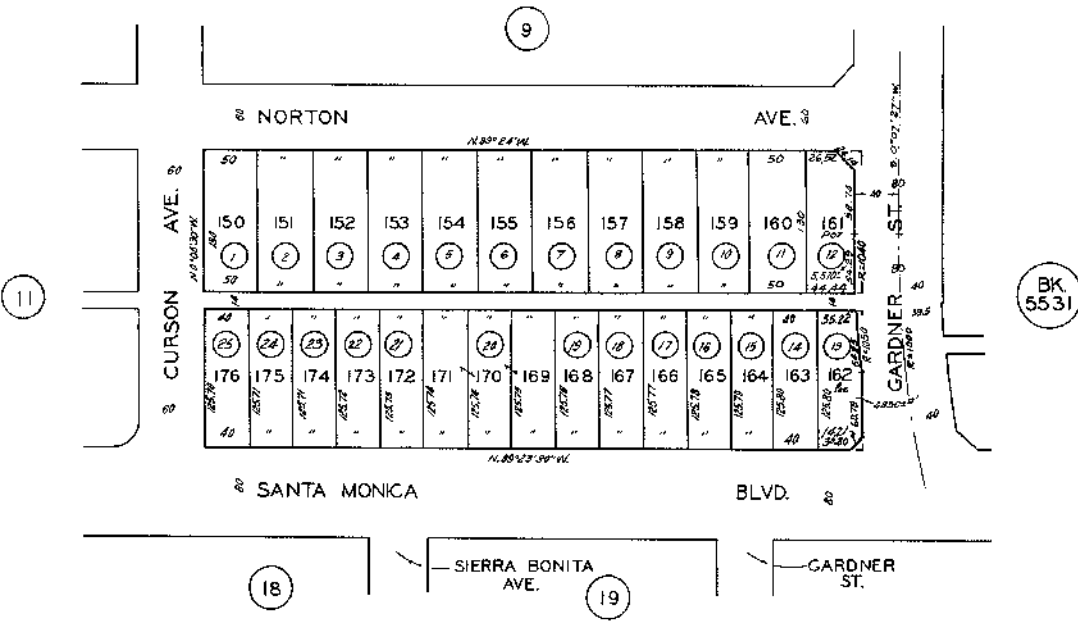
LOCAL MAP



PARCEL MAP

5530 10 1998

6901145006
780601
880227.83
970904



CODE
9970

FOR PREV. ASSMT SEE:
26 - 7

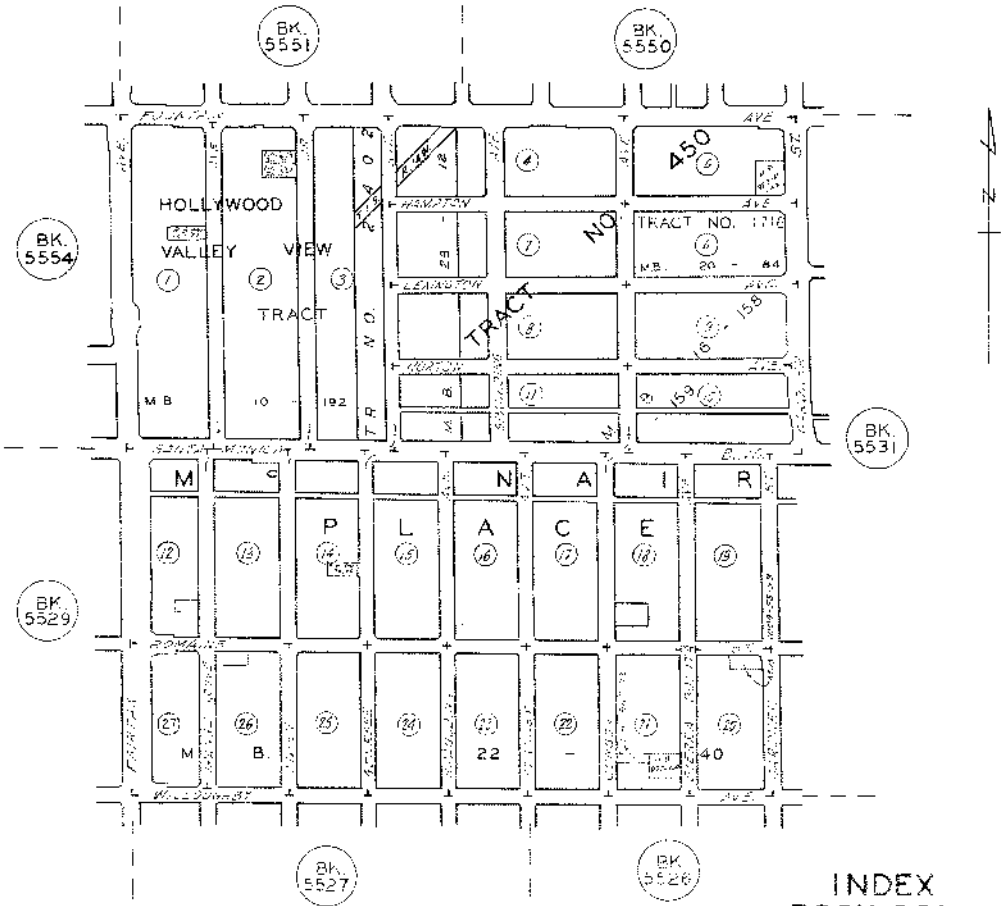
TRACT NO. 450 M.B. 16 - 158 - 159

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

INDEX MAP

5530 2008

690114 671407
690610 610619
702946 531106
751051
761074
811111
850327-851
20000021
20010007
20010100
20010407
20010907

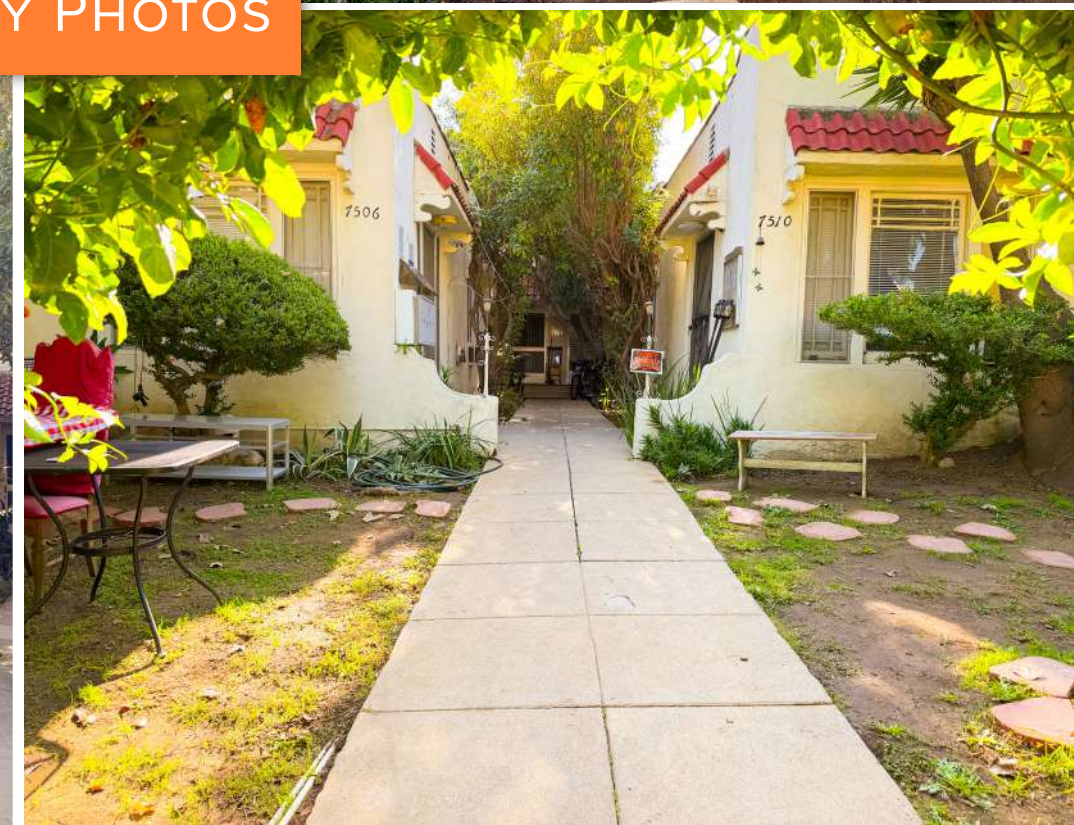
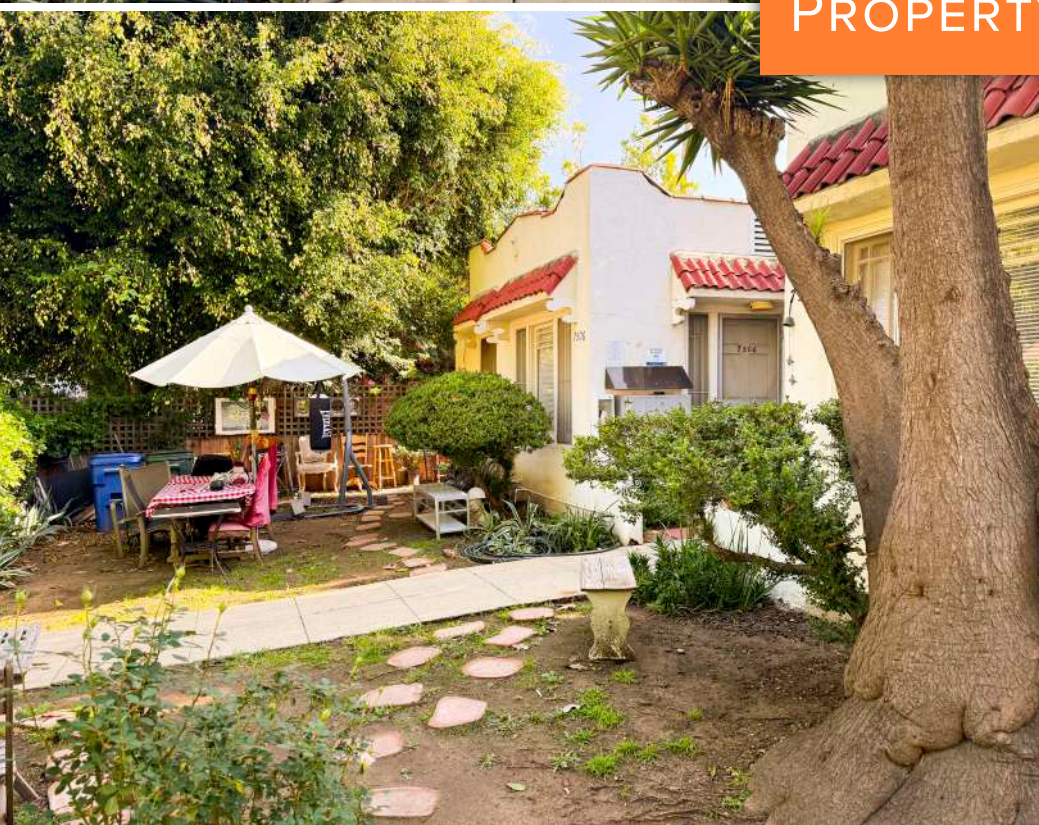


INDEX
BOOK 5530
CITY OF
WEST HOLLYWOOD
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.



PROPERTY PHOTOS

PROPERTY PHOTOS





7506-7510 NORTON AVENUE, WEST HOLLYWOOD, CA 90046

7506

7510

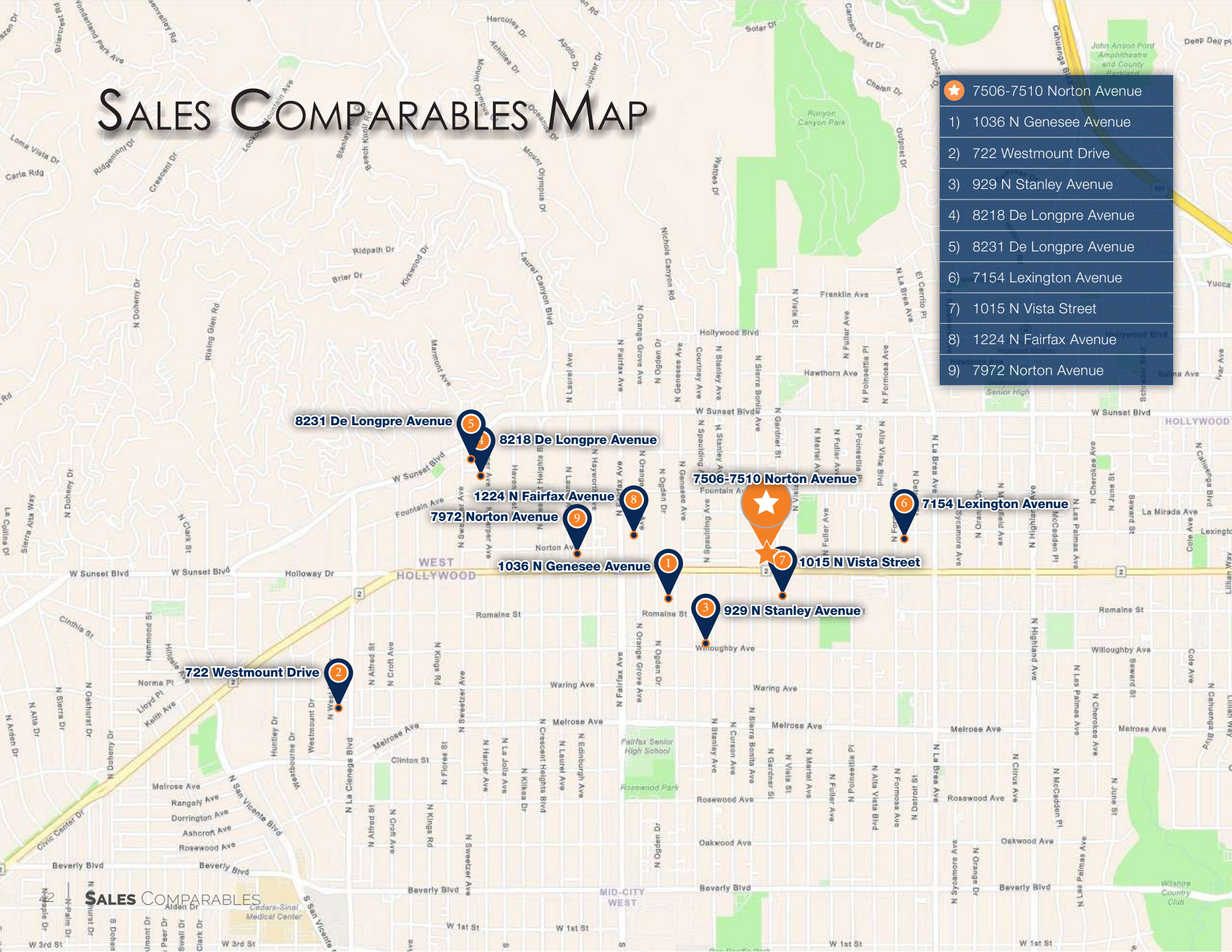
SALES COMPARABLES

Marcus & Millichap

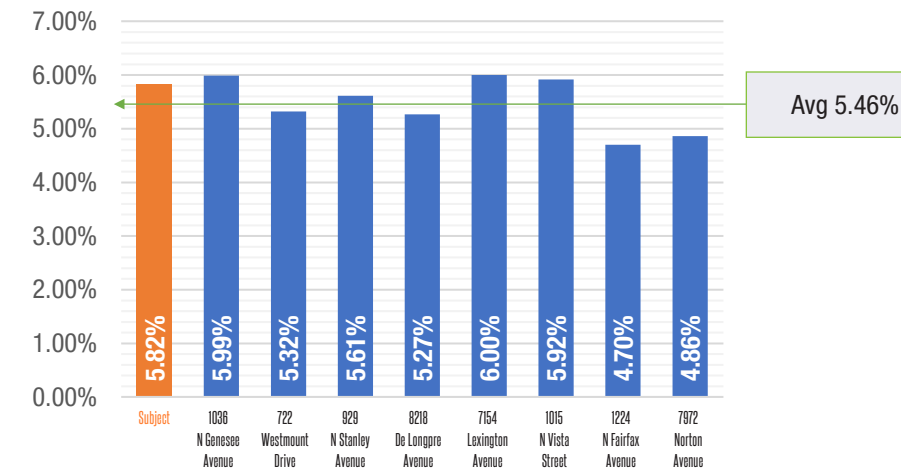
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

Marcus & Millichap
THE RAYMUNDO GROUP

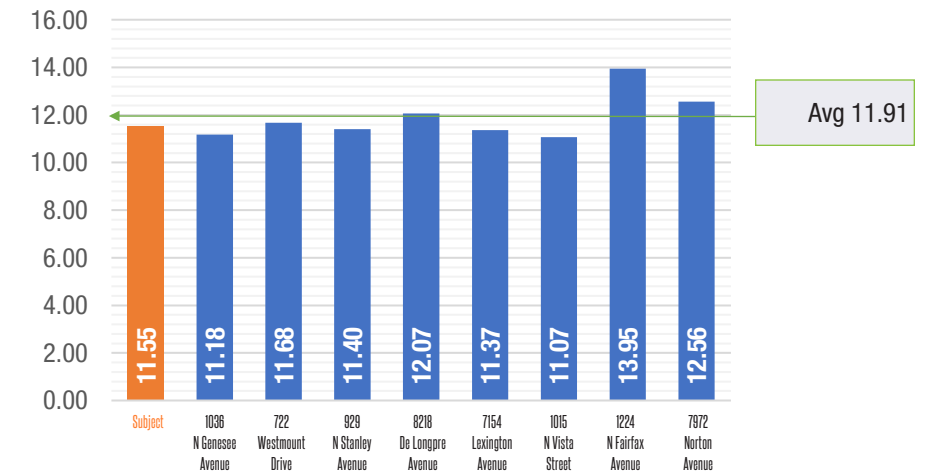
SALES COMPARABLES MAP



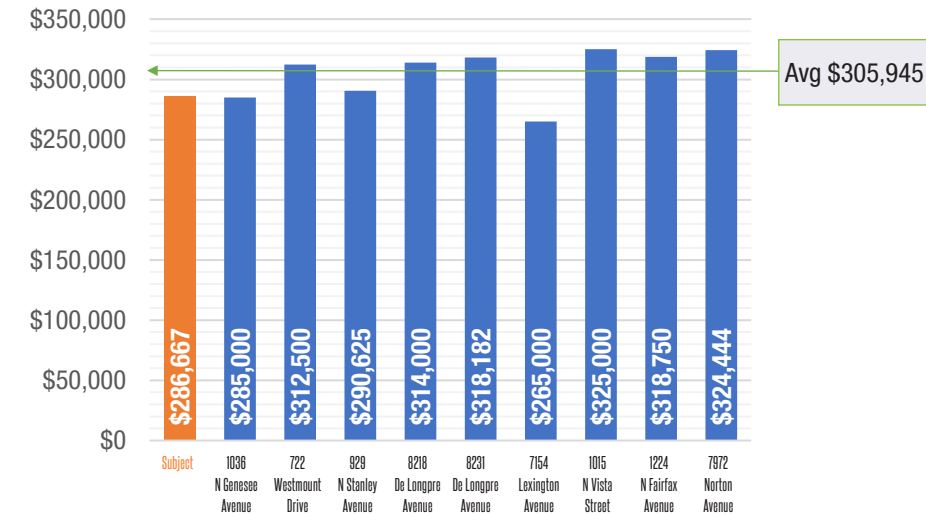
AVERAGE CAP RATE



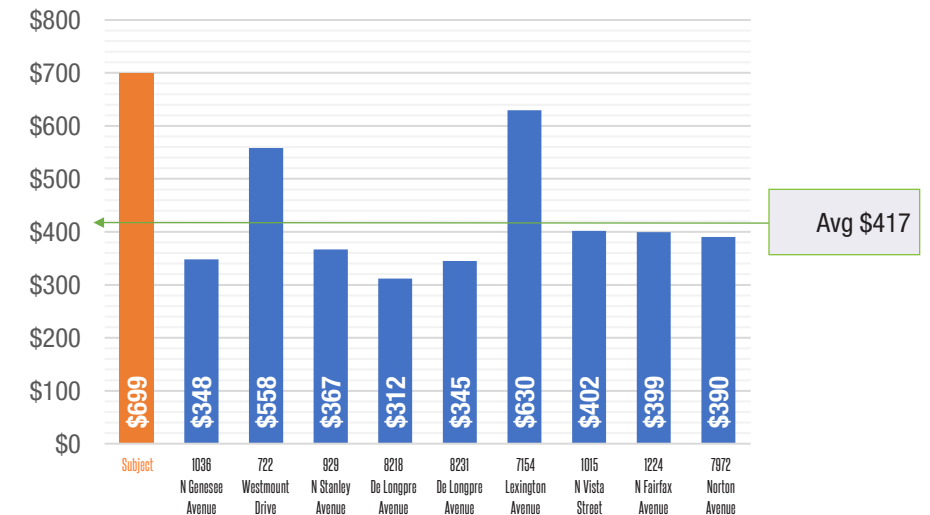
AVERAGE GRM



AVERAGE PRICE PER UNIT



AVERAGE PRICE PER SQUARE FOOT





7506-7510 Norton Avenue
West Hollywood, CA 90046

Subject Property

Total No. of Units: 6
Year Built: 1924
Rentable SF: 2,665 SF
Lot Size: 6,120 SF
Listing Price: \$1,720,000
Price/Unit: \$286,667
Price/SF: \$645
CAP Rate: 5.82%
GRM: 11.55

No. of Units	Unit Type
6	1 Bdr 1 Bath



1036 N Genesee Avenue
West Hollywood, CA 90046

Close of Escrow: 04/27/26
Total No. of Units: 10
Year Built: 1960
Rentable SF: 8,190 SF
Lot Size: 6,567 SF
Sales Price: \$2,850,000
Price/Unit: \$285,000
Price/SF: \$348
CAP Rate: 5.99%
GRM: 11.18

No. of Units	Unit Type
8	1 Bdr 1 Bath
1	2 Bdr 1 Bath
1	2 Bdr 2 Bath



722 Westmount Drive
West Hollywood, CA 90069

Close of Escrow: 12/02/25
Total No. of Units: 8
Year Built: 1940
Rentable SF: 4,480 SF
Lot Size: 5,807 SF
Sales Price: \$2,500,000
Price/Unit: \$312,500
Price/SF: \$558
CAP Rate: 5.32%
GRM: 11.68

No. of Units	Unit Type
8	1 Bdr 1 Bath



929 N Stanley Avenue
West Hollywood, CA 90046

Close of Escrow: 10/01/25
Total No. of Units: 8
Year Built: 1963
Rentable SF: 6,334 SF
Lot Size: 5,771 SF
Sales Price: \$2,325,000
Price/Unit: \$290,625
Price/SF: \$367
CAP Rate: 5.61%
GRM: 11.40

No. of Units	Unit Type
4	1 Bdr 1 Bath
4	2 Bdr 1 Bath

4



8218 De Longpre Avenue
West Hollywood, CA 90046

Close of Escrow: 08/21/25
Total No. of Units: 15
Year Built: 1955
Rentable SF: 15,094 SF
Lot Size: 13,068 SF
Sales Price: \$4,710,000
Price/Unit: \$314,000
Price/SF: \$312
CAP Rate: 5.27%
GRM: 12.07

No. of Units	Unit Type
1	Single 1 Bath
10	1 Bdr 1 Bath
2	2 Bdr 1.5 Bath
1	3 Bdr 2.5 Bath
1	4 Bdr 2.5 Bath

5



8231 De Longpre Avenue
West Hollywood, CA 90046

Close of Escrow: 08/20/25
Total No. of Units: 11
Year Built: 1957
Rentable SF: 10,137 SF
Lot Size: 8,662 SF
Sales Price: \$3,500,000
Price/Unit: \$318,182
Price/SF: \$345

No. of Units	Unit Type
1	Single 1 Bath
6	1 Bdr 1 Bath
4	2 Bdr 2 Bath

6



7154 Lexington Avenue
West Hollywood, CA 90046

Close of Escrow: Under Contract
Total No. of Units: 5
Year Built: 1952
Rentable SF: 2,104 SF
Lot Size: 2,934 SF
Sales Price: \$1,325,000
Price/Unit: \$265,000
Price/SF: \$630
CAP Rate: 6.00%
GRM: 11.37

No. of Units	Unit Type
3	Single 1 Bath
2	1 Bdr 1 Bath

7



1015 N Vista Street
West Hollywood, CA 90046

Close of Escrow: On Market
Total No. of Units: 10
Year Built: 1962
Rentable SF: 8,094 SF
Lot Size: 6,643 SF
Sales Price: \$3,250,000
Price/Unit: \$325,000
Price/SF: \$402
CAP Rate: 5.92%
GRM: 11.07

No. of Units	Unit Type
8	1 Bdr 1 Bath
2	2 Bdr 2 Bath



8

1224 N Fairfax Avenue
West Hollywood, CA 90046

Close of Escrow: On Market
Total No. of Units: 8
Year Built: 1954
Rentable SF: 6,388 SF
Lot Size: 6,753 SF
Sales Price: \$2,550,000
Price/Unit: \$318,750
Price/SF: \$399
CAP Rate: 4.70%
GRM: 13.95

No. of Units	Unit Type
7	1 Bdr 1 Bath
1	2 Bdr 1 Bath



9

7972 Norton Avenue
West Hollywood, CA 90046

Close of Escrow: On Market
Total No. of Units: 9
Year Built: 1958
Rentable SF: 7,484 SF
Lot Size: 7,461 SF
Sales Price: \$2,920,000
Price/Unit: \$324,444
Price/SF: \$390
CAP Rate: 0.00%
GRM: 12.56

No. of Units	Unit Type
7	1 Bdr 1 Bath
2	2 Bdr 1.75 Bath

SALES COMPARABLES SUMMARY

	Address	Close of Escrow	No. of Units	Year Built	Sales Price	Price per Unit	Price per SF	CAP Rate	GRM
1	 1036 N Genesee Avenue West Hollywood, CA 90046	04/27/26	10	1960	\$2,850,000	\$285,000	\$348	5.99%	11.18
2	 722 Westmount Drive West Hollywood, CA 90069	12/02/25	8	1940	\$2,500,000	\$312,500	\$558	5.32%	11.68
3	 929 N Stanley Avenue West Hollywood, CA 90046	10/01/25	8	1963	\$2,325,000	\$290,625	\$367	5.61%	11.40
4	 8218 De Longpre Avenue West Hollywood, CA 90046	08/21/25	15	1955	\$4,710,000	\$314,000	\$312	5.27%	12.07
5	 8231 De Longpre Avenue West Hollywood, CA 90046	08/20/25	11	1957	\$3,500,000	\$318,182	\$345	N/A	N/A
6	 7154 Lexington Avenue West Hollywood, CA 90046	Under Contract	5	1952	\$1,325,000	\$265,000	\$630	6.00%	11.37
7	 1015 N Vista Street West Hollywood, CA 90046	On Market	10	1962	\$3,250,000	\$325,000	\$402	5.92%	11.07
8	 1224 N Fairfax Avenue West Hollywood, CA 90046	On Market	8	1954	\$2,550,000	\$318,750	\$399	4.70%	13.95
9	 7972 Norton Avenue West Hollywood, CA 90046	On Market	9	1958	\$2,920,000	\$324,444	\$390	4.86%	12.56
A V E R A G E S						\$305,945	\$417	5.46%	11.91
	 7506-7510 Norton Avenue West Hollywood, CA 90046	Subject Property	6	1924	\$1,720,000	\$286,667	\$645	5.82%	11.55



7506-7510 NORTON AVENUE, WEST HOLLYWOOD, CA 90046

7506

7510

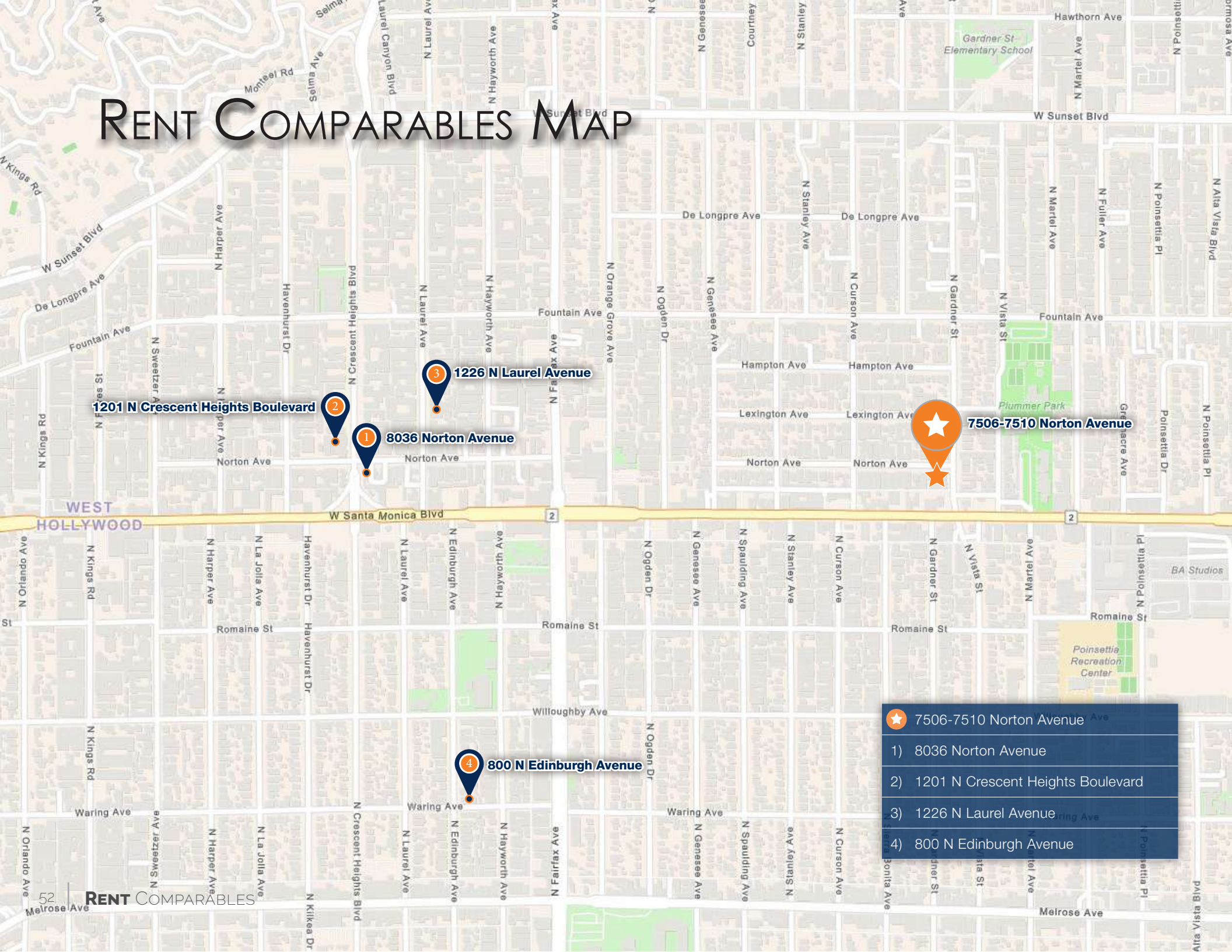
RENT
COMPARABLES

Marcus & Millichap

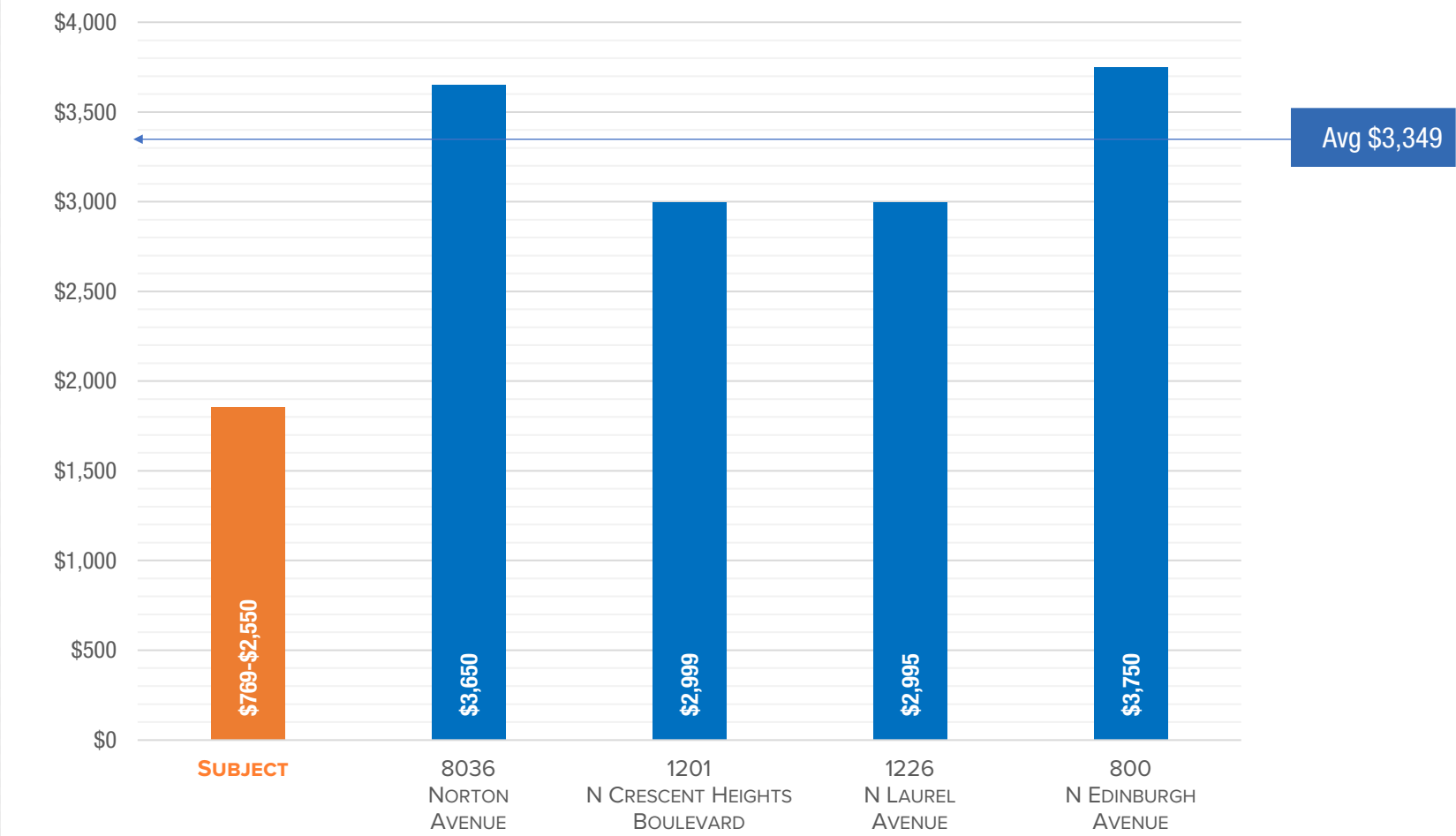
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

Marcus & Millichap
THE RAYMUNDO GROUP

RENT COMPARABLES MAP



AVERAGE RENTS - 1 BEDROOM UNITS





7506-7510 Norton Avenue
West Hollywood, CA 90046

Total No. of Units		6	
Year Built		1924	
Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	444	\$769-\$2,626	\$4.36



8036 Norton Avenue
West Hollywood, CA 90046

Total No. of Units		5	
Year Built		1956	
Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	800	\$3,650	\$4.56

Amenities
Property features wood flooring, stainless steel appliances, mini-split HVAC units, tile backsplashes, and washer/dryer hookups.



1201 N Crescent Heights Boulevard
West Hollywood, CA 90046

Total No. of Units		40	
Year Built		1931	
Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	650	\$2,999	\$4.61

Amenities
Property features wood flooring, stainless steel appliances, granite countertops, and on-site laundry.



1226 N Laurel Avenue
West Hollywood, CA 90046

Total No. of Units		16	
Year Built		1951	
Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	600	\$2,995	\$4.99

Amenities
Property features wood flooring, quartz countertops, wall AC units, tile backsplashes, stainless steel appliances, and in-unit washer/dryers.



4

800 N Edinburgh Avenue
West Hollywood, CA 90046

Total No. of Units	4
Year Built	1925

Unit Type	SF	Rent	Rent/SF
1 Bdr 1 Bath	700	\$3,750	\$5.36

Amenities
Property features wood flooring, stainless steel appliances, mini-split HVAC units, and in-unit washer/dryers.

RENT COMPARABLES SUMMARY

	Address	No. of Units	Year Built / Renovated	Unit Type	Approximate Square Footage	Market Rents	Rent Per Square Foot
1	 8036 Norton Avenue West Hollywood, CA 90046	5	1956	1 Bdr 1 Bath	800	\$3,650	\$4.56
2	 1201 N Crescent Heights Boulevard West Hollywood, CA 90046	40	1931	1 Bdr 1 Bath	650	\$2,999	\$4.61
3	 1226 N Laurel Avenue West Hollywood, CA 90046	16	1951	1 Bdr 1 Bath	600	\$2,995	\$4.99
4	 800 N Edinburgh Avenue West Hollywood, CA 90046	4	1925	1 Bdr 1 Bath	700	\$3,750	\$5.36
A V E R A G E S				1 Bedroom	688	\$3,349	\$4.87
★	 7506-7510 Norton Avenue West Hollywood, CA 90046	6	1924	1 Bdr 1 Bath	444	\$769-\$2,626	\$4.36



7506-7510 NORTON AVENUE, WEST HOLLYWOOD, CA 90046

Exclusively Listed By:

RICK E. RAYMUNDO

EXECUTIVE MANAGING DIRECTOR | INVESTMENTS
EXECUTIVE DIRECTOR, NATIONAL MULTI HOUSING GROUP

16830 VENTURA BOULEVARD SUITE 100
ENCINO, CA 91436
(213) 943-1855 DIRECT
(818) 219-6146 MOBILE
RICK.RAYMUNDO@MARCUSMILLICHAP.COM



Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. © 2026 Marcus & Millichap. All rights reserved.

Marcus & Millichap
THE RAYMUNDO GROUP

REAL ESTATE INVESTMENT SALES | FINANCING | RESEARCH | ADVISORY SERVICES

16830 VENTURA BOULEVARD, SUITE 100, ENCINO, CA 91436

MarcusMillichap.com