

OFFERING MEMORANDUM



FOR SALE

2051 LAKE SHORE AVENUE

LOS ANGELES, CA 90039



**COLDWELL BANKER
COMMERCIAL
REALTY**

This Brochure is owned by Robert Ip

FOR SALE

ADDRESS:	2051 Lake Shore Ave, Los Angeles, CA 90039
APN:	5420-005-008
BUILDING SIZE:	1,782 SF
LAND SIZE:	6,471 SF
LAND USE:	Multi-Family (Residential)
SALE PRICE:	\$1,150,000

PROPERTY DESCRIPTION

Tucked into the lush, storied hillsides of North Elysian Heights, this one-of-a-kind 1940s triplex is so much more than an investment property – it's an entire world unto itself. Three separate addresses (2051, 2053 & 2053½) sit nestled among mature trees, cascading bougainvillea, and layered gardens that give the compound the feel of a private botanical sanctuary in the middle of Los Angeles.

A Property That Tells a Story

From the moment you enter through the gated entry off Lake Shore Ave, the character is undeniable. A beautifully planted walkway lined with agave, tropical foliage, potted succulents, and white river rock leads you past the front building – a classic stucco structure with green-trimmed windows and a charming arched stained glass accent – and deeper into a lushly planted compound that unfolds like a series of secret garden rooms. This is the rare property where the outdoor spaces are as compelling as the interiors.

The Buildings

The front building fronts the street with classic 1940s stucco construction, green-trimmed windows, and a covered entry stair flanked by lush plantings. Behind it, the compound climbs the hillside through tiered gardens to a two-story rear structure with soaring exterior walls, generous windows, and a private balcony entry – a true treetop retreat. A detached three-car garage runs along the street frontage, offering exceptional parking that is virtually unheard of for a multi-unit property in this neighborhood. Each of the three units (2051, 2053, and 2053½) has its own distinct entry, outdoor area, and sense of privacy.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
22,839	402,708	1,057,741

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$159,998	\$110,198	\$105,995

MEDIAN HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$112,459	\$73,730	\$69,989

The Location

Elysian Heights is one of Los Angeles' best-kept secrets – a quiet, tree-canopied hillside community perched above Echo Park and Silver Lake, beloved by artists, creatives, and professionals drawn to its authentic neighborhood feel. Steps from the Silver Lake Reservoir walking path, minutes from the best coffee shops, restaurants, and nightlife on Sunset Blvd, and with quick access to DTLA, Dodger Stadium, and the 2/5/101 freeways, the location checks every box.

The Opportunity

With three separate units across three buildings, a detached multi-car garage, multiple private outdoor spaces, and lush mature landscaping, this compound offers the kind of character-rich, income-producing asset that simply doesn't come to market in this neighborhood. Live in one, rent the others. Hold as a cash-flowing portfolio asset. Or simply fall in love with one of the most unique residential compounds Elysian Heights has to offer.





This Brochure is owned by Robert Ip



This Brochure is owned by Robert Ip



This Brochure is owned by Robert Ip



This Brochure is owned by Robert Ip



This Brochure is owned by Robert Ip



This Brochure is owned by Robert Ip



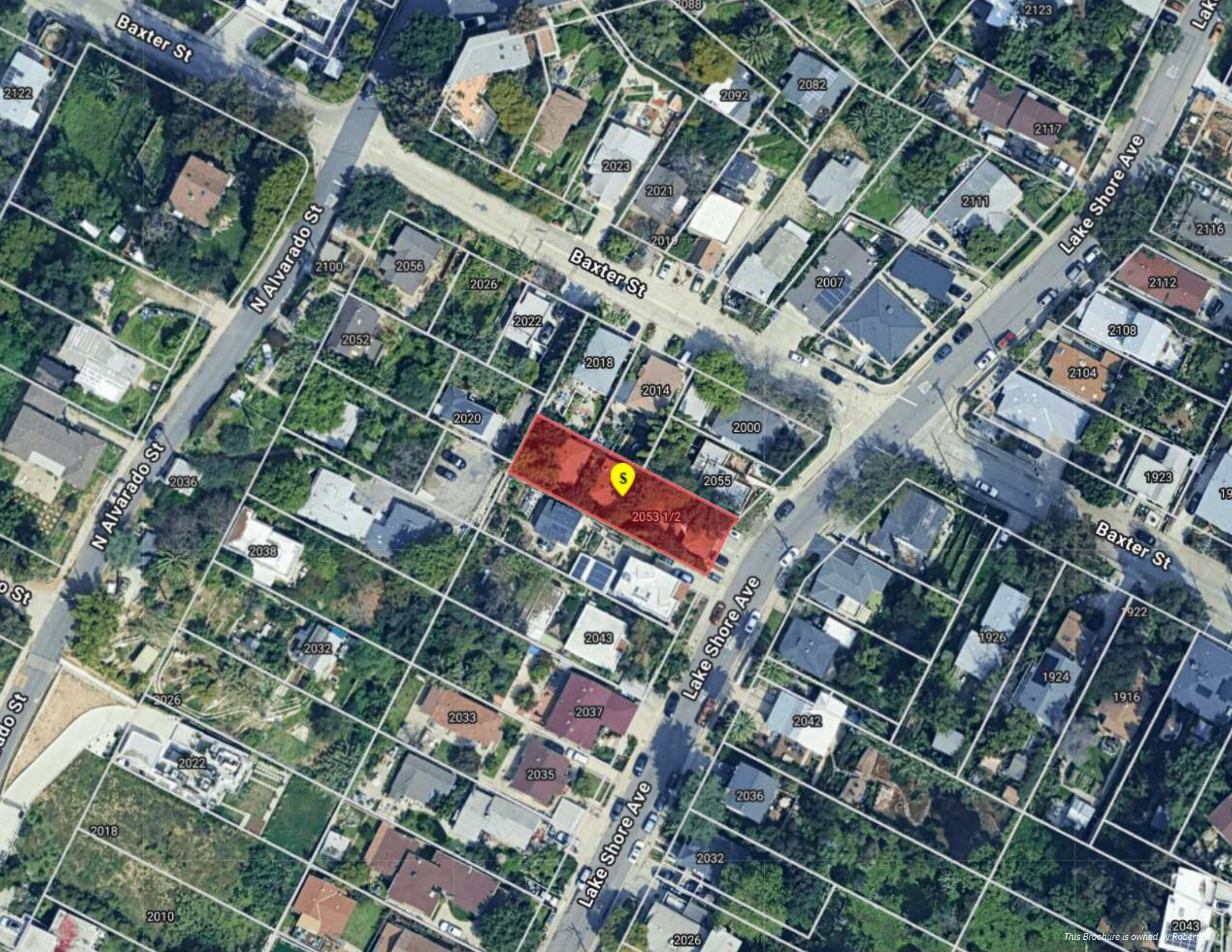
This Brochure is owned by Robert Ip



This Brochure is owned by Robert Ip





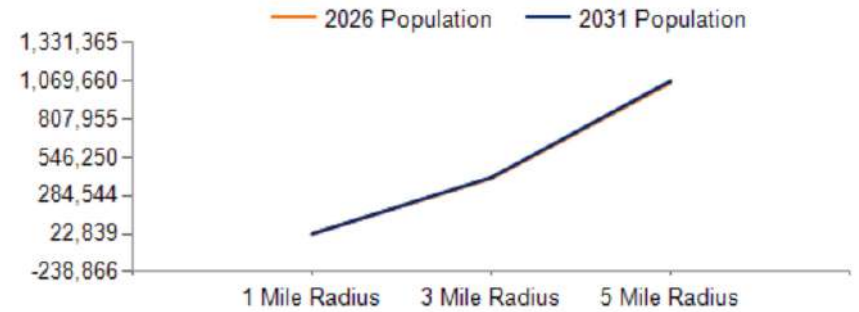


RENT ROLL	AMOUNT
2051 Lake Shore	\$1,920
2051 ½ Lake Shore	\$2,800
2051 ¾ Lake Shore	\$1,614
ANNUAL RENT	\$76,008

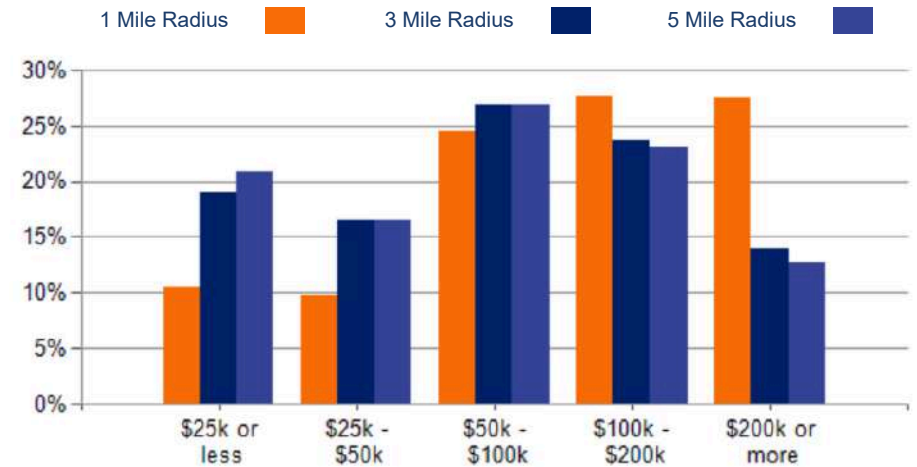
INCOME AND EXPENSES	AMOUNT
INCOME	
Rents Received	\$76,008
TOTAL INCOME	\$76,008
EXPENSES	
Insurance	\$3,625
Legal & Professional Fees	\$178
Repairs	\$356
Taxes	\$14,375
Utilities	\$3,075
Other	\$1,520
TOTAL EXPENSES	\$23,129
NOI	\$52,879

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	25,927	426,832	1,100,867
2010 Population	23,726	412,759	1,067,446
2026 Population	22,839	402,708	1,057,741
2031 Population	22,887	409,104	1,069,660
2026 African American	546	19,371	54,584
2026 American Indian	315	9,360	22,216
2026 Asian	3,331	80,832	199,139
2026 Hispanic	8,778	197,632	525,055
2026 Other Race	4,674	124,382	331,911
2026 White	10,442	114,134	307,656
2026 Multiracial	3,497	54,146	140,954
2026-2031: Population: Growth Rate	0.20%	1.60%	1.10%

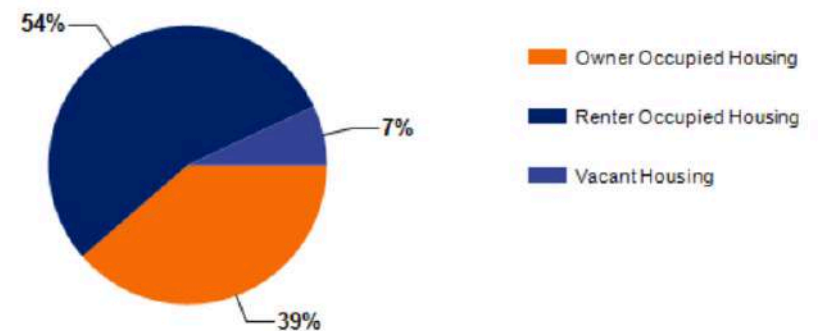
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	454	20,935	59,806
\$15,000-\$24,999	623	11,700	31,532
\$25,000-\$34,999	421	11,811	31,524
\$35,000-\$49,999	570	16,279	40,798
\$50,000-\$74,999	1,382	25,857	66,785
\$75,000-\$99,999	1,114	20,178	50,904
\$100,000-\$149,999	1,786	25,347	63,725
\$150,000-\$199,999	1,033	15,104	37,175
\$200,000 or greater	2,807	23,769	55,682
Median HH Income	\$112,459	\$73,730	\$69,989
Average HH Income	\$159,998	\$110,198	\$105,995



2026 Household Income



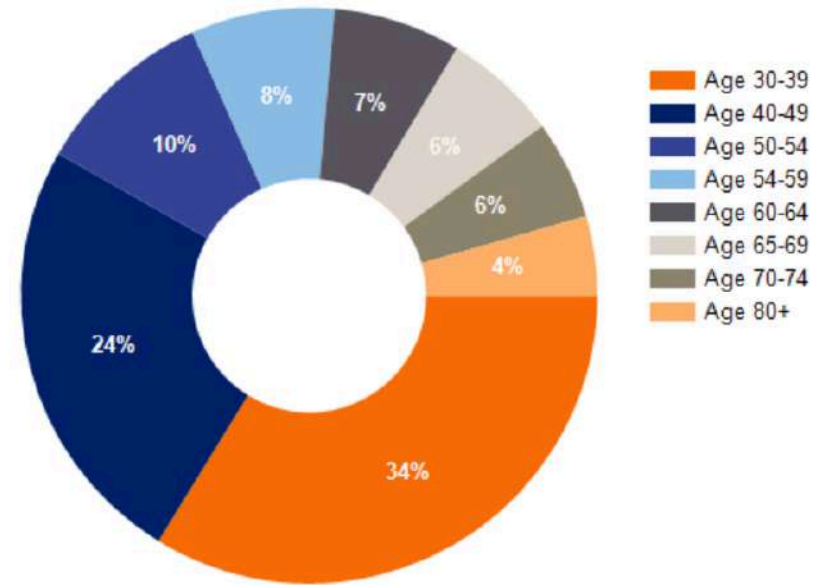
2026 Own vs. Rent - 1 Mile Radius



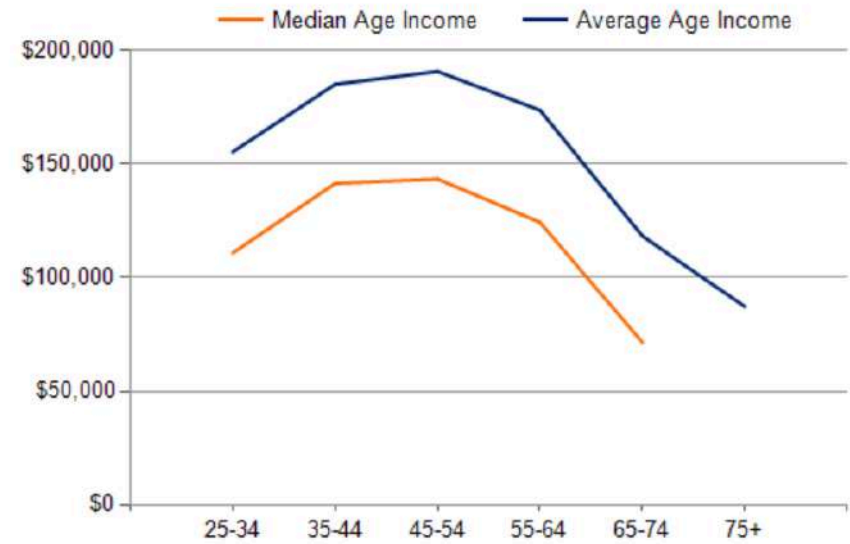
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	2,729	45,186	111,909
2026 Population Age 35-39	2,621	39,609	96,949
2026 Population Age 40-44	2,212	32,763	82,375
2026 Population Age 45-49	1,662	26,773	68,770
2026 Population Age 50-54	1,609	25,222	65,889
2026 Population Age 55-59	1,276	22,135	59,478
2026 Population Age 60-64	1,134	19,828	53,886
2026 Population Age 65-69	1,017	17,408	47,113
2026 Population Age 70-74	881	14,973	39,793
2026 Population Age 75-79	706	10,890	28,966
2026 Population Age 80-84	413	7,363	19,164
2026 Population Age 85+	389	7,178	18,659
2026 Population Age 18+	19,893	342,441	894,666
2026 Median Age	40	38	38
2031 Median Age	41	39	39

Population By Age



2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$110,902	\$80,505	\$77,264
Average Household Income 25-34	\$155,446	\$108,015	\$103,288
Median Household Income 35-44	\$141,541	\$86,602	\$83,851
Average Household Income 35-44	\$185,200	\$129,189	\$125,852
Median Household Income 45-54	\$143,475	\$88,435	\$84,121
Average Household Income 45-54	\$190,879	\$130,905	\$126,093
Median Household Income 55-64	\$124,374	\$72,721	\$68,194
Average Household Income 55-64	\$173,747	\$115,849	\$110,911
Median Household Income 65-74	\$71,546	\$53,729	\$52,061
Average Household Income 65-74	\$118,383	\$91,429	\$89,872
Average Household Income 75+	\$87,236	\$67,148	\$67,846



2051 LAKE SHORE AVE

Los Angeles, CA 90039

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Coldwell Banker Commercial and it should not be made available to any other person or entity without the written consent of Coldwell Banker Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Coldwell Banker Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Coldwell Banker Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the - projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or 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 offering memorandum has been obtained from sources we believe reliable; however, Coldwell Banker Commercial has not verified, and will not verify, any of the information contained herein, nor has Coldwell Banker Commercial 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

ROBERT IP

626 394 2527

Robert.Ip@cbcnrt.com

CalDRE #01876261



**COLDWELL BANKER
COMMERCIAL**
REALTY