

KINYAN REALTY

# 426 S Catalina St

**\$1,900,000.00**

For Sale  
4 Unit Apartment

**Keyvan Moradian**

310-467-6320

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# 426 S Catalina St

| Sale Price     | Monthly Income | Units | Cost Per Unit |
|----------------|----------------|-------|---------------|
| \$1,900,000.00 | \$7,128.62     | 4     | \$475,000     |

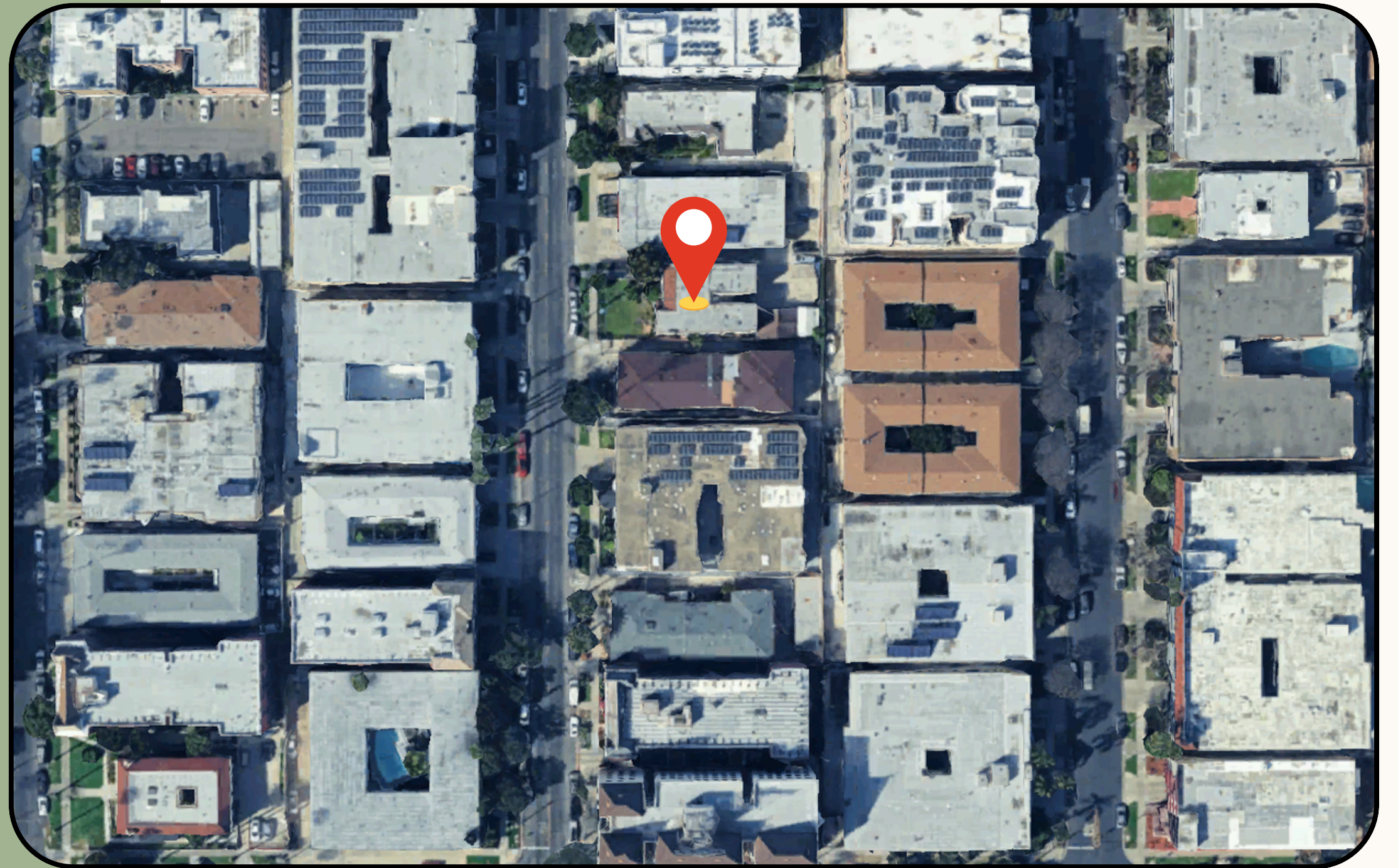
Situated in a highly desirable pocket of Los Angeles, 426 S Catalina St offers strong rental demand. The property is just moments from the diverse dining, shopping, and cultural amenities along Wilshire Boulevard and nearby Koreatown hotspots. Residents enjoy convenient access to major transit routes, including the 101 and Interstate 10 freeways, providing connectivity to Downtown Los Angeles, Hollywood, and surrounding neighborhoods.



# Rent Roll

| Unit | Occupancy     | Room Count    | Monthly Rent |
|------|---------------|---------------|--------------|
| A    | Occupied      | 2             | \$1,822.39   |
| B    | Occupied      | 2             | \$1,895.10   |
| C    | Occupied      | 2             | \$1,588.74   |
| D    | Occupied      | 2             | \$1,822.39   |
|      | 100% Occupied | 8 Rooms Total | \$7,128.62   |

# Overhead



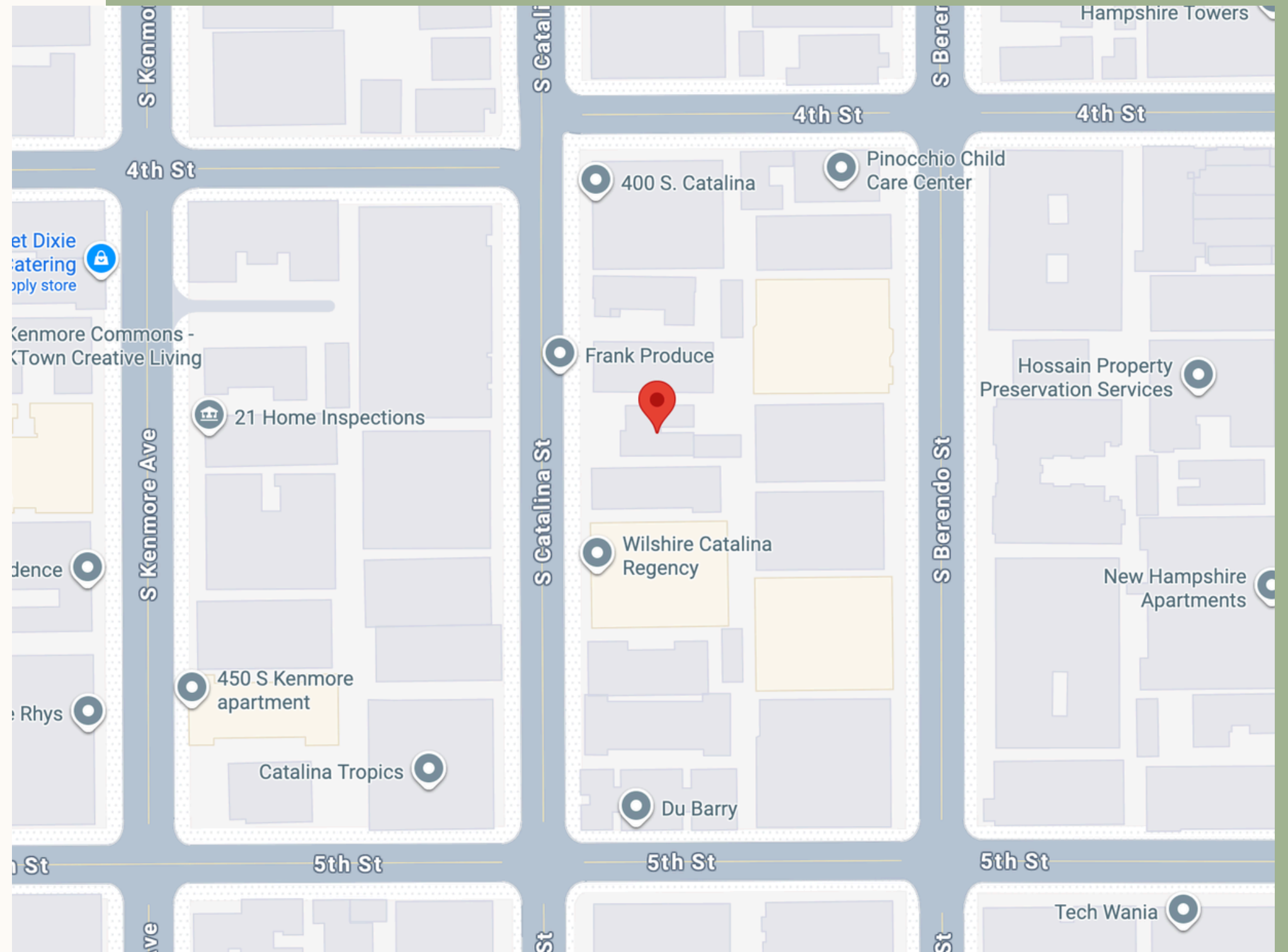
# Location

## Directions

426 S Catalina St  
Los Angeles CA 90020

## Office Phone

310-467-6320



# Zoning

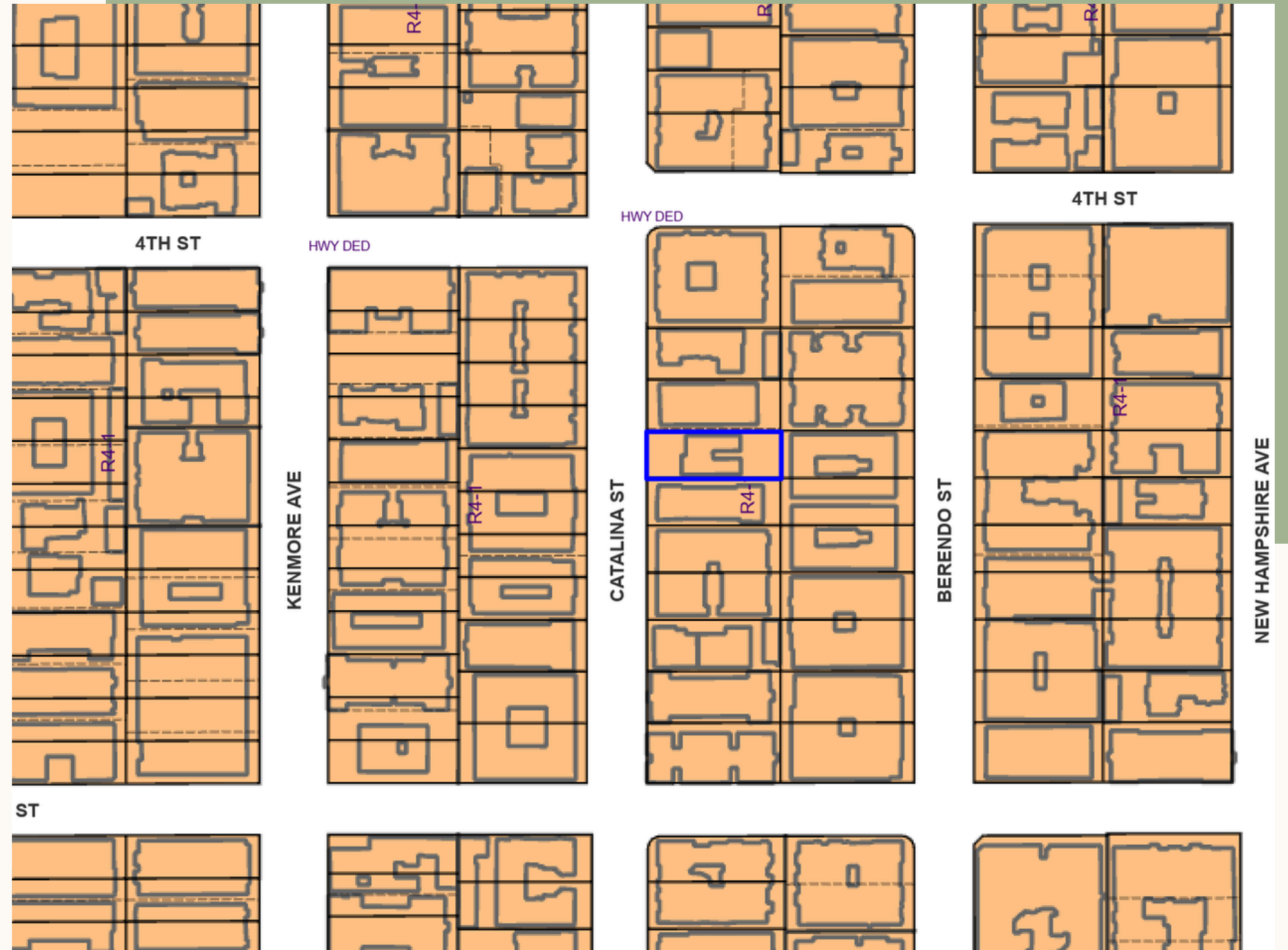
Zoning: **R4-1**

Lot: **8,552.5 (sq ft)**

Building: **5,506.0 (sq ft)**

Year Built: **1921**

Transit Oriented Communities  
(TOC): **Tier 3**



# Location Overview

## KOREATOWN / MID-WILSHIRE SUBMARKET

Located in the highly dynamic Koreatown submarket, 426 S Catalina St benefits from one of the most densely populated and transit-oriented neighborhoods in Los Angeles. Known for its vibrant culture, strong rental demand, and 24/7 energy, Koreatown has become a top destination for both young professionals and long-term residents seeking an urban lifestyle with unmatched convenience.

The property is ideally situated near Wilshire Boulevard, a major commercial artery lined with high-rise office buildings, retail centers, and entertainment venues. The area offers an extensive mix of dining—from traditional Korean BBQ to trendy cafés, along with nightlife, grocery markets, and everyday essentials all within close proximity.

Koreatown is one of the most transit-rich neighborhoods in the city, with easy access to the Los Angeles Metro B Line and Los Angeles Metro D Line, providing direct connectivity to Downtown Los Angeles, Hollywood, and beyond. In addition, residents benefit from convenient freeway access to the Interstate 10 and US Route 101, enhancing regional accessibility.

The neighborhood continues to experience steady growth, with ongoing mixed-use developments and increasing investor interest. Combined with its central location, walkability, and strong tenant base, the Koreatown / Mid-Wilshire submarket remains a highly desirable and resilient rental market within Los Angeles.





# The Neighborhood

## Neighborhood Profile

KOREATOWN / MID-WILSHIRE  
Families and working individuals  
who are friendly and inviting

### Average Age

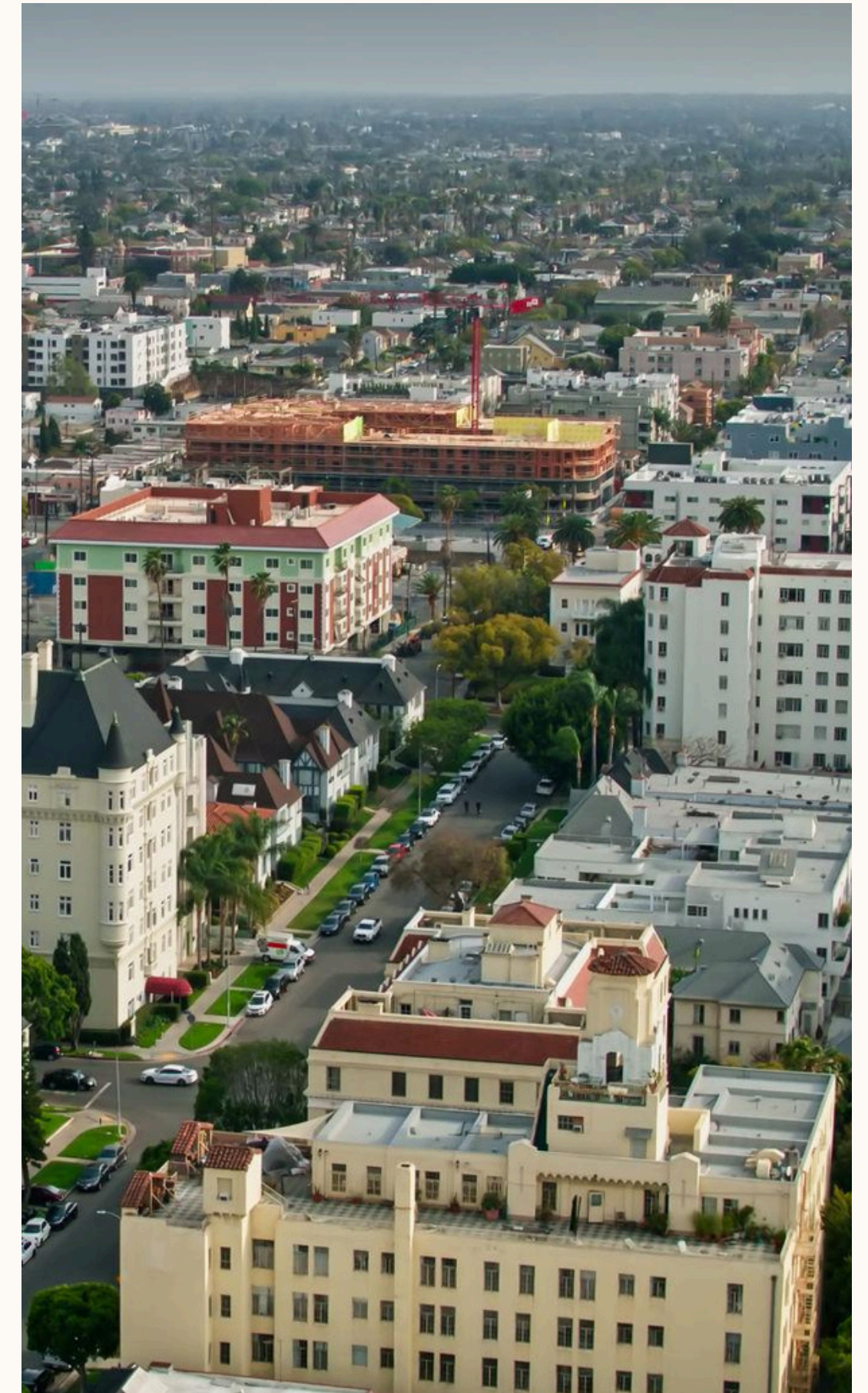
30 – 55 Years (young  
professionals, working class, and  
long-term residents)

### Average income

65,000 – 125,000

### Nearby Ammenities

- Universal Studios Hollywood
- Proximity to Downtown LA,  
Hollywood, and Mid-Wilshire  
office corridors
- Dense population with strong  
rental demand





# Entertaining

## Entertaining Areas

- Lively social scene with rooftop lounges, karaoke bars, and late-night gathering spots throughout Koreatown.
- Trendy Dining & Nightlife
- One of Los Angeles' most dynamic food scenes, featuring Korean BBQ, trendy cafés, and 24-hour dining along Wilshire Boulevard and surrounding streets.
- Live Music & Theaters
- Boutique Shopping
- Unique retail experiences at Koreatown Plaza and a mix of local shops and national retailers.

# Contact Us

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