
3230-3238

S. BARRINGTON AVENUE
LOS ANGELES, CA 90066

MAR VISTA:
R3 Development Opportunity

**PACIFIC
UNION**

COMMERCIAL



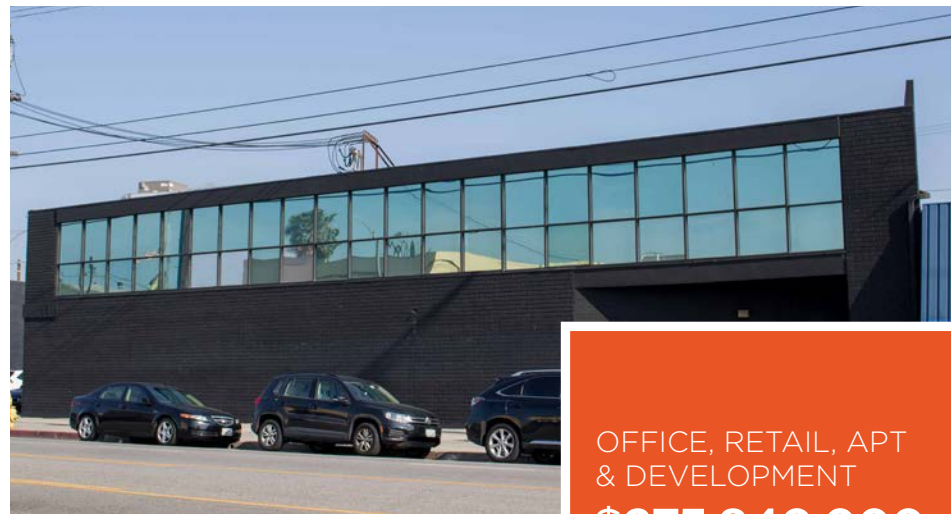
TIM BYRNE

EVP, Regional Director

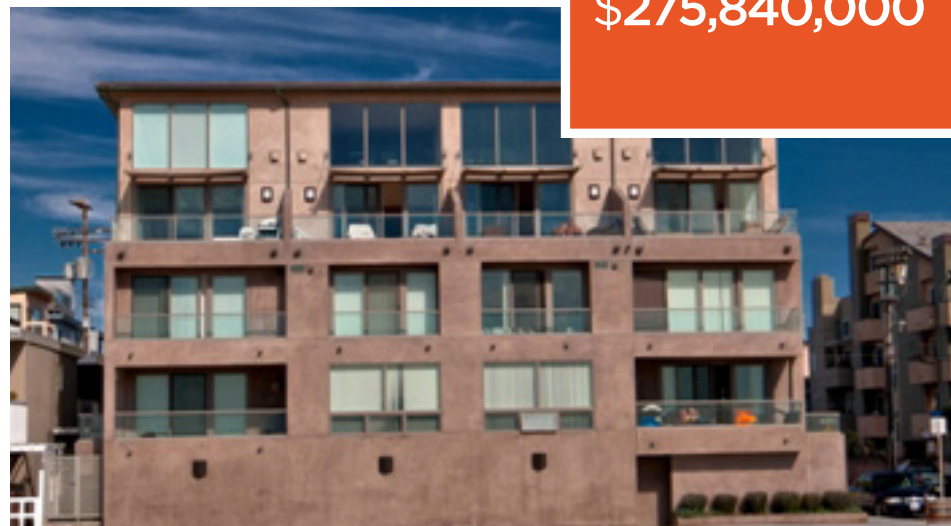
Tim has acquired a diverse set of skills in his 25+ years in real estate. After earning his degree and emphasis in Real Estate Finance from Loyola Marymount University in Los Angeles, Tim started out as commercial real estate appraiser, then working at a national pension fund advisor as an asset manager and as a member of the acquisition team, responsible for over \$100 million in closed sales, before becoming a top nationwide broker with Coldwell Banker Commercial in 1998. **Since then Tim has closed transactions in Southern California and nationwide totaling over \$400 million.**



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Elevated-la.com
DRE 01186465



OFFICE, RETAIL, APT
& DEVELOPMENT
\$275,840,000



JOANNE LINDSAY

New Construction Director

HONESTY | INTEGRITY | PROFESSIONALISM

As a proud member of an established Midwestern real estate family, I grew up surrounded by the business. My father owned Robert F. Lindsay Realty for over 60 years, several of my family members are real estate agents and my brother serves as the president of Louisville Title in Toledo, OH. So it is safe to say that real estate is in my blood! Now, for over three decades, I have been carrying on the family tradition by connecting buyers and sellers throughout the Los Angeles area. It is my firm belief that in the rapidly changing business of real estate, the value of consistency and experience cannot be overstated. I am honored to have achieved a tremendous level success with over 70 New Development projects on the Westside and the Valley, culminating in my position as the New Construction Director for Pacific Union. In addition to New Construction, my extensive client portfolio also includes the sale and purchase of single family homes, condominiums and investment properties.

I believe that the key to my success has been my meticulous attention to detail and a relentless drive to deliver the best possible service to my clients. Because of the depth of my expertise in all market conditions, I am able to provide the clients with the assurance that not only are their needs being met, they are being anticipated. It is that unwavering commitment that has consistently landed me in the upper echelon of award-winning, top-producing associates, not only for Southern California, but for the entire United States with over a billion dollars in sales.

I stand ready to offer an unmatched level of personalized service for each client on every transaction, from the first phone call to the final closing.



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THE OFFERING

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DEVELOPMENT OPPORTUNITY— 10 UNITS

Calling all Developers! This is a rare opportunity to purchase two adjacent R3 Zoned lots in the charming Mar Vista neighborhood. The location is fantastic, just a block away from Mar Vista Elementary school and walkable to Mar Vista Park, Whole Foods and Starbucks. The two parcels are being sold together with a total combined lot size of 17,409 SF along with approved architectural plans to construct 10 new homes. Alternatively you could develop +/- 21 units at 800 Square feet per unit.

PROPERTY OVERVIEW

Price	\$5,800,000
Zoning	LAR3-1
Potential Units	10 Small Homes or ±21 Units (800SF/Unit)
Existing Buildings	Two Single Family Residences
Behind Properties	Alley
Combined Lot Size	17,409 SqFt
No. of Parcels	2
APN #s	4250010006 & 4250010007

Approved Plans	4	Plan 1 – 1,662 Sq Ft/ 3-story/ 3BR / 3.5 Ba/ Roof Deck
	4	Plan 2 – 1,977 SF / 3-story / 4 BR / 3.5 Ba / Roof Deck
	2	Plan 3 – 2,192 SF / 3-story / 4 BR + Loft / 3.5 Ba / Deck
Total Homes:	10	Total Sq Ft: 18,940

Parking Provided	20	Side by Side Private Garage Spaces
	3	Guest Parking Spaces
	23	Total Spaces

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PERSPECTIVE

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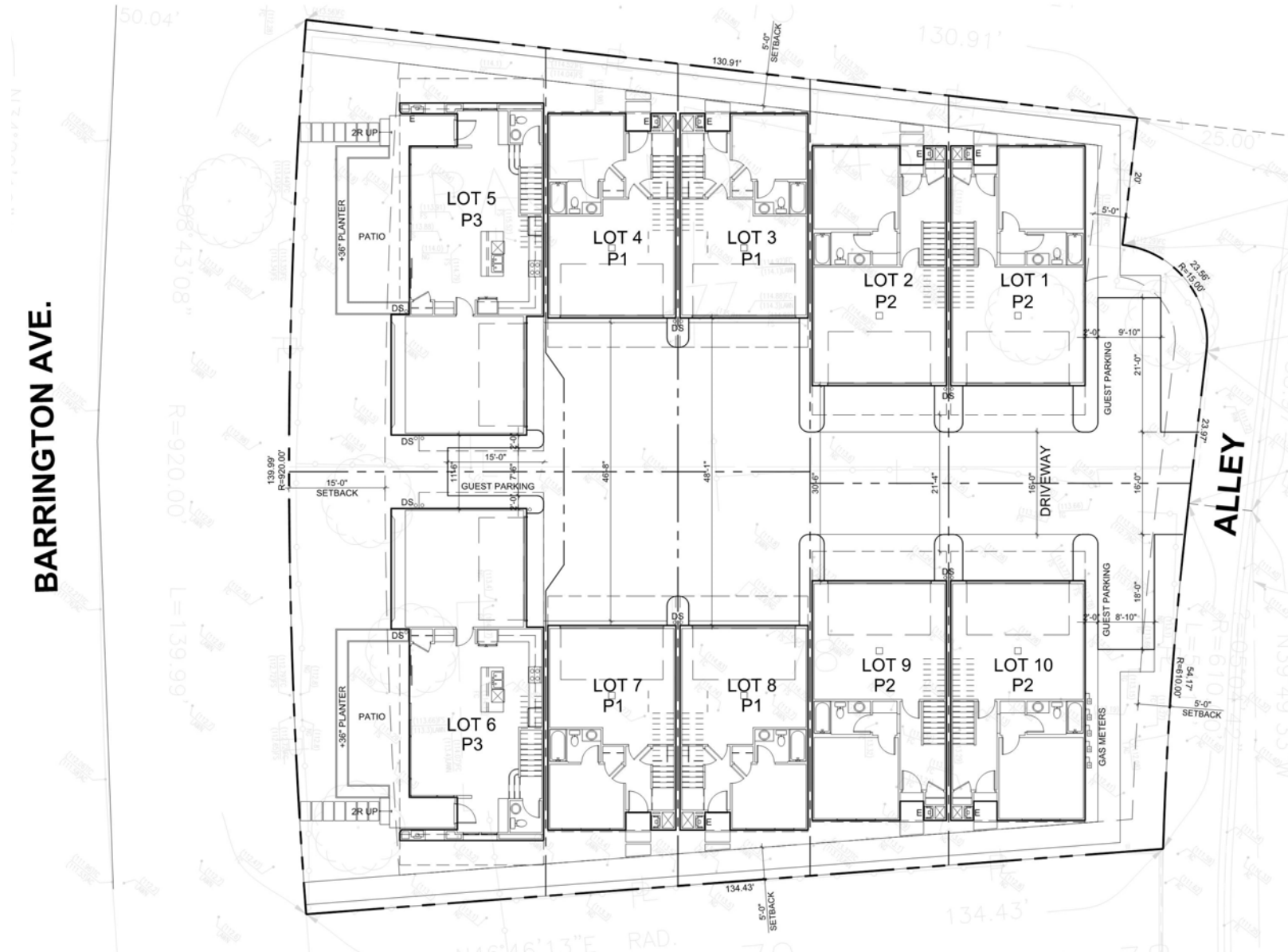
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SITE PLAN

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SITE PLAN RENDERING

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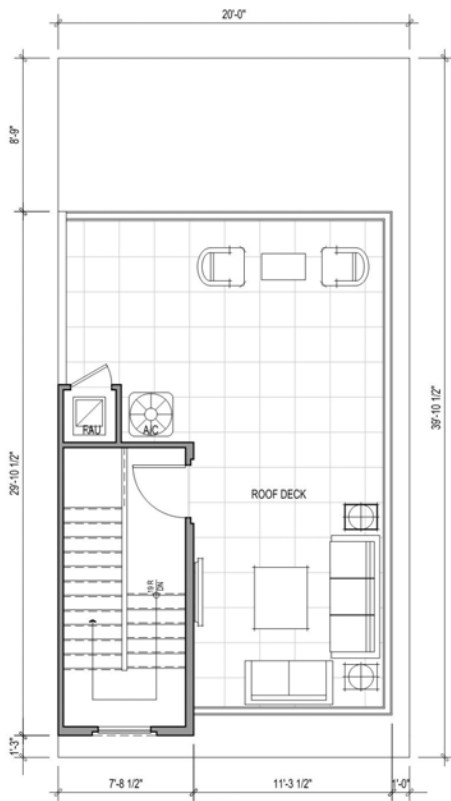
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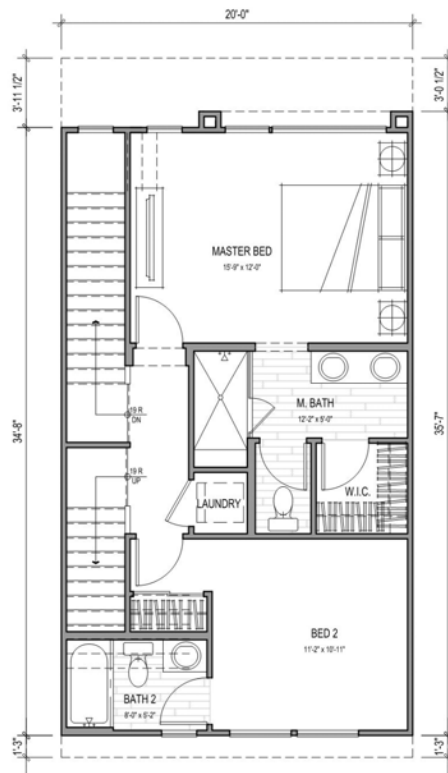
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FLOOR PLAN — PLAN 1

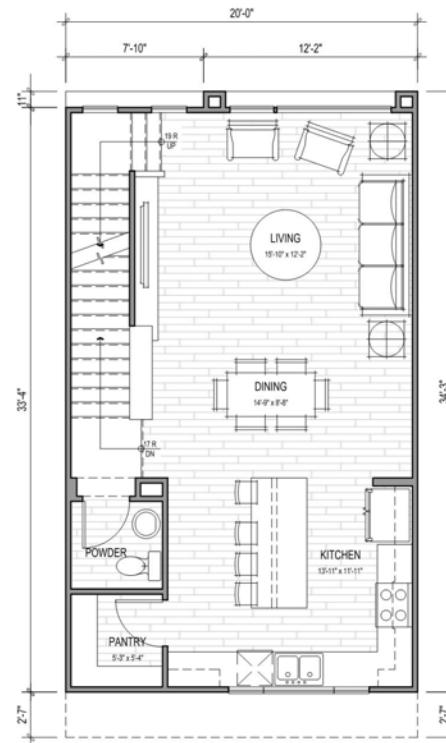
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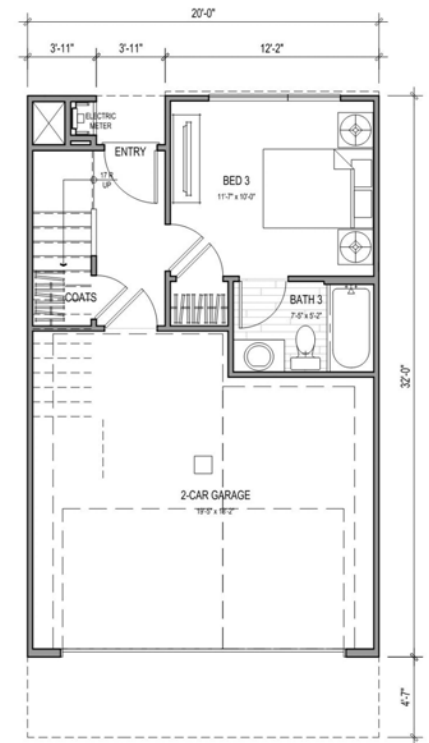
ROOF DECK



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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FLOOR PLAN — PLAN 1 RENDERING

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Fourth Floor



Third Floor



Second Floor



First Floor

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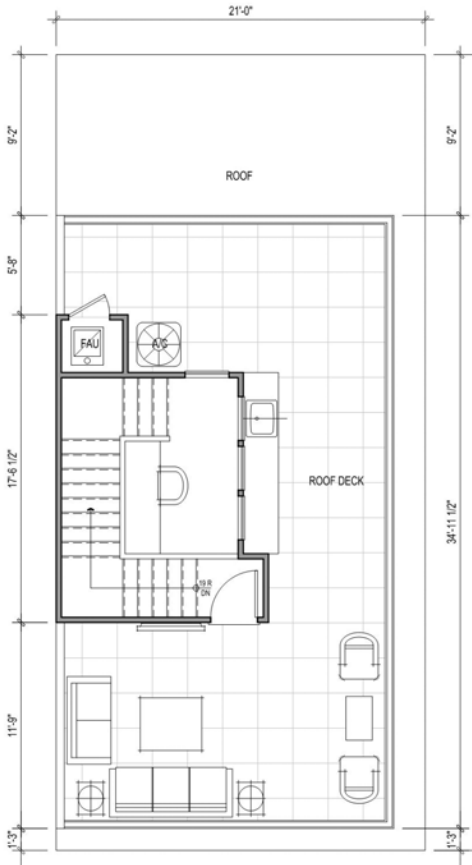
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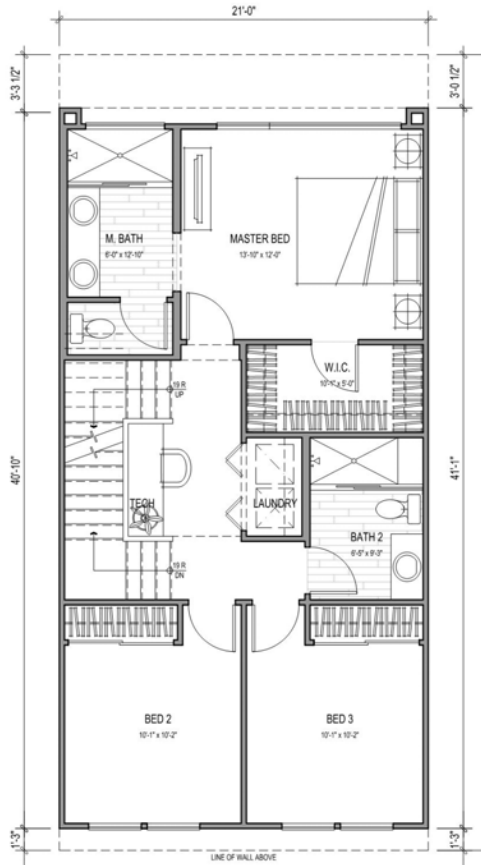
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FLOOR PLAN — PLAN 2

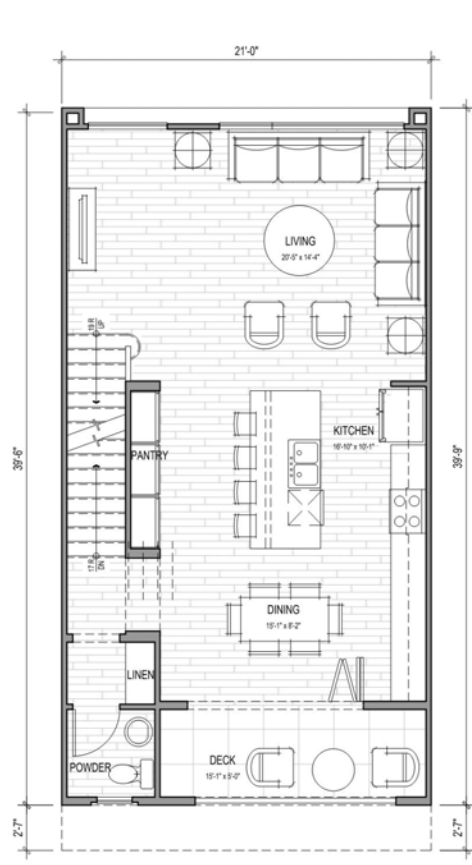
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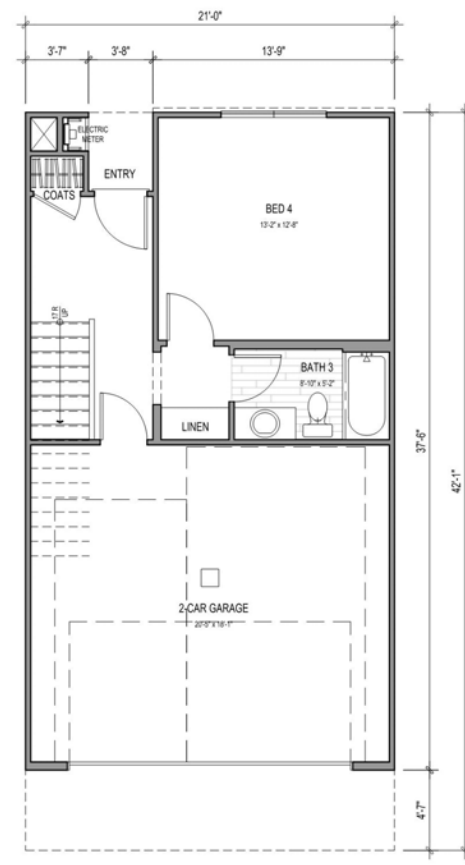
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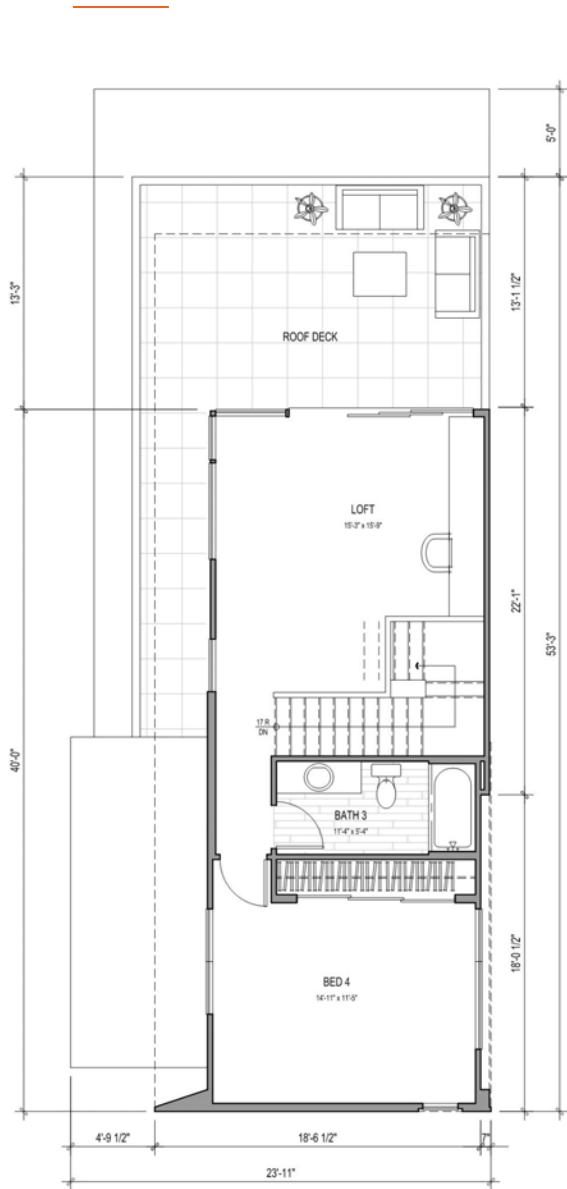
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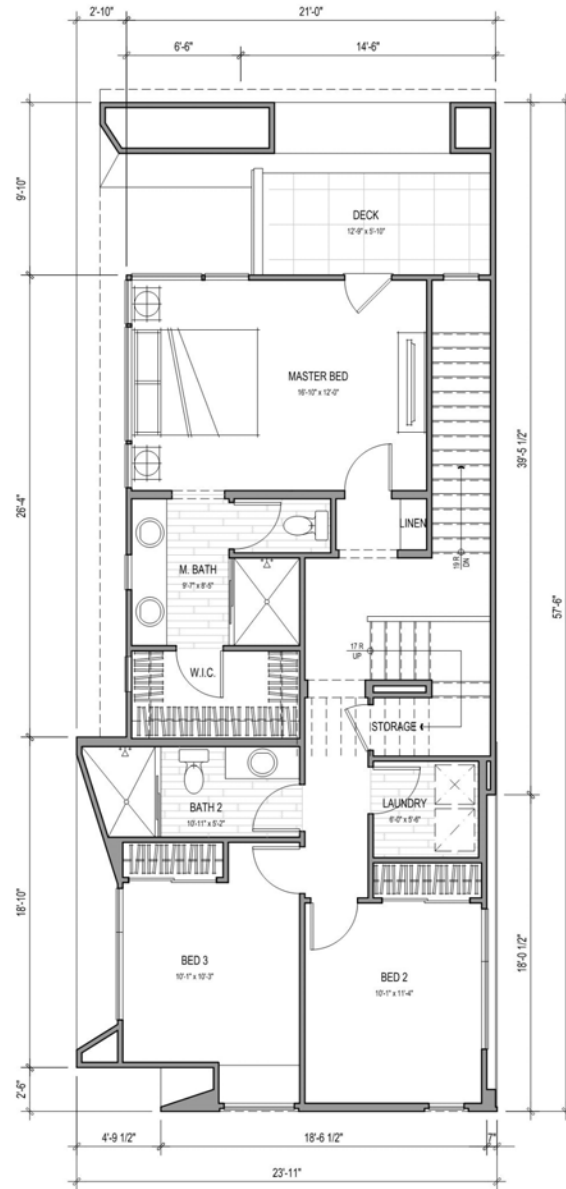
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FLOOR PLAN — PLAN 3

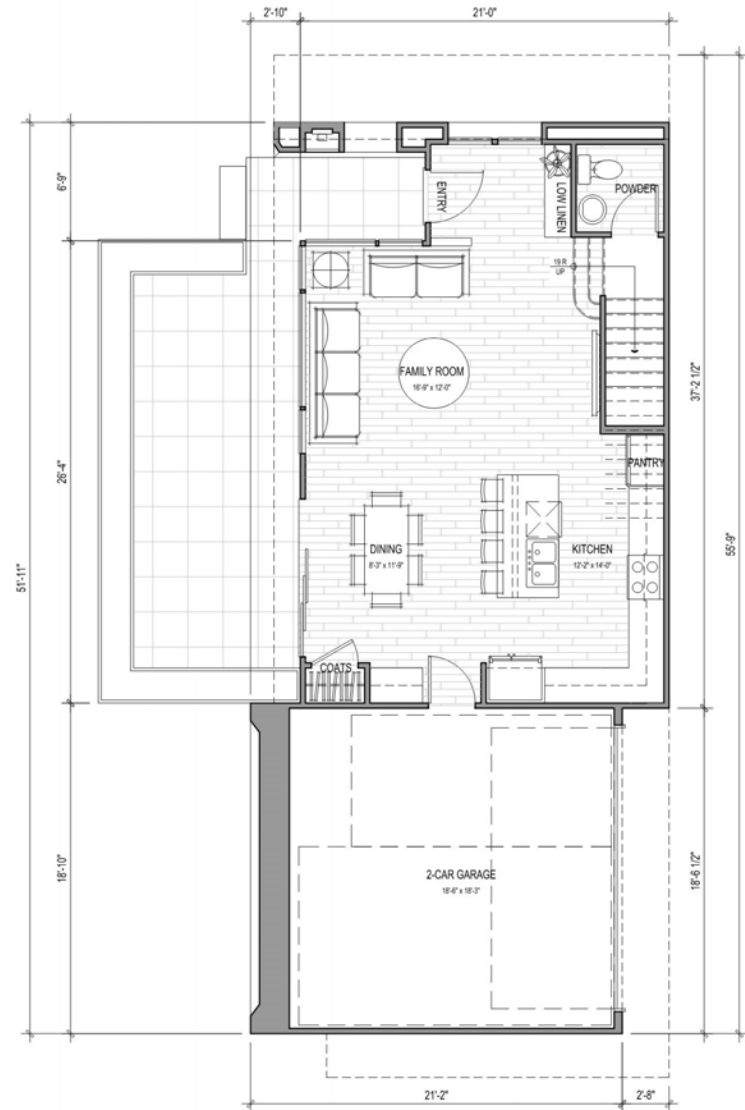
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AREIAL PHOTOS

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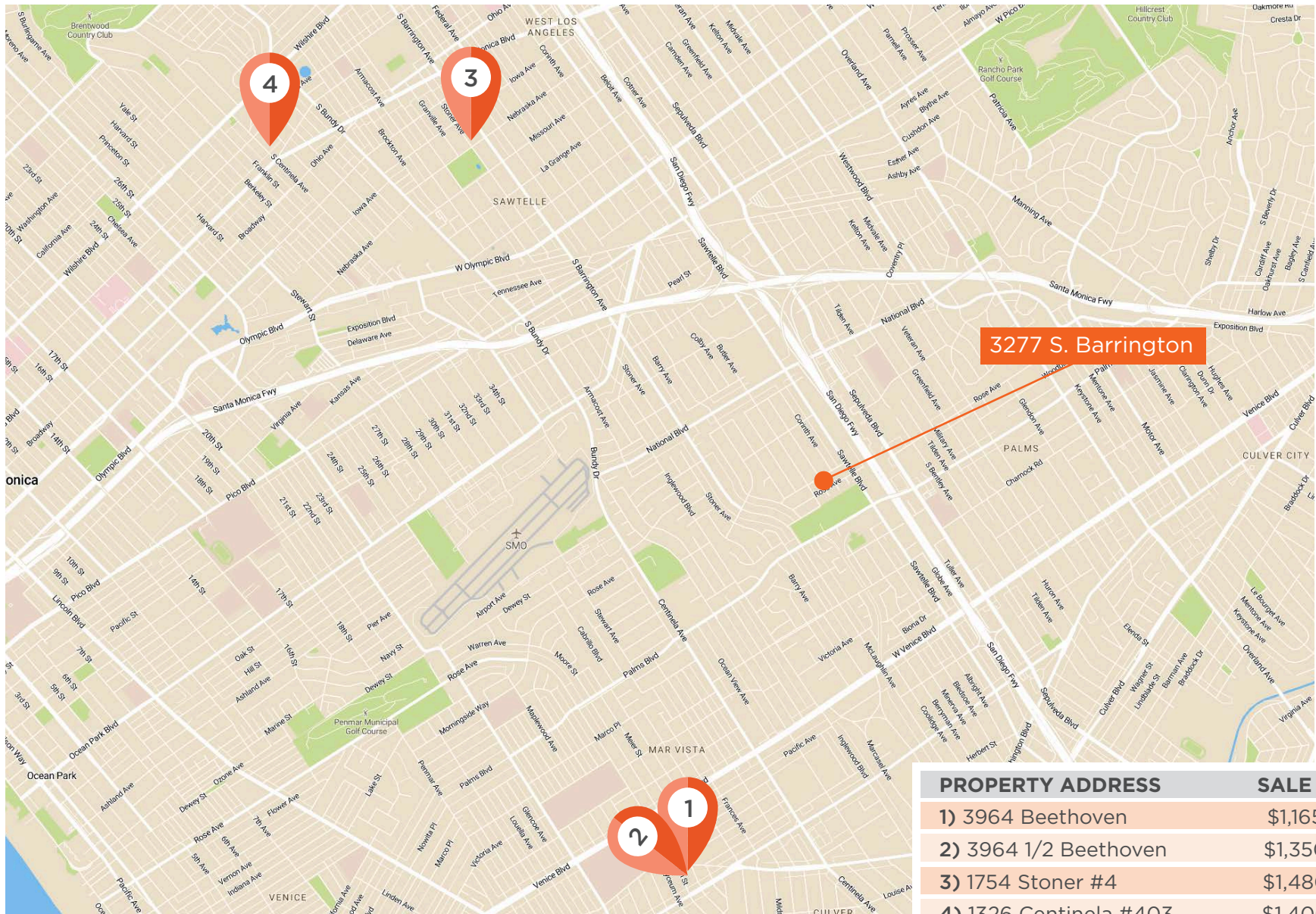
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COMPARABLE SUMMARY

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PROPERTY ADDRESS	SALE PRICE
1) 3964 Beethoven	\$1,165,000
2) 3964 1/2 Beethoven	\$1,350,000
3) 1754 Stoner #4	\$1,480,000
4) 1326 Centinela #403	\$1,400,000

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1	Address	3964 Beethoven
	Sales Price	\$1,165,000
	Bedroom/Bath	2-Feb
	Zoning	LAR3
	Lot Square Footage	1589
	Price/Lot Square Footage	733.17
	Building Square Footage	1462
	Price/Unit	\$796.85
	No of Units	2

2	Address	3964 1/2 Beethoven
	Sales Price	\$1,350,000
	Bedroom/Bath	3/2.5
	Zoning	LAR3
	Lot Square Footage	1339
	Price/Lot Square Footage	1008.2
	Building Square Footage	1713
	Price/Unit	\$789.09
	No. Of Units	2

3	Address	1754 Stoner #4
	Sales Price	\$1,480,000
	Bedroom/Bath	3-Mar
	Zoning	LAR3
	Lot Square Footage	1844
	Price/Lot Square Footage	\$802.60
	Building Square Footage	1768
	Price/Unit	\$837.10
	No. Of Units	4

4	Address	1326 Centinela Unit 403
	Sales Price	\$1,400,000
	Bedroom/Bath	3/2.5
	Zoning	
	Lot Square Footage	****
	Price/Lot Square Footage	****
	Building Square Footage	1720
	Price/Unit	\$811.05
	No. Of Units	10

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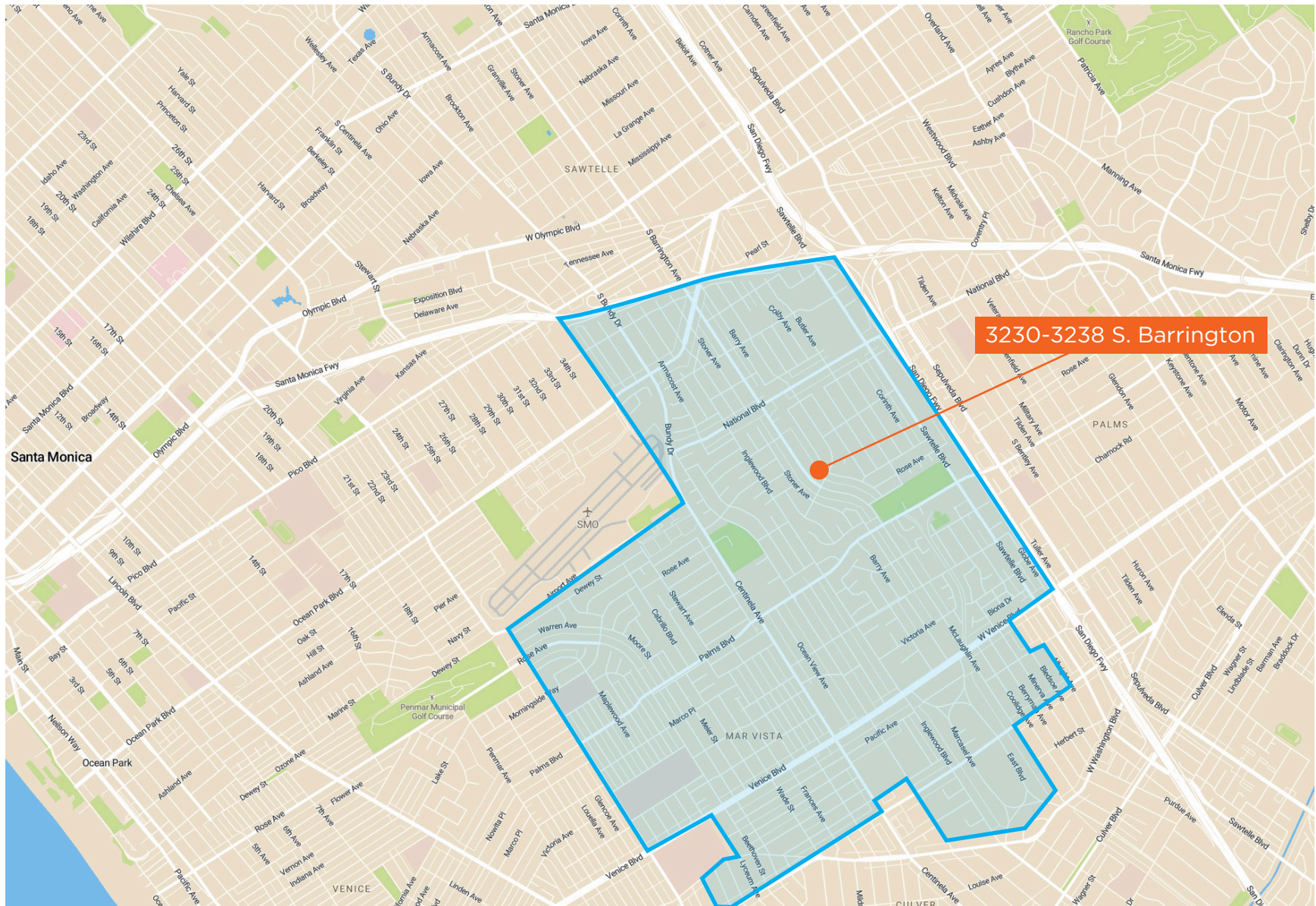
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MAR VISTA MAP

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