



Opportunity Zone

Priced at \$4,500,000

1750 Argyle Ave.

Hollywood, Los Angeles, CA 90028

34,320 SF Lot - C2-2D-SN-CPIO - Tier 4 TOC, Tier 3 TOIA

Vacant Lot - Formerly the site of the Little Church of Hollywood

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1750 Argyle Ave.

Property Overview

Presented for sale is one of those rare **Prime Development Sites** in the epicenter of **Hollywood**...though not so rare that it can potentially be bundled with the lot to the north (owned and listed by separate parties).

Located across from the **Capitol Records Building** and steps to the **Walk of Fame**, 1750 N. Argyle Ave. is about a five minute stroll to **Hollywood & Vine**, the **Metro Subway Station**, an absurd number of **restaurants** and **nightlife** destinations, the **Pantages Theatre**, the **Hollywood Bowl**, Sunset Gower Studios, the Palladium, Trader Joe's...we could go on and on, the location is practically unmatched!

The **34,320 SF Lot** is zoned **C2-2D-SN-CPIO**, with **Tier 4 TOC** and **Tier 3 TOIA**. The property falls under the **Regional Center Commercial** designation in the General Plan, making it perfect for **Mixed Use**, **Mixed Income**, or focus on **100% Affordable Housing**.

Being **within 1/4 mile of Metro heavy rail**, the property has further potential with **SB79**.

There is **no RSO** to worry about, the land benefits from a **Moderate TCAC** level (not QCT or DDA) and sits within an **Opportunity Zone**. **No relocation** hassles, **no Ellis**!

The Seller has very basic **conceptual plans for 148 units** on a five story design with one level of subterranean parking (that would occupy half the lot) consisting of 100 studios (around 365 SF), 29 one beds (around 500 SF) and 19 two beds (around 750 SF).

The property previously housed the Little Church of Hollywood, that burned down in 2007 — the Office of Historical Resources has stated that they are willing to approve at least a 50% ground coverage project to replace the once-historical property, with the remainder being dedicated to a (private) park as a treasured amenity for your future tenants - a **quiet oasis** in the middle of it all.

No entitlement deals will be considered. The Seller has a **Fault Line Clearance** in hand! Utilize the **Sign District** designation to join the Times Square of the West Coast!

It is time to bring a new life to this part of Hollywood!

\$4,500,000

Price

34,320 SF

Lot Size

C2-2D-SN-CPIO

Zoning

Vacant Lot

Current Use

Tier 4

Transit Oriented Communities

Tier 3

Transit Oriented Incentive Area

125 Feet

Frontage - Lot Width

275 Feet

Lot Depth

No RSO. No Ellis.

Features

5546-031-005

APN

Regional Center Commercial

General Plan Designation

At Your Fingertips

Pantages Theatre

Metro Subway Station

Hollywood Bowl

Hollywood & Vine

Walk of Fame

Hollywood & Highland

Fonda Theatre

Trader Joe's

Dolby Theatre

Gelson's

Hollywood Palladium

CVS

Netflix Corporate Office

Musso & Frank Grill

Avalon Hollywood

LA Fitness

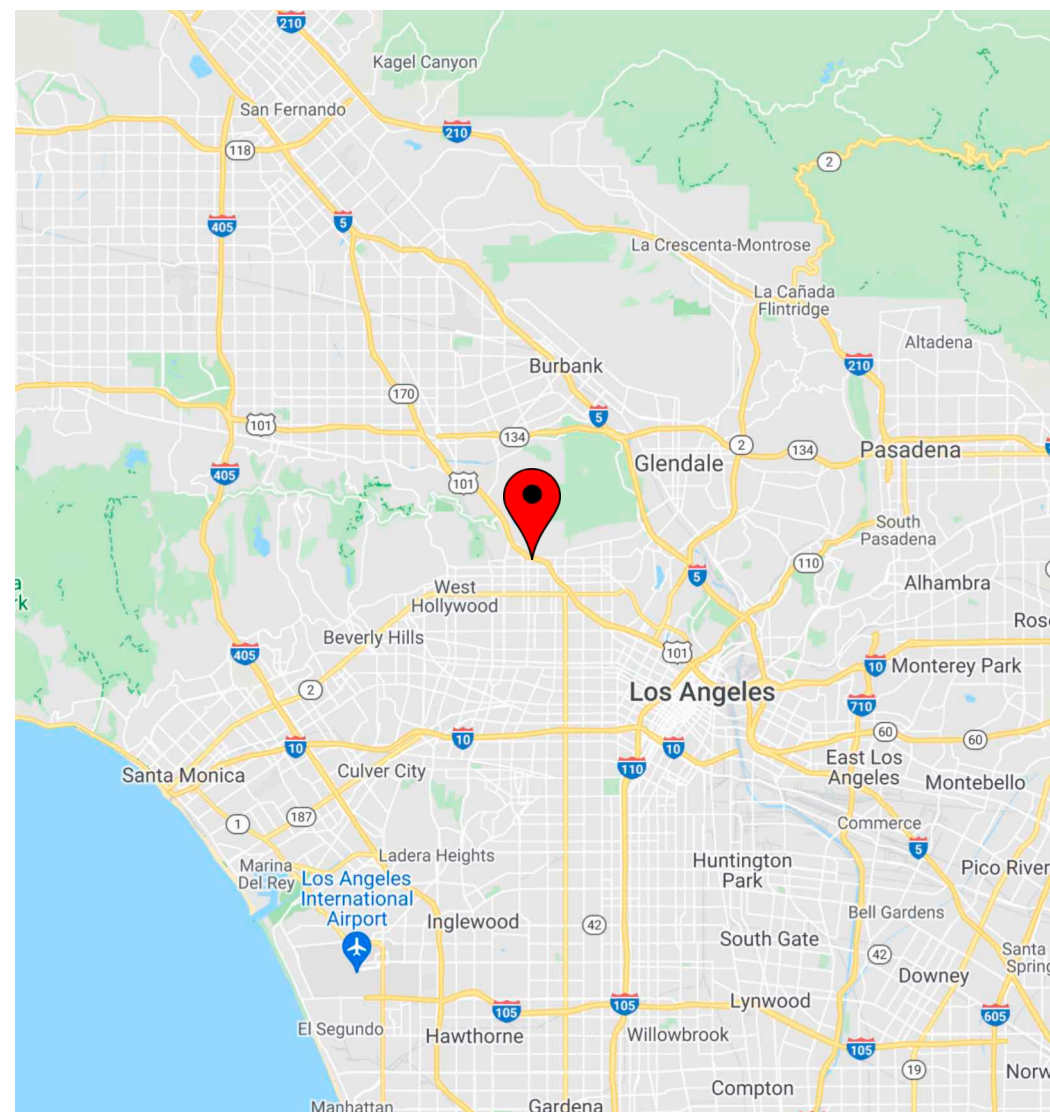
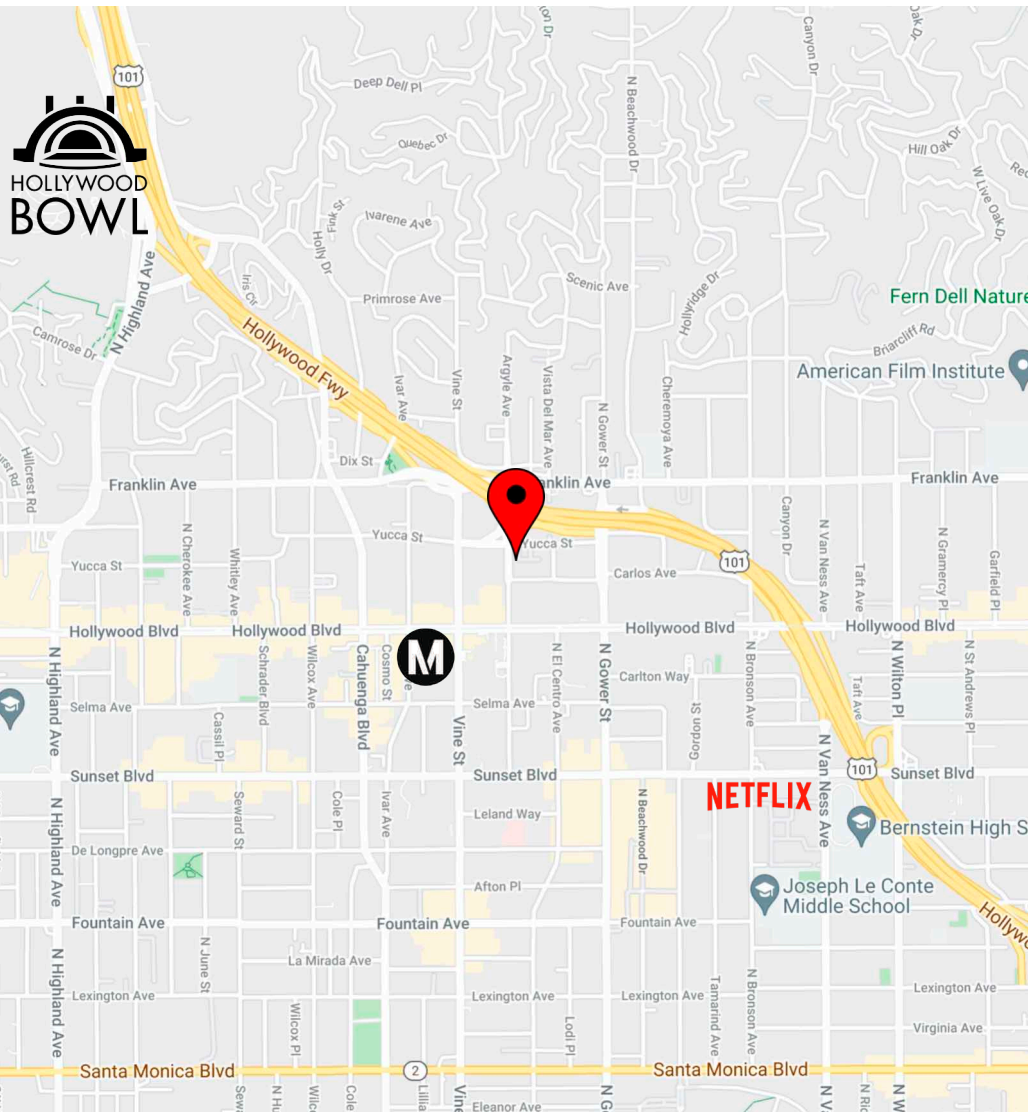
W Hollywood Hotel

Equinox

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1750 Argyle Ave.

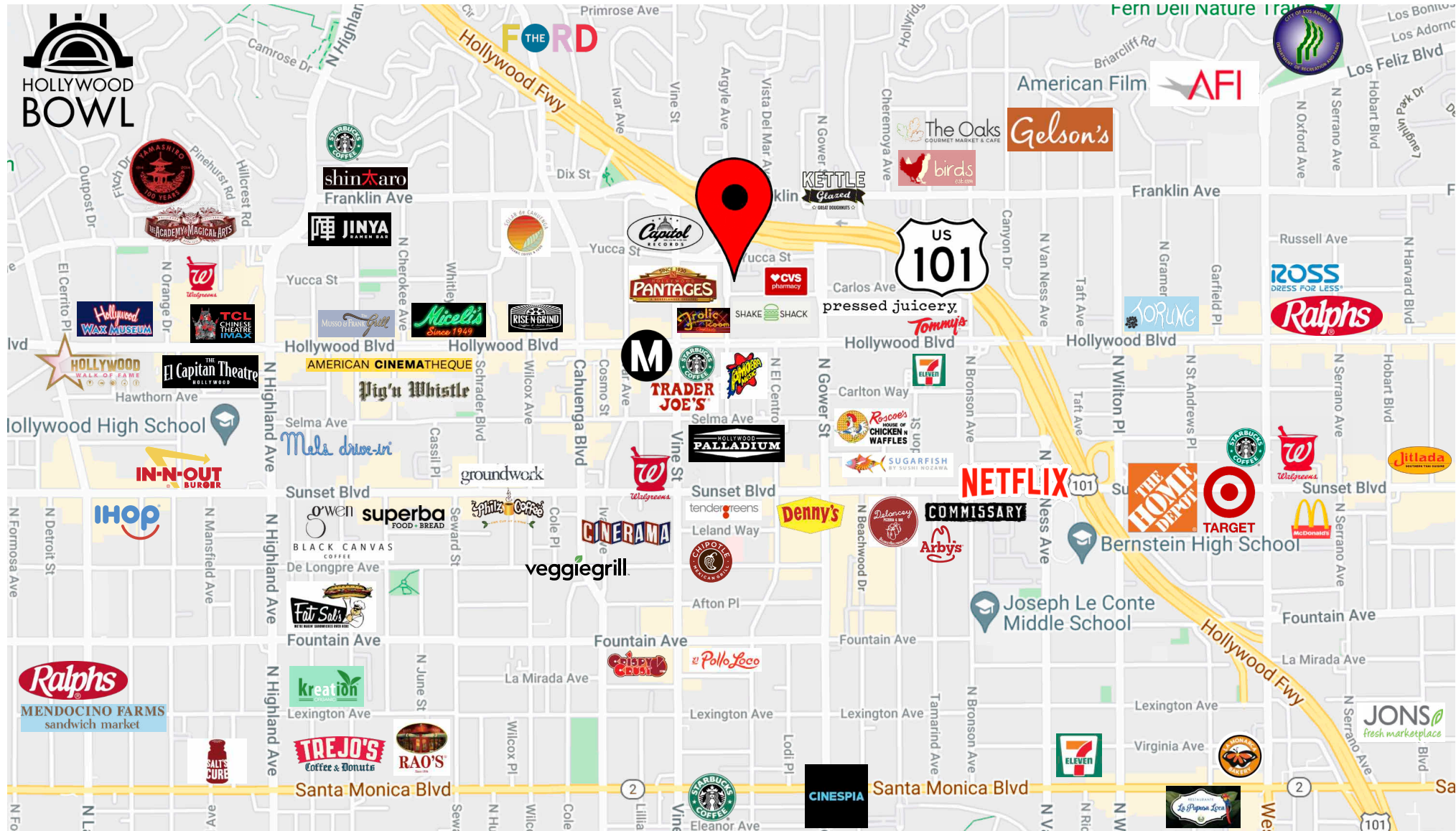
Maps



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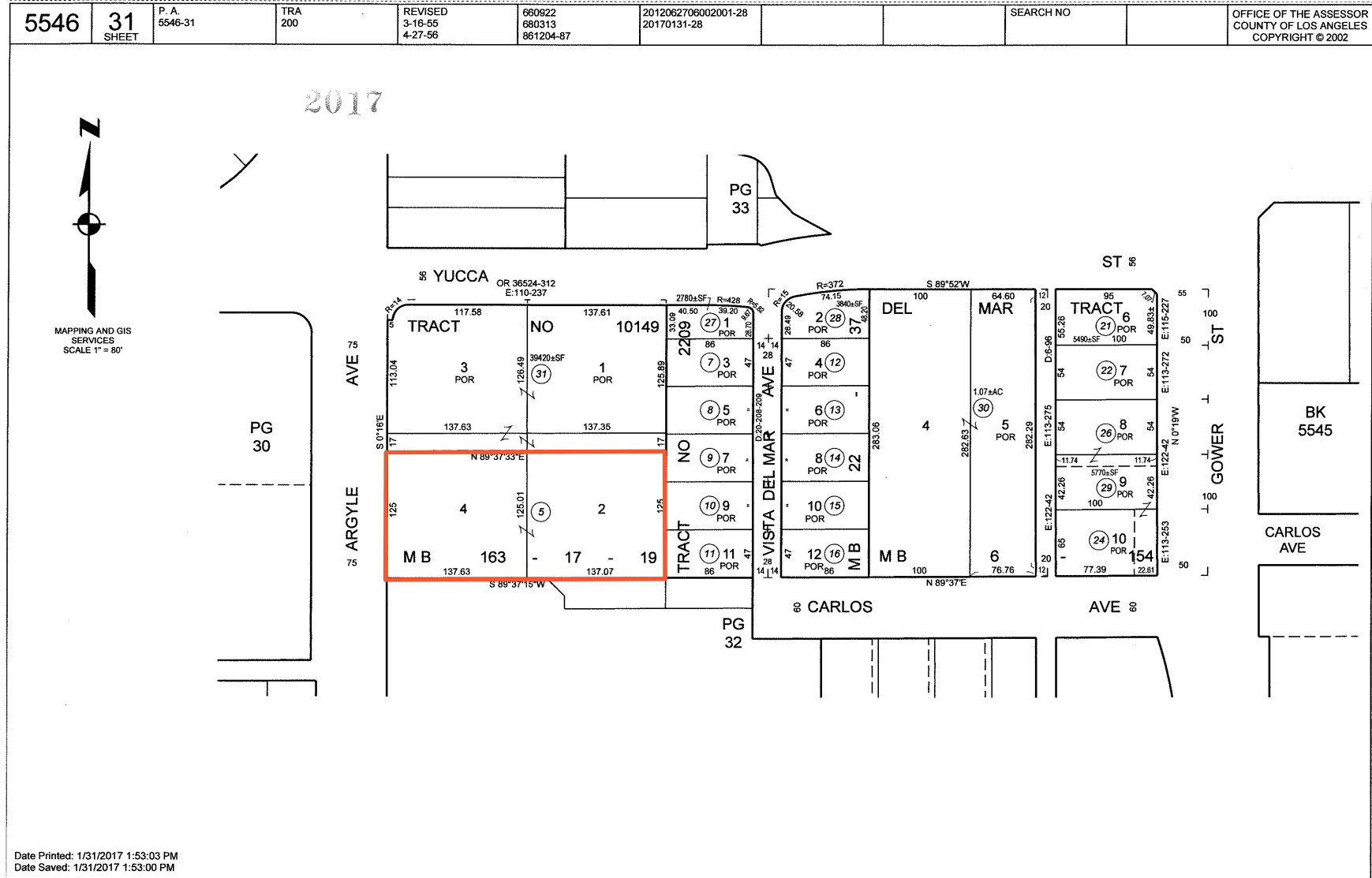
Area Map



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Parcel Map



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1750 Argyle Ave.

ZIMAS



City of Los Angeles Department of City Planning

11/19/2025 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1750 N ARGYLE AVE

ZIP CODES

90028

RECENT ACTIVITY

ADM-2025-3048-OVR-CPIOC

CASE NUMBERS

CPC-9708

CPC-2018-6005-CA

CPC-2016-1450-CPU

CPC-2013-3169

CPC-2007-5866-SN

CPC-2003-2115-CRA

CPC-2002-4173

CPC-2002-1128-CA

CPC-1999-324-ICO

CPC-1999-2293-ICO

CPC-1986-835-GPC

ORD-188456

ORD-188454-SA1002

ORD-181340

ORD-176172

ORD-175038

ORD-173562

ORD-165662-SA270

ORD-129944

ORD-129279

ZA-2008-4156-CUB-ZV

ZA-2007-811-CUB-ZV

ZA-1998-928-CUB-ZV

BZA-1998-5734-CUB-ZV

CHC-2005-5717-MA

CHC-1992-1816-HCM

ENV-2019-4121-ND

ENV-2018-6008-CE

ENV-2016-1451-EIR

ENV-2013-3170-CE

ENV-2008-4157-MND

ENV-2007-812-MND

ENV-2003-1377-MND

ENV-2002-4174

ENV-2002-1131-ND

ENV-2002-1130-ND

MND-98-411-ZV-CUB

Address/Legal Information

PIN Number	148-5A189 31
Lot/Parcel Area (Calculated)	17,176.3 (sq ft) * Shows only one of the merged parcels for this APN
Thomas Brothers Grid	PAGE 593 - GRID F4
Assessor Parcel No. (APN)	5546031005
Tract	TR 10149
Map Reference	M B 163-17/19
Block	None
Lot	4
Arb (Lot Cut Reference)	3
Map Sheet	148-5A189

Jurisdictional Information

Community Plan Area	Hollywood
Area Planning Commission	Central APC
Neighborhood Council	Hollywood United
Council District	CD 13 - Hugo Soto-Martinez
Census Tract #	1910.00000000
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	C2-2D-SN-CPIO
Zoning Information (ZI)	ZI-2519 Community Plan Implementation Overlay: Hollywood ZI-2331 Sign District: Hollywood Signare (Media District) ZI-2512 Housing Element Sites ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2441 Alquist-Priolo Earthquake Fault Zone ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Regional Center Commercial
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	ADAPTIVE REUSE INCENTIVE AREAS
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	Yes
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	Yes
Mills Act Contract	C-109336
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	Hollywood

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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Subarea	Regional Center - RC2
CPIO Historic Preservation Review	Yes
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	Hollywood Signare Supplemental Use District
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	Adaptive Reuse Incentive Area
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 4
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	3
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Moderate
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No

Assessor Information

Assessor Parcel No. (APN)	5546031005
APN Area (Co. Public Works)*	0.789 (ac)
Use Code	100G - Commercial - Commercial - Mills Act Property
Assessed Land Val.	\$11,312,608
Assessed Improvement Val.	\$0
Last Owner Change	06/24/2025
Last Sale Amount	\$3,850,000
Tax Rate Area	200
Deed Ref No. (City Clerk)	7-426
	275106
	2234693
	214943
	1764305
Building 1	No data for building 1
Building 2	No data for building 2

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Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5546031005]

Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No

Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.59521344
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	Yes
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

Economic Development Areas

Business Improvement District	HOLLYWOOD ENTERTAINMENT DISTRICT
Hubzone	None

Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

Housing

Rent Stabilization Ordinance (RSO)	No [APN: 5546031005]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.93
	Rezoning Sites 38
Housing Use within Prior 5 Years	No

Public Safety

Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	637
Fire Information	
Bureau	West
Battalion	5
District / Fire Station	82
Red Flag Restricted Parking	No

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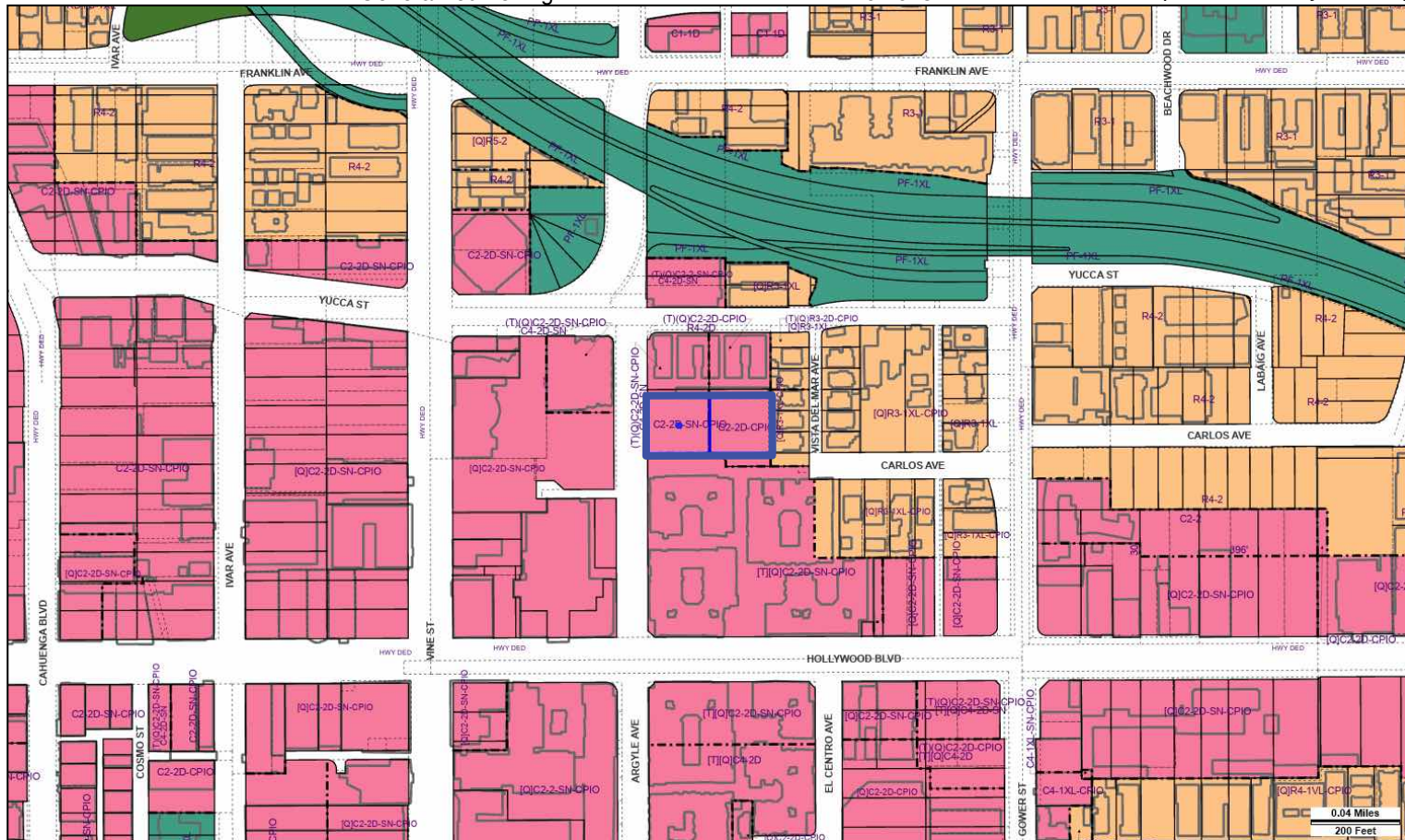
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Zimas

ZIMAS PUBLIC Generalized Zoning 11/19/2025 City of Los Angeles Department of City Planning



Address: 1750 N ARGYLE AVE
APN: 5546031005
PIN #: 148-5A189 31

Tract: TR 10149
Block: None
Lot: 4
Arb: 3

Zoning: C2-2D-SN-CPIO
General Plan: Regional Center Commercial



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Opportunity Zone



Opportunity Zones are census tracts added to the federal tax code that must meet one of three criteria under the definition of “low-income community” in Internal Revenue Code Section 45D(e). These criteria are defined by both poverty and median family income.

Opportunity Zones incentivize investment and economic development in distressed communities by providing federal tax benefits to investors for qualified uses. The incentive enables a temporary deferral on capital gains for qualified investments through a Qualified Opportunity Fund (QOF) established with the Internal Revenue Service (IRS).

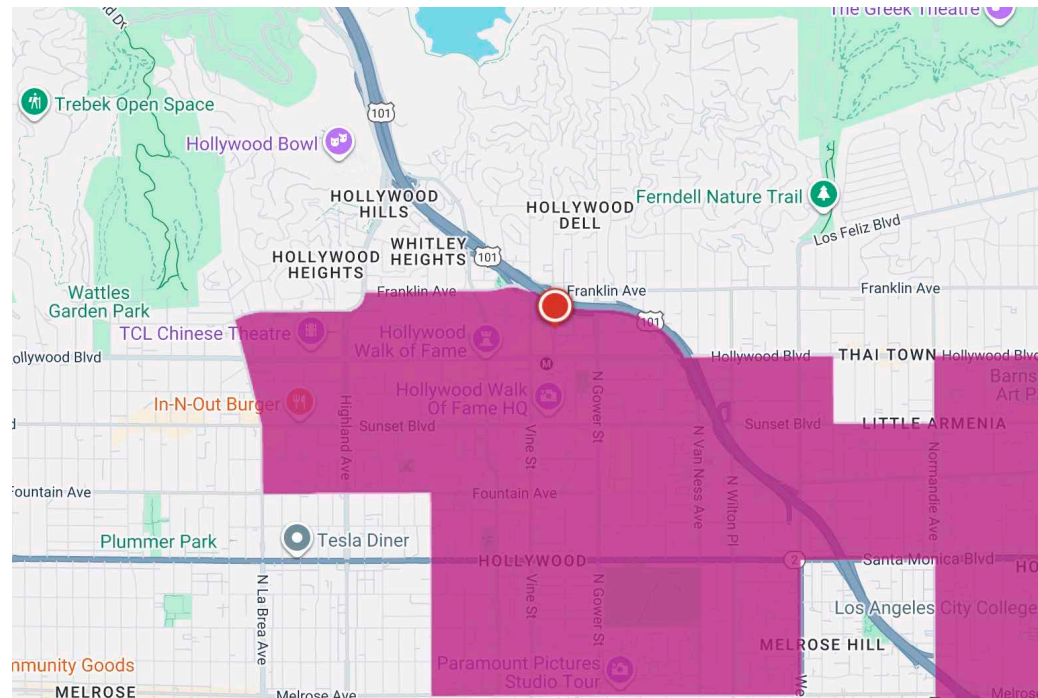
Investors can defer federal capital gains taxes on the invested gain amounts until there is an event that reduces or terminates the qualifying investment in the QOF, or December 31, 2026, whichever is earlier. In addition, if the investor holds the investment in the QOF for at least 10 years, the investor is not required to pay

For further details, please refer to:

[Link to CA.gov Opportunity Zone 101](#)

For the map shown below, please refer to:

[CA Governor's Office of Business and Economic Development](#)



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Walk Score

Walk Score
93

Walker's Paradise

Daily errands do not require a car.

Transit Score
70

Excellent Transit

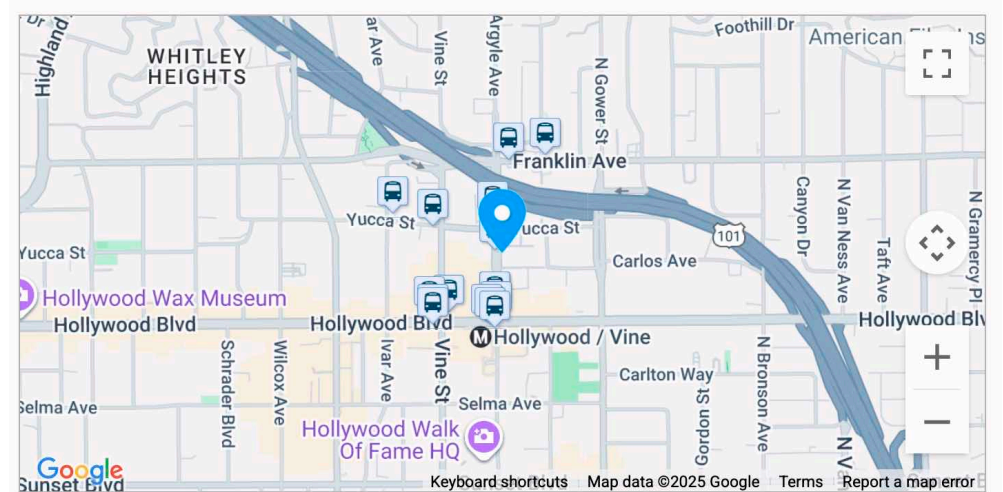
Transit is convenient for most trips.

Bike Score
63

Bikeable

Some bike infrastructure.

Walk Score® 



Rail lines:

Metro B Line (Red) 0.1 mi

Bus lines:

Beachwood Canyon DASH B...	0.0 mi	Hollywood Clockwise DASH ...	0.0 mi
Hollywood Counterclockwis...	0.1 mi	Hollywood/Wilshire DASH H...	0.1 mi
222 Metro Local Line	0.1 mi	180 Metro Local Line	0.1 mi
217 Metro Local Line	0.1 mi	210 Metro Local Line	0.1 mi

About this Location

1750 Argyle Avenue has a Walk Score of 93 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

1750 Argyle Avenue is a four minute walk from the Metro B Line (Red) at the Hollywood / Vine Station stop.

This location is in Los Angeles. Nearby parks include Whitley Heights Historic District, Las Palmas Playground and De Longpre Park.

<https://www.walkscore.com/score/1750-argyle-ave-los-angeles-ca-90028>

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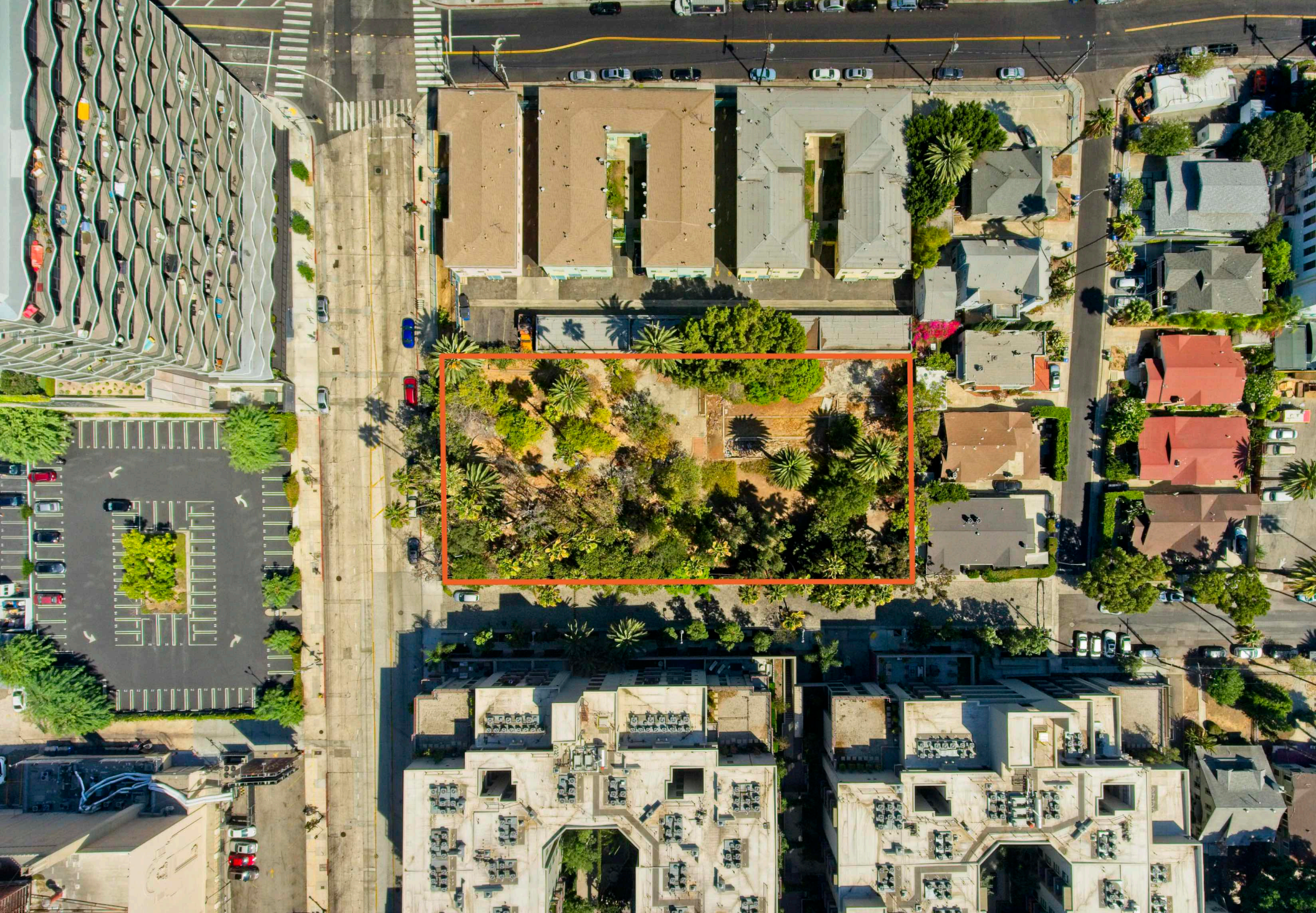












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