



Each office independently owned and operated

FOR SALE | LAND

CASA CATALINA

2561 GLEN GREEN STREET, LOS ANGELES, CA 90068

RE/MAX ONE

6355 Topanga Canyon Blvd | Suite 100

Woodland Hills, CA 91367

REMAXONECRE.COM



PRESENTED BY:

ROY BELSON

S.V.P. RE/MAX ONE COMMERCIAL

818.620.2020

royremaxca@gmail.com

CalDRE #01345852

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 RE/MAX One and it should not be made available to any other person or entity without the written consent of RE/MAX One.

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 RE/MAX One.

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.

RE/MAX One 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 of 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, RE/MAX One has not verified, and will not verify, any of the information contained herein, nor has RE/MAX One 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.

TABLE OF CONTENTS

PROPERTY INFORMATION

- 4 EXECUTIVE SUMMARY
- 5 PROPERTY DESCRIPTION
- 6 COMPLETE HIGHLIGHTS
- 7 ADDITIONAL PHOTOS

LOCATION INFORMATION

- 9 REGIONAL MAP
- 10 LOCATION MAP
- 11 AERIAL MAP
- 12 SITE PLANS
- 13 SALE COMPS

DEMOGRAPHICS

- 15 DEMOGRAPHICS MAP & REPORT

ADVISOR BIOS

- 17 ADVISOR BIO 1
-

1

PROPERTY INFORMATION

IN THIS SECTION

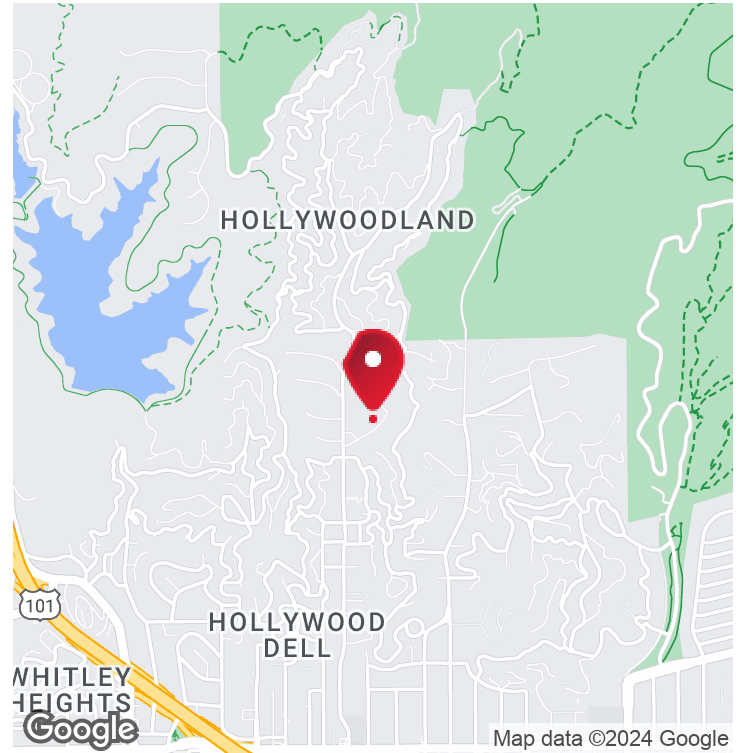
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$799,999
Available SF:	
Lot Size:	33,737 SF
Price / Acre:	
Zoning:	Lar1
Market:	Land RTI ready to build

PROPERTY OVERVIEW

Property Directions: 101 Freeway off at Gower to Beechwood drive turn up Beechwood and proceed to Glen Green turn right and Site is on the left side of the street. No entry without an agent. The RTI is complete for 3396 square feet. Renderings updated for 6,000 square foot home. Heat maps on geo show buildable up to 10,000. Granite composition allows for a traditional foundation in hillside construction, drastically minimizing building costs. See attachments.

PROPERTY HIGHLIGHTS

- R.T.I. ready to build hilltop estate in Iconic Hollywood hills
- Private entry and gated, Leading up to the summit. own more than a home, Own your own private sanctuary in the middle of the action.
- Views from the summit, Hollywood Iconic sign, Netflix, Gower studios, and Hollywood central. Views of downtown and the ocean, Bonus view of Catalina.
- East access of 101 to Beechwood straight up no turns to Glen Green turn right and proceed to 2561
- One of if not the last hilltop in Hollywood Hills
- full set of plans and ready to build, No waiting three years, You can buy and build now, very rare to find

LAND
FOR SALE

RE/MAX ONE

Each office independently owned and operated

6355 Topanga Canyon Blvd | Suite 100
Woodland Hills, CA 91367

REMAXONECRE.COM

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

For Sale: Prime Land Offering at \$799,000

We are delighted to present an exclusive opportunity for discerning buyers interested in acquiring land that is primed and ready for development. This property is not only available for immediate sale at the competitive price of \$799,000, but it also comes with the unique advantage of being fully entitled and accompanied by approved plans, ensuring you can commence construction without delay.

Moreover, the seller is open to exploring a Joint Venture, demonstrating flexibility and a commitment to considering various collaborative investment arrangements.

For those seeking alternative financing options, the owner is willing to provide financing assistance, further simplifying the path to ownership.

This is a rare opportunity to secure a property that is not only ready for immediate development but also comes with the potential for financial incentives and flexible financing options.

For more information and to discuss this exceptional offering in detail, please contact us. We are ready to assist you in taking the first step towards building your vision tomorrow..

LOCATION DESCRIPTION

Just reduced!!!!!!!!!!

RTI is ready to build Hollywood Hills. Located on one of the last hilltop lots. in Hollywood Hills. The primary lot and extra parcel at entry are almost an acre. Located off 101 freeway at Gower exit a quick turn up to Beechwood then straight up Beechwood towards the Iconic Hollywood Hills sign. Turn right on Glen Green and enter to lot on the left. Must be accompanied by the listing agent Team.

No winding roads easy access to Hollywood, 101, and downtown. This is a rare opportunity call today

LAND
FOR SALE

RE/MAX ONE

Each office independently owned and operated

6355 Topanga Canyon Blvd | Suite 100
Woodland Hills, CA 91367

REMAXONECRE.COM

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- R.T.I. ready to build hilltop estate in Iconic Hollywood hills
- Private entry and gated, Leading up to the summit. own more than a home, Own your own private sanctuary in the middle of the action.
- Views from the summit, Hollywood Iconic sign, Netflix, Gower studios, and Hollywood central. Views of downtown and the ocean, Bonus view of Catalina.
- East access of 101 to Beechwood straight up no turns to Glen Green turn right and proceed to 2561
- One of if not the last hilltop in Hollywood Hills
- full set of plans and ready to build, No waiting three years, You can buy and build now, very rare to find.



LAND
FOR SALE

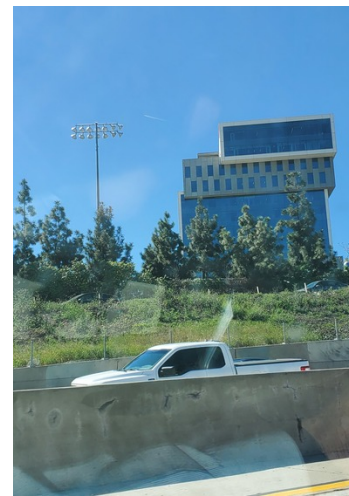
RE/MAX ONE

Each office independently owned and operated

6355 Topanga Canyon Blvd | Suite 100
Woodland Hills, CA 91367

REMAXONECRE.COM

//ADDITIONAL PHOTOS



LAND
FOR SALE

RE/MAX ONE

Each office independently owned and operated

6355 Topanga Canyon Blvd | Suite 100
Woodland Hills, CA 91367

REMAXONECRE.COM

2

LOCATION INFORMATION

IN THIS SECTION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

SITE PLANS

SALE COMPS

REGIONAL MAP



LAND
FOR SALE

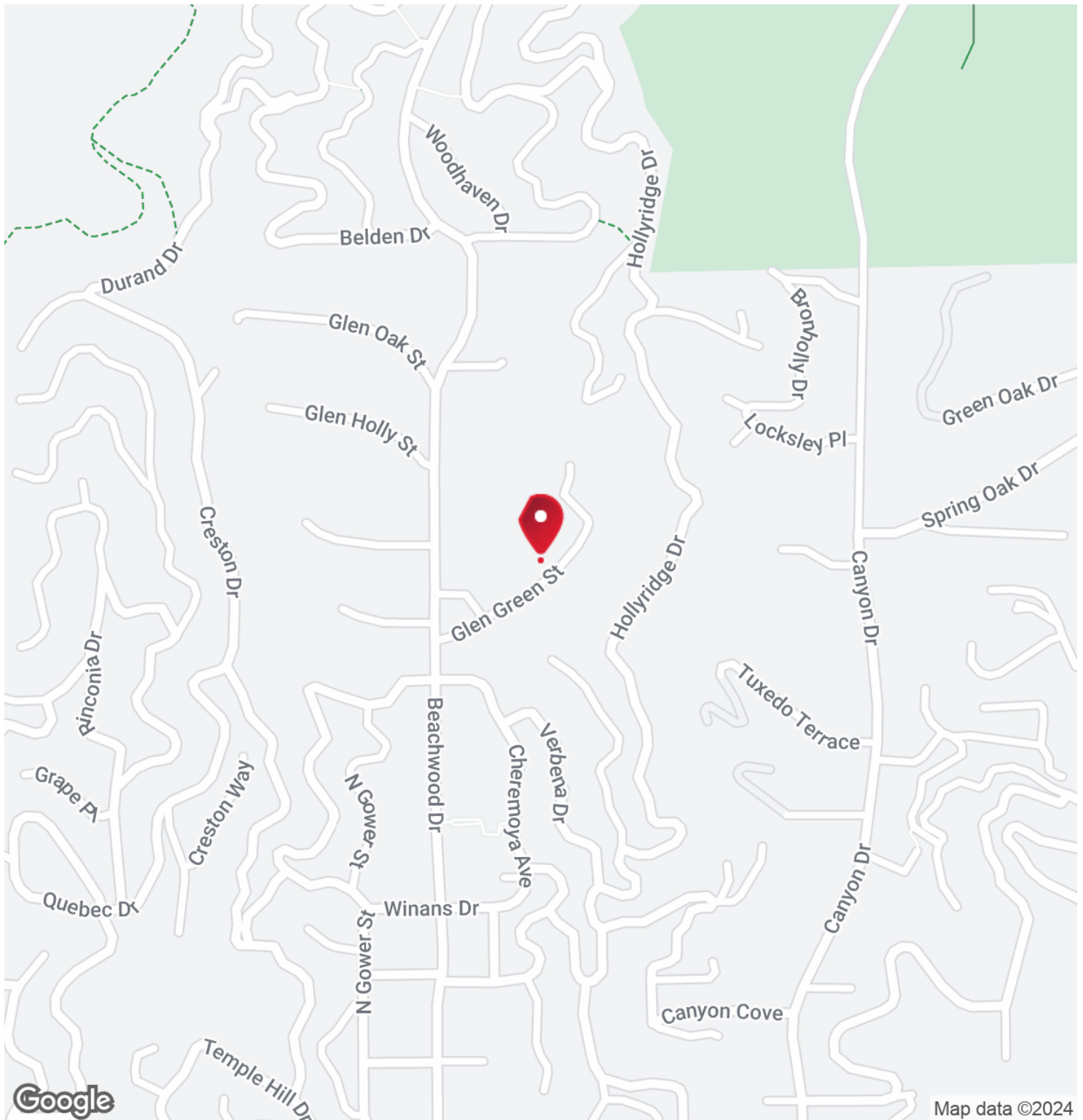
RE/MAX ONE

Each office independently owned and operated

6355 Topanga Canyon Blvd | Suite 100
Woodland Hills, CA 91367

REMAXONECRE.COM

LOCATION MAP



LAND
FOR SALE

P 10

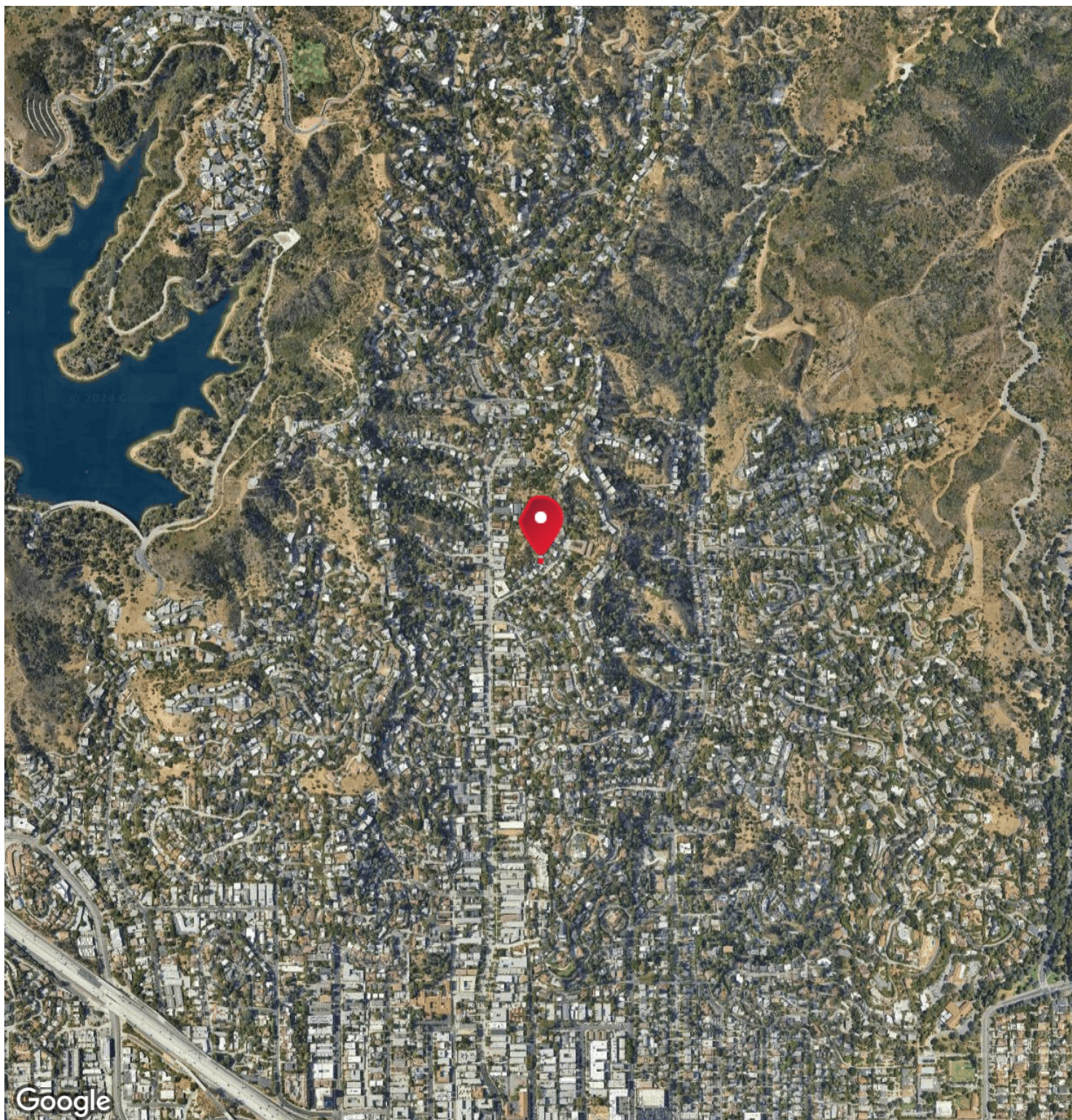
RE/MAX ONE

Each office independently owned and operated

6355 Topanga Canyon Blvd | Suite 100
Woodland Hills, CA 91367

REMAXONECRE.COM

AERIAL MAP



LAND
FOR SALE

RE/MAX ONE

Each office independently owned and operated

6355 Topanga Canyon Blvd | Suite 100
Woodland Hills, CA 91367

REMAXONECRE.COM

SITE PLANS



LAND
FOR SALE

RE/MAX ONE

Each office independently owned and operated

6355 Topanga Canyon Blvd | Suite 100
Woodland Hills, CA 91367

REMAXONECRE.COM

//SALE COMPS



It turns out, you don't have any Comps Selected!

(click " **Edit Lease Comps**" in the Page Edit Bar)

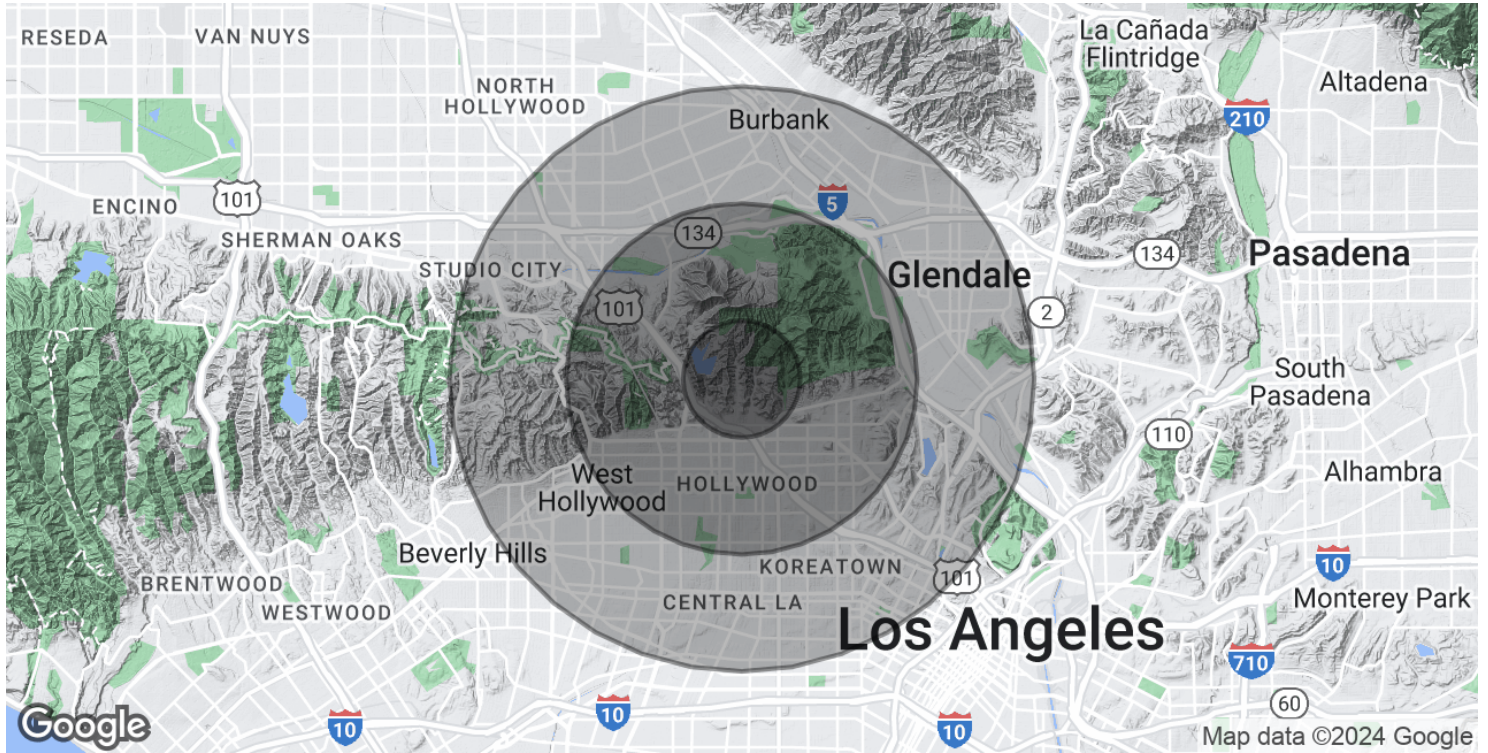
3

DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	19,600	244,681	901,147
Average Age	38.9	36.5	36.4
Average Age (Male)	39.6	35.9	35.8
Average Age (Female)	38.5	37.5	37.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	10,720	114,390	391,942
# of Persons per HH	1.8	2.1	2.3
Average HH Income	\$99,694	\$69,627	\$72,570
Average House Value	\$910,750	\$827,750	\$755,031

* Demographic data derived from 2020 ACS - US Census

LAND
FOR SALE

P 15

RE/MAX ONE

Each office independently owned and operated

6355 Topanga Canyon Blvd | Suite 100
Woodland Hills, CA 91367

REMAXONECRE.COM

4

ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

//ADVISOR BIO 1



ROY BELSON

S.V.P. RE/MAX ONE COMMERCIAL

royremaxca@gmail.com

Direct: 818.620.2020

CalDRE #01345852

PROFESSIONAL BACKGROUND

Roy Belson RE/MAX ONE Commercial

S.V.P.- Director of Sales and Leasing

2016- present

Senior Vice President Sales and Operations

Commercial Career adviser

Working with Commercial Clients in Multiple Products types, representing national end users, Developers, environmental due diligence, and Investment Groups.

Offering full service in Construction management and development, Due Diligence with Partners on the team Please refer to two sites Remaxonecre.com

Westrigeraeltypartners.com

Sales and Leasing Specialist, 1031 exchange

Roy Belson -S.V.P. Director of Sales and Leasing for RE/MAX ONE Commercial -Gold Nation Commercial Services. The largest RE/MAX operator with locations in six states as well as the full breadth of RE/MAX National offices and International offices of RE/MAX worldwide. Member of Westridge realty partners investment group.

He is also the Team Leader of The Belson Group. Real Estate Investment Properties. The Belson Group consists of commercial Sales and Leasing broker/ agent team. A Project manager, Energy, and due diligence team headed up by Roy Belson, who has a construction and development background. The Belson Group specializes in Repositioned properties both Commercial and residential Investment Properties. Roy and his team are also very successful with land acquisitions and familiar with land usage and the entitlement process. The Belson Group are veterans in the world of construction and taking ordinary properties, and through our energy-intelligent wellness, enhancements add real tangible value to your property. They provide architectural planning, a superior marketing system, and due diligence team which applies construction and environmental due diligence to all investment properties; selling and providing the highest returns in a market with limited inventory. The Belson Group is a diversified service team at RE/MAX ONE. Roys's client action program guarantees buyers working with the group access to unlisted properties, as well as an investment program for investors, call Roy for details. Anyone thinking of selling their property contact us regarding our comprehensive sales program.

RE/MAX One

6355 Topanga Canyon Blvd Suite 100
Woodland Hills, CA 91367

LAND
FOR SALE

P 17

RE/MAX ONE

Each office independently owned and operated

6355 Topanga Canyon Blvd | Suite 100
Woodland Hills, CA 91367

REMAXONECRE.COM