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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

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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

DEMOGRAPHICS

- 14 DEMOGRAPHICS MAP & REPORT

ADVISOR BIOS

- 16 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:	\$1,032,930
Zoning:	Lar1
Market:	Land RTI ready to build

PROPERTY OVERVIEW

For Sale: Prime Land Offering at \$799,000 or best offer. The owner will select an offer by March 31st

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.

In a gesture to facilitate a swift and seamless transaction, the seller is offering an attractive incentive: a \$10,000 bonus will be awarded to the buyer's agent, contingent upon the property subsequent successful closing of escrow.

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.

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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..

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.

LOCATION DESCRIPTION

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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.



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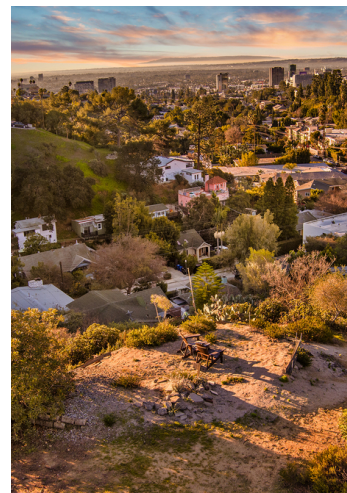
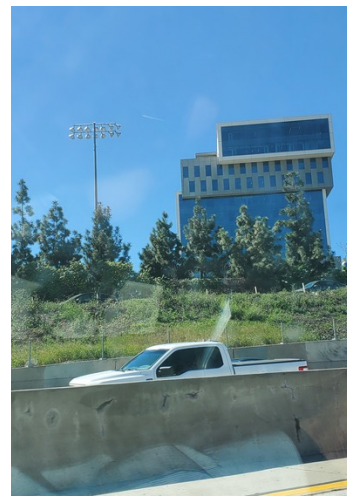
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ADDITIONAL PHOTOS



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2

LOCATION INFORMATION

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REGIONAL MAP

LOCATION MAP

AERIAL MAP

SITE PLANS

REGIONAL MAP



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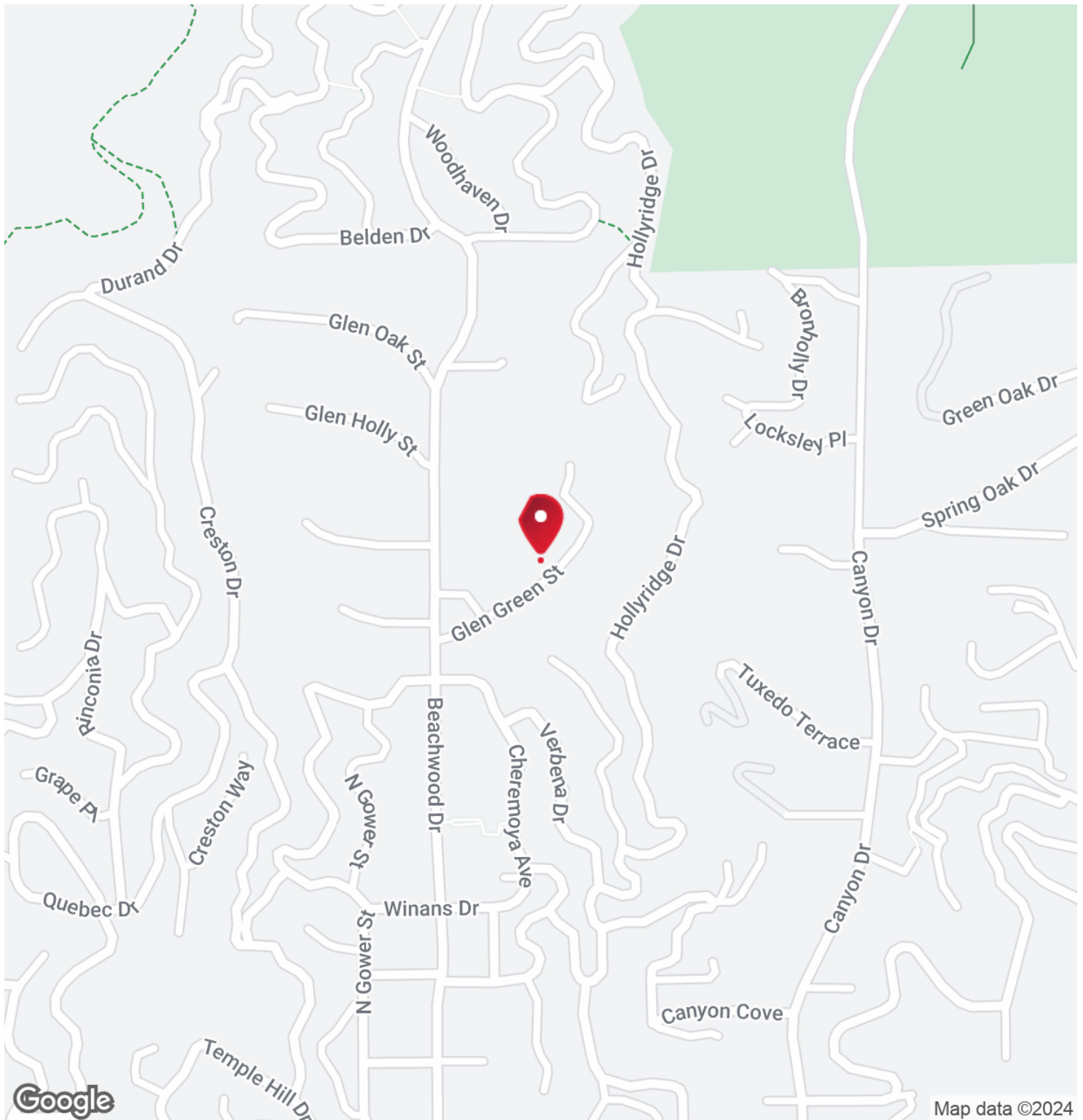
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LOCATION MAP



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P 10

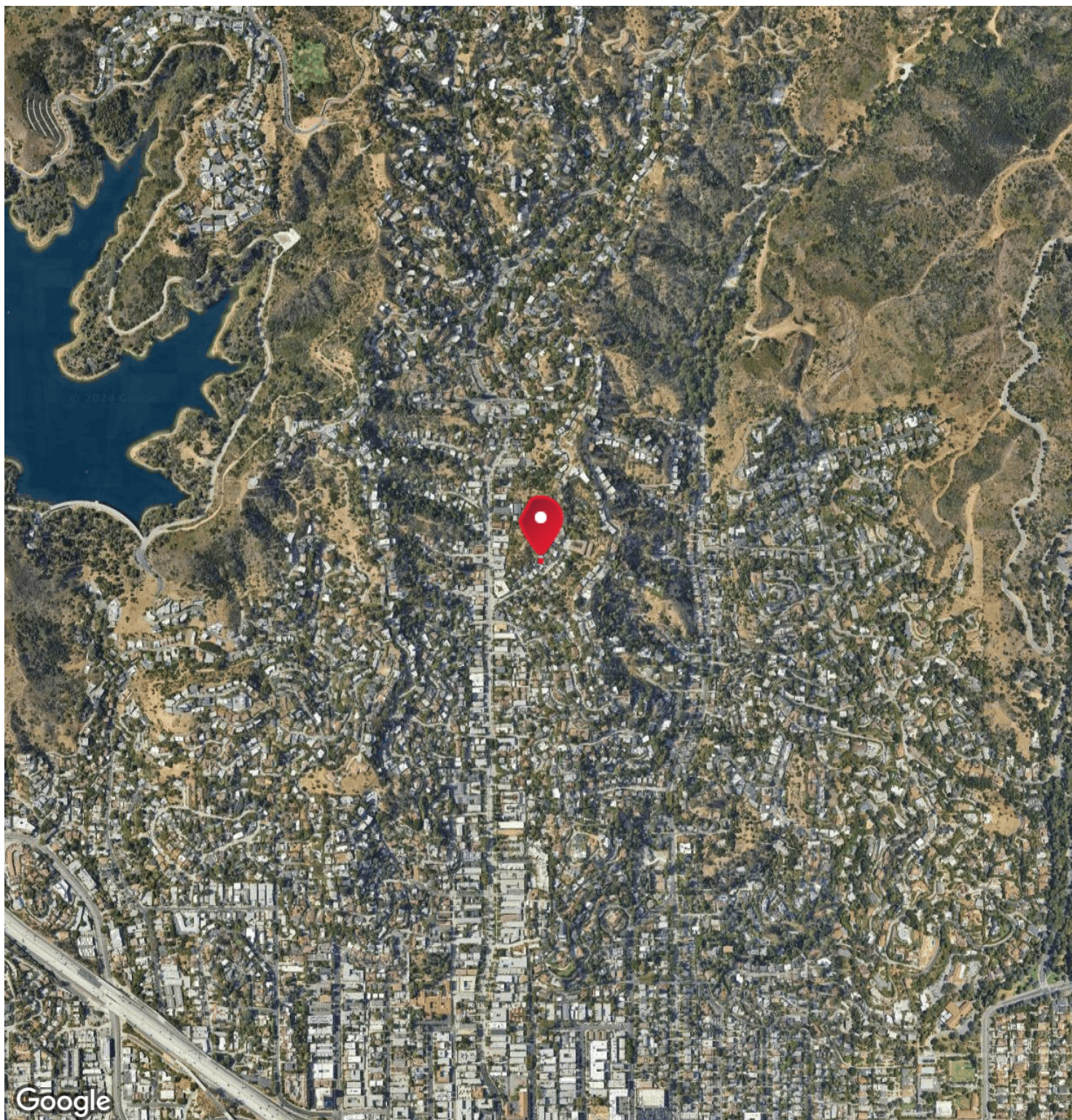
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AERIAL MAP



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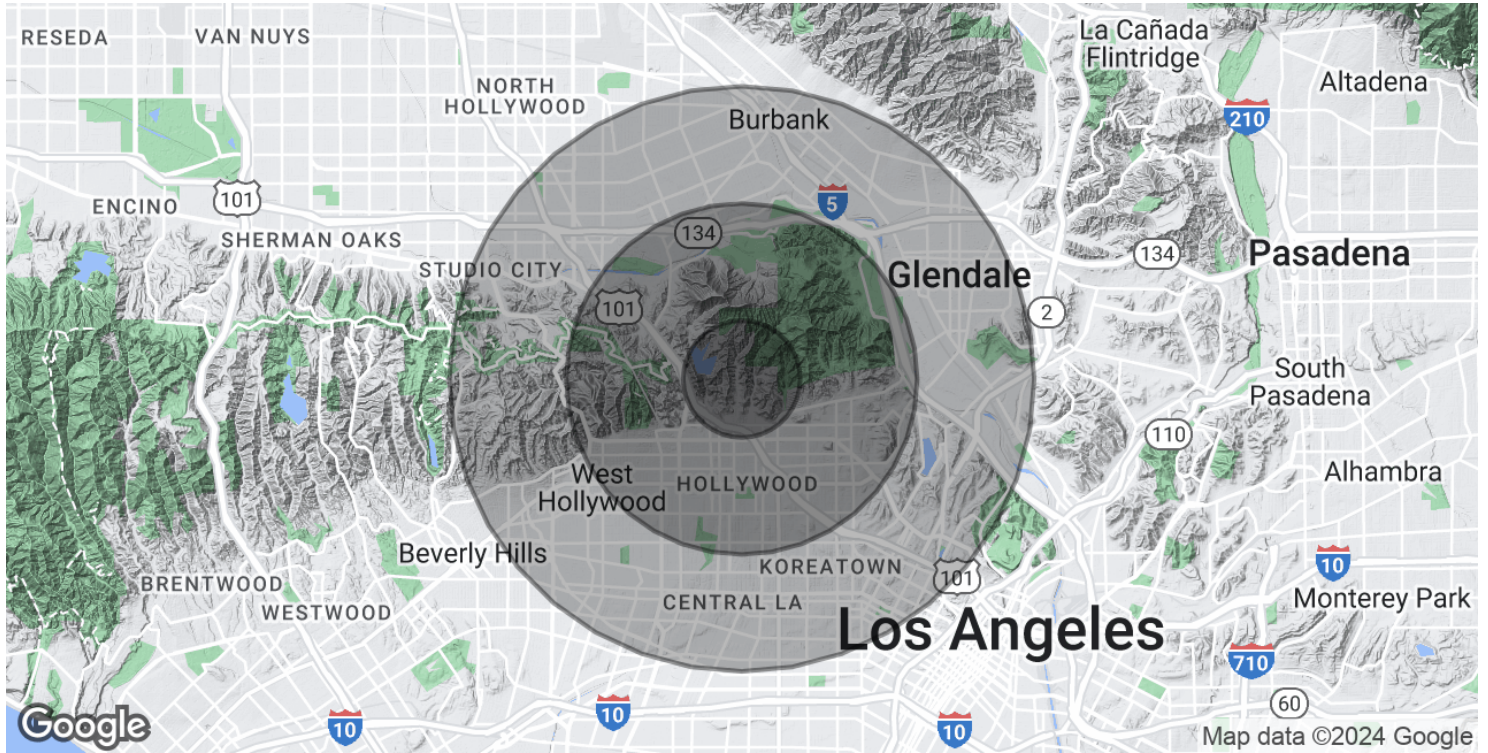
3

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

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4

ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

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