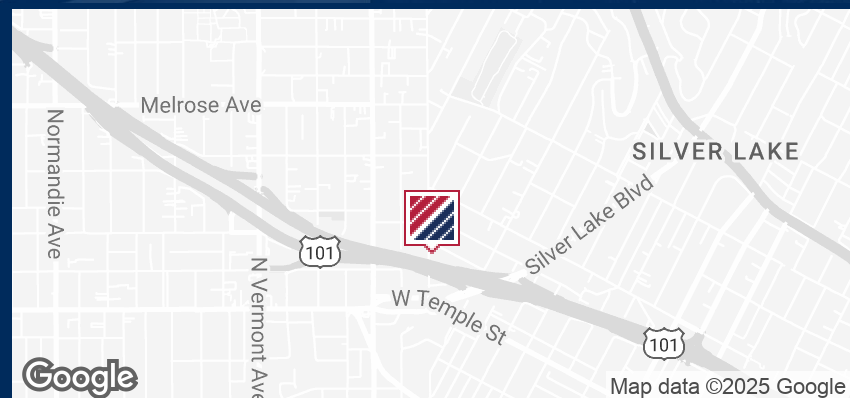


DEVELOPMENT OPPORTUNITY  
**FOR SALE**

**418-420 N. HOOVER STREET**  
LOS ANGELES | CA, 90004

**PROPERTY FEATURES:**

- ±3,686 SF of Buildings on ±12,347 SF of Land
- Possible Development Opportunity
- LAC1.5 Zoning
- Well Suited For Service Business
- Walking Distance to Retail Amenities
- Access to 101 Freeway



FOR MORE INFORMATION PLEASE CONTACT:

**DAVID MUIR**

**EXECUTIVE VICE PRESIDENT**

**P: 213.270.2244**

david.muir@daumcommercial.com

CADRE #01210653

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

418-420

N. HOOVER STREET  
LOS ANGELES | CA

FOR SALE  
LAND



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

**DAUM**  
COMMERCIAL REAL ESTATE SERVICES

# 418-420

## N. HOOVER STREET LOS ANGELES | CA

# FOR SALE LAND



### City of Los Angeles Department of City Planning

### 1/15/2025 PARCEL PROFILE REPORT

#### PROPERTY ADDRESSES

418 N HOOVER ST

#### ZIP CODES

90004

#### RECENT ACTIVITY

None

#### CASE NUMBERS

CPC-2000-1976-SP

CPC-1995-357-CPU

CPC-1986-255

ORD-186735

ORD-184888

ORD-184414

ORD-184385

ORD-184271

ORD-176825-SA30B

ORD-173799

ORD-173749

ORD-165167-SA6300

ORD-129279

ENV-2003-7281-MND

ENV-2000-1978-ND

ND-2000-1978

#### Address/Legal Information

PIN Number	139-5A201 43
Lot/Parcel Area (Calculated)	3,567.4 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID B7
Assessor Parcel No. (APN)	5401011009
Tract	NORTH HOOVER STREET TRACT
Map Reference	M B 8-1
Block	B
Lot	3
Arb (Lot Cut Reference)	1
Map Sheet	139-5A201

#### Jurisdictional Information

Community Plan Area	Silver Lake - Echo Park - Elysian Valley
Area Planning Commission	East Los Angeles
Neighborhood Council	Silver Lake
Council District	CD 13 - Hugo Soto-Martinez
Census Tract #	1959.03
LADBS District Office	Los Angeles Metro

#### Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

#### Planning and Zoning Information

Special Notes	None
Zoning	C1.5-1VL
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles 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-2286 Specific Plan: Vermont/Western Station Neighborhood Area Plan ZI-2512 Housing Element Inventory of Sites ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Neighborhood Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN
Subarea	A: Neighborhood Conservation
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

[zimas.lacity.org](http://zimas.lacity.org) | [planning.lacity.gov](http://planning.lacity.gov)

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



# 418-420

N. HOOVER STREET  
LOS ANGELES | CA

# FOR SALE

LAND

POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Camino Nuevo High School 2 Active: Camino Nuevo High School (Dalzell Lance)
500 Ft Park Zone	None

#### Assessor Information

Assessor Parcel No. (APN)	5401011009
APN Area (Co. Public Works)*	0.182 (ac)
Use Code	1100 - Commercial - Store - One Story
Assessed Land Val.	\$87,995
Assessed Improvement Val.	\$505,634
Last Owner Change	07/25/2023
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	285-86 285 1155330

#### Building 1

Year Built	1922
Building Class	D6B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	891.0 (sq ft)

#### Building 2

Year Built	1965
Building Class	C5B
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	1,943.0 (sq ft)

#### Building 3

No data for building 3

#### Building 4

No data for building 4

#### Building 5

No data for building 5

#### Rent Stabilization Ordinance (RSO)

No [APN: 5401011009]

#### Additional Information

Airport Hazard	None
Coastal Zone	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](https://zimas.lacity.org)  
(\* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

[zimas.lacity.org](https://zimas.lacity.org) | [planning.lacity.gov](https://planning.lacity.gov)

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



# 418-420

## N. HOOVER STREET LOS ANGELES | CA

# FOR SALE

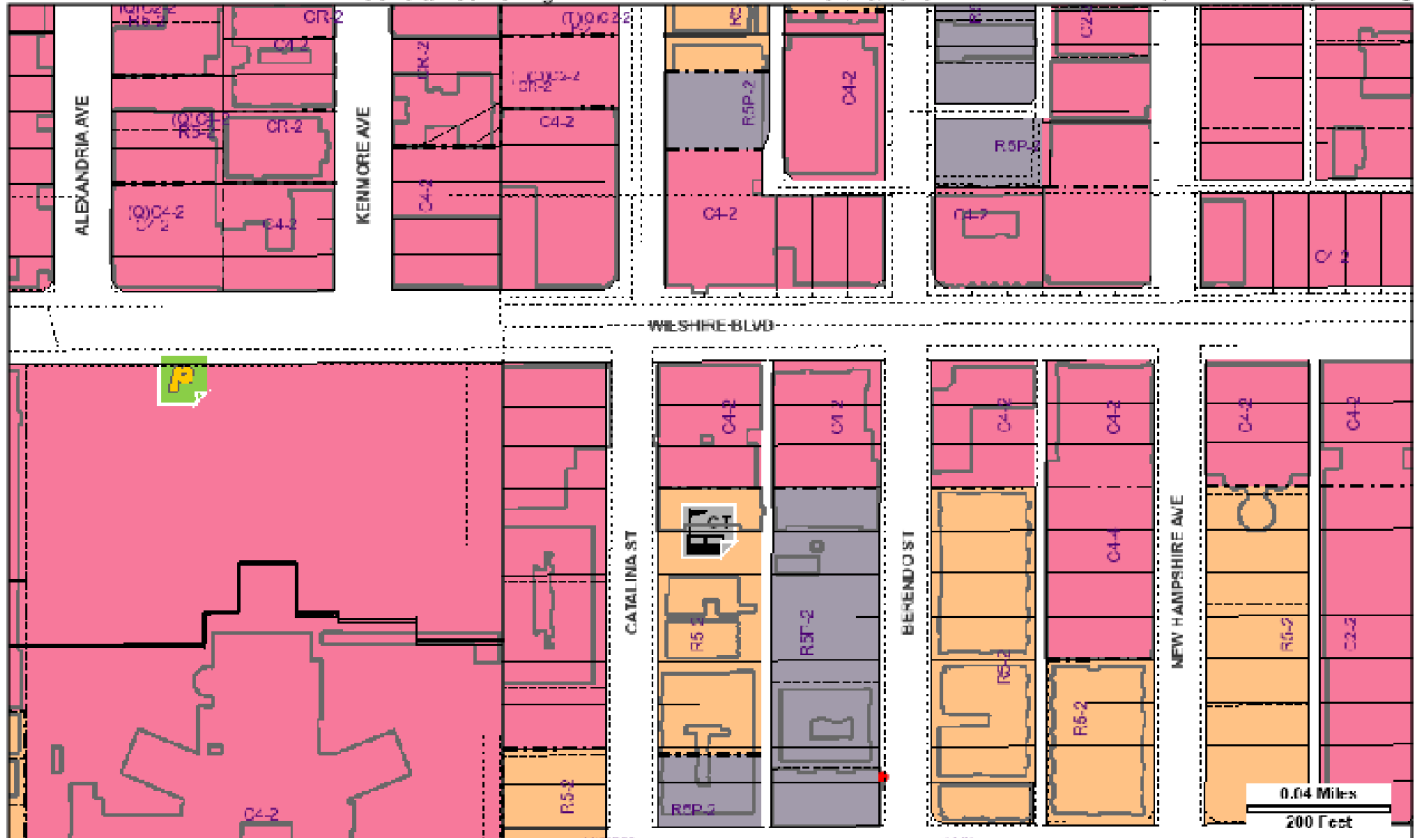
LAND

ZIMAS PUBLIC

Generalized Zoning

01/15/2025

City of Los Angeles  
Department of City Planning



Address: 418 N HOOVER ST

Tract: NORTH HOOVER STREET TRACT

Zoning: C1.5-1VL

APN #: 540 1011009

Block: B

General Plan: Neighborhood Commercial

PIN #: 139-5A201 43

Lot: 3

Arb: 1



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



# 418-420

## N. HOOVER STREET LOS ANGELES | CA

# FOR SALE LAND



### City of Los Angeles Department of City Planning

### 1/15/2025 PARCEL PROFILE REPORT

#### PROPERTY ADDRESSES

420 N HOOVER ST

#### ZIP CODES

90004

#### RECENT ACTIVITY

None

#### CASE NUMBERS

CPC-2000-1976-SP

CPC-1995-357-CPU

CPC-1986-255

ORD-186735

ORD-184888

ORD-184414

ORD-184385

ORD-184271

ORD-176825-SA30B

ORD-173799

ORD-173749

ORD-165167-SA6300

ORD-129279

ENV-2003-7281-MND

ENV-2000-1978-ND

ND-2000-1978

#### Address/Legal Information

PIN Number	139-5A201 28
Lot/Parcel Area (Calculated)	4,232.1 (sq ft)
Thomas Brothers Grid	PAGE 594 - GRID B7
Assessor Parcel No. (APN)	5401011001
Tract	NORTH HOOVER STREET TRACT
Map Reference	M B 8-1
Block	B
Lot	2
Arb (Lot Cut Reference)	None
Map Sheet	139-5A201

#### Jurisdictional Information

Community Plan Area	Silver Lake - Echo Park - Elysian Valley
Area Planning Commission	East Los Angeles
Neighborhood Council	Silver Lake
Council District	CD 13 - Hugo Soto-Martinez
Census Tract #	1959.03
LADBS District Office	Los Angeles Metro

#### Permitting and Zoning Compliance Information

Administrative Review	None
-----------------------	------

#### Planning and Zoning Information

Special Notes	None
Zoning	C1.5-1VL
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles 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-2286 Specific Plan: Vermont/Western Station Neighborhood Area Plan ZI-2512 Housing Element Inventory of Sites ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1
General Plan Land Use	Neighborhood Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	VERMONT / WESTERN STATION NEIGHBORHOOD AREA PLAN
Subarea	A: Neighborhood Conservation
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

[zimas.lacity.org](http://zimas.lacity.org) | [planning.lacity.gov](http://planning.lacity.gov)

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



# 418-420

N. HOOVER STREET  
LOS ANGELES | CA

# FOR SALE

LAND

POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	General (RBPA)
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Medium-High
Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Tier 3
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Camino Nuevo High School 2 Active: Camino Nuevo High School (Dalzell Lance)
500 Ft Park Zone	None

#### Assessor Information

Assessor Parcel No. (APN)	5401011001
APN Area (Co. Public Works)*	0.100 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	\$37,253
Assessed Improvement Val.	\$11,295
Last Owner Change	05/20/2014
Last Sale Amount	\$9
Tax Rate Area	13
Deed Ref No. (City Clerk)	5-235 1155330

#### Building 1

Year Built	1920
Building Class	D35A
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	852.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5401011001]

#### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
(\* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

[zimas.lacity.org](http://zimas.lacity.org) | [planning.lacity.gov](http://planning.lacity.gov)

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



# 418-420

N. HOOVER STREET  
LOS ANGELES | CA

# FOR SALE

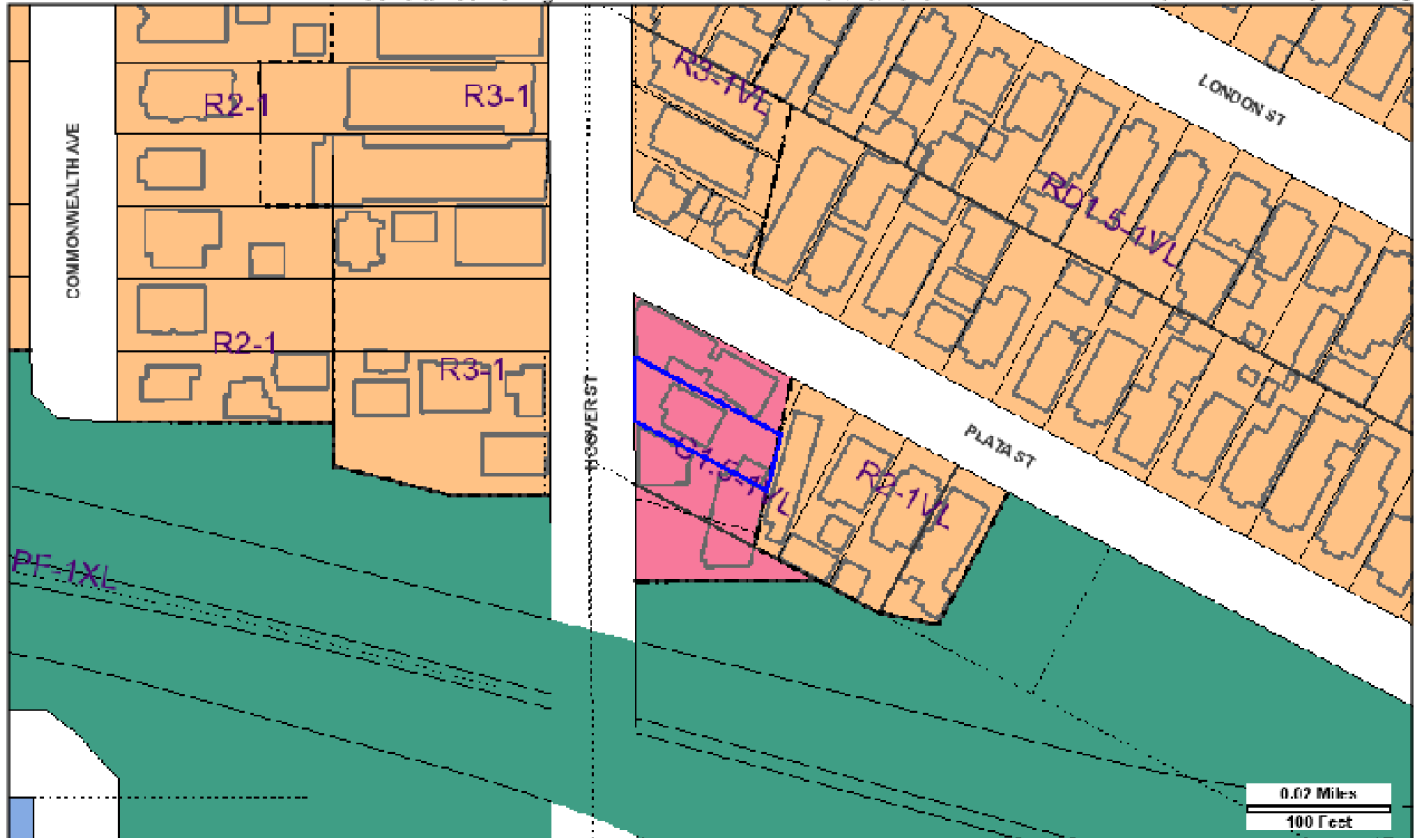
LAND

ZIMAS PUBLIC

Generalized Zoning

01/15/2025

City of Los Angeles  
Department of City Planning



Address: 420 N HOOVER ST

Tract: NORTH HOOVER STREET TRACT

Zoning: C1.5-1VL

APN #: 540 1011001

Block: B

General Plan: Neighborhood Commercial

PIN #: 139-5A201 28

Lot: 2

Arb: None



Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.





# 418-420

## N. HOOVER STREET LOS ANGELES | CA

# FOR SALE

LAND



### DEMOGRAPHICS

POPULATION	3 MILES	5 MILES	10 MILES
Total population	538,926	1,126,117	3,295,546
Median age	40	40	40
Median age (Male)	39	39	39
Median age (Female)	41	40	41

\* Demographic data derived from 2020 ACS - US Census

### TRAFFIC COUNT

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DIST. FROM PROP.
N Hoover St	Plata St N	9,759	2022	0.02 Mi
Plata St	N Hoover St NW	1,046	2022	0.03 Mi
Hollywood Fwy	S Hollywood Fwy SE	268,982	2022	0.06 Mi

\* Traffic Data Derived from Costar

Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

