

Prime Location Retail/Residential Opportunity

3226 Barham Blvd

LOS ANGELES, CA 90068

Price: \$1,295,000



3226 Barham Boulevard

Property Highlights

- High traffic count area (90,000 vehicles a day) with easy access to the 101 Freeway, Cahuenga Blvd and the Hollywood Hills
- Ideal owner-user opportunity
- Retail unit is month to month
- Prime location in close proximity to Universal Studios, Warner Brothers Studios and Disney
- Great Frontage on Barham Blvd
- Tremendous upside potential
- Unit mix of one (1) retail, two (2) 1+1's and one (1) permitted unrenovated studio
- One (1) 1+1 will be delivered VACANT!

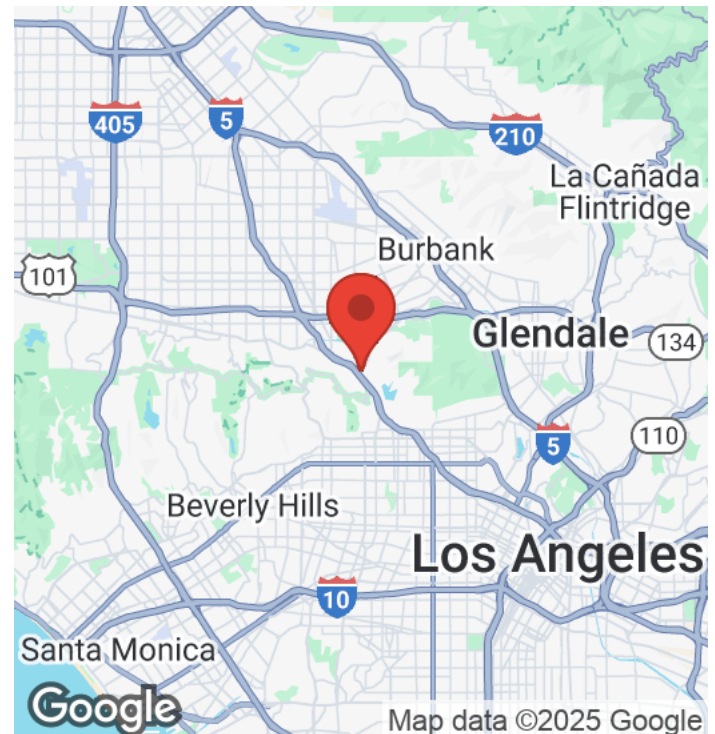


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PROPERTY SUMMARY

Prime Location Mixed Use Opportunity
3226 Barham Boulevard | Los Angeles, CA 90068

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Property Summary

Property Type	Retail/Residential
Price:	\$1,295,000
Building SF:	2,004
Lot SF:	4,000
Year Built:	1954
Zoning:	LAC1
CAP Rate:	5.99
GRM:	11.81

Property Overview

The subject property provides a rare opportunity to own a great mixed-use property in a prime location. Composed of two 1+1's a studio and a retail unit this tremendous investment opportunity boasts 50 ft of frontage on densely populated Barham Blvd with a high traffic count of 90,000 vehicles a day (Sourced from LoopNet).

Location Overview

Ideally located adjacent to the Hollywood Hills with easy access to the 101, Cahuenga Blvd, Lake Hollywood, the Hollywood Sign and Disney, Warner and Universal Studios. Situated on the Barham Blvd at a pivotal cross section the subject property garners a lot of attention from all the commuters heading towards and home from the post production studios and the 90,000 vehicles commuting from San Fernando Valley to Hollywood and beyond. Within walking distance on Cahuenga Blvd are a whole host of amenities including Mercado Restaurant, Sweet Lily Bakery Cafe & Catering, Gala Thai and just a short drive away are all the attractions of Ventura Blvd including Firefly, Lala's Argentine Grill, Erewhon.

Analysis	
Analysis Date	August 2025

Property	
Property Type	Multifamily
Property	Prime Location Retail/Residential Opportunity
Address	3226 Barham Boulevard
City, State	Los Angeles, CA 90068
Year Built	1954

Purchase Information	
Purchase Price	\$1,295,000
Units	4
Total Rentable SF	2,004
Lot Size	4,000 sf

Income & Expense	
Gross Operating Income	\$106,390
Monthly GOI	\$8,866
Total Annual Expenses	(\$28,875)
Monthly Expenses	(\$2,406)

Financial Information	
Initial Equity	\$647,500

Loans						
Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$647,500	30 years	30 years	6.80%	\$4,221	

EXECUTIVE SUMMARY

Prime Location Retail/Residential Opportunity
3226 Barham Boulevard | Los Angeles, CA 90068

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Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,295,000
Investment - Cash	\$647,500
First Loan (Fixed)	\$647,500

Investment Information

Purchase Price	\$1,295,000
Price per Unit	\$323,750
Price per SF	\$646.21
Expenses per Unit	(\$7,219)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$109,680
Total Vacancy and Credits	(\$3,290)
Operating Expenses	(\$28,875)
Net Operating Income	\$77,515
Debt Service	(\$50,655)
Cash Flow Before Taxes	\$26,860

Financial Indicators

Cash-on-Cash Return Before Taxes	4.15%
Debt Coverage Ratio	1.53
Capitalization Rate	5.99%
Gross Rent Multiplier	11.81
Gross Income / Square Feet	\$54.73
Gross Expenses / Square Feet	(\$14.41)
Operating Expense Ratio	27.14%

PROPERTY DESCRIPTION

3226 Barham Blvd
3226 Barham Boulevard | Los Angeles, CA 90068

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3226 Barham Blvd is a well located, well maintained 2,004 square foot property composed of two (2) buildings and four (4) units. One building boasts 50ft of frontage on Barham Blvd and is home to a highly visible retail unit that currently operates as a florist. The second building is composed of three (3) residential units; one (1) permitted unrenovated studio apartment and two (2) one-bedroom/one-bathroom units providing a great unit mix for an investor. These units boast dining rooms, bay windows, coved ceilings and hardwood floors! The retail unit is month to month and is an excellent opportunity for an owner/user or to bring in a commercial tenant at market rent. Each unit is separately metered for gas and electricity. The property is situated on a 4,000 square foot lot and is zoned LAC1. One 1+1 will be delivered VACANT!

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PRO FORMA SUMMARY

Prime Location Retail/Residential Opportunity
3226 Barham Boulevard | Los Angeles, CA 90068

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Investment Summary

Price	\$1,295,000
Year Built	1954
Units	4
Price/Unit	\$323,750
RSF	2,004
Price/RSF	\$646.21
Lot Size	4,000 sf
Floors	1
APN	5579-018-010
Cap Rate	5.99%
Market Cap Rate	7.21%
GRM	11.81
Market GRM	10.28

Financing Summary

Loan 1 (Fixed)	\$647,500
Initial Equity	\$647,500
Interest Rate	6.8%
Term	30 years
Monthly Payment	\$4,221
DCR	1.53

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
0+1	1	\$18,000	\$18,000	\$21,600	\$21,600
1+1	2	\$28,440	\$56,880	\$31,200	\$62,400
Retail	1	\$34,800	\$34,800	\$42,000	\$42,000
Totals	4		\$109,680		\$126,000

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$109,680	\$126,000
- Less: Vacancy	(\$3,290)	(\$3,780)
Effective Gross Income	\$106,390	\$122,220
- Less: Expenses	(\$28,875)	(\$28,875)
Net Operating Income	\$77,515	\$93,345
- Debt Service	(\$50,655)	(\$50,655)
Net Cash Flow after Debt Service	\$26,860	\$42,690
+ Principal Reduction	\$6,835	\$6,835
Total Return	\$33,695	\$49,525

Annualized Expenses

Description	Actual	Market
Building Insurance	\$1,503	\$1,503
Grounds Maintenance	\$1,200	\$1,200
Maintenance	\$5,484	\$5,484
Misc	\$1,500	\$1,500
Taxes - Real Estate	\$16,188	\$16,188
Utilities	\$3,000	\$3,000
Total Expenses	\$28,875	\$28,875
Expenses Per RSF	\$14.41	\$14.41
Expenses Per Unit	\$7,219	\$7,219

PROPERTY PHOTOS

Prime Location Retail/Residential Opportunity
3226 Barham Boulevard | Los Angeles, CA 90068

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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UNIT RENT ROLL

Prime Location Retail/Residential Opportunity
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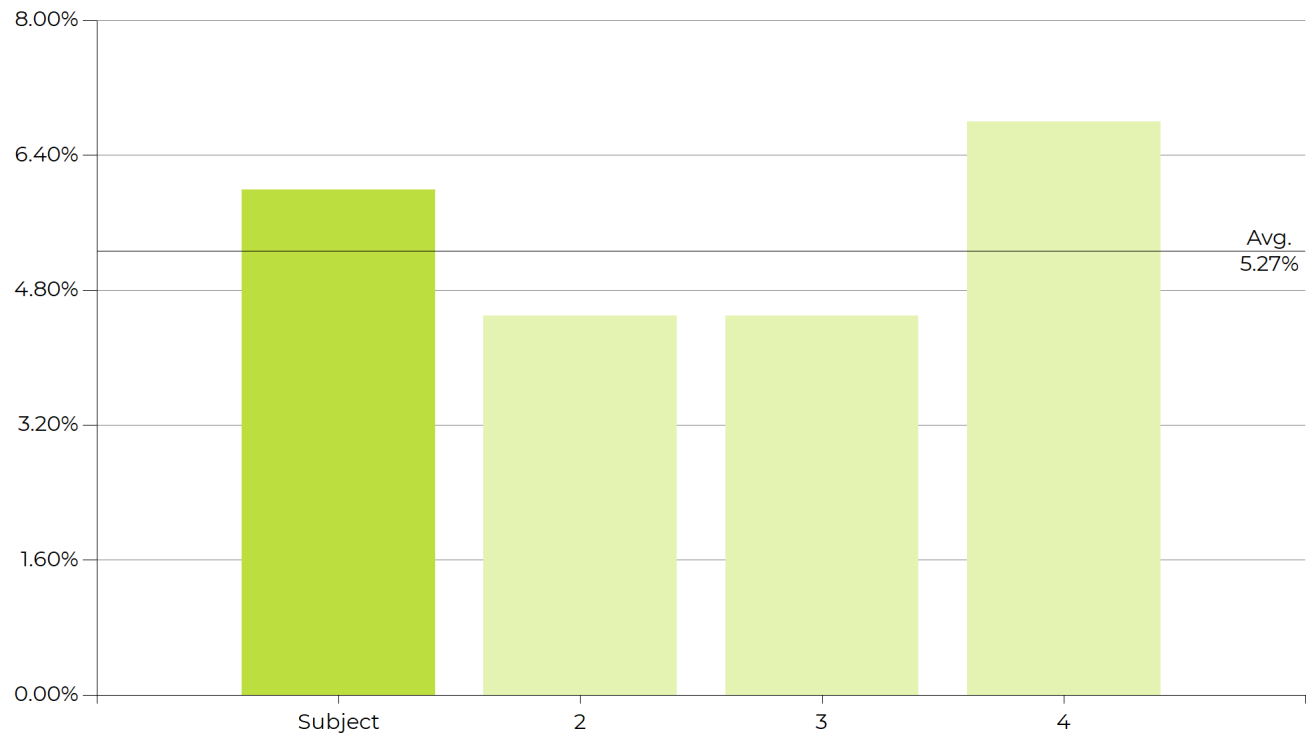
Unit	Description	Current Rent	Pro Forma Rent	Comments
1	1+1	\$2,600	\$2,600	Will be delivered vacant
2	1+1	\$2,140	\$2,600	
3	0+1	\$1,500	\$1,800	
4	Retail	\$2,900	\$3,500	

SALE COMPARABLES

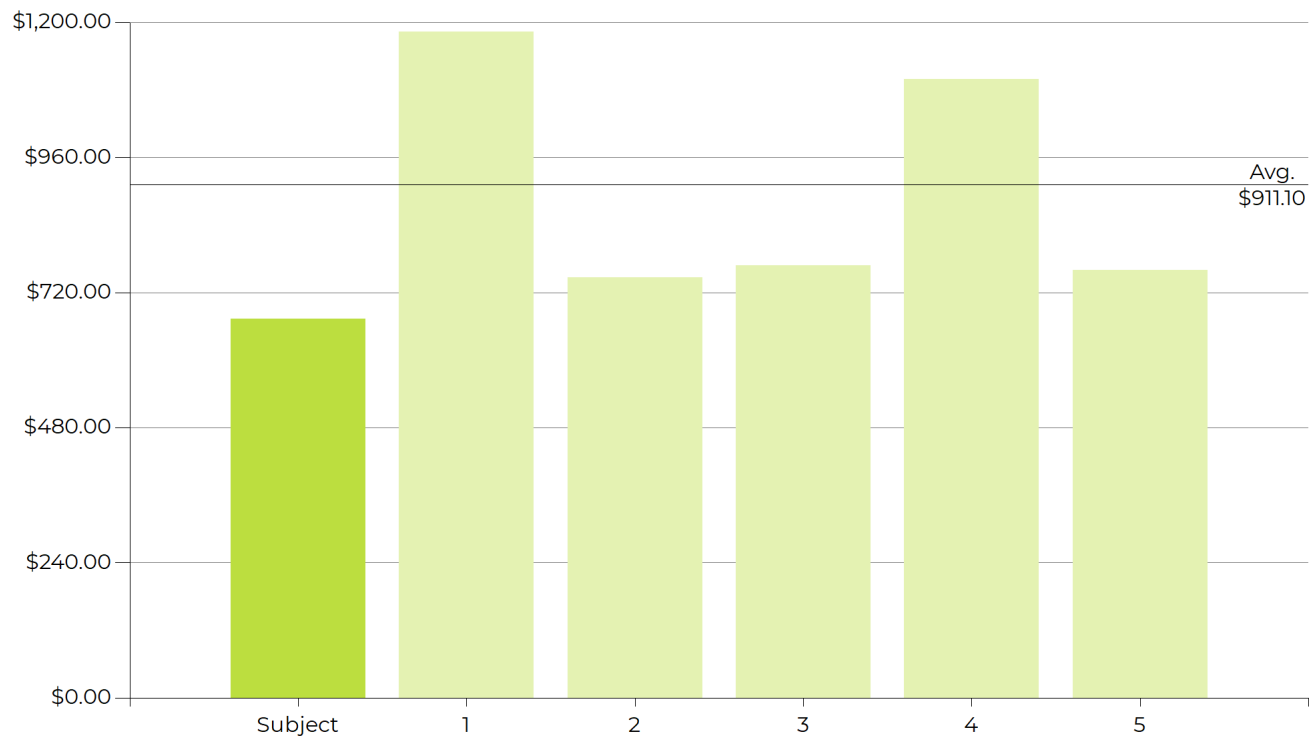
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Cap Rate



Price per SF



SALE COMPARABLES

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Sale Price	\$1,350,000	Units	Unit Type
Units	4	1	0+1
Price/Unit	\$337,500	2	1+1
Price/SF	\$673.65	1	Retail
Lot Size	4,000		
Cap Rate	5.99%		
GRM	11.81		
Year Built	1954		

Prime Location Retail/Residential Opportunity

3226 Barham Boulevard, Los Angeles, CA 90068

Notes

One (1) parking space.



Sale Price	\$1,205,000
Rentable SF	1,019
Price/SF	\$1,182.53
Lot Size	3,049
Year Built	1942
Sale Date	5/12/2025
Days-On-Mkt	72

10117 Riverside Drive, Los Angeles, CA 91602

Notes

Renovated in 1944.

Initial asking price of \$1,325,000.

Five (5) parking spaces.



Sale Price	\$2,214,555
Rentable SF	2,967
Price/SF	\$746.40
Lot Size	8,276
Cap Rate	4.5%
Year Built	1950
Sale Date	12/13/2024
Days-On-Mkt	106

10210 Riverside Drive, Los Angeles, CA 91602

Notes

Part of a 2-Property Sale with 10216 Riverside Dr.

Eleven (11) parking spaces.

SALE COMPARABLES

Prime Location Retail/Residential Opportunity
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Sale Price	\$1,380,445
Rentable SF	1,797
Price/SF	\$768.19
Lot Size	3,049
Cap Rate	4.5%
Year Built	1950
Sale Date	12/13/2024
Days-On-Mkt	106

10216 Riverside Drive, Los Angeles, CA 91602

Notes

Part of a 2-Property Sale with 10210 Riverside Dr.
No parking.

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Asking Price	\$1,099,099
Rentable SF	1,000
Price/SF	\$1,099.10
Lot Size	3,049
Cap Rate	6.8%
Year Built	1945
Sale Date	In Escrow
Days-On-Mkt	312

4109 West Olive Avenue, Burbank, CA 91505

Notes

Seller financing available.
Four (4) parking spaces.

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Asking Price	\$4,700,000
Rentable SF	6,190
Price/SF	\$759.29
Lot Size	11,761
Year Built	1955
Sale Date	On Market
Days-On-Mkt	60

3655 Cahuenga Boulevard, Los Angeles, CA 90068

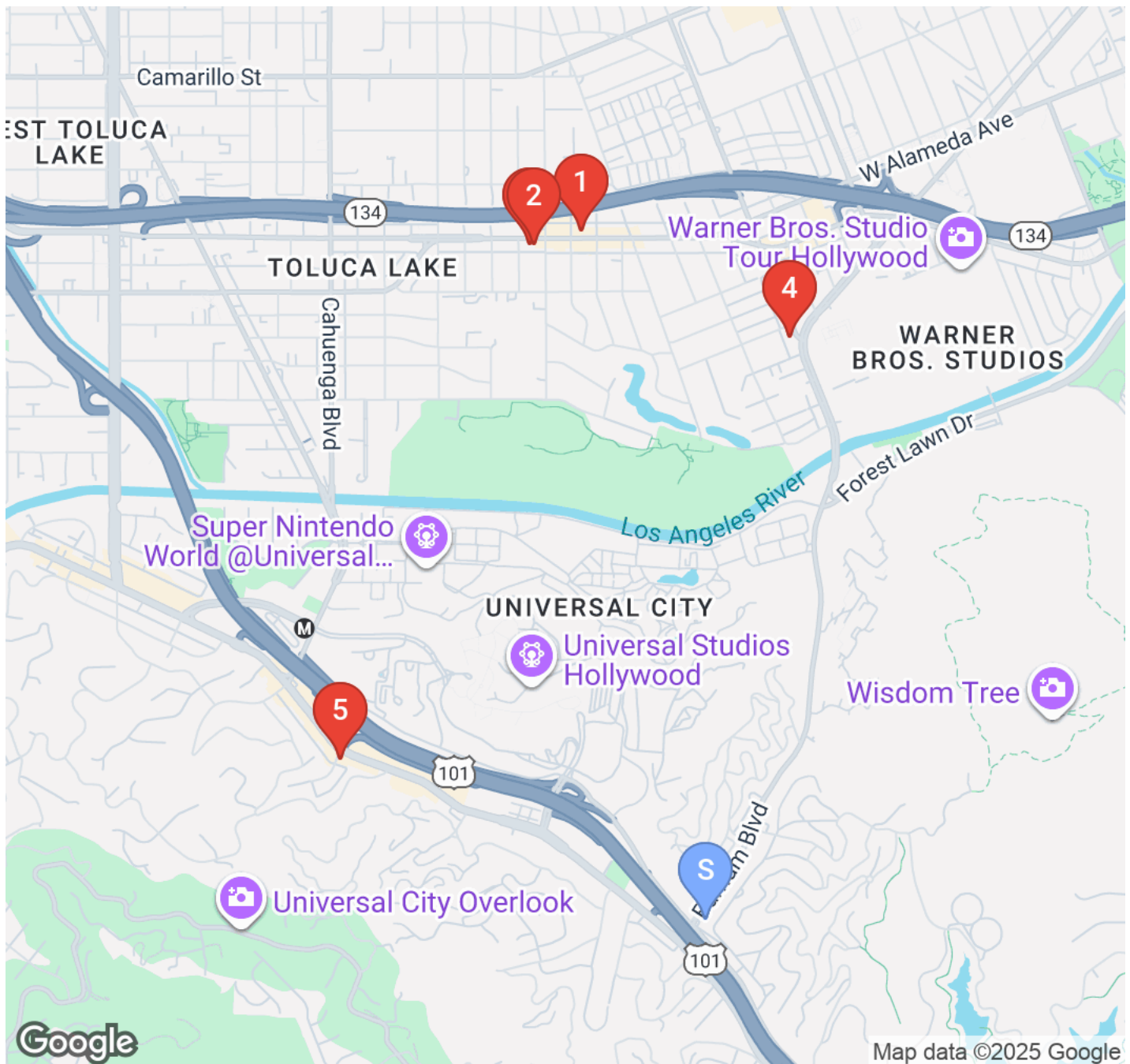
Notes

Can be reimagined into a mixed-use or multifamily development as the site is in a Tier-3 Transit Oriented Community.
Three (3) parking spaces.

SALE COMPARABLES

Prime Location Retail/Residential Opportunity
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S 3226 Barham Boulevard
Los Angeles, CA, 90068
\$1,350,000

3 10216 Riverside Drive
Los Angeles, CA, 91602
\$1,380,445

1 10117 Riverside Drive
Los Angeles, CA, 91602
\$1,205,000

4 4109 West Olive Avenue
Burbank, CA, 91505
\$1,099,099

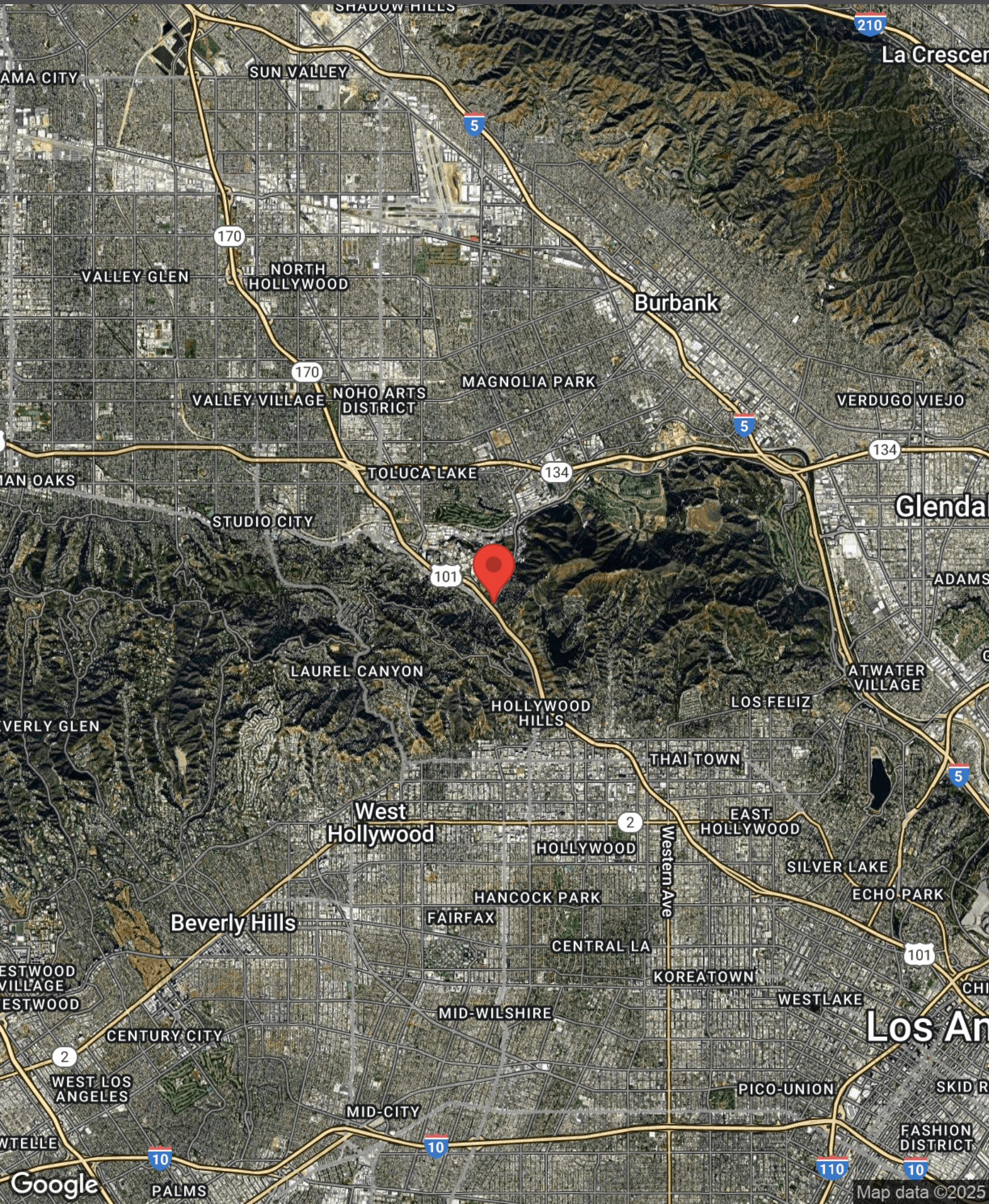
2 10210 Riverside Drive
Los Angeles, CA, 91602
\$2,214,555

5 3655 Cahuenga Boulevard
Los Angeles, CA, 90068
\$4,700,000

REGIONAL MAP

Prime Location Retail/Residential Opportunity
3226 Barham Boulevard | Los Angeles, CA 90068

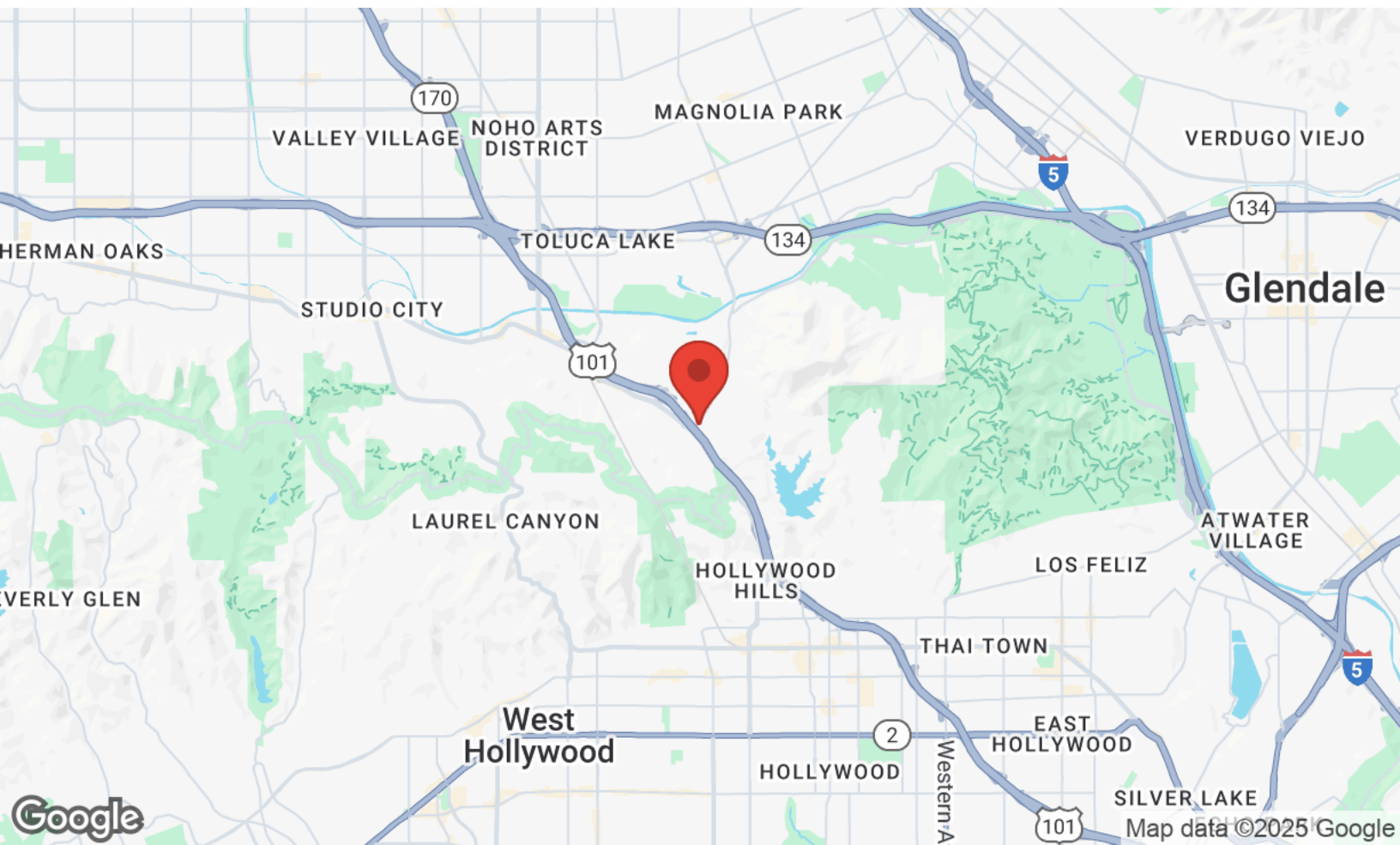
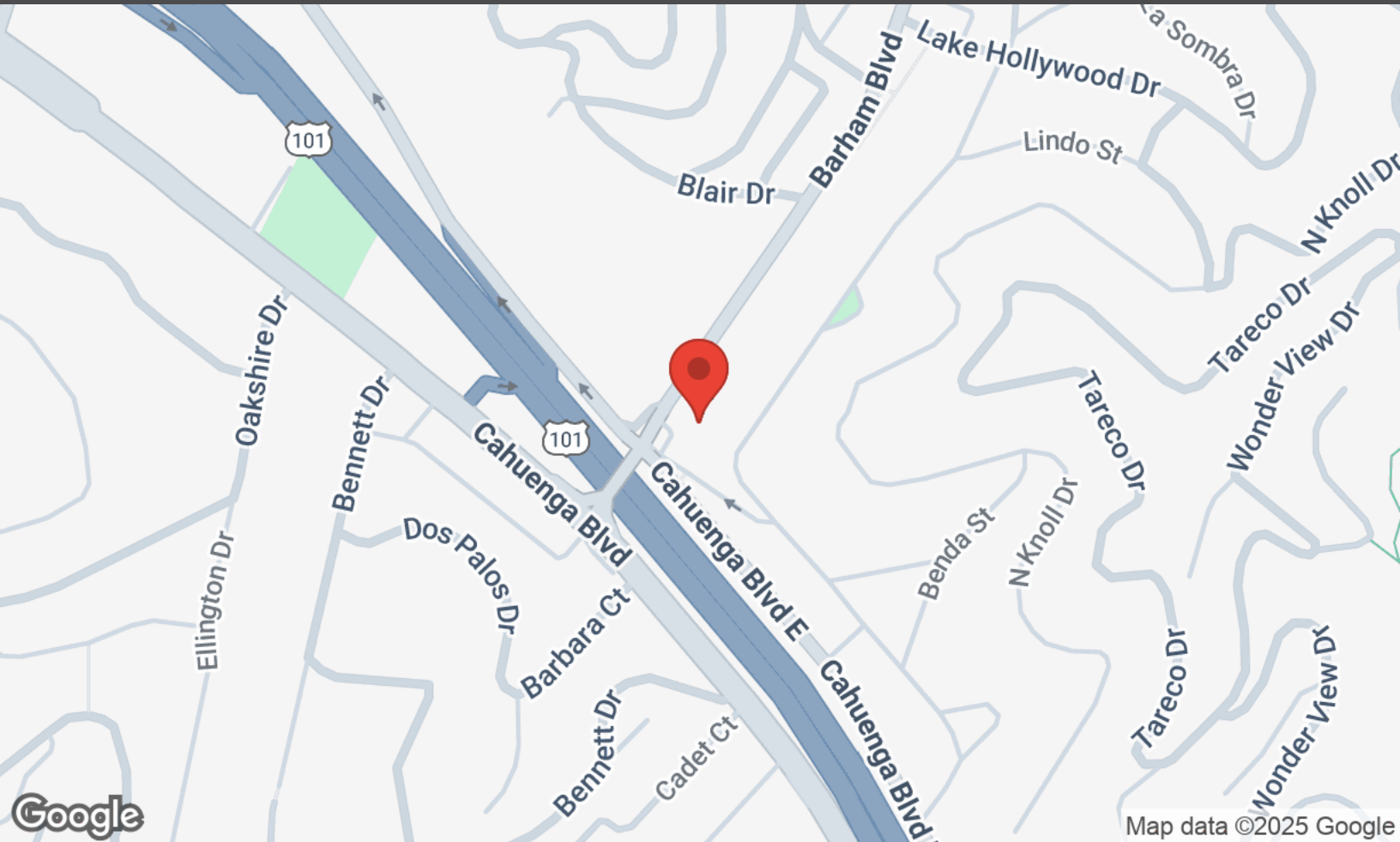
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LOCATION MAPS

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AERIAL MAP

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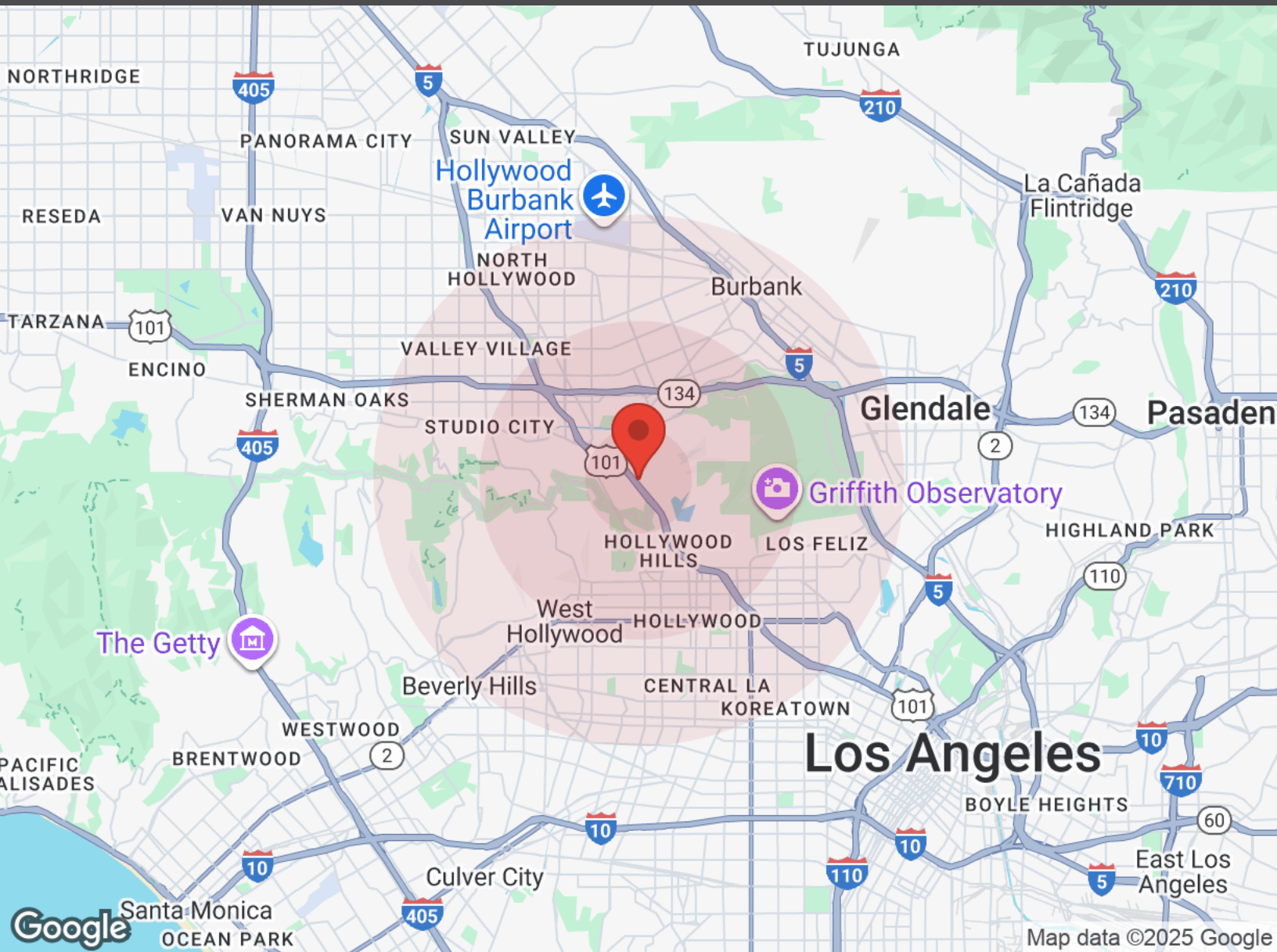
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,915	98,374	349,840
Female	3,845	89,830	338,822
Total Population	7,760	188,204	688,662
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	776	21,023	95,926
Ages 15-24	423	12,102	61,355
Ages 25-54	3,465	93,972	325,928
Ages 55-64	1,419	28,874	96,165
Ages 65+	1,677	32,233	109,288
Race	1 Mile	3 Miles	5 Miles
White	6,524	144,470	464,718
Black	282	7,528	19,100
Am In/AK Nat	N/A	134	724
Hawaiian	N/A	7	35
Hispanic	617	38,472	209,547
Multi-Racial	830	47,320	249,988

Income	1 Mile	3 Miles	5 Miles
Median	\$91,485	\$57,379	\$58,114
< \$15,000	390	14,444	42,361
\$15,000-\$24,999	199	9,162	33,869
\$25,000-\$34,999	325	8,874	29,949
\$35,000-\$49,999	345	12,249	39,897
\$50,000-\$74,999	545	17,246	54,219
\$75,000-\$99,999	461	10,765	34,423
\$100,000-\$149,999	773	12,038	37,019
\$150,000-\$199,999	300	4,751	16,202
> \$200,000	714	8,864	23,108

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,954	112,724	352,830
Occupied	4,215	103,263	327,124
Owner Occupied	2,390	28,550	91,233
Renter Occupied	1,825	74,713	235,891
Vacant	739	9,461	25,706