

Prime Location Retail / Residential Opportunity

3226 Barham Blvd

LOS ANGELES, CA 90068

Price: \$1,275,000



3226 Barham Boulevard

Property Highlights

- Excellent frontage on Barham Blvd
- High traffic count area (90,000 vehicles a day) with easy access to the 101 Freeway, Cahuenga Blvd and the Hollywood Hills
- In close proximity to Universal Studios, Warner Brothers Studios and Disney
- Great unit mix of one (1) retail, two (2) 1+1's and one (1) permitted unrenovated studio currently used as a garage
- Retail unit is month to month, current use: flower shop
- New HVAC system installed in 2025
- One (1) 1+1 will be delivered VACANT!
- Ideal owner-user opportunity
- Tremendous upside potential!
- Adjacent property at 3234 Barham Blvd available separately or as part of a combined offering

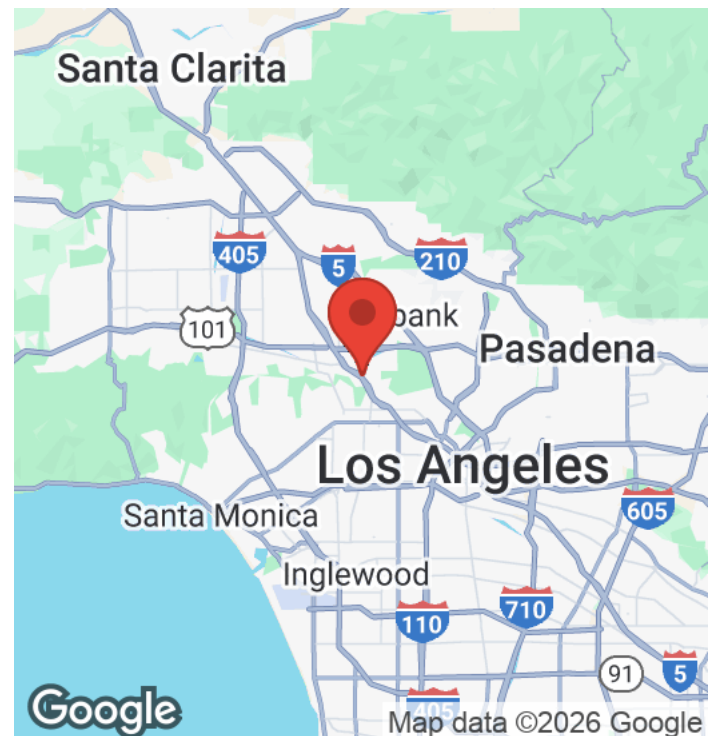


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PROPERTY SUMMARY

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

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Property Summary

Property Type	Retail/Residential
Price:	\$1,275,000
Building SF:	2,004
Lot SF:	4,000
Year Built:	1954
Zoning:	LAC1
CAP Rate:	6.10%
GRM:	11.62

Property Overview

3226 Barham Blvd offers a rare opportunity to own a mixed-use property in a prime Hollywood Hills-adjacent location! Featuring two (2) 1+1 units, one (1) studio, and one (1) retail space, the property showcases approximately 50 feet of frontage along Barham Boulevard with exposure to 90,000 vehicles per day (LoopNet). A brand-new HVAC system was installed in 2025, enhancing comfort and appeal. The adjacent property at 3234 Barham Boulevard may also be purchased separately or as part of a combined offering.

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. Located 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	\$1,275,000
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	(\$28,625)
Monthly Expenses	(\$2,385)

Financial Information	
Initial Equity	\$637,500

Loans						
Type	Debt	Term	Amort	Rate	Payment	LO Costs
Fixed	\$637,500	30 years	30 years	6.80%	\$4,156	

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	\$1,275,000
Investment - Cash	\$637,500
First Loan (Fixed)	\$637,500

Investment Information

Purchase Price	\$1,275,000
Price per Unit	\$318,750
Price per SF	\$636.23
Expenses per Unit	(\$7,156)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$109,680
Total Vacancy and Credits	(\$3,290)
Operating Expenses	(\$28,625)
Net Operating Income	\$77,765
Debt Service	(\$49,872)
Cash Flow Before Taxes	\$27,892

Financial Indicators

Cash-on-Cash Return Before Taxes	4.38%
Debt Coverage Ratio	1.56
Capitalization Rate	6.10%
Gross Rent Multiplier	11.62
Gross Income / Square Feet	\$54.73
Gross Expenses / Square Feet	(\$14.28)
Operating Expense Ratio	26.91%

PRO FORMA SUMMARY

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

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Investment Summary

Price	\$1,275,000
Year Built	1954
Units	4
Price/Unit	\$318,750
RSF	2,004
Price/RSF	\$636.23
Lot Size	4,000 sf
Floors	1
APN	5579-018-010
Cap Rate	6.1%
Market Cap Rate	7.34%
GRM	11.62
Market GRM	10.12

Financing Summary

Loan 1 (Fixed)	\$637,500
Initial Equity	\$637,500
Interest Rate	6.8%
Term	30 years
Monthly Payment	\$4,156
DCR	1.56

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	(\$28,625)	(\$28,625)
Net Operating Income	\$77,765	\$93,595
- Debt Service	(\$49,872)	(\$49,872)
Net Cash Flow after Debt Service	\$27,892	\$43,723
+ Principal Reduction	\$6,729	\$6,729
Total Return	\$34,622	\$50,452

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	\$15,938	\$15,938
Utilities	\$3,000	\$3,000
Total Expenses	\$28,625	\$28,625
Expenses Per RSF	\$14.28	\$14.28
Expenses Per Unit	\$7,156	\$7,156

PROPERTY DESCRIPTION

Prime Location Mixed Use Opportunity
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 four (4) units. The front boasts 50 feet of frontage on Barham Boulevard and is home to a highly visible retail unit that currently operates as a flower shop. Behind, there are two (2) one-bedroom/one-bathroom units and one (1) permitted unrenovated studio apartment. These 1+1 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 and a new HVAC system was installed in 2025, providing comfort and appeal. The property is situated on a 4,000 square foot lot and is zoned LAC1. One 1+1 will be delivered VACANT!

The adjacent property at 3234 Barham Boulevard may be purchased separately or as part of a combined offering. Together, the two buildings form a rare mixed-use assemblage totaling approximately 9,760 square feet of contiguous land along one of Hollywood's most heavily traveled corridors. The combination of 3226's high-visibility commercial frontage and 3234's on-site parking creates a uniquely flexible investment profile, enhancing leasing and redevelopment

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. Located 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.

UNIT RENT ROLL

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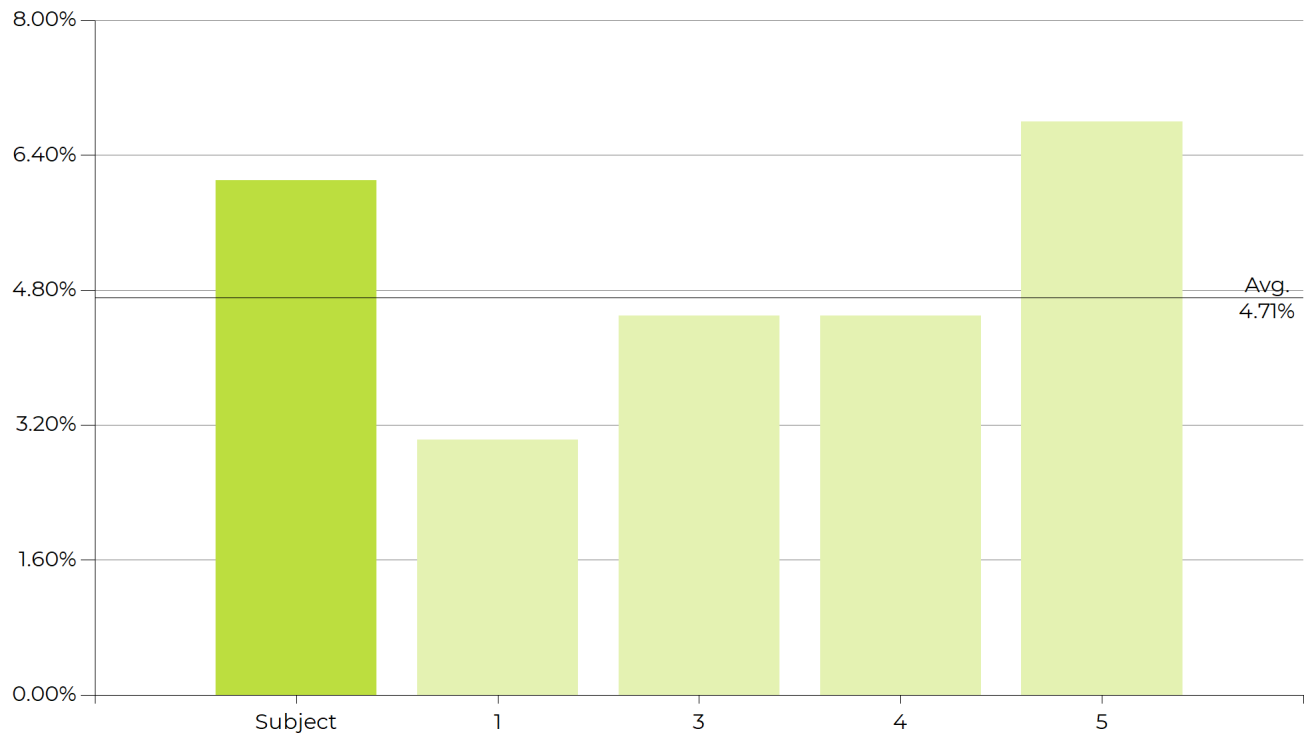
Unit	Description	Current Rent	Pro Forma Rent	Comments
1	1+1	\$2,600	\$2,600	Will be delivered vacant
2	1+1	\$2,140	\$2,600	
3	0+1	\$1,500	\$1,800	
4	Retail	\$2,900	\$3,500	

SALE COMPARABLES

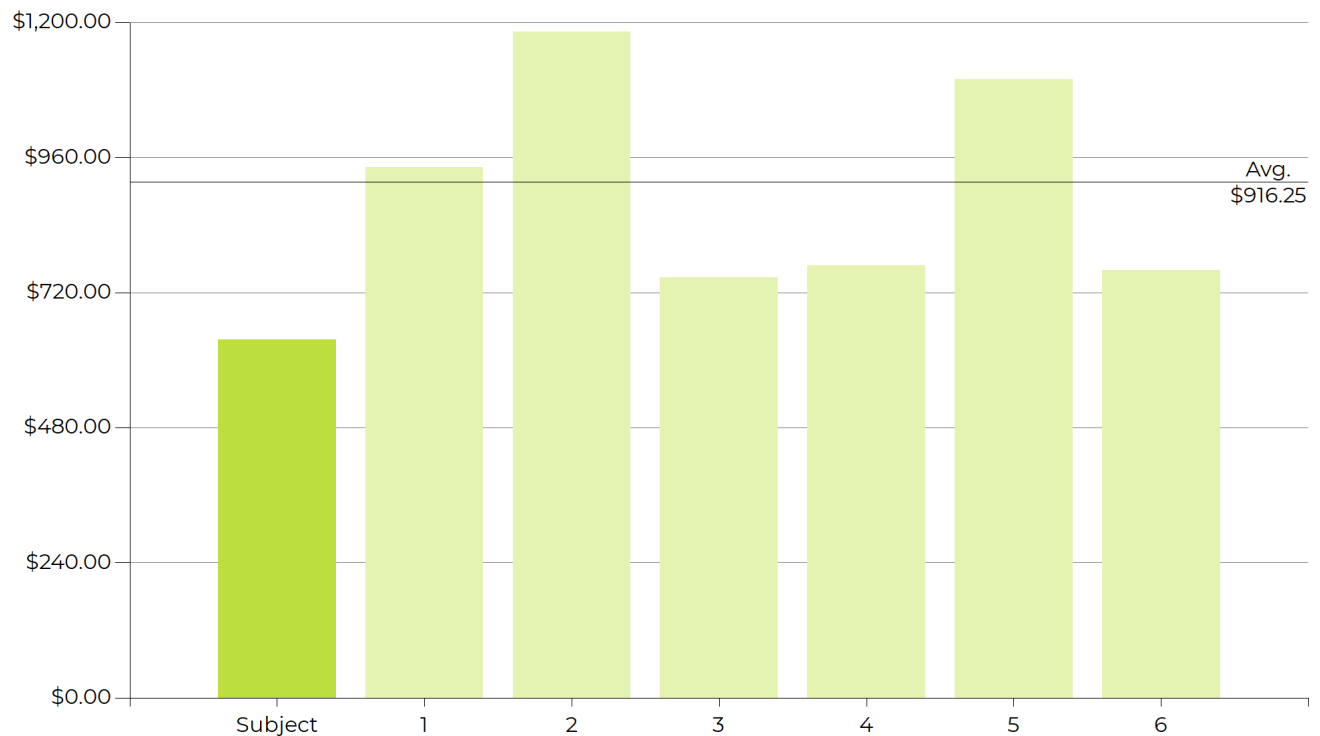
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Cap Rate



Price per SF



SALE COMPARABLES

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Sale Price	\$1,275,000	Units	Unit Type
Units	4	1	0+1
Price/Unit	\$318,750	2	1+1
Price/SF	\$636.23	1	Retail
Lot Size	4,000		
Cap Rate	6.1%		
GRM	11.62		
Year Built	1954		

Prime Location Retail / Residential Opportunity

3226 Barham Boulevard, Los Angeles, CA 90068

Notes

One (1) parking space.

Adjacent property to 3234 Barham Blvd & may be purchased separately or as part of a combined offering.



1	Asking Price	\$1,575,000	Units	Unit Type
	Units	4	4	Studio/Efficiency
	Price/Unit	\$393,750		
	Price/SF	\$941.99		
	Lot Size	5,760		
	Cap Rate	3.03%		
	GRM	19.2		
	Year Built	1951		
	Sale Date	On Market		
	Days-On-Mkt	1		

3234 Barham Boulevard, Los Angeles, CA 90068

Notes

Six (6) parking spaces.

Currently being sold by Nicole Apostolos.

Adjacent property to 3226 Barham Blvd & may be purchased separately or as part of a combined offering.



2	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 COMPARABLES

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

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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.

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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.

SALE COMPARABLES

Prime Location Retail / Residential Opportunity
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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

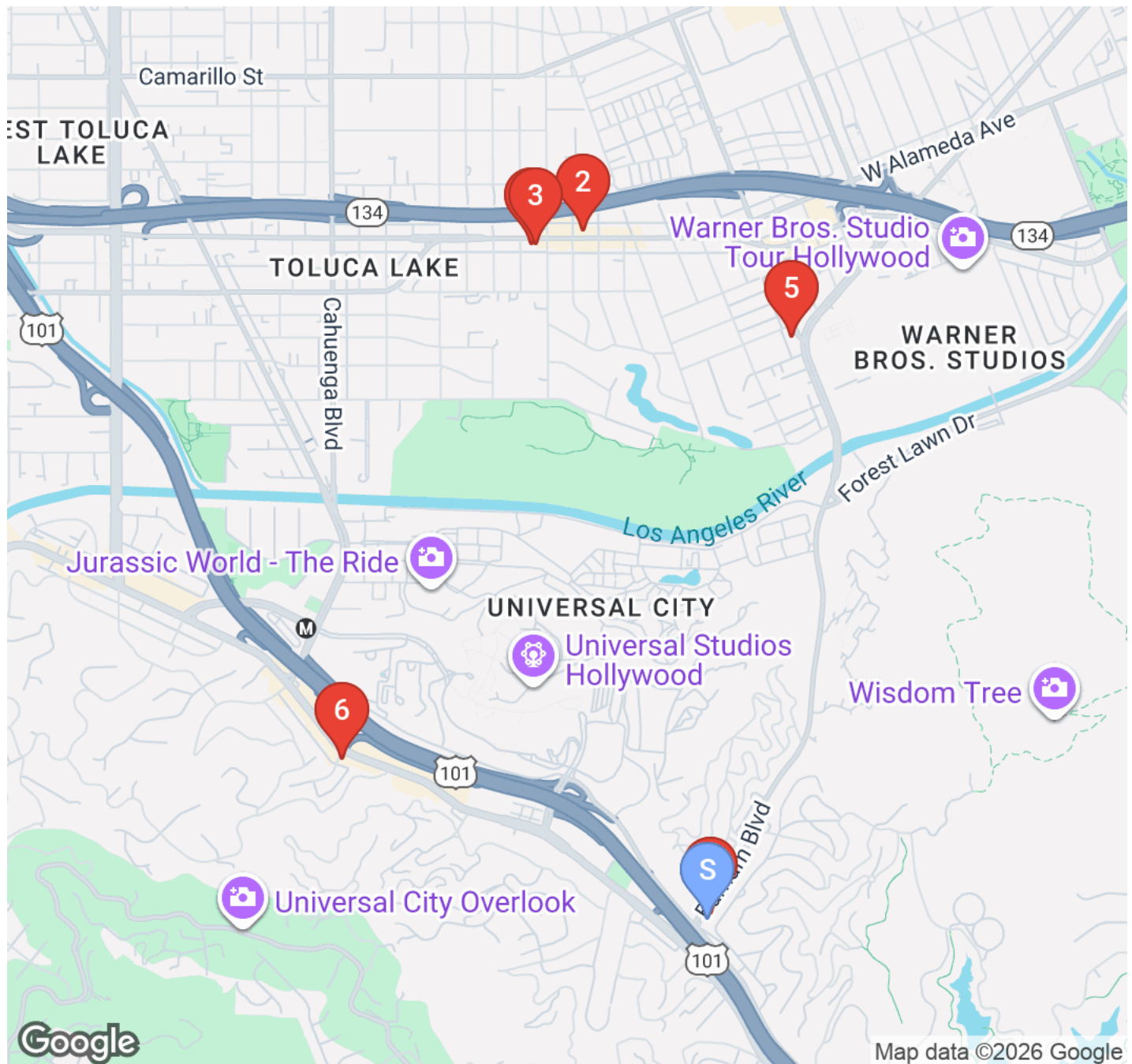
Notes

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
\$1,275,000

3 10210 Riverside Drive
Los Angeles, CA, 91602
\$2,214,555

6 3655 Cahuenga Boulevard
Los Angeles, CA, 90068
\$4,700,000

1 3234 Barham Boulevard
Los Angeles, CA, 90068
\$1,575,000

4 10216 Riverside Drive
Los Angeles, CA, 91602
\$1,380,445

2 10117 Riverside Drive
Los Angeles, CA, 91602
\$1,205,000

5 4109 West Olive Avenue
Burbank, CA, 91505
\$1,099,099

PROPERTY PHOTOS

Prime Location Retail / Residential Opportunity
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PROPERTY PHOTOS

Prime Location Retail / Residential Opportunity
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PROPERTY PHOTOS

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

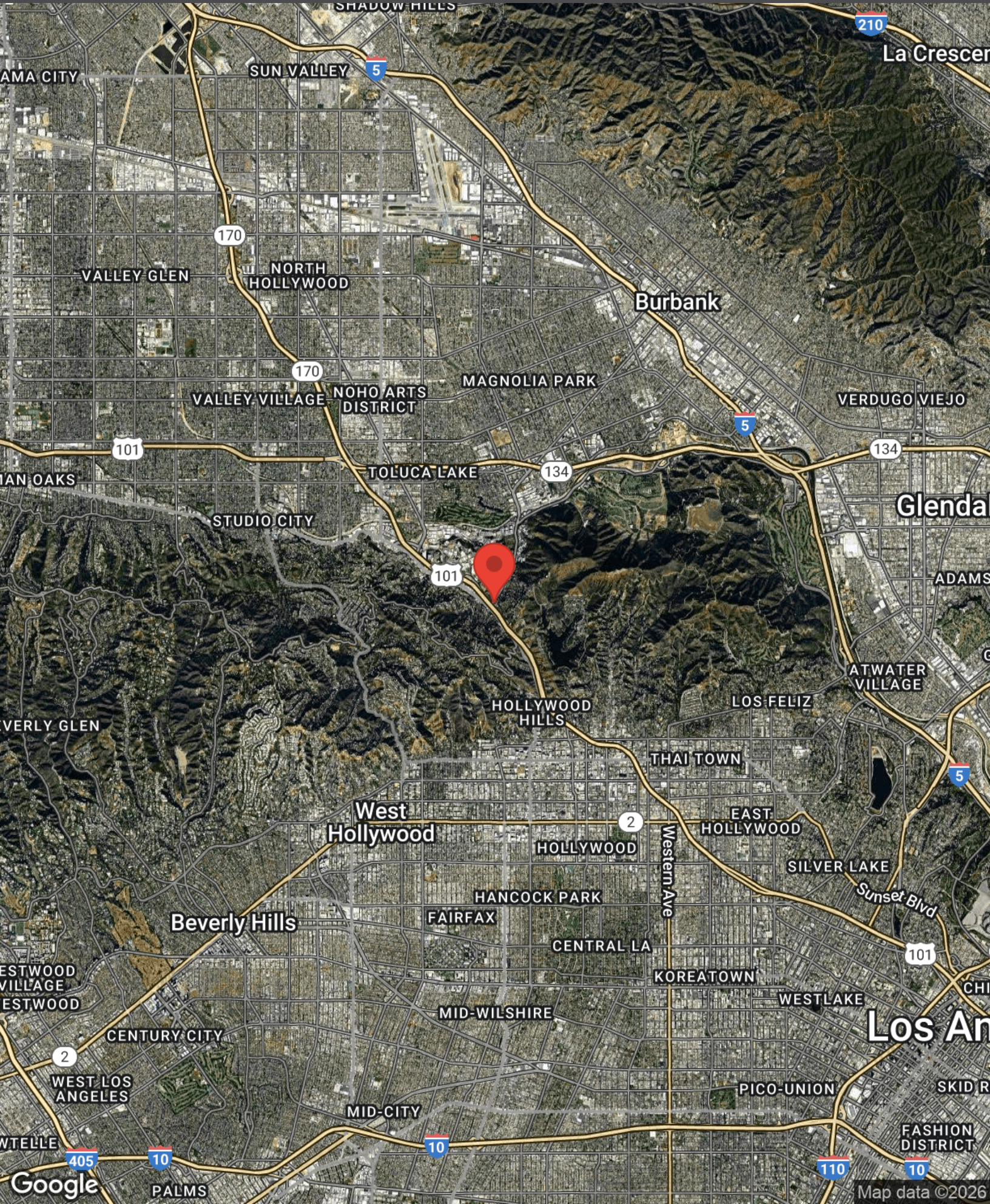
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REGIONAL MAP

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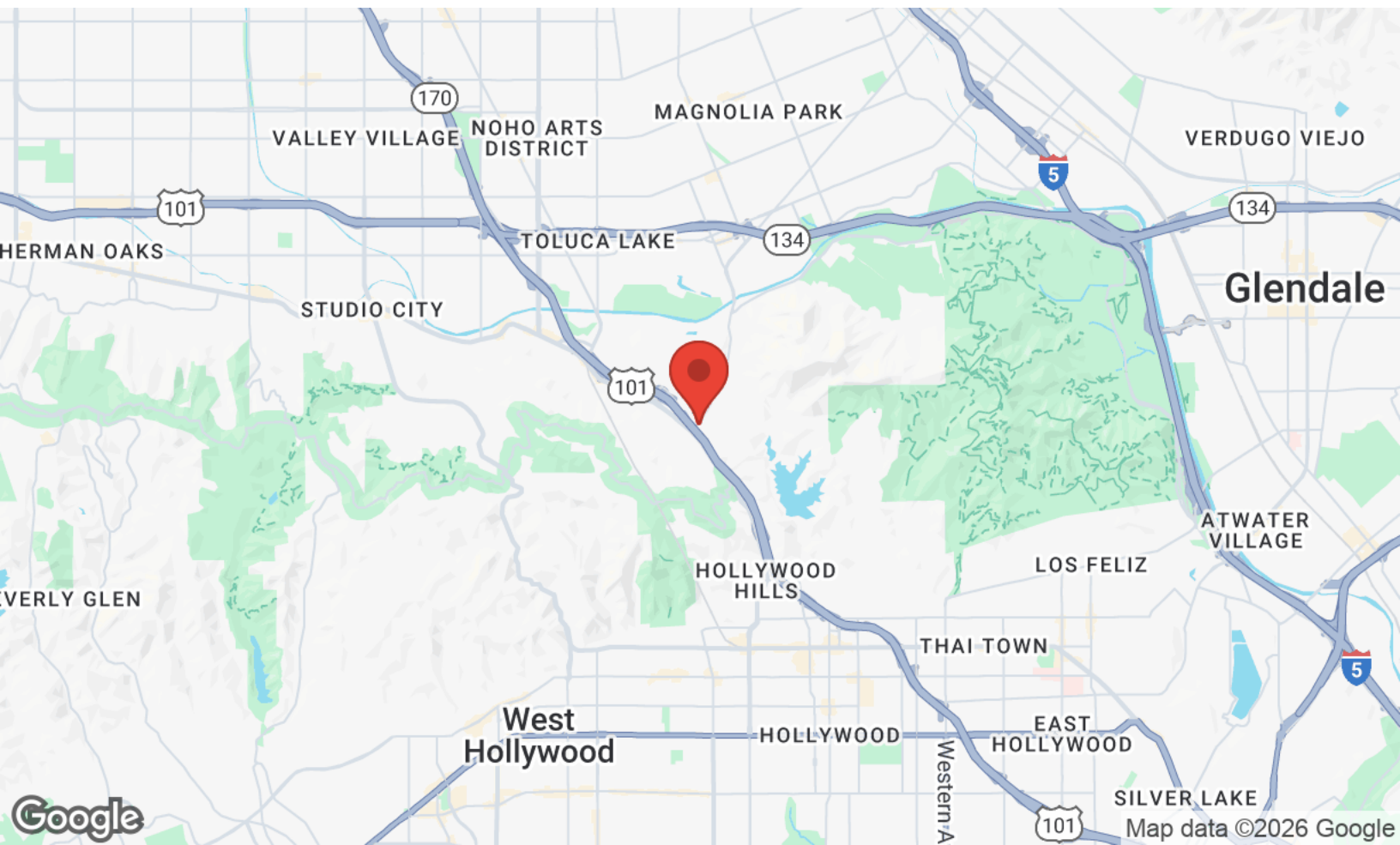
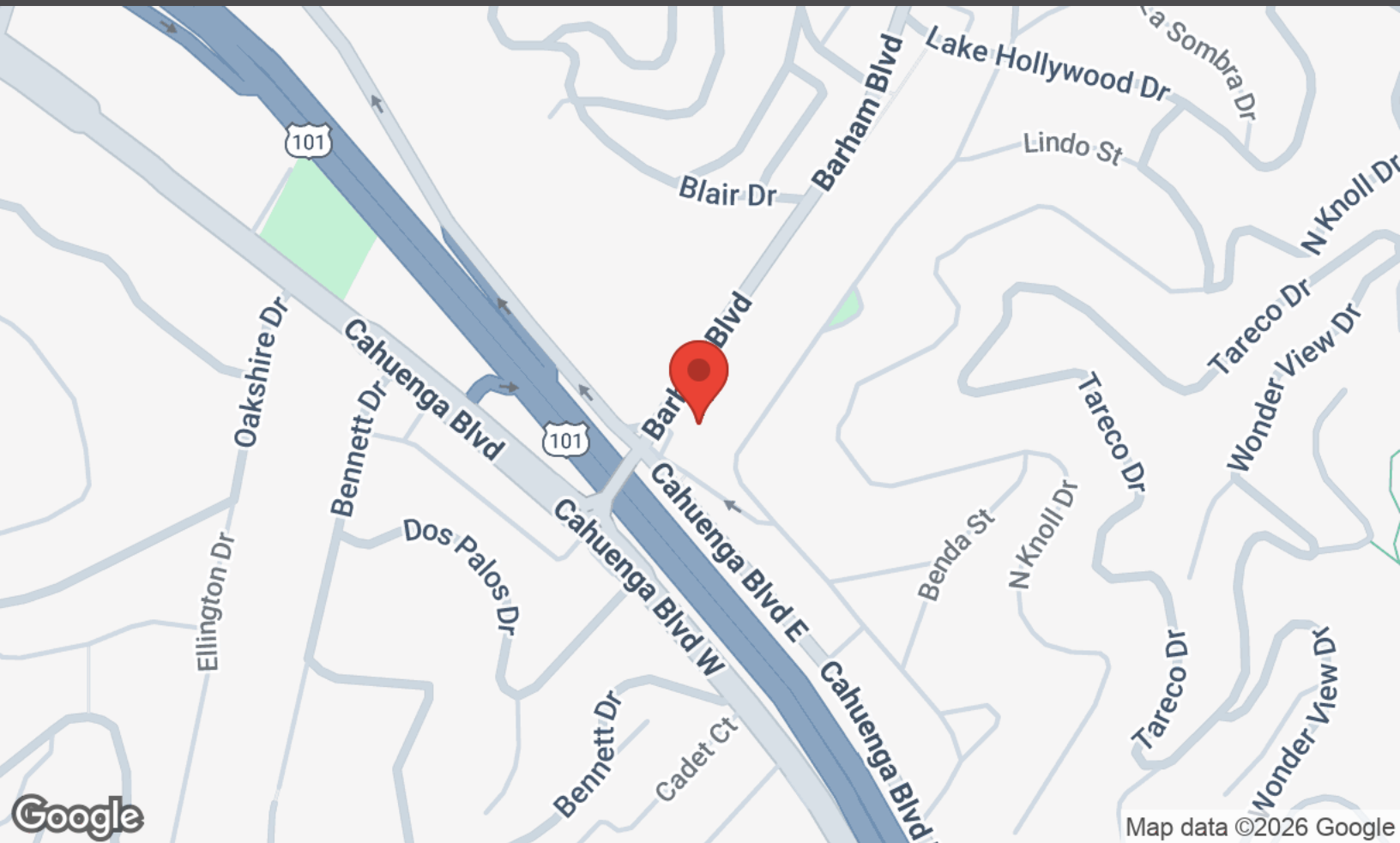
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LOCATION MAPS

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AERIAL MAP

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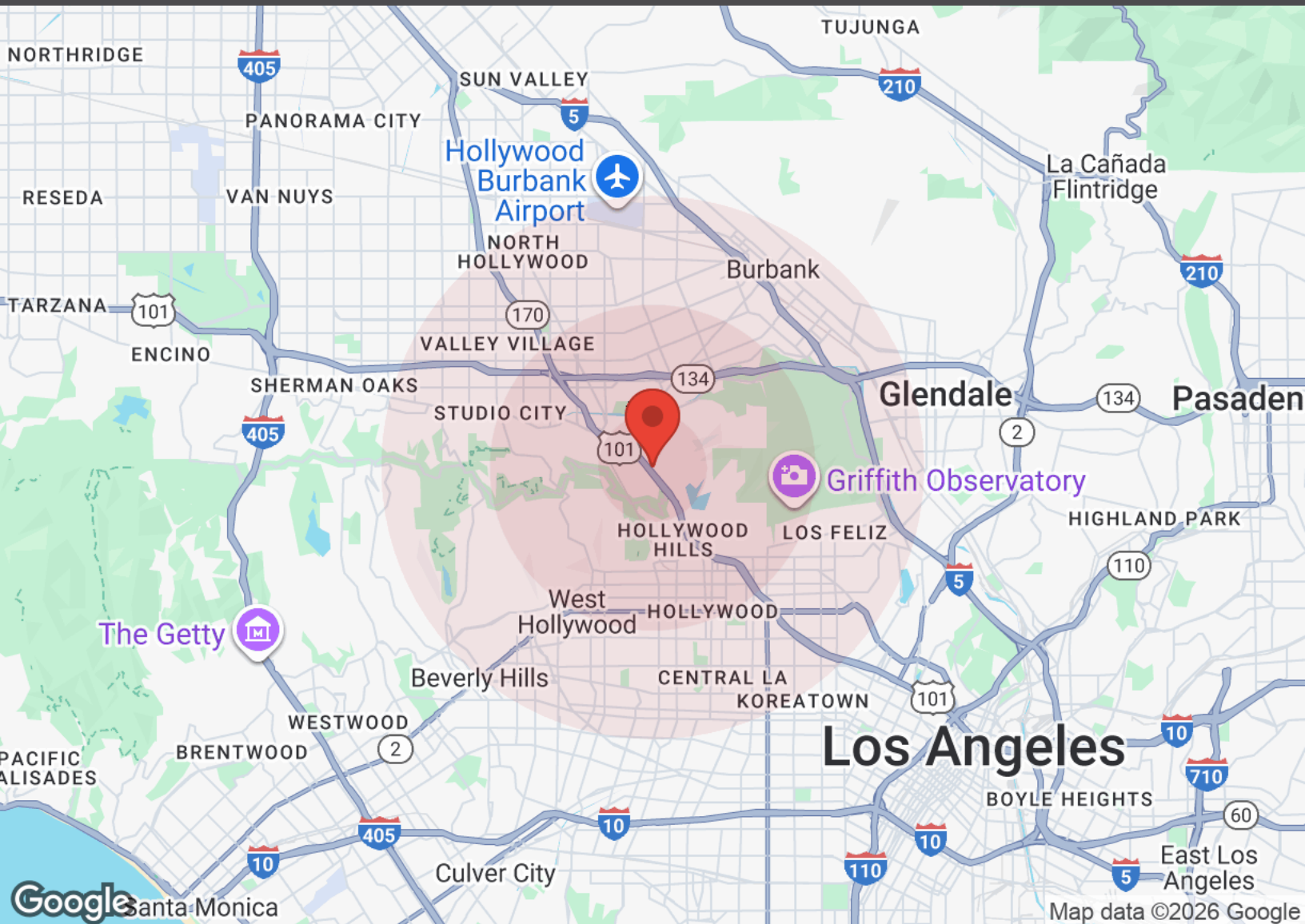
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	4,377	114,988	373,197
Female	3,893	103,394	362,366
Total Population	8,270	218,381	735,563

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	832	22,735	91,664
Ages 15-24	762	18,887	66,516
Ages 25-54	4,133	115,731	363,518
Ages 55-64	1,132	24,669	87,114
Ages 65+	1,411	36,360	126,752

Race	1 Mile	3 Miles	5 Miles
White	4,717	111,658	333,725
Black	523	15,680	42,221
Am In/AK Nat	4	328	956
Hawaiian	8	153	515
Hispanic	1,690	57,565	228,834
Asian	981	24,502	105,112
Multi-Racial	307	7,010	20,522
Other	40	1,485	3,678

Income	1 Mile	3 Miles	5 Miles
Median	\$141,864	\$92,490	\$91,444
< \$15,000	243	10,953	32,297
\$15,000-\$24,999	42	6,141	20,370
\$25,000-\$34,999	183	6,405	19,289
\$35,000-\$49,999	299	8,410	26,714
\$50,000-\$74,999	506	15,081	45,570
\$75,000-\$99,999	408	14,385	40,076
\$100,000-\$149,999	560	19,264	55,082
\$150,000-\$199,999	507	10,837	34,469
> \$200,000	1,562	22,634	67,338

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,834	125,938	374,352
Occupied	4,309	114,112	341,204
Owner Occupied	2,173	29,111	90,264
Renter Occupied	2,136	85,001	250,940
Vacant	525	11,827	33,147