

Near Barnsdall Art Park



Priced at \$1,400,000

1727 N. Kenmore Ave.
Los Angeles, CA 90027

PARTNERSCRE
BEACHROCK
GROUP

Build 7± Units on the 6,872 SF RD1.5 1XL Tier 3 Lot...or more with a 100% Affordable Project...or Rehab the SFR & add 2± Units in the Back



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1727 N. Kenmore Ave.

Property Overview

Partners CRE and BeachRock Group are proud to exclusively present for sale a **redevelopment opportunity** in prime **Los Feliz**, under a mile from the **Metro Station** at Hollywood and Western and just steps to the wonderful **Barnsdall Art Park** with everything that it has to offer.

The existing Single Family Residence is most likely a tear down, but a Buyer may elect to **rehab the existing structure and build 2± additional units** in the back through the existing RD1.5 zoning or as ADUs. **No RSO or Ellis Act to worry about.**

Being in a high transit area, a new owner may **build 7± units** utilizing the Tier 3 designation or through a Density Bonus. Focusing on a **100% Affordable Housing Project can yield even higher density** utilizing AB2345.

Situated in the heart of Los Feliz, the neighborhood boasts Vermont Ave., Hillhurst Ave. and Hollywood Blvd. as **three distinct shopping, nightlife and dining destinations!** Surrounded by **Hollywood** and **Silver Lake**, with excellent transit and a **Walker's Paradise** designation, this is **among the most in-demand neighborhoods by younger professionals.**

Walk to JONS International Marketplace, Jitlada, the Los Feliz Theater, the Vista Theater (currently being transformed into a new movie-going destination by Quentin Tarantino), the Dresden, House of Pies, Kaiser Permanente, Rite Aid, Harvard and Stone...and **so much more!**

Hop on the Metro, free from traffic, and be almost anywhere in Los Angeles in practically no time at all.

At a Glance

\$1,400,000

Price

RD1.5-1XL

Zoning

5589-033-008

APN

Build 7±

By TOC or DB

Los Feliz

6,872 SF

Lot Size

Tier 3

Transit Oriented Communities

No RSO

Rent Stabilization Ordinance

Build More

By 100% Affordable Project

Existing Structure

3 Bedrooms

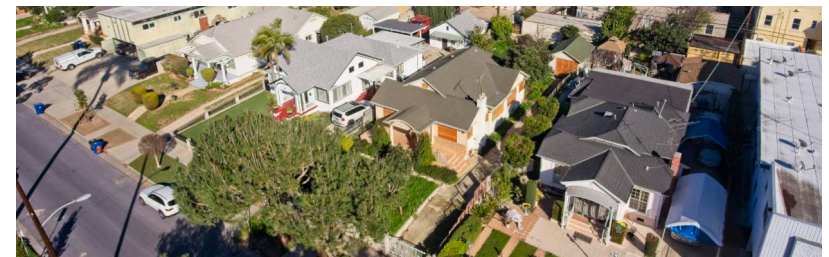
1,615 SF

House in Need of Work

1 Bathroom

Add 2± Units

To Back of Property



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1727 N. Kenmore Ave.

Rent Comparables

	Studios	Rent	SF	Rent PSF
1	1840 N Kenmore Ave, Los Angeles, CA 90027	\$2,615	650	\$4.02
2	1844 1844 - 1850 N Harvard Blvd., Los Angeles, CA	\$2,050	410	\$5.00
3	1800 N New Hampshire Ave, Los Angeles, CA 90027	\$2,470	570	\$4.33
4	4900 Hollywood Blvd, Los Angeles, CA 90027	\$2,690	514	\$5.23
			Average:	\$4.65

	1 Bedrooms	Rent	SF	Rent PSF
1	4900 Hollywood Blvd, Los Angeles, CA 90027	\$3,767	829	\$4.54
2	1840 N Kenmore Ave, Los Angeles, CA 90027	\$3,665	770	\$4.76
3	1800 N Normandie Ave, Los Angeles, CA 90027	\$3,002	610	\$4.92
4	1800 N New Hampshire Ave, Los Angeles, CA 90027	\$3,009	700	\$4.30
5	1806 N Berendo St, Los Angeles, CA 90027	\$3,025	500	\$6.05
6	1747 N Kingsley Dr Unit 6. Los Angeles, CA 90027	\$4,190	750	\$5.59
			Average:	\$5.03

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Rent Comparables

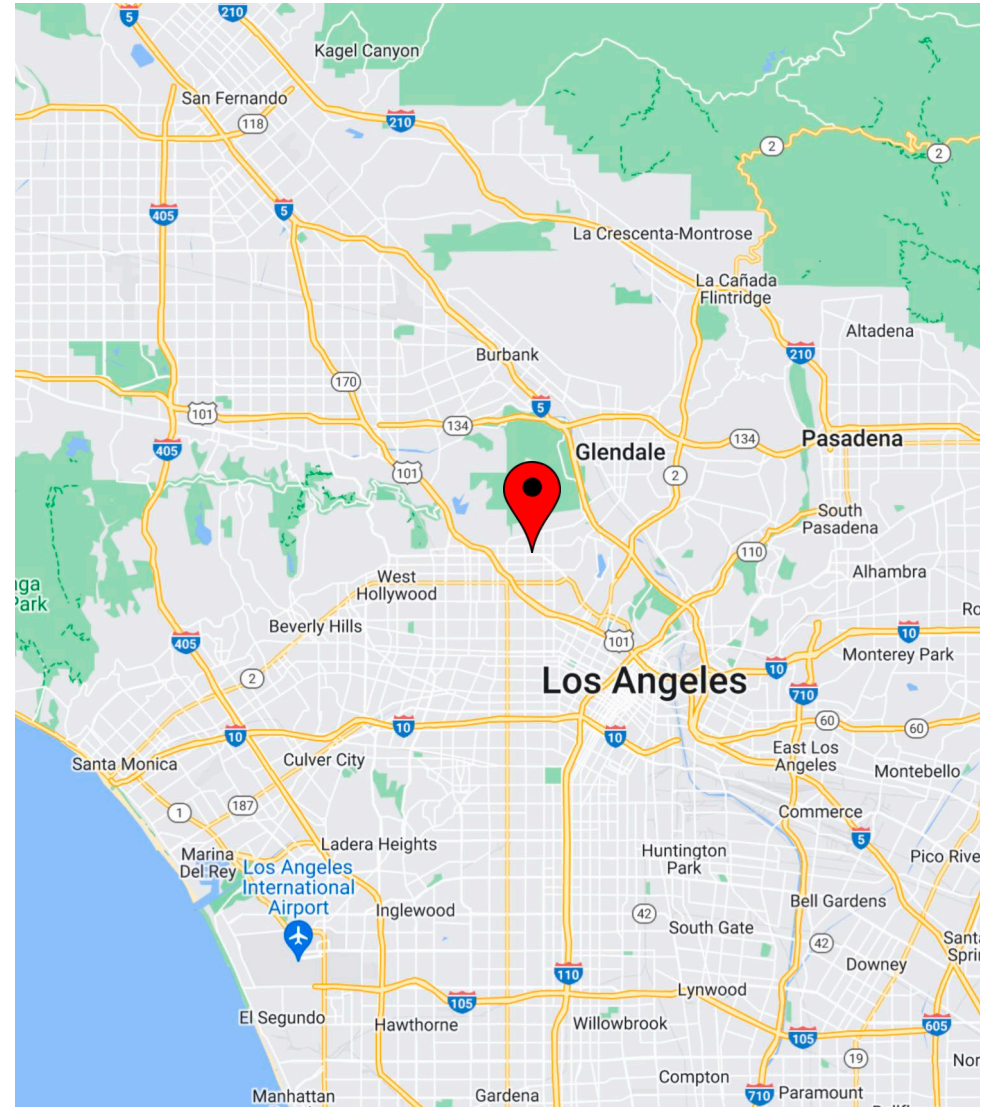
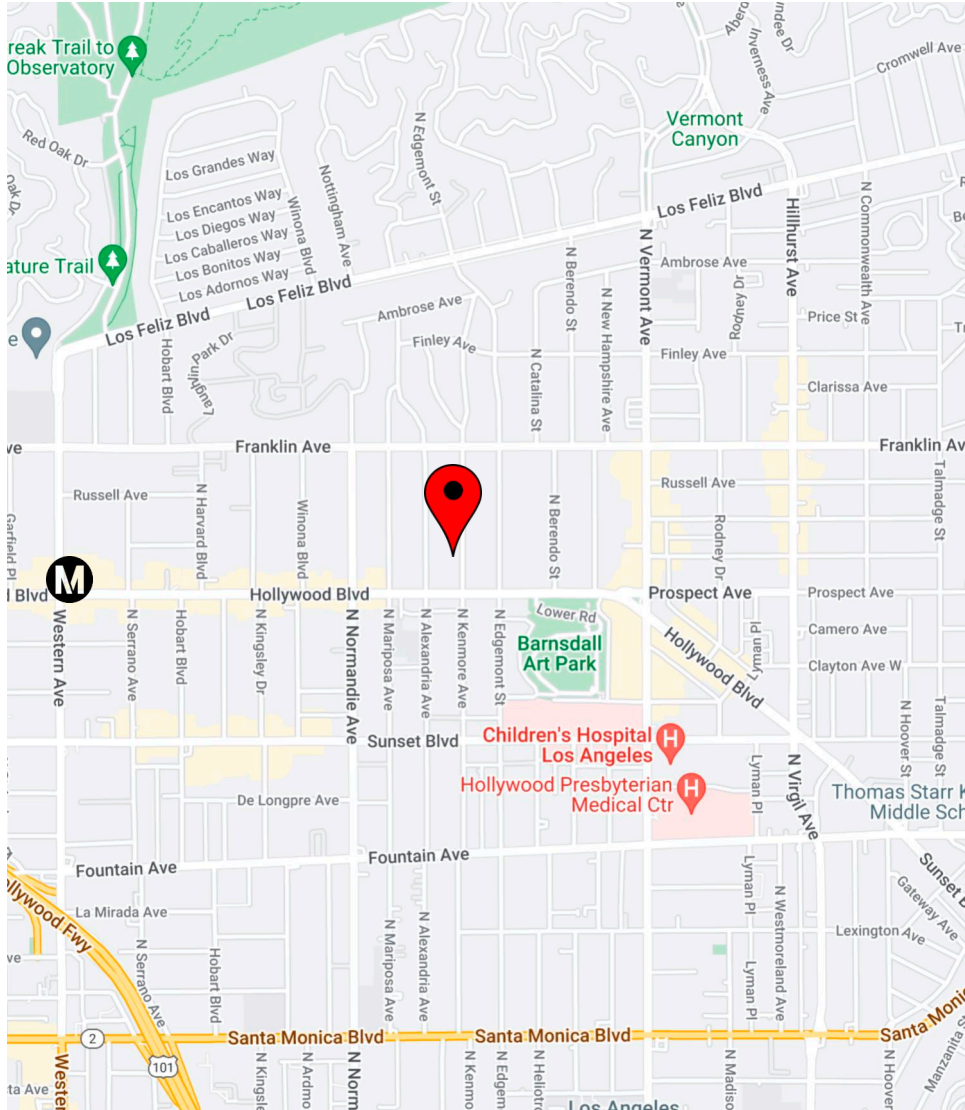
	2 Bedrooms	Rent	SF	Rent PSF
1	4900 Hollywood Blvd, Los Angeles, CA 90027	\$4,475	1047	\$4.27
2	1840 N Kenmore Ave, Los Angeles, CA 90027	\$4,125	1100	\$3.75
3	4531 Hollywood Blvd, Los Angeles, CA 90027	\$4,120	1080	\$3.81
4	5111 Harold Way, Los Angeles, CA 90027	\$2,920	950	\$3.07
5	1840 N Kenmore Ave, Los Angeles, CA 90027	\$4,025	1,100	\$3.66
6	767 Rodney Dr Unit 1 Los Angeles, CA 90027	\$3,900	950	\$4.11
			Average:	\$3.78

	3 Bedrooms	Rent	SF	Rent PSF
1	4900 Hollywood Blvd, Los Angeles, CA 90027	\$6,175	1138	\$5.43
2	4531 Hollywood Blvd, Los Angeles, CA 90027	\$5,725	1292	\$4.43
3	5850 Foothill Dr Los Angeles, CA 90068	\$8,000	1920	\$4.17
4	1311 N Harvard Blvd, Los Angeles, CA 90027	\$4,250	1,264	\$3.36
5	6119 Fountain Ave, Los Angeles, CA 90028	\$5,100	1,891	\$2.70
6	617 N Dillon St, Los Angeles, CA 90026	\$4,300	1230	\$3.50
			Average:	\$3.93

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Maps




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Walk Score



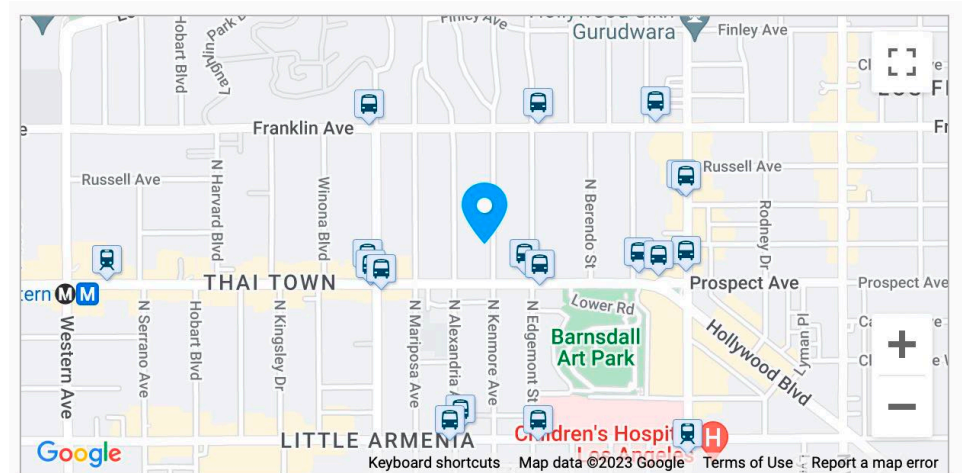
Walker's Paradise
Daily errands do not require a car.



Excellent Transit
Transit is convenient for most trips.



Bikeable
Some bike infrastructure.



Rail lines:

Metro B Line (Red) 0.5 mi

Bus lines:

180 Metro Local Line	0.1 mi	217 Metro Local Line	0.1 mi
206 Metro Local Line	0.1 mi	Hollywood Clockwise DASH ...	0.2 mi
Hollywood Counterclockwis...	0.2 mi	2 Metro Local Line	0.3 mi

About this Location

1727 North Kenmore Avenue has a Walk Score of 92 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

1727 North Kenmore Avenue is a 12 minute walk from the Metro B Line (Red) at the Vermont / Sunset Station stop.

This location is in the Greater Griffith Park neighborhood in Los Angeles. Nearby parks include Barnsdall Park, Barnsdall Park and Lemon Grove Park.

<https://www.walkscore.com/score/1727-n-kenmore-ave-los-angeles-ca-90027>



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Area Overview

East Hollywood

Neighborhood Overview: Los Feliz, Los Angeles, CA

Location: Los Feliz is a neighborhood in Los Angeles, California, located in the central region of the city. It is bordered by Silver Lake to the east, Hollywood to the north, and Griffith Park to the south.

History: Los Feliz was developed as a residential neighborhood in the early 20th century and quickly became a popular destination for Hollywood celebrities. The neighborhood has a rich history and was once home to famous residents such as Charlie Chaplin and Mary Pickford.

Demographics: The population of Los Feliz is diverse and includes a mix of young professionals, families, and retirees. According to the U.S. Census Bureau, the median household income in the area is around \$75,000 and the majority of residents are homeowners.

Lifestyle: Los Feliz is known for its charming, tree-lined streets and historic architecture. The neighborhood offers a laid-back and relaxed lifestyle, with a variety of outdoor recreation options including Griffith Park, which is one of the largest urban parks in the country. Residents also enjoy easy access to the cultural and entertainment offerings of nearby Hollywood and downtown Los Angeles.

Restaurants and Entertainment: Los Feliz is home to a thriving food and drink scene, with a variety of cuisines and dining options available. Notable restaurants include Tam O'Shanter, Home Restaurant, and Cafe Stella. The neighborhood is also home to several bars, coffee shops, and independent boutiques. There are also cultural institutions such as the Greek Theatre, the Los Feliz 3 Cinemas, and the Griffith Observatory, all of which host community events and provide opportunities for entertainment and education.

Real Estate Trends

Los Feliz is known for its high-end real estate and has seen significant appreciation in recent years. Over the last 10-15 years, home values in the area have risen steadily, driven by the neighborhood's popularity and high demand. According to Zillow, the median home value in Los Feliz is currently around \$1.5 million, which represents an increase of approximately 50% over the past decade.

The appreciation of real estate in Los Feliz is expected to continue, driven by factors such as the area's strong economy, growing population, and ongoing demand for high-end homes. With its charming architecture, convenient location, and vibrant culture, Los Feliz is poised for continued success as one of Los Angeles' most sought-after neighborhoods.

Los Feliz is a vibrant and charming neighborhood that offers a unique blend of history, culture, and modern amenities. It's a great place for anyone looking for a relaxed and refined lifestyle in the heart of Los Angeles. It is also a prime location for real estate investments, offering significant appreciation potential and a high standard of living. The neighborhood's unique combination of history, culture, and modern amenities make it an ideal place to call home.



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Zimas



City of Los Angeles Department of City Planning

2/14/2023 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

1727 N KENMORE AVE

ZIP CODES

90027

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
CPC-2016-1450-CPU
CPC-2013-3169
CPC-2000-1976-SP
CPC-1986-831-GPC
ORD-59776
ORD-59176
ORD-44140
ORD-186735
ORD-184888
ORD-184414
ORD-184385
ORD-184271
ORD-173799
ORD-173749
ORD-164699
ORD-129279
DIR-2021-10791-SPP-HCA
ENV-2021-10793-CE
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2016-1451-EIR
ENV-2013-3170-CE
ENV-2000-1978-ND
ND-2000-1978

Address/Legal Information

PIN Number 147B197 110
Lot/Parcel Area (Calculated) 6,872.8 (sq ft)
Thomas Brothers Grid PAGE 593 - GRID J4
Assessor Parcel No. (APN) 5589033008
Tract HOLMBY AVENUE TRACT NO. 1
Map Reference M B 10-11
Block A
Lot 17
Arb (Lot Cut Reference) 1
Map Sheet 147B197

Jurisdictional Information

Community Plan Area Hollywood
Area Planning Commission Central
Neighborhood Council Los Feliz
Council District CD 4 - Niithya Raman
Census Tract # 1892.01
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning RD1.5-1XL
Zoning Information (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2512 Housing Element Inventory of Sites
ZI-2286 Specific Plan: Vermont/Western Station Neighborhood Area Plan

General Plan Land Use Low Medium II Residential
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
Other Historic Survey Information 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
POD: Pedestrian Oriented Districts None
RBP: Restaurant Beverage Program Eligible Area None
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
RPA: Redevelopment Project Area None
Central City Parking No
Downtown Parking No
Building Line 10
500 Ft School Zone No
500 Ft Park Zone No

Assessor Information

Assessor Parcel No. (APN) 5589033008
APN Area (Co. Public Works)* 0.162 (ac)
Use Code 0100 - Residential - Single Family Residence
Assessed Land Val. \$185,721
Assessed Improvement Val. \$468,180
Last Owner Change 06/11/2021
Last Sale Amount \$1,250,012
Tax Rate Area 8827
Deed Ref No. (City Clerk) 3870
2855295-96
1453223
1158545

Building 1
Year Built 1920
Building Class D55C
Number of Units 1
Number of Bedrooms 3
Number of Bathrooms 1
Building Square Footage 1,615.0 (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: 5589033008]

Additional Information

Airport Hazard None
Coastal Zone None
Santa Monica Mountains Zone No
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
Hazardous Waste / Border Zone Properties No
Methane Hazard Site None
High Wind Velocity Areas No

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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Zimas

Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.35487864
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Redesignated until Dec 2021
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	Los Angeles
State Enterprise Zone	None
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 5589033008]
Ellis Act Property	No
AB 1482: Tenant Protection Act	See Notes
Assessor Parcel No. (APN)	5589033008
Address	1727 N KENMORE AVE
Year Built	1920
Use Code	0100 - Residential - Single Family Residence
Notes	The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing.
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
Housing Use within Prior 5 Years	Yes
SB 166 Units	0.46 Units, Above Moderate
Public Safety	
Police Information	
Bureau	Central
Division / Station	Northeast
Reporting District	1141
Fire Information	
Bureau	West

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CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

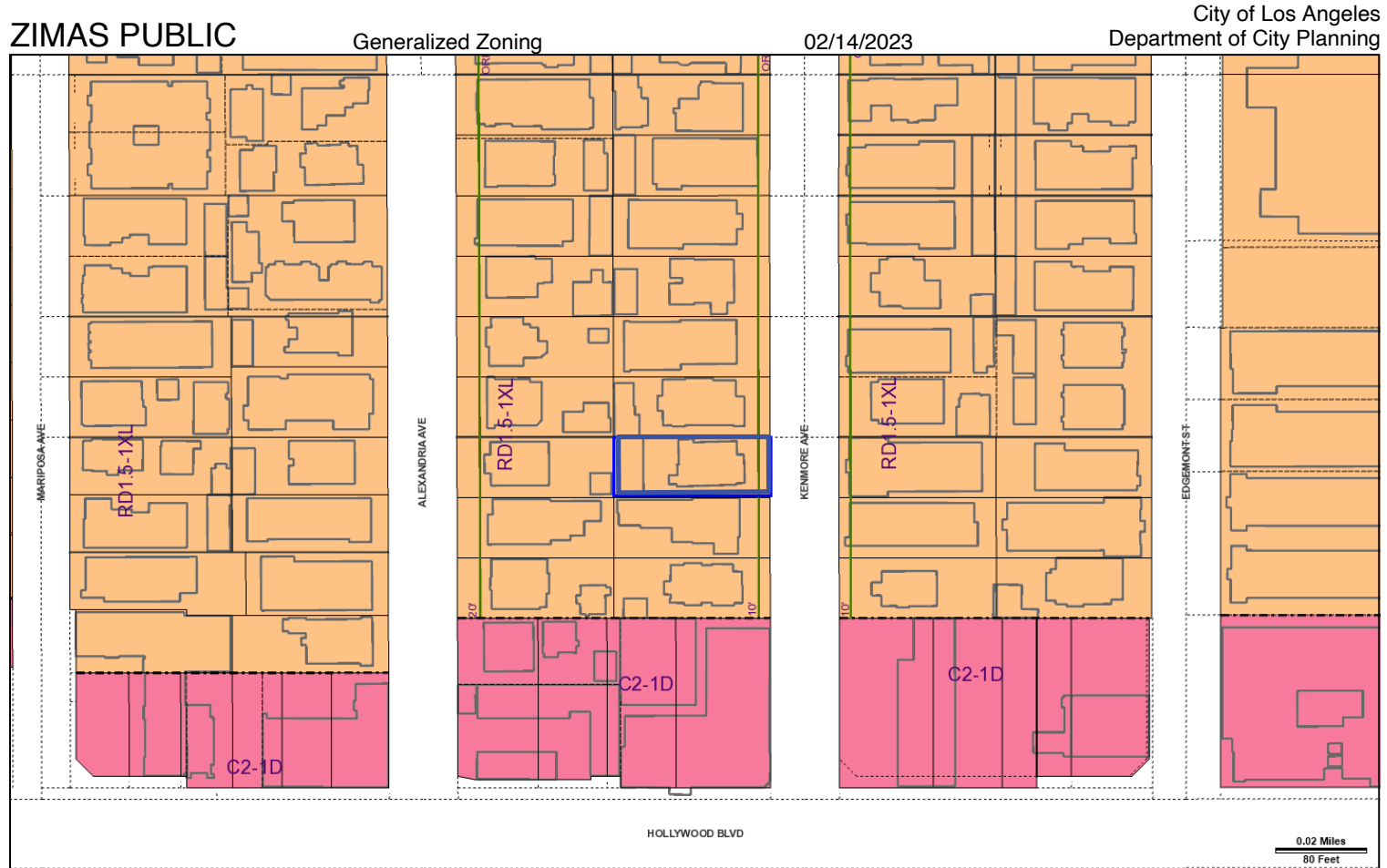
Case Number:	CPC-2018-6005-CA
Required Action(s):	CA-CODE AMENDMENT
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	CPC-2016-1450-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	CPC-2013-3169
Required Action(s):	Data Not Available
Project Descriptions(s):	THE PROPOSED PROJECT CONSISTS OF: (1) A TECHNICAL MODIFICATION TO SECTIONS 12.03, 12.04, 12.21, 12.22, 12.24, 13.11, 14.5, 16.05 AND 16.11 OF THE LOS ANGELES MUNICIPAL CODE (LAMC) TO REMOVE OR AMEND REFERENCES TO THE FORMER COMMUNITY REDEVELOPMENT AGENCY (CRA); (2) TECHNICAL CORRECTIONS TO CLARIFY EXISTING REGULATIONS IN THE LAMC THAT ARE IMPACTED BY THE TRANSFER OF LAND USE AUTHORITY; AND (3) A RESOLUTION REQUESTING THAT ALL LAND USE RELATED PLANS AND FUNCTIONS OF THE CRA/LA BE TRANSFERRED TO THE DEPARTMENT OF CITY PLANNING
Case Number:	CPC-2000-1976-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	A PUBLIC HEARING REGARDING THE PROPOSED VERMONT/WESTERN TRANSIT ORIENTED DISTRICT NEIGHBORHOOD AND SPECIFIC PLAN ORDINANCE.
Case Number:	CPC-1986-831-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Descriptions(s):	HOLLYWOOD COMMUNITY PLAN REVISION/GENERAL PLAN CONSISTENCY PLAN AMENDMENT, ZONE CHANGES AND HEIGHT DISTRICT CHANGES
Case Number:	DIR-2021-10791-SPP-HCA
Required Action(s):	SPP-SPECIFIC PLAN PROJECT PERMIT COMPLIANCE HCA-HOUSING CRISIS ACT
Project Descriptions(s):	SPECIFIC PLAN PROJECT PERMIT COMPLIANCE PURSUANT TO LAMC SECTION 11.5.7.C TO DEMOLISH AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW RESIDENTIAL DUPLEX IN THE VERMONT/WESTERN STATION NEIGHBORHOOD AREA PLAN (SNAP), IN THE RD1.5-1XL ZONE.
Case Number:	ENV-2021-10793-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	SPECIFIC PLAN PROJECT PERMIT COMPLIANCE PURSUANT TO LAMC SECTION 11.5.7.C TO DEMOLISH AN EXISTING SINGLE-FAMILY RESIDENCE AND CONSTRUCT A NEW RESIDENTIAL DUPLEX IN THE VERMONT/WESTERN STATION NEIGHBORHOOD AREA PLAN (SNAP), IN THE RD1.5-1XL ZONE.
Case Number:	ENV-2019-4121-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2018-6006-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	RESOLUTION TO TRANSFER THE LAND USE AUTHORITY FROM THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LOS ANGELES, DESIGNATED LOCAL AUTHORITY (CRA/LA-DLA) TO THE CITY OF LOS ANGELES AND CODE AMENDMENT TO ESTABLISH PROCEDURES FOR THE IMPLEMENTATION OF UNEXPIRED REDEVELOPMENT PLANS AND UPDATE OTHER RELEVANT CODE PROVISIONS IN THE LOS ANGELES MUNICIPAL CODE TO FACILITATE THE TRANSFER OF LAND USE AUTHORITY FROM THE CRA/LA-DLA TO THE CITY OF LOS ANGELES.
Case Number:	ENV-2016-1451-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Descriptions(s):	UPDATE TO THE HOLLYWOOD COMMUNITY PLAN
Case Number:	ENV-2013-3170-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION

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Address: 1727 N KENMORE AVE

APN: 5589033008

PIN #: 147B197 110

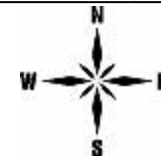
Tract: HOLMBY AVENUE TRACT NO. 1 Zoning: RD1.5-1XL

Block: A

Lot: 17

Arb: 1

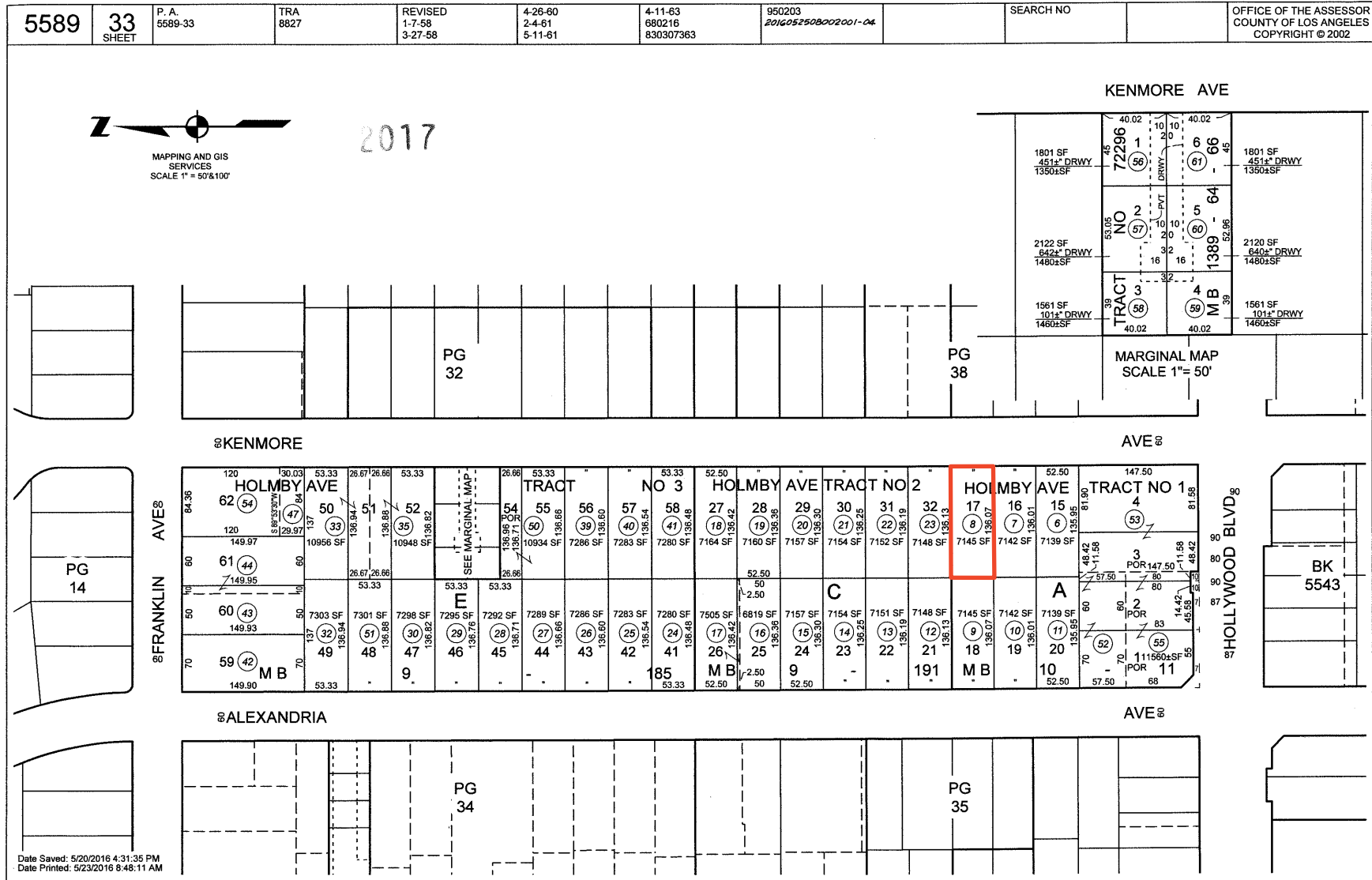
General Plan: Low Medium II Residential



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1727 N. Kenmore Ave.

Parcel Map



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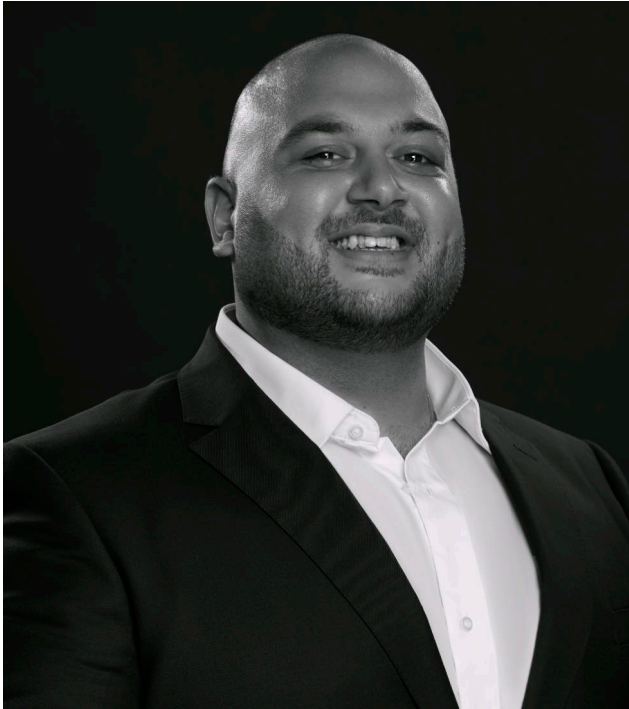
Dario Svidler grew up with Real Estate all around him. Dario's father, a Structural Engineer and practicing General Contractor, and his mother, an Architect, would take Dario to their job-sites all throughout his childhood. With experience in all facets of the Construction and Real Estate Businesses, ranging from Commercial and Industrial to all types of Residential, Dario has sold in excess of \$500 million in Real Estate and is well on his way to doubling that number. Dario's talent for finding Value-Add Properties has made him an indispensable asset to a select group of Clients and Investors looking to add higher-yielding properties to their portfolios. Dario is a member of the Real Estate and Construction Division of the Jewish Federation and an alumnus of the American Jewish University.

BeachRock Group

Agent

Arman Mahmoodi

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Co-Founder



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Arman is a high-performing real estate agent, advisor, investor, and Co-Founder of BeachRock Real Estate Group. Arman takes pride in his ability to successfully represent his clients on both commercial and residential acquisitions, dispositions, and 1031 Exchanges. On the commercial front, Arman specializes in identifying off market commercial and multifamily income properties, with a focus on value-add and development opportunities. On the residential side, he has a keen eye and understanding for quality builds and design, and specializes in identifying investment opportunities, such as fix-and-flips and spec home development opportunities for his developer clients. Arman also has extensive experience representing both landlords and tenants with leasing commercial and residential real estate. Inspired by his father's highly successful entrepreneurial ventures, Arman has been in the business since he was 17, and has worked under several of the city's prominent real estate brokers, participating in a variety of high profile transactions, until he co-founded BeachRock Group. Arman's clientele ranges from friends, celebrities, families, family investment offices, and institutional investors. He is known for a highly detailed, solution-oriented approach, and streamlined communication between all parties, leading to effective, transparent, win-win outcomes.

Arman is a graduate from the University of Colorado, Boulder's Leeds School of Business, majoring in Business Management with a focus on Entrepreneurship & Strategy. He also holds a certificate in Real Estate Development from UCLA Extension's Real Estate Program. In his free time, Arman is an avid traveler, car enthusiast, dog lover, soccer player and fan of the game.

BeachRock Group

Agent

Christopher Soffer

BeachRock Group
Co-Founder



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Chris is a seasoned Co-Founder of BeachRock Real Estate Group in Los Angeles, known for his extensive and in-depth market knowledge, innovative solutions, and unwavering commitment to delivering highly personalized and confidential service.

As a visionary in the industry, Chris spearheads BeachRock's focus on the sale and acquisition of strategic land investments, multi-family properties, and high-end residential estates. Under his leadership, the firm offers a comprehensive suite of services, encompassing leasing administration, acquisitions and dispositions, and in-house marketing.

A graduate of the University of Southern California, with a background in business, philosophy, and fine art photography, Chris brings a unique perspective to the real estate arena. He honed his skills at the side of Blake Fogel, a well-regarded commercial real estate expert with over two decades of experience in acquiring, managing, developing, owning, and selling real estate on a national and international scale.

Prior to co-founding BeachRock, Chris served as a Senior Research Analyst at Tower Investments Group, where he honed his abilities in market analysis, data analytics, and investment strategy. With a family history rooted in entrepreneurship, Chris is recognized for his relentless energy, creative thinking, and a consistent drive to deliver exceptional results for his clients.

During his time off, Chris enjoys surfing, snowboarding, competitive tennis, golf and sports car racing. Being a second generation Palisadian, he had the luxury of growing up next to some of the best surf California has to offer.

BeachRock Group

Agent

Trenton Armitage

BeachRock Group

Senior Associate of Multifamily Investments and Developments



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Trenton, BeachRock's first Associate, is a seasoned commercial broker who specializes in multi-family investments and development opportunities. Born and raised in Studio City, Trenton obtained real estate knowledge and experience at a young age through his grandmother, who was an experienced agent, and father, a successful general contractor. Trenton's work ethic, honesty, integrity, compassion, and hunger have led him to become a significant point of contact for exclusive investment opportunities throughout Los Angeles and its surrounding markets.

Graduating from Crespi Carmelite high school in 2017 as an Honor roll student and exceptional multi-sport athlete, Trenton began his career in Sherman Oaks with Compass as part of the Beverly and Co. Luxury Properties team. Working with well-respected agent Winston Nelson provided Trenton with exceptional experiences and wisdom which he brought to BeachRock Real Estate Group.

Trenton's track record of success is a testament to his hard work and dedication to his clients. Throughout his career, he has demonstrated an unwavering commitment to delivering outstanding results, earning the trust and confidence of his clients. Whether it's sourcing off-market opportunities, navigating complex deals, or delivering innovative solutions, Trenton consistently exceeds expectations.

His approach to commercial real estate is grounded in a deep understanding of market trends, investment strategies, and the needs of his clients. He leverages his extensive network and expertise to identify opportunities and negotiate the best possible outcomes for his clients. Trenton's past performance speaks for itself, as he has consistently closed successful deals for a diverse range of clients, from high net-worth individuals to institutional investors. He takes pride in his ability to deliver measurable results and provide a high level of service that exceeds his clients' expectations.

Trenton's drive, passion, and commitment to excellence have earned him a reputation as one of the leading commercial brokers in the Los Angeles area. Whether you're seeking to invest in multi-family properties or pursue development opportunities, Trenton is the ideal partner for your real estate needs.

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