

Case Study

Dodger Stadium Adjacent Site

Site Location

1336 W. Sunset Blvd.
Los Angeles, CA 90026

Sales Price

\$1,400,000

Site Specs

- Size: 22,555 Sq. Ft.
- Zoning: C2-1VL
- Entitlements: None
- Use at Sale: Vacant Land
- Proposed Use: Parking Garage



Transaction Background

With rumors of a potential sale of the Dodgers' franchise and stadium lingering, we saw a window of opportunity to begin ramping up marketing efforts on a property we had listed for nearly six months prior. The commercially-zoned site was riddled with topographic and location challenges but happened to be located within a viable sphere of influence surrounding Dodger Stadium.

Transaction Outcome

Three weeks prior to the final announcement of the acquisition of the Dodgers organization by an investment group which included Magic Johnson, we identified a Korean investment firm interested in the site for the purpose of developing a multi-level parking garage on the site. After negotiating deal terms that were favorable to our seller we opened escrow at a price very close to our listing price. Within two weeks of the final announcement of the Dodgers acquisition, our escrow had closed.

