3601 BELLEVUE AVENUE

A 4-Unit Low-Rise Multi-Housing Opportunity
Located In the Silver Lake and Echo Park Submarket

JLL

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JLL

Executive Summary

The Offering

Jones Lang LaSalle, as exclusive advisor, is pleased to present for sale the Bellevue Apartments ("The Property"). Available for purchase for the first time in 24 years, Bellevue presents a rare opportunity to acquire a value-add, fourplex asset in one of Silver Lake's trendiest neighborhoods near Sunset Junction.

The Bellevue Apartments sits on a large 7,500 SF corner lot and comprises of three separate structures totaling four units that are an equal mix of large one-bedroom and two-bedroom units. The front house is a single-story, "Craftsman House" duplex with a gated yard and private amenities. The middle, four car garage provides ample parking for each unit, and is the perfect candidate to either convert into an accessory dwelling unit (ADU) for immediate upside potential, or with current height restrictions allowing, build a new ADU on top to save the parking. The rear structure is a two-story, Spanish Colonial Revival duplex with private, direct access to each unit.

This investment opportunity is perfect for both savvy, value-add real estate investors as well as first time buyers entering the market, or owner occupiers hoping to offset their mortgage through collecting rent from tenants.

INVESTMENT HIGHLIGHTS

- Prime Location in Los Angeles' "Trendiest Neighborhood" - Forbes Magazine
- Phenomenal Unit Mix: Two 1bed/1bath and Two 2bed/1bath Units
- Immediate Upside Potential with ADU Opportunity
- First Time for Sale in 24 Years
- Three Separate Structures: Craftsman House, Spanish Colonial Revival Duplex, and Four Private Parking Garages
- Perfect for Owner Occupiers, Savvy Value-Add Investors, and First Time Buyers

Property Overview

Address:
3601-3603 Bellevue Ave, Los Angeles, CA 90026

Year Built:
1922

Number of Buildings:
3

Number of Units:
4

Average Unit Size:
±800 SF

Total Net Rentable SF:
±3,200 SF

Total Acreage:
±0.17

Construction Type:
Woodframe / Stucco

Best in Class Residences

Proximity to Major Employment Centers

3601 Bellevue offers exceptional value positioning with strategic access to DTLA (±3 miles), providing residents 10-15 minute commutes to major employment hubs including Hollywood and Koreatown. The Property benefits from Silver Lake's established appeal as a creative hub with substantial local employment in entertainment, media, and tech.

Excellent connectivity via US-101 and SR-110 freeways, combined with proximity to multiple Metro stations, positions residents for efficient access to Glendale, Burbank's media district, and Downtown's expanding office market. Silver Lake's mature infrastructure, diverse retail along Sunset and Hyperion, and strong neighborhood identity create stable demand fundamentals while maintaining competitive rental rates relative to comparable transit-oriented neighborhoods.

Employment Markets	Drive Time
DTLA	±8-minute drive
Pasadena	±16-minute drive
Glendale	±14-minute drive
Koreatown	±8-minute drive
Hollywood	±10-minute drive

Silver Lake and Echo Park: Urban LA's Trendiest Neighborhood

Silver Lake and Echo Park are dynamic hillside neighborhoods blending natural beauty with creative urban energy. The iconic Silver Lake Reservoir and Echo Park Lake offer residents scenic retreats with sweeping views and waterfront recreation, while the area's thriving arts community, independent coffee culture, and sophisticated dining scene attract established creatives and industry professionals.

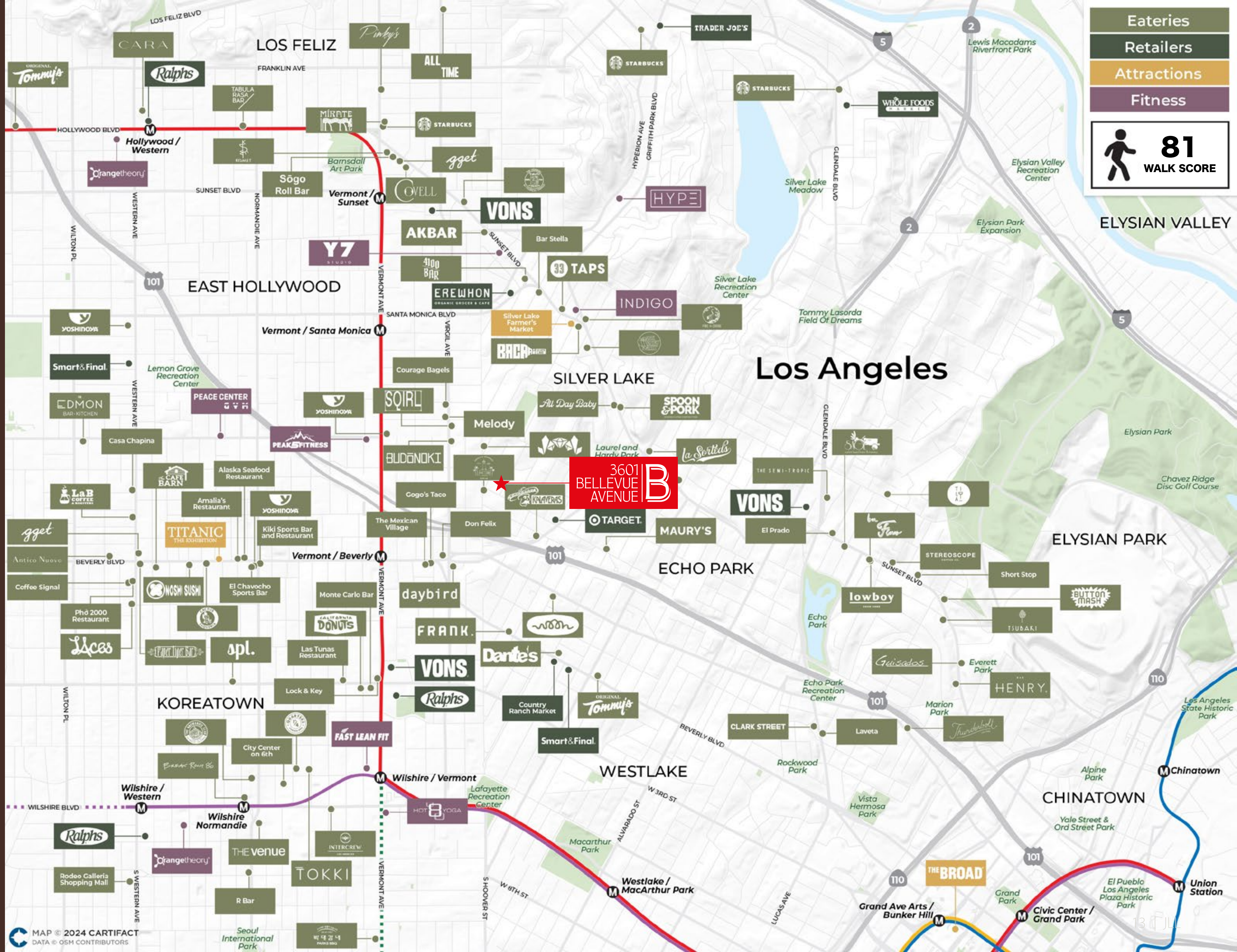
Mid-century modern architecture mingles with Spanish Revival homes and contemporary developments, creating a distinctive aesthetic along the hillsides. From Sunset Junction's retail corridor to intimate venues along Sunset, Echo Park, and Hyperion Boulevards, these adjacent neighborhoods embody Los Angeles' eastside sophistication with an effortlessly cool, culturally rich atmosphere.

Echo Park Demand Drivers

HIGHLY ACCESSIBLE			PREMIER SHOPPING & DINING		
98	59	80	771K	280+	4
WalkScore	TransitScore	BikeScore	SF of Retail (94% Occupied)	Unique Tenants	Michelin Recognized Restaurants

Silver Lake Demand Drivers

HIGHLY ACCESSIBLE			PREMIER SHOPPING & DINING		
81	54	51	1.2M	560+	3
WalkScore	TransitScore	BikeScore	SF of Retail (95% Occupied)	Unique Tenants	Michelin Recognized Restaurants



ADU Opportunity – Immediate Upside Potential

EXISTING

PROPOSED RENDERING

ADU Floorplan

1 Bedroom ADU Floor Plan (Upper Level)

697 SQ FT

- 1 Bedroom
- 1 Bathroom
- Open concept living / dining / kitchen
- Front balcony with exterior stairs

Project Timeline

Hire Architect **To Draft Plans to Your Liking**	Hire General Contractor **To Submit Permits to City of LA**	Build ADU **Get Certificate of Occupancy**
• Site measurement scans & existing conditions • Floor plans, elevations, AutoCAD Renders • Revisions to Plans	• Contractor pricing and scope • Engineering & Title 24 compliance • Submit Plans to City of LA, revisions, and permit issuance	• Demolition, concrete, framing, and rough ins • Insulation, drywall, finishes • City inspections, final inspection & C of O
1-4 Weeks	4-12 Weeks	12-48 Weeks

Total Estimated Project Duration: 4-6 Months

Project Cost	Additional Income	Payback Period	Value Created	Net Equity Created
Estimated Cost Per ADU $150,000	MOnthly Rent $2,250 Annual NOI $27,000	$150,000 / $27,000 = 5.6 Years	NOI / exit Cap **$27,000 / 6.0%** $450,000 **Estimated Increase in Property Value**	Property Value added: **$450,000** Less construction costs: **($150,000)** New Value created: $300,000

Return on Investment:

Net Profit		Investment		
$300,000	÷	$150,000	=	200% ROI

Silver Lake & Echo Park Overview

Echo Park and Silver Lake are renowned for their vibrant creative culture and diverse populations, which constantly adapt to the area's expanding opportunities. These interconnected neighborhoods offer a unique combination of urban charm and trendy establishments like restaurants, bars, and boutiques. Moreover, the area attracts many sports lovers who gather to support the Los Angeles Dodgers at nearby Dodger Stadium, while Silver Lake Reservoir provides a scenic backdrop for community recreation.

Aside from abundant local amenities, residents of Echo Park and Silver Lake enjoy the advantage of a transit-oriented location. With convenient access to major transportation routes, commuting to key employment hubs within the Los Angeles Metro area is effortless. The appealing residential character and thriving business centers make Echo Park and Silver Lake among the most sought-after places to live in Southern California.

±1.2 MM
Residents within 5-miles

±75%
rentership rate

±4.7MM
SF of Office*

±8.7 MM
SF of retail*

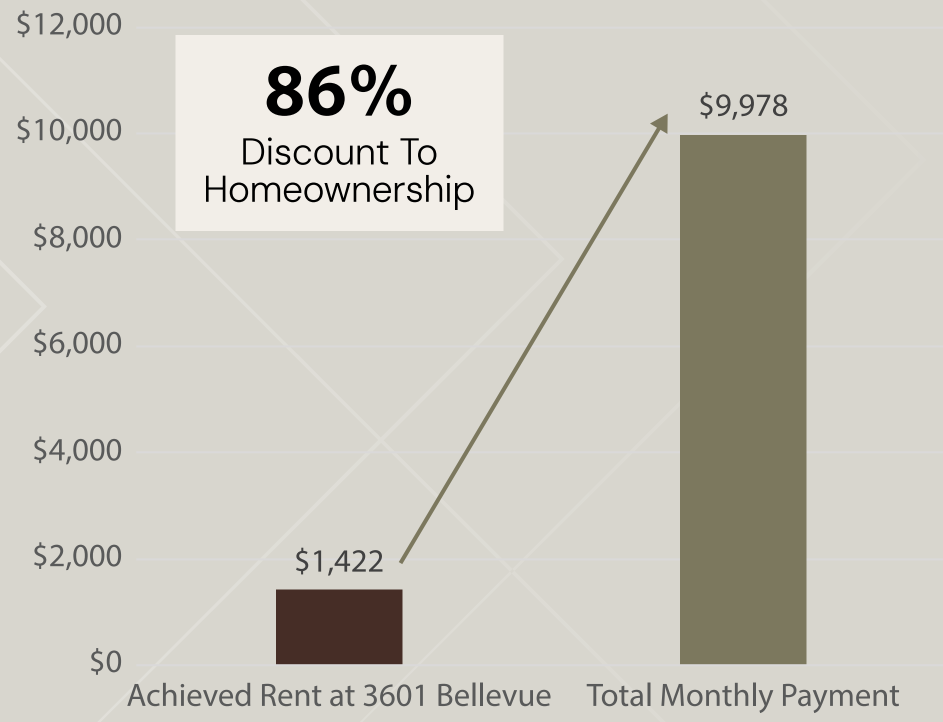
Within CoStar defined Echo Park and Silverlake Submarkets

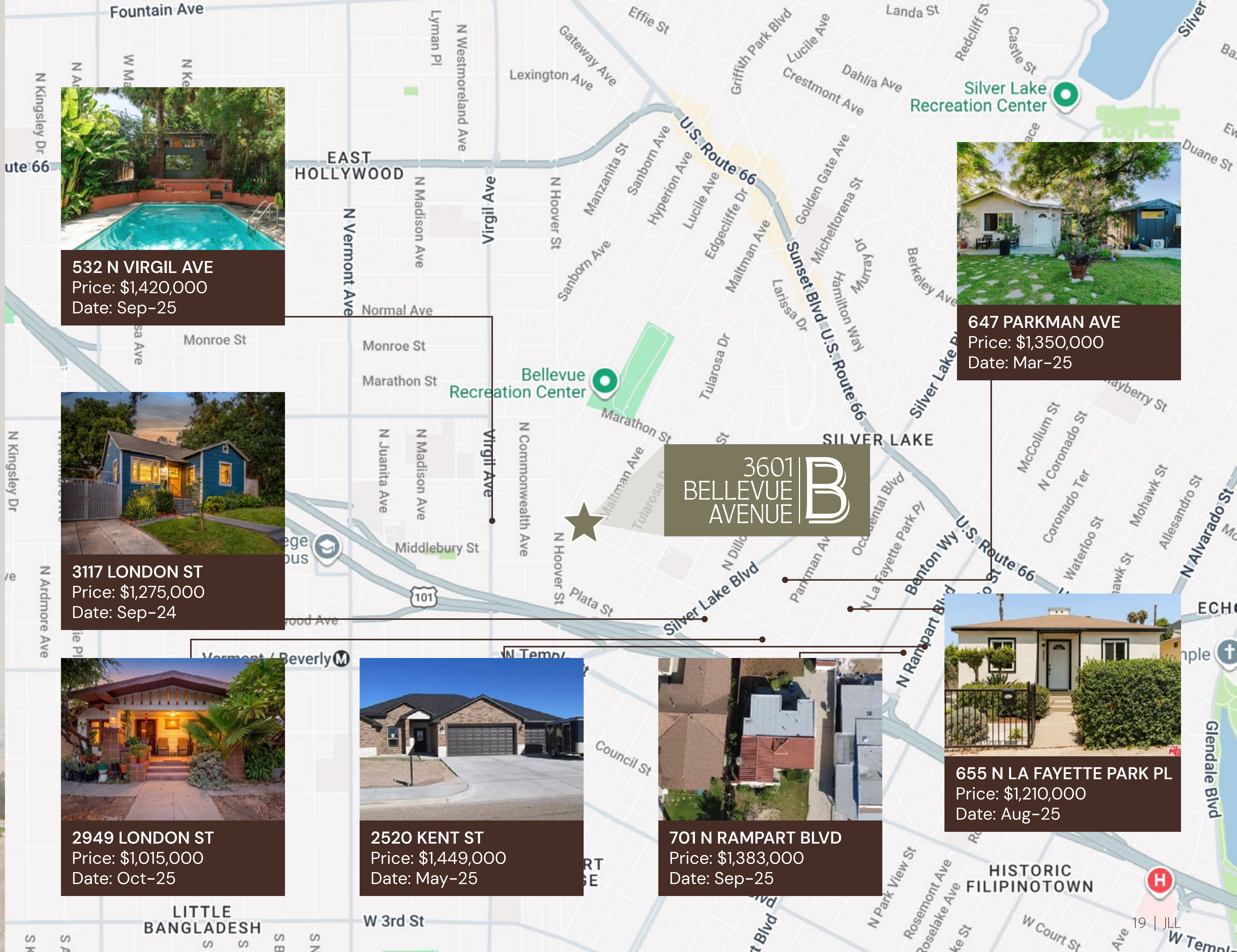
Discount to Homeownership

In 3601 Bellevue, the average sale price for condos and single-family residences is $1,439,859, translating to a total cost of ownership of $9,978. By comparison, the pro forma rent at 3601 Bellevue averages just $1,422 per month, representing a 86% discount to homeownership. This significant rent-to-own gap highlights the value proposition of renting in the submarket versus the cost burden of buying at current price points and mortgage rates.

RENT VS. OWN	
Average Home Sale Price [1]	$717,071
Mortgage Type	30-yr. Fixed
Current APR [2]	6.76%
Down (%)	20%
Down ($)	$287,972
Total Monthly Payment	$8,978
Repairs & Maintenance	$400
Insurance	$600
New Cost of Ownership	$9,978
JLL Post- Reno Pro Forma Rent	$1,422
Discount to Homeownership	**86%**

(1) Zillow, Silver Lake, CA Housing Market, August 2026
(2) Wells Fargo Lending, 30-Year Fixed-Rate, as of 8/26/2026





Property Overview

Property Overview

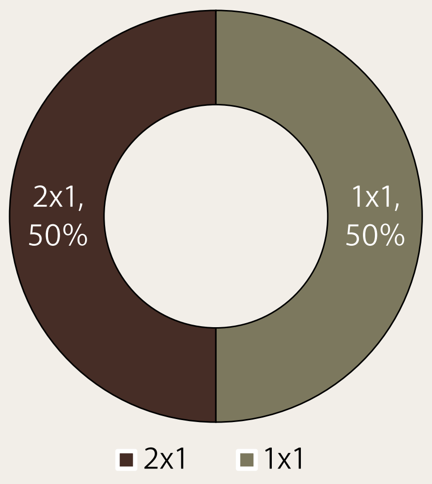
3601 Bellevue presents a compelling investment opportunity to acquire a fully occupied 4-unit multi-housing community at the intersection of Silver Lake and Echo Park, two of Los Angeles' most culturally vibrant eastside neighborhoods. Originally built in 1922 and thoughtfully maintained over its century of existence, this boutique property offers a balanced mix of one- and two-bedroom residences totaling ±3,200 square feet across two separate buildings, with potential to convert the four-car garage into a monetizable ADU.

The property captures the authentic character and walkable urban lifestyle these established neighborhoods are known for, while maintaining strong occupancy through competitive pricing and desirable location fundamentals. Residences feature practical layouts with hardwood floors, stainless steel appliances, tiled kitchen floors, and quality finishes that appeal to the neighborhood's core demographic of young professionals and creatives seeking eastside vintage living without premium market rents.

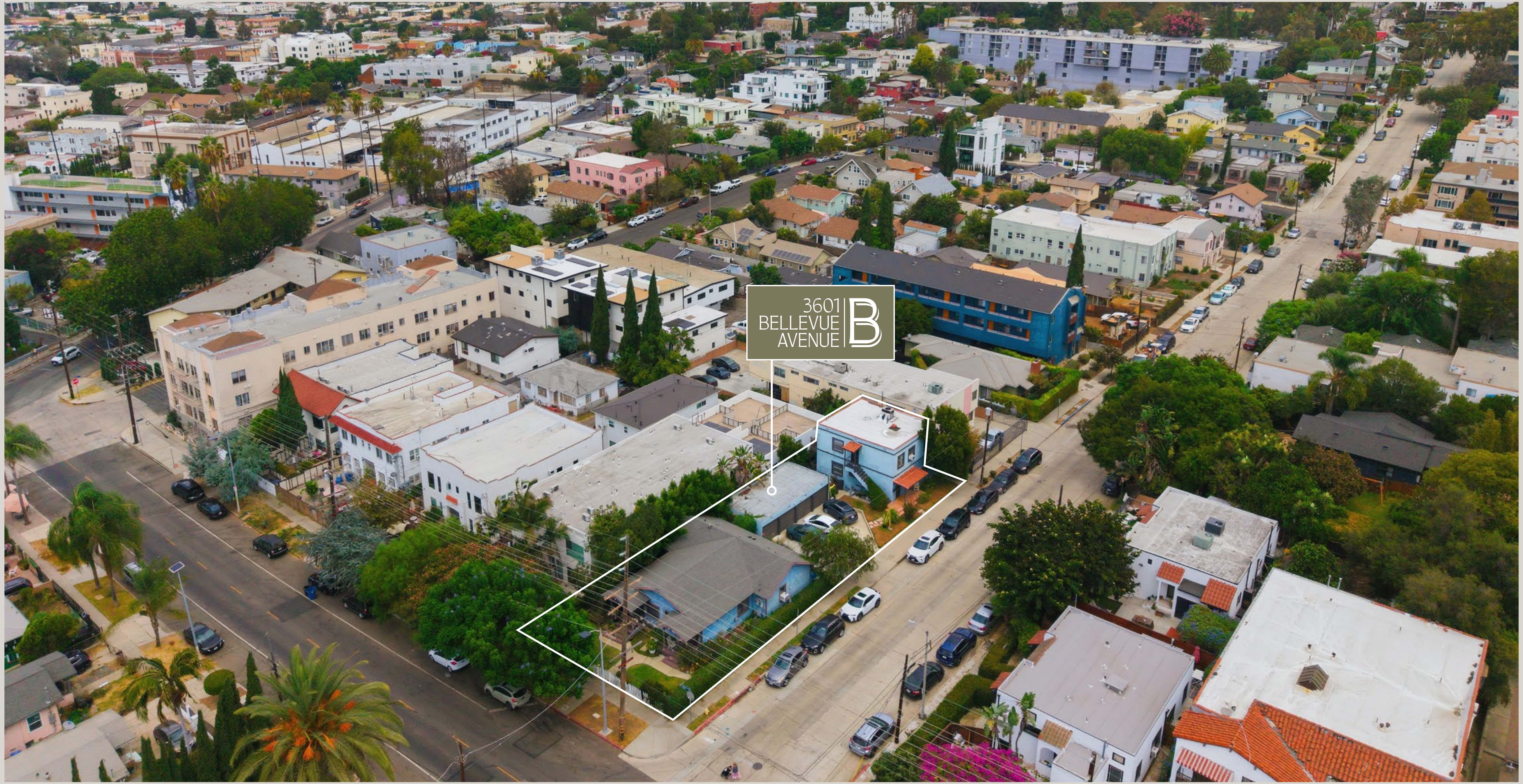
Strategic positioning near Sunset Junction provides residents immediate access to LA's trendiest shopping and dining destination, the area's renowned independent coffee culture, and thriving creative community.
With proximity to DTLA (±3 miles), excellent freeway connectivity via US-101 and SR-110, and access to multiple Metro stations, 3601 Bellevue is well-positioned to capture continued rental growth as Silver Lake and Echo Park's cultural cachet and employment accessibility drive sustained eastside demand.

3601 Bellevue | Unit Mix

	# of Units	% of Mix	Average SF	Total SF
1x1	2	50%	±600 sf	±1,200 sf
2x1	2	50%	±1,000 sf	±2,000 sf
	4	**100%**	**±800 sf**	**±3,200 sf**



Financial Analysis



Financial Analysis

Income

Gross Potential Income (GPI): Gross Potential Income is determined by annualizing the market rent assumption for each unit type, as summarized in the rent roll summary table below. The Market Rent is based on current market rent assumptions that were derived from an in-depth analysis of the last 90 days of leasing activity, in addition to the market rate comparable (see pages 30-31 for market rent survey).

Listing Price

Purchase Price	$1,500,000
Current Cap Rate	4.14%
Stabilized Cap Rate	5.41%
Price/Unit	$375,000
Price/GSF	$456
Current GRM	7.50
Market GRM	6.22

Unit Mix

			Current			Market		
Count	Type	SF	Rent	Rent/SF	Annual Income	Rent	Rent/SF	Annual Income
2	1x1	600	$1,643	$2.74	$39,432	$2,250	$3.75	$54,000
2	2x1	1,000	$2,630	$2.63	$63,120	$2,900	$2.90	$69,600
Totals/Averages		800	$2,137	$2.67	$102,552	$2,575	$3.22	$123,600

		Current			Stabilized		Underwriting Notes
Market Rent		$123,600	$30,900		$123,600	$30,900	
Gain (Loss)-to-Lease	(17.03%)	$(21,048)	$(5,262)		$-	$-	
Gross Potential Rental Income		$102,552	$25,638		$123,600	$30,900	Current Rent Roll Annualized
Less: Vacancy	5.00%	$(5,128)	$(1,282)	5.00%	$(6,180)	$(1,545)	5% Vacancy Factor
Less: Bad Debt	0.00%	$-	$-	0.00%	$-	$-	0% "Current" | 0% "Stabilized"
Total Rental Income		$97,424	$24,356		$117,420	$29,355	
Total Other Income		$-	$-		$-	$-	This Analysis Assumes No Other Income
Effective Gross Income		$97,424	$24,356		$117,420	$29,355	
Operation Expenses							
General & Administrative		$611	$153		$611	$153	T12
Turnover		$450	$113		$450	$113	T12
Repairs & Maintenance		$1,397	$349		$1,397	$349	T12
Contract Services		$2,150	$538		$2,150	$538	T12
Utilities		$2,848	$712		$2,848	$712	T12
Total Operating Expenses		$7,456	$1,864		$7,456	$1,864	
Fixed Expenses							
3rd Party Management Fee	5.00%	$4,871	$1,218	5.00%	$5,871	$1,468	Based on 5.0% Management Fee
Direct Assessment		$715	$179		$715	$179	2025-2026 Property Tax Bill
Taxes		$17,811	$4,453		$17,811	$4,453	Reassessed at Purchase Price
Insurance		$3,400	$850		$3,400	$850	JLL Market Rate Assumption
Replacement Reserve		$1,000	$250		$1,000	$250	JLL Market Rate Assumption
Total Fixed Expenses		$27,797	$6,949		$28,797	$7,199	
Total Expenses	36.19%	$35,253	$8,813	30.87%	$36,253	$9,063	
Net Operating Income		$62,171			$81,167		

Underwriting Notes

Loss-to-Lease: The Current Pro Forma column reflects the exact LTL figure, or the difference between JLL's Pro Forma Rents and the GSR as defined below. The Un-trended Stabilized Pro Forma assumes no LTL.

Gross Scheduled Rent (GSR): The Current Pro Forma column is based on the actual rent from all in-place leases as of the August 1st, 2026 Rent Roll, with all vacant units marked-to-market at JLL's Pro Forma Rents. The Un-trended Stabilized Pro Forma column assumes that all occupied units are leased at JLL's Pro Forma Rents, with no LTL.

Effective Rental Losses

Vacancy: This analysis assumes a 5% vacancy factor.

Bad Debt: This analysis assumes no bad debt.

Expenses

Controllable Expenses

General & Administrative: This analysis is based on trailing 12-month operations.

Turnover: This analysis is based on trailing 12-month operations.

Repairs & Maintenance: This analysis is based on trailing 12-month operations.

Contract Services: This analysis is based on trailing 12-month operations.

Utilities: This analysis is based on trailing 12-month operations.

Fixed Expenses

Management Fee: This analysis assumes a Management Fee of 5.00% of Effective Gross Income.

Insurance: This analysis is based on a market rate assumption of $850/u.

Capital Reserves: This analysis is based on a market rate assumption of $250/u.

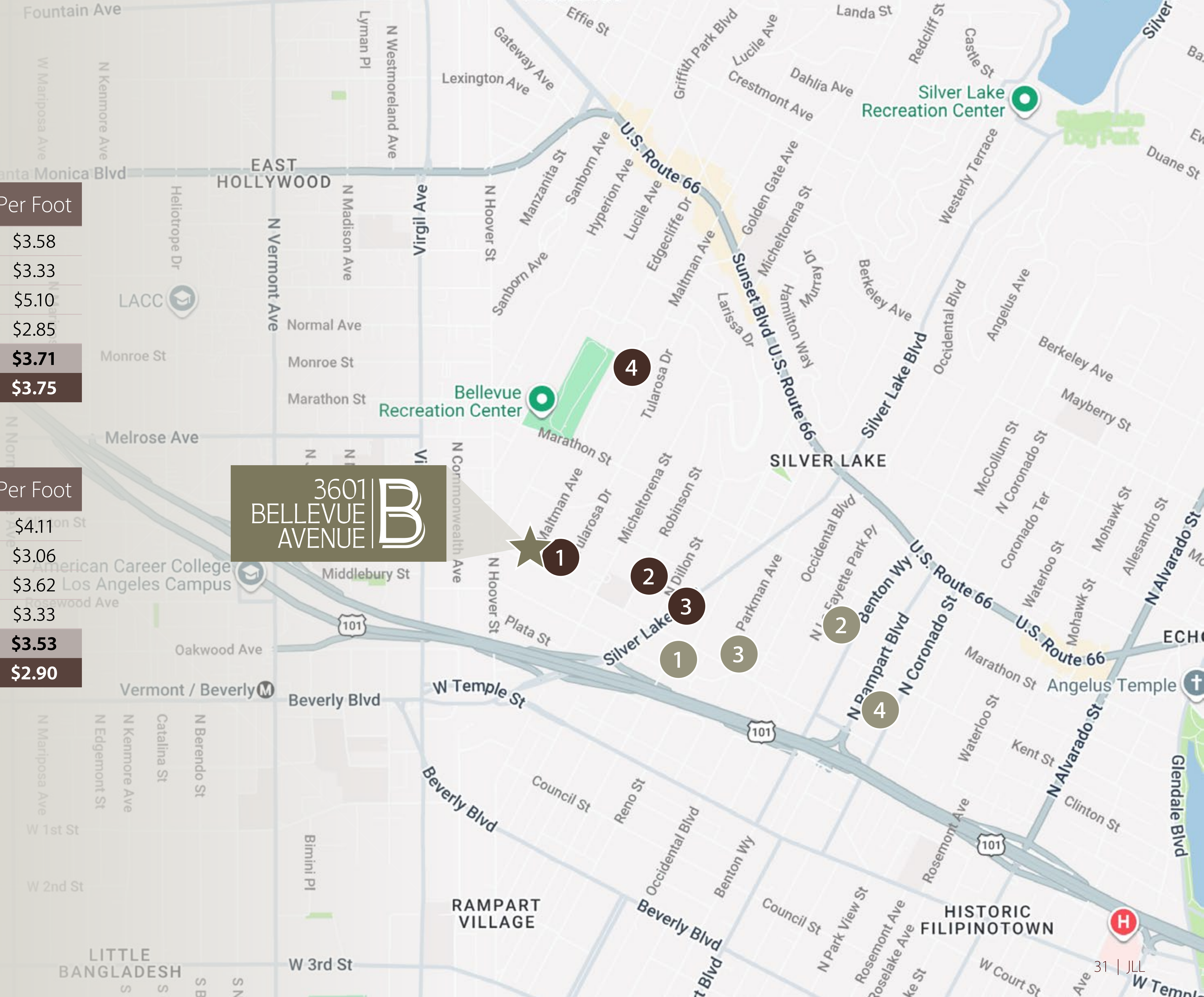
Market Rent Survey

Studio Comparables

Number	Property Name	Address	City	Zip	Units	Vintage	Mix	Sq/Ft	Face Rent	Per Foot
1	3017 London	3017 London St Unit 3/4	Los Angeles, CA	90026	8	1926	1x1	600	$2,145	$3.58
2	815 N Benton	815 N Benton Way	Los Angeles, CA	90026	9	1965	1x1	600	$1,995	$3.33
3	2923 Bellevue	2923 Bellevue Ave	Los Angeles, CA	90026	2	1926	1x1	510	$2,600	$5.10
4	621 N Coronado	621 N Coronado St	Los Angeles, CA	90026	8	1933	1x1	700	$1,995	$2.85
Totals/Averages					**7**	**1938**	**1x1**	**603**	**$2,184**	**$3.71**
Subject Property	**Bellevue & Maltman**	**3601 Bellevue Ave**	**Los Angeles, CA**	**90026**	**4**	**1922**	**1x1**	**600**	**$2,250**	**$3.75**

One Bedroom Comparables

Number	Property Name	Address	City	Zip	Units	Vintage	Mix	Sq/Ft	Face Rent	Per Foot
1	605 1/2 Tularosa	605 1/2 Tularosa Dr	Los Angeles, CA	90026	6	1927	2x1	850	$3,495	$4.11
2	630 Robinson	630 Robinson St	Los Angeles, CA	90026	25	1991	2x1	900	$2,750	$3.06
3	624 Silver Lake	624 Silver Lake Blvd	Los Angeles, CA	90026	4	1963	2x1	800	$2,895	$3.62
4	932 Maltman	932 Maltman Ave	Los Angeles, CA	90026	18	1964	2x1	900	$3,000	$3.33
Totals/Averages					**13**	**1961**	**2x1**	**863**	**$3,035**	**$3.53**
Subject Property	**Bellevue & Maltman**	**3601 Bellevue Ave**	**Los Angeles, CA**	**90026**	**4**	**1922**	**2x1**	**1,000**	**$2,900**	**$2.90**



Multi-Housing Fundamentals

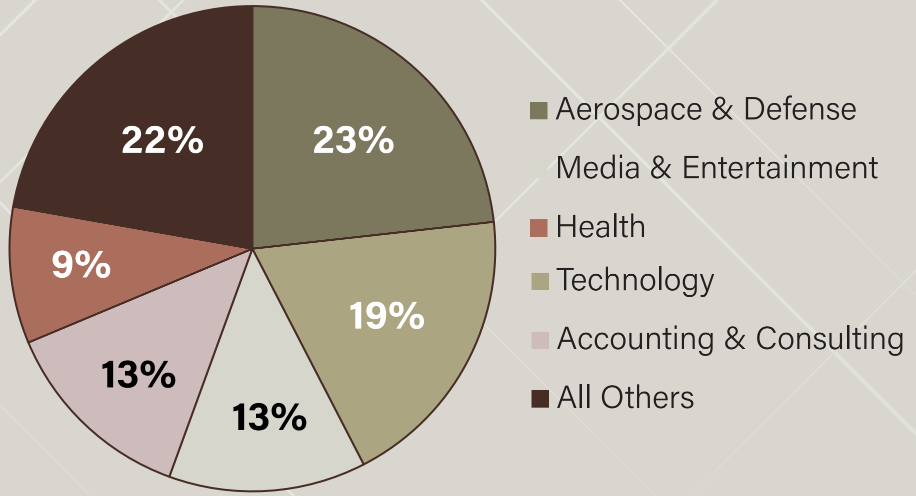
Los Angeles MSA

Beyond the talent depth, Los Angeles draws graduates with a lifestyle few metros can rival – year-round coastal climate, global media hub, and world class universities feeding directly into the local economy.

#3 Nationwide Rank	42,012 2025 office-centric graduates	24 Ranked universities in metro

+19% YoY increase in 2024 grads	34% Grads relocated from other metros	6.0% Share of 2025 grads	39 Schools with LA as top destination

Industry Composition

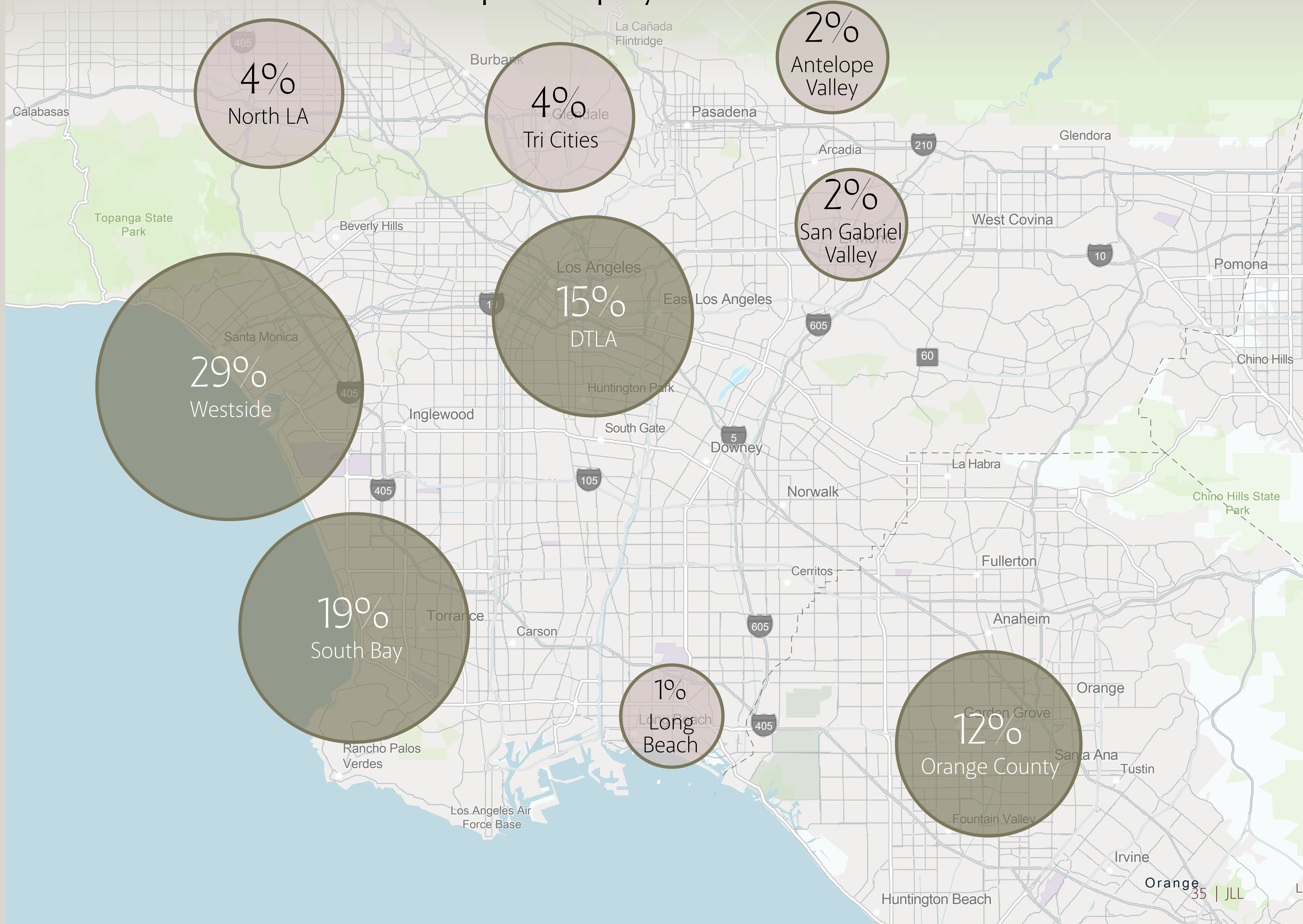


Median Salaries

Technology	$149,000
Finance	$93,000
Accounting & Consulting	$90,000
Law Firms	$91,000

Source: JLL Research, Lightcast | Los Angeles-Long Beach-Anaheim MSA

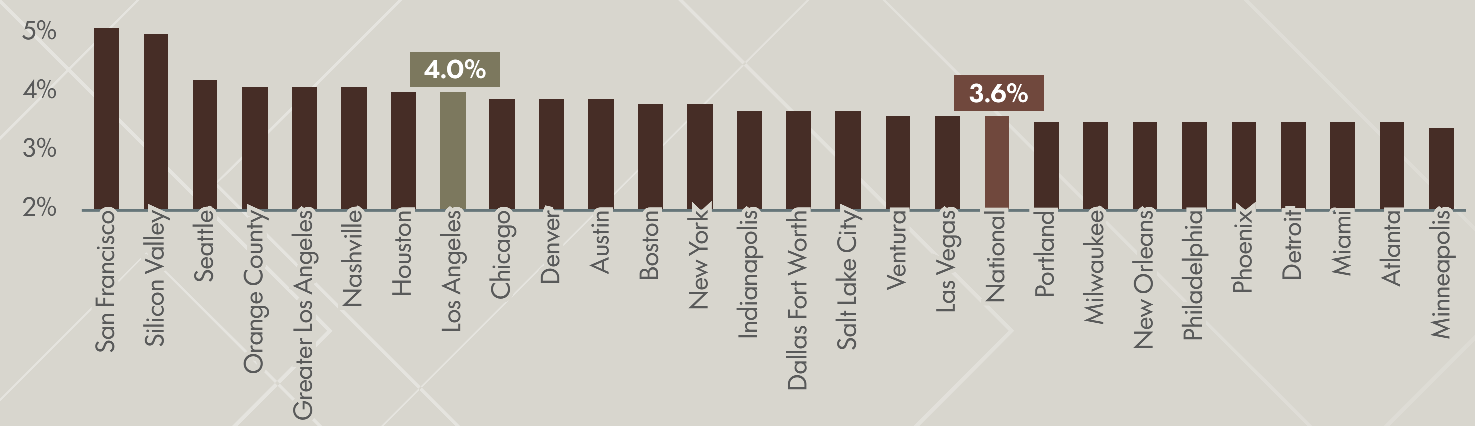
Submarket Distribution — Top 50 Employers



Los Angeles Multi-Housing Fundamentals

The Greater Los Angeles region (Los Angeles, Orange and Ventura Counties combined) are forecasted to see the third highest income growth in the country through 2030.

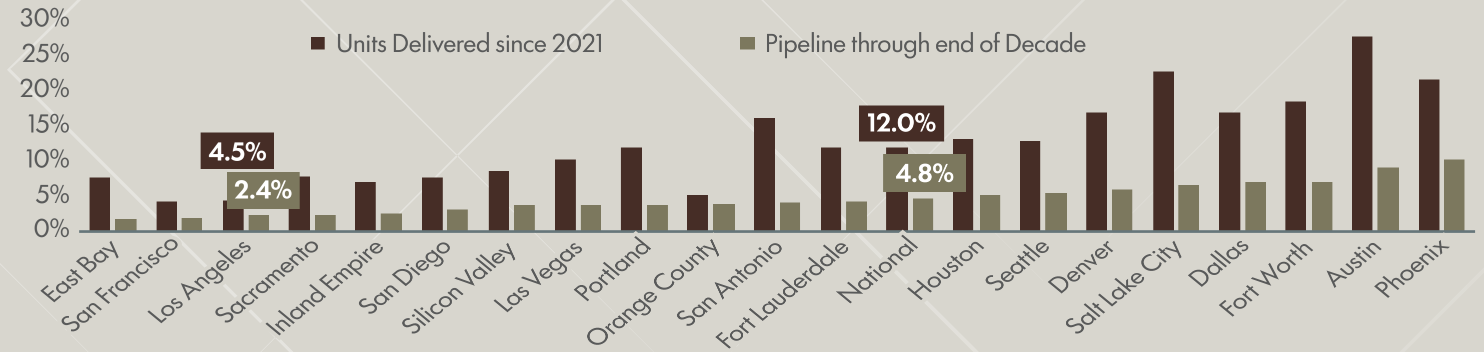
FORECASTED INCOME GROWTH (CAGR)



Source: JLL Research, Oxford Economics

Los Angeles presents a compelling investment opportunity as the most supply-constrained market on the West Coast, having delivered just 4.5% of its inventory since 2021, among the lowest across all major West Coast markets.

SUPPLY PIPELINE



Source: JLL Research, RealPage

Los Angeles Metro: By the Numbers

12.8 Million
People, the 2nd Largest Metro in the U.S.

$1.04 Trillion
In GDP, 2nd Nationally, 18th Globally

$143k
Median Total Household Income

95.2%
Total Occupancy

$11.5 Billion
In Venture Capital, 5th Nationally

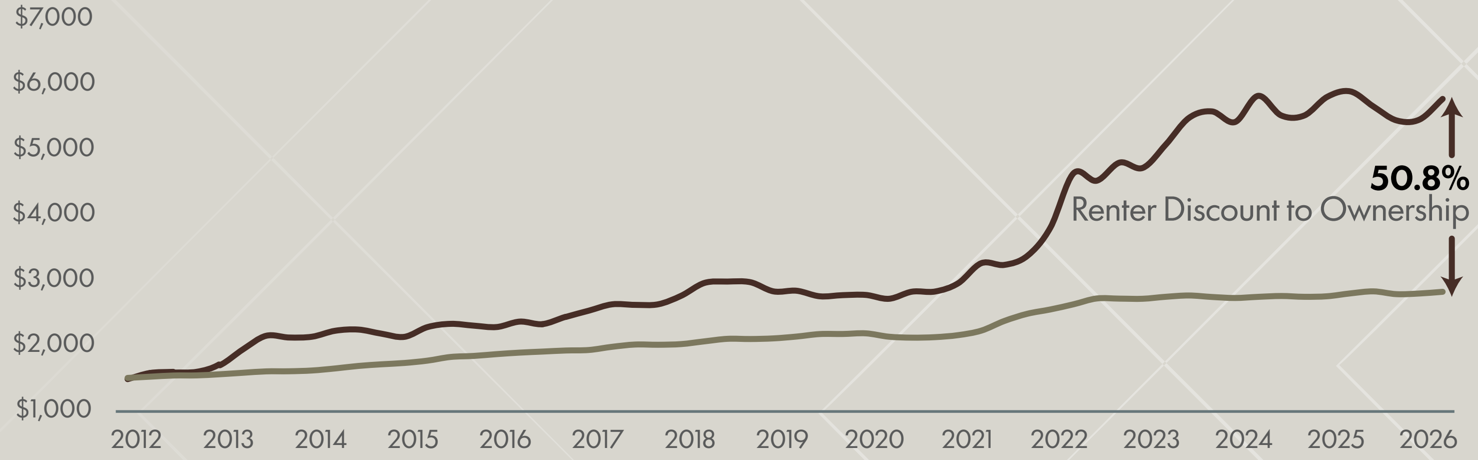
$1.0 Million
Median Home Value, 4th In the U.S.

1.6%
Under Construction Units / Existing Supply

$2,849
Market Rent/ Unit

The widening gap between homeownership and rental costs in Los Angeles has created a compelling 50.8% renter discount to homeownership, fundamentally supporting strong rental demand and sustained market fundamentals.

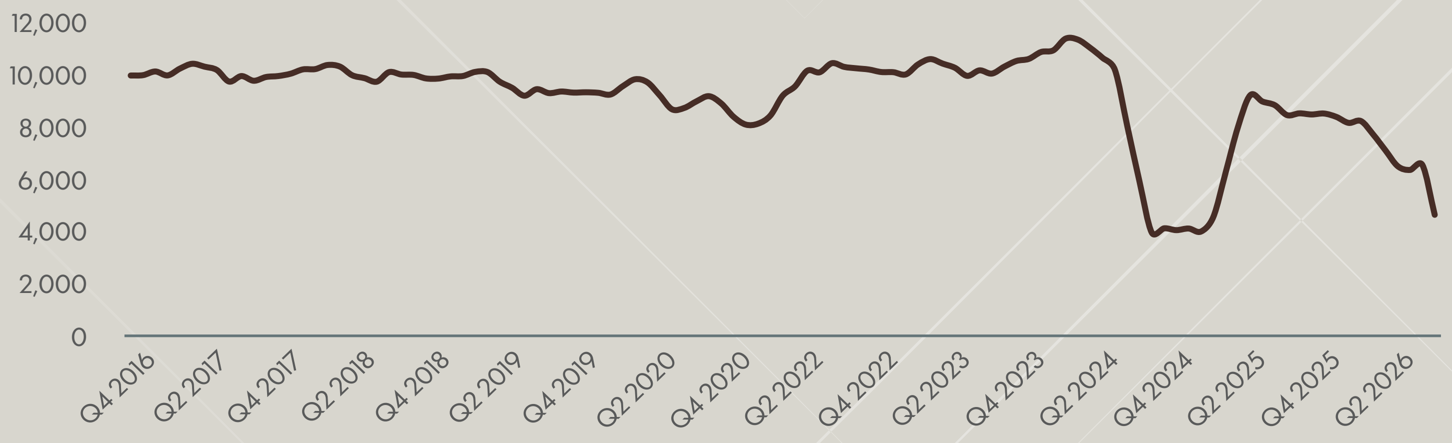
DISCOUNT TO HOMEOWNERSHIP



Source: JLL Research, RealPage, Redfin

Los Angeles violent crime is down more than 50% annually, reaching record lows in Q2 and homelessness outreach results in major impact for the market.

3 MONTH ROLLING AVERAGE REPORTED VIOLENT CRIME



Source: FBI Uniform Crime Reporting (UCR) Program, LAHSA
**No crime data available for 2021*

Location Overview

Spend a Day in Silver Lake

1 Start you day off with world class coffee

Intelligentsia Coffee Silver Lake

2 Go on a run along the Silver Lake Resevoir

Silver Lake Reservoir

3 Enjoy a delicious and aesthetic lunch

Bacari Silver Lake

4 Enjoy a historic architectural masterpiece

Hollyhock House

5 Go grocery shopping at the local farmers market

Silver Lake Farmers Market

6 Enjoy a authentic Taiwanese dinner

Pine & Crane

7 Grab a drink at a saloon style bar

The Thirsty Crow

Adjacent to Premier Retail and Lifestyle Destinations

LARCHMONT BOULEVARD | ±8-MINUTE DRIVE

Larchmont Boulevard stands as one of Los Angeles' most refined shopping destinations, offering a carefully curated collection of elevated lifestyle boutiques, premium skincare and wellness retailers, and artisanal restaurants that draw health-conscious residents from across the city. The street's concentration of modern American brands, specialty beauty stores, and craft-focused eateries, creates a sophisticated retail corridor.

BUCK MASON · Aēsop. · (MALIN+GOETZ) · SALT & STRAW · pressed JUICERY · theScentRoom · kreation · BACIO di LATTE GELATO PURO

SUNSET STRIP SILVER LAKE | ±4-MINUTE DRIVE

Sunset Junction in Silver Lake stands as one of Los Angeles' most eclectic commercial districts, offering a diverse mix of independent boutiques, vintage shops, and chef-driven restaurants that draw creative professionals from across the eastside neighborhoods. The area's concentration of locally-owned cafés, specialty retailers, and live music venues creates a distinctly bohemian retail amenity for many residents.

Dr. Martens AirWair · FILSON SINCE 1897 · FREE PEOPLE · NB · SUNSPEL ENGLAND 1860 · PARACHUTE · EREWHON · WARBY PARKER

THE GROVE | ±15-MINUTE DRIVE

The Grove stands as one of Los Angeles' premier retail destinations, offering an expansive collection of flagship stores, luxury retailers, and entertainment venues that draw shoppers from across the metropolitan area. The Grove's iconic central fountain, open-air promenades, and historic movie palace create a distinctive town-square atmosphere, establishing a retail and entertainment amenity.

alo · lululemon · RALPH LAUREN · COACH · GUCCI · NORDSTROM · Ray-Ban

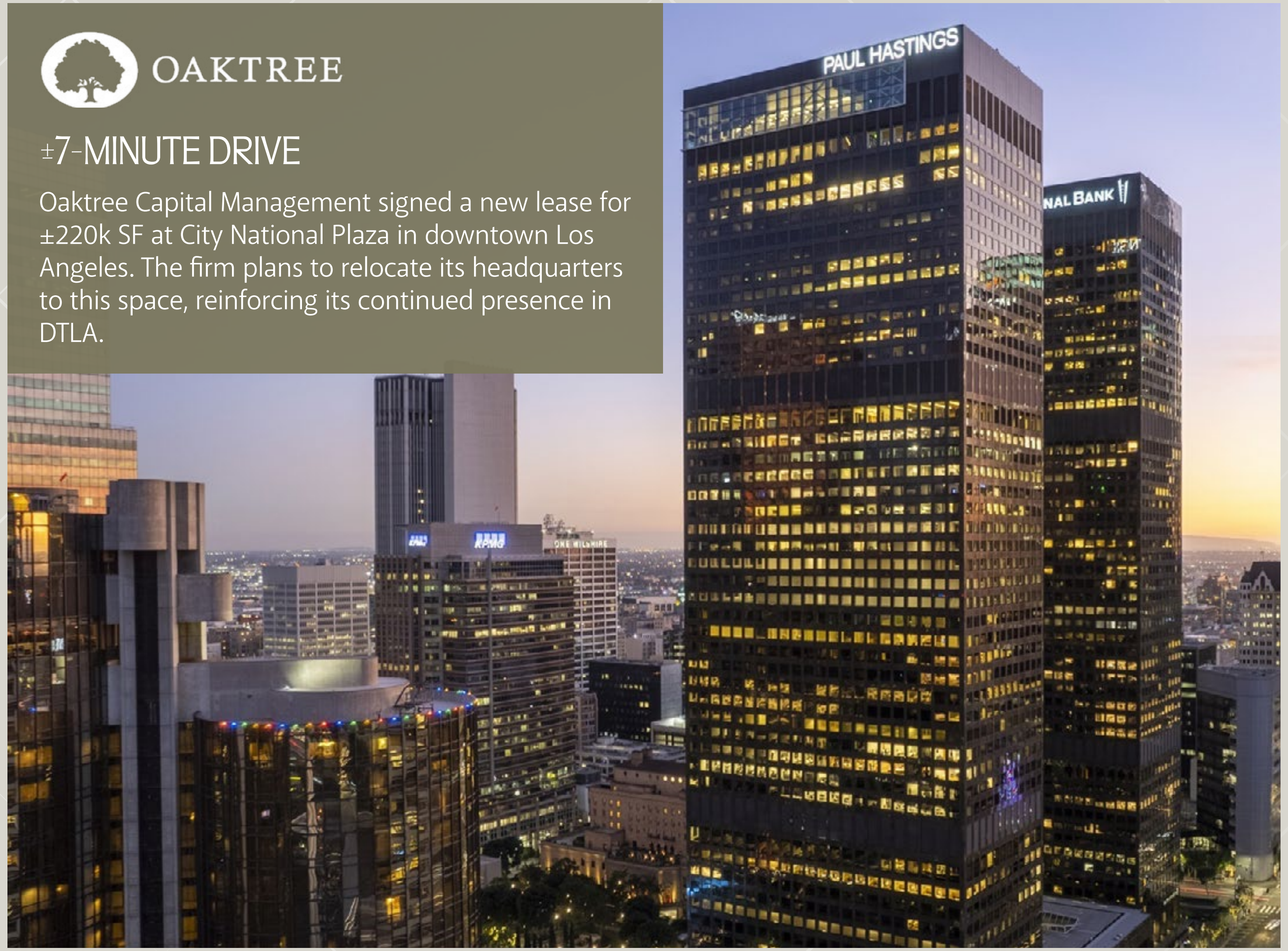
FIGAT7TH | ±10-MINUTE DRIVE

FIGat7th in the Financial District stands as Downtown Los Angeles' established urban retail center, offering a multi-level collection of national retailers, fast-casual dining concepts, and service amenities that serve the surrounding office workforce and residential population. The center's covered atrium design and direct metro connectivity create an accessible shopping and dining destination.

H&M · Bath&BodyWorks · SEPHORA · TARGET · ZARA · sunglass hut · VICTORIA'S SECRET · LENSCRAFTERS · NORDSTROM rack

Accessibility to Downtown's Employment Giants...

Los Angeles serves as the economic engine of Southern California and stands as one of the world's most diverse and dynamic metropolitan areas. The region benefits from being home to the nation's largest manufacturing base and busiest container port complex in the country. Many Fortune 500 companies call Los Angeles home including Oaktree Capital Management, The Walt Disney Company, Live Nation Entertainment, and many more. 3601 Bellevue's proximate location provides residents with convenient access to the city's major employment corridors.



OAKTREE

±7-MINUTE DRIVE

Oaktree Capital Management signed a new lease for ±220k SF at City National Plaza in downtown Los Angeles. The firm plans to relocate its headquarters to this space, reinforcing its continued presence in DTLA.

320,000+
Jobs in DTLA

$130,000
DTLA Average Wage

19%
DTLA accounts for 19% of Citywide Jobs

40 Million+ SF
of Office Space

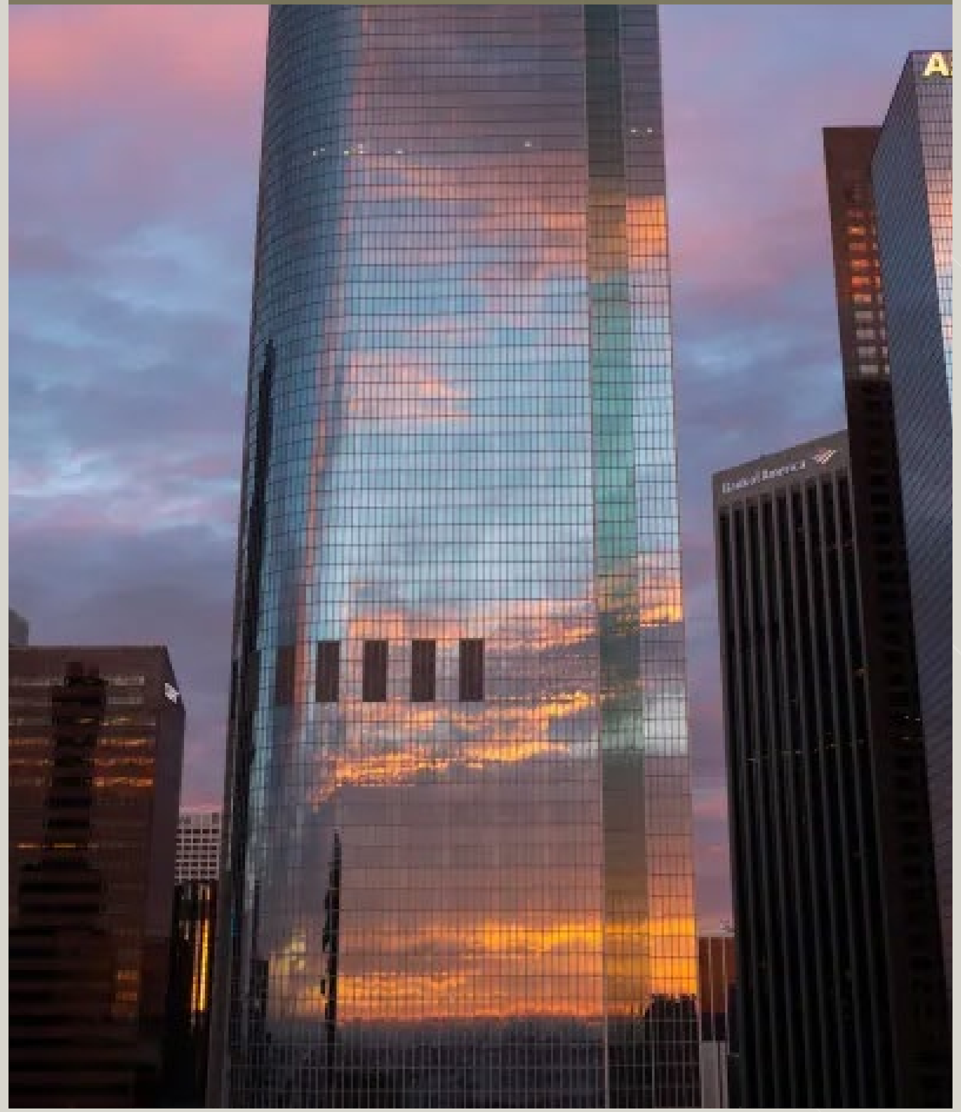
49,000
Jobs per Square Mile

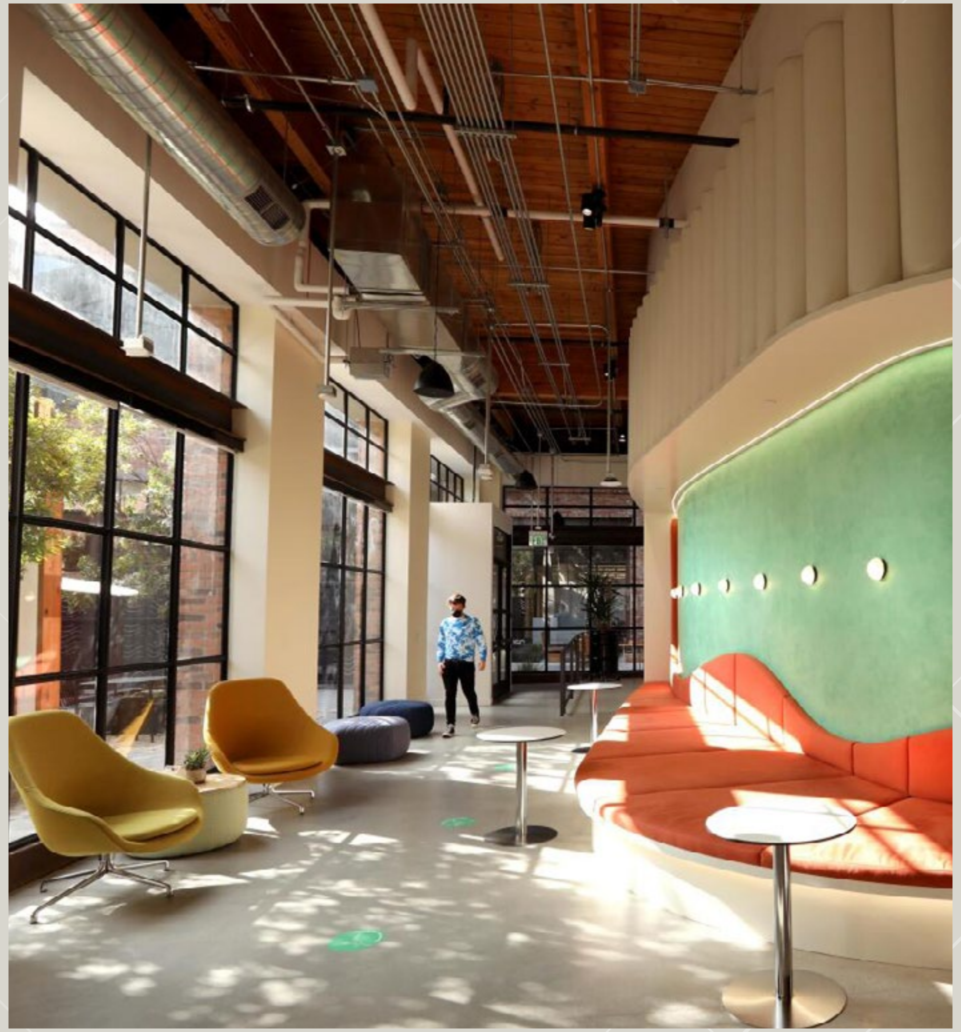
Source: DTLA Alliance

SheppardMullin

±10-MINUTE DRIVE

After a newly signed lease in 2025, Sheppard Mullin's Downtown Los Angeles office encompasses approximately 119,200 square feet across multiple floors in the centrally located City National 2CAL building in the heart of Bunker Hill.





Spotify

±10-MINUTE DRIVE

Spotify's Arts District office at At Mateo serves as its flagship Los Angeles hub. Opened in 2022, the 150,000 square foot campus includes approximately 42,746 square feet dedicated to Spotify.

...and Proximate to Los Angeles' Financial Hub

Century City | ±20 min drive

Creative Artists Agency (CAA) is relocating its global headquarters to Century City Center, a new 37-story tower, in 2026. As the primary tenant, CAA will occupy approximately 400,000 square feet of custom-designed space in one of Los Angeles' most sustainable buildings.

Ares Management's Century City headquarters occupies 378,000 square feet, establishing the global alternative investment manager as a major tenant in one of Los Angeles' premier business districts. The office supports Ares' operations across private equity, credit, and real estate investments, taking advantage of Century City's proximity to high-net-worth clients and institutional investors on the West Coast.

JP Morgan's Century City office occupies 163,000 square feet, establishing the global banking giant's significant presence in one of Los Angeles' premier financial districts. The substantial office supports JP Morgan's wealth management, investment banking, and commercial banking operations, serving the firm's high-net-worth clients and corporate relationships across the West Coast.

Houlihan Lokey's Century City headquarters occupies 68,000 square feet, housing the prominent investment bank's operations in one of Los Angeles' most prestigious financial districts. The office supports Houlihan Lokey's middle-market advisory services, including mergers and acquisitions, restructuring, and capital markets activities for West Coast clients.

LA28 Will Revitalize Los Angeles

The LA28 Games will mark Los Angeles' third time to host the Olympic Games, previously hosted in 1984 and 1932, and will bring the world's most elite athletes to Los Angeles. The LA28 Games are independently operated by a privately funded, non-profit organization with revenue from corporate partners, licensing agreements, hospitality and ticketing programs and a significant contribution from the International Olympic Committee.

Los Angeles Event Calendar

Badminton
USC Sports Center in
Los Angeles, CA

Fencing
Convention Center in
Downtown Los Angeles, CA

Golf
The Riviera Country Club in
Los Angeles, CA

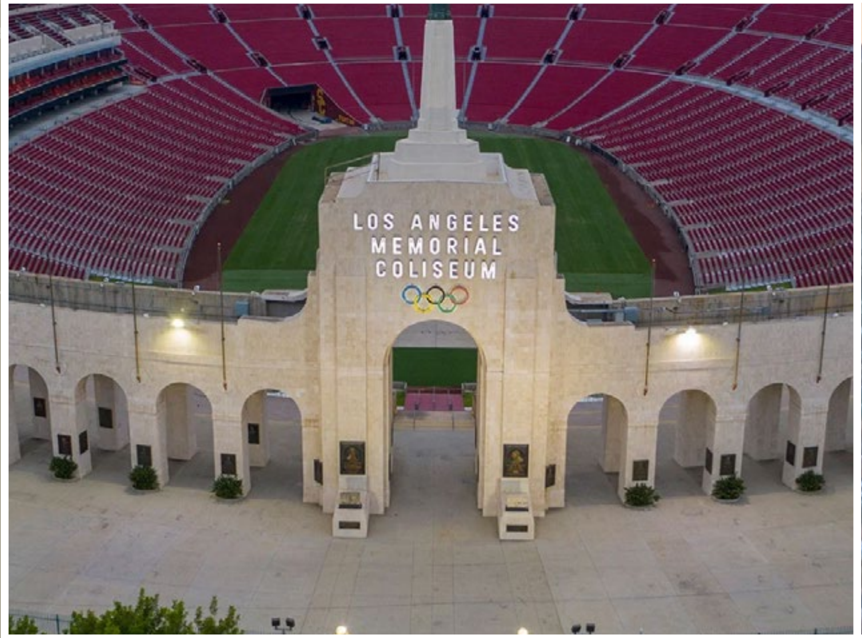
Judo
Convention Center in
Downtown Los Angeles, CA

Table Tennis
Convention Center in
Downtown Los Angeles, CA

Taekwondo
Convention Center in
Downtown Los Angeles, CA

Weightlifting
Theater in
Downtown Los Angeles, CA

Wrestling
Convention Center in
Downtown Los Angeles, CA



Economic Impact of Hosting the Olympic Games

LONDON 2012

From 2010 to 2017, 110k jobs were created in the six boroughs surrounding Queen Elizabeth Olympic Park in East London.

The average spend by people who visited London for the Games was 1.3k GBP; double the spend by other visitors.

RIO 2016

Tourism in Brazil during the year of the Games generated 6.2B USD; a 6.2% increase from the previous year.

PARIS 2024

For the organization of the Olympic & Paralympic Games, 181k jobs were mobilized.

LOS ANGELES 2028

Los Angeles' third Olympic Games is expected to create the equivalent of as many as 79,307 jobs and between $152 million and $167 million in additional tax revenues in the city.

Nearby Educational Institutions

UNIVERSITY OF CALIFORNIA, LOS ANGELES (UCLA) (±25-MINUTE DRIVE)

#2 Top Public Schools 2025
#13 Best Engineering Schools 2025

The University of California, Los Angeles (UCLA) is a world-class public research university recognized for its academic excellence and broad range of programs. Consistently ranked as the #1 public university in the nation by U.S. News & World Report, UCLA is known for its rigorous academics and groundbreaking research. The university is highly selective and a leader in fields such as medicine, law, and engineering, and has produced numerous Nobel laureates, Olympic medalists, and notable alumni across various industries.

UNIVERSITY OF SOUTHERN CALIFORNIA (USC) (±12-MINUTE DRIVE)

#3 Best Undergraduate Business Schools of 2025
#1 Best Film Schools of 2025

The University of Southern California (USC) is a highly selective private research university in Los Angeles. It's renowned for its strong academic programs and influential alumni network, often referred to as the "Trojan Family." While its overall ranking places it among the top universities nationally and globally, it's particularly well-known for its School of Cinematic Arts, one of the most prestigious film schools in the world, as well as its top-ranked programs in business, engineering, and journalism. The university is also famous for its vibrant campus life and enthusiastic sports culture.

CALIFORNIA INSTITUTE OF TECHNOLOGY (±20-MINUTE DRIVE)

#11 Among All National Universities
#2 Best College For Engineering in America

Founded in 1891, the California Institute of Technology is a world-renowned private research university located in Pasadena. The university enrolls approximately 1,000 undergraduates and 1,300 graduate students across its distinguished programs in STEM. Despite its small size, Caltech consistently ranks among the top universities globally and has produced 46 Nobel Prize winners among its faculty and alumni. The institution generates significant economic impact through its innovative research partnerships, technology transfer initiatives, and as a major employer in the San Gabriel Valley region.

FIDM - FASHION INSTITUTE OF DESIGN & MERCHANDISING (±10-MINUTE DRIVE)

31st 2026 Best Colleges for Design in America
1st Best Visual & Performing Arts Associate Degree

The Fashion Institute of Design & Merchandising is a specialized private college with its campus located DTLA. The institute enrolls around 4,000 students across its programs in fashion design, merchandising, visual communications, entertainment set design, and beauty marketing. FIDM has established itself as a premier destination with notable alumni working at major fashion houses, entertainment studios, and retail brands worldwide. The DTLA campus contributes to the area's creative economy and serves as a pipeline of talent for the region's fashion, entertainment, and design industries.

Exceptional Accessibility

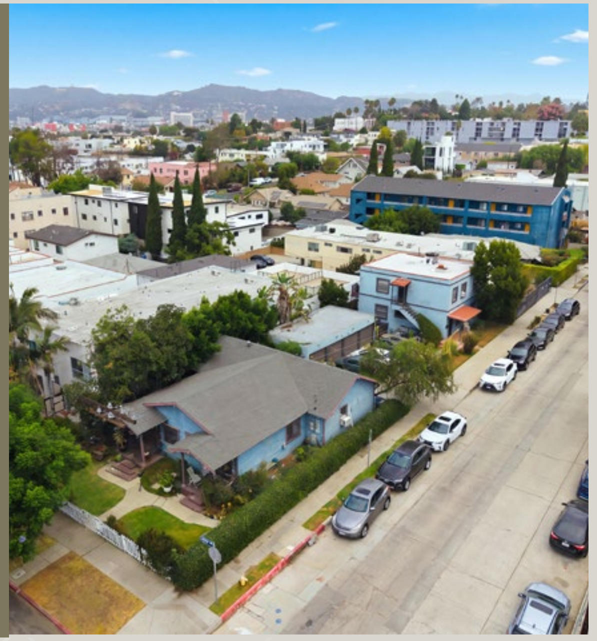
Walk

With a 75 WalkScore, 3601 Bellevue is a "Very Walkable" offering for residents seeking convenient walkable access to hundreds of restaurants, cafes, and bakeries along Hoover Street and Silver Lake Boulevard. Just a short walk away is Sunset Junction, a popular amenity rich thoroughfare known for its nightlife. The neighborhood's active pedestrian activity and well-lit commercial corridors create a walkable urban environment at all hours, complemented by immediate access to Vermont/Beverly Metro Red Line station.

75
WalkScore

2.3M
SF of Retail Within 1-Mile

1.2M
SF of Office Within 1-Mile



Drive

3601 Bellevue benefits from a prime location near the heavily trafficked Interstate 10, a major east-west thoroughfare connecting commuters to Downtown LA's employment core and Westside job centers including Century City and Santa Monica. Additionally, the Property enjoys direct access to Highway 101, which runs through Hollywood and serves as a critical route for commuters heading to the San Fernando Valley and Ventura County. The nearby Interstate 110 provides immediate north-south connectivity to Pasadena and the Port of Long Beach, positioning residents at the center of Los Angeles' primary freeway network.

Interstate California 110
±6-Min Drive

US 101
±1-Min Drive

Interstate California 10
±10-Min Drive

74M
Passengers In 2025 (LAX)

±$30B
Capital Improvement Program (LAX)

±$1B
Capital Improvement Program (BUR)

Fly

Conveniently just a ±25-minute drive away, Los Angeles International Airport (LAX) stands as the world's busiest origin-and-destination airport and serves as a leading domestic and international hub— ranking fifth in the U.S. and eleventh worldwide for passenger volume. Hollywood Burbank Airport, located only ±20 minutes away, served over 6.2 million passengers in 2025, with continued growth projected for 2026.

±0.3 Miles
Vermont/Beverly Station System

±0.7 Miles
Vermont/Santa Monica Station

1.5K-Mi
Service Area

Rail

3601 Bellevue is ideally situated along the Metro B Line (Red Line), which runs from Downtown Los Angeles to North Hollywood, offering a convenient alternative to freeway traffic. The nearest stations to 3601 Bellevue are Vermont/Beverly and Vermont/Santa Monica, providing residents with easy access to public transit.

3601 BELLEVUE AVENUE

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