



Jerry & Rachel
FINE HOMES AND INVESTMENTS



5317-5319 Dockweiler Place

Los Angeles, CA 90019



Wilshire Highlands is an eclectic, close-knit community known for beautiful character 1930's era homes and prime central location (Culver City to the south, Miracle Mile to the north). In the last 10 years, Carthay & Mid LA has gone through amazing growth in the last 10 to 20 years - with stunning homes and remodeled duplexes all around. This area often attracts buyers looking for that perfect blend of hip energy and classic neighborhood feel.

COOL FACT: Back in 2011, favorite local Mexican eatery, SKY'S GOURMET TACOS (5303 W. Pico Blvd) was featured on the Food Network's GREAT FOOD TRUCK RACE. Although they did not win first place, they grew a huge nationwide fan base. In 2019, they relocated into their current location on the Wilshire Highlands side of Pico Blvd (North side of the street).

Duplex | 4 Bedrooms | 2 Bathrooms | 2,052 SF Interior | 6,314 SF Exterior



List Price: \$1,450,000 Directions: In Wilshire Highlands. South of Olympic Blvd, East of Hauser Blvd Address: 5317-5319 Dockweiler Place, Los Angeles, CA 90019 Website: www.5317Dockweiler.com

LUSH & PRIVATE SPANISH COMPOUND IN COVETED WILSHIRE HIGHLANDS NEIGHBORHOOD!

This 4 bedroom, 2 bathroom Side-by-side Duplex feels like an Oasis in the city - offering lush greenery, tall fences/hedges, and an amazing backyard that has it all! This property comes with a BONUS garage flex space that can be used for work or play (with attached laundry room and half bathroom). Both units have been remodeled with their own unique features and layout. Unit 5319 is delivered vacant (Previous rent was \$4300/mos). Unit 5317 rents for \$3850/month.

Abundant Character throughout both units - with traditional Spanish rounded arches, wood windows, high barrel ceilings, and original hardwood floors. Large open kitchens re-designed and remodeled by current owners. Subway tiling backsplash to ceiling, custom details in open shelving and floor tile, new cabinetry, and stainless steel appliances. Front and backyards both have many usable spaces, including a large turf lawn, a private fire-pit seating area, raised vegetable garden with fruit trees, raised wood deck, and additional private seating areas for each unit. Other special features include: Remodeled bathrooms + recessed lighting + dual-paned sliding glass doors + repaired foundation + newer roof.

Located in prime location between Downtown LA and the Westside. Many restaurants, cafes, and shops all around near Pico Blvd, West Adams, Culver City, Miracle Mile and West 3rd too. LACMA, Republique, All Seasons Brewing, The Grove, all nearby. Beautiful architecture with great location, immediate vacant unit, and top-notch tenants - This one has it all!





Rent Rolls

Type	# of Units	Beds	Baths	Furnished	Rent	Actual Rent	Projected Rent
Unit 5317	1	2	1.0	No	\$3850	\$3850	\$3850
Unit 5319	1	2	1.0	No	\$0	0.00	\$4300





Property Highlights

- Classic Spanish Duplex
- 2 Units: Each unit has 2 bedrooms
- Current rent (5319): Delivered Vacant. Projected \$4300/month
- Current rent (5317): Actual \$3850/month
- 2 car converted garage with bonus laundry room and half bathroom
- Large lot over 6,300 sq. ft.
- Hegded and Private front and rear yards
- Outdoor deck + Raised vegetable garden + Private seating areas
- Renovated Kitchens and Bathrooms
- Many character & Spanish details throughout
- Wonderful location near cafes, shops and transit
- Possible Future ADU potential





Jerry & Rachel Hsieh

Realtor / Owners

📞 310-228-8856

📞 424.242.8856

✉️ jerry@kw.com

🌐 www.jerryANDrachel.com

🏠 #01701809, #01913428



Jerry & Rachel
FINE HOMES AND INVESTMENTS

www.JerryANDRachel.com

All information deemed reliable but not guaranteed.
Buyer is advised to conduct their own investigation and satisfy themselves.