



Offering Memorandum

Canyon Glen Apartments

6944-54 Coldwater Cyn Ave. Valley Glen, CA 91605

Multifamily Investment Opportunity

FOR SALE

PROPERTY WEBSITE

lucrumre.com



EQUITY
UNION
COMMERCIAL



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Canyon Glen Apartments

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Canyon Glen Apartments

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Canyon Glen Apartments

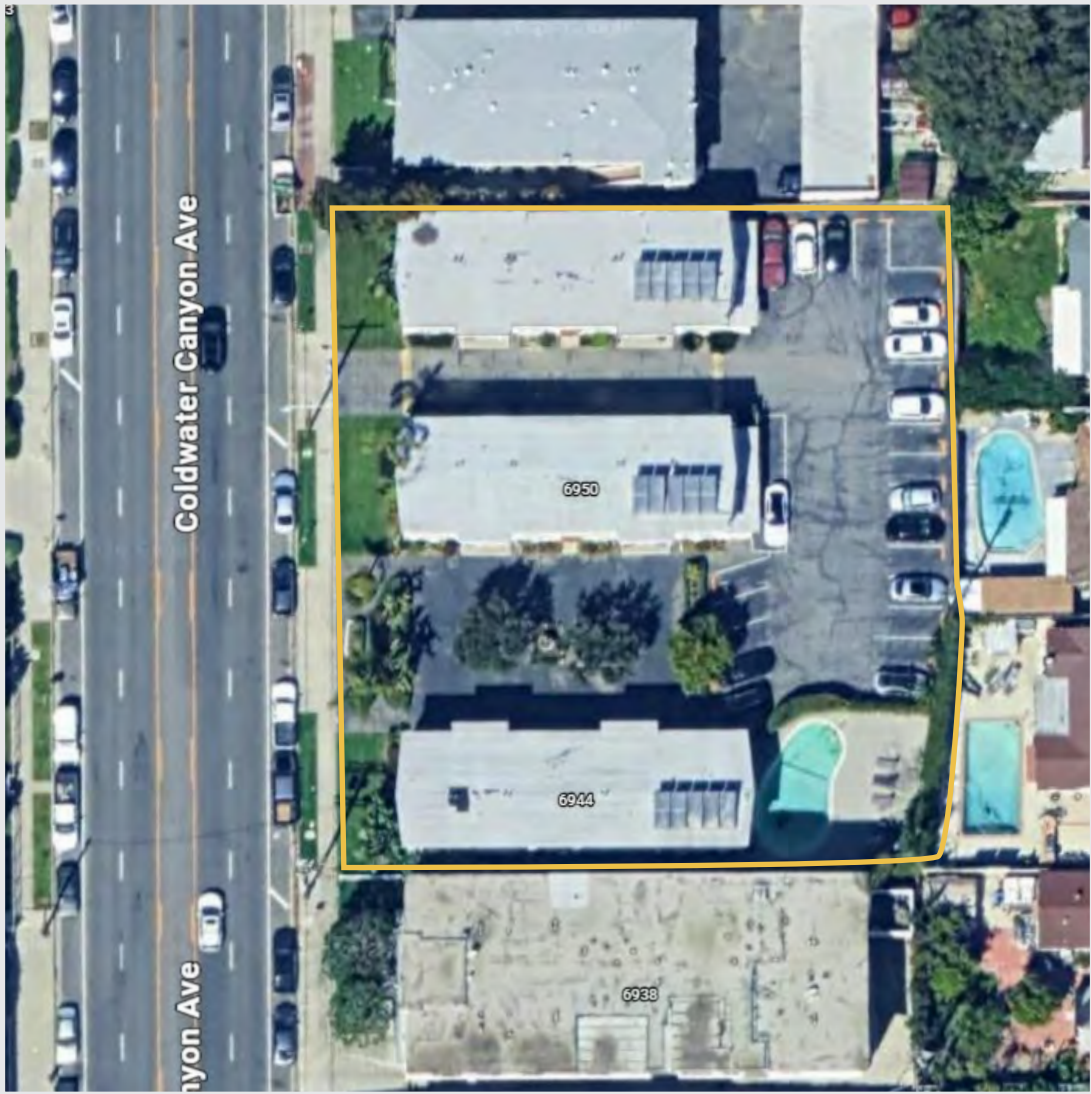
01. PROPERTY OVERVIEW



Canyon Glen Apartments

Property Overview

Street Address:	6944-54 Coldwater Canyon Ave.
City:	Valley Glen
State:	California
Zip Code:	91605
APN:	2324-012-001, 2324-011-017, & 2324-011-007
Rentable Square Feet:	±14,908 SF
Lot Size:	±28,089 SF
Year Built:	1959-1960
Number of Units:	24
Number of Buildings:	3
Number of Stories:	2
Water:	Master-Metered
Electric:	Individually-Metered
Gas:	Master Metered
Construction:	Wood Frame
Roof:	Pitched
Parking:	25 Gated Parking Spaces
Zoning:	LARD2
Unit Mix:	(23) 1 Bed/1 Bath (1) 2 Beds/1 Bath





Canyon Glen Apartments



Property Description

Lucrum Real Estate Group is pleased to present Canyon Glen Apartments, a 24-unit multifamily investment opportunity located at 6944–6954 Coldwater Canyon Avenue in Valley Glen, California. The property consists of three separately parceled, two-story apartment buildings constructed between 1959 and 1960, totaling approximately $\pm 14,908$ square feet on a combined $\pm 28,089$ -square-foot LARD2-zoned site.

The unit mix consists of (23) one-bedroom + one-bathroom units and (1) two-bedroom + one-bathroom unit. This configuration serves a broad renter base and supports efficient management across the three-building community. The property has maintained approximately 98% average occupancy, reflecting stable in-place demand.

Canyon Glen Apartments features a gated residential setting with (25) secured parking spaces, landscaped grounds, on-site laundry facilities, and a swimming pool. The three-building layout creates a low-density, garden-style environment with the possibility to construct several ADU's (Buyer to verify).

The property generates supplemental income from laundry, parking, RUBS, additional rent, and other income sources. Electricity is individually metered, while water and gas are master metered. These existing ancillary revenue streams provide a diversified income profile beyond base apartment rents.



Each building is located on its own individual parcel, creating an uncommon ownership configuration that may provide long-term operational and disposition flexibility. The combined site and three-APN structure may also present future value-creation opportunities, subject to independent verification of zoning, site constraints, parking requirements, and governmental approvals.

Canyon Glen Apartments offers investors the opportunity to acquire a well-occupied, income-producing multifamily asset with a highly rentable unit mix, multiple revenue sources, gated parking, and a substantial land position within the Valley Glen submarket.

Location Description

Canyon Glen Apartments is located in Valley Glen, one of the San Fernando Valley's most desirable residential communities, offering investors a compelling combination of stable tenant demand, central location, and long-term growth potential. Situated between North Hollywood, Sherman Oaks, Studio City, and Van Nuys, the neighborhood provides convenient access to many of the Valley's largest employment centers while maintaining a quieter, suburban character. Its strategic location, combined with relatively attainable housing compared to neighboring submarkets, has made Valley Glen an increasingly attractive destination for renters seeking value without sacrificing accessibility.

The neighborhood benefits from exceptional transportation connectivity. Residents enjoy convenient access to the Hollywood (SR-170), Ventura (US-101), and Hollywood (US-101) Freeways, providing efficient

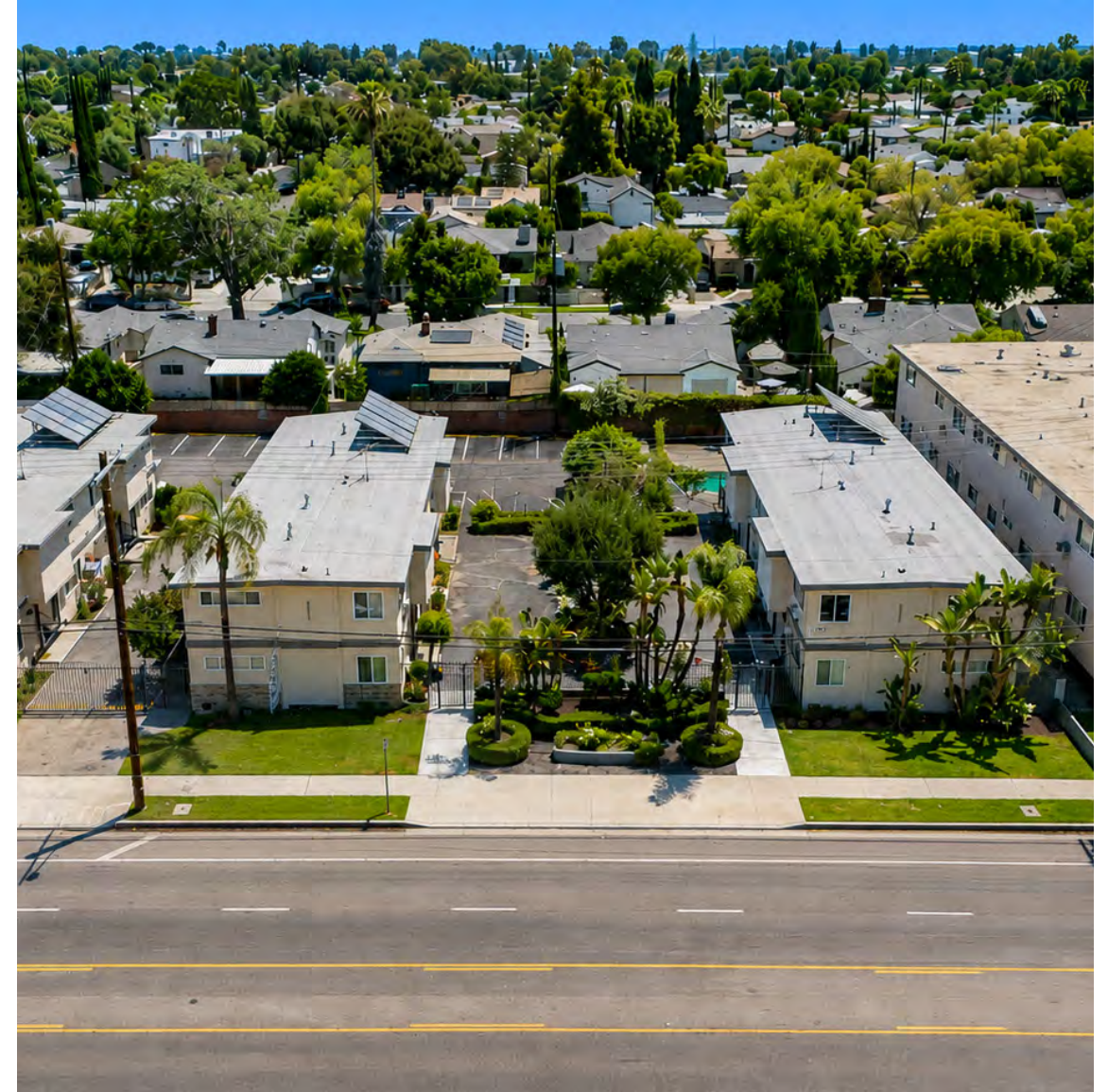
commutes to Downtown Los Angeles, Hollywood, Burbank, Universal City, and the Westside. Public transportation options, including Metro bus routes and nearby Metro B (Red) Line stations in North Hollywood, further enhance mobility throughout the region. This accessibility broadens the property's tenant pool by appealing to professionals employed across multiple employment hubs.





Valley Glen also offers an attractive lifestyle supported by an expanding collection of retail, dining, and entertainment amenities. Residents are just minutes from popular destinations such as NoHo West, the NoHo Arts District, Westfield Fashion Square, Sherman Oaks Galleria, and Universal Studios Hollywood. The neighborhood is home to numerous parks, schools, and community amenities, while nearby institutions, such as Los Angeles Valley College, contribute to steady housing demand among students, faculty, and staff. These amenities create a balanced live-work-play environment that continues to attract a diverse renter demographic.

For multifamily investors, Valley Glen represents an established market with strong long-term fundamentals. Continued public and private investment throughout the surrounding North Hollywood and Universal City corridors, ongoing residential redevelopment, and sustained demand for well-located rental housing support the neighborhood's outlook. With limited opportunities to develop new multifamily housing in many established neighborhoods, existing apartment properties in Valley Glen remain well-positioned to benefit from long-term appreciation, resilient occupancy, and stable cash flow, making the area an attractive choice for both private and institutional investors.





Canyon Glen Apartments

Property Highlights

- + Three separate 8-unit buildings on individual APNs
- + Predominantly one-bedroom unit mix with 23 one-bedroom units and one two-bedroom unit
- + Potential to develop multiple Accessory Dwelling Units (ADUs) across the combined ±28,089-square-foot site (Buyer to verify)
- + Secured entry with ±25 gated and CCTV-monitored parking spaces
- + Well-maintained swimming pool and 3 individual on-site laundry facilities
- + Supplemental income from laundry, parking, RUBS reimbursements, additional rent, and other income





Canyon Glen Apartments

Location Highlights

- + Prime Valley location with convenient access to Studio City, Sherman Oaks, North Hollywood, Burbank, and Universal City
- + Minutes from Ventura Boulevard's premier dining, cafés, boutique shopping, and entertainment
- + Close to the Metro B (Red) Line and North Hollywood Transit Station with direct service to Universal City, Hollywood, and Downtown Los Angeles
- + Surrounded by major employers including Universal Studios, Warner Bros., Walt Disney Studios, NBCUniversal, and Providence Saint Joseph Medical Center
- + Minutes from Los Angeles Valley College, supporting consistent rental demand from students, faculty, and staff
- + Convenient access to Sherman Oaks Galleria, Westfield Fashion Square, Costco, Target, Whole Foods, Ralphs, and Trader Joe's













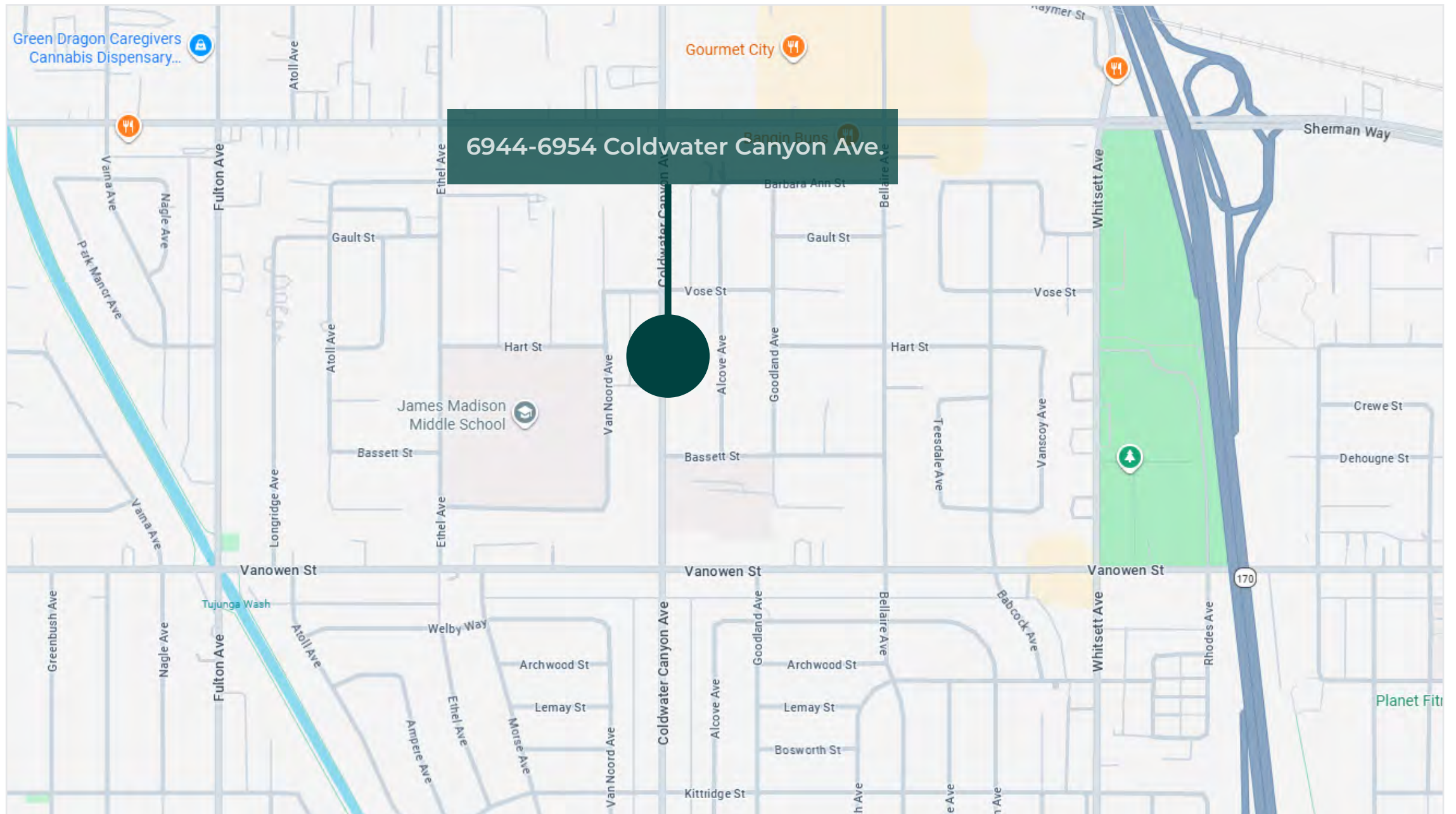




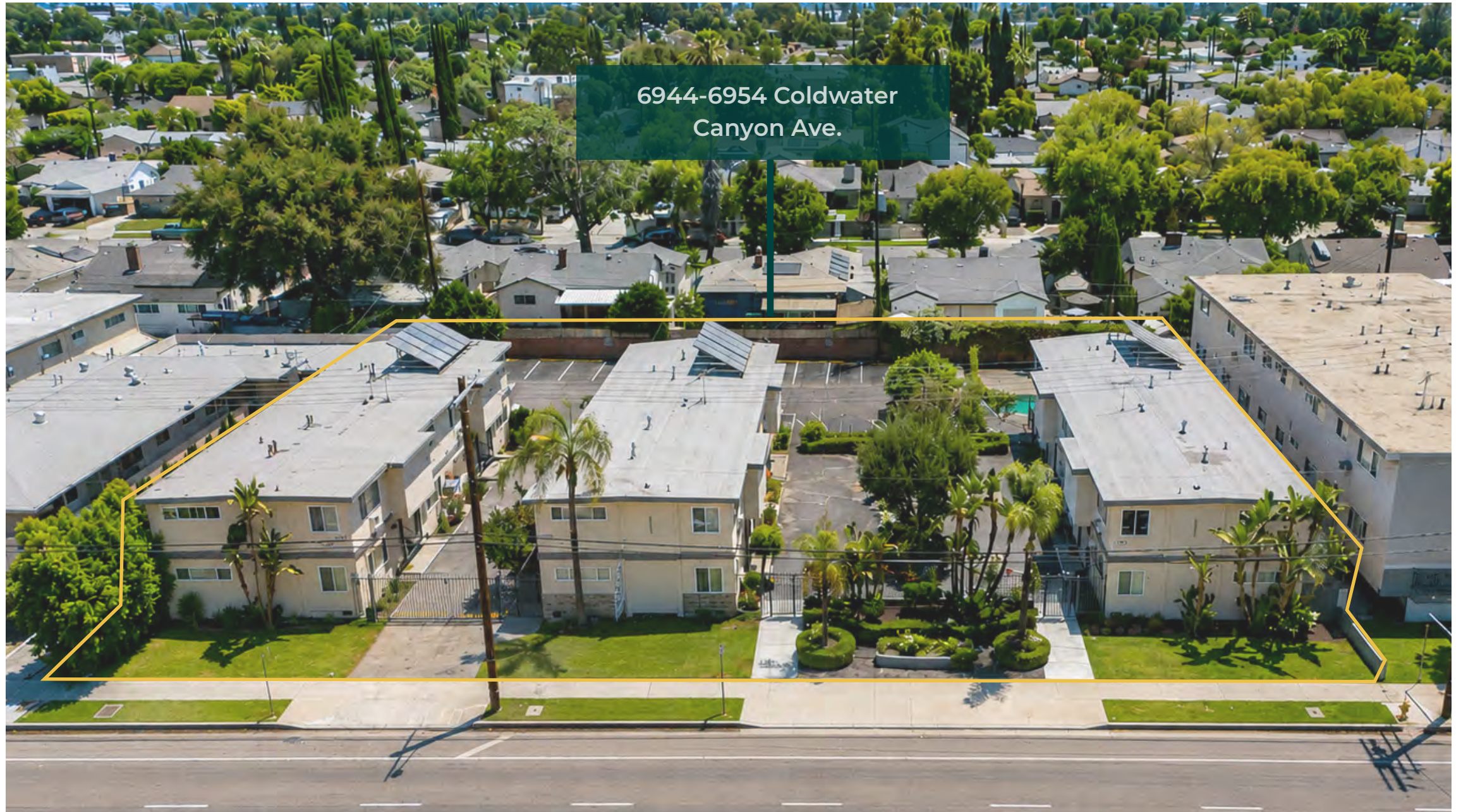




Street Map



Satellite Map (3D)





Canyon Glen Apartments

02. FINANCIALS





Financials

Pricing Details

Price		\$4,895,000
Number of units		24
Price per unit		\$203,958
Price per Square Foot		\$328.35
Gross Square Footage		±14,908
Lot Size		±28,089 SF
Year Built		1959-1960
Returns		
		CurrentPro Forma
Cap Rate		6.44%6.91%
GRM		9.539.11

Rent Roll Summary

# of Units	Unit Type	AVG Current	Pro Forma
23	1 Bed + 1 Bath	\$1,688	\$1,795
1	2 Beds + 1 Bath	\$2,125	\$2,150



Financials

Operating Data

Annual Income		Current		Pro Forma
Scheduled Gross Income		\$513,684		\$537,360
Less: Vacancy/Deductions	3.00%*	(\$15,411)		3.00%* (\$16,121)
Gross Operating Income		\$498,274		\$521,239
Less: Expenses	35.63%*	(\$183,031)		34.06%* (\$183,031)
Net Operating Income		\$315,243		\$338,208
Less Debt Service		(\$227,688)		(\$227,688)
Pre-Tax Cash Flow	5.11%**	\$87,555		6.45%** \$110,520
Plus Principal Reduction		\$39,438		\$39,438
Total Return Before Taxes	7.41%**	\$126,993		8.75%** \$149,958
Expenses				
Real Estate Taxes				\$61,188
Insurance				\$17,890
Utilities				\$38,122
Rubbish				\$11,622
Landscaping				\$3,300
Pool				\$2,350
Maintenance & Repairs				\$17,988
Misc				\$6,000
Off-Site Management				\$24,571
Total Expenses				\$183,031
Per Square Foot				\$12.28
Per Unit				\$7,626.28

* As a percentage of Scheduled Gross Income.

** As a percentage of Down Payment.



Financials

Rent Roll

#	Unit Type	± SF	Rent	Rent Per SF	Pro Forma Rent	Pro Forma Rent Per SF	Note
1	1 Bed/1 Bath	--	1,741.74	--	\$1,795.00	--	--
2	1 Bed/1 Bath	--	1,745.00	--	\$1,795.00	--	--
3	1 Bed/1 Bath	--	1,675.00	--	\$1,795.00	--	--
4	1 Bed/1 Bath	--	1,675.00	--	\$1,795.00	--	--
5	1 Bed/1 Bath	--	1,825.00	--	\$1,795.00	--	--
6	1 Bed/1 Bath	--	1,945.00	--	\$1,795.00	--	--
7	1 Bed/1 Bath	--	1,825.00	--	\$1,795.00	--	--
8	2 Beds/1 Bath	--	2,125.00	--	\$2,150.00	--	--
9	1 Bed/1 Bath	--	1,338.23	--	\$1,795.00	--	--
10	1 Bed/1 Bath	--	1,465.47	--	\$1,795.00	--	--



Financials

Rent Roll

#	Unit Type	± SF	Rent	Rent Per SF	Pro Forma Rent	Pro Forma Rent Per SF	Note
11	1 Bed/1 Bath	--	1,700.27	--	\$1,795.00	--	--
12	1 Bed/1 Bath	--	1,775.00	--	\$1,795.00	--	--
13	1 Bed/1 Bath	--	1,270.33	--	\$1,795.00	--	--
14	1 Bed/1 Bath	--	1,795.00	--	\$1,795.00	--	--
15	1 Bed/1 Bath	--	1,675.00	--	\$1,795.00	--	--
16	1 Bed/1 Bath	--	1,795.00	--	\$1,795.00	--	Manager
17	1 Bed/1 Bath	--	1,725.00	--	\$1,795.00	--	--
18	1 Bed/1 Bath	--	1,745.00	--	\$1,795.00	--	--
19	1 Bed/1 Bath	--	1,719.90	--	\$1,795.00	--	--
20	1 Bed/1 Bath	--	1,795.00	--	\$1,795.00	--	--



Financials

Rent Roll

#	Unit Type	± SF	Rent	Rent Per SF	Pro Forma Rent	Pro Forma Rent Per SF	Note
21	1 Bed/1 Bath	--	1,339.78	--	\$1,795.00	--	--
22	1 Bed/1 Bath	--	1,745.00	--	\$1,795.00	--	--
23	1 Bed/1 Bath	--	1,716.31	--	\$1,795.00	--	--
24	1 Bed/1 Bath	--	1,795.00	--	\$1,795.00	--	--
Totals		--	\$40,952.03	--	\$43,435.00	--	--



Financials

Rent Roll

Other Income	--	Monthly Income	--	Pro Forma Income	--	Note
Laundry Income	--	\$295.00	--	\$295.00	--	--
Parking Income	--	\$550.00	--	\$550.00	--	--
RUBS Income	--	\$500.00	--	\$500.00	--	--
Additional Rent	--	\$250.00	--	\$250.00	--	--
Other Income	--	\$260.00	--	\$260.00	--	--
Total Other Income	--	\$1,855.00	--	\$1,855.00	--	--
Monthly SGI	--	\$42,807.03	--	\$44,780.00	--	--



Canyon Glen Apartments

03. COMPARABLES



Active Comparables

#	Address	List Price	Year Built	Units	± SF	\$/Unit	\$/SF	Cap Rate	GRM	* DOM
1	13103 Barbara Ann St. Valley Glen, CA 91605	\$6,388,888	1972	41	24,256	\$155,827	\$263.39	5.16%	9.89	33 days
2	13061 Vanowen St. Valley Glen, CA 91605	\$5,700,000	1962	27	24,614	\$211,111	\$231.58	6.00%	11.39	300 days
3	10814 Blix St. North Hollywood, CA 91602	\$4,495,000	1960	18	9,435	\$249,722	\$476.42	6.24%	11.12	52 days
4	12717 Barbara Ann St. Valley Glen, CA 91605	\$6,000,000	1961	24	23,232	\$250,000	\$258.26	6.18%	11.69	31 days
Average		\$5,645,972	1964	28	20,384	\$216,665	\$307.41	5.89%	11.02	--
	6944-54 Coldwater Cyn Ave. Valley Glen, CA 91605	\$4,895,000	1959-1960	24	14,908	\$203,958	\$328.35	6.44%	9.53	--

* The active comparables (comps) provided in this report, as of July 02, 2026, were sourced from CoStar. Although we believe the data to be reliable, we make no representations or warranties regarding its accuracy, completeness, or timeliness. We assume no liability for any errors, omissions, or inaccuracies in the CoStar data.



Active Comparables



6944-54 Coldwater Cyn Ave.
North Hollywood, CA 91605

* DOM	-
List Price	\$4,895,000
Cap Rate	6.44%
GRM	9.53
Number of Units	24
Year Built	1959-1960
Price Per Square Foot	\$328.35
Price Per Unit	\$203,958

Unit Mix

(23) 1 Bed/1 Bath
(1) 2 Beds/1 Bath



13103 Barbara Ann St.
Valley Glen, CA 91605

* DOM	33 Days
List Price	\$6,388,888
Cap Rate	5.16%
GRM	9.89
Number of Units	41
Year Built	1972
Price Per Square Foot	\$263.39
Price Per Unit	\$155,827

Unit Mix

(41) 1 Bed/1 Bath



13061 Vanowen St.
Valley Glen, CA 91605

* DOM	300 Days
List Price	\$5,700,000
Cap Rate	6.00%
GRM	11.39
Number of Units	27
Year Built	1962
Price Per Square Foot	\$231.58
Price Per Unit	\$211,111

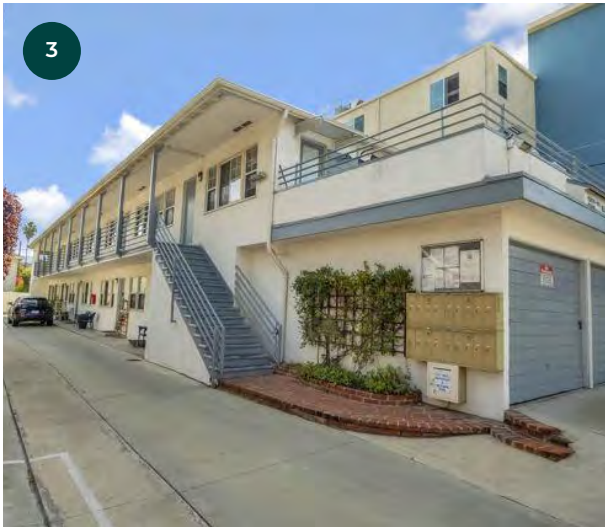
Unit Mix

(27) 2 Beds/1 Bath

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Active Comparables



10814 Blix St.
North Hollywood, CA 91602

* DOM	52 Days
List Price	\$4,495,000
Cap Rate	6.24%
GRM	11.12
Number of Units	18
Year Built	1960
Price Per Square Foot	\$476.42
Price Per Unit	\$249,722

Unit Mix

(7) Studio/1 Bath | (9) 1 Bed/1 Bath
(1) 2 Beds/1 Bath | (1) 2 Beds/2 Baths



12717 Barbara Ann St.
Valley Glen, CA 91605

* DOM	31 Days
List Price	\$6,000,000
Cap Rate	6.18%
GRM	11.69
Number of Units	24
Year Built	1961
Price Per Square Foot	\$258.26
Price Per Unit	\$250,000

Unit Mix

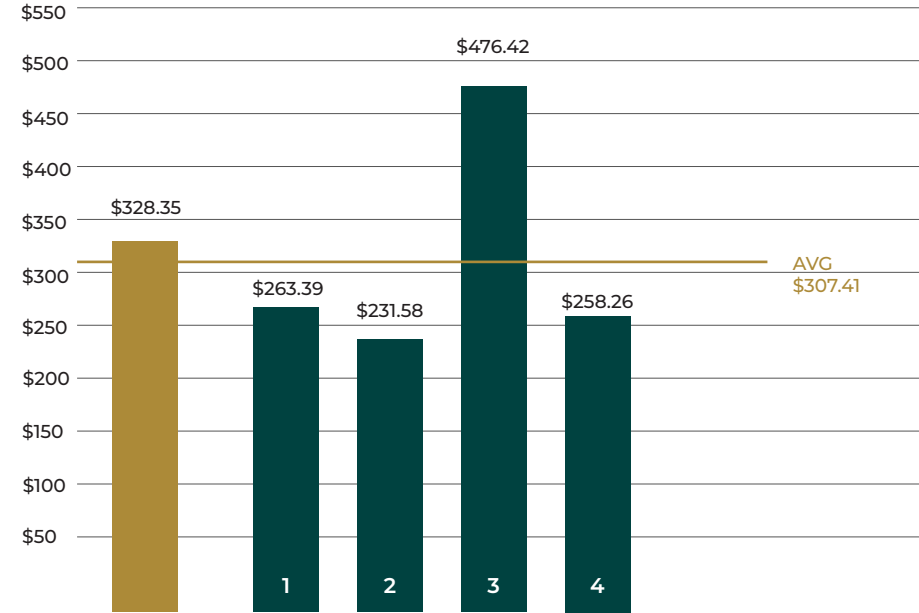
(12) 2 Beds/1 Bath
(12) 3 Beds/2 Baths

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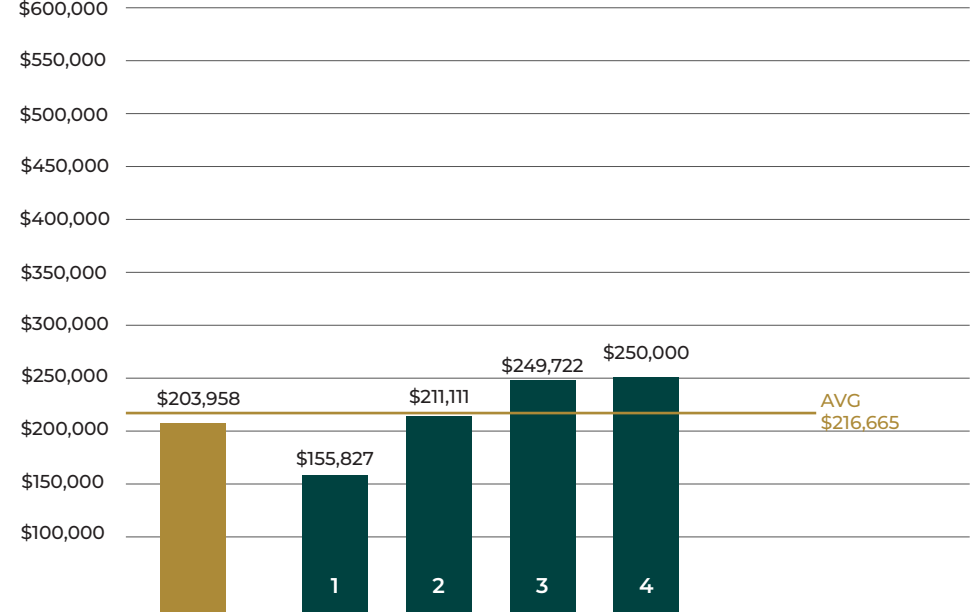


Active Comparables

Price Per SF



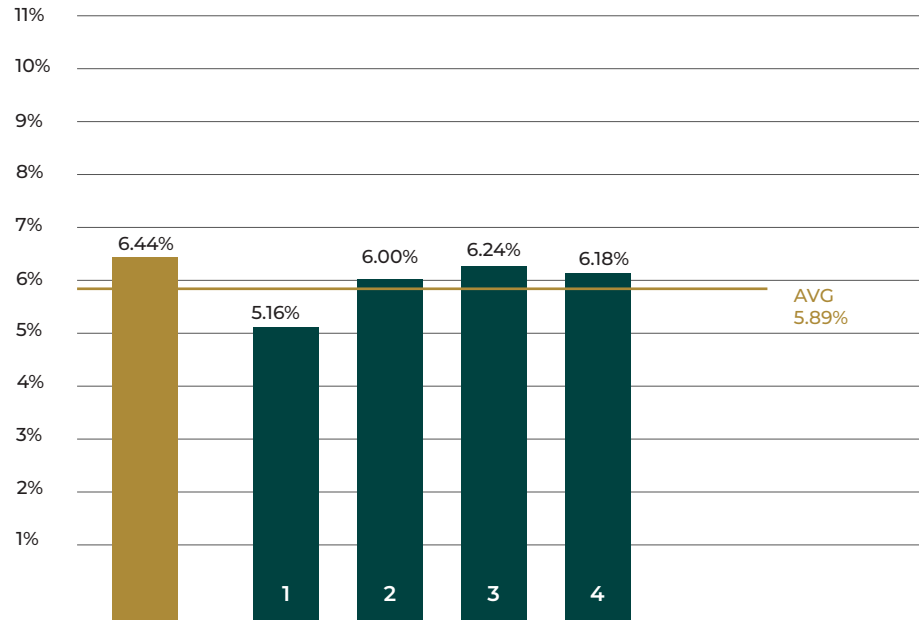
Price Per Unit



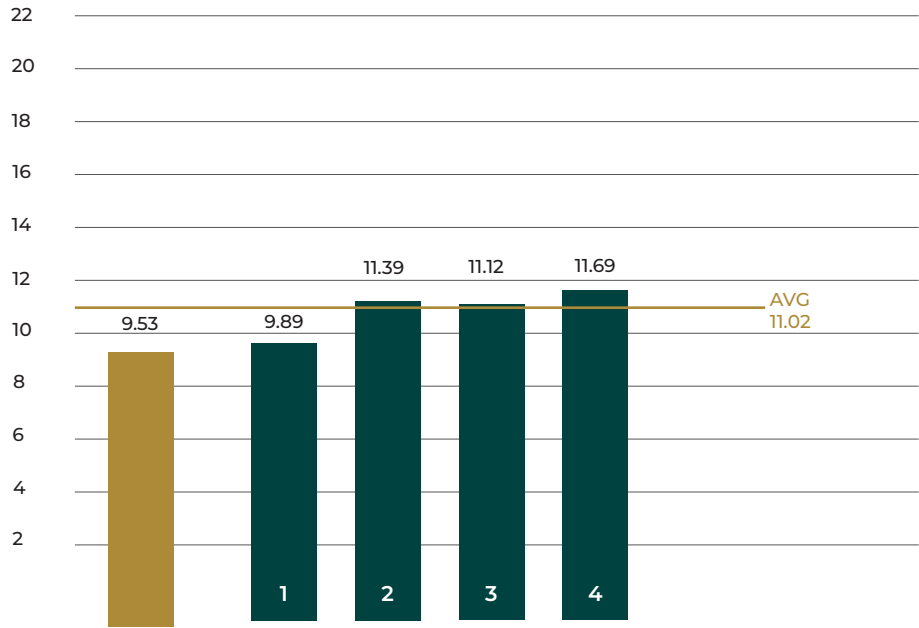


Active Comparables

Cap Rate

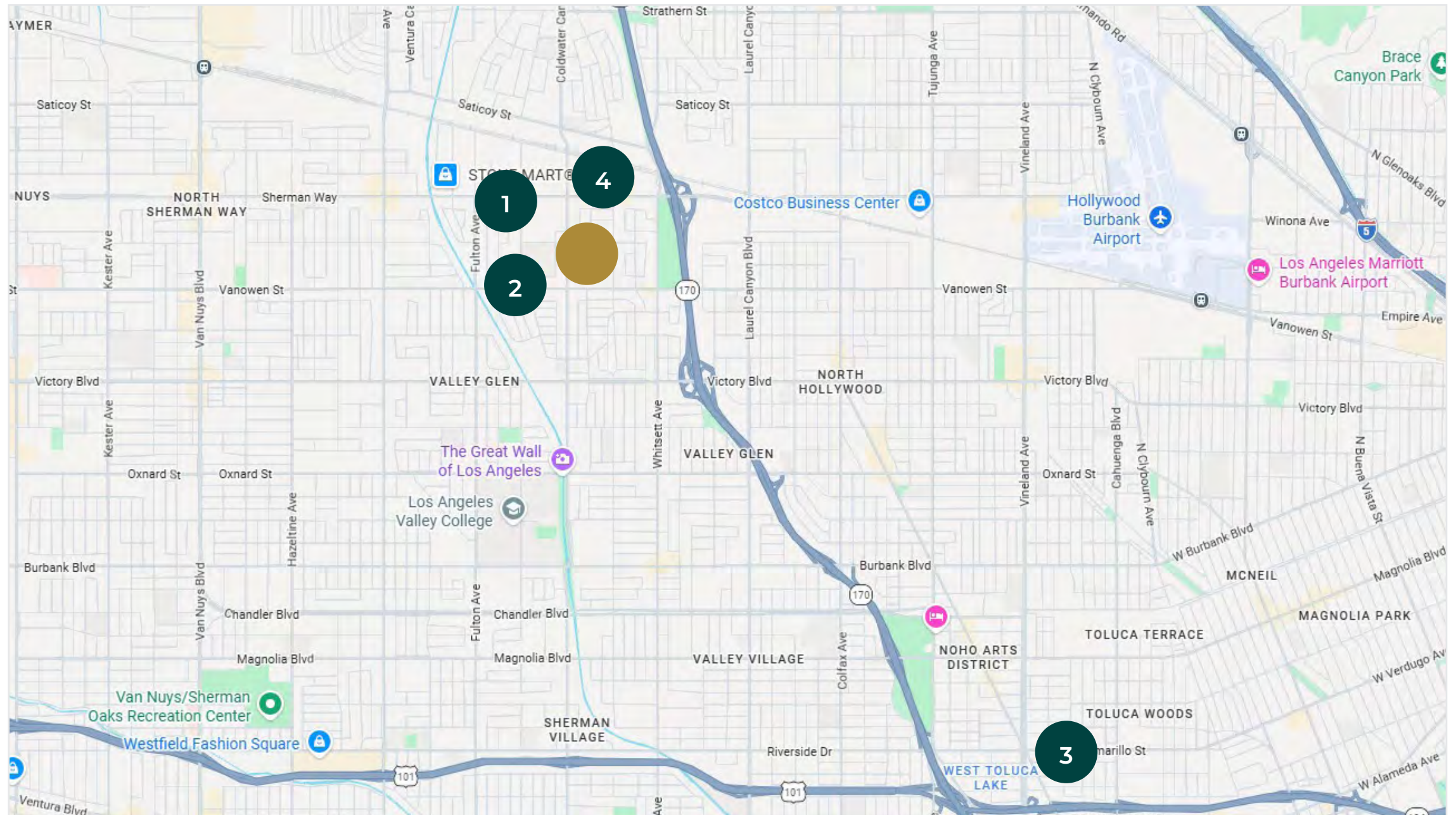


GRM





Active Comparables





Sold Comparables

#	Address	Sale Price	Year Built	Units	± SF	\$/Unit	\$/SF	Cap Rate	GRM	COE Date
1	6907 Whitsett Ave. Valley Glen, CA 91605	\$3,437,000	1973	25	14,228	\$137,480	\$241.57	6.44%	7.91	June 16, 2026
2	11903 Vanowen St. Valley Glen, CA 91605	\$4,560,000	1953	24	14,838	\$190,000	\$307.32	7.07%	9.62	March 21, 2026
3	6842 Fulton Ave. Valley Glen, CA 91605	\$3,300,000	1976	24	13,600	\$137,500	\$242.65	--	--	May 20, 2026
4	6635 Wilkinson Ave. Valley Glen, CA 91606	\$3,700,000	1960	17	14,285	\$217,647	\$259.01	5.56%	9.92	January 07, 2026
5	13412 Vanowen St. Valley Glen, CA 91405	\$2,350,000	1962	17	10,710	\$138,235	\$219.42	6.35%	10.18	November 12, 2025
6	6800 Varna Ave. Valley Glen, CA 91405	\$2,575,000	1963	16	11,511	\$160,938	\$223.70	5.48%	10.40	October 27, 2025
7	13060 Victory Blvd. Valley Glen, CA 91401	\$2,450,000	1962	20	8,699	\$122,500	\$281.64	5.59%	10.14	September 24, 2025
8	7100 Woodman Ave. Valley Glen, CA 91405	\$2,445,000	1976	20	9,976	\$122,250	\$245.09	6.07%	8.64	December 30, 2025
Average		\$3,102,125	1966	20	12,231	\$153,319	\$252.55	6.08%	9.54	--
	6944-54 Coldwater Cyn Ave. Valley Glen, CA 91605	\$4,895,000	1959-1960	24	14,908	\$203,958	\$328.35	6.44%	9.53	--



Sold Comparables



6944-54 Coldwater Cyn Ave.
Valley Glen, CA 91605

Close of Escrow	-
Sale Price	\$4,895,000
Cap Rate	6.44%
GRM	9.53
Number of Units	24
Year Built	1959-1960
Price Per Square Foot	\$328.35
Price Per Unit	\$203,958

Unit Mix

- (23) 1 Bed/1 Bath
- (1) 2 Beds/1 Bath



6907 Whitsett Ave.
Valley Glen, CA 91605

Close of Escrow	June 16, 2026
Sale Price	\$3,437,000
Cap Rate	6.44%
GRM	7.91
Number of Units	25
Year Built	1973
Price Per Square Foot	\$241.57
Price Per Unit	\$137,480

Unit Mix

- (15) Studio/1 Bath
- (10) 1 Bed/1 Bath



11903 Vanowen St.
Valley Glen, CA 91605

Close of Escrow	March 21, 2026
Sale Price	\$4,560,000
Cap Rate	7.07%
GRM	9.62
Number of Units	24
Year Built	1953
Price Per Square Foot	\$307.32
Price Per Unit	\$190,000

Unit Mix

- (12) 1 Bed/1 Bath
- (12) 2 Beds/1 Bath



Sold Comparables

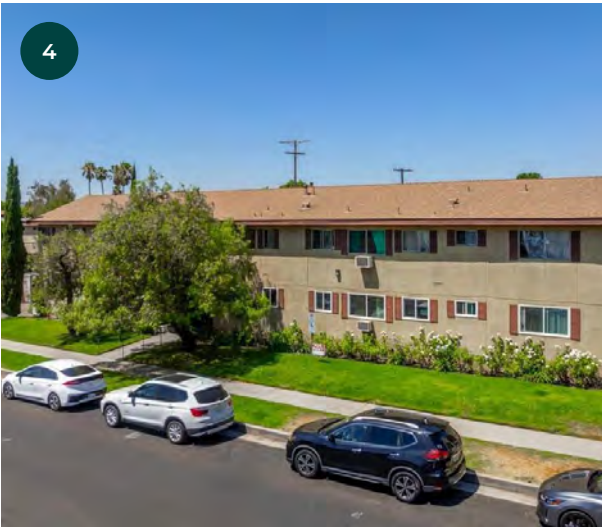


6842 Fulton Ave.
Valley Glen, CA 91605

Close of Escrow	May 20, 2026
Sale Price	\$3,300,000
Cap Rate	--
GRM	--
Number of Units	24
Year Built	1976
Price Per Square Foot	\$242.65
Price Per Unit	\$137,500

Unit Mix

(24) 1 Bed/1 Bath



6635 Wilkinson Ave.
Valley Glen, CA 91606

Close of Escrow	January 07, 2026
Sale Price	\$3,700,000
Cap Rate	5.56%
GRM	9.92
Number of Units	17
Year Built	1960
Price Per Square Foot	\$259.01
Price Per Unit	\$217,647

Unit Mix

(1) Studio/1 Bath | (6) 1 Bed/1 Bath
(8) 2 Beds/1 Bath | (1) 2 Beds/2 Baths
(1) 3 Beds/2 Baths



13412 Vanowen St.
Valley Glen, CA 91405

Close of Escrow	November 12, 2025
Sale Price	\$2,350,000
Cap Rate	6.35%
GRM	10.18
Number of Units	17
Year Built	1962
Price Per Square Foot	\$219.42
Price Per Unit	\$138,235

Unit Mix

(17) 1 Bed/1 Bath



Sold Comparables



6800 Varna Ave.
Valley Glen, CA 91405

Close of Escrow	October 27, 2025
Sale Price	\$2,575,000
Cap Rate	5.48%
GRM	10.40
Number of Units	16
Year Built	1963
Price Per Square Foot	\$223.70
Price Per Unit	\$160,938

Unit Mix

- (2) Studio/1 Bath
- (11) 1 Bed/1 Bath
- (3) 2 Beds/1 Baths



13060 Victory Blvd.
Valley Glen, CA 91401

Close of Escrow	September 24, 2025
Sale Price	\$2,450,000
Cap Rate	5.59%
GRM	10.14
Number of Units	20
Year Built	1962
Price Per Square Foot	\$281.64
Price Per Unit	\$122,500

Unit Mix

- (20) 1 Bed/1 Bath



7100 Woodman Ave.
Valley Glen, CA 91405

Close of Escrow	December 30, 2025
Sale Price	\$2,445,000
Cap Rate	6.07%
GRM	8.64
Number of Units	20
Year Built	1976
Price Per Square Foot	\$245.09
Price Per Unit	\$122,250

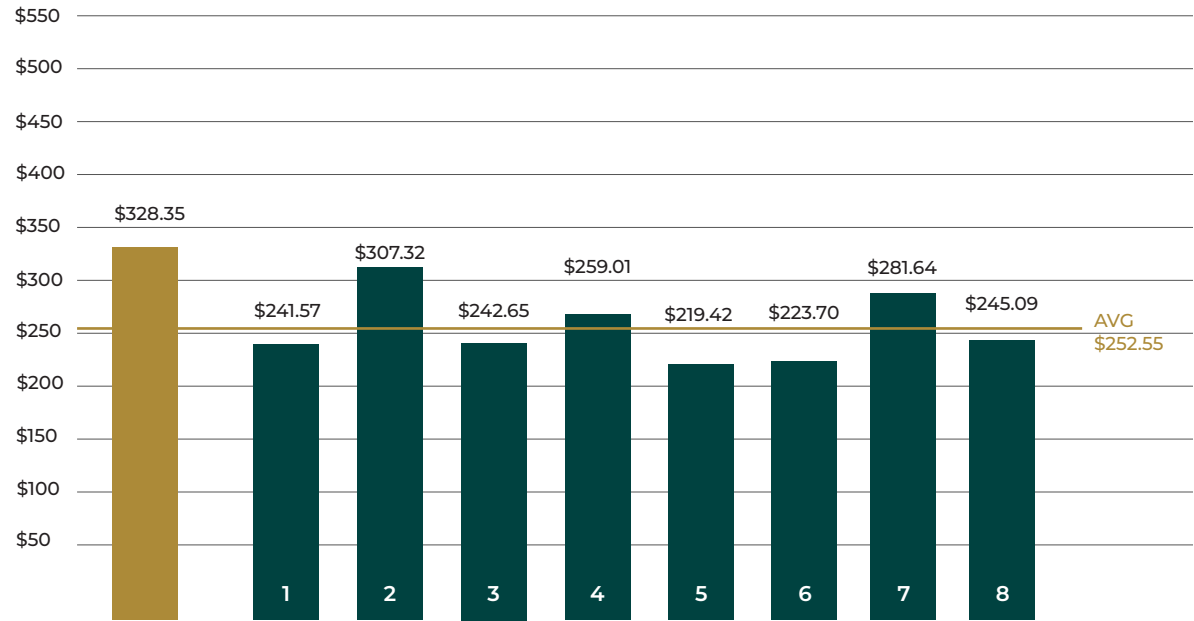
Unit Mix

- (12) Studio/1 Bath
- (8) 1 Bed/1 Bath



Sold Comparables

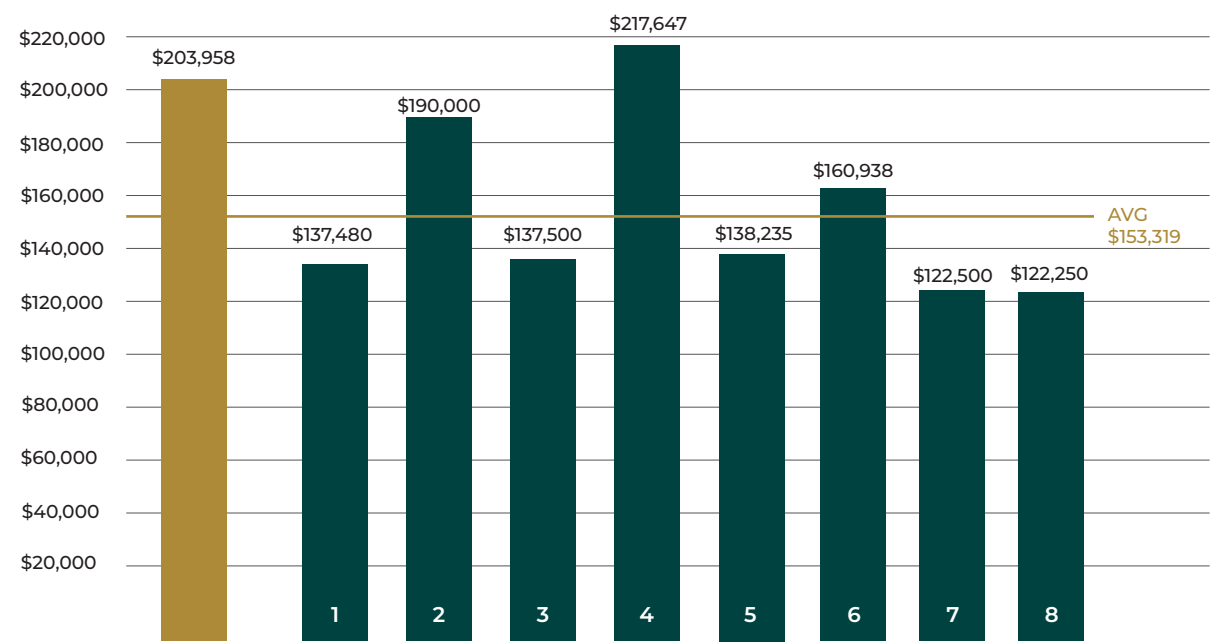
Price Per SF





Sold Comparables

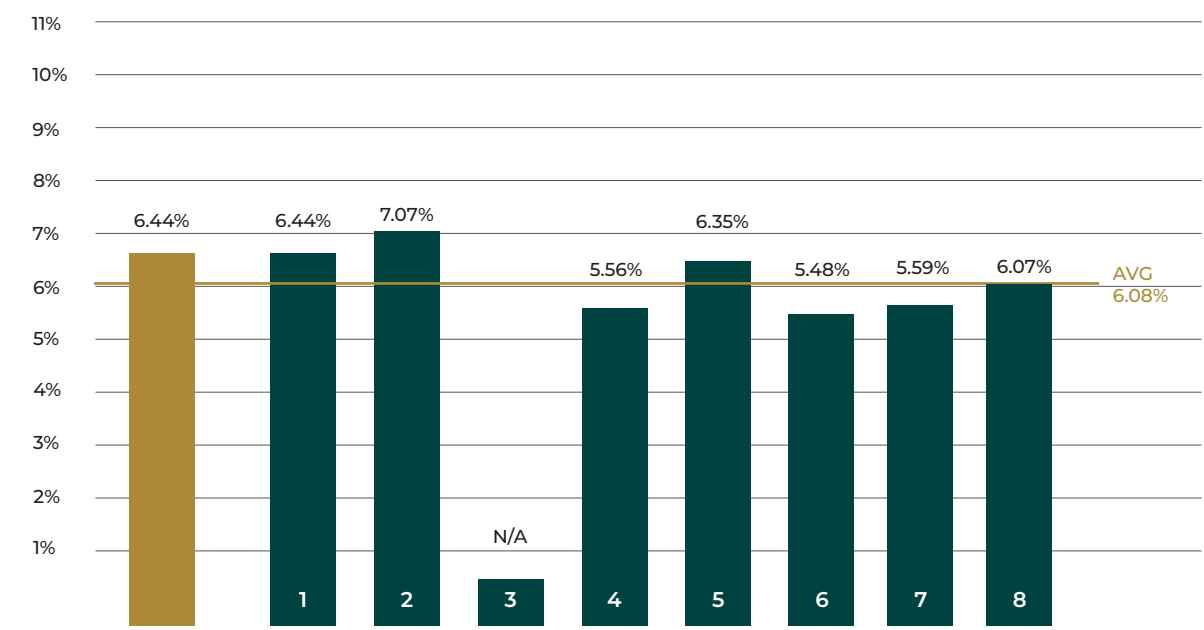
Price Per Unit





Sold Comparables

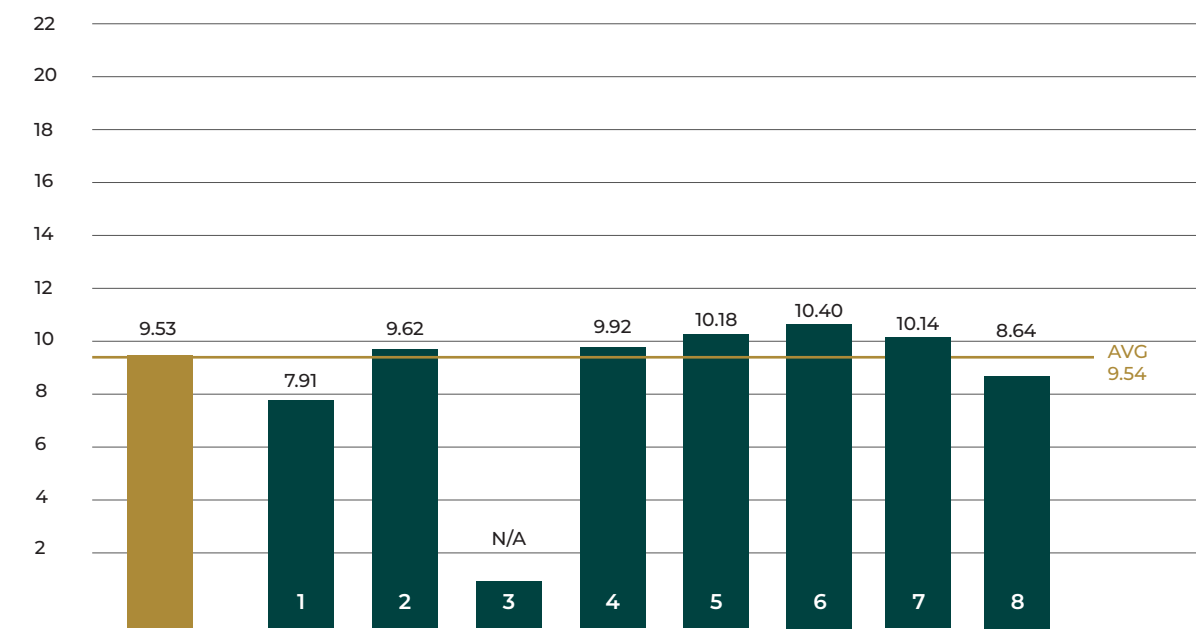
Cap Rate





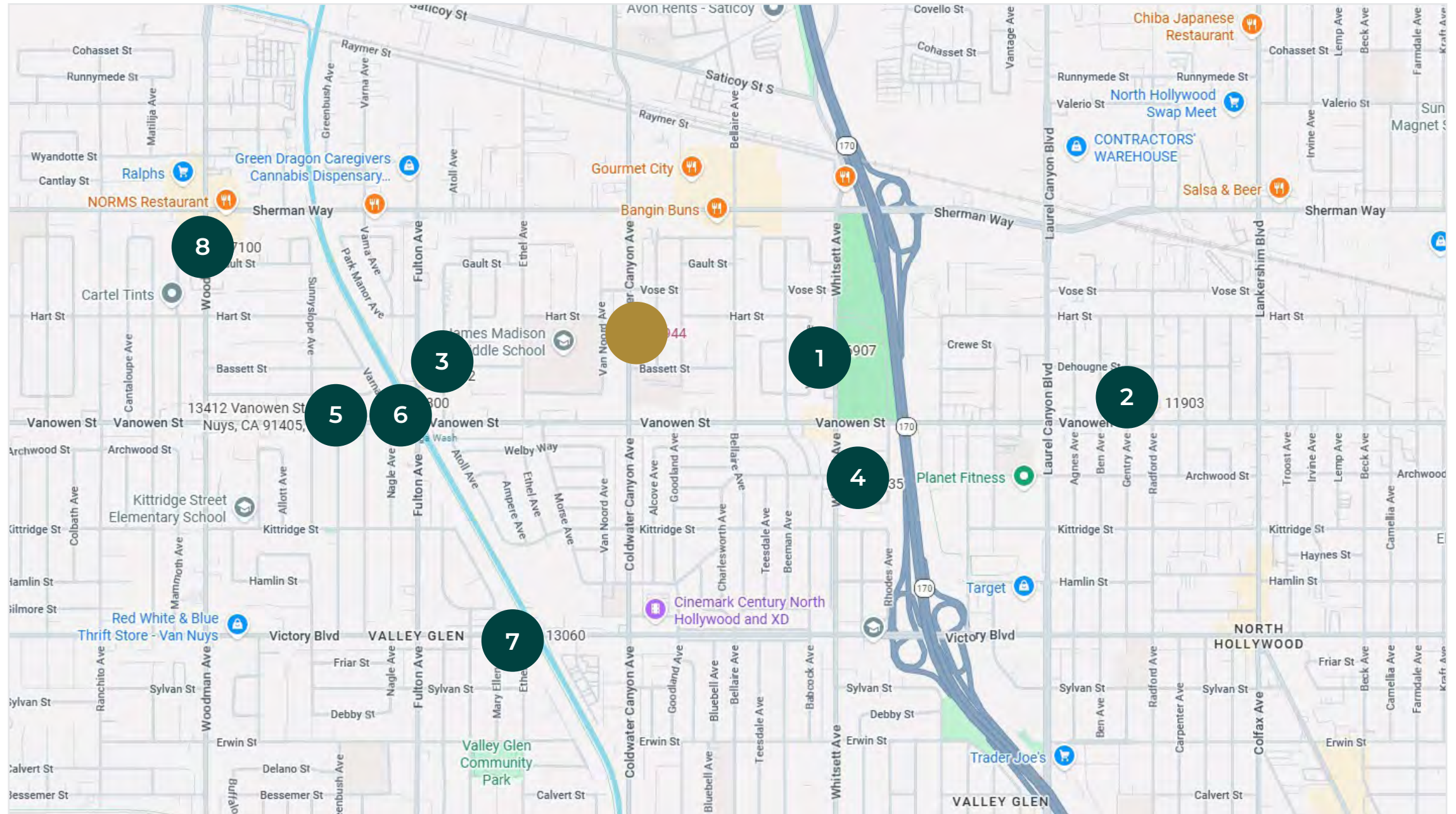
Sold Comparables

GRM





Sold Comparables





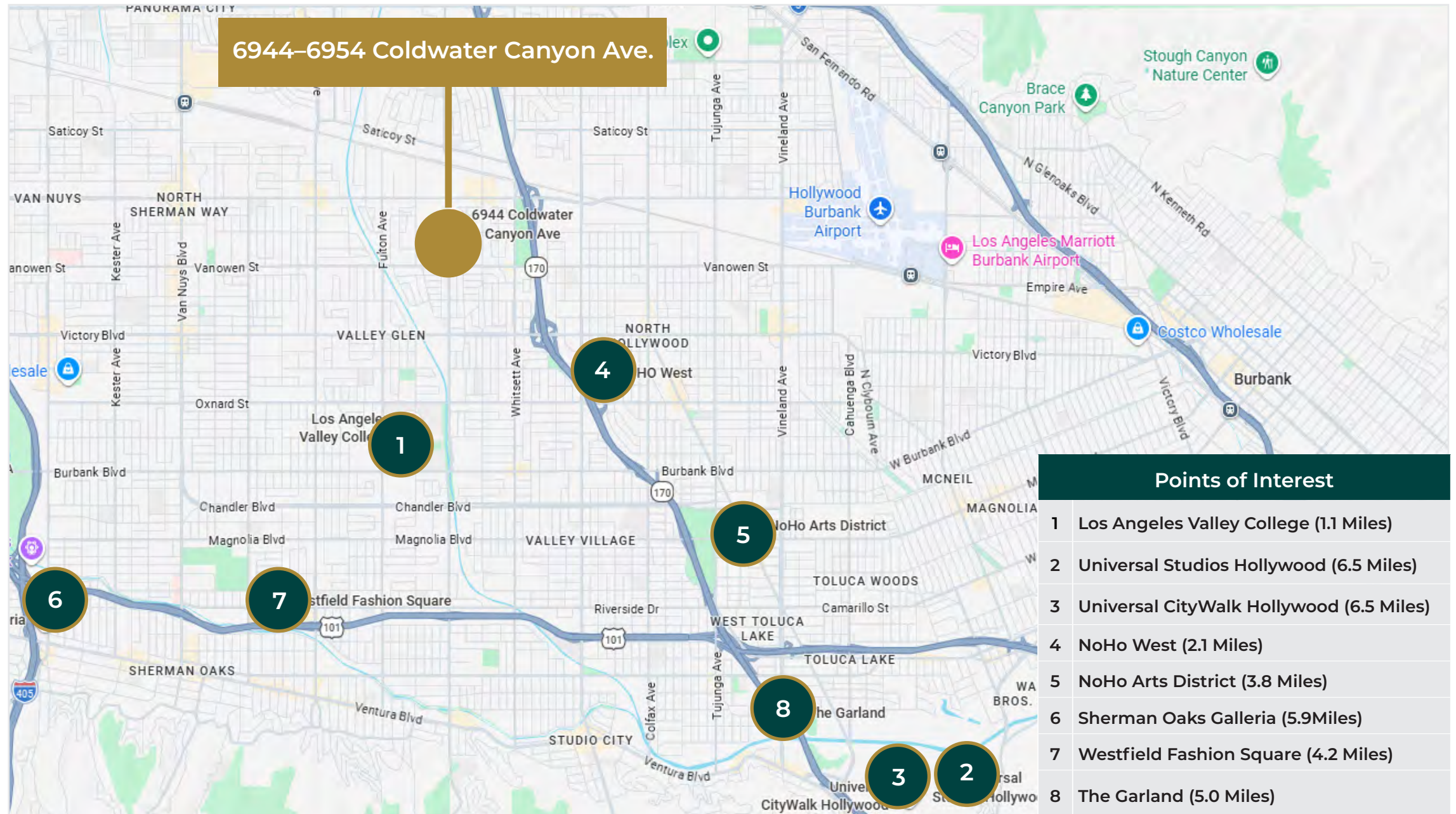
Canyon Glen Apartments

04. AREA OVERVIEW





Points of Interest





Canyon Glen Apartments

Points of Interest



Los Angeles Valley College (1.1 Miles)

Los Angeles Valley College is a highly regarded community college serving more than 15,000 students annually. The campus offers academic, vocational, and continuing education programs, creating a consistent source of housing demand from students, faculty, and staff.



Universal Studios Hollywood (6.5 Miles)

Located in Universal City, Universal Studios Hollywood is one of Los Angeles' premier entertainment destinations, combining a world-famous theme park with behind-the-scenes movie experiences.



Universal CityWalk Hollywood (6.5 Miles)

Universal CityWalk Hollywood is a vibrant outdoor entertainment, dining, and shopping destination adjacent to Universal Studios Hollywood. The three-block promenade features restaurants, retail shops, entertainment venues, and a large AMC movie theater, creating a lively destination for both locals and tourists.



NoHo West (2.1 Miles)

NoHo West is a modern mixed-use shopping, dining, and entertainment complex located in North Hollywood. The destination features a variety of restaurants, fitness options, retail shops, a movie theater, and open-air community spaces designed for neighborhood gatherings.



Canyon Glen Apartments

Points of Interest



NoHo Arts District (3.8 Miles)

NoHo West is a modern mixed-use shopping, dining, and entertainment complex located in North Hollywood. The destination features a variety of restaurants, fitness options, retail shops, a movie theater, and open-air community spaces designed for neighborhood gatherings.



Westfield Fashion Square (4.2 Miles)

Westfield Fashion Square is an upscale shopping center located in Sherman Oaks featuring a mix of luxury retailers, popular brands, restaurants, and entertainment options.



Sherman Oaks Galleria (5.9 Miles)

The Sherman Oaks Galleria is a premier mixed-use destination featuring offices, restaurants, retail, and entertainment at the intersection of Ventura Boulevard and the San Diego Freeway, offering a vibrant hub for work, dining, and leisure.



The Garland (5.0 Miles)

The Garland is a boutique hotel located in North Hollywood that offers a unique blend of retro Hollywood charm and modern hospitality. Situated on nearly seven landscaped acres, the property features stylish accommodations, a resort-style pool, dining options, and event spaces.



Local Developments



6901–6907 Woodman Avenue

Five-story affordable housing development planned with 55 studio and one-bedroom apartments. The project was submitted under Los Angeles Mayor's Executive Directive 1 and would replace four existing homes.



13610 W. Sherman Way

Five-story multifamily development approved for 168 studio, one- and two-bedroom apartments, with parking for 99 vehicles. The project received approval from the Los Angeles City Planning Commission



6330 N. Woodman Avenue

Five-story multifamily project proposed with 147 studio, one- and two-bedroom apartments above subterranean parking for 150 vehicles.



Demographics

Valley Glen, Los Angeles, CA

Valley Glen is an established Central San Fernando Valley multifamily submarket offering convenient access to North Hollywood, Burbank, Studio City, Valley Village, and other major employment and entertainment hubs. The area benefits from established retail corridors, neighborhood services, transit connectivity, and proximity to major Valley thoroughfares, supporting consistent renter demand. Its location near the NoHo Arts District, Metro's regional transit network, Hollywood Burbank Airport, and major studio and employment centers enhances its appeal to renters seeking a well-connected and centrally located Valley community.

- + Nearby access to dining, entertainment, creative office, and transit-oriented renter demand drivers
- + Valley Glen and surrounding corridors offer grocery, dining, neighborhood services, and daily conveniences that support renter retention
- + The location appeals to renters seeking a balance of Valley accessibility, neighborhood convenience, and proximity to major job centers

QUICK FACTS:

- + Provides access to North Hollywood, Burbank, Studio City, Valley Village, Van Nuys, and surrounding employment/lifestyle nodes



Average Household
Income

\$95,633



Median Age

38 years old



2023 Estiamted
Population

51,176



Total Households

19,241



Bahcelors Degree
or Higher

32.2%



Overview

Los Angeles, California

The Los Angeles Metro Rail is an urban rail transportation system serving Los Angeles County, California. It consists of six lines, including two subway lines and four light rail lines serving 93 stations. It connects with the Metro Busway bus rapid transit system and also with the Metrolink commuter rail system.



The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D. C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Point Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

Los Angeles is on the leading edge of several growth industries. LA County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The LA Five-County area also has more than 700,000 people at work in health services / biomedical activities and 190,000 people in aerospace and technology.





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