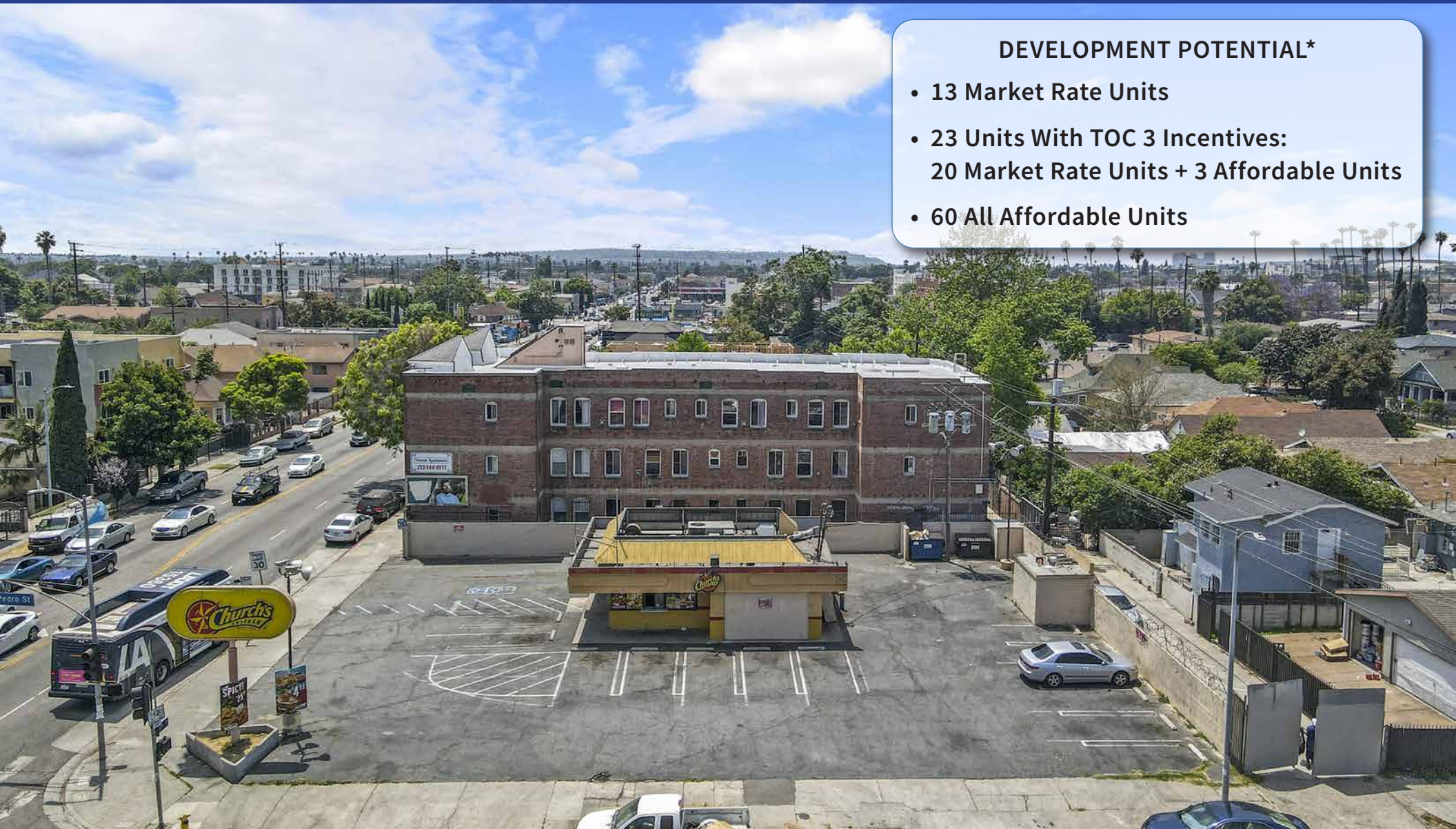


# RESIDENTIAL LAND FOR SALE

Prime Signalized Corner Development Site | 34,468 VPD Traffic Count

## DEVELOPMENT POTENTIAL\*

- 13 Market Rate Units
- 23 Units With TOC 3 Incentives:  
20 Market Rate Units + 3 Affordable Units
- 60 All Affordable Units



257 E VERNON AVENUE, LOS ANGELES, CA 90011

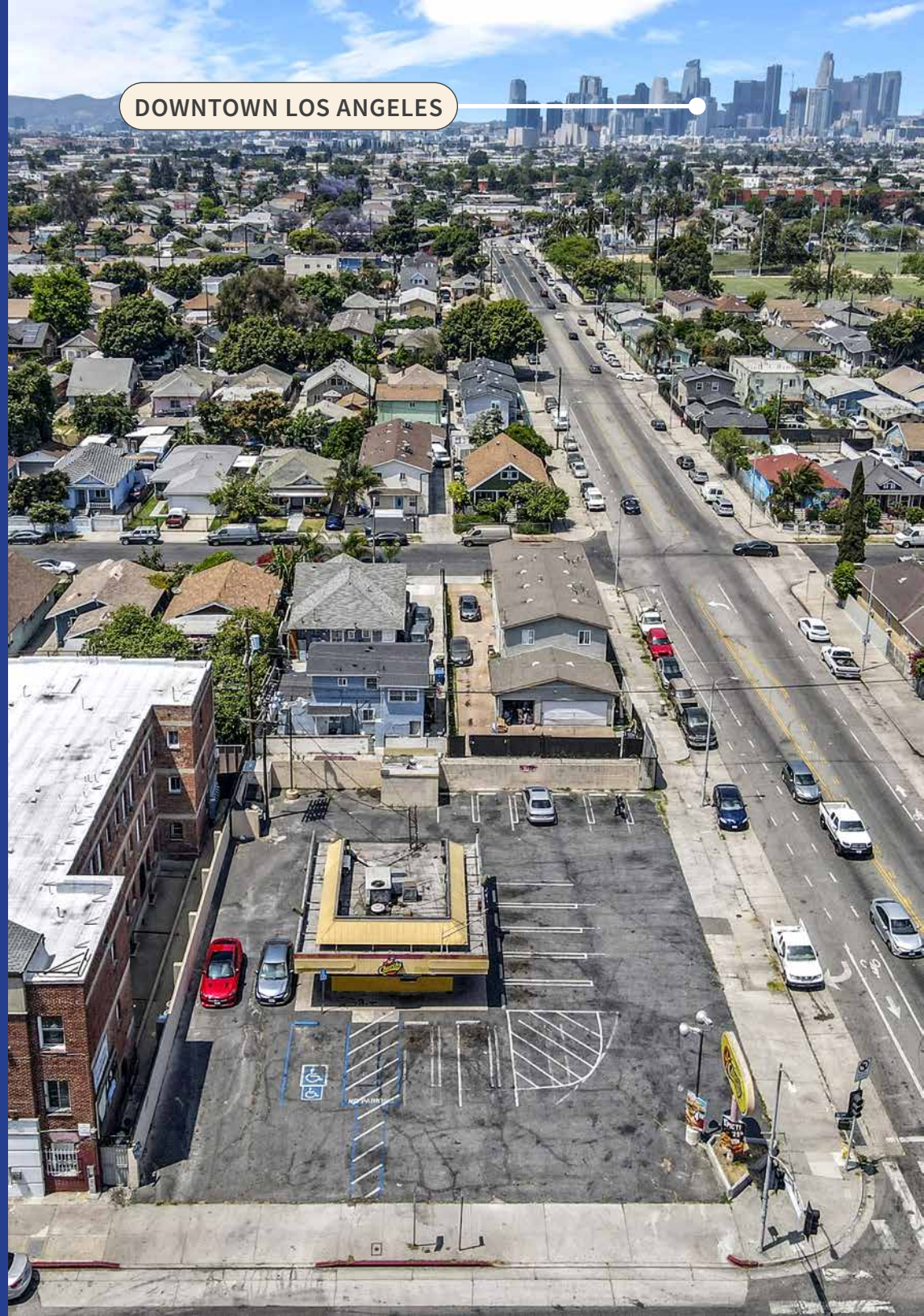
## 257 E VERNON AVE, LOS ANGELES, CA 90011

- ±10,308 SF of land for sale
- Ideal purchase opportunity for residential development (no commercial use allowed)
- Potential for 13 market rate units; 23 units with TOC 3 incentives (20 market rate units + 3 affordable units; or 60 all affordable units\*
- Clean Phase 1 and Phase 2 environmental
- Signalized heavy traffic location at the northwest corner of Vernon Ave and San Pedro St
- Located 3 blocks east of the Harbor (110) Freeway
- Less than one mile southeast of Memorial Coliseum, BMO Stadium, Exposition Park, and USC campus
- Just minutes south of Downtown Los Angeles

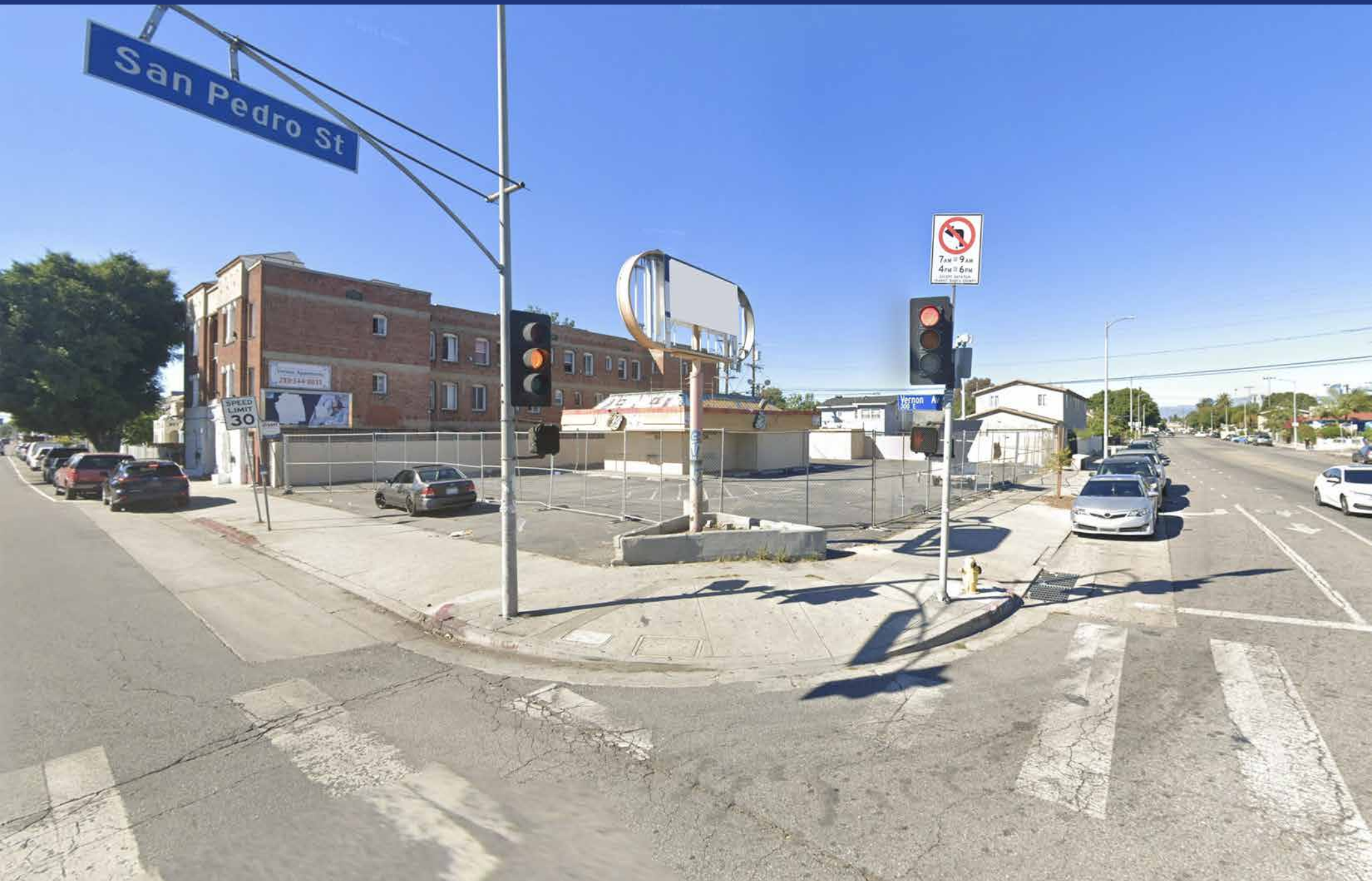
|                      |                            |
|----------------------|----------------------------|
| Building Area:       | ±800 SF                    |
| Land Area:           | ±10,308 SF                 |
| Zone:                | LA R3-1                    |
| Assessor's Parcel #: | 5133-017-014               |
| Traffic Count:       | 34,468 Vehicles Per Day    |
| TOC:                 | Tier 3                     |
| Opportunity Zone:    | No                         |
| Council District:    | CD 9 – Curren D. Price Jr. |

**Asking Price: \$975,000 (\$95.59 Per SF Land)**

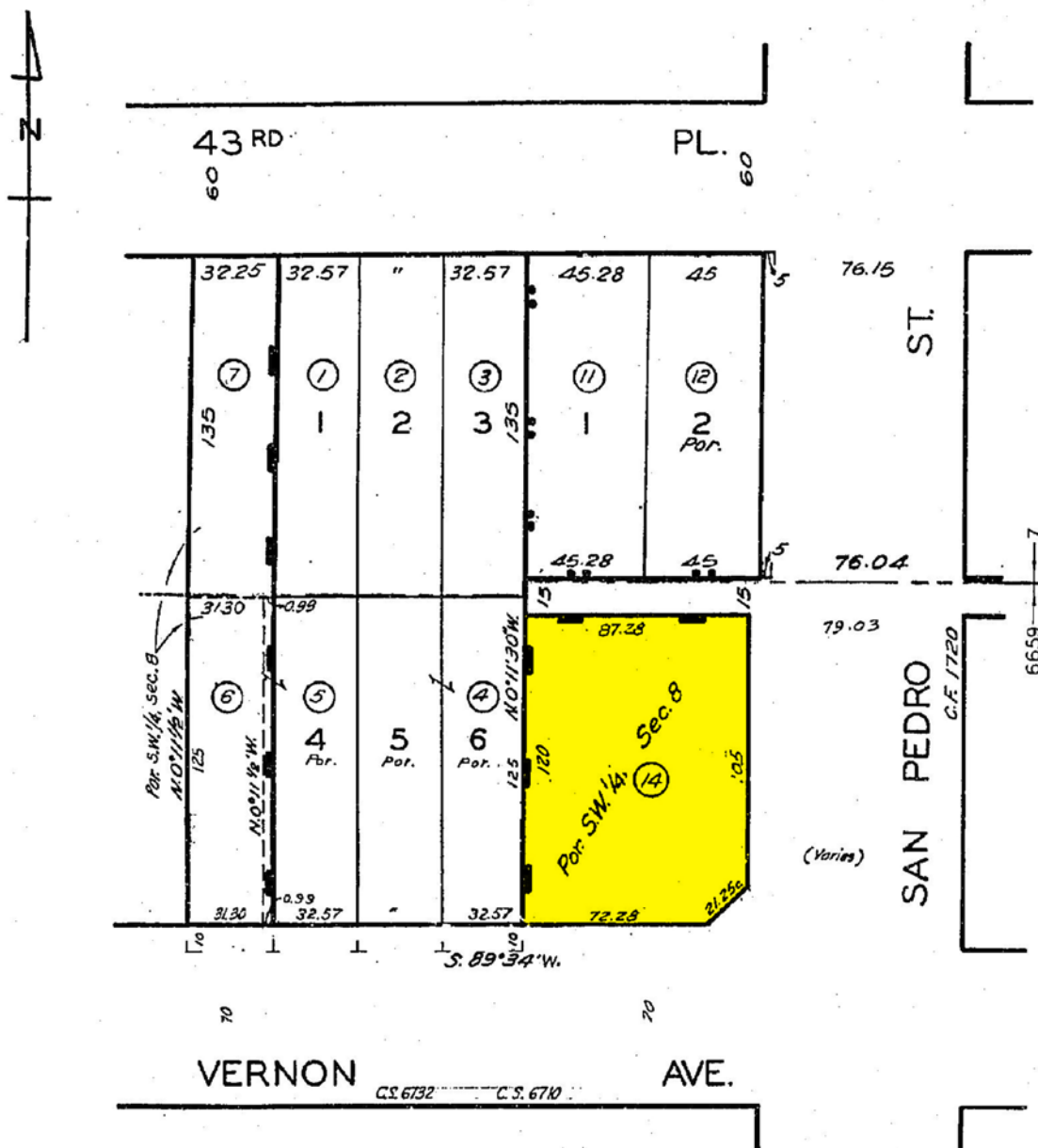
\* Buyer to confirm independently with a land use expert



# PROPERTY PHOTO



# PLAT MAP

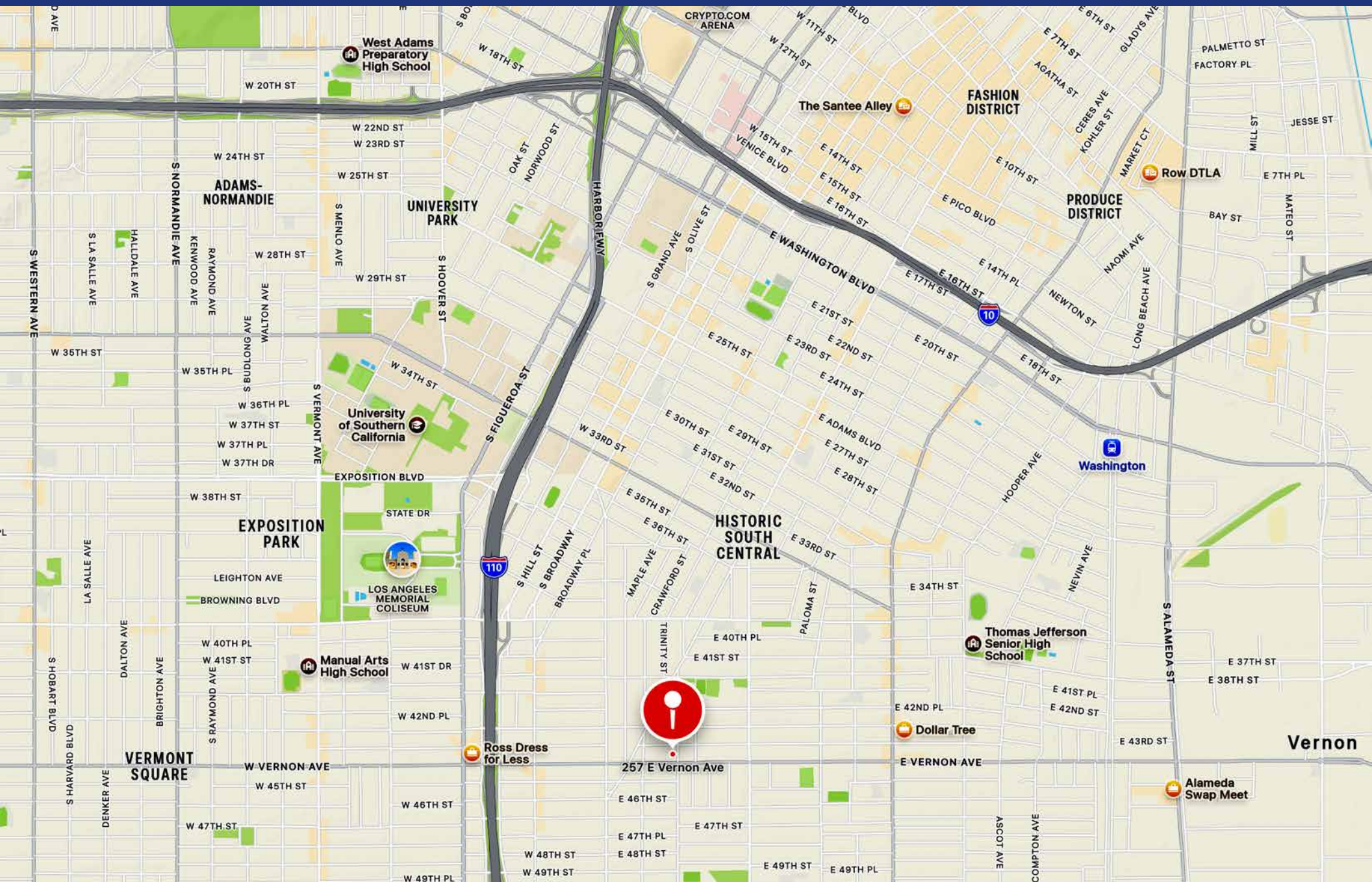


T. 2S., R. 13W.

TRACT NO. 293  
M. B. 14 - 149

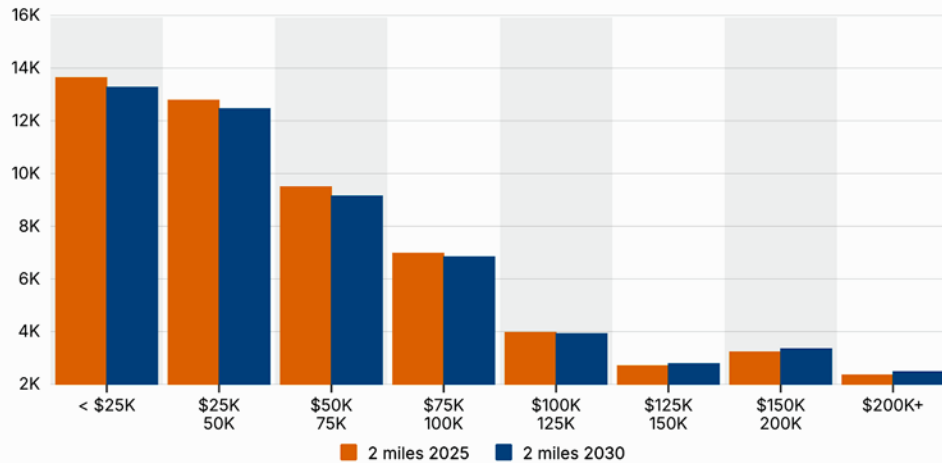
GLENGARRY TRACT  
M. B. 13 - 166

# AREA MAP



# NEIGHBORHOOD DEMOGRAPHICS

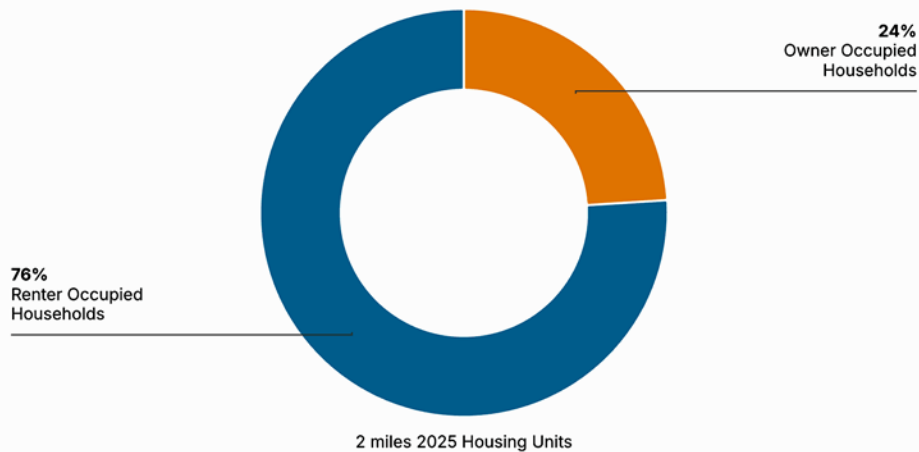
Households By Income



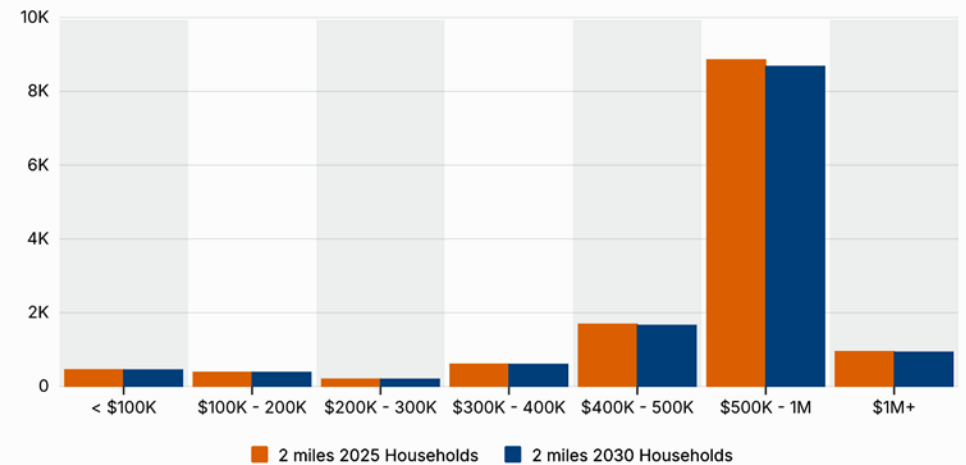
Household Income By Age



Housing Occupancy



Home Values



# FOR SALE

## ±800 SF BUILDING ON ±10,308 SF OF LAND

### *Residential Development Site*

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*Exclusively offered by*



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## 257 E VERNON AVENUE, LOS ANGELES, CA 90011