

# PRIME RESIDENTIAL DEVELOPMENT SITE

*Located Just South of Exposition Park & USC*



Rendering

±10,590 SF of Land

452-456 W 40th Place, Los Angeles, CA 90037



**452-456 W 40TH PLACE, LOS ANGELES, CA 90037**

**Land Area:** 10,590± SF (Per Plat)

**Topography:** Flat & Level

**Zone:** C2-2D-CPIO

**APN:** 5019-026-013 & 5019-026-022

**Frontage:** 127' on Flower Street  
80' on 40th Place

## DEVELOPMENT HIGHLIGHTS

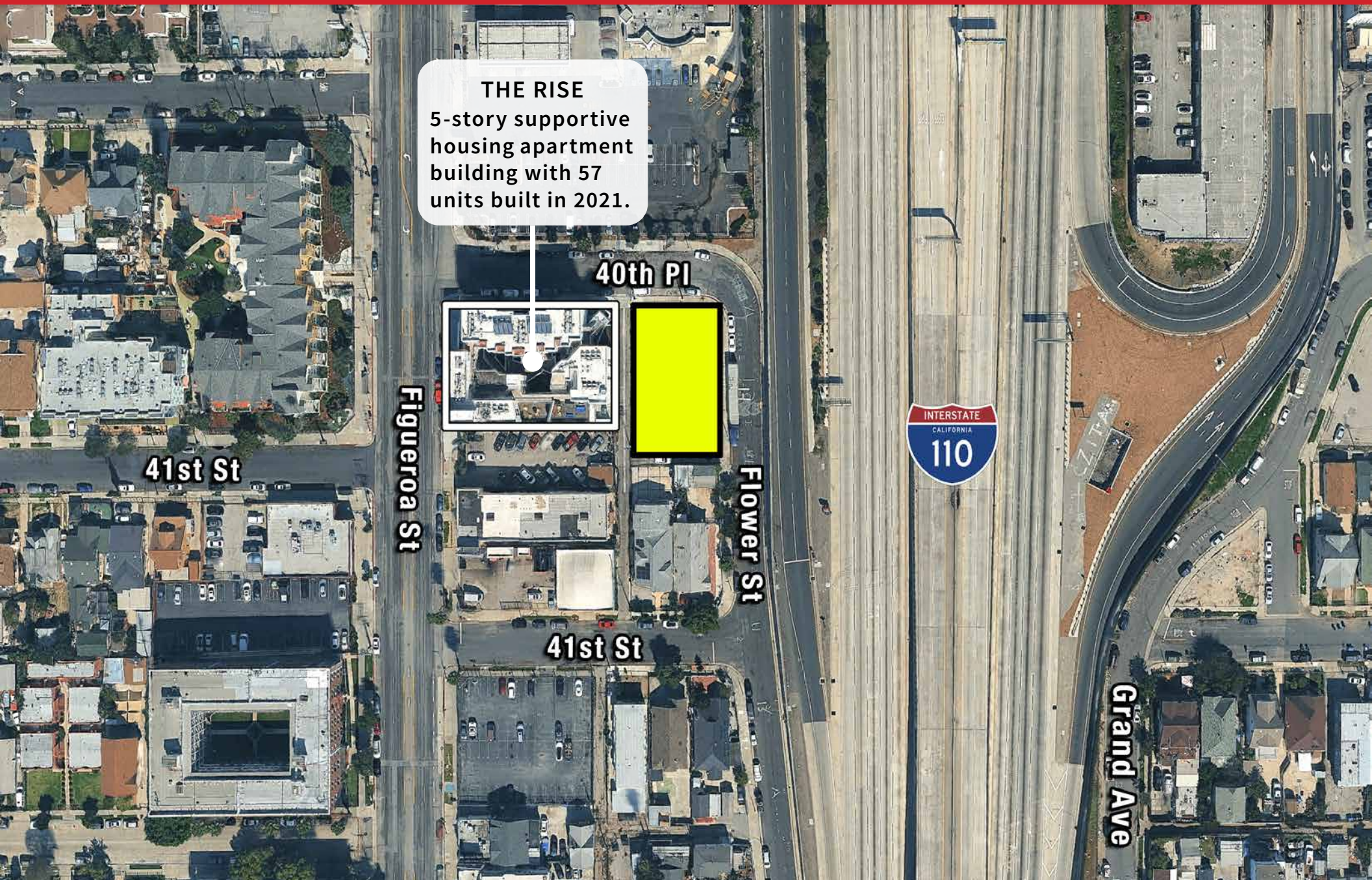
- Potential TOC: Tier 3 Density
- Potential Height: 6 stories / 82 feet
- 10,590 SF lot + 480 SF allowable half-alley area = 11,070 SF density lot area
- $11,070 \text{ SF} \div 400 \text{ SF/unit} = 28 \text{ base units}$
- $28 \text{ units} \times 1.70 \text{ Tier 3 density} = \text{up to 48 units}$



**Pricing: Call Broker for Pricing Guidance**

***Owner Will Consider Extended Due Diligence/Entitlement Period***

# AERIAL PHOTO



**THE RISE**  
5-story supportive  
housing apartment  
building with 57  
units built in 2021.

40th Pl

41st St

Figueroa St

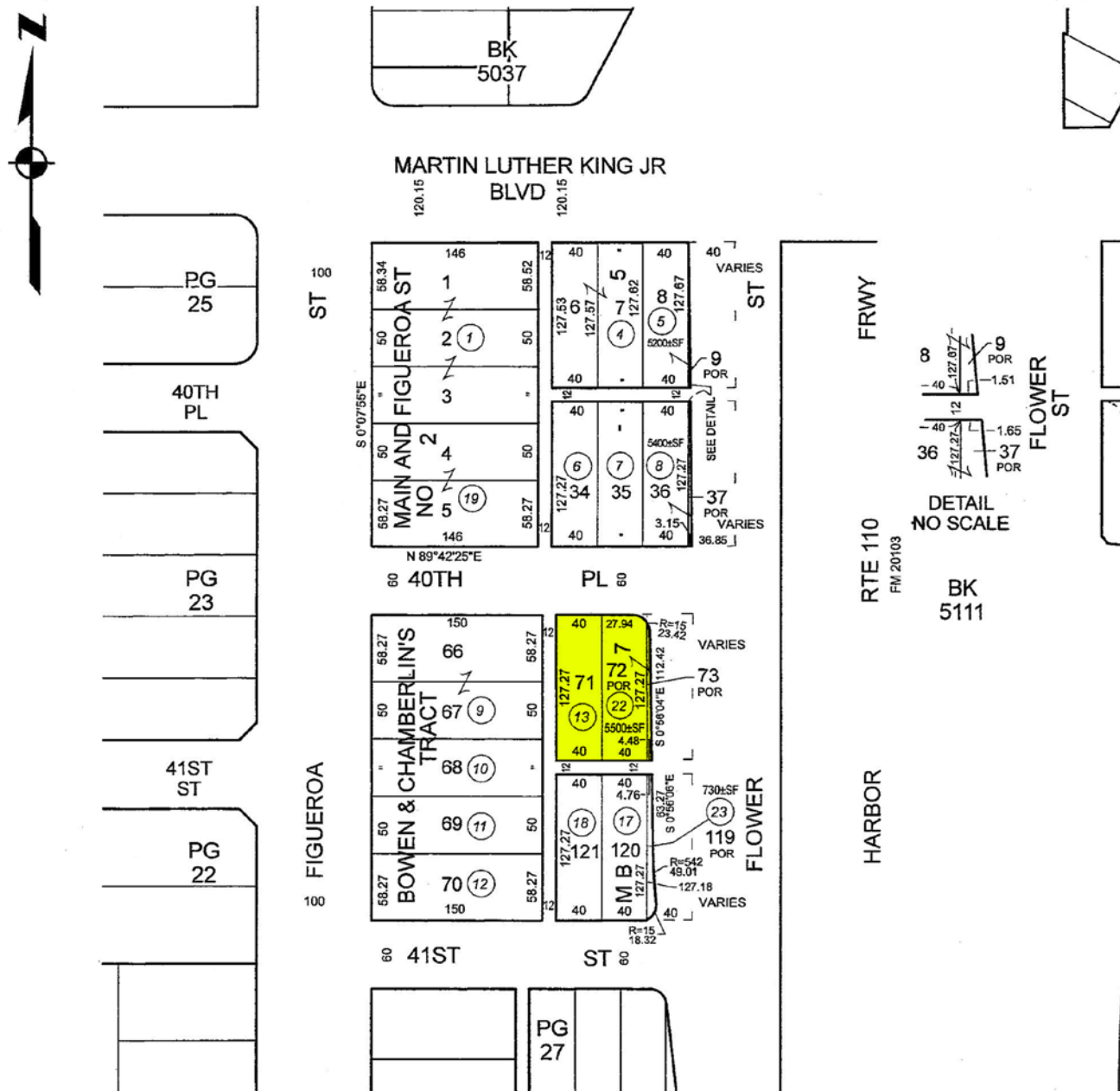
Flower St

41st St

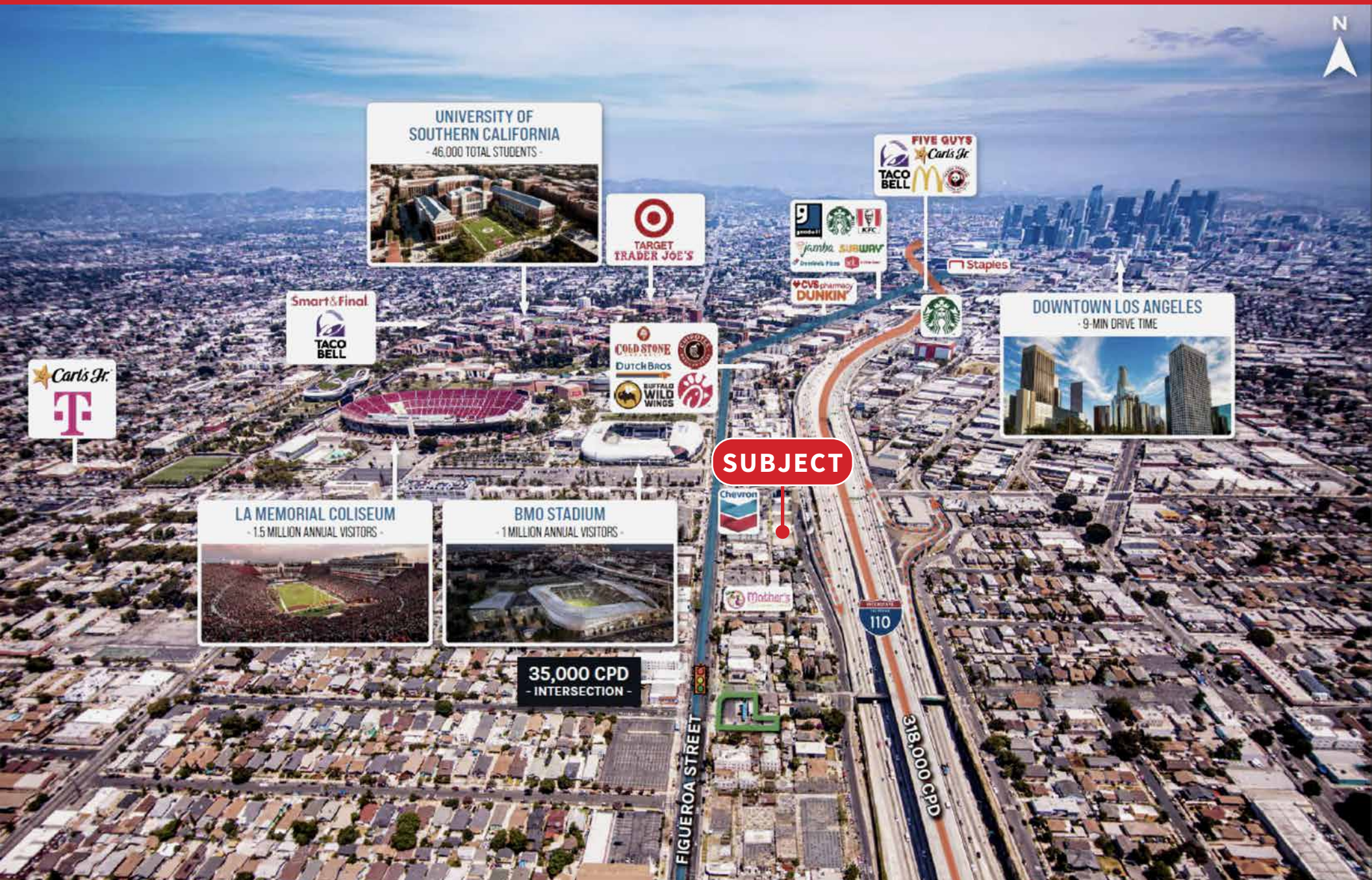
INTERSTATE  
CALIFORNIA  
110

Grand Ave

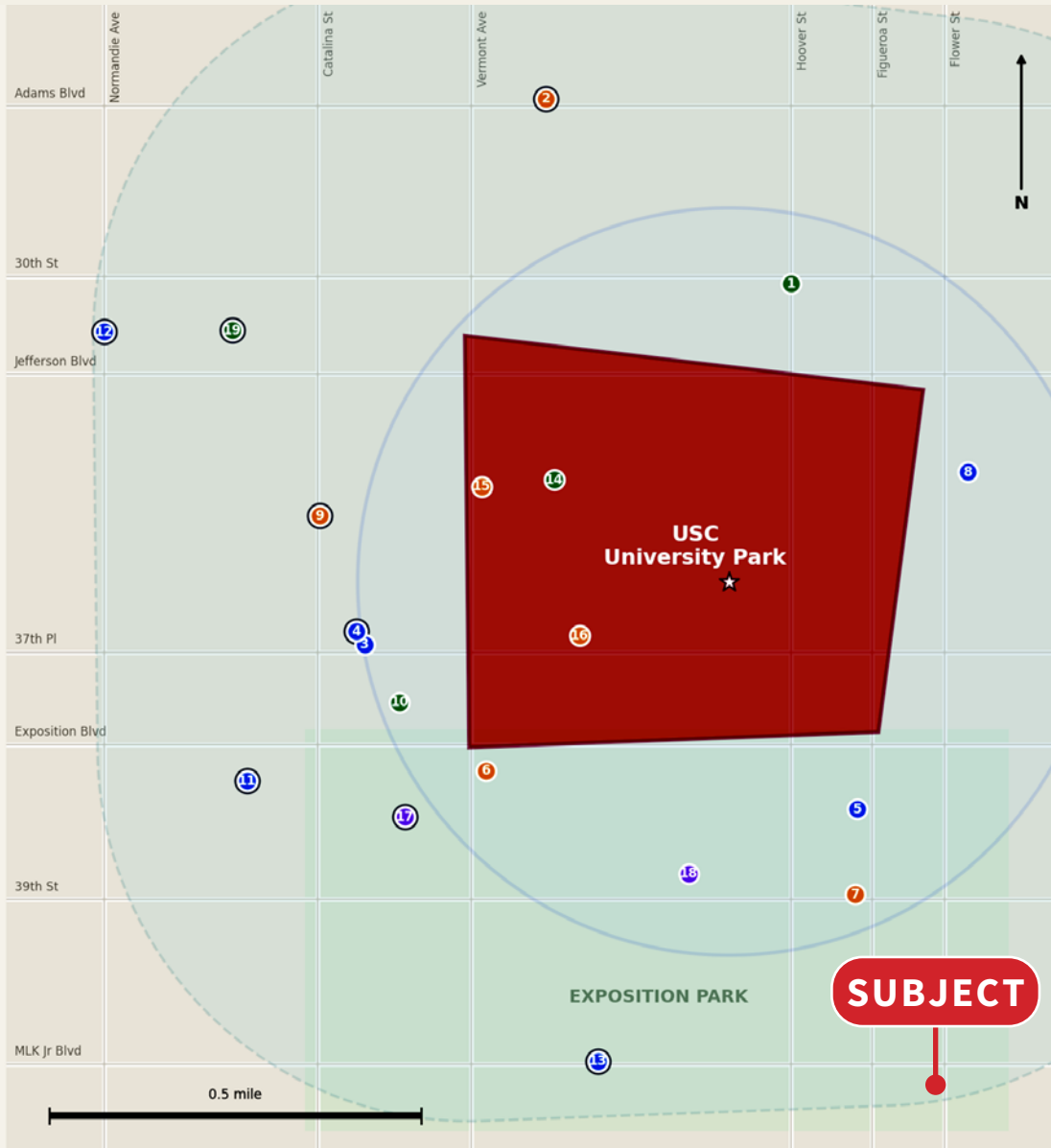
# PLAT MAP



# AREA AMENITIES



# 2025-2026 DEVELOPMENTS AROUND USC



Solid numbered pin = strict center radius  
Outlined pin = campus-edge-only addition

● Opened / completed ● Opening in 2026 ● Under construction / active ● Proposed / approved

## 1 Rawlinson Stadium

2025 • Opened / completed  
3000 S Hoover St

## 2 2620-2632 S Monmouth Ave housing

2025 • Under construction / active  
2620 S Monmouth Ave

## 3 1158 W 37th Place student housing

2025-2026 • Proposed / approved  
1158 W 37th Pl

## 4 1177 W 37th Place student housing

2026 • Proposed / approved  
1177 W 37th Pl

## 5 3822 S Figueroa mixed-use project

2025 • Proposed / approved  
3822 S Figueroa St

## 6 The Nest on Exposition

2025 • Under construction / active  
1020 W Exposition Blvd

## 7 The Standard at Los Angeles

2025-2026 • Under construction / active  
3900 S Figueroa St

## 8 Felix Gardens Hotel

2025 • Proposed / approved  
3300 S Figueroa St

## 9 Young Korean Academy cultural-center

2025-2026 • Under construction / active  
3421 S Catalina St

## 10 Tessera

2026 • Opened / completed  
1069 W Exposition Blvd

## 11 1252-1258 W 38th Street affordable

2026 • Proposed / approved  
1252 W 38th St

## 12 1439 W Jefferson Boulevard

2025-2026 • Proposed / approved  
1439 W Jefferson Blvd

## 13 900 W Martin Luther King Jr Boulevard

2026 • Proposed / approved  
900 W Martin Luther King Jr Blvd

## 14 Ronald H. Bloom Football Performance

2026 • Opened / completed  
1029 W Childs Way

## 15 New Dedeaux Field and baseball complex

2026 • Under construction / active  
1021 Childs Way

## 16 Salvatori Computer Science Center

2025-2026 • Under construction / active  
941 Bloom Walk

## 17 Lucas Museum of Narrative Art

2026 • Opening in 2026  
One Lucas Plaza

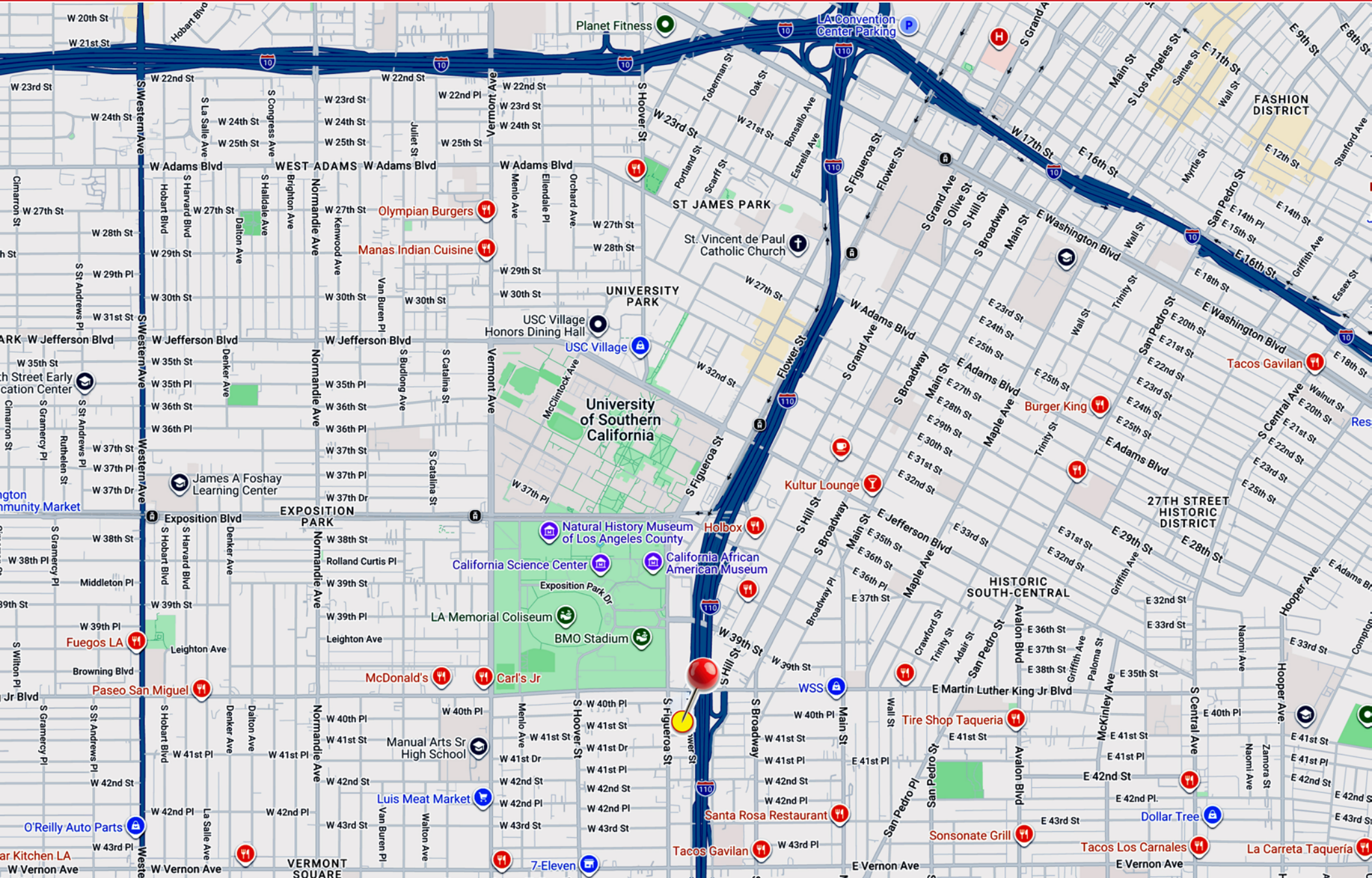
## 18 Samuel Oschin Air and Space Center

2026 • Opening in 2026  
700 Exposition Park Dr

## 19 1317 W Jefferson Boulevard

2026 • Opened / completed  
1317 W Jefferson Blvd

## AREA MAP



Jesse McKenzie | Bradley A Luster | Major Properties

# AREA DEMOGRAPHICS

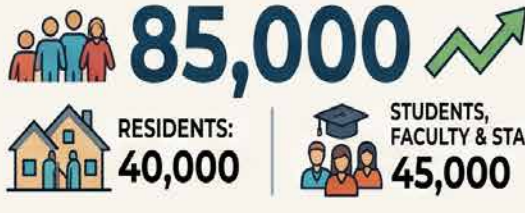


## DEMOGRAPHICS: THE AREA AROUND THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC)

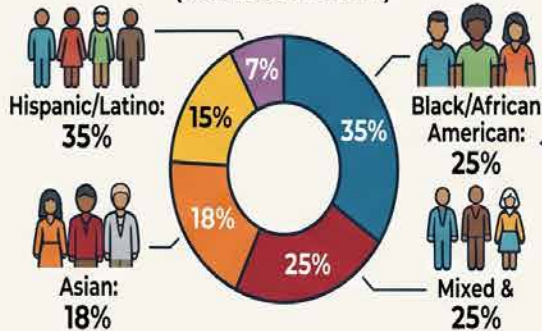
LOS ANGELES, CA | TROJAN FAMILY COMMUNITY



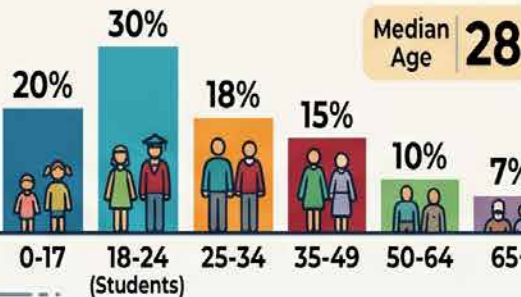
### TOTAL ESTIMATED POPULATION (AROUND USC)



### RACE & ETHNICITY (AREA POPULATION)



### AGE DISTRIBUTION



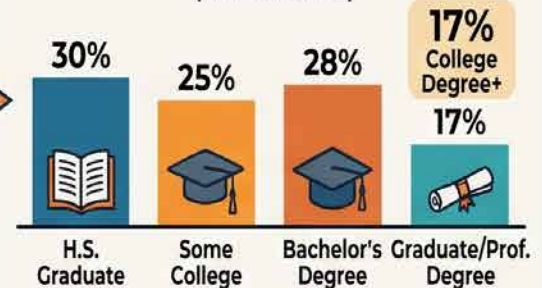
### AROUND USC



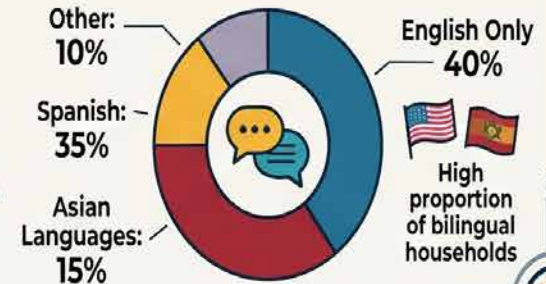
### MEDIAN HOUSEHOLD INCOME



### EDUCATIONAL ATTAINMENT (AREA ADULTS)



### LANGUAGE SPOKEN AT HOME



# FOR SALE

452-456 W 40TH PLACE, LOS ANGELES, CA 90037

## PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

±10,590 SF of Land

*Located Just South of Memorial Coliseum, BMO Stadium, Exposition Park, Lucas Museum of Narrative Art, and USC Campus*

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