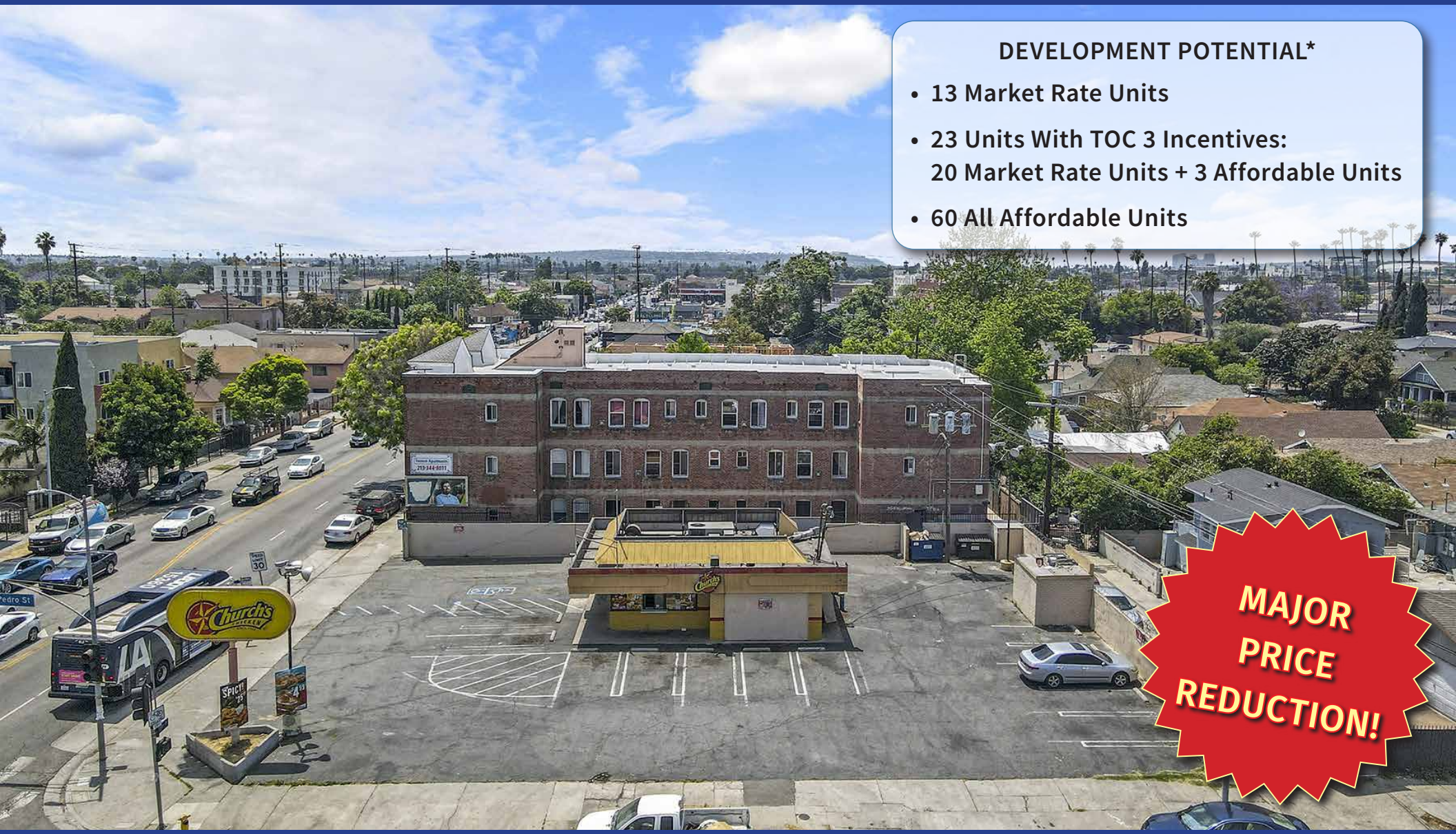
RESIDENTIAL LAND FOR SALE

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

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

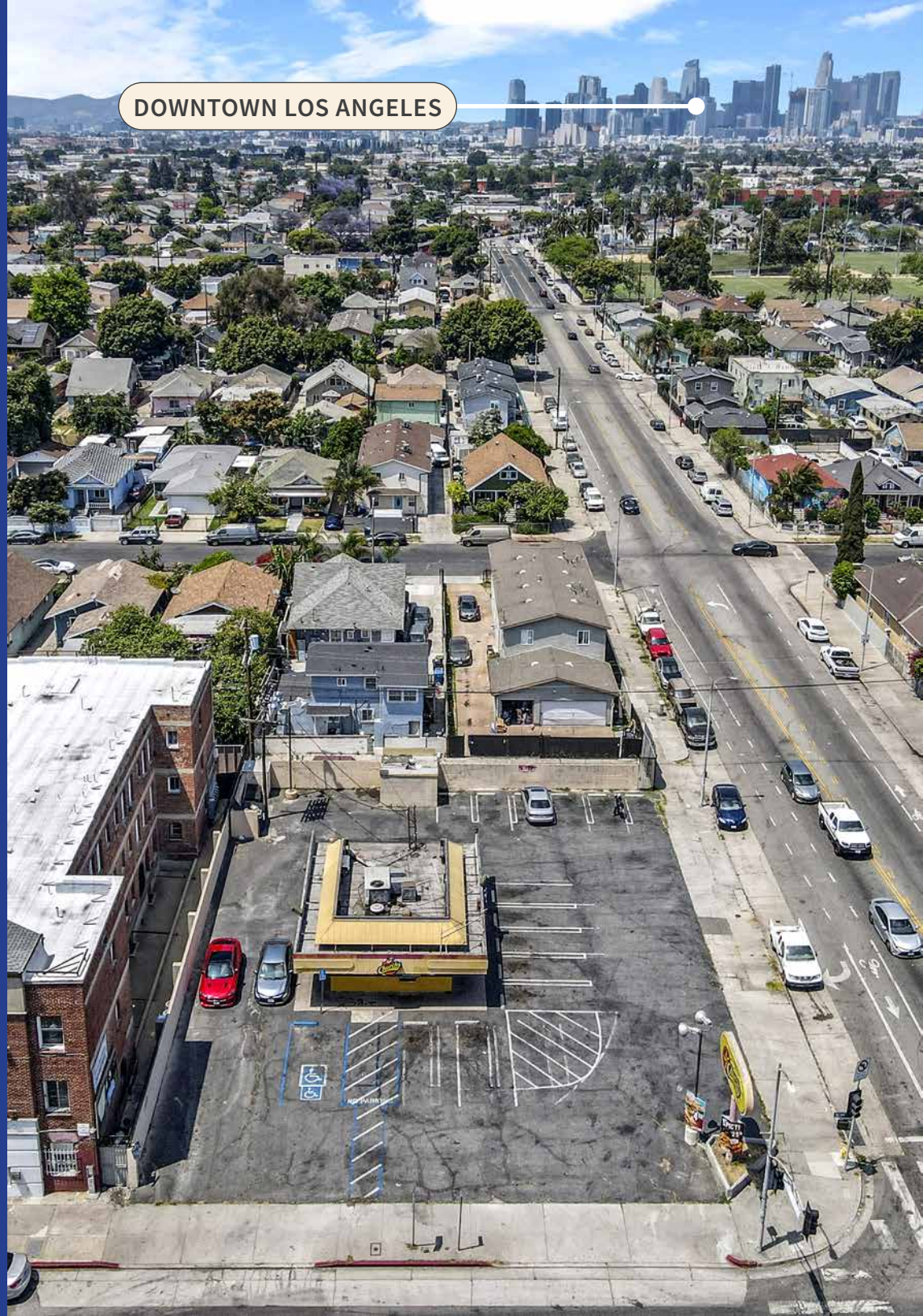
257 E VERNON AVE, LOS ANGELES, CA 90011

- ±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 and minutes south of Downtown Los Angeles
- Less than one mile southeast of Memorial Coliseum, BMO Stadium, Exposition Park, and USC campus

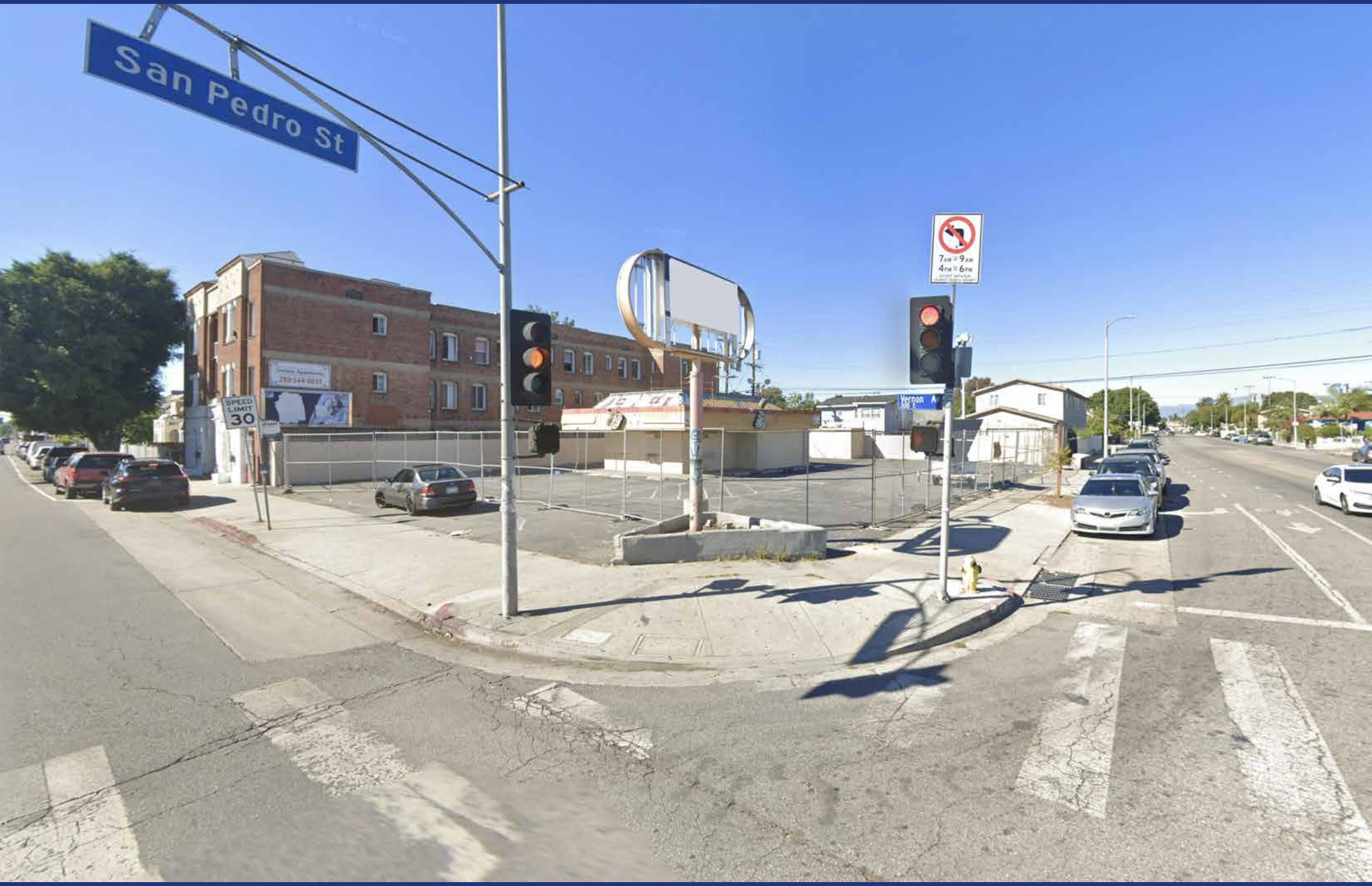
Building Area:	±800 SF
Land Area:	±10,308 SF
Zone:	LA R3-1
Assessor's Parcel #:	5133-017-014
Traffic Count:	34,468 Vehicles Per Day
TOC:	Tier 3
Opportunity Zone:	No
Council District:	CD 9 – Curren D. Price Jr.

Asking Price: ~~$975,000~~ $875,000
($84.89 Per SF Land)

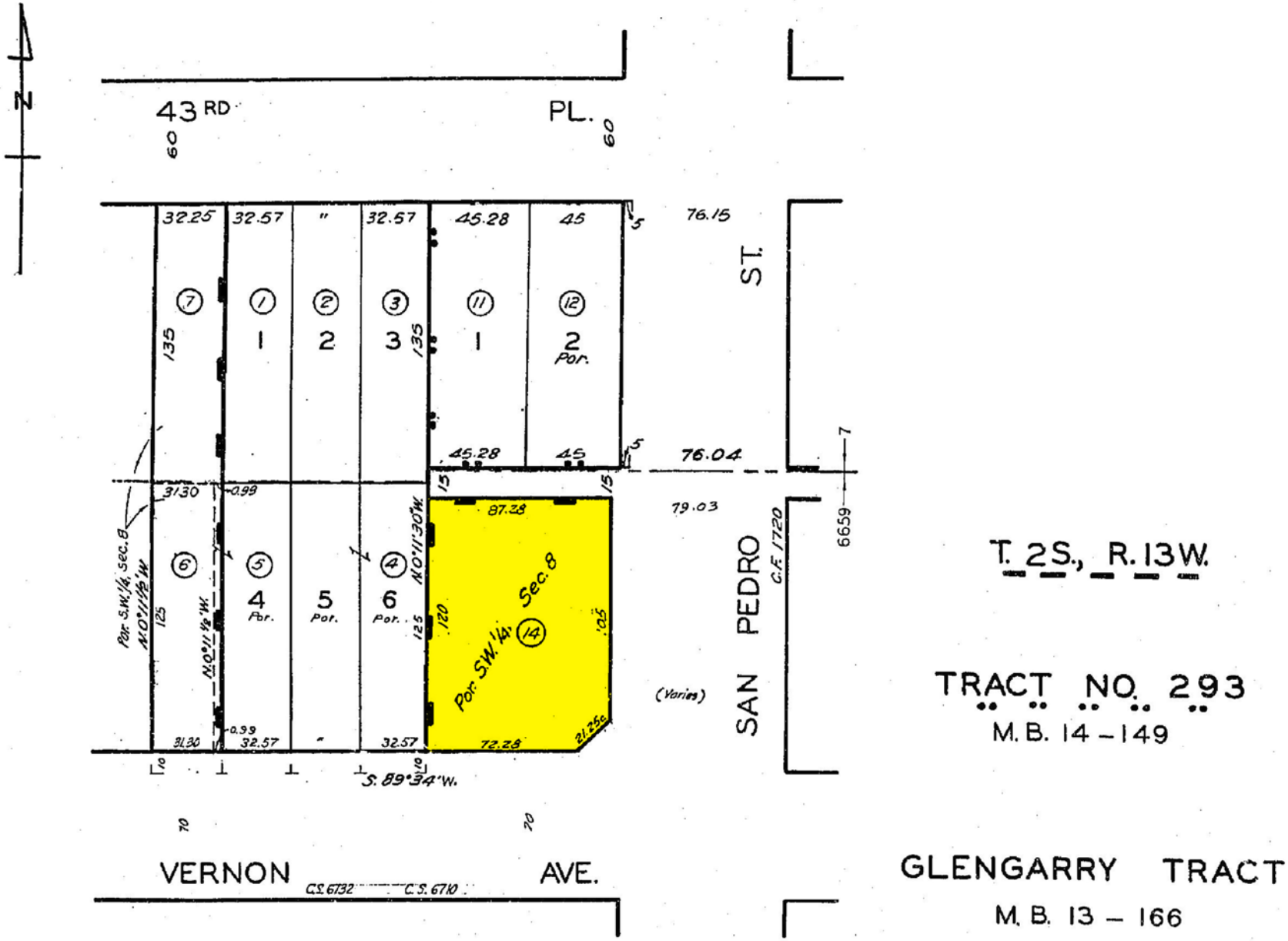
** Buyer to confirm independently with a land use expert*



PROPERTY PHOTO



PLAT MAP

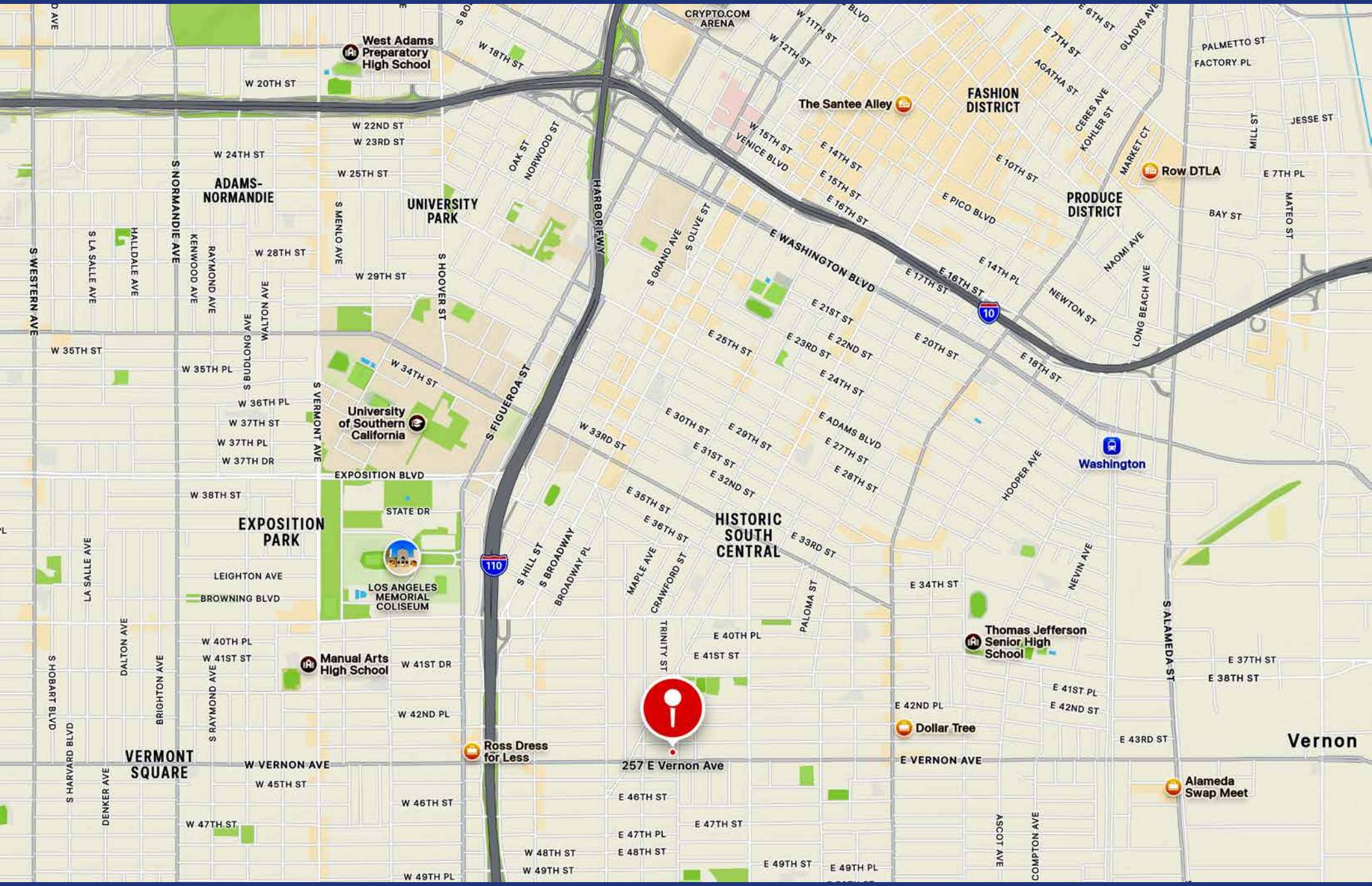


T. 2S., R. 13W.

TRACT NO. 293
M. B. 14 – 149

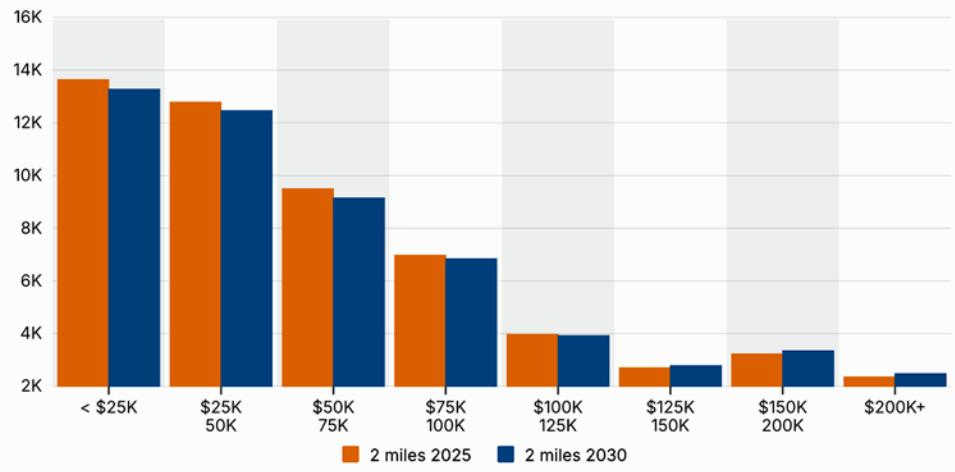
GLENGARRY TRACT
M. B. 13 – 166

AREA MAP

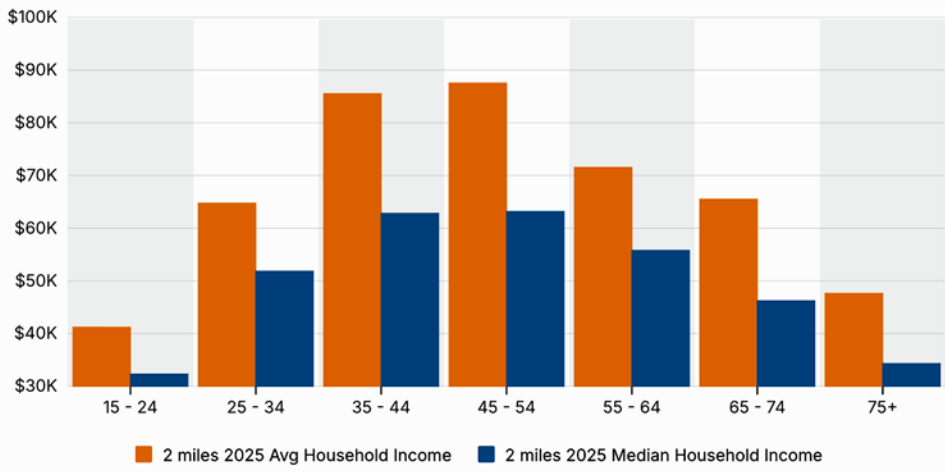

West Adams Preparatory High School
CRYPTO.COM ARENA
The Santee Alley
FASHION DISTRICT
Row DTLA
PRODUCE DISTRICT
ADAMS-NORMANDIE
UNIVERSITY PARK
HARBOR FWY
E WASHINGTON BLVD
University of Southern California
EXPOSITION PARK
LOS ANGELES MEMORIAL COLISEUM
HISTORIC SOUTH CENTRAL
Washington
Thomas Jefferson Senior High School
Manual Arts High School
Dollar Tree
Ross Dress for Less
257 E Vernon Ave
VERMONT SQUARE
Alameda Swap Meet
Vernon

NEIGHBORHOOD DEMOGRAPHICS

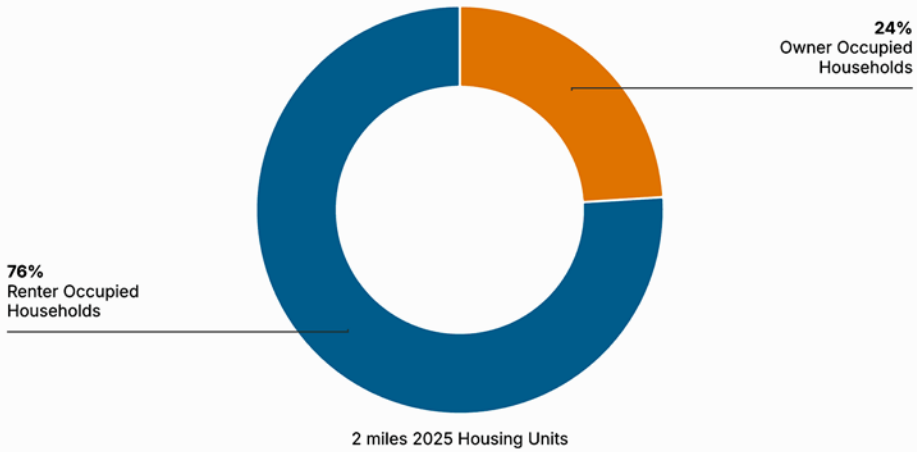
Households By Income



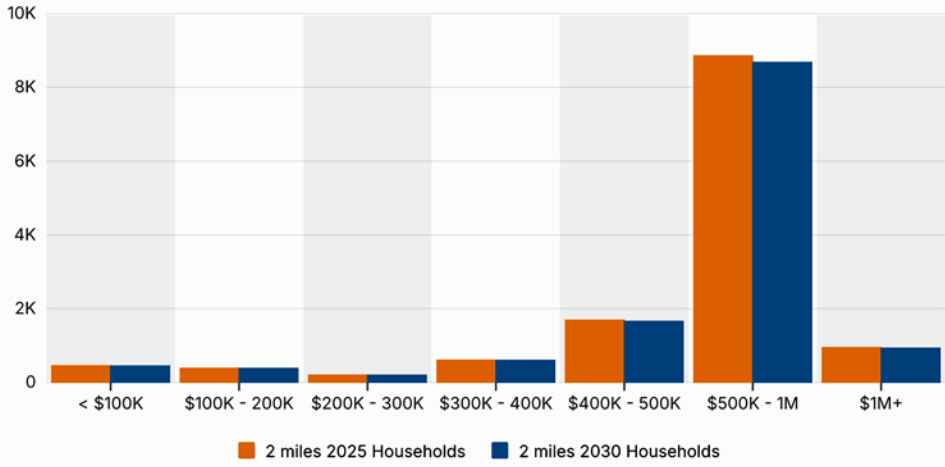
Household Income By Age



Housing Occupancy



Home Values



FOR SALE

Major Price Reduction!

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

Residential Development Site

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Commercial & Industrial Specialists