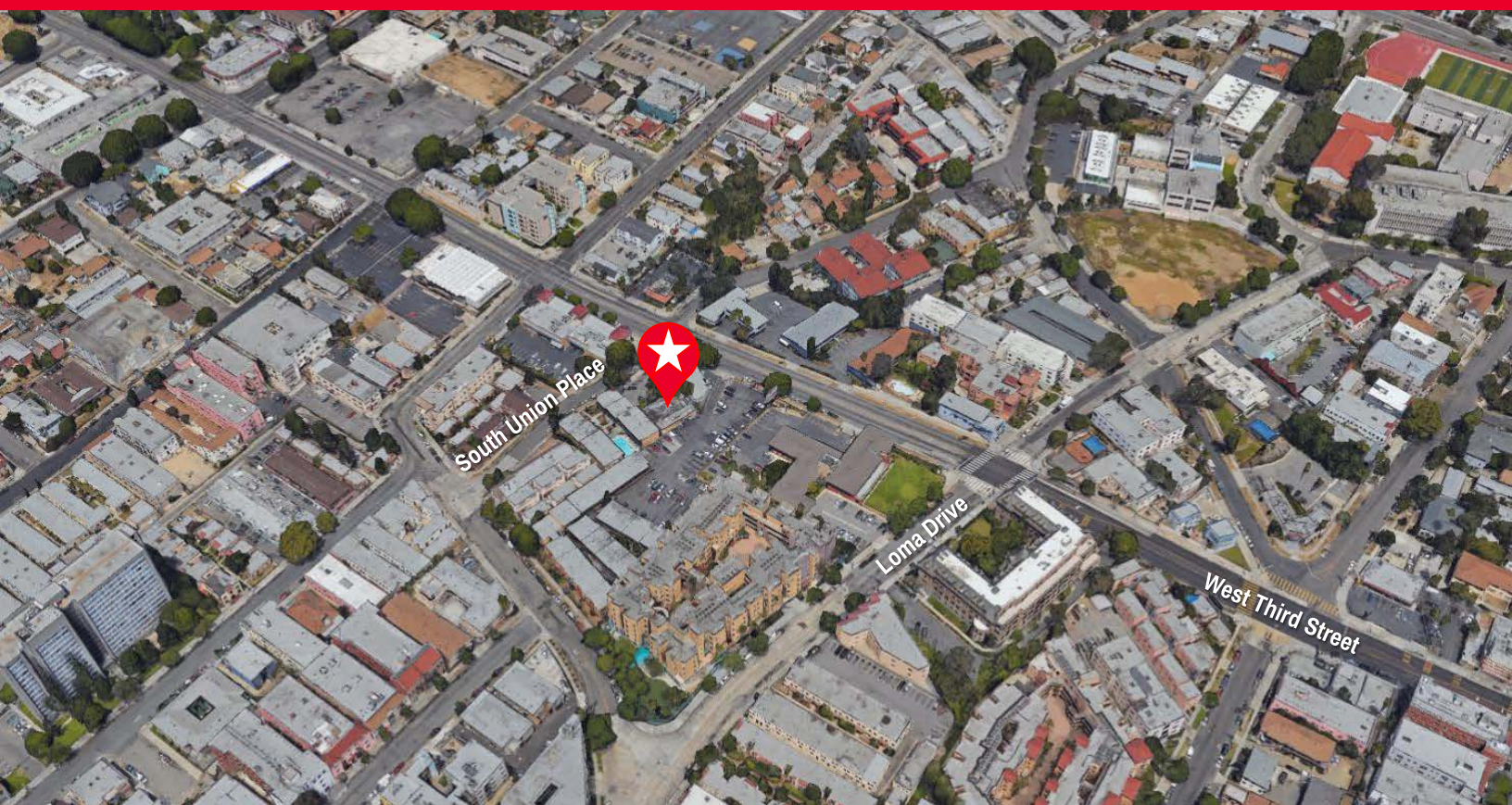


FOR SALE Development Opportunity



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Los Angeles, CA 90017

PROPERTY FACTS

Lot Size.....	9,471 SF
Sale Price.....	\$1,100,000
Price per Square Foot (Land).....	\$116/SF
Zoning.....	LAC2

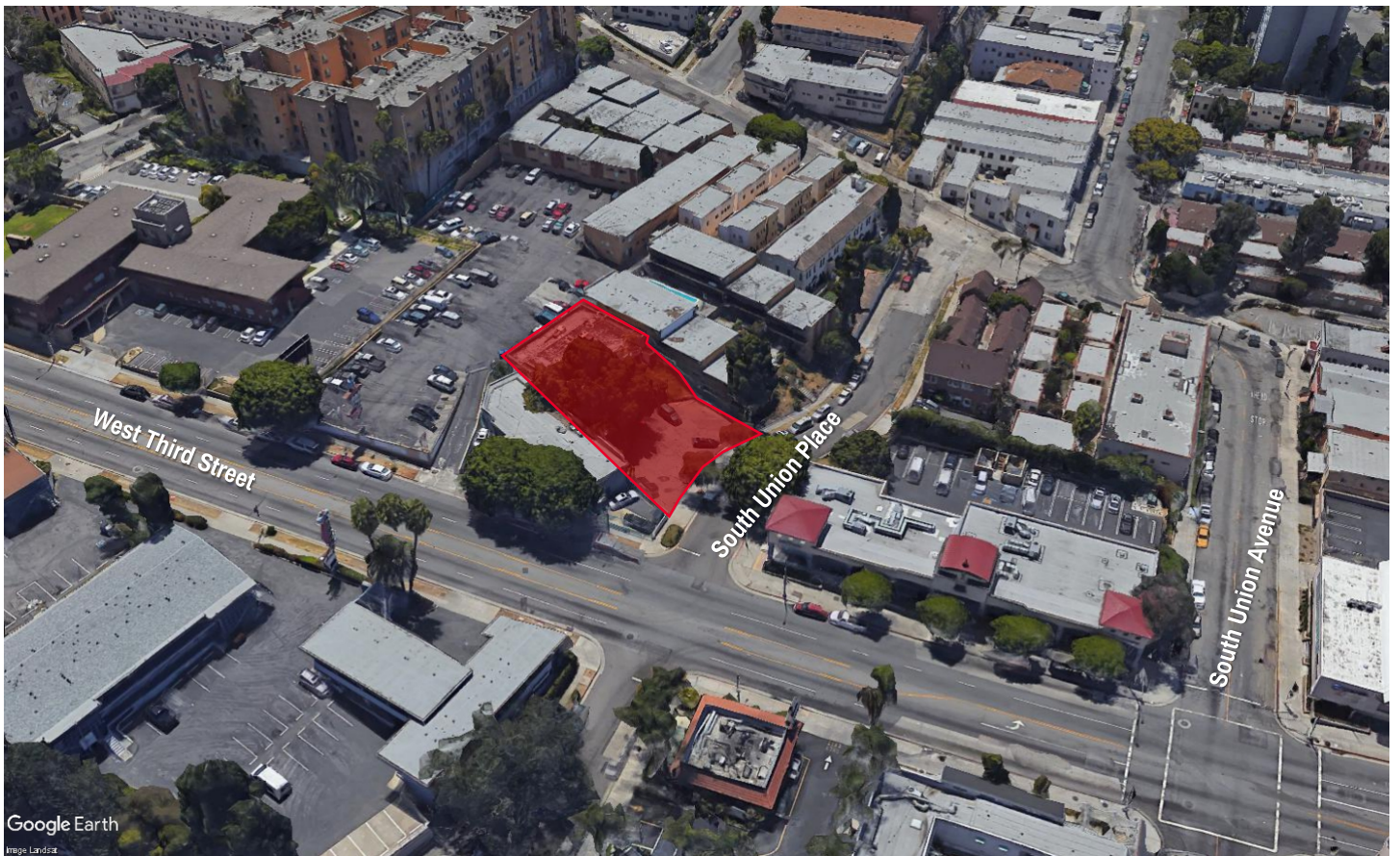
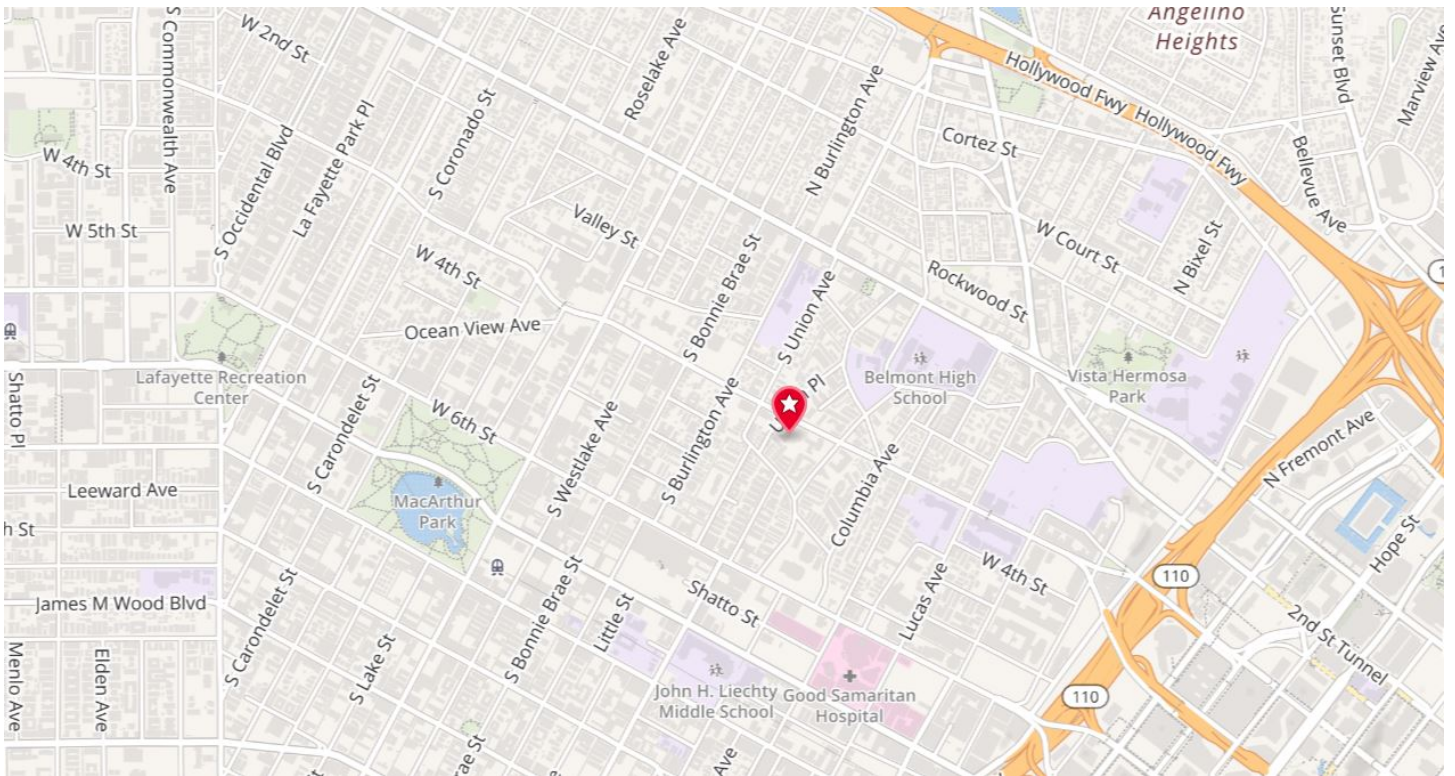
PROPERTY HIGHLIGHTS

- Excellent opportunity for commercial development or excess parking
- Close proximity to the 101 and 110 freeways
- Ideal for the development of an owner/user office building or multifamily building
- Located in densely populated, up and coming Westlake

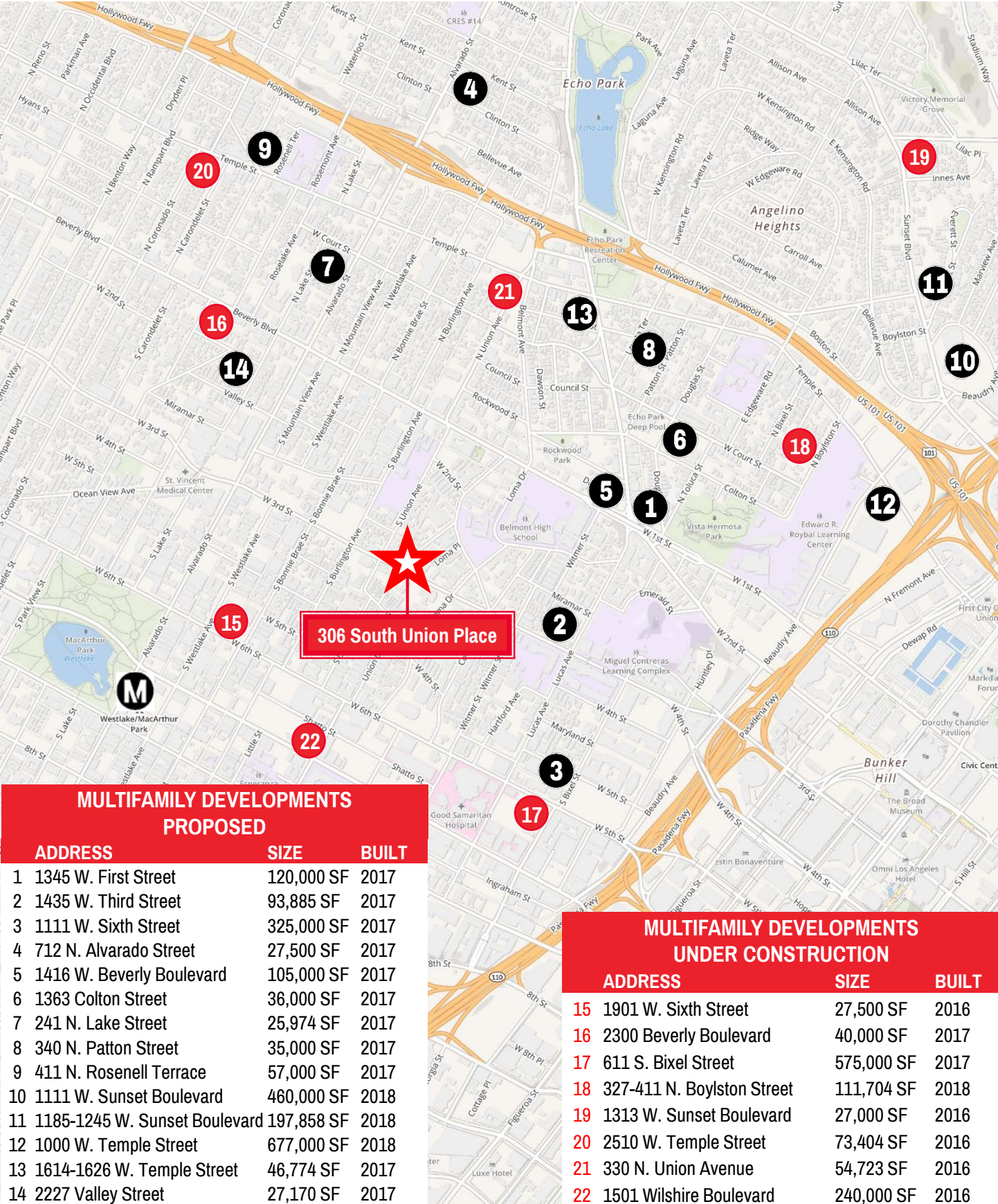
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Charles Dunn

Property Maps



Nearby Developments

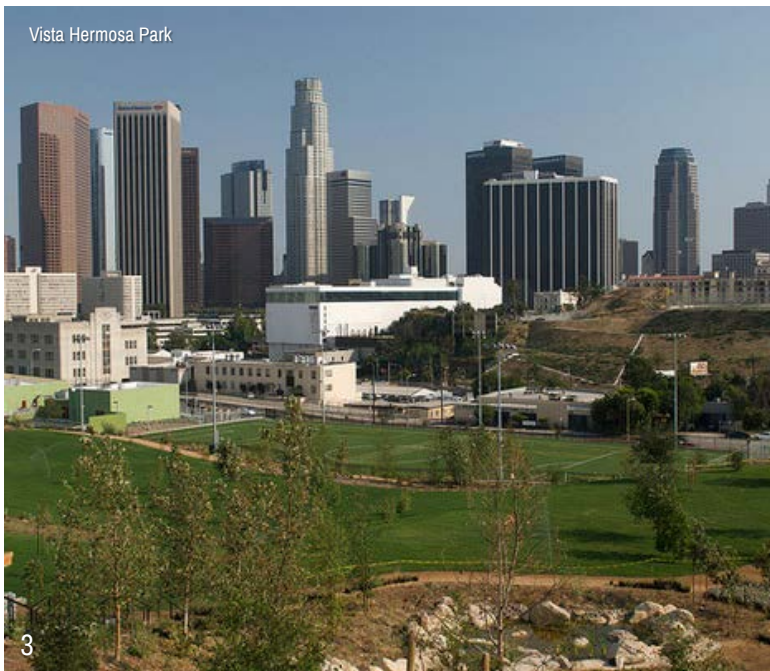
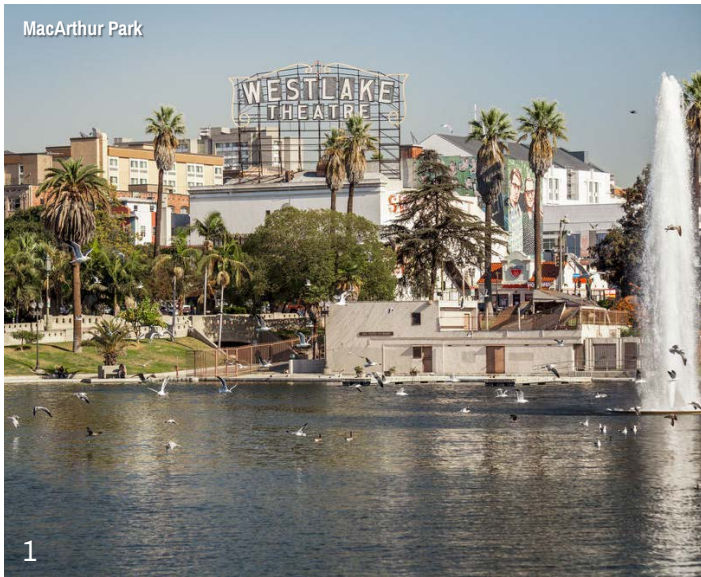


MULTIFAMILY DEVELOPMENTS PROPOSED

ADDRESS	SIZE	BUILT
1 1345 W. First Street	120,000 SF	2017
2 1435 W. Third Street	93,885 SF	2017
3 1111 W. Sixth Street	325,000 SF	2017
4 712 N. Alvarado Street	27,500 SF	2017
5 1416 W. Beverly Boulevard	105,000 SF	2017
6 1363 Colton Street	36,000 SF	2017
7 241 N. Lake Street	25,974 SF	2017
8 340 N. Patton Street	35,000 SF	2017
9 411 N. Rosenell Terrace	57,000 SF	2017
10 1111 W. Sunset Boulevard	460,000 SF	2018
11 1185-1245 W. Sunset Boulevard	197,858 SF	2018
12 1000 W. Temple Street	677,000 SF	2018
13 1614-1626 W. Temple Street	46,774 SF	2017
14 2227 Valley Street	27,170 SF	2017

MULTIFAMILY DEVELOPMENTS UNDER CONSTRUCTION

ADDRESS	SIZE	BUILT
15 1901 W. Sixth Street	27,500 SF	2016
16 2300 Beverly Boulevard	40,000 SF	2017
17 611 S. Bixel Street	575,000 SF	2017
18 327-411 N. Boyleston Street	111,704 SF	2018
19 1313 W. Sunset Boulevard	27,000 SF	2016
20 2510 W. Temple Street	73,404 SF	2016
21 330 N. Union Avenue	54,723 SF	2016
22 1501 Wilshire Boulevard	240,000 SF	2016



MacArthur Park

Amphitheater, soccer fields, and children’s playground, along with a recreation center
50 free summer concerts annually, drawing over 250,000 people
\$2M in upgrades

Echo Park Lake

Re-opened in 2013 after \$45M makeover – LA Times
Bedilia Sosa, nearby resident, “It’s part of our family.” – LA Times
Annual Lotus Festival
Live Music & Film Screening*

Vista Hermosa Park

Home to a FIFA-regulation soccer field
An outdoor amphitheater
Picnic Grounds
Grotto and Waterfall
Children’s Adventure Area

Housing Market

HPI increased 25% of the last 5 years
HPI forecast 33% increase of the next 5 years (2020)
HPI forecast 64% increase of the next 10 years (2025)

1 www.lamountains.com

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3 The City of Los Angeles Economic and Workforce Development Department

