

MULTI-USE LAND FOR SALE: MANY POSSIBLE USES

Industrial, Commercial or Residential Development

30,500± SF of Land | 0.70± Acres

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum



200 S SUNOL DRIVE, LOS ANGELES, CA 90063

- East Los Angeles Development Purchase Opportunity
- Pomona (60) Freeway Frontage
- Just Blocks From Maravilla Gold Line Metro Rail Station
- Fantastic Signage and Exposure
- Industrial, Commercial, Residential Applications Possible



Exclusively offered by

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Property Highlights

Prime Development Opportunity in East Los Angeles

30,500± SF Lot | Ideal for Residential or Commercial Projects

Discover an exceptional opportunity to develop a prime piece of real estate in the heart of East Los Angeles. This expansive 30,500± SF lot, just under 3/4 of an acre, is perfectly positioned for both residential and commercial projects under the Neighborhood Center (NC) Transect Zone.

Key Features:

- **Versatile Zoning:** The NC Transect Zone allows for a variety of uses, from individual residential or commercial units to mixed-use projects. With a maximum “by right” density of 22 dwelling units, based on the 30 units per acre density for the (NC) Transect Zone (subject to Regional Planning approval), the potential for development is significant.
- **Strategic Location:** Enjoy the convenience of being minutes away from the Metro Gold Line Maravilla Station, Obregon Park, popular restaurants, retailers, and major freeways including the 60, I-5, I-10, and 710.
- **Rich Cultural Heritage:** Immerse yourself in a community with a deep historical background.

Notable landmarks include:

Golden Gate Theater: A Spanish Baroque Revival Churrigueresque-style movie palace built in 1927, the first East LA building listed in the National Register of Historic Places.

Our Lady of Solitude Church: Established in 1925 in a Spanish Colonial Revival style, famously known as a meeting place for Cesar Chavez and the United Farm Workers.

This property offers a unique blend of development potential and cultural significance, making it an ideal choice for visionary builders and developers. Don't miss your chance to be part of the vibrant East Los Angeles community.

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Property Details

Land Area:	30,500± SF
Zoning:	Neighborhood Center (NC)
Assessor's Parcel Number:	5236-001-059
Frontage	384' along the Pomona (60) Freeway
Traffic Count	230,969± Vehicles Per Day (2024)

Commercial use and development:

Maximum 2-1/2 stories or 40' height

Maximum 27,450 SF new building size (maximum 90% lot coverage)

Under 10,000 SF building: No parking needed

Over 10,000 SF building: 2/1,000 SF spots above first 10,000 SF building size

Residential use and development:

Multifamily apartments or single family residence

Maximum 22 units (30 dwelling units per acre)

1 parking space per unit

Lot is considered a thru lot and both sides are considered a frontage.

Development Highlights

County planner confirmed by right uses:

- Industrial: Artisan/craft manufacturing
Live/work artist who produces, assembles small products by hand, such as jewelry, pottery, ceramics, glass and metal art, and craft products
- Professional office and medical office
- Retail store for sale of goods and services, clothing, food, furniture, antiques, and art
Barber/beauty shop, bicycle rental, express delivery service, veterinary clinic
- Community: Religious/church facility
- Education: Child day care, adult day health community residence
- Residential: Multifamily apartments or single family residence

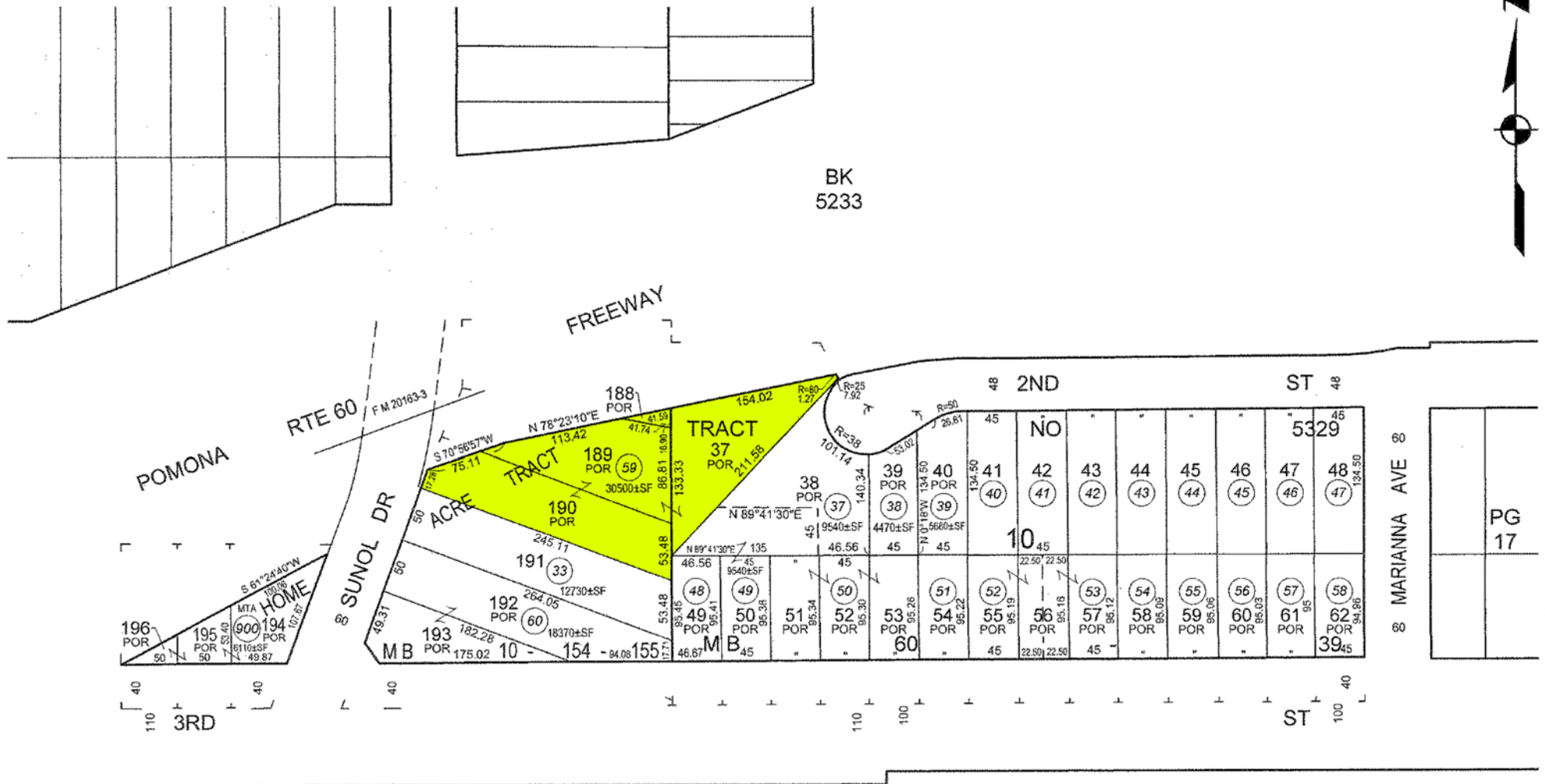
Asking Price: \$998,000 (\$32.72 Per SF)



Aerial Photo

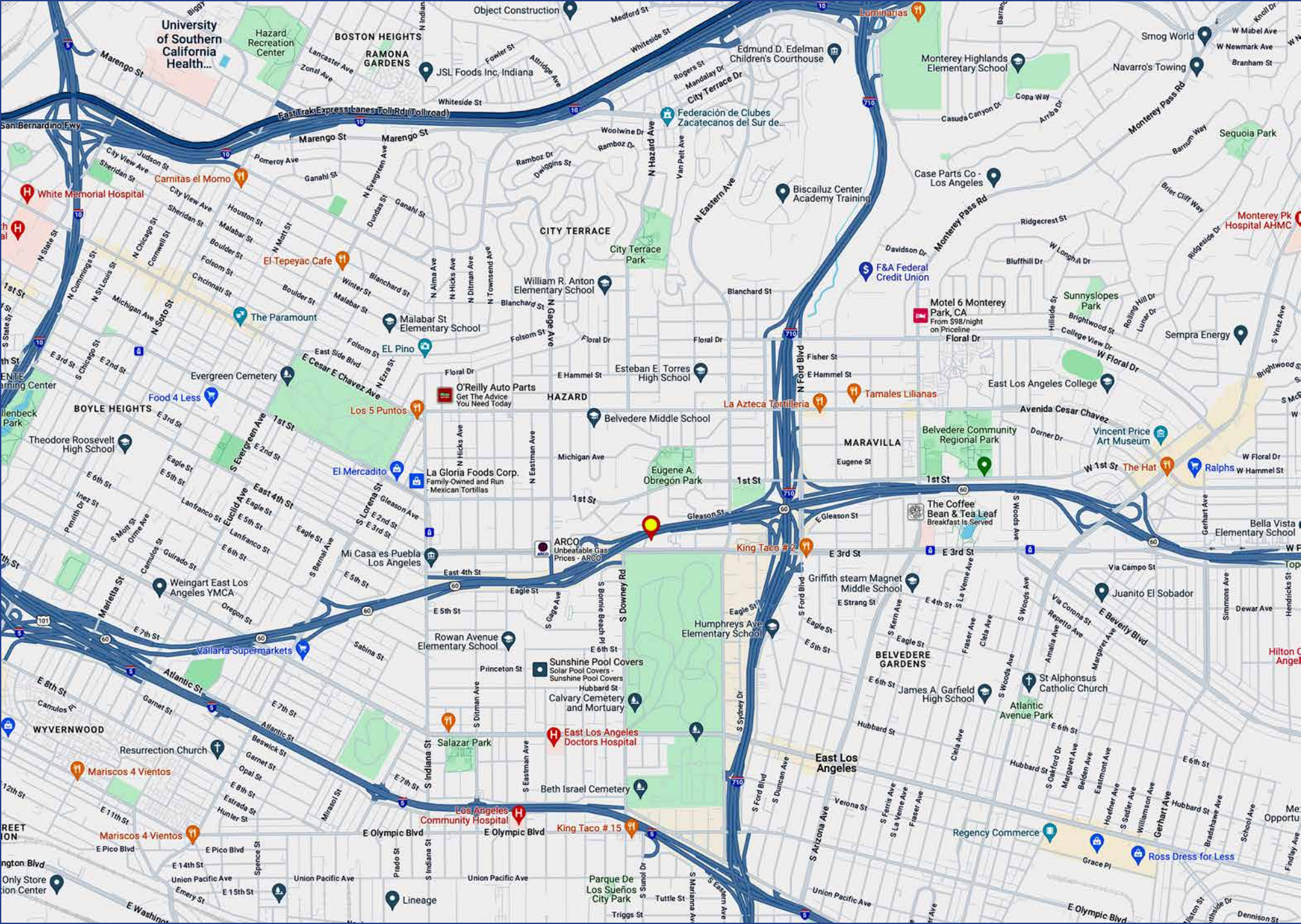


Plat Map

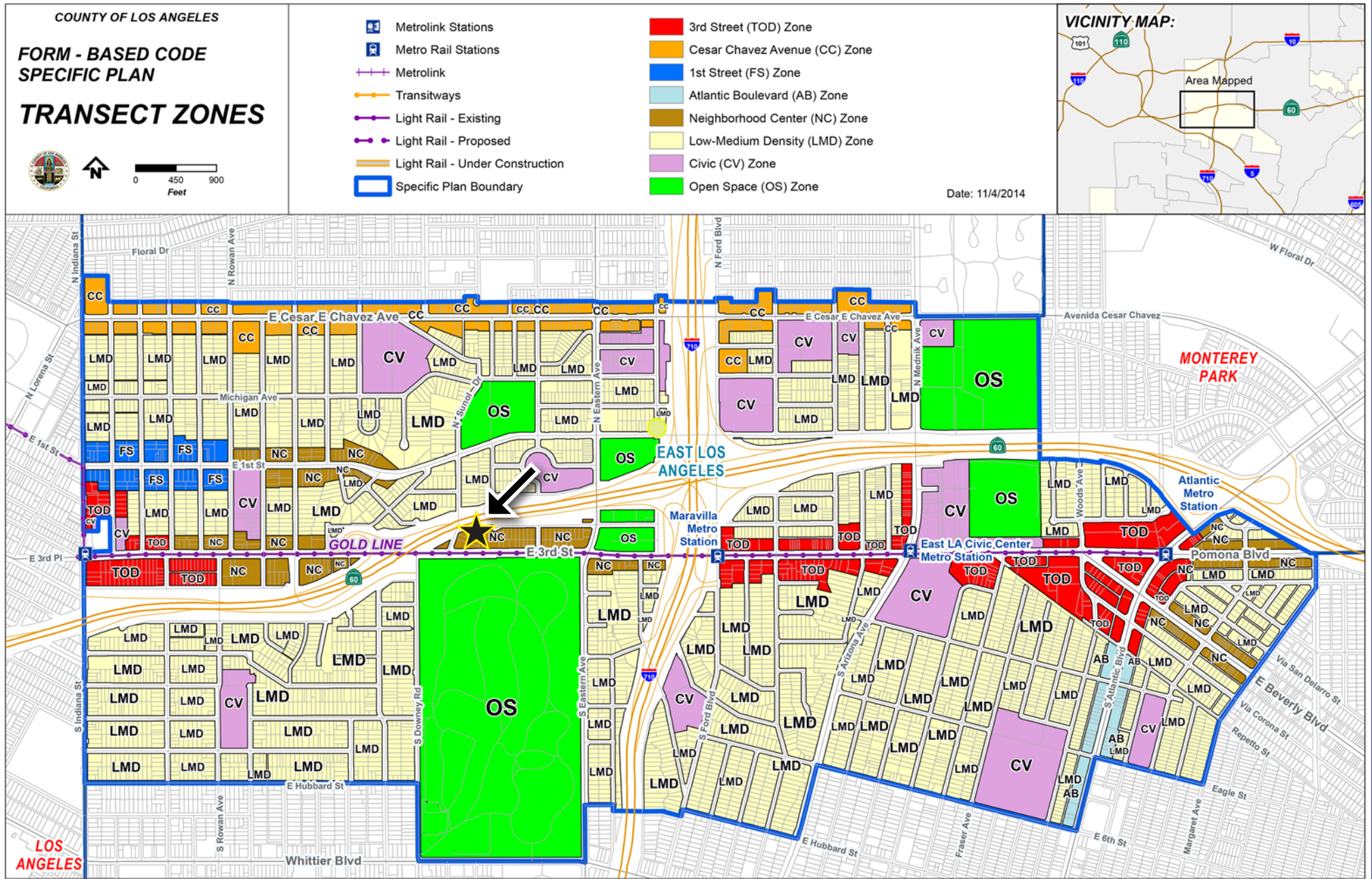


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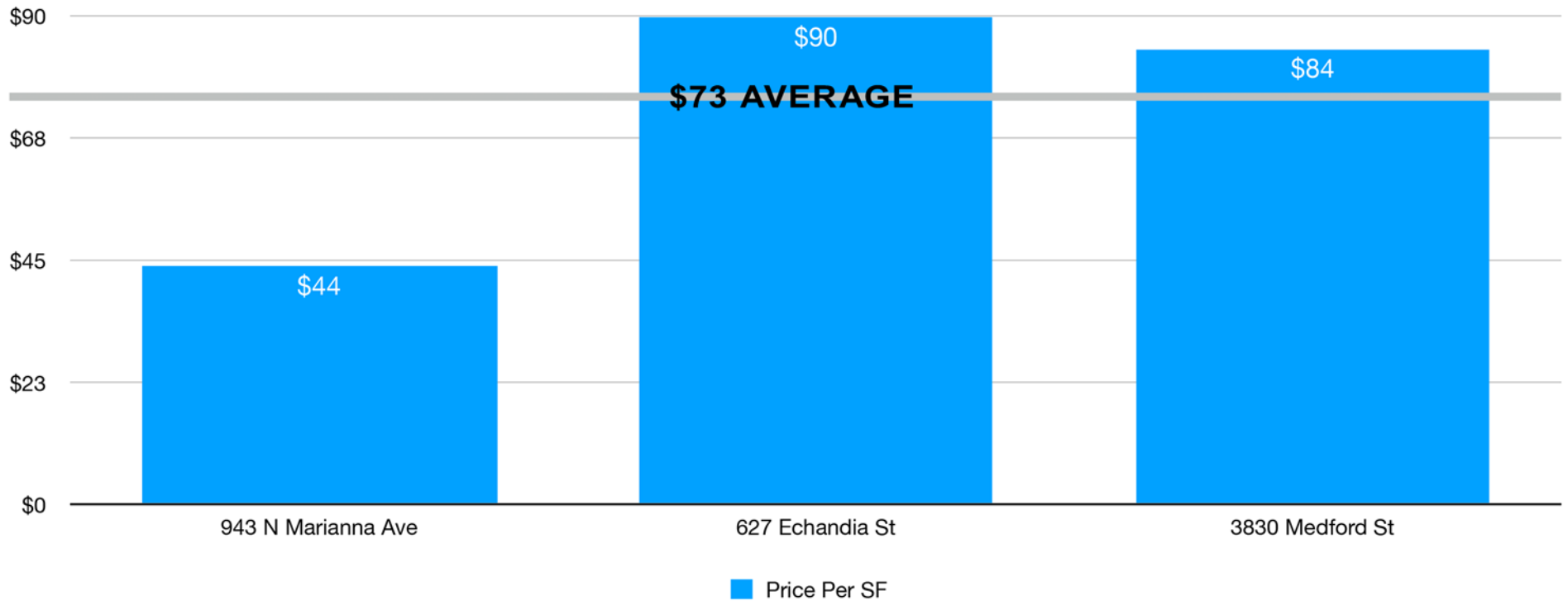
Area Map



Transect Zones Map



Comparable Area Land Sale Prices



Comparable Sale Prices

Address	Type	Building SF	Land SF	Price Per SF	Date Sold
943 N Marianna Ave Los Angeles 90063	Industrial Land	0	61,420	\$44	December 2023
627 Echandia St, Los Angeles 90033	Residential Land	4,120	11,626	\$90	July 2023
3830 Medford St, Los Angeles 90063	Commercial Land	0	4,866	\$84	November 2022
Average Price Per SF Land Value				\$73	

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