

CORNER OF  
**8th &  
CORONADO ST**  
90057

FOR  
SALE



 CUSHMAN &  
WAKEFIELD  
GILL | BURN | YOO

# LOCATION

BEVERLY HILLS  
MID-WILSHIRE

HOLLYWOOD

KOREATOWN

JAMES WOOD BLVD

WILSHIRE BLVD

FRANCIS AVE

LEEWARD AVE

7TH STREET

HOOVER STREET

8th & CORONADO ST

8TH STREET

CORONADO STREET



## HIGHLIGHTS

Extremely well located land parcel with favorable zoning and dense population. Great for any use and easily developed for multi-family.



### ZONING

C2 and R4 zoning



### WALKER'S PARADISE

Extremely dense population and great walking score



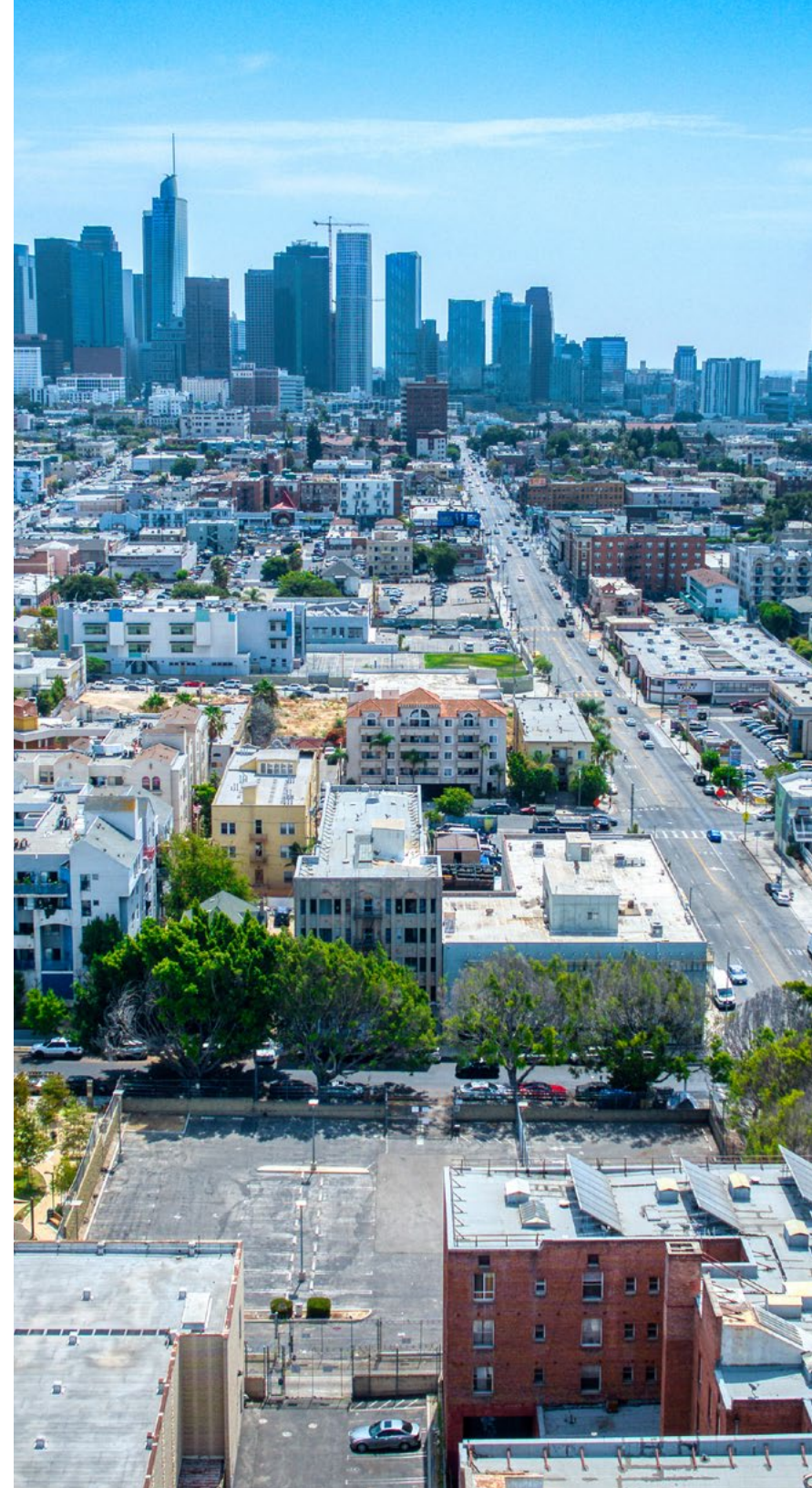
### STRUCTURE

Functional dimensions for development



### VISIBILITY

Corner location near Hoover and 8th St



# SPECIFICATIONS

LAND SIZE

**±27,641 SF**

ZONING

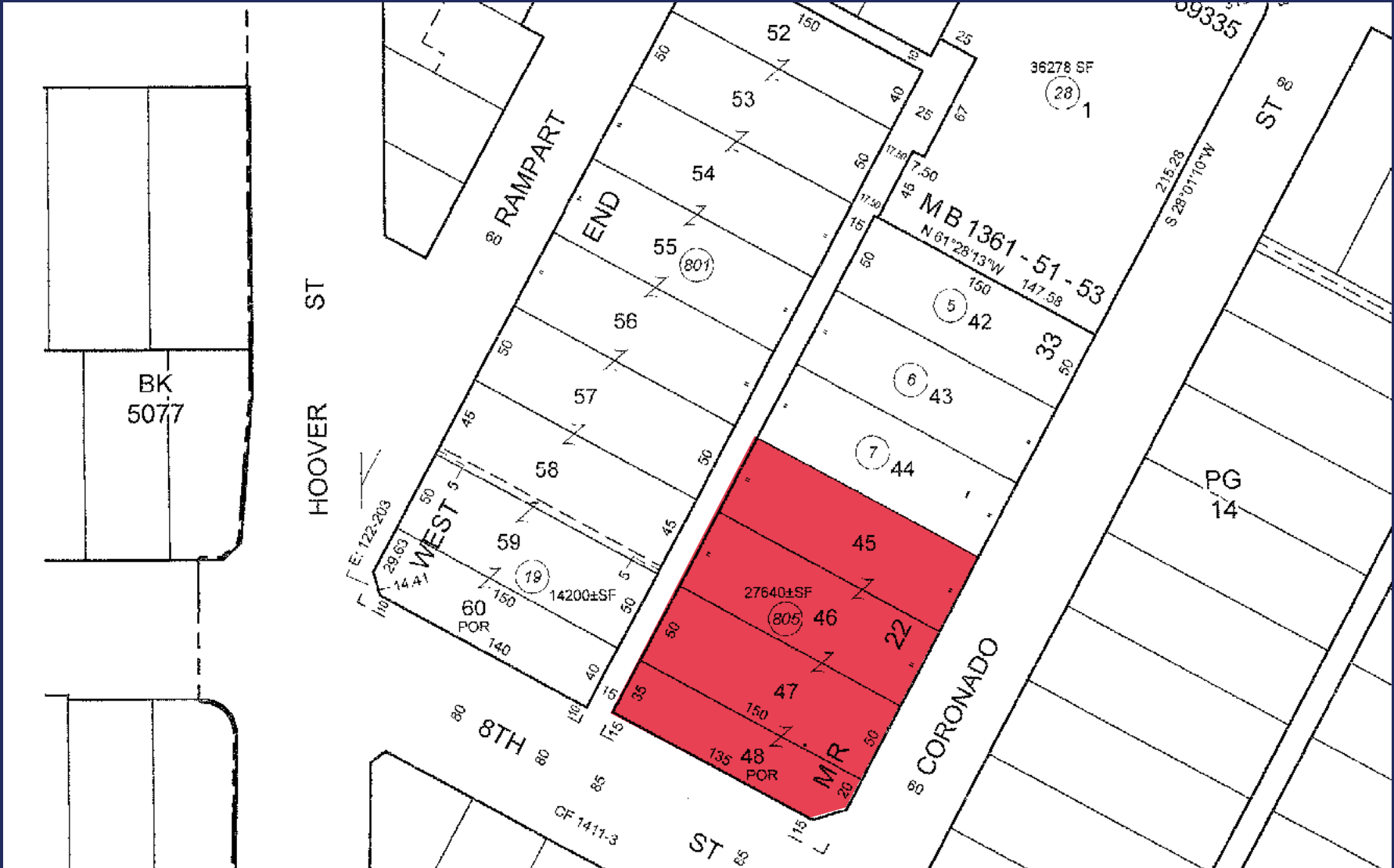
**C2-1 & R4**

APN

**5141-013-805**



# PARCEL MAP



\*NOT TO SCALE - FOR DISCUSSION PURPOSES ONLY.

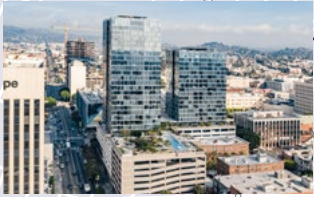
# NEARBY PROJECTS



**3033 Wilshire Blvd**  
190 Residential Units  
14,023 SF Retail Space



**Crosby**  
**3350 Wilshire Blvd**  
336 Unit Adaptive-reuse  
15,852 SF Retail Space



**The Vermont**  
**3150 Wilshire Blvd**  
464 Residential Units  
14,023 SF Retail Space



**The 900**  
**900 S Vermont Ave**  
193 Residential Units  
19,765 SF Retail Space



**3240 Wilshire Blvd**  
170,000 SF Retail Space



**Kurve**  
**2802 Sunset Pl**  
600 Residential Units  
14,023 SF Retail Space



**WILCO**  
**2525 Wilshire Blvd**  
157 Residential Units  
7,000 SF Space



**888 S Vermont**  
65,962 SF Retail Space



**1930 W 6th St**  
63 Unit Mixed-Use Apartments  
1,200 SF Retail Space



**Echo Park**

**McArthur Park**

**ECHO PARK**

LARCHMONT

ECHO PARK

# AMENITIES

Echo Park

McArthur Park

KOREATOWN

DOWNTOWN

California Donuts

Monty's Good Burger

Quarters Korean BBQ

Escala

Cassell's

Awesome Coffee

BCD Tofu House

Boiling Crab

Wi Spa

Alchemist Coffee Project

The Hayworth

The Wiltern

Bulgogi Hut

Brass Monkey

Slurpin' Ramen Bar

Los Molcajetes

R Bar

Moodaepo II

Eighth St Soondae

LA Sashimi

Langer's Delicates

LA Center Studios

The Broad

Eight Korean BBQ

Park's BBQ

Coffee MCO

The Teragram Ballroom

FIG at 7th

Road to Seoul

The Original Pantry Cafe

Loyola Law

Crypto.com

Road to Seoul



Walk Score    Transit Score    Bike Score

# REGIONAL MAP

**1.2 MILLION PEOPLE**  
(WITHIN A 5 MILE RADIUS)

AVG. HOUSEHOLD INCOME

 **\$57,455**

MEDIAN AGE

 **34.8**

COLLEGE DEGREES

 **21%**

## DISTANCE FROM PROPERTY

**1.4 mi**  
10 Freeway

**1.6 mi**  
101 Freeway

**2.5 mi**  
110 Freeway

**2.4 mi**  
Downtown

**5.1 mi**  
Hollywood

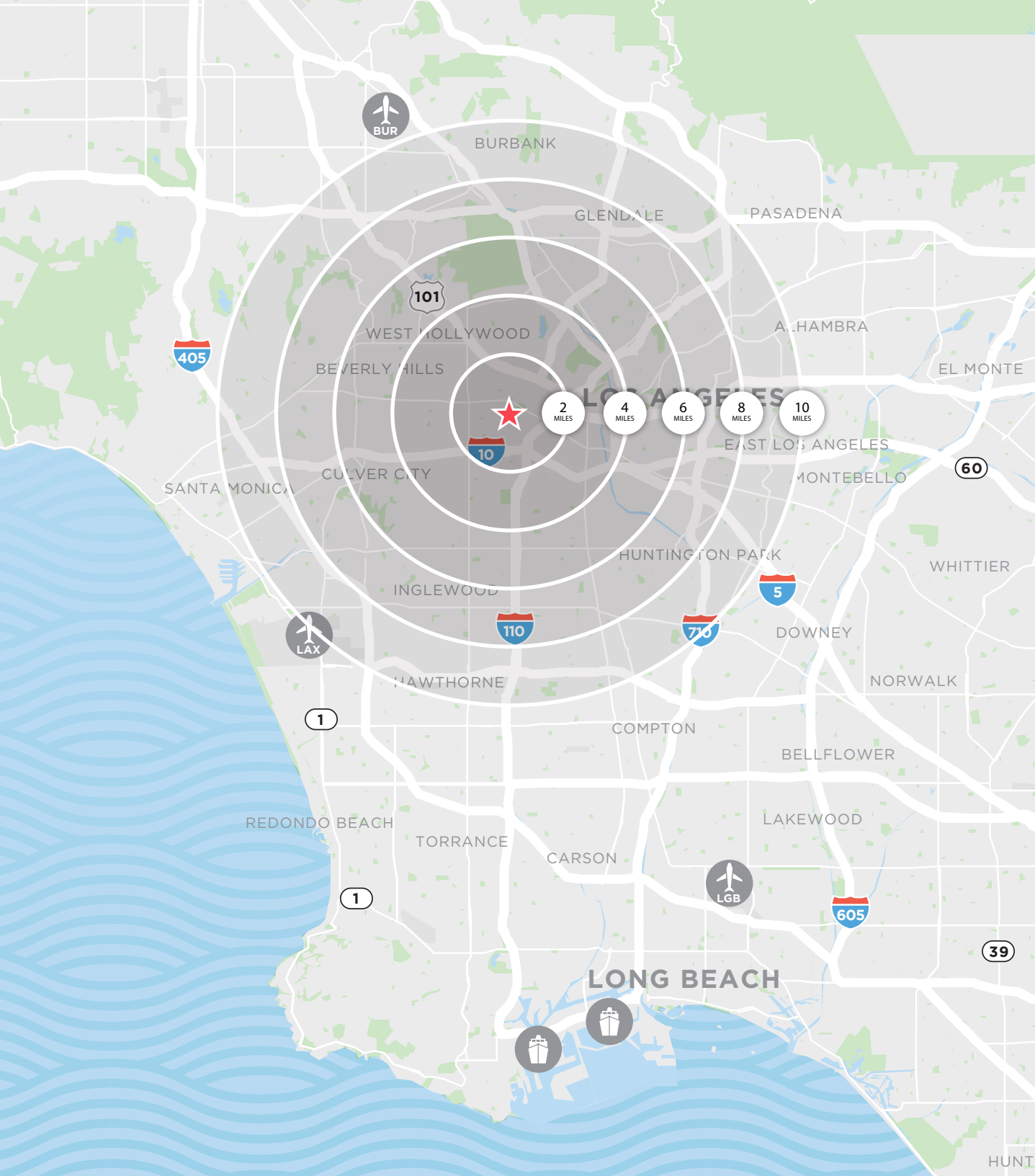
**7.4 mi**  
Beverly Hills

**8.6 mi**  
Culver City

**13.4 mi**  
Santa Monica

**17.2 mi**  
LAX

**27 mi**  
Ports





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