

Priced at \$3,200,000



736 E Vernon Avenue

Los Angeles, CA 90011

100% Affordable Housing or By-Right Market Rate

PARTNERSCRE

Petito | Sayani | Toomarian

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736 E Vernon Avenue

The Offering

Partners CRE is pleased to present a **Unique Development Opportunity** at 736 E Vernon Avenue, Los Angeles, CA. This property consists of a **Single-Family Home**, built in 1908, situated on a large **27,748 SF** lot, offering significant development potential in the heart of Southeast Los Angeles. **Zoned RD2-1** and designated as **Low Medium II Residential** under the General Plan, the site provides flexibility for both **100% Affordable Housing or Market Rate Development**, making it a prime opportunity for developers.

In addition, the property benefits from **Transit Oriented Communities (TOC) Tier 3** status, which offers developers density bonuses, reduced parking requirements, and other incentives, further enhancing the development potential of the site.

Positioned to benefit from the ongoing growth and revitalization in the area, this sizable lot and zoning allow for various **Residential Development Projects**, offering developers the chance to capitalize on the increasing demand for housing in Southeast Los Angeles. The property is also located within 500 feet of **George Washington Carver Middle School**, adding to its appeal for residential development.

With a **Walk Score of 73**, the neighborhood is considered “**Very Walkable**,” with excellent transit options, making it attractive for those seeking easy access to amenities and public transportation.

Highlights

- 100% Affordable Housing or By-Right Market Rate
- Low Medium II Residential in the General Plan
- ± 96 FT of frontage and ± 289 FT depth.
- Zoning is RD2-1, with potential for RD1.5 zoning via AB2334
- Transit Oriented Communities (TOC) Tier 3
- Walk Score of 73 “Very Walkable”

At a Glance

Los Angeles

\$3,200,000

Price

RD2-1

Zoning

Tier 3

Transit Oriented Communities

27,747 SF

Lot Size

96 FT X 289 FT

Lot Dimensions

Low Medium II Residential (RD1.5)

General Plan

Single Family Residence

Existing Property

**100% Affordable Housing or
By-Right Market Rate**

Development Type

736 E Vernon Avenue

Location Highlights

Natural History Museum of Los Angeles County

Located at 900 Exposition Blvd, about 4 miles northwest of 736 E Vernon Ave, this museum is a major hub for natural history enthusiasts. It features vast collections covering everything from prehistoric dinosaurs to gemstones, and exhibits on the natural world. The museum also includes special exhibits focused on ecosystems and wildlife, making it an educational and family-friendly destination.

California Science Center

Situated at 700 Exposition Park Dr, approximately 4 miles northwest, the California Science Center is a favorite for families and science lovers. It offers interactive exhibits on space exploration, biology, and technology, including the star attraction—the Space Shuttle Endeavour. Visitors can explore various educational displays designed to engage all ages.

Los Angeles Memorial Coliseum

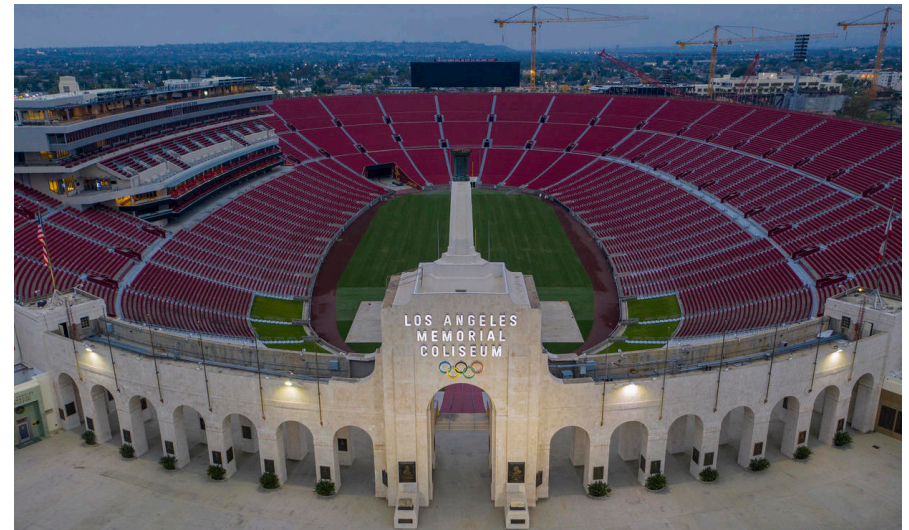
The Los Angeles Memorial Coliseum is located at 3911 S Figueroa St, about 3.5 miles northwest of the address. This iconic sports venue has hosted numerous major events, including the Olympics and World Series, and continues to serve as a venue for concerts and athletic competitions. Its rich history and grand scale make it a key attraction for sports fans and history buffs alike.

University of Southern California (USC)

About 4 miles northwest of E Vernon Ave is the University of Southern California, located at 3551 Trousdale Pkwy. Beyond its reputation as a top-tier university, USC offers cultural venues such as the Fisher Museum of Art, Bovard Auditorium, and various public lectures and events. The campus is also home to beautiful architecture and outdoor spaces.

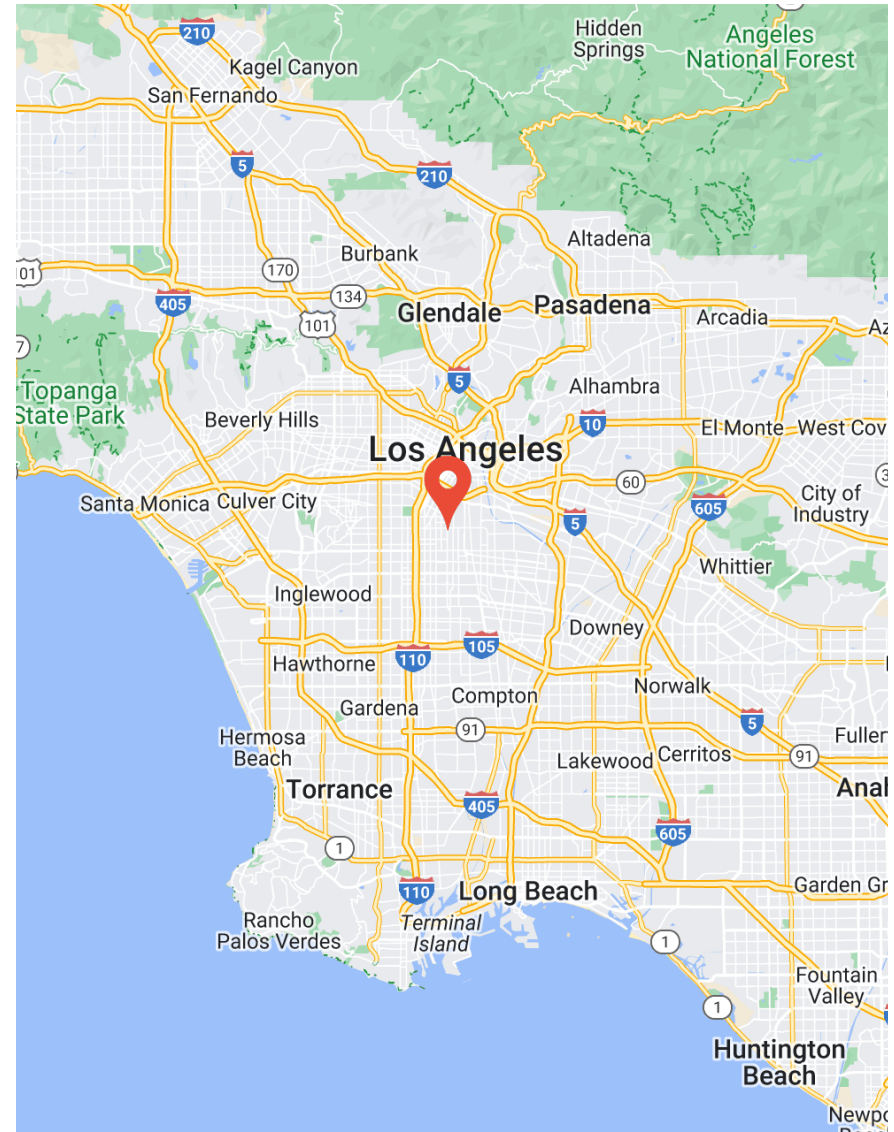
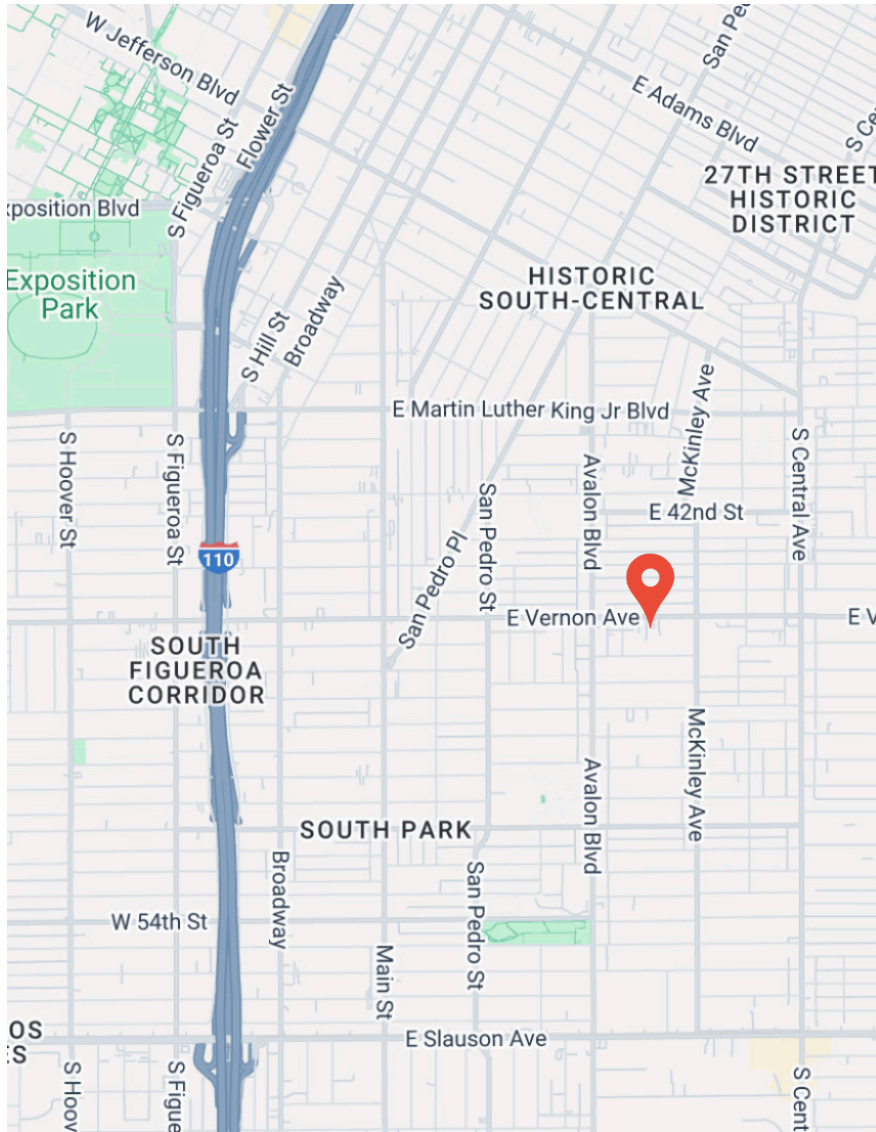
Exposition Park Rose Garden

The Exposition Park Rose Garden is located at 701 State Dr, about 4 miles northwest of the location. This serene, beautifully maintained garden is a peaceful retreat amidst the hustle of the city. With thousands of blooming roses, it's a popular spot for a quiet stroll or a picnic, and a favorite for photographers due to its scenic appeal.



736 E Vernon Avenue

Location Map



736 E Vernon Avenue

Walk Score

Walk Score® 

Walk Score
73

Very Walkable

Most errands can be accomplished on foot.

Transit Score
58

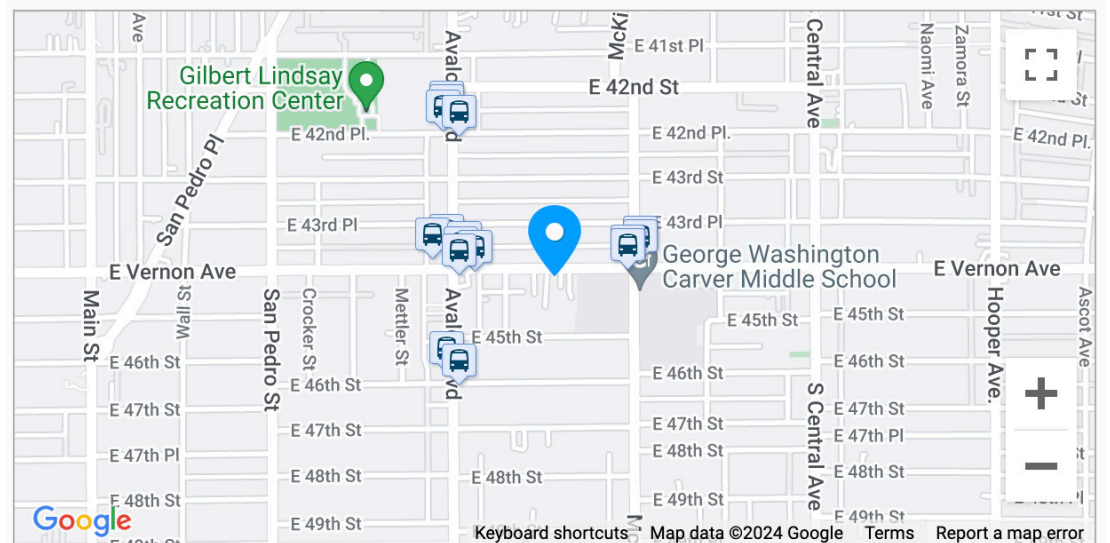
Good Transit

Many nearby public transportation options.

Bike Score
74

Very Bikeable

Biking is convenient for most trips.



Rail lines:

Metro A Line (Blue) 1.1 mi

Bus lines:

| | | | |
|------------------------------|--------|------------------------------|--------|
| 105 Metro Local Line | 0.1 mi | Southeast Clockwise DASH ... | 0.1 mi |
| Southeast Counterclockwis... | 0.1 mi | 51 Metro Local Line | 0.1 mi |

About this Location

736 East Vernon Avenue has a Walk Score of 73 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in Los Angeles. Nearby parks include Gilbert Lindsay Recreation Center, South Park and Ross Snyder Recreation Center.

<https://www.walkscore.com/score/736-e-vernon-ave-los-angeles-ca-90011>

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

736 E Vernon Avenue

Walk Score

| | |
|-----------------------------------|-------|
| Restaurants: | |
| Chinese Express | .1mi |
| Coffee: | |
| Starbucks | 1.1mi |
| Bars: | |
| Pour Haus Wine Bar | 2.8mi |
| Groceries: | |
| Lee's Market | .3mi |
| Parks: | |
| Gilbert Lindsay Recreation Cen... | .4mi |
| Schools: | |
| George Washington Carver Mid... | .1mi |
| Shopping: | |
| Diego's Thrift Shop | .4mi |
| Entertainment: | |
| Bombass Muzik | .5mi |
| Errands: | |
| Ramos Barber Shop | .1mi |
| Search Nearby: | |

736 E Vernon Avenue

Parcel Report



City of Los Angeles Department of City Planning

9/5/2024 PARCEL PROFILE REPORT

PROPERTY ADDRESSES

736 E VERNON AVE
738 E VERNON AVE

ZIP CODES

90011

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2020-5420-CU-DB-RDP-HCA-PHP
CPC-2018-6005-CA
CPC-2013-3169
CPC-2010-2772-CRA
CPC-2008-1553-CPU
CPC-1990-346-CA
CPC-1986-827-GPC
CPC-1986-610-PWA
CPC-1983-506
ORD-93599
ORD-88915
ORD-171682
ORD-171681
ORD-167449-SA2328
ORD-162128
ENV-2020-5421-CE
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2013-3392-CE
ENV-2013-3170-CE
ENV-2008-1780-EIR

Address/Legal Information

PIN Number 112-5A207 62
Lot/Parcel Area (Calculated) 27,747.6 (sq ft)
Thomas Brothers Grid PAGE 674 - GRID E3
Assessor Parcel No. (APN) 5108002035
Tract KENDALL'S ADDITION AND SUBDIVISION OF VILLA LOTS
Map Reference M R 30-82
Block None
Lot FR 9
Arb (Lot Cut Reference) 2
Map Sheet 112-5A207

Jurisdictional Information

Community Plan Area Southeast Los Angeles
Area Planning Commission South Los Angeles
Neighborhood Council Zapata King
Council District CD 9 - Curren D. Price Jr.
Census Tract # 2286.00
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review None

Planning and Zoning Information

Special Notes None
Zoning RD2-1
Zoning Information (ZI)
ZI-2488 Redevelopment Project Area: Council District 9
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-2374 State Enterprise Zone: Los Angeles
ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
Low Medium II Residential
General Plan Land Use
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area SOUTH LOS ANGELES ALCOHOL SALES
Subarea None
Special Land Use / Zoning None
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Mills Act Contract None
CDO: Community Design Overlay None
CPIO: Community Plan Imp. Overlay None
Subarea None
CUGU: Clean Up-Green Up None
HCR: Hillside Construction Regulation No
NSO: Neighborhood Stabilization Overlay No
POD: Pedestrian Oriented Districts None
RBP: Restaurant Beverage Program Eligible Area None
RFA: Residential Floor Area District None

RIO: River Implementation Overlay No
SN: Sign District No
AB 2334: Very Low VMT Yes
AB 2097: Reduced Parking Areas Yes
Streetscape No
Adaptive Reuse Incentive Area None
Affordable Housing Linkage Fee
Residential Market Area Low
Non-Residential Market Area Exempt (Prior to 2/17/21)
Transit Oriented Communities (TOC) Tier 3
ED 1 Eligibility Review Eligibility
RPA: Redevelopment Project Area Council District 9
Central City Parking No
Downtown Parking No
Building Line None
500 Ft School Zone Active: George Washington Carver Middle
500 Ft Park Zone No

Assessor Information

Assessor Parcel No. (APN) 5108002035
APN Area (Co. Public Works)* 0.637 (ac)
Use Code 0100 - Residential - Single Family Residence
Assessed Land Val. \$468,586
Assessed Improvement Val. \$95,890
Last Owner Change 11/15/2019
Last Sale Amount \$9
Tax Rate Area 6659
Deed Ref No. (City Clerk) 977832
956414
740173
590837
391139
2618782
2310122
2-529
1115531
0228568
0228567

Building 1
Year Built 1908
Building Class D55A
Number of Units 1
Number of Bedrooms 3
Number of Bathrooms 2
Building Square Footage 1,862.0 (sq ft)
Building 2 No data for building 2
Building 3 No data for building 3
Building 4 No data for building 4
Building 5 No data for building 5
Rent Stabilization Ordinance (RSO) No [APN: 5108002035]

Additional Information

Airport Hazard None
Coastal Zone None
Farmland Area Not Mapped
Urban Agriculture Incentive Zone YES
Very High Fire Hazard Severity Zone No

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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736 E Vernon Avenue

Parcel Report

| | |
|---|---|
| Fire District No. 1 | No |
| Flood Zone | 500 Yr |
| Watercourse | No |
| Methane Hazard Site | None |
| High Wind Velocity Areas | No |
| Special Grading Area (BOE Basic Grid Map A-13372) | No |
| Wells | None |
| Environmental | |
| Santa Monica Mountains Zone | No |
| Biological Resource Potential | None |
| Mountain Lion Potential | None |
| Seismic Hazards | |
| Active Fault Near-Source Zone | |
| Nearest Fault (Distance in km) | 2.1761196 |
| Nearest Fault (Name) | Puente Hills Blind Thrust |
| Region | Los Angeles Blind Thrusts |
| Fault Type | B |
| Slip Rate (mm/year) | 0.70000000 |
| Slip Geometry | Reverse |
| Slip Type | Moderately / Poorly Constrained |
| Down Dip Width (km) | 19.00000000 |
| Rupture Top | 5.00000000 |
| Rupture Bottom | 13.00000000 |
| Dip Angle (degrees) | 25.00000000 |
| Maximum Magnitude | 7.10000000 |
| Alquist-Priolo Fault Zone | No |
| Landslide | No |
| Liquefaction | No |
| Preliminary Fault Rupture Study Area | No |
| Tsunami Hazard Area | No |
| Economic Development Areas | |
| Business Improvement District | None |
| Hubzone | Qualified |
| Jobs and Economic Development Incentive Zone (JEDI) | None |
| Opportunity Zone | Yes |
| Promise Zone | South Los Angeles Transit Empowerment Zone |
| State Enterprise Zone | LOS ANGELES STATE ENTERPRISE ZONE |
| Housing | |
| Direct all Inquiries to | Los Angeles Housing Department |
| Telephone | (866) 557-7368 |
| Website | https://housing.lacity.org |
| Rent Stabilization Ordinance (RSO) | No [APN: 5108002035] |
| Ellis Act Property | No |
| AB 1482: Tenant Protection Act | See Notes |
| Assessor Parcel No. (APN) | 5108002035 |
| Address | 736 E VERNON AVE |
| Year Built | 1908 |
| Use Code | 0100 - Residential - Single Family Residence |
| Notes | The property is subject to AB 1482 if the owner is a corporation, limited liability company with a corporate member, or real estate trust. Does not apply to owner-occupied duplexes & government-subsidized housing. |
| Housing Crisis Act Replacement Review | Yes |
| Housing Element Sites | |
| HE Replacement Required | N/A |

| | |
|----------------------------------|---------|
| SB 166 Units | N/A |
| Housing Use within Prior 5 Years | Yes |
| Public Safety | |
| Police Information | |
| Bureau | Central |
| Division / Station | Newton |
| Reporting District | 1353 |
| Fire Information | |
| Bureau | South |
| Battalion | 13 |
| District / Fire Station | 21 |
| Red Flag Restricted Parking | No |

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736 E Vernon Avenue

Metro A Line

The A Line is one of the busiest light rail lines in Los Angeles, running between Downtown Los Angeles and Long Beach. It serves various key stops, including Pico, Compton, and Willow. Riders can transfer to other Metro lines at different points, making it convenient for commuting within the city. You can purchase tickets via the TAP card system, and Metro offers multiple fare options.

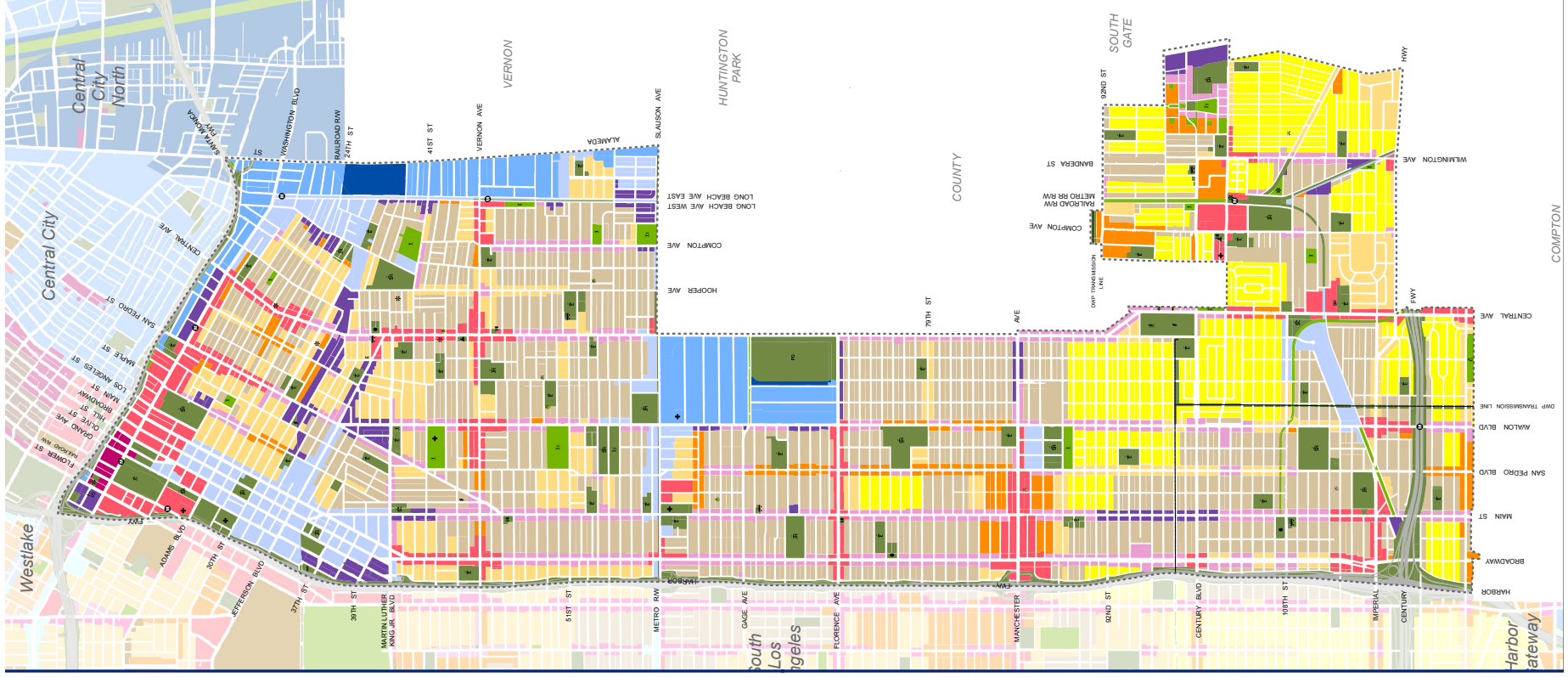
The Metro A Line (Blue) connects Downtown Los Angeles to Long Beach, with key connections at:

- 7th Street/Metro Center: Access to B (Red), D (Purple), and E (Expo) lines.
- Pico Station: Connection to the E Line.
- Willowbrook/Rosa Parks: Transfer to the C (Green) Line.
- Downtown Long Beach: End of the line, providing connections to local transit options in Long Beach.



736 E Vernon Avenue

General Plan



Southeast Los Angeles Community Plan

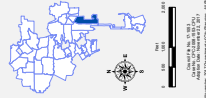
General Plan Land Use Map

A Part of the General Plan of the City of Los Angeles

| | |
|---|-------------------------------|
| Land Use - Corresponding Zones | Service Systems |
| Low Density Residential | 14 Community Library |
| Low I1 - RI | 15 Community Park |
| Low Medium I1 - RD, RD3 | 16 Cultural/Historical Site |
| Multiple Family Residential | 17 DMV Office |
| Low Medium II - RD I, RD2, RD2.5 | 18 Fire Station |
| Medium - R3 | 19 Health Overhead/Underpass |
| Commercial | 20 Junior College |
| Neighborhood Commercial - CR, C1, C1.5, C2, C4, RA3, SA, R3 | 21 Metro Station |
| Community Commercial - C2, C4, RA3, R3, RA3A, R4 | 22 Mini-Track |
| Regional Commercial - C2, C4, RA3, R3, RA3A, R4 | 23 Municipal Office Building |
| Industrial | 24 Neighborhood Park |
| Hybrid Industrial - CM | 25 Police Station |
| Limited Industrial - LRI, M1 | 26 Post Office |
| Light Industrial - LRI, M2 | 27 Power Distribution Station |
| Heavy Industrial - M3 | 28 Power Resolving Station |
| Open Space, Public Facilities | 29 Public Elementary School |
| Open Space - OSA, I | 30 Private Senior High |
| Public Facilities - PF | 31 Public Junior High |
| Public Facilities - Freeways - PF | 32 Regional Park |
| | 33 Special School Facility |
| | 34 Unspecified School |
| Utility Lines | |
| DMP Lines | |

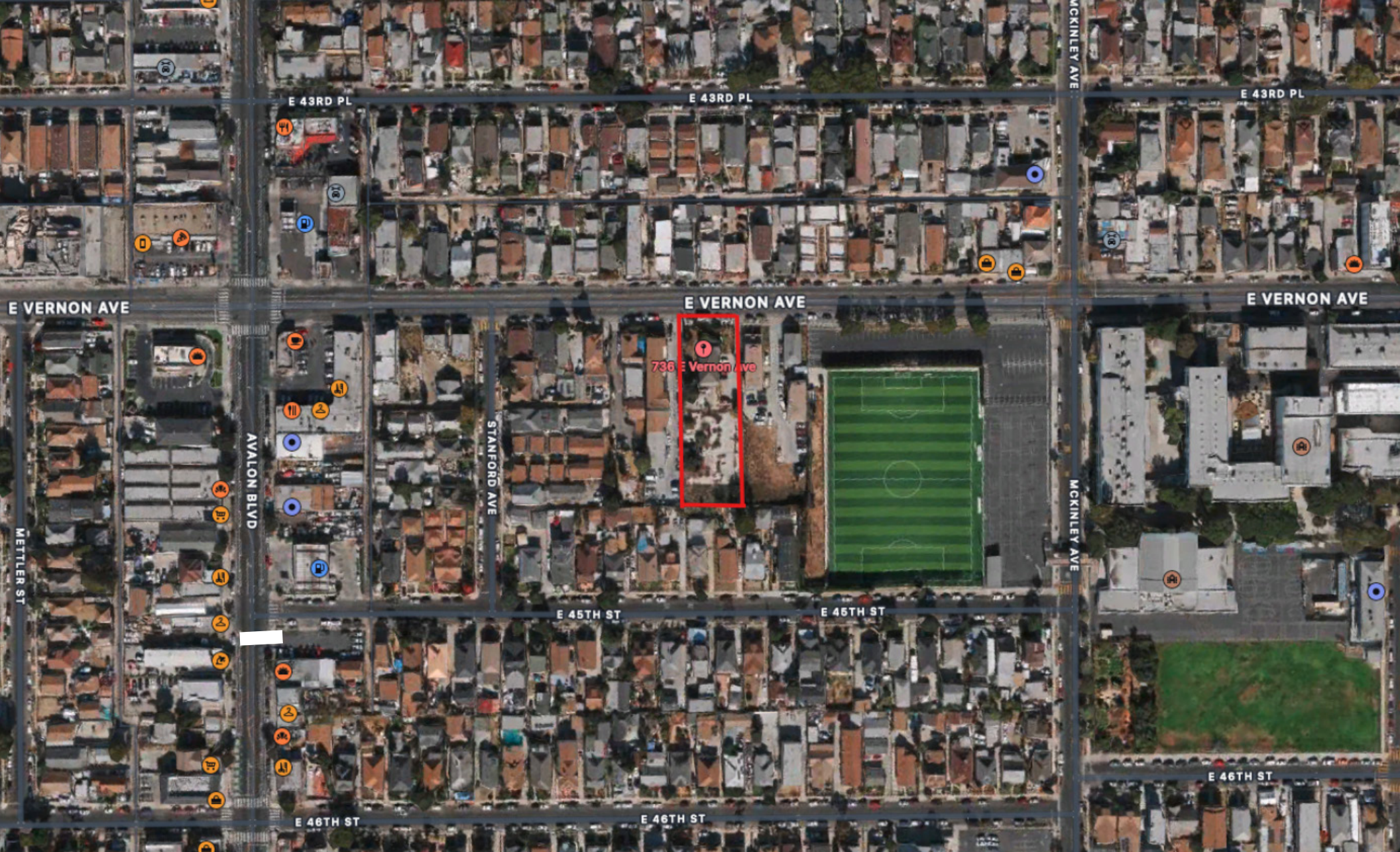
ADMINISTRATIVE FOOTNOTES

- Symbols, local streets and freeways are shown for reference only.
- Bleedways are shown on maps contained in the City's Mobility Plan, 2035, an element of the General Plan, which was adopted by the City Council on August 11, 2015.
- A complete list of designated historic-cultural monuments is available at the Office of Historic Cultural Preservation, 1200 Broadway, Los Angeles, CA 90012. The City of Los Angeles also maintains the SurveyLA (The Los Angeles Historic Resources Survey) or other historic resources surveys as eligible for designation under local, state and federal designation programs.
- The Public Facility (PF) planning land use designation is premised on the ownership and use of the property. The City of Los Angeles does not have jurisdiction over the land use of a property if a government agency officially determines that a property zone PF is surplus, and no other public use is proposed for the property. The City of Los Angeles does not have jurisdiction over the land use of the property (or sale to a private purchaser, when the property may be rezoned to the zone(s) most consistent with 500 feet of the property boundary and still be considered consistent with the designated zone).
- Consistent with the Plan, future mobile home parks shall be developed in the BHP Zone.
- Each Plus category of designated historic-cultural monument (as well as the areas reflected on the LAHC map) is permitted by such zones unless further restricted by adopted Community Development Ordinance (CDO), Specific Plans, specific conditions of use, Plan footnotes or other planning or land use tools.
- Consistent with the Plan, no new public facilities shall be developed in the zones corresponding to any plus category of designated historic-cultural monument granted shall be one of the zone designations within the intent of the Plan that is most consistent with the zone designations within the Plan, unless accompanied by a concurrent Plan Amendment.



Disclaimer:
 The City of Los Angeles is not responsible for the accuracy or completeness of the information provided in this map. The City of Los Angeles is not responsible for the accuracy or completeness of the information provided in this map. The City of Los Angeles is not responsible for the accuracy or completeness of the information provided in this map. The City of Los Angeles is not responsible for the accuracy or completeness of the information provided in this map.







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All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Partners CRE and KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

PARTNERSCRE

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