



19,000 SF OF MXD **TOD LAND FOR SALE**

2300 E Florence Ave., Huntington Park, CA 90255

**±19,130 SF
FOR SALE**

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EXECUTIVE SUMMARY

Onyx Commercial Real Estate & illi Commercial Real Estate are proud to jointly and exclusive present 19,130 square feet (0.439 acres) land for sale is ideally located at 2300 E Florence Ave, Huntington Park, CA 90255, in Los Angeles County.

With mixed-use zoning specifically designated for multi-family development, this property presents a valuable opportunity for a residential project. The strategic location is enhanced by its proximity to the expanding Los Angeles Metro Line in the area, providing convenient and accessible public transportation options for potential residents.

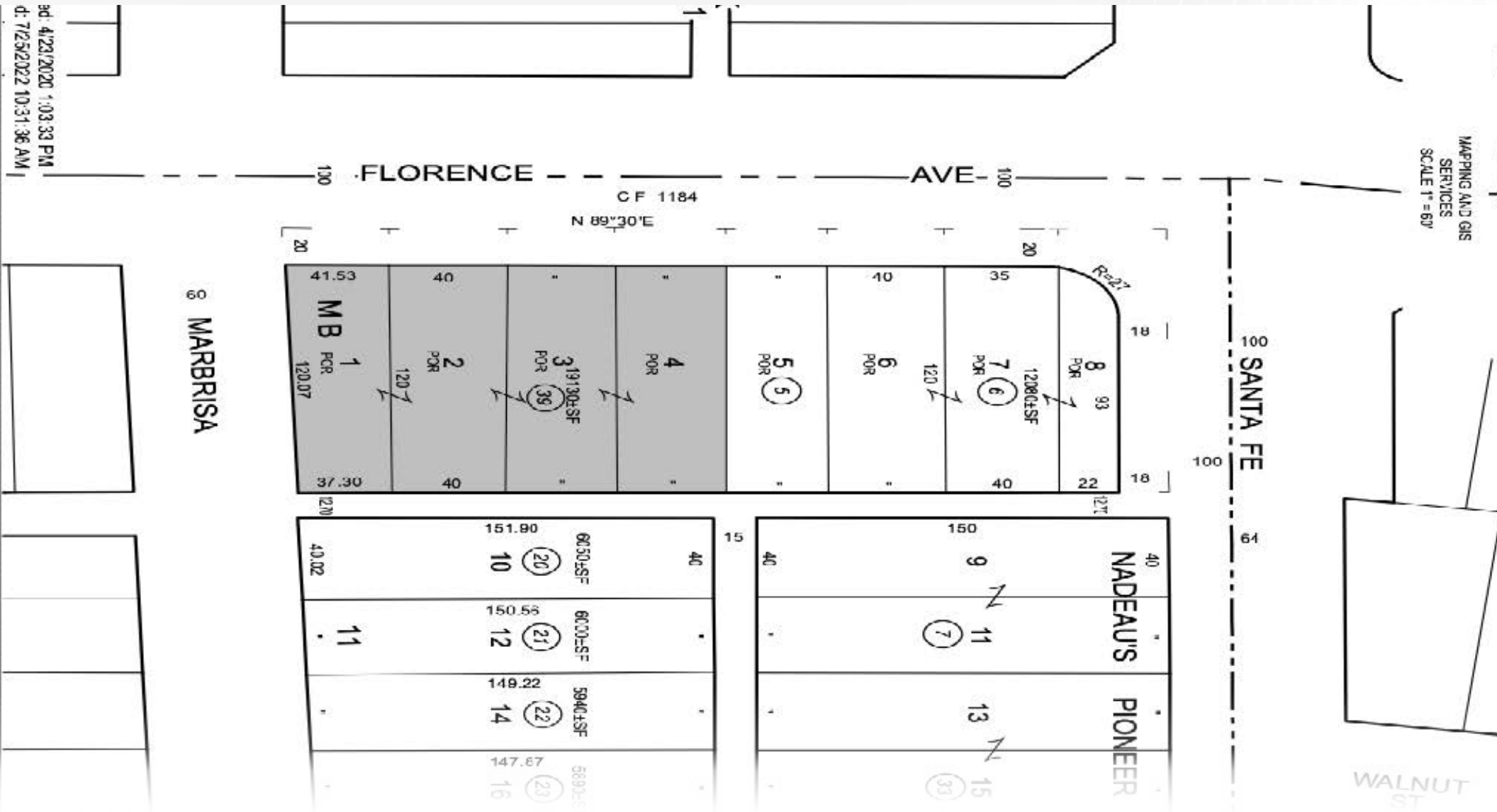
The growing infra-structure and connectivity make this property not only a sound real estate investment but also a promising prospect for a multi-family development with the added benefit of easy commuting for future residents.

PROPERTY DETAILS

Address	2300 E Florence Ave., Huntington Park, CA 90255
APN	6025-029-039
Site area	±0.439 AC / ±19,130 SF
Zoning	MXD (Mixed Use Development)
General Plan	Florence - Firestone TOD Specific Plan



PARCEL MAP



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MIXED USE DEVELOPMENT

The Mixed Use Development Zone (MXD) allows for a mixture of residential, commercial, and limited light industrial uses and buildings in close proximity to bus and rail transit stations. Zone MXD integrates a wide range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians, and consumers.

Compact development is encouraged to promote walking, bicycling, recreation, transit use, and community reinvestment, to reduce energy consumption, and to offer opportunities for employment and consumer activities in close proximity to residences.

PERMITTED USES:

- ✓ Uses permitted in zone R-A
- ✓ With CUP, any use permitted in zones R-4, M-1, A-C, and SR-D, or any combination (22.40.520)

MINIMUM REQUIRED AREA:

- ✓ 5000 sq. ft./lot. (22.40.520)
- ✓ 5 acres per lot. Area per dwelling—as established by CUP. (22.40.520)

MAXIMUM HEIGHT LIMIT:

- ✓ 35 feet (22.40.520)
- ✓ 2 times buildable area (22.40.520)

MINIMUM REQUIRED PARKING:

- ✓ 2 covered spaces per dwelling unit (22.52.1180)
- ✓ As specified in CUP (22.40.520)

BUILDING SETBACK:

- ✓ Same as zone R-A. (22.40.520)
- ✓ As established by CUP. (22.40.520)

MAXIMUM LOT COVERAGE:

- ✓ Not applicable
- ✓ 50% of net area of lot or parcel. (22.40.520)

REQUIRED SECTIONS OF SATISFACTION:

- ✓ 22.26.030 (Mixed Use Development Zone)
- ✓ 22.418.080 (Community-Wide Development Standards)
- ✓ 22.418.090 (TOD Zone Additional Development Standards)

FLORENCE - FIRESTONE TOD SPECIFIC PLAN

The proposed FFTOD Specific Plan will implement the County General Plan 2035 (General Plan) TOD Program. TODs are defined in the General Plan as the area within a 0.5-mile radius of transit stations. In the Florence-Firestone community, three Metro A Line stations are present: the Slauson, Florence, and Firestone Stations. The goals of the FFTOD Specific Plan are to create transit-accessible housing development; increase job-generating uses and economic activity; develop a safe and attractive transportation network; increase walking, bicycling, and transit ridership; and streamline the environmental review process for future development projects in the community.

The FFTOD Specific Plan will propose new zoning categories, primarily within the 0.5-mile TOD area of the three Metro A Line stations, that include development standards and design guidelines appropriate for meeting the planned density and intensity established by the General Plan Land Use Designations. The FFTOD Specific Plan proposes the following nine new zoning categories: Industrial Flex (IF), Mixed-Use 1 (MU-1), Mixed-Use 2 (MU-2), Mixed-Use 3 (MU-3), Mixed-Use Transit (MU-T), Residential Low-Medium 1 (RLM-1), Residential Low-Medium 2 (RLM-2), Residential Medium (RM) and Residential Slauson Station (RSS). These zoning category names/titles are subject to change to match LA County naming conventions as the FFTOD Specific Plan is further developed. New zoning category standards would also include setback and parking standards to address mobility issues in the community. The Project would also update zoning categories for sites identified for the Regional Housing Needs Assessment (RHNA) by the Housing Element update (HEU).

In addition to establishing new zoning categories, the Project would amend and incorporate the standards of the Florence-Firestone Community Standards District (FFCSD) into the FFTOD Specific Plan. Incorporation of the FFCSD would allow all of the land use regulations applicable to the Florence-Firestone community to be provided within a single document for ease of review and implementation.



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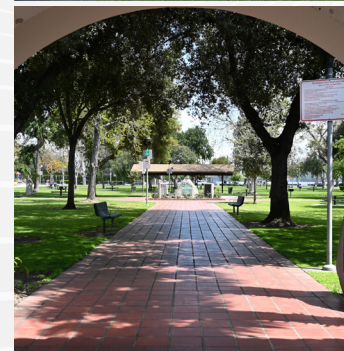
LOCATION OVERVIEW

Huntington Park, CA

Huntington Park, CA, is an appealing due to its strategic position in Los Angeles County, offering proximity to job opportunities and cultural amenities. The expansion of the Los Angeles Metro Line in the area enhances accessibility, making it convenient for residents to commute within the city and beyond.

With a diverse community, vibrant atmosphere, and a commitment to community development, Huntington Park is well-suited to meet the increasing demand for multi-family housing. The demand for multi-family housing is likely to increase due to population growth, urbanization trends, and the need for more affordable housing options.

Furthermore, the city's commitment to community development and investment in amenities, parks, and services creates a desirable living environment.



DEMOGRAPHIC SUMMARY | POPULATION

POPULATION	1 MILE	3 MILE	5 MILE
2028 Projection	55,396	411,898	1,022,667
2023 Estimate	57,540	426,012	1,051,529
2010 Census	62,680	454,905	1,091,708
Median Age	33.50	32.80	33.40
Average Age	35.00	34.40	35.00
Hispanic Origin	56,033	380,207	844,400
Daytime Population	45,040	331,118	823,456

2024 TRAFFIC COUNTS	SANTA FE AVE	FLORENCE AVE
Cars per Day	± 21,961	± 31,201

DEMOGRAPHIC SUMMARY | INCOME

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	57,540	426,012	1,051,529
Number of Households	15,087	106,327	270,175
Average Household Size	4.10	4.20	3.80
Average Household Income	\$ 61,713	\$ 61,999	\$ 65,023

EMPLOYMENT REPORT	1 MILE
Total Businesses	2,107
Total Employees	13,305


LINDA MARQUEZ
HIGH SCHOOL

SANTA FE AVE

JCPenney

Public Storage


planet fitness

Food4Less


McDonald's


TIERRA MIA
COFFEE

FLORENCE AVE


Little Caesars

99¢ only
STORES.


RITE AID

petco

AVAILABLE
±19,130 SF

CHASE 

ROSS
DRESS FOR LESS®

SANTA FE AVE


CHUCK E. CHEESE.





SUBWAY



 **LA MONARCA**
BAKERY & CAFE

IHOP







SUPERIOR GROCERS.



Food4Less.



El Super

AERIAL MAP





99¢ only
STORES.





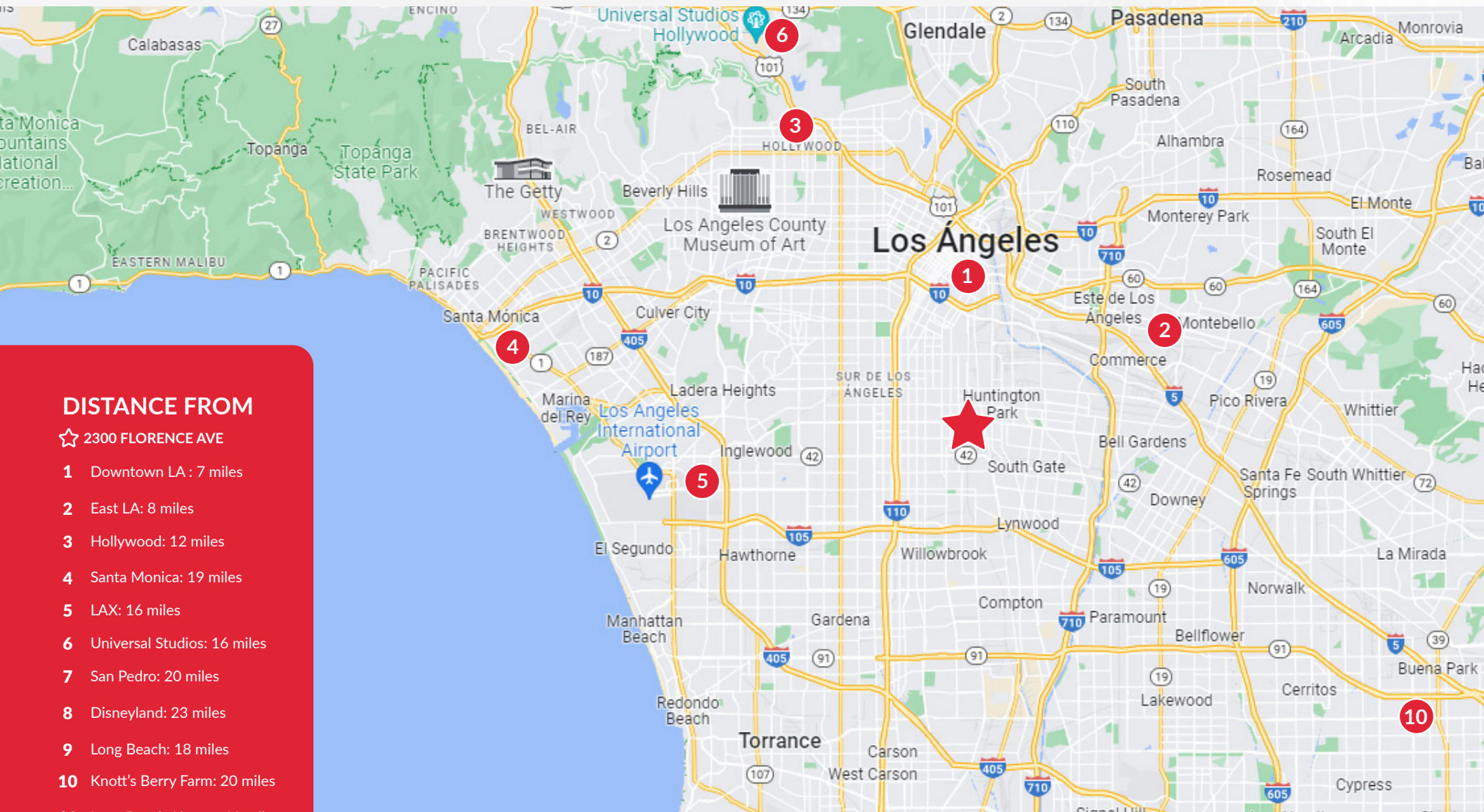
Walgreens

Gallo Giro



JCPenney

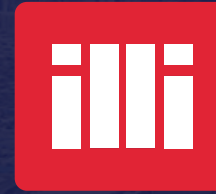
PROXIMITY MAP



DISTANCE FROM

☆ 2300 FLORENCE AVE

- 1 Downtown LA : 7 miles
- 2 East LA: 8 miles
- 3 Hollywood: 12 miles
- 4 Santa Monica: 19 miles
- 5 LAX: 16 miles
- 6 Universal Studios: 16 miles
- 7 San Pedro: 20 miles
- 8 Disneyland: 23 miles
- 9 Long Beach: 18 miles
- 10 Knott's Berry Farm: 20 miles
- 11 Long Beach Airport: 18 miles



COMMERCIAL
REAL ESTATE



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