

MODELO



Comstock Realty Partners
1801 Century Park East Suite 1095
Los Angeles, CA 90067 * 310-444-5550 * www.comstockrealtypartners.com

Comstock Realty Partners

Founded in 2007, Comstock is a multi-faceted commercial real estate and development firm. Its boutique nature allows the focus to be on quality and innovation, diversity and problem solving rather than volume and scale. Specializing in projects requiring extensive diligence and hands on experience, execution and oversight including long term management provides highest value to our guests and users.

Project Status

On February the 22nd, 2022 the project was fully entitled through a series of approvals provided by the City of Commerce City Council at a public hearing attended by over 150 people.

Project Location

The project is located at 7316 Gage Avenue, Commerce, CA 90040 and consists of a 17.37 Acre area of land split into two parcels, one currently houses the City owned Veterans Memorial Park whilst the other is an undeveloped vacant lot. The project is directly adjacent to the crossing of the I-5 Freeway and the Rio Hondo channel within the City of Commerce. The City was founded in 1954 as “The Model City” and the name of the development is taken as a direct reference to this history, this is “Modelo”.



Comstock Realty Partners

1801 Century Park East Suite 1095

Los Angeles, CA 90067 * 310-444-5550 * www.comstockrealtypartners.com

Project History

The site was previously utilized as a landfill between 1948 – 1954 following which it was covered and redeveloped, one parcel becoming, between 1965 – 1970, the Memorial Park which included a Community Center, a baseball diamond, basketball courts and a variety of other outdoor recreational activities. The second undeveloped parcel has been vacant since 1988 when a large industrial building it housed was demolished. The vacant lot currently consists of sparse emergent scrub and is relatively flat in nature, some settlement has occurred in areas due to the addition of the topsoil over the years. The City of Commerce received a development application from Comstock Realty Partners proposing a mixed use development including park, open space, community, residential and commercial uses.



Current Site Plan –

- a. Community Center
- b. Open Recreational Space
- c. Basketball Courts & Baseball Stadium
- d. Undeveloped Parcel to the East

Comstock Realty Partners
1801 Century Park East Suite 1095
Los Angeles, CA 90067 * 310-444-5550 * www.comstockrealtypartners.com

Project Description

The vision is to create a welcoming and open urban village development that will enhance the City and provide an attractive, symbiotic lifestyle for likeminded residents as well as draw visitors to the public and entertainment spaces within the site. The move towards an Urban Recreation destination includes open, sustainable, and green public spaces, a youth sports complex, all-inclusive playground and multiple entertainment and retail opportunities. Enhancement of adjacent transit connections, high quality living accommodations along with ample parking will create a vibrant, forward thinking community that is a desirable location for people to “Live, Work and Play “. An exterior amphitheater showcasing local talent and performances, connectivity to the adjacent Rio Hondo trail and recreation area and the development of a close knit community will make Modelo a unique destination and place to call home. Comstock is expecting this to be a legacy project, to build a community and destination to attract and instill a sense of pride and belonging.



Comstock Realty Partners
1801 Century Park East Suite 1095
Los Angeles, CA 90067 * 310-444-5550 * www.comstockrealtypartners.com

Remediation

The land was previously a City landfill and therefore full remediation, removal, and recycling of almost the entire site is required. The waste cell to be remediated is approx. 14.8 acres in size and must be removed to between 20-25 ft in depth to leave a clean site. This will produce approx. 477,000 Cu Yd's of spoil that will be sorted and recycled and the process is anticipated to take 12-16 months.

Amenities

Residential – A mix of 850 units ranging from studios and 1, 2 & 3 bedroom apartments to more luxurious condos and townhomes. Average Sq Ft will be between 700 and 1550 and 1 vehicle space per bedroom in the segregated subterranean parking lot will be allocated to every unit.

Commercial – Up to 165,000 Sq Ft of space will be split between multiple uses from a cinema and food hall through to retail centers, a gym, museum, pharmacy, restaurants, and high end grocery. Ideally residents will be able to undertake all of their daily requirements without leaving the complex.

Recreational - Approx. 50,000 Sq Ft of space is being allocated and uses include, a library, community center, indoor sports courts, daycare, senior care, outdoor recreational sports, and water features.



Comstock Realty Partners
1801 Century Park East Suite 1095
Los Angeles, CA 90067 * 310-444-5550 * www.comstockrealtypartners.com

Construction & Design

A mix of Type 1-A (Concrete & Protected Steel), Type 3-A (All concrete) and Type 5-A (Wood Frame) are anticipated within the project, multiple glazed elements along with balconies to at least 50% of the units will also be included. Segregated key card access subterranean parking will be present under all the buildings along with multiple light and landscape wells to ensure the parking feels like an integral part of the site. Hard and soft landscaping abounds with specific detailing towards sustainability, environmental issues such as water retention and re use as well as ongoing maintenance. Innovation within design, structural engineering ideas and opportunities, efficient mechanical, electrical, and plumbing options, sustainable and self-sufficient lighting, and technology are all anticipated. Finishes within the residential units will be of a higher end to increase the aesthetics and entice market rate rentals to this area, providing elevated guest services to create experiences through an on-site concierge will be the norm, personalized shopping delivered to your home and even pet accommodations and welfare will be available. A menu of fully programmed family friendly outside events and functions that utilize the extensive open space will occur throughout the year to enable Modelo to become known and desired throughout the Los Angeles region.





Comstock Realty Partners
1801 Century Park East Suite 1095
Los Angeles, CA 90067 * 310-444-5550 * www.comstockrealtypartners.com



Comstock Realty Partners
1801 Century Park East Suite 1095
Los Angeles, CA 90067 * 310-444-5550 * www.comstockrealtypartners.com