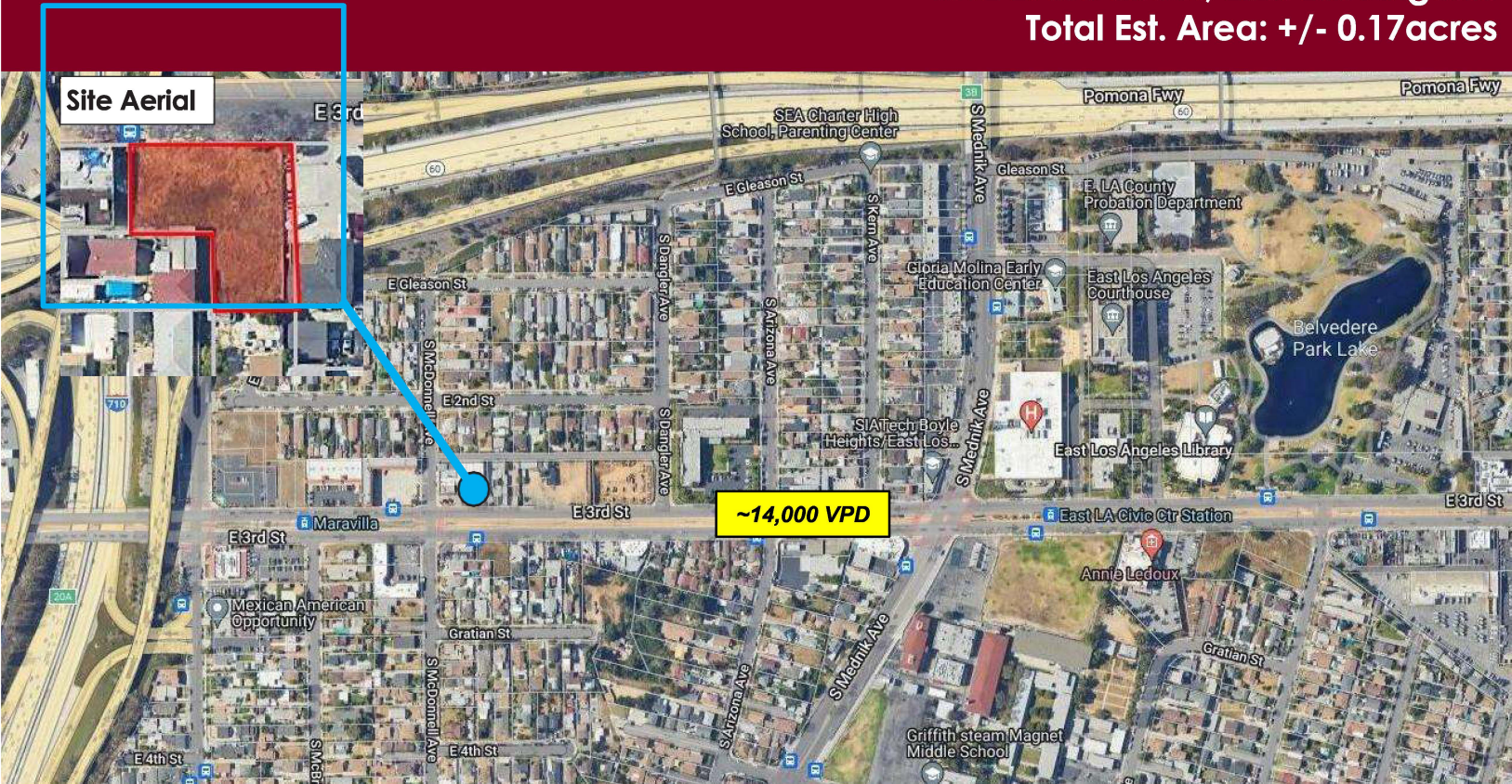


# FOR SALE: COMMERCIAL/RESIDENTIAL LAND SITE

4612 E. 3rd Street, East Los Angeles

Total Est. Area: +/- 0.17 acres



## PROPERTY DETAIL

<b>Address</b>	4612 E. 3rd Street, East Los Angeles
<b>Current Use</b>	Vacant Unimproved Land
<b>Zoning</b>	East Los Angeles 3rd Street Specific Plan - TOD
<b>Ownership</b>	County of Los Angeles
<b>County</b>	Unincorporated Los Angeles County
<b>Parcel No.</b>	5247-024-900
<b>Land Area</b>	+/- 0.17 acres (+/- 7,551 square feet)
<b>Sale Type</b>	"as-is" / "where-is"
<b>Listing Price</b>	\$580,000.00
<b>Offer Deadline</b>	Contact Listing Agent for any property questions.

## SITE HIGHLIGHTS

- Served directly by the 710 Freeway with immediate connections to three major freeways (5, 10 and 60 freeways)
- Within an hour's drive from Burbank, and Los Angeles International Airports
- 5-mile radius- Avg. household incomes (\$87K) & educated workforce (25% Bachelor's/Grad/Prof. Degree)
- Near retail, government, & health care center (East LA Civic Center, East LA Library, Edward R Roybal Comprehensive Health Center, Kaiser Permanente, East LA Courthouse & Belvedere Park Lake.
- Union Pacific rail system/Metrolink station at Cal-State LA, and the Maravilla Light Rail Station provides convenient freight and passenger service
- A business-friendly County that supports attraction, retention, and growth of businesses
- Premier local & regional educational institutions (University of Southern California, California State University, Los Angeles, and East Los Angeles College)
- Estimated Average Daily Traffic: +/-14,000

## CONTACT



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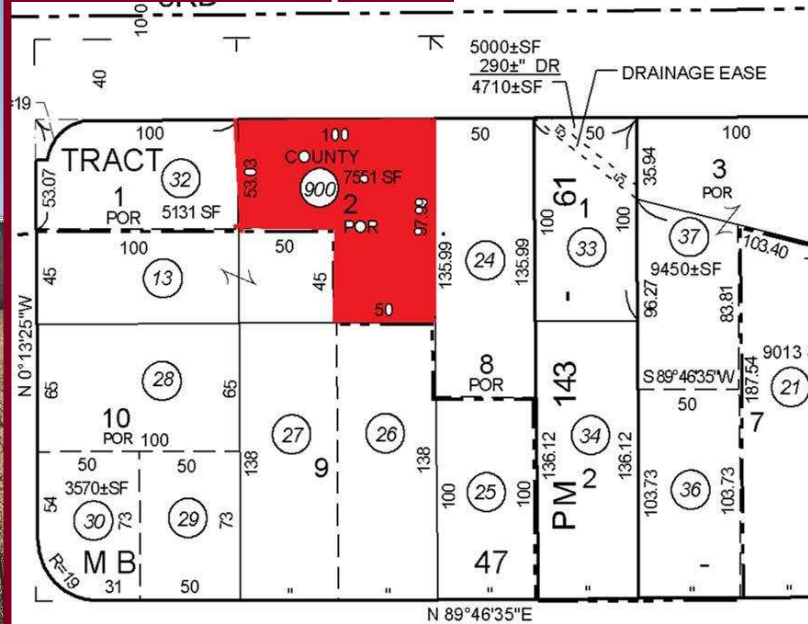
Kosmont Real Estate Services  
1601 N. Sepulveda Blvd, #382  
Manhattan Beach, CA 90266  
TEL: (424) 297-1070  
CA DRE # 02058445  
[www.kosmontrealty.com](http://www.kosmontrealty.com)



# Street View



# Parcel Map



## CONTACT



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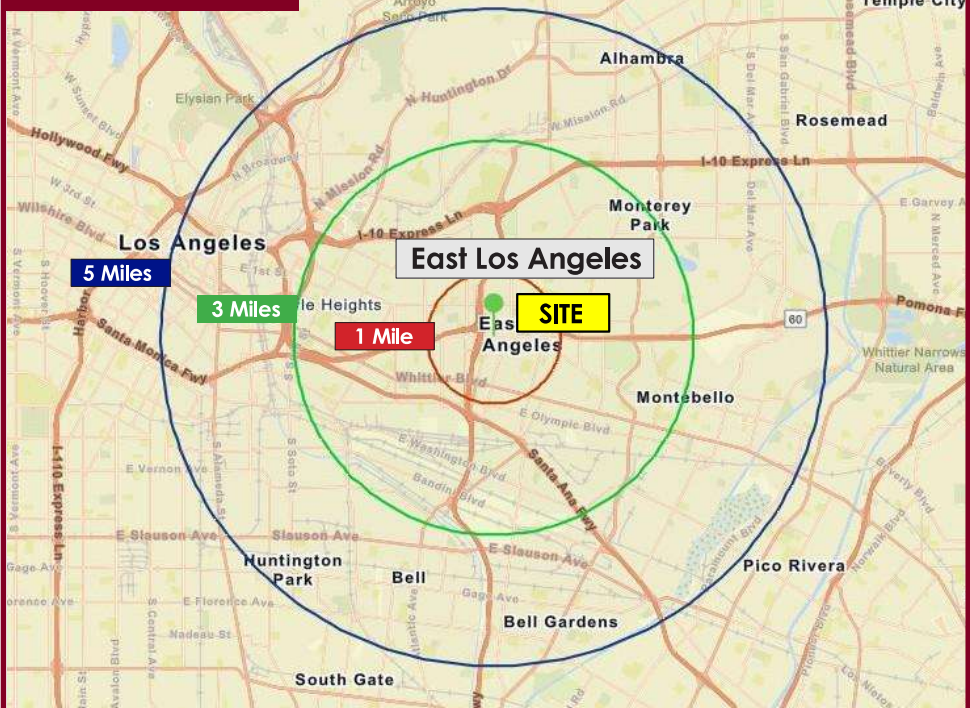


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## DEMOGRAPHIC INFORMATION - 2025

	1 MILES	3 MILES	5 MILES
<b>POPULATION</b>	<b>40,172</b>	<b>265,016</b>	<b>724,299</b>
<b>HOUSEHOLDS</b>	<b>11,316</b>	<b>79,438</b>	<b>230,832</b>
<b>MEDIAN AGE</b>	<b>34.0</b>	<b>35.8</b>	<b>37.2</b>
<b>INCOME &amp; HOME VALUES</b>			
Median Household Income	\$65,919	\$73,361	\$71,884
Avg. Home Value	\$751,826	\$821,950	\$844,079

## REGIONAL MAP



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DISCLAIMER: \*Seller reserves right to accept an offer before the deadline. Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property(ies). The value of this transaction to you depends on multiple factors, which should be evaluated by your tax, financial, and legal advisors. No express or implied representations have been made regarding any conditions pertaining to soil and/or toxic waste, hazardous materials, and/or undesirable substances in or on the property(ies). You and your advisors should conduct a careful, independent investigation of the property(ies) to determine to your satisfaction the suitability of the property(ies) for your needs. The Seller may continue to solicit offers beyond the Offer Deadline if, in its respective sole determination, is not satisfied with the offers received. Development entitlements and sale of property(ies) subject to City/Public Agency/Successor Agency approval.