



# 6801 S Figueroa Street

Los Angeles, CA 90003

38 unit, 100% Affordable Housing Development Opportunity  
RTI at COE

**PARTNERSCRE**  
Petito | Sayani | Svidler



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# 6801 S Figueroa Street

## The Offering

PartnersCRE is proud to offer an **outstanding, Ready-to-Issue 38-unit affordable housing development** opportunity in the heart of South Los Angeles.

This prime project is located on a **7,202 SF lot** and is designed with a **4-story Type V-A building** under **ED-1 incentives**, maximizing both density and affordability. With a total floor area of **22,909 SF and 18,036 SF of rentable space**, the development includes **32 one-bedroom units and 6 studio apartments**, all of which will be affordable to low- and moderate-income residents. The design **eliminates the need for parking**, further reducing construction costs and ensuring long-term affordability.

**6801 S Figueroa St is in the Los Angeles State Enterprise Zone**, offering additional benefits and incentives for development.

The rent structure is highly attractive: **80% of the units are designated for TCAC Schedule IX low-income tenants**, while **20% will be reserved for HCD Schedule VI moderate-income tenants**. In addition, the property's proximity to **Section 8 voucher opportunities** could boost rental income by up to **20% per unit**.

Located in the rapidly transforming **South Los Angeles** area, this property is at the center of a vibrant community undergoing revitalization, with new developments and improvements enhancing the neighborhood. The site is ideally positioned near essential amenities such as **schools, healthcare centers, and parks**, making it a prime location for individuals and families in need of affordable housing. With a **Walk Score of 76**, it's also within walking distance of local shops, dining, and services.

With **all entitlements and approvals secured**, the project is **Ready-to-Issue** and will be delivered **vacant at the close of escrow**, providing an immediate and seamless path to development.

## At a Glance

## South Los Angeles

**\$1,200,000**

Price

**22,909 SF**

Proposed Building SF

**18,036 SF**

Proposed Rentable SF

**38 unit, 100% Affordable Housing Development Opportunity, RTI at COE**

**7,202 SF**

Lot Size

**60 FT X 120 FT**

Lot Dimensions

**6013-01-9016**

APNs

**Tire Shop, Delivered Vacant**

Existing Use

## Highlights

- 38-Unit 100% Affordable Housing Development, RTI at COE
- Zoning: C2-1VL and Tier 1 Transit-Oriented Community
- Mostly Stacked Design - Type V-A Construction
- Rent Schedules: HCD Schedule VI and TCAC Schedule IX
- Transit Access: Convenient access to the 81 Bus and J Line

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# 6801 S Figueroa Street

## Project Unit Breakdown

1st Floor	Unit Mix	Unit SF	Affordability Level
101	0+1	304	Moderate Income
102	0+1	308	Low Income
103	1+1	422	Low Income
104	0+1	302	Low Income
105	1+1	405	Moderate Income
106	0+1	302	Low Income
107	1+1	422	Low Income
108	1+1	422	Low Income
109	1+1	422	Low Income
Total Floor SF		3,309	

3rd Floor	Unit Mix	Unit SF	Affordability Level
301	1+1	424	Low Income
302	0+1	308	Low Income
303	1+1	422	Low Income
304	1+1	417	Moderate Income
305	1+1	431	Low Income
306	0+1	381	Low Income
307	1+1	422	Low Income
308	1+1	422	Low Income
309	1+1	422	Moderate Income
310	1+1	433	Low Income
Total Floor SF		4,082	

2nd Floor	Unit Mix	Unit SF	Affordability Level
201	1+1	424	Low Income
202	0+1	308	Low Income
203	1+1	422	Very Low Income
204	1+1	417	Low Income
205	1+1	431	Low Income
206	0+1	381	Low Income
207	1+1	422	Low Income
208	1+1	422	Low Income
209	1+1	422	Low Income
210	1+1	433	Moderate Income
Total Floor SF		4,082	

4th Floor	Unit Mix	Unit SF	Affordability Level
401	1+1	424	Low Income
402	0+1	308	Moderate Income
403	1+1	422	Low Income
404	1+1	454	Managers Unit
405	0+1	381	Low Income
406	1+1	422	Low Income
407	1+1	422	Low Income
408	1+1	422	Low Income
409	1+1	433	Moderate Income
Total Floor SF		3,688	

Total Floor SF (Floors 1-4)	15,161
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# 6801 S Figueroa Street

## LAHD Table of Rental Units - Non-Final



X

LAHD Staff:  
(Internal Use)

Date:

revised  
5-16-2024

### Square Footage Per Unit

Project Address: 6801-6805 S Figueroa St., Los Angeles, CA 90003

Unit Type (Bdrm)	Count	Total Sq. Ft. Market Unit	Avg. Sq. Ft. Market Unit	Sq. ft. for the Restricted Units cannot be < 90% of the average sq. ft. of the market rate units.*
Single	10	0	0	0
1	28	454	454	Restricted Unit(s) must be = or > 409 Sq. Ft.
2				
3				
4				
5				
6				
<b>Total:</b>	<b>38</b>			<b>Total Restricted Units: 37</b>

Record No.	Rstct	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.	Affordability Level/ Manager's Unit	Schedule Type	Location of Unit in Building	In Building
1	X	101	Single	304.00	Moderate Income	HCD Sch. 6	South side	Y
2	X	102	Single	308.00	Low Income	CTCAC Sch. 9	South side	Y
3	X	103	1	422.00	Low Income	CTCAC Sch. 9	South side	Y
4	X	104	Single	302.00	Low Income	CTCAC Sch. 9	South side	Y
5	X	105	1	405.00	Moderate Income	HCD Sch. 6	South West Corner	Y
6	X	106	Single	302.00	Low Income	CTCAC Sch. 9	North West Corner	Y
7	X	107	1	422.00	Low Income	CTCAC Sch. 9	North side	Y
8	X	108	1	422.00	Low Income	CTCAC Sch. 9	North side	Y
9	X	109	1	422.00	Low Income	CTCAC Sch. 9	North side	Y
10	X	201	1	424.00	Low Income	CTCAC Sch. 9	South side	Y
11	X	202	Single	308.00	Low Income	CTCAC Sch. 9	South side	Y
12	X	203	1	422.00	Very Low Income	HCD Sch. 6	South side	Y

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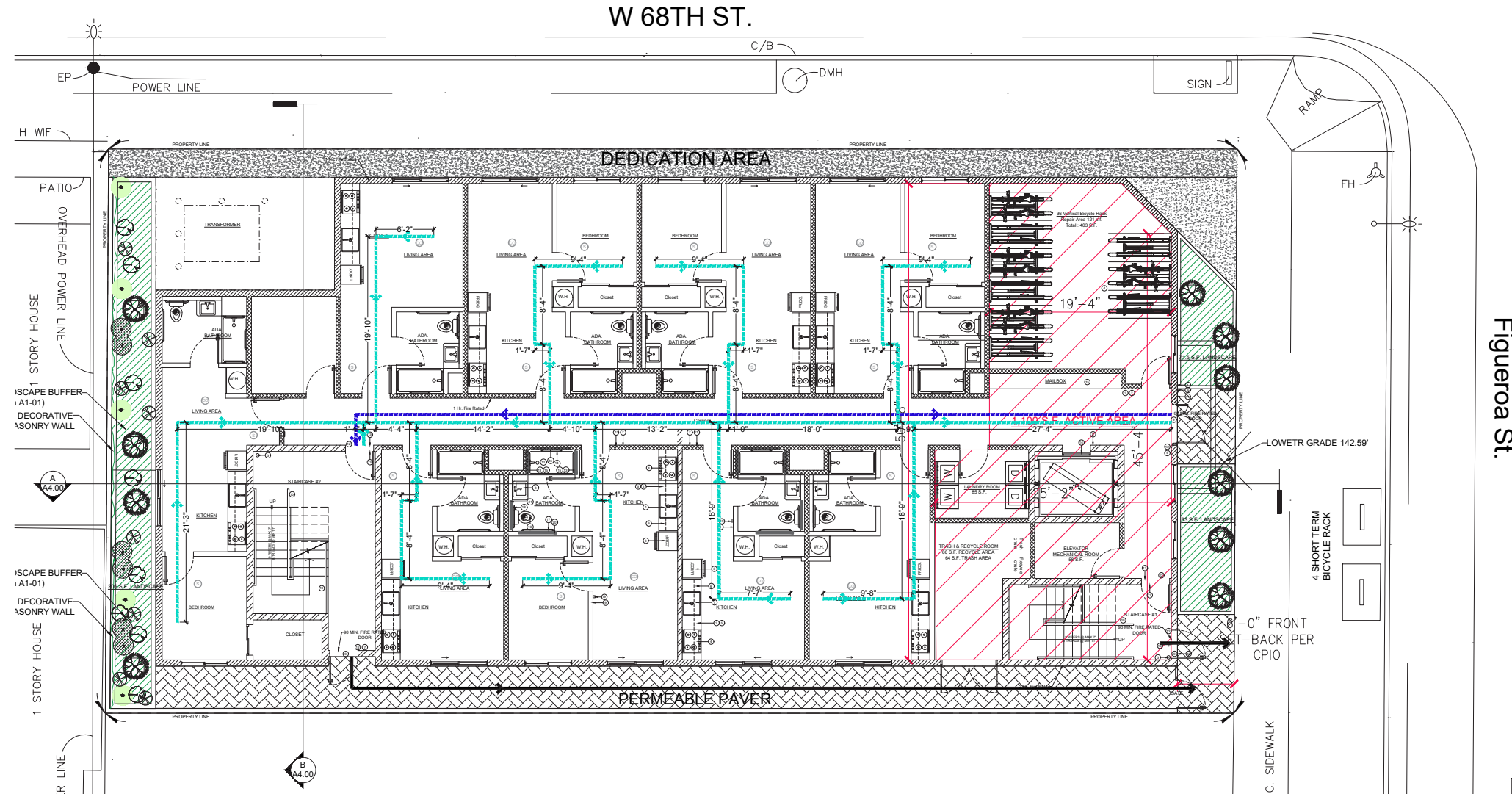
## LAHD Table of Rental Units - Non-Final

13	X	204	1	417.00	Low Income	CTCAC Sch. 9	South side	Y
14	X	205	1	431.00	Low Income	CTCAC Sch. 9	South West Corner	Y
15	X	206	Single	381.00	Low Income	CTCAC Sch. 9	North West Corner	Y
16	X	207	1	422.00	Low Income	CTCAC Sch. 9	North side	Y
17	X	208	1	422.00	Low Income	CTCAC Sch. 9	North side	Y
18	X	209	1	422.00	Low Income	CTCAC Sch. 9	North side	Y
19	X	210	1	433.00	Moderate Income	HCD Sch. 6	North East Corner	Y
20	X	301	1	424.00	Low Income	CTCAC Sch. 9	South side	Y
21	X	302	Single	308.00	Low Income	CTCAC Sch. 9	South side	Y
22	X	303	1	422.00	Low Income	CTCAC Sch. 9	South side	Y
23	X	304	1	417.00	Moderate Income	HCD Sch. 6	South side	Y
24	X	305	1	431.00	Low Income	CTCAC Sch. 9	South West Corner	Y
25	X	306	Single	381.00	Low Income	CTCAC Sch. 9	North West Corner	Y
26	X	307	1	422.00	Low Income	CTCAC Sch. 9	North side	Y
27	X	308	1	422.00	Low Income	CTCAC Sch. 9	North side	Y
28	X	309	1	422.00	Moderate Income	HCD Sch. 6	North side	Y
29	X	310	1	433.00	Low Income	CTCAC Sch. 9	North East Corner	Y
30	X	401	1	424.00	Low Income	CTCAC Sch. 9	South side	Y
31	X	402	Single	308.00	Moderate Income	HCD Sch. 6	South side	Y
32	X	403	1	422.00	Low Income	CTCAC Sch. 9	South side	Y
33		404	1	454.00	Manager's Unit		South side	Y
34	X	405	Single	381.00	Low Income	CTCAC Sch. 9	North West Corner	Y
35	X	406	1	422.00	Low Income	CTCAC Sch. 9	North side	Y
36	X	407	1	422.00	Low Income	CTCAC Sch. 9	North side	Y
37	X	408	1	422.00	Low Income	CTCAC Sch. 9	North side	Y
38	X	409	1	433.00	Moderate Income	HCD Sch. 6	North East Corner	Y

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# 6801 S Figueroa Street

## Floor Plan - 1st Floor Active Area

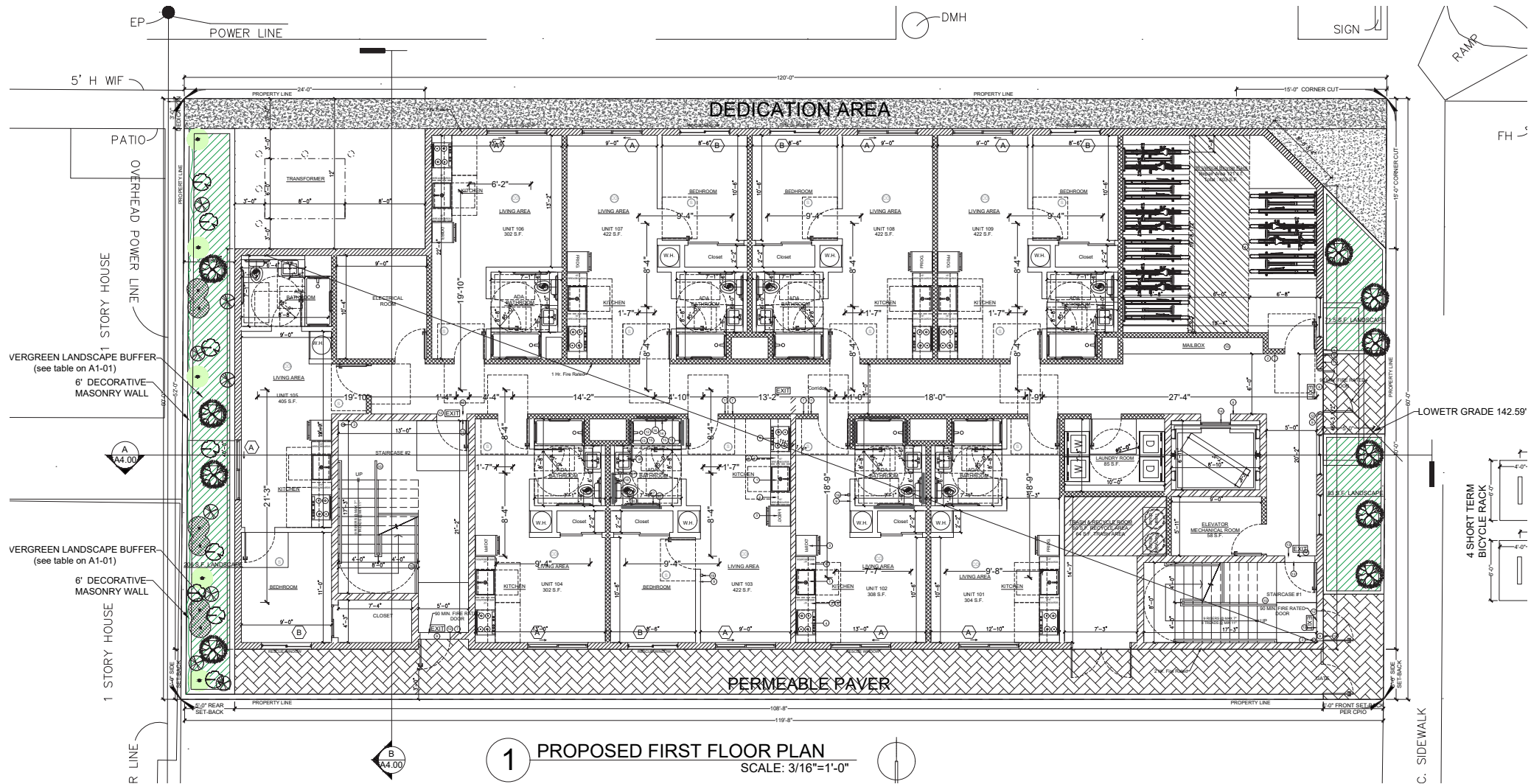


**1 FIRST FLOOR ACTIVE FLOOR AREA**  
SCALE: 3/16"=1'-0"

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# 6801 S Figueroa Street

## Floor Plan - 1st Floor



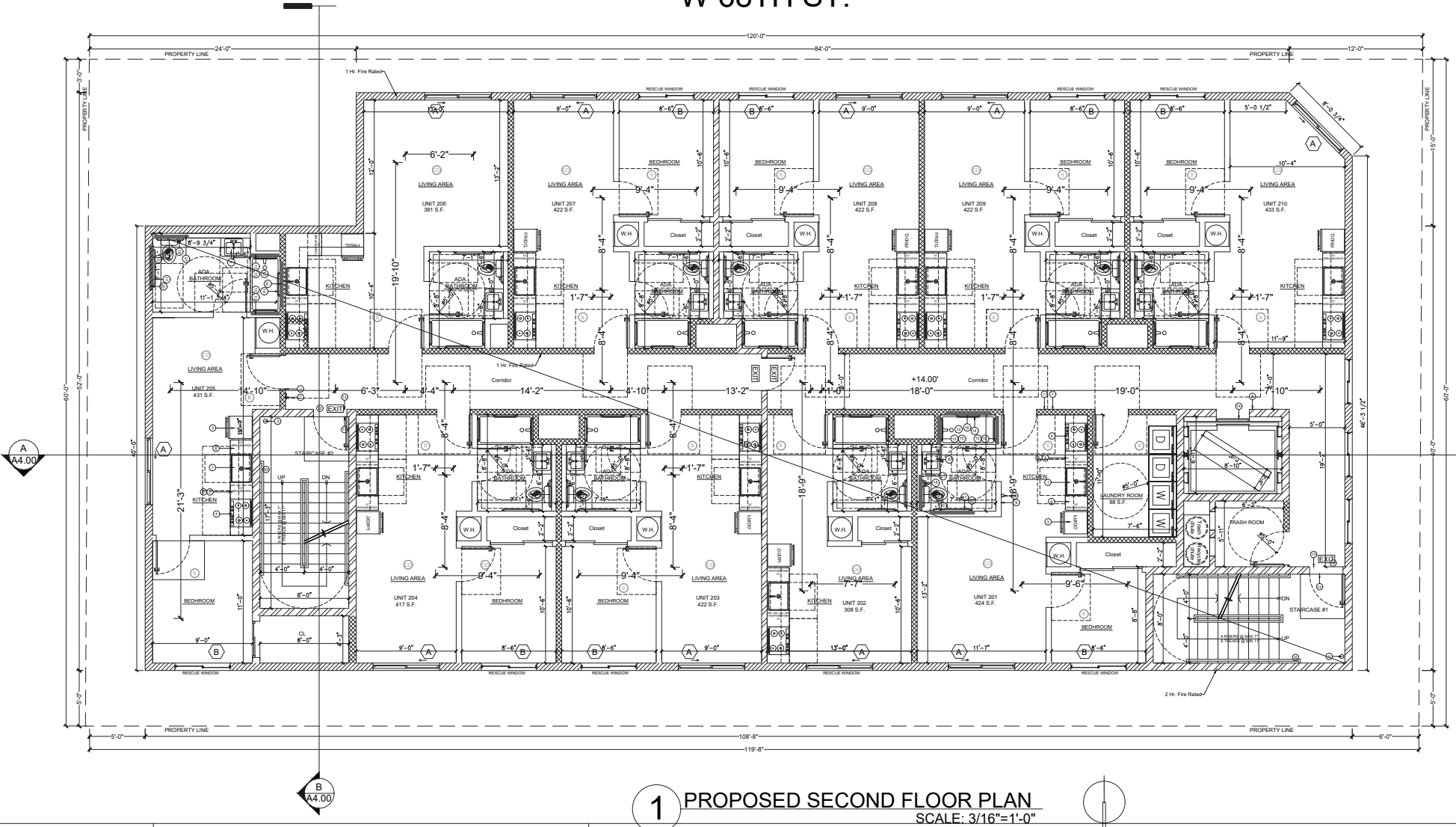
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# 6801 S Figueroa Street

## Floor Plan - 2nd Floor

W 68TH ST.

Figueroa St.



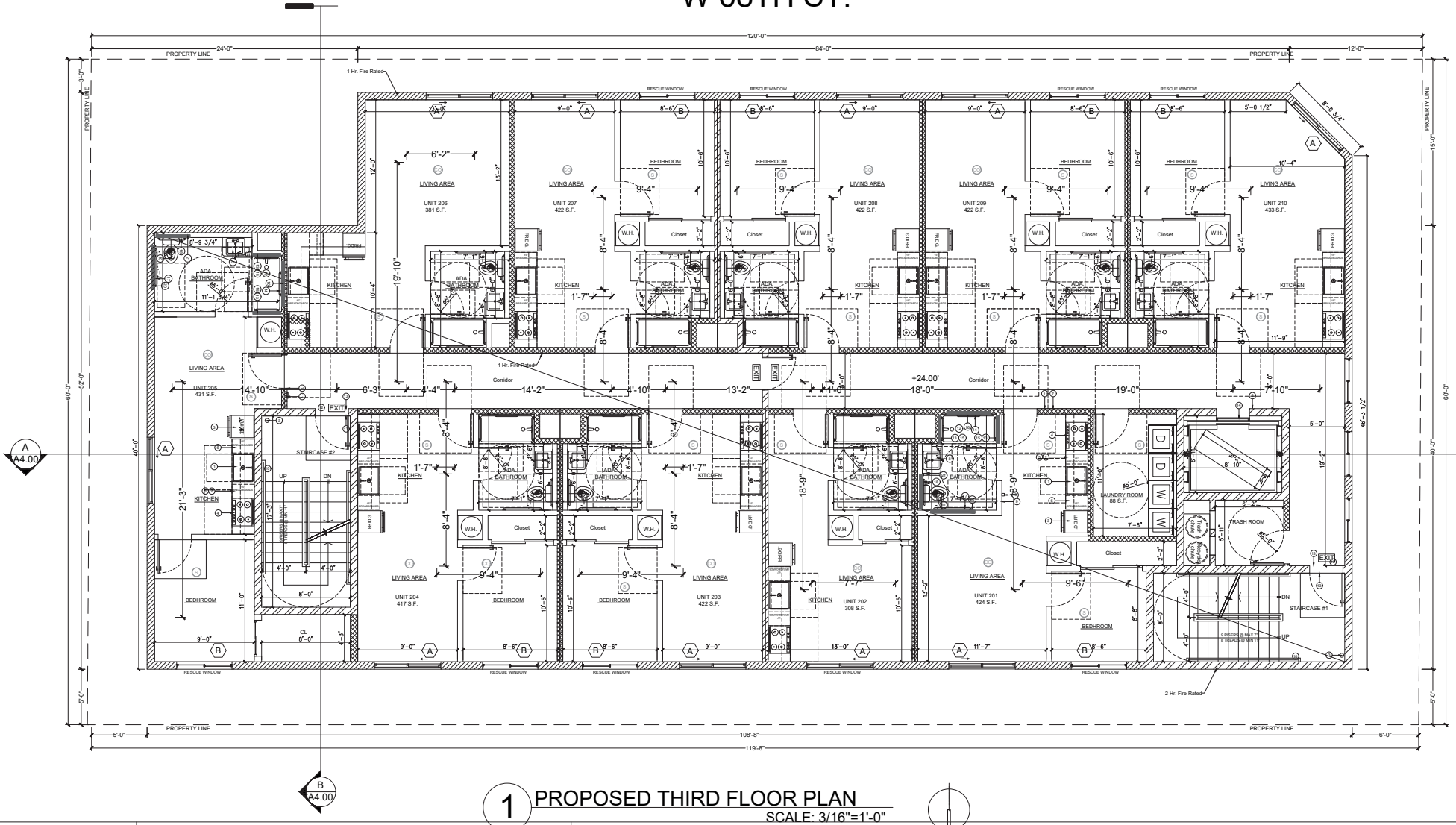
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# 6801 S Figueroa Street

## Floor Plan - 3rd Floor

W 68TH ST.

Figueroa St.

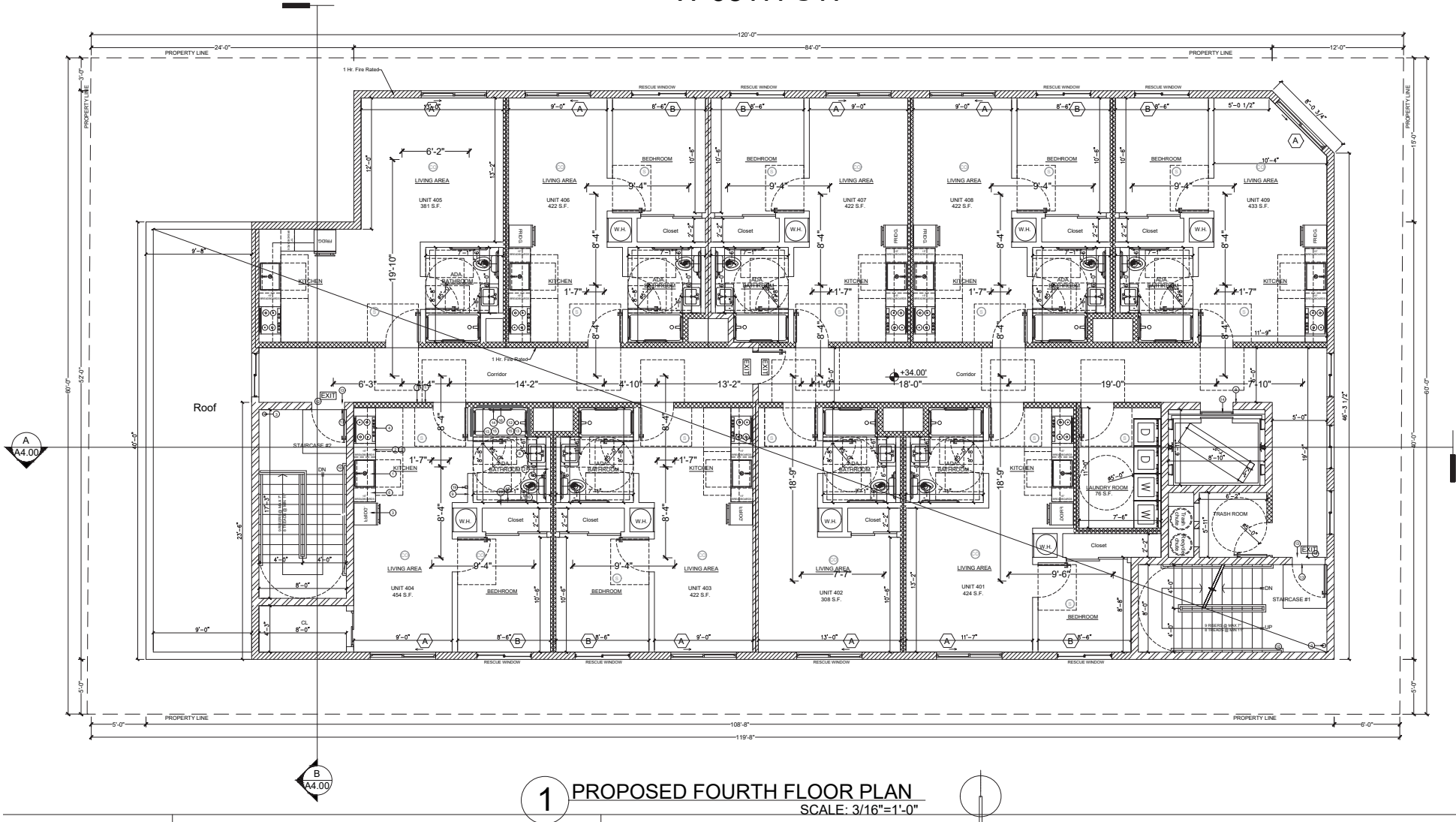


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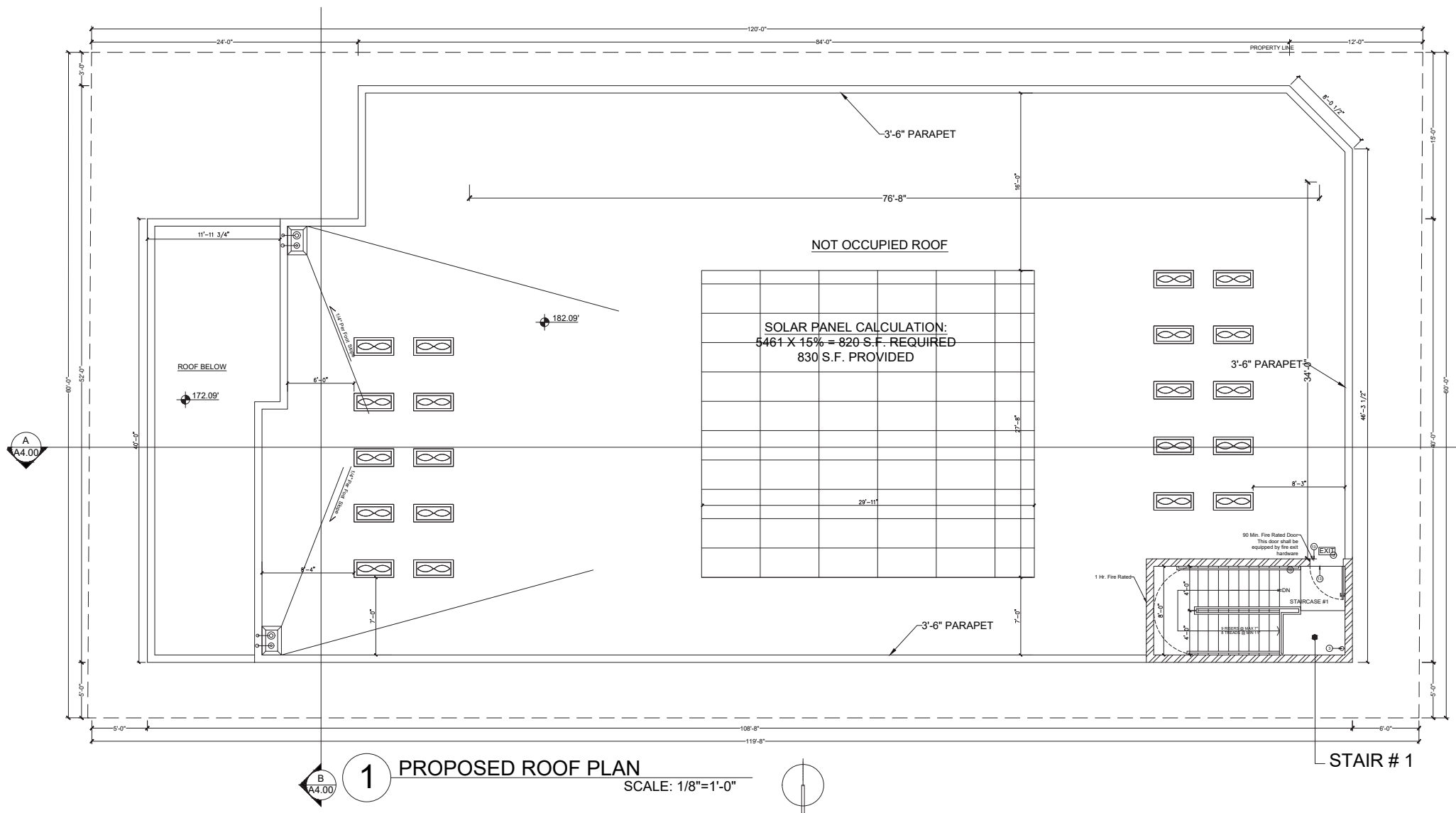
## Floor Plan - 4th Floor

W 68TH ST.



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## Floor Plan - Roof



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## Location Highlights

### EXPOSITION PARK

Just 1 mile from the property, this 160-acre park is home to the renowned California Science Center, Natural History Museum of Los Angeles County, and the Los Angeles Memorial Coliseum. The park offers a perfect blend of educational and recreational activities, with a variety of museums and lush green spaces to explore and enjoy.

### SOUTH LOS ANGELES WETLANDS PARK

Located just 1.5 miles away, this beautiful ecological retreat features walking trails, birdwatching, and stunning views of the surrounding nature. It's a peaceful oasis that offers a unique blend of natural beauty and urban charm, ideal for a tranquil escape from the city.

### UNIVERSITY OF SOUTHERN CALIFORNIA (USC)

Only 2 miles from the property, USC is one of the largest private research universities in the U.S., offering a diverse student body and a wealth of cultural, athletic, and academic opportunities. Its proximity makes this an excellent location for student housing.

### LOS ANGELES MEMORIAL COLISEUM

Approximately 2 miles away, this iconic sports stadium hosts a wide range of events, including major football games, concerts, and more. A symbol of Los Angeles, the Coliseum draws crowds year-round for its world-class entertainment.

### THE FORUM

Just 3 miles away, this legendary venue in Inglewood is renowned for hosting top-tier concerts, comedy shows, and sporting events. It is one of the region's premier destinations for live entertainment.

### KENNETH HAHN STATE RECREATION AREA

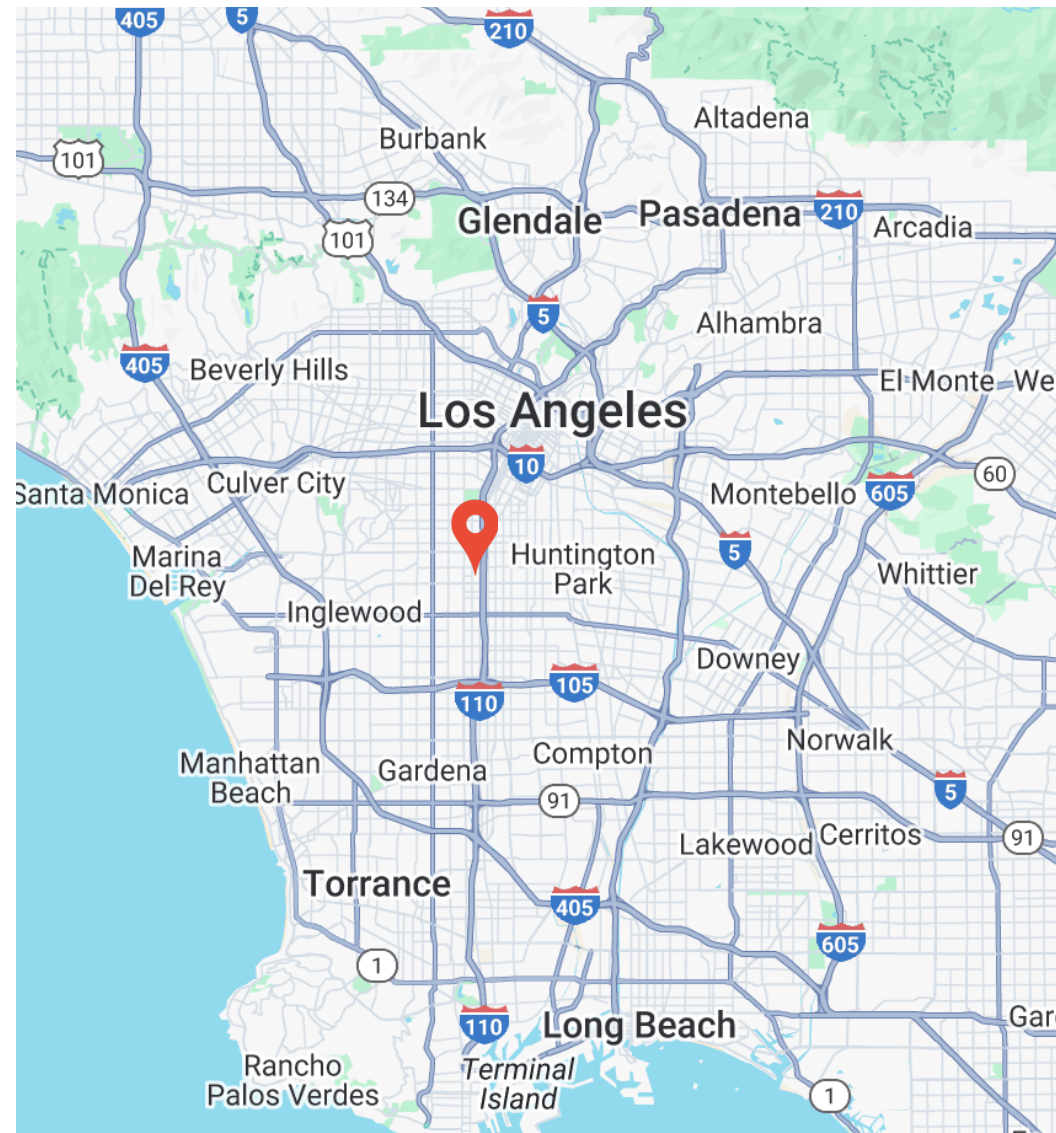
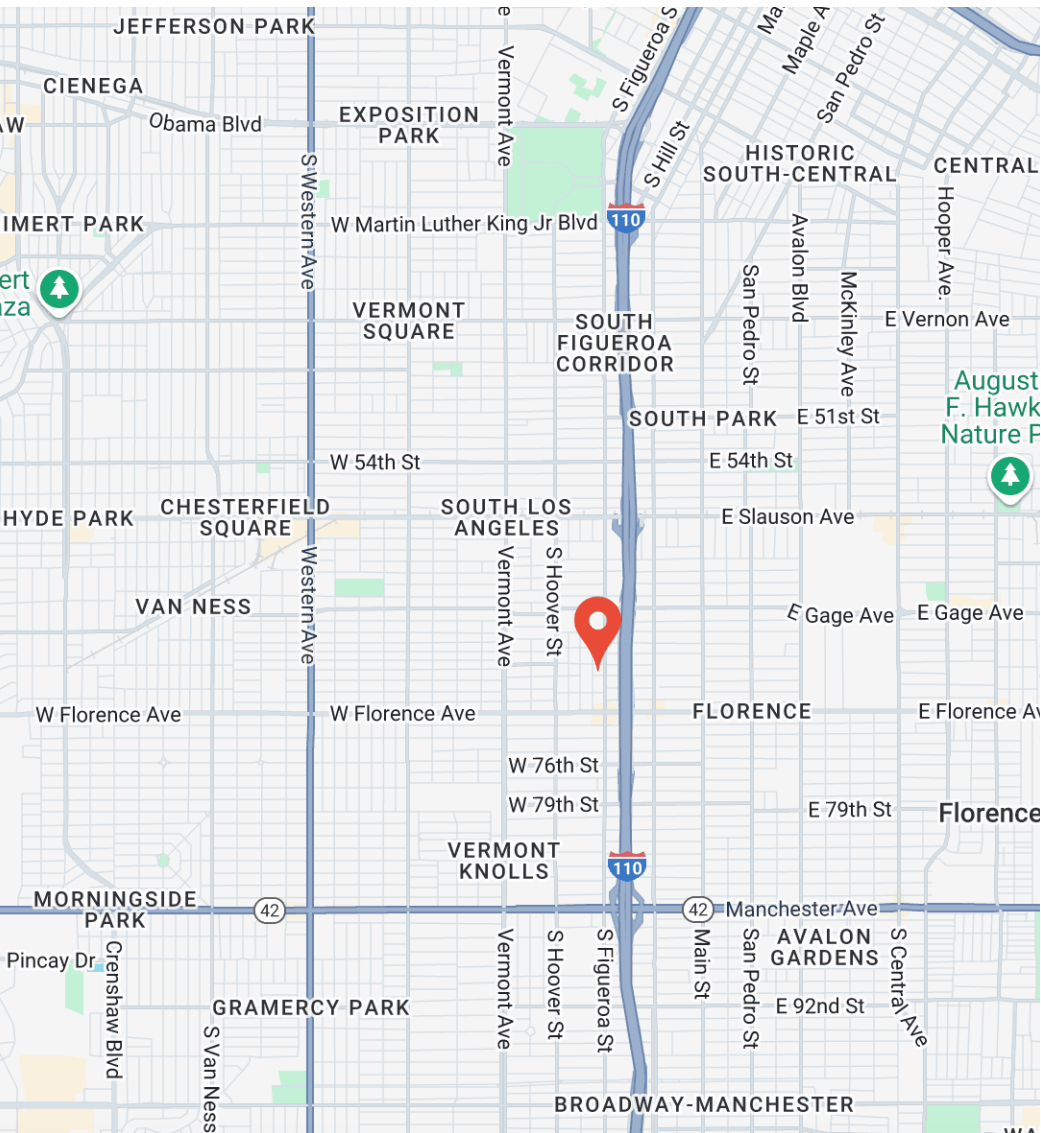
Located about 3 miles from the property, this expansive 400-acre park features hiking trails, fishing lakes, and scenic picnic areas, providing an ideal outdoor space for families to enjoy. The park offers breathtaking panoramic views of the city and surrounding hills.



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## Location Map



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# 6801 S Figueroa Street

## Walk Score

Walk Score

76

Transit Score

65

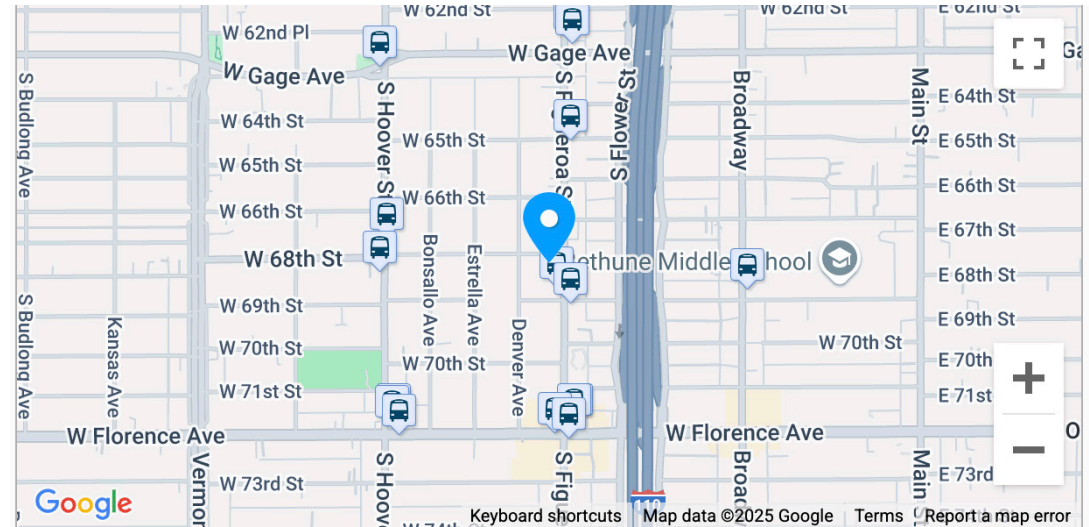
Bike Score

71

**Very Walkable**  
Most errands can be accomplished on foot.

**Good Transit**  
Many nearby public transportation options.

**Very Bikeable**  
Biking is convenient for most trips.



### Bus lines:

81 Metro Local Line	0.0 mi	Chesterfield Square DASH C...	0.2 mi
111 Metro Local Line	0.2 mi	45 Metro Local Line	0.3 mi
110 Metro Local Line	0.3 mi		

## About this Location

6801 South Figueroa Street has a Walk Score of 76 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

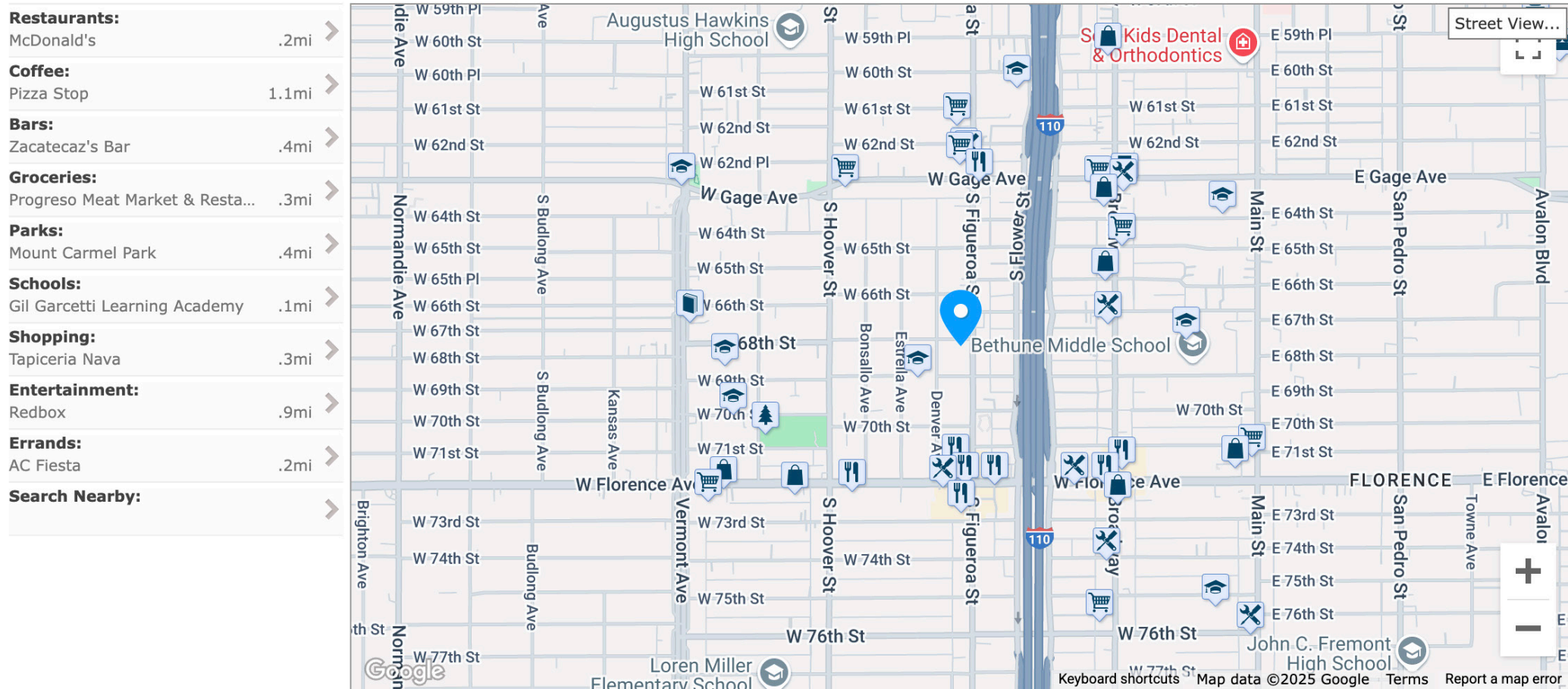
This location is in Los Angeles. Nearby parks include Mount Carmel Park, Theresa Lindsay Park and Harvard Playground.

<https://www.walkscore.com/score/6801-s-figueroa-st-los-angeles-ca-90003>

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## Walk Score



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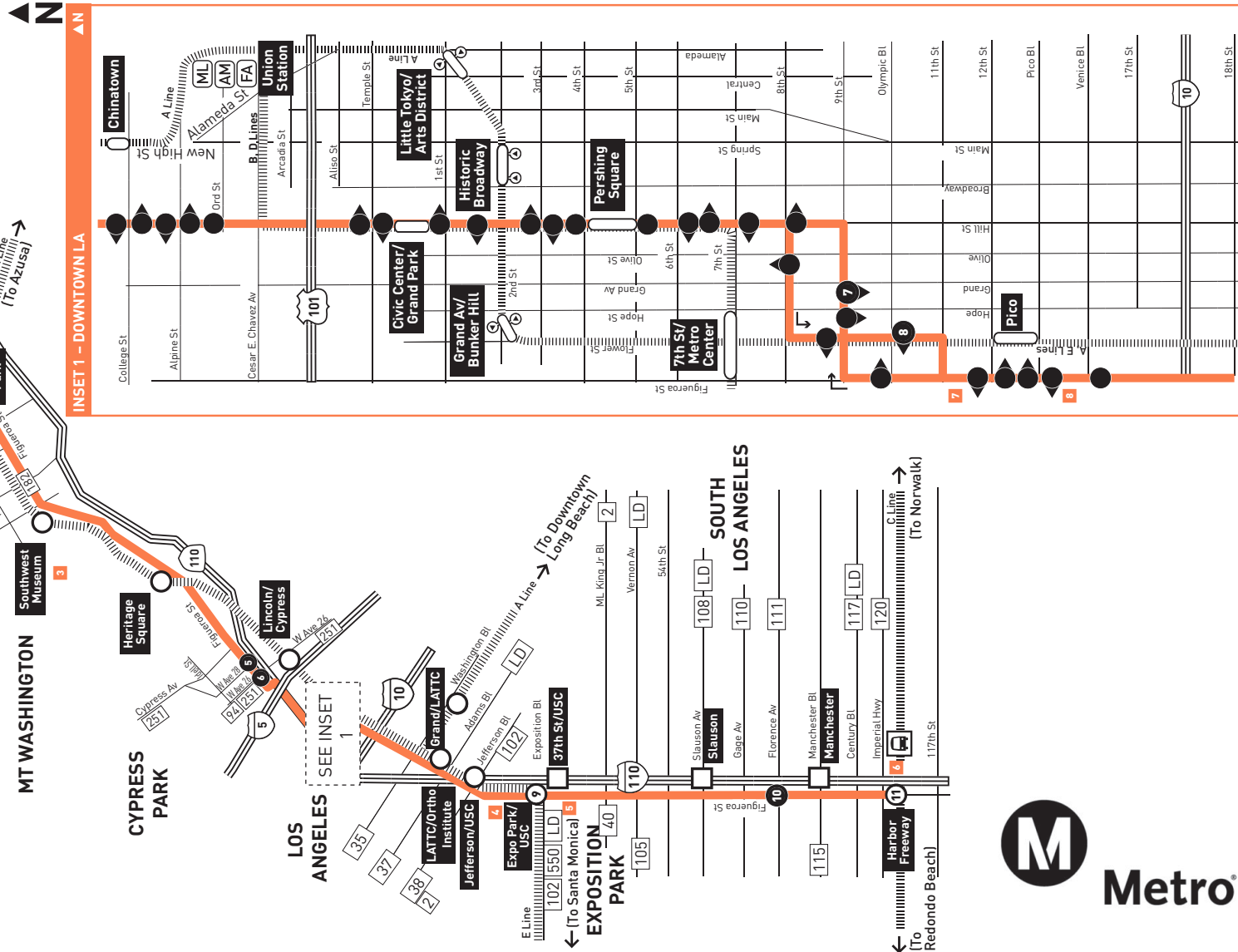
## Metro 81 Line

Effective Jun 23 2024

# 81

### Metro Local

Northbound to Eagle Rock  
Southbound to Harbor Fwy Station  
via Figueroa St, Yosemite Dr



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Jordan Petito | Ariel Sayani | Dario Svidler

# 6801 S Figueroa Street

## Parcel Report



### City of Los Angeles Department of City Planning

11/22/2024  
PARCEL PROFILE REPORT

#### PROPERTY ADDRESSES

512 W 68TH ST  
6801 S FIGUEROA ST

#### ZIP CODES

90003  
90044

#### RECENT ACTIVITY

None

#### CASE NUMBERS

ADM-2024-5393-DB-VHCA-ED1  
ADM-2024-2068-CPIOC  
CPC-2018-6005-CA  
CPC-2013-3169  
CPC-2010-2772-CRA  
CPC-2010-2278-GPA  
CPC-2008-1552-CPU  
CPC-2007-3827-ICO  
CPC-2004-2391-ICO  
CPC-1990-346-CA  
CPC-1986-603-GPC  
CPC-1986-447-GPC  
CPC-1983-506  
ORD-188312  
ORD-185927  
ORD-185926-SA4842  
ORD-180103  
ORD-176589  
ORD-171682  
ORD-171681  
ORD-167093-SA4382  
ORD-162128  
ENV-2019-4121-ND  
ENV-2018-6006-CE  
ENV-2013-3170-CE  
ENV-2010-2279-CE  
ENV-2008-1781-EIR  
ENV-2007-3828-CE  
ENV-2004-2409-CE-ICO

#### Address/Legal Information

PIN Number 102B201 250  
Lot/Parcel Area (Calculated) 4,801.4 (sq ft)  
Thomas Brothers Grid PAGE 674 - GRID B7  
Assessor Parcel No. (APN) 6013019016  
Tract ADDITION NO. ONE TO BURKE BRO'S FIGUEROA STREET  
SUBDIVISION  
Map Reference M B 5-195  
Block None  
Lot FR 175  
Arb (Lot Cut Reference) None  
Map Sheet 102B201

#### Jurisdictional Information

Community Plan Area South Los Angeles  
Area Planning Commission South Los Angeles  
Neighborhood Council None  
Council District CD 8 - Marqueece Harris-Dawson  
Census Tract # 2376.00  
LADBS District Office Los Angeles Metro

#### Permitting and Zoning Compliance Information

Administrative Review ADM-2024-5393-DB-VHCA-ED1  
ADM-2024-2068-CPIOC

#### Planning and Zoning Information

Special Notes None  
Zoning C2-1VL-CPIO  
Zoning Information (ZI) ZI-2488 Redevelopment Project Area: Council District 9  
ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses  
ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)  
ZI-2512 Housing Element Inventory of Sites  
ZI-2484 Community Plan Implementation Overlay: South Los Angeles  
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1  
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  
General Plan Land Use Neighborhood Commercial  
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 South Los Angeles

Subarea  
CUGU: Clean Up-Green Up  
HCR: Hillside Construction Regulation  
NSO: Neighborhood Stabilization Overlay  
POD: Pedestrian Oriented Districts  
RBP: Restaurant Beverage Program Eligible Area  
RFA: Residential Floor Area District  
RIO: River Implementation Overlay  
SN: Sign District  
AB 2334: Very Low VMT  
AB 2097: Reduced Parking Areas  
Streetscape  
Adaptive Reuse Incentive Area  
Affordable Housing Linkage Fee  
Residential Market Area  
Non-Residential Market Area  
Transit Oriented Communities (TOC)  
ED 1 Eligibility  
RPA: Redevelopment Project Area  
Central City Parking  
Downtown Parking  
Building Line  
500 Ft School Zone  
500 Ft Park Zone  
General Corridor  
None  
No  
No  
None  
None  
Yes  
Yes  
No  
None  
Low  
Low  
Tier 1  
Review Eligibility  
Council District 9  
No  
No  
None  
Active: 68th Street Elementary  
None

#### Assessor Information

Assessor Parcel No. (APN) 6013019016  
APN Area (Co. Public Works)\* 0.165 (ac)  
Use Code 2600 - Commercial - Auto, Recreation Equipment, Construction Equipment Sales and Service - Auto Body Repair Shop - One Story  
Assessed Land Val. \$31,581  
Assessed Improvement Val. \$5,106  
Last Owner Change 04/11/2024  
Last Sale Amount \$625,006  
Tax Rate Area 6660  
Deed Ref No. (City Clerk) 493863  
461339  
1087350  
1-302

#### Building 1

Year Built 1959  
Building Class DX  
Number of Units 0  
Number of Bedrooms 0  
Number of Bathrooms 0  
Building Square Footage 400.0 (sq ft)

#### Building 2

Year Built 1926  
Building Class D4A  
Number of Units 1  
Number of Bedrooms 1  
Number of Bathrooms 1  
Building Square Footage 616.0 (sq ft)

#### Building 3

Year Built 1930

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](https://www.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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## Parcel Report

Building Class	D4A
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	112.0 (sq ft)
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 6013019016]
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
<b>Environmental</b>	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.3641264
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
<b>Housing</b>	

Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 6013019016]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.15 Units, Lower
Housing Use within Prior 5 Years	Yes
<b>Public Safety</b>	
Police Information	
Bureau	South
Division / Station	77th Street
Reporting District	1249
Fire Information	
Bureau	South
Battalion	13
District / Fire Station	33
Red Flag Restricted Parking	No

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(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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# 6801 S Figueroa Street

## Zimas Map

ZIMAS PUBLIC

Generalized Zoning

11/22/2024

City of Los Angeles  
Department of City Planning



Address: 6801 S FIGUEROA ST

Tract: ADDITION NO. ONE TO BURKE  
BRO'S FIGUEROA STREET  
SUBDIVISION

Block: None

Lot: FR 175

Arb: None

General Plan: Neighborhood Commercial

APN: 6013019016

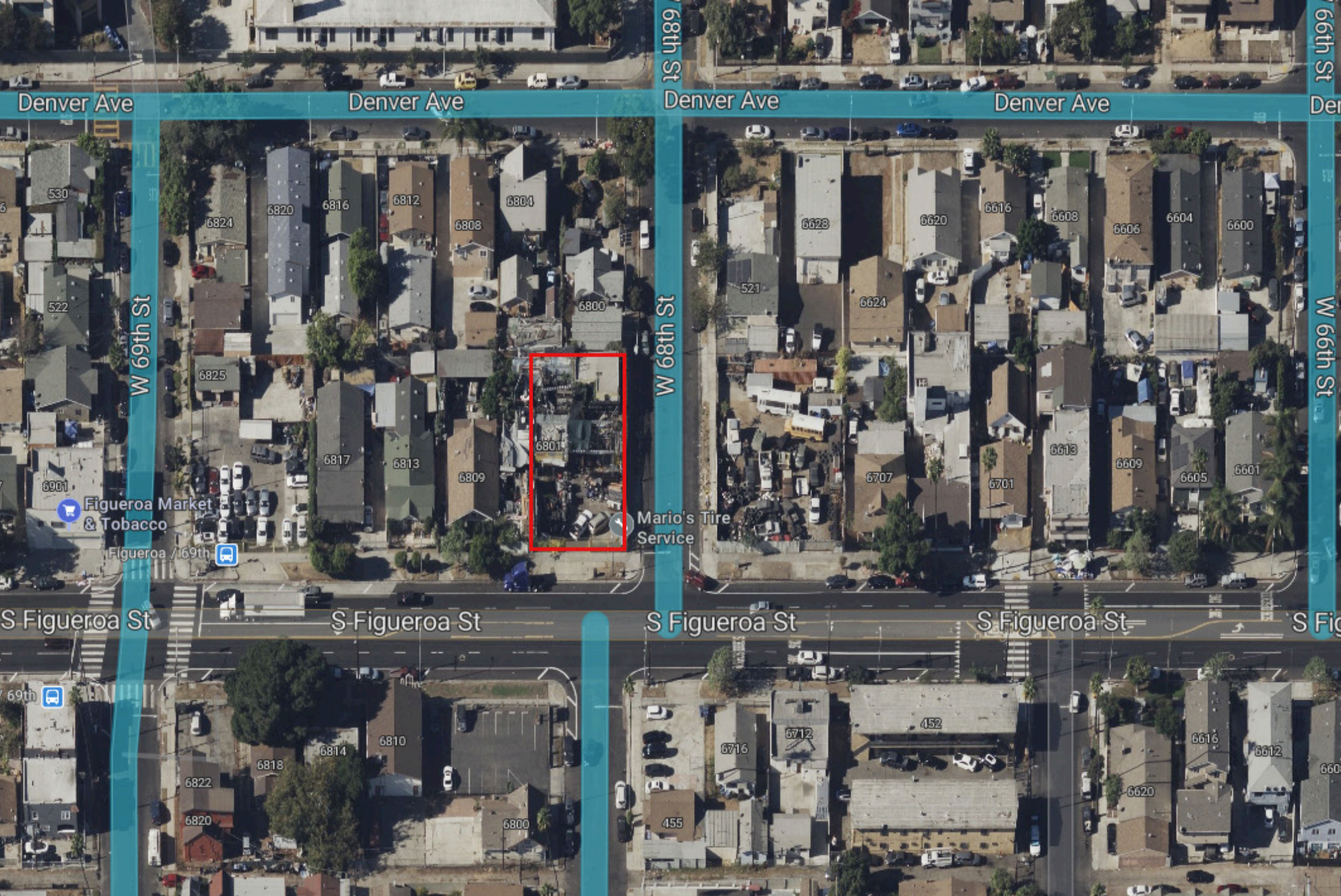
PIN #: 102B201 250



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