

**FOR SALE: THE EASTSIDE COLLECTION
LAND DEVELOPMENT OPPORTUNITIES**

THE BENTON, VISTA ONE, SUMMIT AT YORK, & THE HIGHLAND ON 66
LOS ANGELES, CA



PRESENTED BY

Jesse Munoz

Senior Vice President

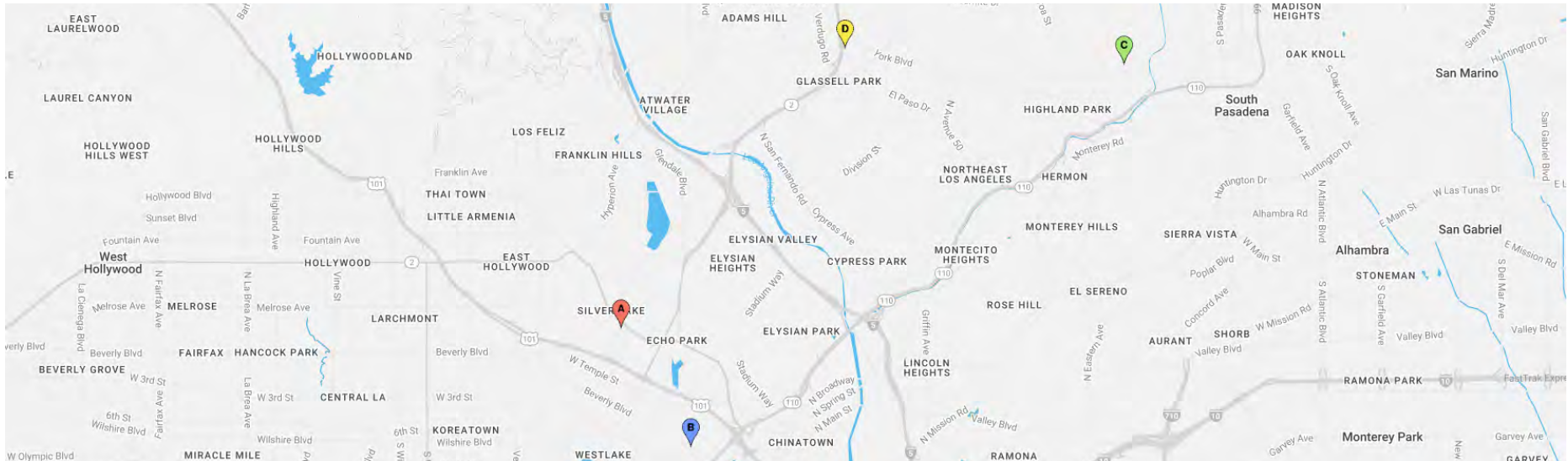
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THE EASTSIDE COLLECTION

Land Development Portfolio for Sale - Los Angeles, CA

Land Portfolio Map



OF LOTS: 7 | **TOTAL PORTFOLIO SIZE: 76,005 SF (1.74 AC)** | **PORTFOLIO PRICE: \$3,925,000** | **BEST USE: RESIDENTIAL**

STATUS	LOTS A-D	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	A	933 Benton Way, Los Angeles, CA 90026	5152-003-018	Residential	9,571 SF	\$775,000	R2-1VL
Available	B	1260 W. 1st Street, Los Angeles, CA 90026	5152-008-010	Residential	2,967 SF	\$350,000	C2 (CW) - U/3
Available	C	933 N. Avenue 66, Los Angeles, CA 90042	5716-013-002	Residential	20,985 SF	\$725,000	R1-1-CDO
Available	D	4115, 4121, 4135, 4143 York Boulevard, Los Angeles, CA 90065	5473-011-031, 5473-011-032, 5473-011-033, 5473-011-034	Residential	42,482 SF	\$2,075,000	R1-1-CDO

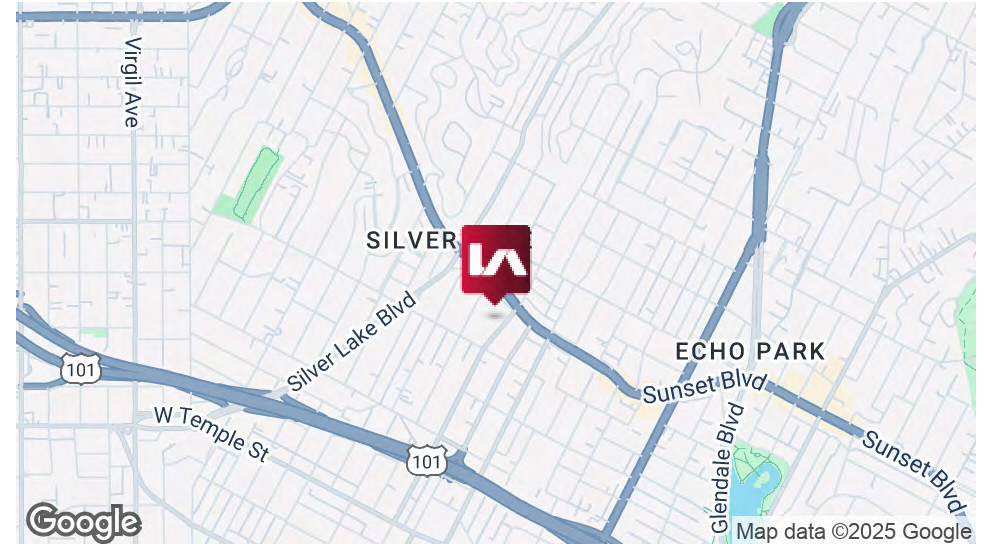
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THE BENTON: 0.22 ACRES OF R2-1VL LAND

933 N Benton Way, Los Angeles, CA 90026

Executive Summary



OFFERING SUMMARY

Sale Price:	\$775,000
Lot Size:	9,570 SF
Price / SF:	\$81
Zoning:	R2-1VL
Market:	Los Angeles
Submarket:	Silver Lake

PROPERTY OVERVIEW

Exceptional development opportunity in the heart of Silver Lake! Located at 933 N Benton Way, this expansive 9,571 sq ft lot offers multiple pathways for value creation under California's SB 9 legislation (subject to regulations). Build a spacious single-family residence, pursue an urban lot split to create two new parcels, or maximize income potential with ADUs and JADUs on each. Situated near Sunset Junction, the property is surrounded by top-rated restaurants, boutiques, and cafés, with easy access to Downtown LA, Echo Park, and Hollywood. With its ideal location, generous lot size, and flexible development options, this property presents a rare chance to create modern residences in one of Los Angeles' most desirable and fast-evolving neighborhoods.

PROPERTY HIGHLIGHTS

- Ideal for residential development, including single-family homes or duplexes; potential for SB 9 urban lot split and addition of ADUs / JADUs to maximize value and income potential
- Located in the heart of Los Angeles, near Sunset Junction, Echo Park, and Downtown LA
- Walk Score: 90 – highly walkable area with easy access to cafés, boutiques, and restaurants
- Desirable investment opportunity in one of LA's most sought-after creative neighborhoods
- Easy access to major freeways (101, 2, and 5) and public transit routes
- Vibrant community setting surrounded by parks, local markets, and cultural amenities

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The Sunset Junction Vibe Gallery



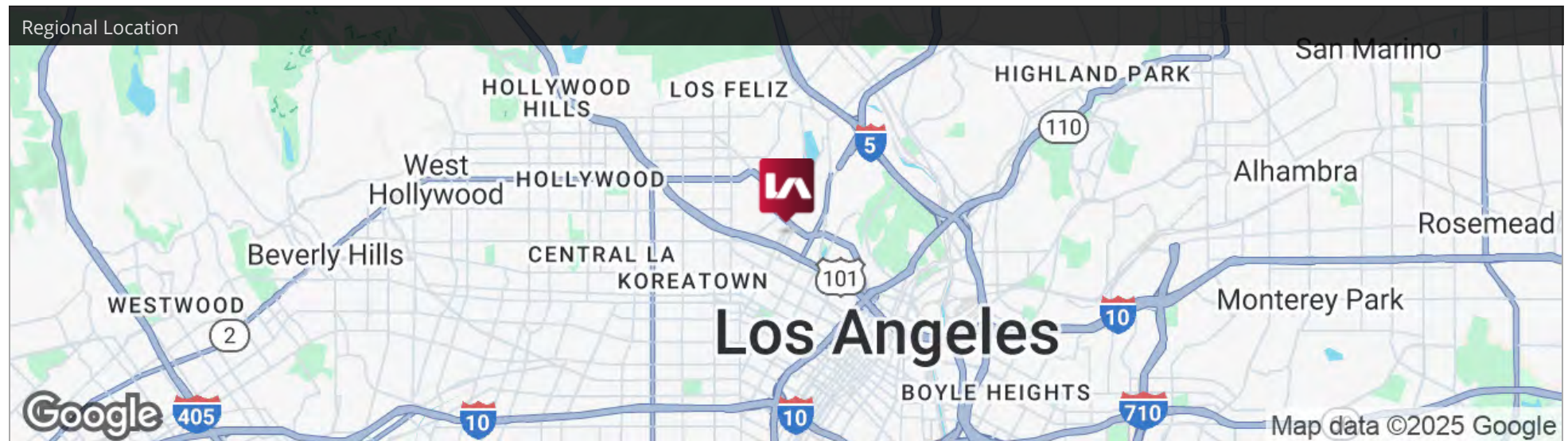
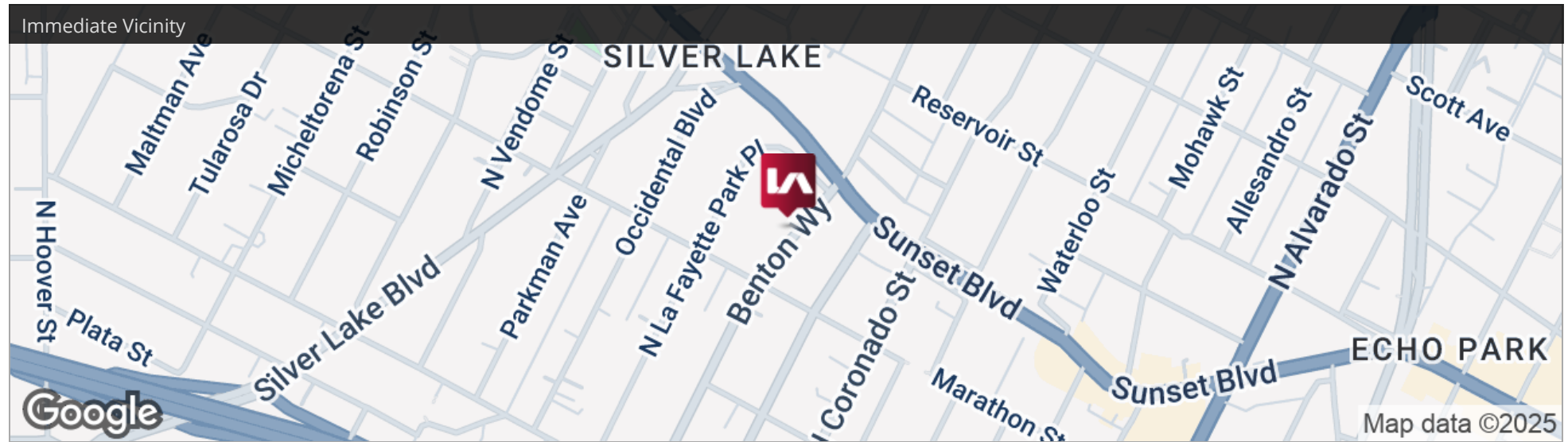
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THE BENTON: 0.22 ACRES OF R2-1VL LAND

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Property Location



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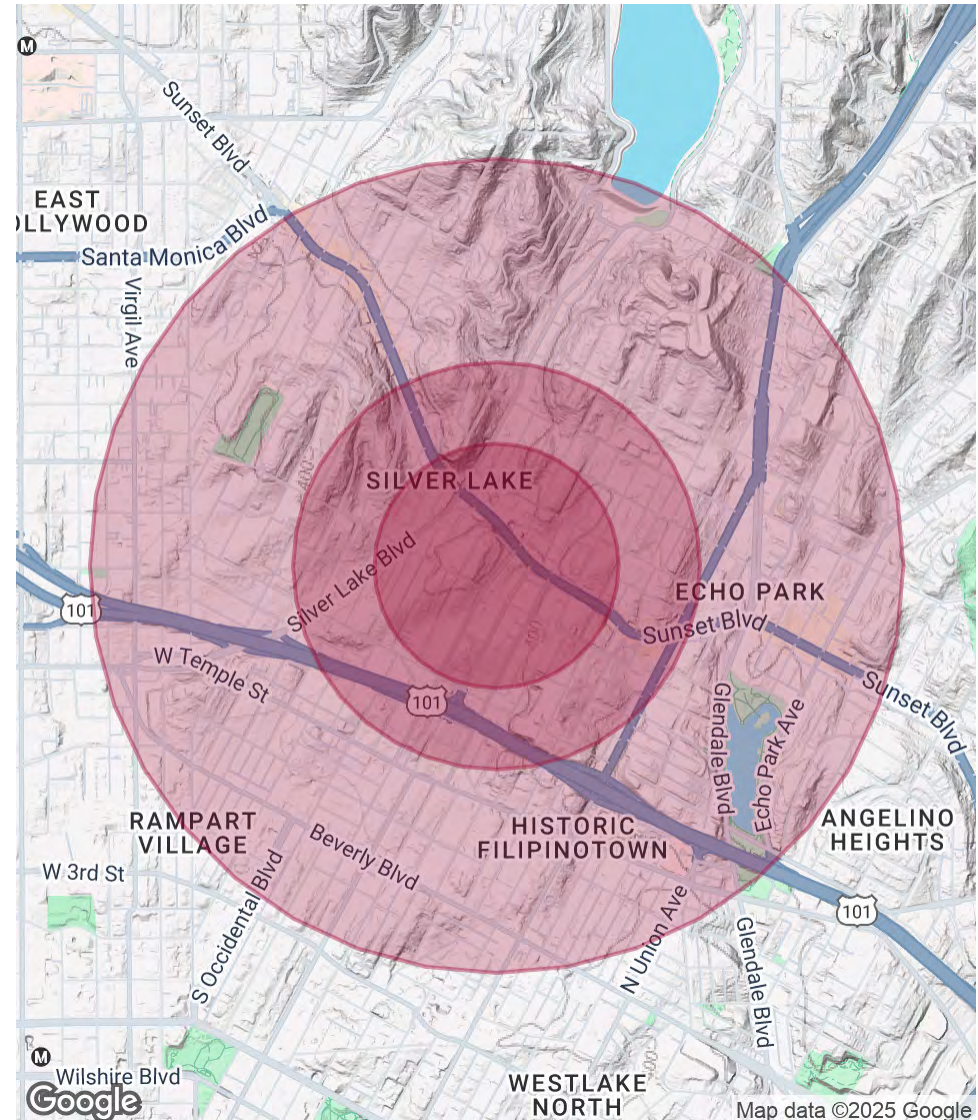
933 N Benton Way, Los Angeles, CA 90026

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,760	11,853	53,993
Average Age	41	41	40
Average Age (Male)	40	40	40
Average Age (Female)	42	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,055	5,040	22,724
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$114,611	\$111,178	\$106,053
Average House Value	\$1,355,281	\$1,346,127	\$1,263,490

Demographics data derived from AlphaMap



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VISTA ONE: 0.07 ACRES OF C2 (CW) - U/3 LAND

1260 West 1st Street, Los Angeles, CA 90026

Executive Summary



OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	2,970 Acres
Price / SF:	\$118
Zoning:	C2 (CW) - U/3
Market:	Los Angeles
Submarket:	Echo Park

PROPERTY OVERVIEW

Discover an exceptional investment opportunity with this prime property located at 1260 West 1st Street in Los Angeles, CA. Zoned as C2 (CW) - U/3, this property presents an ideal canvas for a versatile range of development possibilities within the dynamic Los Angeles area. Offering a strategic and desirable location for a Land / Multifamily investor, this property provides a compelling foundation for a lucrative residential or mixed-use project. Embrace the potential of this well-positioned property, strategically situated to leverage the bustling energy and lucrative opportunities within this influential urban landscape.

PROPERTY HIGHLIGHTS

- No height restrictions; Central City West Specific Plan
- TOC Tier 1: Eligible for additional zoning incentives
- Ideal for mixed-use, multifamily, commercial, and light manufacturing
- Across from Vista Hermosa Park with DTLA skyline views
- Walk Score 84 | Transit Score 93 | Access to 101 & 110 Fwy; excellent connectivity to Metro lines, bus routes, and key commuter corridors
- Rapidly growing neighborhood between Echo Park and Downtown LA
- Priced attractively for ambitious buyer-developers entering the LA market

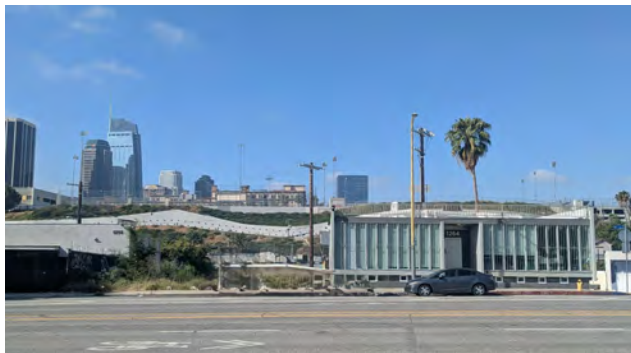
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VISTA ONE: 0.07 ACRES OF C2 (CW) - U/3 LAND

1260 West 1st Street, Los Angeles, CA 90026

Plans and Scenes from Echo Park to Downtown L.A.



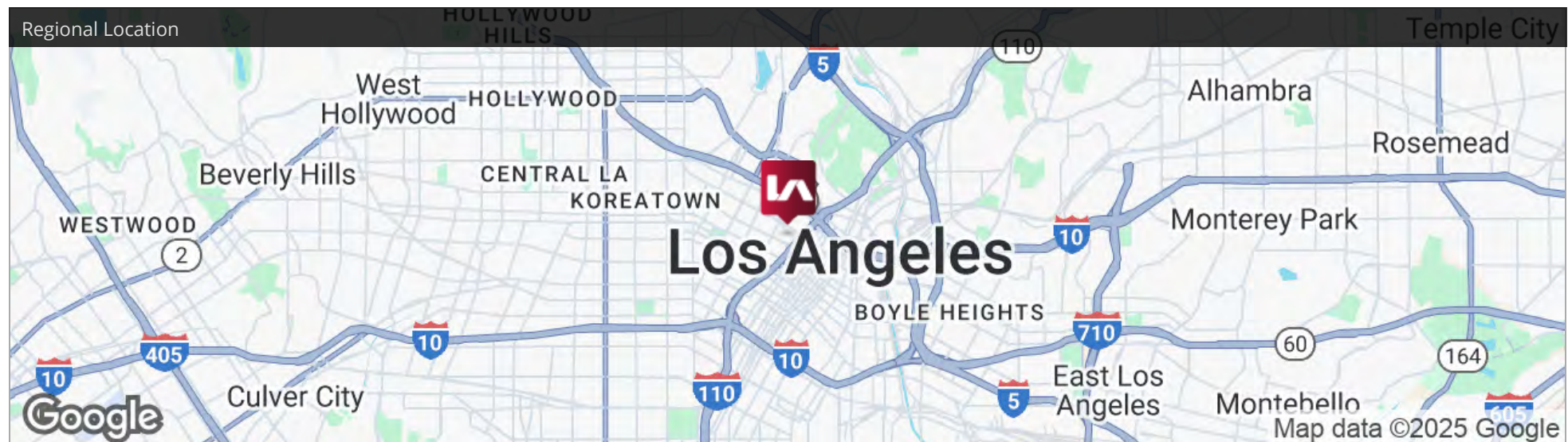
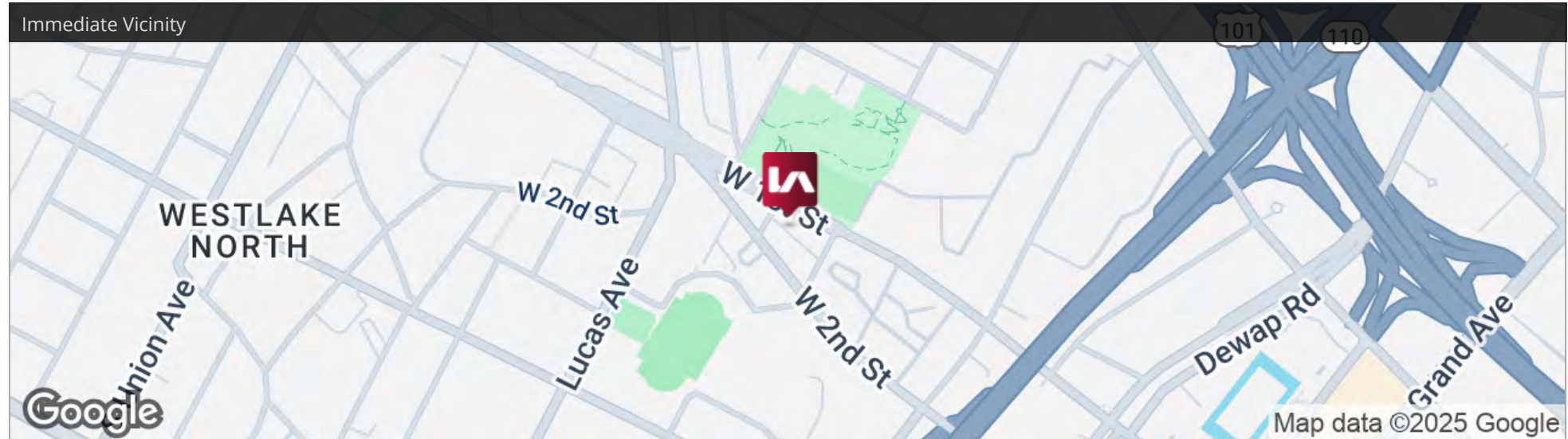
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VISTA ONE: 0.07 ACRES OF C2 (CW) - U/3 LAND

1260 West 1st Street, Los Angeles, CA 90026

Property Location



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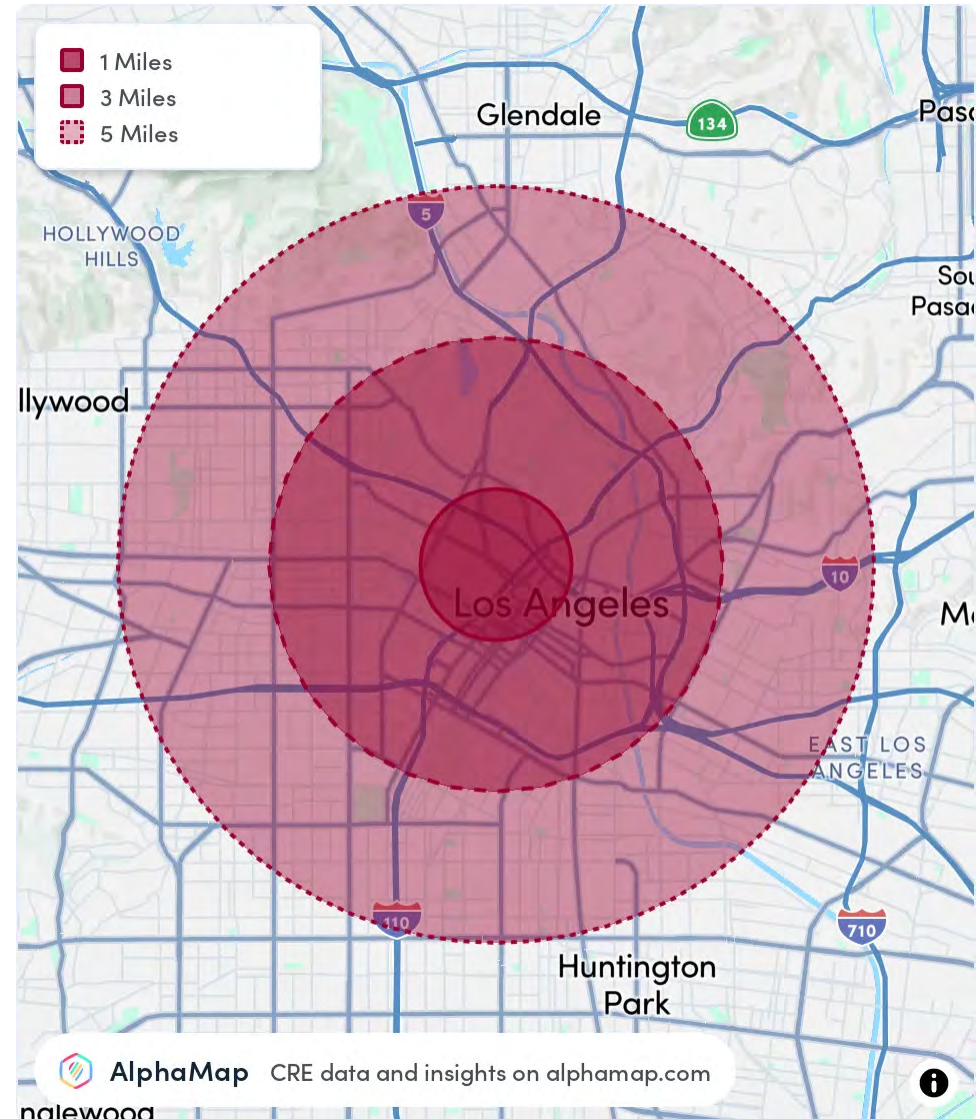
1260 West 1st Street, Los Angeles, CA 90026

Area Analytics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	84,478	503,087	1,143,863
Average Age	39	39	39
Average Age (Male)	38	38	38
Average Age (Female)	39	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	36,131	201,572	425,237
Persons per HH	2.3	2.5	2.7
Average HH Income	\$77,296	\$80,660	\$87,616
Average House Value	\$890,815	\$1,002,508	\$1,013,918
Per Capita Income	\$33,606	\$32,264	\$32,450

Map and demographics data derived from AlphaMap



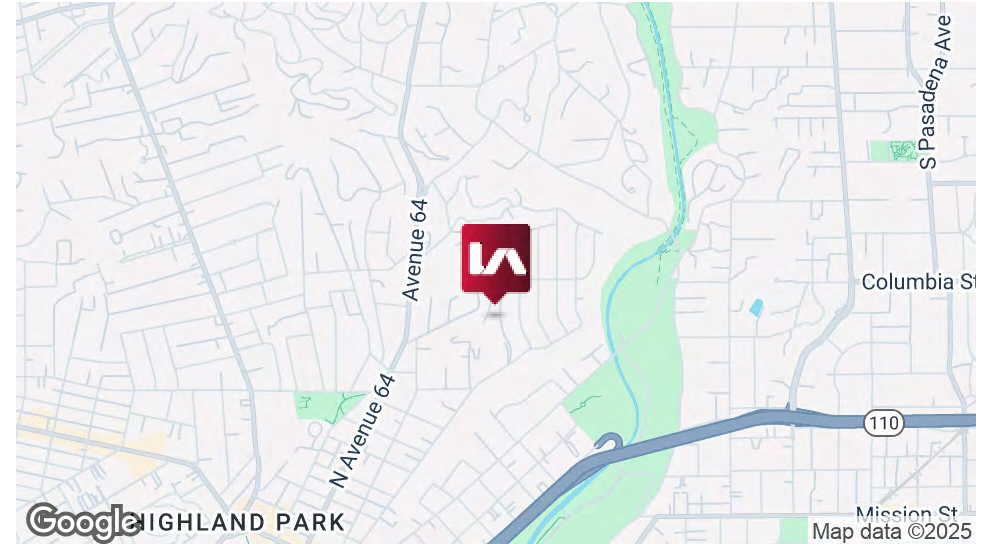
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THE HIGHLAND ON 66: 0.48 ACRES OF R1-1-HCR LAND

933 North Avenue 66, Los Angeles, CA 90042

Executive Summary



OFFERING SUMMARY

Sale Price:	\$725,000
Lot Size:	20,985 SF
Price / SF:	\$35
Zoning:	R1-1-HCR
Market:	Los Angeles
Submarket:	Highland Park

PROPERTY OVERVIEW

Introducing a remarkable investment opportunity in the vibrant Highland Park neighborhood of Los Angeles. Located at 933 Avenue 66, this expansive 20,985 sq ft lot is zoned R1-1-HCR, offering ideal potential for residential development, including a single-family estate or multiple units (subject to city approvals). Set in a sought-after area, the property is just minutes from Figueroa Street's cafés, boutiques, and art galleries, as well as the historic Highland Park Bowl. With convenient access to the Metro Gold Line, Downtown Los Angeles, and Pasadena, this site is primed for high-quality residential units, providing investors a chance to capitalize on the strong demand for housing in one of LA's most dynamic and fast-growing communities.

PROPERTY HIGHLIGHTS

- Generous hillside property combines tranquility with urban connectivity in a creative, fast-evolving community
- Development Potential: Single-family estate or potential subdivision (subject to city approval)
- Location: Prime Highland Park neighborhood, a vibrant and sought-after area of Los Angeles
- Neighborhood Amenities: Minutes from Figueroa Street's cafés, boutiques, and art galleries, and the historic Highland Park Bowl
- Transportation Access: Close to Metro Gold Line, Downtown LA, and Pasadena
- Investment Opportunity: Perfect for developers or investors seeking to capitalize on LA's growing residential market

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THE HIGHLAND ON 66: 0.48 ACRES OF R1-1-HCR LAND

933 North Avenue 66, Los Angeles, CA 90042

Highland Park Lifestyle Gallery



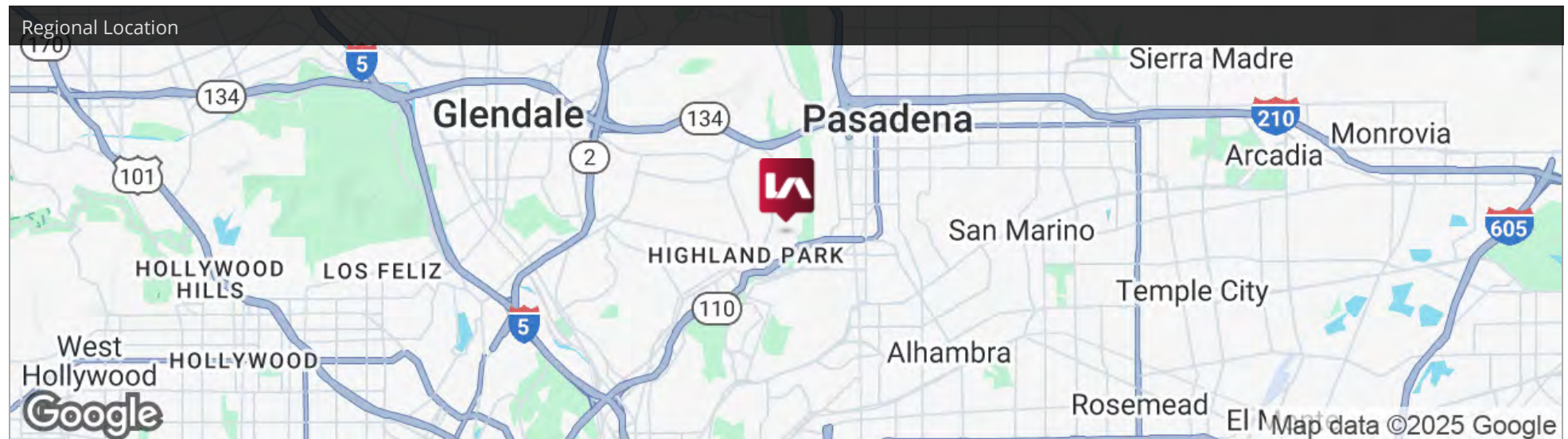
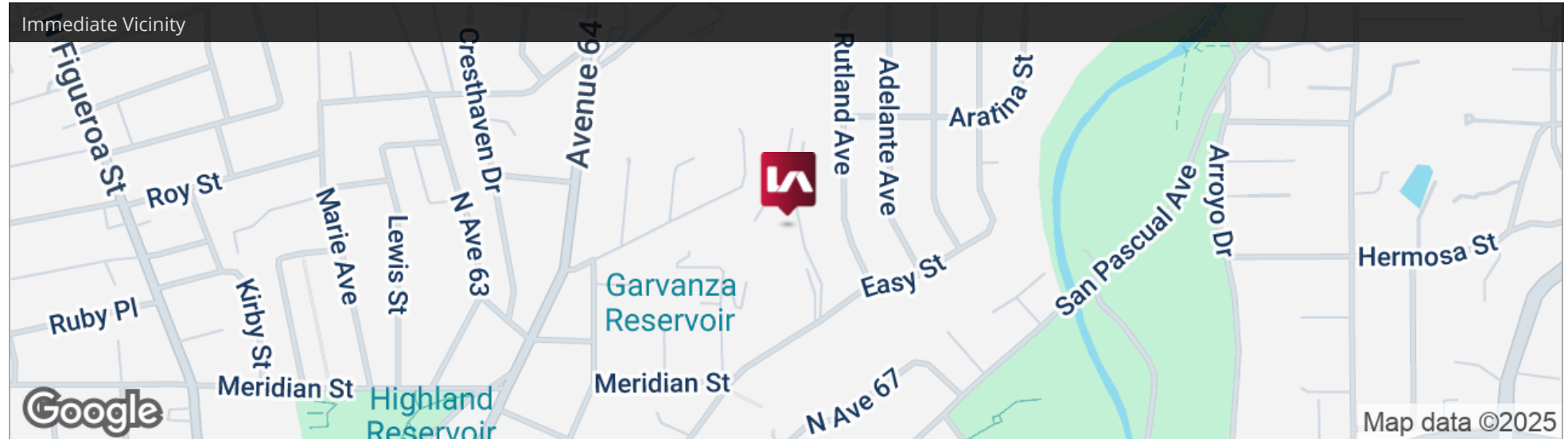
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THE HIGHLAND ON 66: 0.48 ACRES OF R1-1-HCR LAND

933 North Avenue 66, Los Angeles, CA 90042

Property Location



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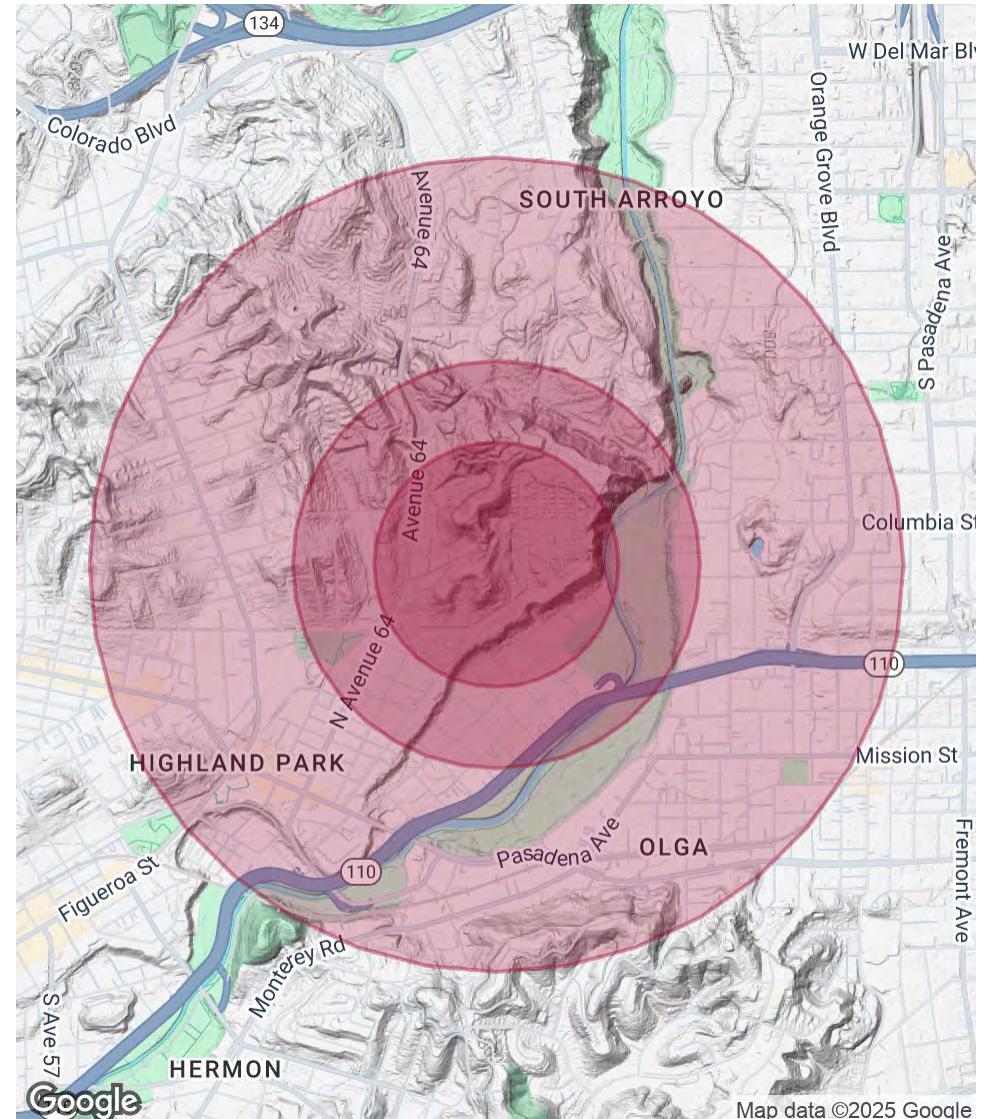
THE HIGHLAND ON 66: 0.48 ACRES OF R1-1-HCR LAND

933 North Avenue 66, Los Angeles, CA 90042

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,240	5,269	23,827
Average Age	43	42	42
Average Age (Male)	42	41	41
Average Age (Female)	44	43	43
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	471	2,010	9,244
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$145,666	\$140,052	\$159,982
Average House Value	\$1,176,096	\$1,194,617	\$1,289,280

Demographics data derived from AlphaMap



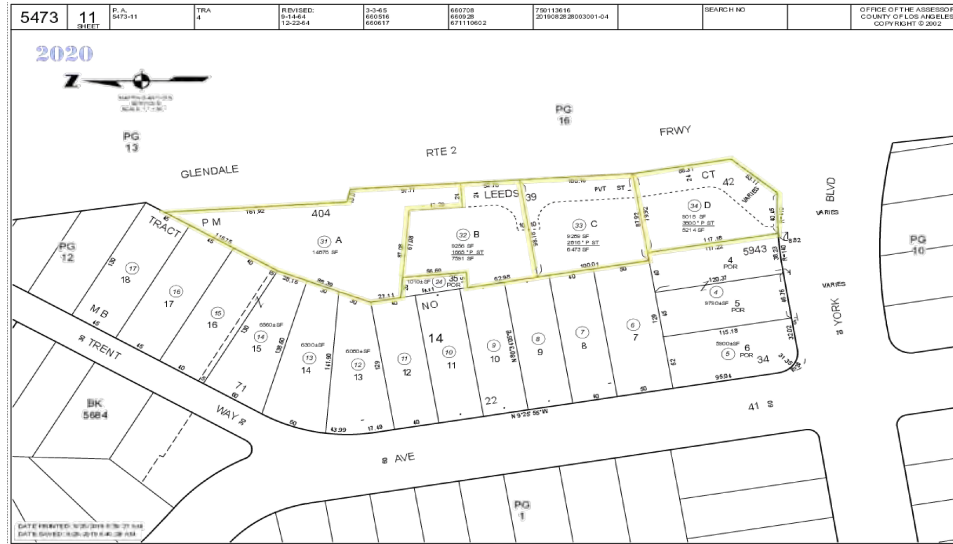
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SUMMIT AT YORK: 0.98 ACRES OF R1-1-CDO LAND

4115, 4121, 4135, 4143 York Boulevard, Los Angeles, CA 90065

Executive Summary



OFFERING SUMMARY

Sale Price:	\$2,075,000
Lot Size:	42,482 SF
Price / SF:	\$49
Zoning:	R1-1-CDO
Market:	Los Angeles
Submarket:	Eagle Rock

PROPERTY OVERVIEW

Exceptional investment opportunity in the highly desirable Eagle Rock neighborhood of Los Angeles. This offering includes four contiguous lots at 4115, 4121, 4135, and 4143 York Blvd., providing a substantial canvas for residential development. Zoned R1-1, the parcels offer flexibility for single-family homes or other residential configurations, subject to city approvals. The location boasts a Walk Score of 73, reflecting a highly walkable neighborhood with easy access to local shops, cafés, and restaurants. Nearby amenities include Occidental College, Eagle Rock Plaza, and the Arroyo Seco, combining cultural and recreational appeal with urban convenience. This rare assemblage presents a compelling opportunity for developers or investors seeking to capitalize on Eagle Rock's growing residential market.

PROPERTY HIGHLIGHTS

- Prime Eagle Rock neighborhood in Los Angeles
- Development Potential: Flexible opportunities for single-family homes or other residential configurations (subject to city approvals)
- Strategic Investment: Rare assemblage of four contiguous lots for maximum development potential
- Neighborhood Amenities: Walk Score of 73; close to Occidental College, Eagle Rock Plaza, and Arroyo Seco
- Investment Opportunity: Lucrative prospects in one of Los Angeles' most sought-after and growing neighborhoods

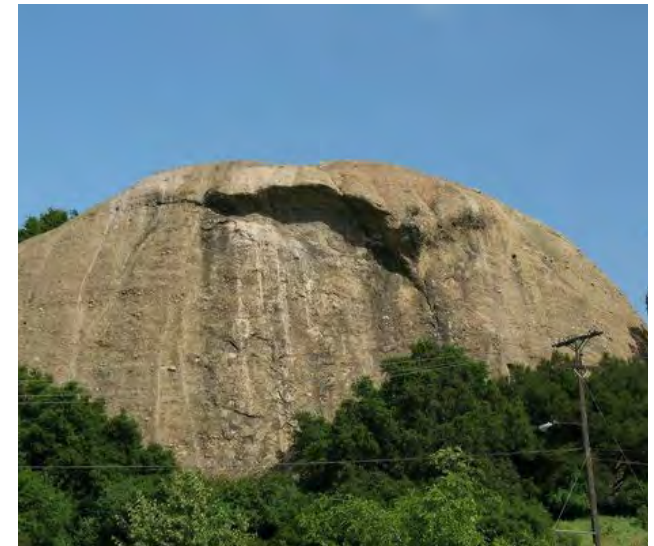
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SUMMIT AT YORK: 0.98 ACRES OF R1-1-CDO LAND

4115, 4121, 4135, 4143 York Boulevard, Los Angeles, CA 90065

Eagle Rock Neighborhood Gallery



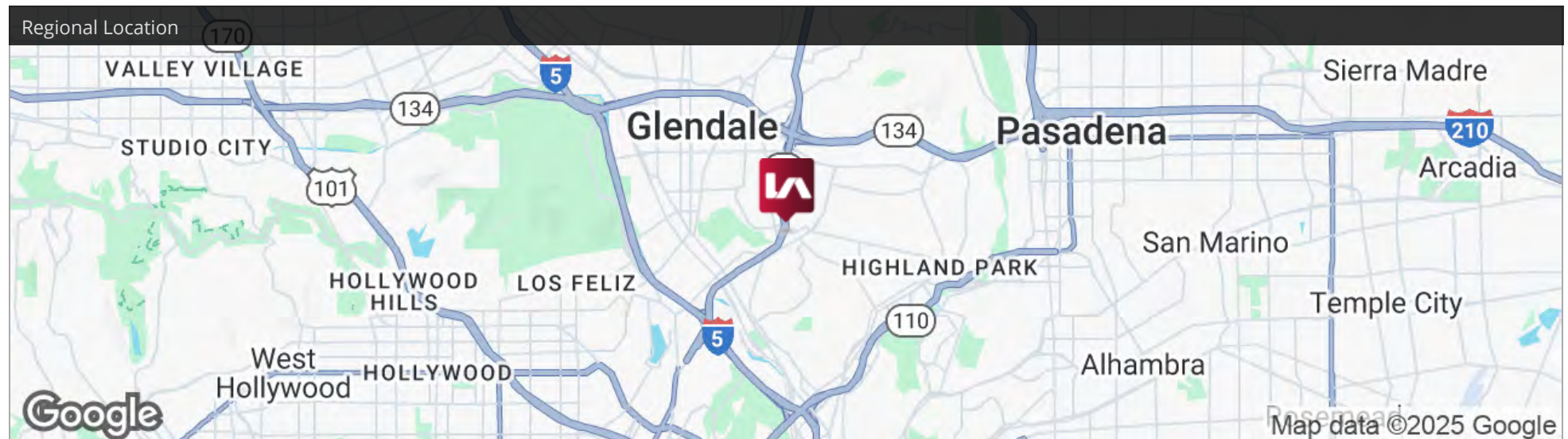
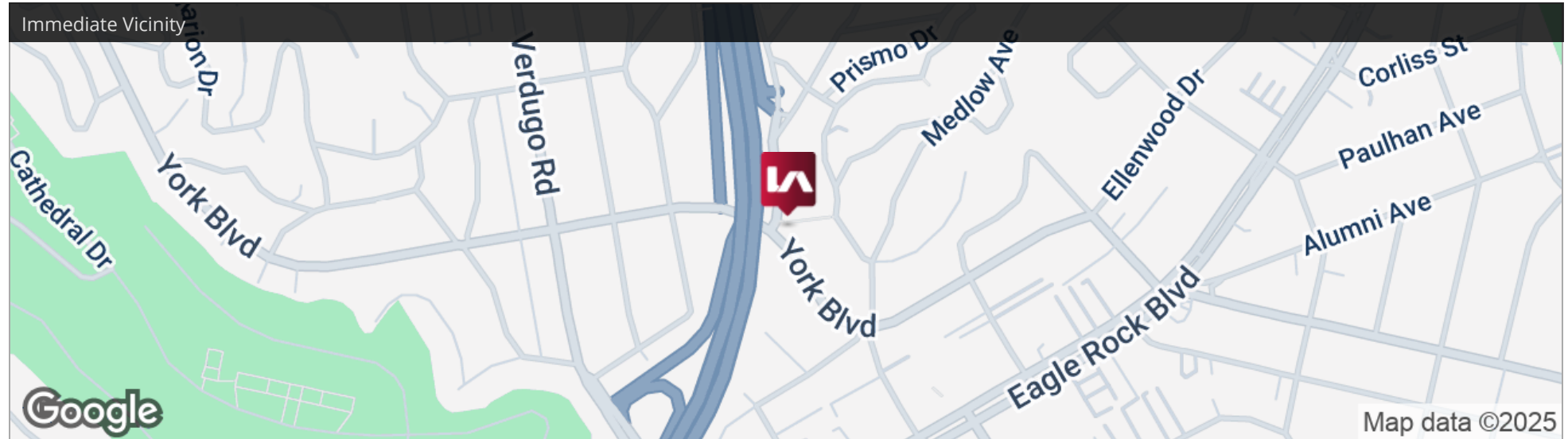
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4115, 4121, 4135, 4143 York Boulevard, Los Angeles, CA 90065

Property Location



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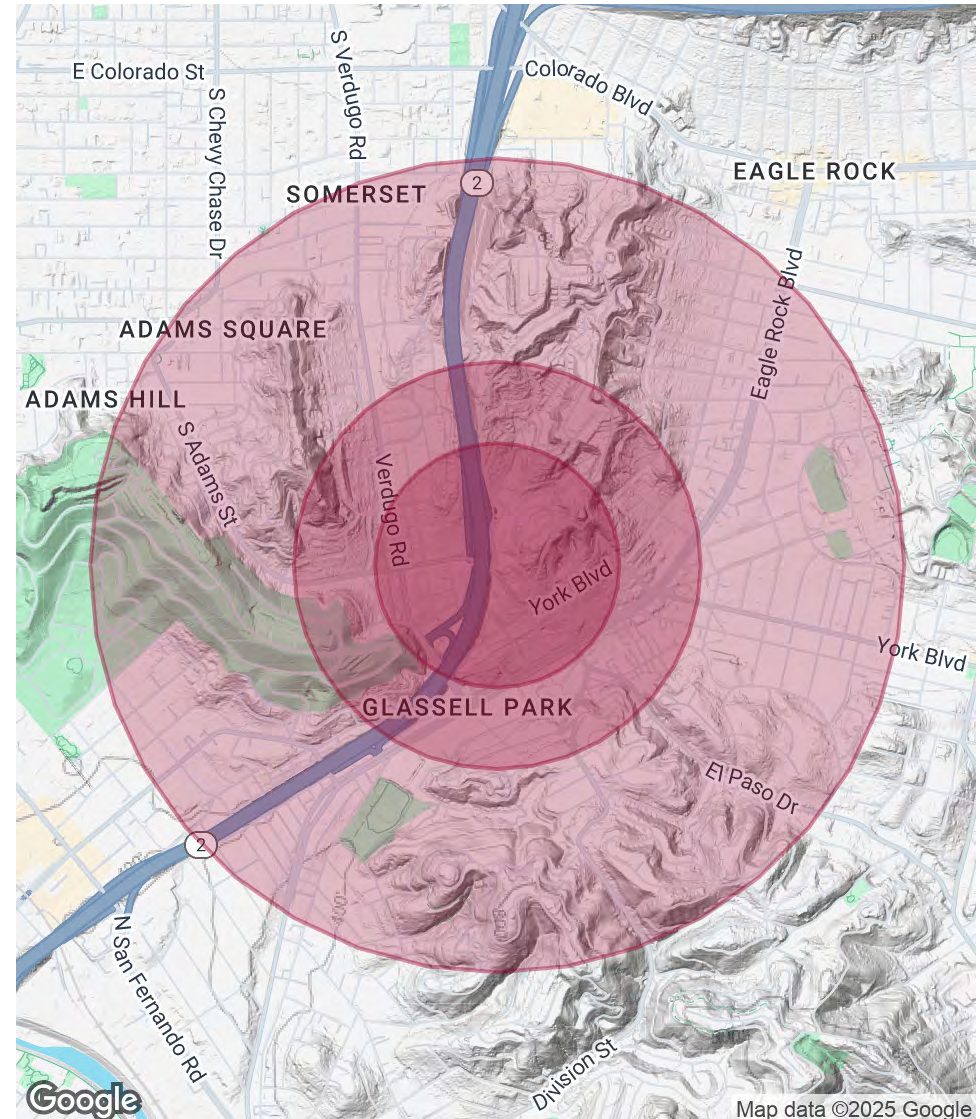
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,228	7,956	31,125
Average Age	43	43	42
Average Age (Male)	42	42	41
Average Age (Female)	44	45	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,303	3,190	11,540
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$143,470	\$142,414	\$132,779
Average House Value	\$1,041,818	\$1,070,585	\$1,104,820

Demographics data derived from AlphaMap



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