

Priced at \$1,995,000



4153 Whittier Blvd

Los Angeles, CA 90023

51 Units, 3-Story Residential Apartment Development Opportunity

PARTNERSCRE
Petito

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JORDAN PETITO
Senior Vice President
310.497.4362
jordan@petitocre.com
DRE 02023714

4153 Whittier Blvd

The Offering

PartnersCRE is proud to exclusively present **4153 Whittier Blvd, Los Angeles, California**—a rare shovel-ready multifamily development opportunity in a strong infill East Los Angeles location. The property consists of an approximately **15,000 SF lot (0.344 acres)** and is approved for a **51-unit, 3-story apartment development** totaling approximately **29,130 gross building square feet**. With the existing improvements already demolished and substantial predevelopment work completed, the site offers a meaningful advantage for a developer seeking to move efficiently into the next phase of construction.

The approved project is situated on approximately **0.3444 net acres** and includes a unit mix of **4 studios, 42 one-bedroom units, and 5 two-bedroom units** within a **3-story building**. The plans provide for **17 affordable units** across multiple affordability levels, including units at **30%, 50%, 80%, and 120% AMI**, while the balance of the project consists of **34 market-rate apartments**. The approval also includes a density bonus structure that supports the 51-unit design, along with a waiver for a reduced front yard setback.

Additional project highlights include **no parking, 26 long-term bicycle spaces, 6 short-term bicycle spaces**, a proposed height of approximately **41 feet**, and County clearances from **Public Health, Fire, and Public Works Land Development**. This is an excellent opportunity for a developer to acquire a site where demolition has already been completed and substantial entitlement and permit work has already been secured, significantly reducing lead time and entitlement risk.

Positioned just **0.03 miles from public transportation**, 4153 Whittier Blvd offers the attributes today's urban multifamily developers seek: scale, transit accessibility, completed demolition, and meaningful entitlement progress. With site work already advanced and core development parameters established, this is an opportunity to acquire a Los Angeles infill project with reduced lead time, lower entitlement risk, and a clear path toward construction.

At a Glance

East Los Angeles

\$1,995,000

Price

15,000 SF

Lot SF

\$133.00

Price/SF (Land)

29,130 SF

Gross Project SF

\$39,117.64

Price/Unit

51

Proposed Units

5236-005-038

APN

100' x 150'

Lot Dimensions

Vacant Land

Existing

C-3 (General Commercial)

Zoning

Highlights

- 51-unit, 3-story residential apartment development
- Approx. 15,000 SF lot (0.3444 acres)
- Approx. 29,130 gross building SF
- Unit mix of 4 studios, 42 one-bedrooms, and 5 two-bedrooms
- Includes 34 market-rate units and 17 affordable units
- Shovel-ready site with existing improvements already demolished
- No required vehicle parking
- 26 long-term and 6 short-term bicycle spaces
- Approx. 5,266 SF of open space, including a 3,000 SF roof deck

4153 Whittier Blvd

Location Highlights

Whittier Boulevard Corridor

Positioned along the historic Whittier Boulevard corridor, the property benefits from one of East Los Angeles' most recognizable thoroughfares, an area long associated with neighborhood-serving retail, local dining, and cultural identity. Discover Los Angeles highlights Whittier Boulevard as one of the signature cultural corridors in Boyle Heights and East LA.

Boyle Heights / East LA Transit Access

The project is located approximately 0.03 miles from public transportation, and the broader Eastside submarket is served by Metro's E Line, which runs between East Los Angeles and Santa Monica with stations including Mariachi Plaza, Soto, Indiana, Maravilla, East LA Civic Center, and Atlantic. This provides strong connectivity across the Eastside and into the Westside.

Downtown Los Angeles & Arts District

The E Line connects East LA directly to Little Tokyo/Arts District and the core of Downtown Los Angeles, giving residents convenient access to major employment, dining, entertainment, and cultural destinations. The Arts District is widely recognized as a cultural center with galleries, performance spaces, murals, retail, and dining.

Healthcare & Employment Nodes

The property is well positioned near major medical and employment anchors on the Eastside, including Keck Hospital of USC at 1500 San Pablo Street and Adventist Health White Memorial at 1720 E. Cesar E. Chavez Avenue. These institutions strengthen the area's long-term housing demand profile and provide convenient access to major healthcare employment centers.

Education & Regional Amenities

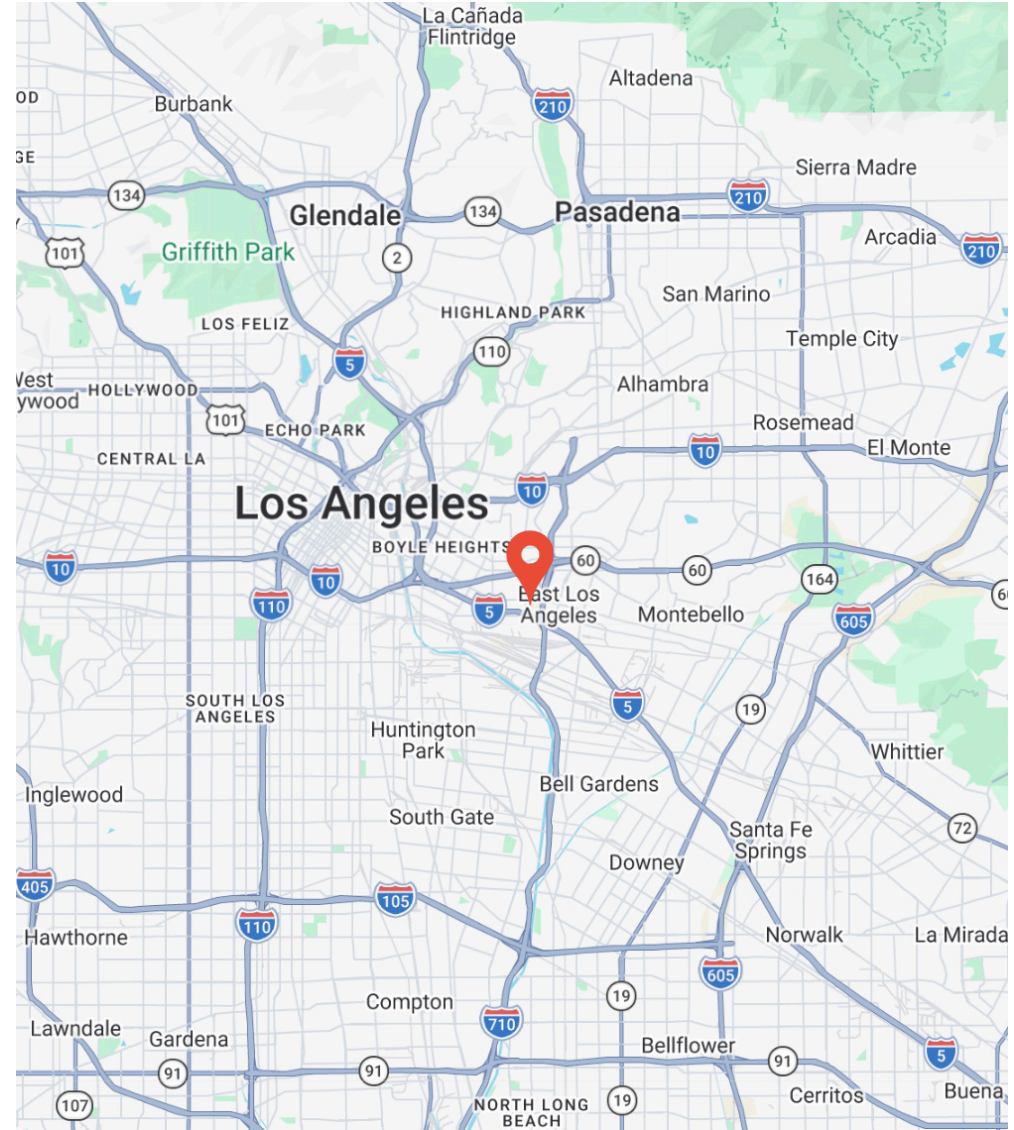
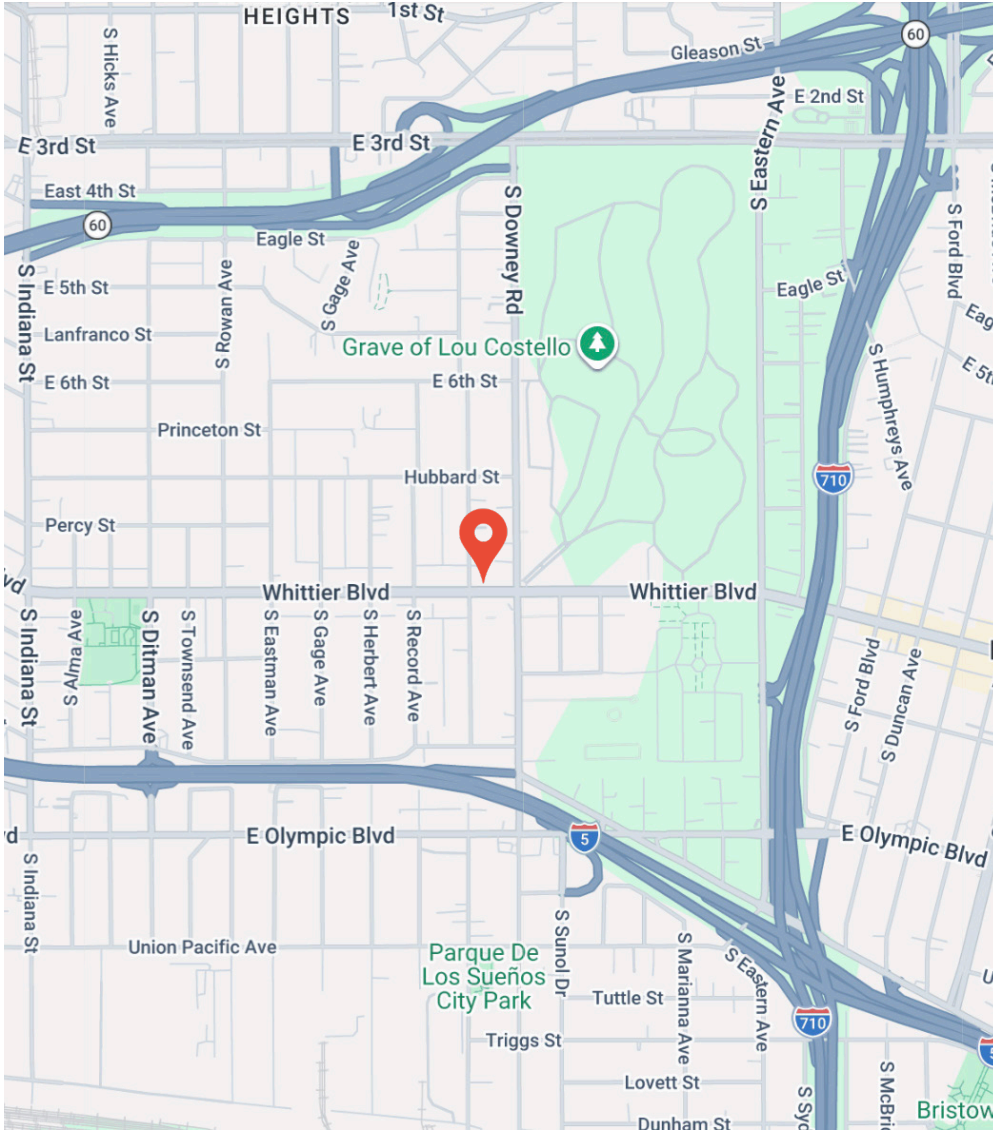
The site also benefits from access to nearby educational and regional retail destinations, including East Los Angeles College at 1301 Avenida Cesar Chavez and Citadel Outlets at 100 Citadel Drive. Combined with the corridor's transit access and proximity to Downtown LA, these nearby destinations enhance the property's appeal for both residents and developers.

Transit-Oriented Infill Location

With approved plans for a dense multifamily project, no required vehicle parking, and immediate access to public transportation, 4153 Whittier Blvd offers the characteristics today's developers seek in an infill Eastside housing opportunity: strong connectivity, established neighborhood infrastructure, and proximity to major employment and amenity centers.

4153 Whittier Blvd

Location Map



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

4153 Whittier Blvd

Walk Score

Walk Score®

Walk Score
80

Very Walkable

Most errands can be accomplished on foot.

Transit Score
55

Good Transit

Many nearby public transportation options.

Bike Score
48

Somewhat Bikeable

Minimal bike infrastructure.

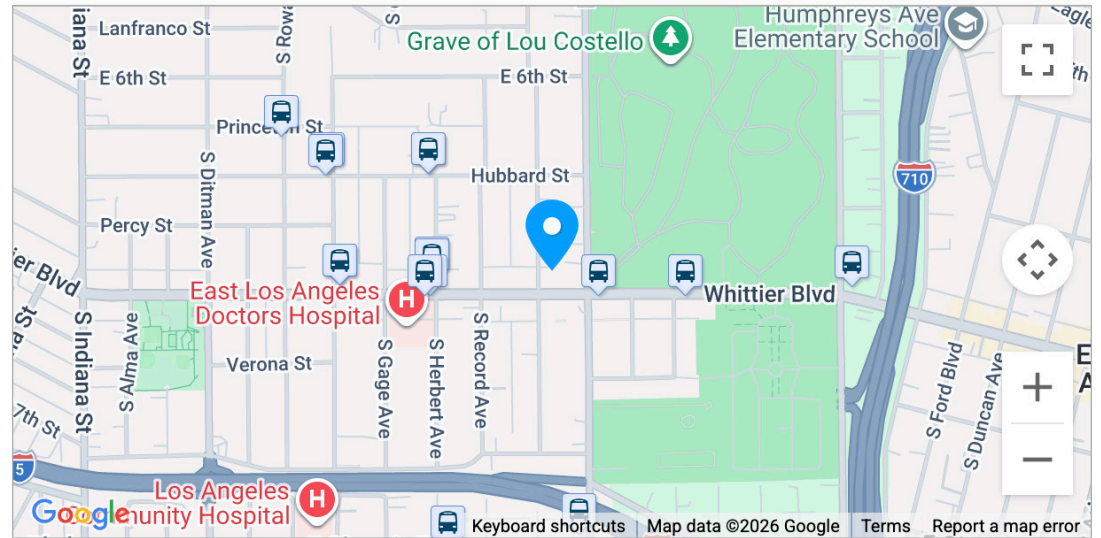
About this Location

4153 Whittier Boulevard has a Walk Score of 80 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

4153 Whittier Boulevard is a 26 minute walk from the Metro L Line (Gold) at the Indiana Station stop.

This location is in Los Angeles. Nearby parks include Salazar Park, Obregon Park and Bristow Park.

<https://www.walkscore.com/score/4153-whittier-blvd-los-angeles-ca-90023>



Rail lines:

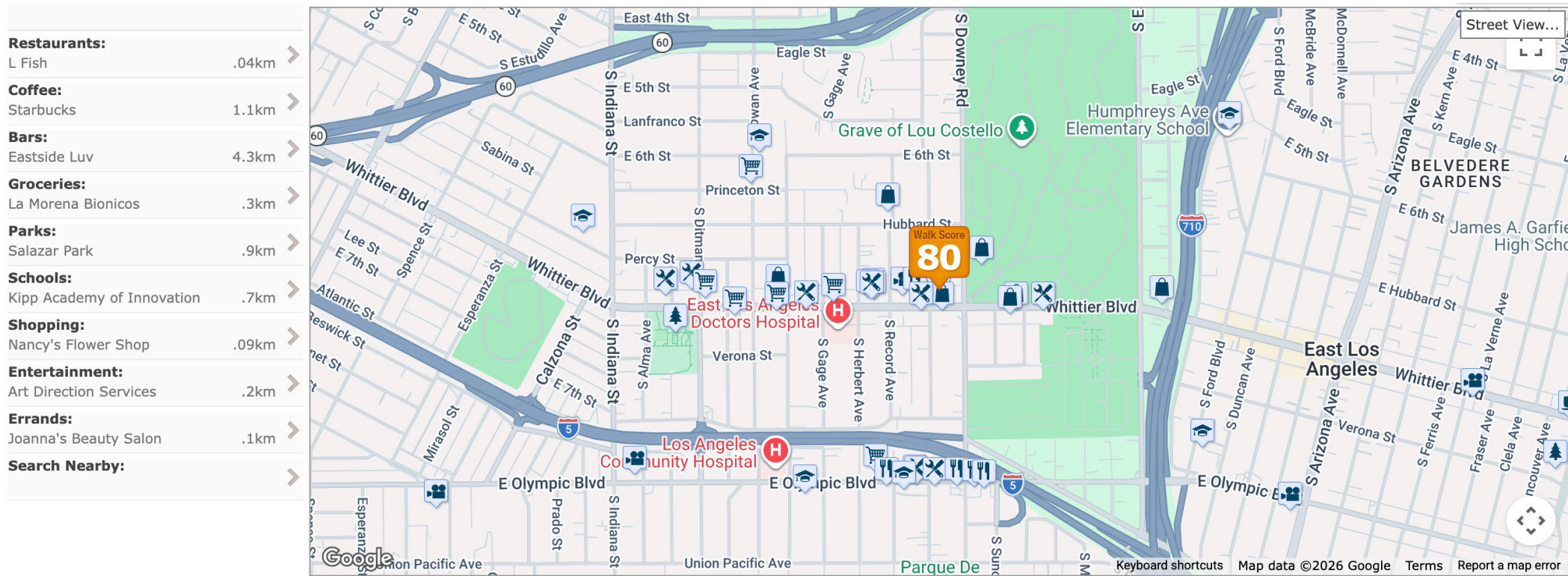
Metro L Line (Gold) 1.0 mi

Bus lines:

18 Metro Local Line	0.1 mi	Union Pacific/Salazar Park	0.2 mi
Boyle Heights DASH Boyle H...	0.2 mi	66 Metro Local Line	0.4 mi
62 Metro Local Line	0.4 mi		

4153 Whittier Blvd

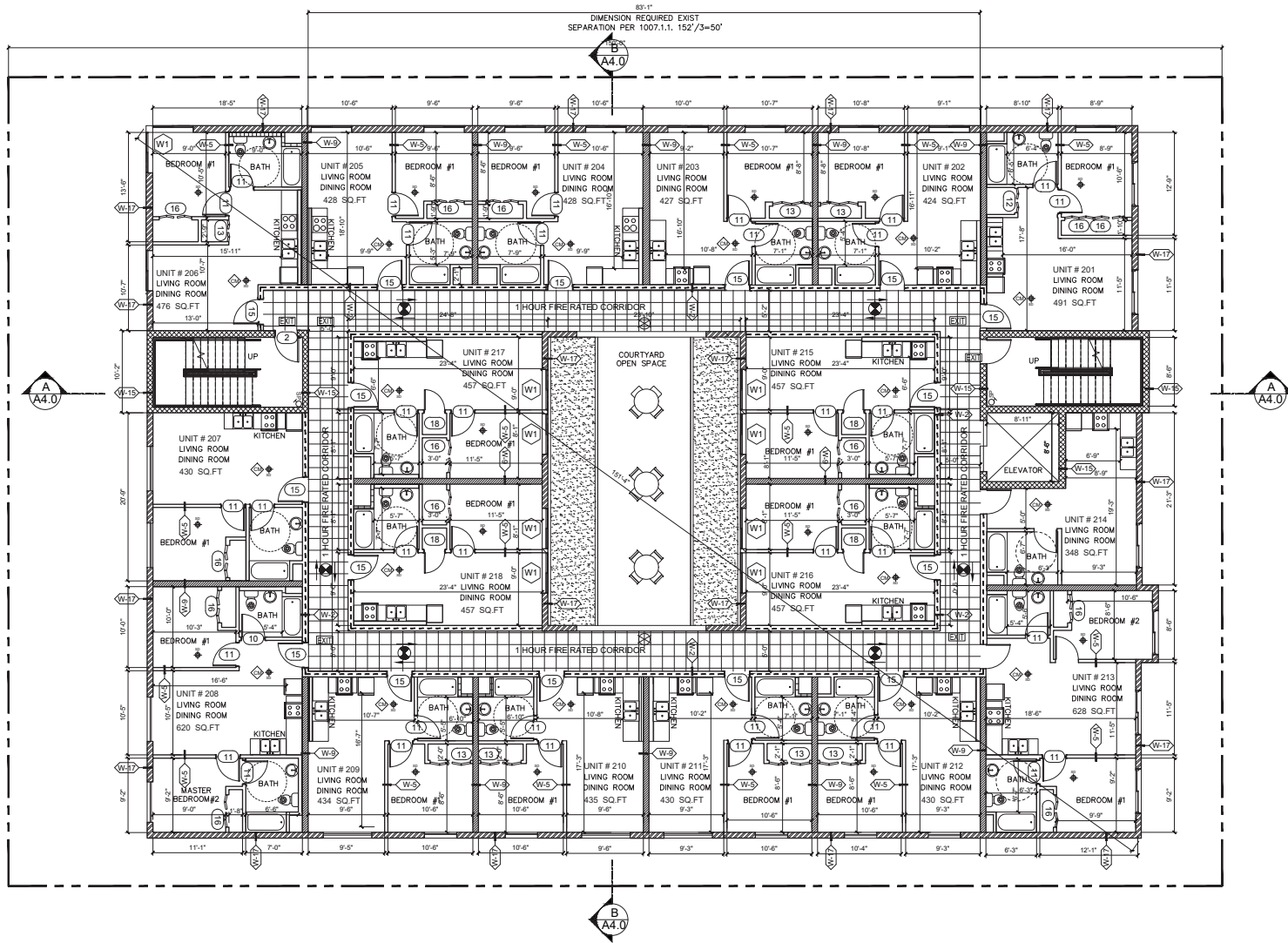
Walk Score



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4153 Whittier Blvd

Floor Plan - Second Floor



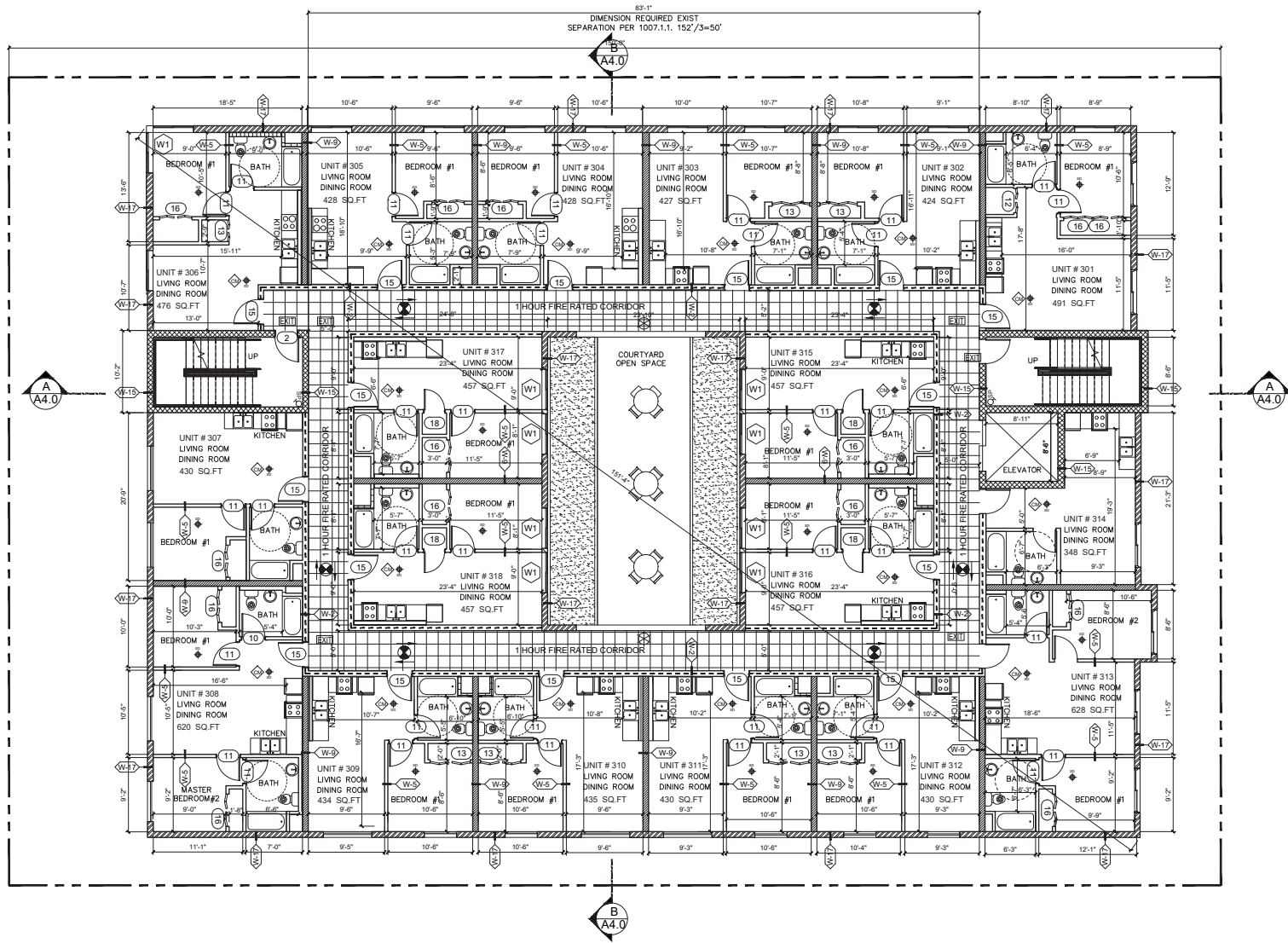
2ND FLOOR PLAN

SCALE : 1/8"=1'-0"

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4153 Whittier Blvd

Floor Plan - Third Floor



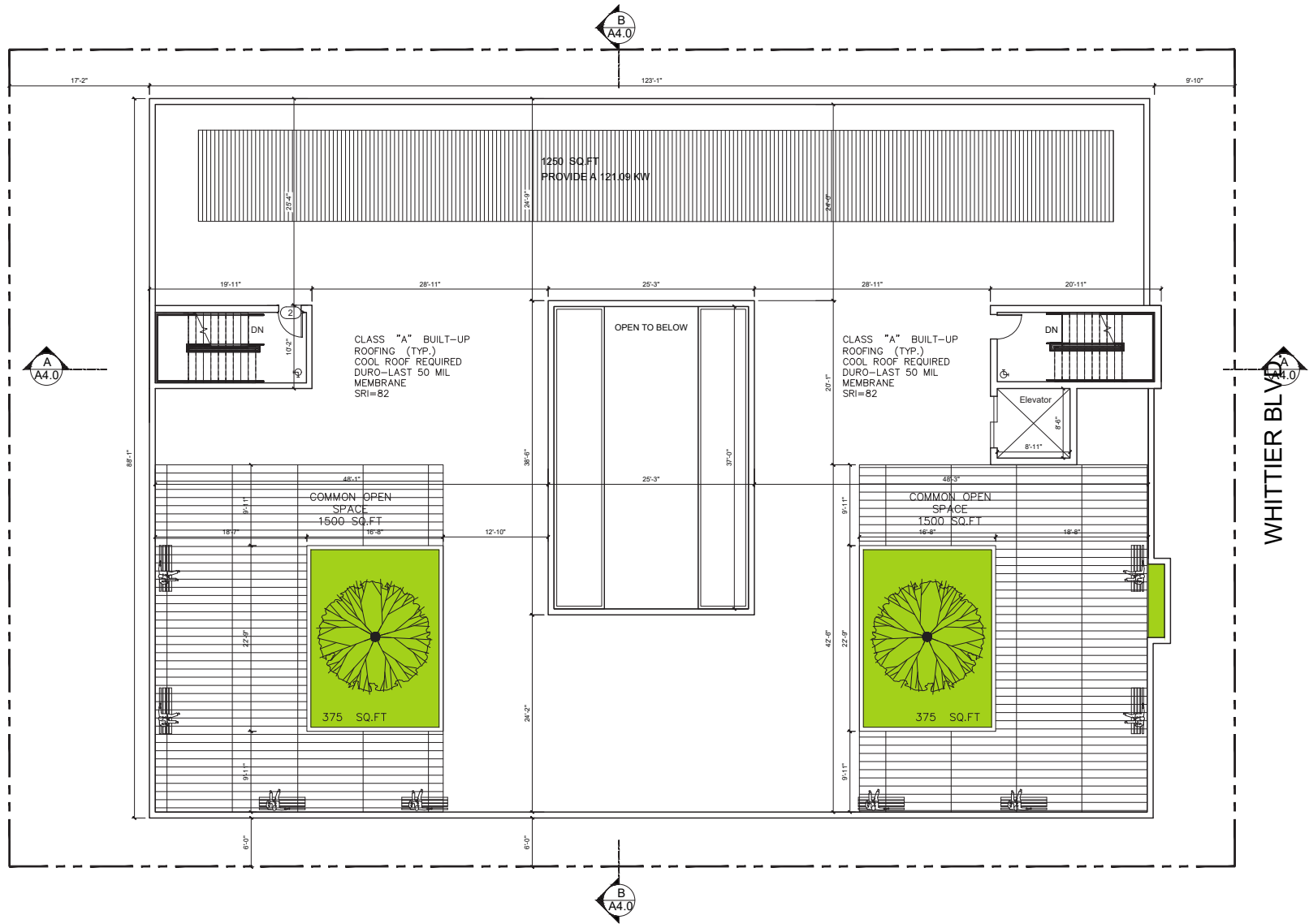
3RD FLOOR PLAN

SCALE: 1/8"=1'-0"

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4153 Whittier Blvd

Floor Plan - Roof



ROOF PLAN

SCALE : 1/8"=1'-0"

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4153 Whittier Blvd

Parcel Report

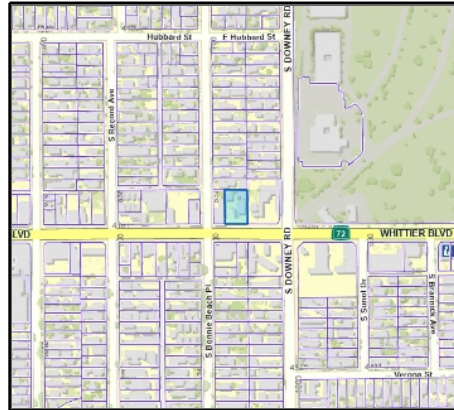
Parcel Profile Report

Report date: 3/30/2026 5:46:48 PM



APN: 5236-005-038

Address: 4153 WHITTIER BLVD LOS ANGELES CA 90023



Address: 4153 WHITTIER BLVD

City: LOS ANGELES CA

Owner:

Mailing Address:

Mailing City:

Lot Size Sq Ft: 15001

Lot Size Acres: 0.34

Legal Description:

STEPHENSON AVENUE TRACT LOTS 65 AND 66

Use Code: 1210

Use Description: Store Combination

Tax Rate Area: 01040

Transfer Date:

Last Sale Date:

Last Sale Amount:

Building 1

Design Type: 1700 Bedrooms: 0

Quality Class Shape: Baths: 0

Year Built: 1929 Bldg Sq Ft: 396

Units: 0 Effective Yr: 1936

APN: 5236-005-038

Address: 4153 WHITTIER BLVD LOS ANGELES CA 90023

General

Census Tract 2010

TRACT: 531202

TOT_POP: 4747

City and Community

City:

Type: COMMUNITY

Name: EAST LOS ANGELES

Jurisdiction: UNINCORPORATED AREA

Community Standards District

CSD Name: East Los Angeles CSD

Adopted: 05-21-2024

PASD: Metro PASD

CSD Area Specific Boundary

No Results Found

DRP Field Office Service Area

Office: EAST LOS ANGELES OFFICE

Office Code: PBEL

DRP Service Area

Name: East Service Area

Equestrian District

No Results Found

Fire Hazards

No Results Found

Green Zones - 500' Sensitive Use Buffers

500' of Sens. Use?: YES

Historic Resources

Legend: Historic Context Statement / Survey Area

Name: Historic Context Statement / Survey Area

Description: This polygon represents the boundary of the context or survey area, it may or may not contain a historic

APN(s):

Address or Location:

Year(s) Built:

Status Code:

Status Code Description:

Potential Themes:

Architectural Style:

Source: Los Angeles County Metro Area Plan Project - Historic Context Statement

Source Date: 9/1/2022 7:00:00 AM

Year Designated:

Mills Act Contract:

Jurisdiction: Unincorporated Area

City / Unin Comm: East Los Angeles

Notes:

File Location (Hyperlink):

County Landmark / District Number:

County Designation Date:

CA - State Type:

CA - State Number:

CA - State List Date:

NA - National Landmark:

NA - National Type:

NA - National Number:

NA - National List Date:

Fire Damage:

Fire Damage Notes:

Housing Element (2021 - 2029) - Rezoning

No Results Found

NOTE: The information and materials contained herein are provided as a public service to provide planning and zoning information for the unincorporated areas of Los Angeles County. Parcel information shown on this page is from the Assessor's Office. The County has made every reasonable effort to ensure the accuracy of the information and materials contained within.

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4153 Whittier Blvd

Parcel Report

APN: 5236-005-038

Address: 4153 WHITTIER BLVD LOS ANGELES CA 90023

Housing Element (2021 - 2029) - Sites Inventory

No Results Found

Leased Parcel (Marina del Rey)

No Results Found

LUP Community/Area Plan

No Results Found

LUP General Plan

Plan: CG

Plan Description: CG - General

Community Name: EAST LOS ANGELES

Land Use Type: COMMERCIAL

Planning Area Standards District (PASD)

PASD Name: Metro

ADOPTED: 05-21-2024

Rural Outdoor Lighting District (Dark Skies)

No Results Found

Significant Ecological Area (SEA)

No Results Found

Significant Ridgeline

No Results Found

Supervisorial District

Name: 1ST SUP. DISTRICT

Supervisor Name: 1ST DISTRICT:

District: 1

Transit Oriented District

No Results Found

Watershed

Name: LOS ANGELES RIVER

Zoned District

Zone District Name: EAST SIDE

Zoning (Boundary)

Zone: C-3

Description: General Commercial

Community Name: EAST LOS ANGELES

Zone Category: C-3

Planning Area: Metro

Zoning Map Grid

Map Number: 120Z233

Zoning SP Category

No Results Found

APN: 5236-005-038

Address: 4153 WHITTIER BLVD LOS ANGELES CA 90023



View Looking North



View Looking South



View Looking West



View Looking East

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Jordan Petito

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4153 Whittier Blvd

Parcel Map



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PARTNERSCRE

JORDAN PETITO
Senior Vice President

310.497.4362
jordan@petitocre.com
DRE 02023714
partnerscrela.com

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