

RENT ROLL & PROPERTY OVERVIEW

RENT*	
UNIT 10634	\$2,280.74
UNIT 10636 #1	\$1,902.73
UNIT 10636 #2	VACANT
UNIT 10638	1,099.33
TOTAL MONTHLY	\$5,282.80
TOTAL ANNUALLY	\$63,393.60

The property at 10634 Whipple Street currently consists of four residential units. The existing configuration allows a buyer to maintain interim income while advancing redevelopment efforts.

The site is located on a quiet residential street surrounded by multifamily and neighborhood residential uses, offering a balance of privacy and proximity to major lifestyle and employment centers.

*Rental Rates Shown Are Effective 03/01/2026



DEVELOPMENT POTENTIAL & ZONING

The property includes architectural plans for a proposed 24-unit residential development, representing a significant increase from the existing four-unit configuration.

A buyer may elect to continue the permitting process, revise the existing plans, or pursue an alternative design strategy consistent with zoning and market conditions. The site supports the delivery of new multifamily housing in an area with persistent demand and limited new supply.

The property is zoned LAR3, allowing for multifamily residential development subject to city review and approvals. The zoning is consistent with surrounding multifamily uses and supports higher-density residential development.

Buyers are encouraged to conduct their own independent due diligence regarding zoning, density, and development feasibility.

