

Marcus & Millichap

MOSSANEN COMMERCIAL REAL ESTATE

# 1327-1331 S BURNSIDE AVE

Los Angeles, CA 90019

+/- 15,518 SF Double-Parcel in Prime Mid-City, North of West Pico Blvd



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**Marcus & Millichap**  
MOSSANEN COMMERCIAL REAL ESTATE

**1327-1331  
S BURNSIDE AVE**

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# EXECUTIVE SUMMARY

This rare double-lot infill site in the heart of Mid-City offers an exceptional development opportunity in one of Los Angeles' most sought-after areas. Currently vacant, the property eliminates the need for tenant relocation, providing a clean slate for investors and developers to execute their vision.

With approximately 94 feet of frontage on S Burnside Avenue and proximity to West Pico and San Vicente Boulevards, the site enjoys outstanding visibility and accessibility, making it highly desirable for future tenants.

The property is located in the affluent Mid-City submarket, known for its strong market fundamentals, rising rents, and high-end demographics. Its lack of existing entitlements allows developers the flexibility to explore a wide range of strategies to maximize the property's potential. Nearby transformative projects like MidTown Crossing highlight the area's rapid evolution, further boosting its investment appeal.

Surrounded by a vibrant mix of major retailers, entertainment options, and diverse amenities, the property is perfectly positioned to attract strong tenant interest. Its central location near key employment centers and convenient transportation hubs enhances its desirability for urban living and commercial activity.

With Mid-City's thriving rental market and ongoing growth, this property offers promising returns for investors looking to capitalize on the area's sustained demand and dynamic neighborhood environment.

1327-1331  
S BURNside AVE



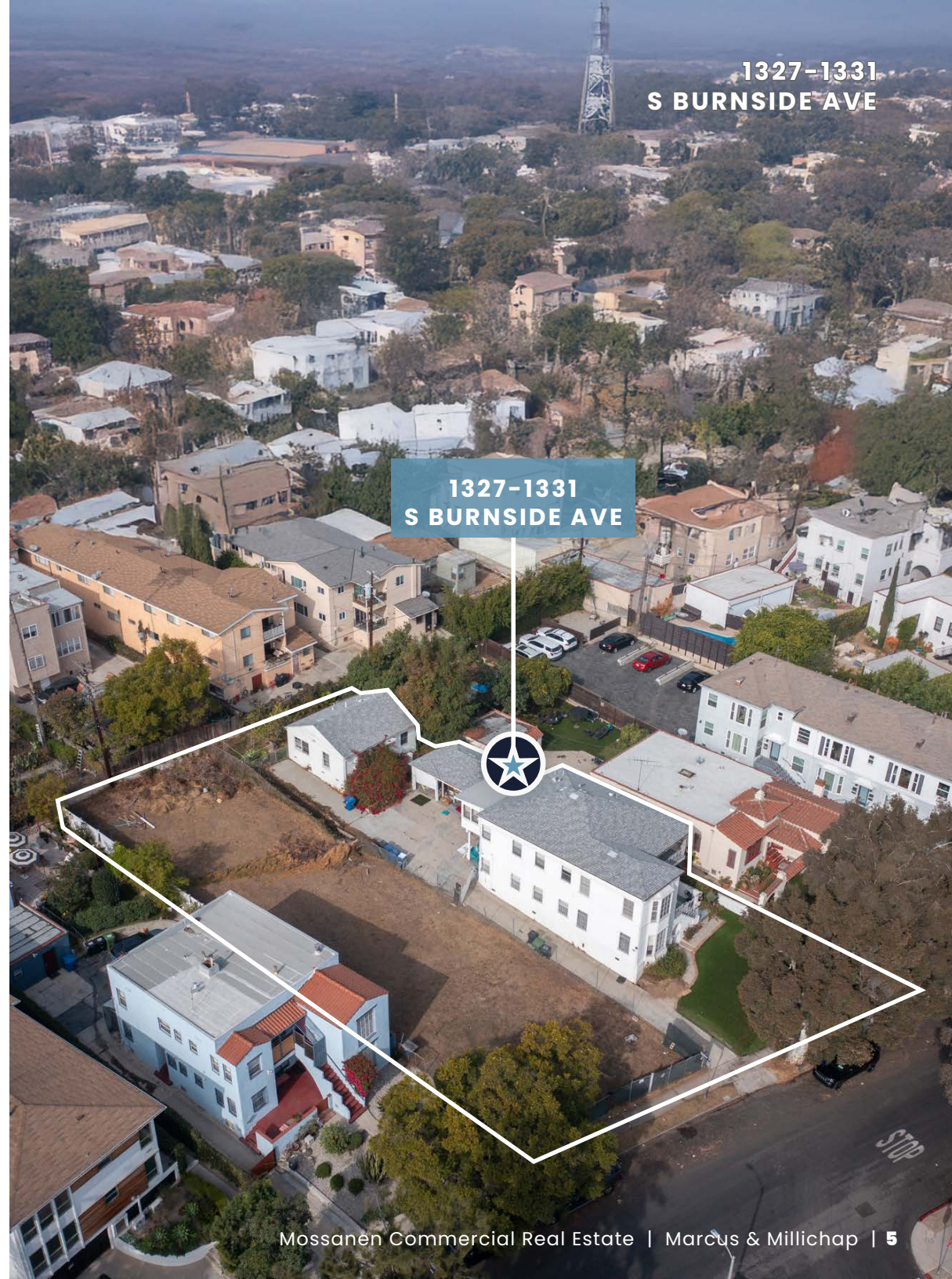
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## PROPERTY SUMMARY

<b>Address:</b>	1327-1331 S Burnside Ave Los Angeles, CA 90019
<b>Price:</b>	\$3,875,000
<b>Lot Size:</b>	+/- 15,518 SF
<b>Breakdown of Lot Sizes:</b>	1327 S Burnside Ave (APN: 5085-034-026): 7,918 SF 1331 S Burnside Ave (APN: 5085-034-021): 7,600 SF Total Lot Size: 15,518 SF
<b>Price per Land SF:</b>	\$250
<b>Submarket:</b>	Mid-City
<b>Lease Types:</b>	None (Vacant)
<b>Current Entitlements:</b>	Inquire with broker
<b>APNs:</b>	5085-034-021, 5085-034-026
<b>Zoning:</b>	R3-1-O
<b>General Plan Land Use:</b>	Medium Residential
<b>Community Plan Area:</b>	Wilshire
<b>Area Planning Commission:</b>	Central
<b>Neighborhood Council:</b>	P.I.C.O.
<b>Council District:</b>	CD 10 – Heather Hutt



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# PRIME DEVELOPMENT OPPORTUNITY

## Double-Parcel Site:

1327 & 1331 S Burnside Ave, zoned R3-1-O, with approximately 94 feet of frontage. The land is vacant and ready for immediate development.

## Strategic Location in Supply-Constrained Market:

Located north of W Pico Blvd and west of S La Brea Ave, the site is nestled in the highly desirable Mid-City submarket, which has experienced significant growth and revitalization.

## Proximity to Major Retail and Dining Destinations:

Adjacent to Midtown Crossing, a 330,000-square-foot urban retail center with dining, fitness, and shopping options.

Close to popular retail anchors like Midtown Shopping Center, Lowe's, Ralphs, Sprouts, and Target.

Surrounded by trendy eateries, including Gus's World Famous Fried Chicken and Roscoe's Chicken and Waffles.

## Exceptional Accessibility:

The property is near major freeways, including the 10 Freeway, providing easy access to Downtown LA, Culver City, Miracle Mile, Pico-Robertson, and West Hollywood.

## Thriving Submarket:

Mid-City is undergoing rapid transformation with significant gentrification, attracting young professionals, families, and businesses.

## Cultural and Community Appeal:

A vibrant and diverse neighborhood known for its Craftsman and Spanish-style homes, boutique shops, and local eateries.

Conveniently located near cultural and recreational landmarks such as art museums, parks, and theaters.

## Robust Employment Hub:

Close proximity to top employers, including Cedars-Sinai Medical Center, LACMA, Paramount Pictures, Fox Studios, Sony Pictures, Kaiser Permanente, and UCLA.

## Strong Demographics:

Average household income within a one-mile radius is \$115,383.

Dense population of 40,298 within the same radius.

## Dynamic Neighborhood Growth:

The Mid-City submarket continues to evolve, offering a blend of urban convenience, community charm, and modern amenities, making it a hotspot for developers and investors alike.



# ZONING OVERVIEW

**Wilshire R3-1-O Lots, 40 Potential Units With AB 1287, 60 Units With AHIP and 120 Units With Public Benefit**



**1327-1331 S BURNSIDE AVE, LOS ANGELES CA 90019**

<b>Zoning Height District</b>	R3-1-O
<b>Max Unit:</b>	60/120
<b>Lot Size:</b>	15,517 SF
<b>Incentive:</b>	High Density
<b>Lots:</b>	2



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## DEVELOPMENT POTENTIAL (BY-RIGHT)

<b>Maximum FAR:</b>	3:1
<b>Maximum Height:</b>	Feet: 45 ft Stories: N/A
<b>Minimum Setbacks:</b>	Front: 15 ft. Side: 5 ft. (1 ft for each story over 2nd, not to exceed 16 ft) Back: 15 ft.
<b>Max Buildable Area, Footprint:</b>	1,328 sq. ft.
<b>Max Buildable Area, Envelope:</b>	33,984 sq. ft.
<b>Max Dwelling Units:</b>	19
<b>Affordable Units Required:</b>	None
<b>Parking Required:</b>	1 space per unit with less than 3 habitable rooms 1.5 spaces per unit with 3 habitable rooms 2 spaces per unit with more than 3 habitable rooms 1 space per guest room (first 30)
<b>Required Bicycle Parking:</b>	<b>Long Term:</b> 1 space per unit for units 0-25 1 space per 1.5 units for units 26-100 1 space per 2 units for units 101-200 1 space per 4 units for units 201+ <b>Short Term:</b> 1 space per 10 units for units 0-25 1 space per 15 units for units 26-100 1 space per 20 units for units 101-200 1 space per 40 units for units 201+
<b>Transitional Height Limitations:</b>	N/A
<b>Required Open Space:</b>	N/A
<b>Other Development Notes:</b>	-

## DEVELOPMENT POTENTIAL WITH AHIP

<b>Maximum FAR:</b>	4.5:1
<b>Maximum Height:</b>	Feet: 78 ft. Stories: N/A
<b>Minimum Setbacks:</b>	Front: 15 ft. Side: 5 ft. (Eligible for up to 30% decrease; +1 ft for each story over 2nd, not to exceed 16 ft) Back: 5 ft. (Eligible for up to 30% decrease)
<b>Max Buildable Area, Footprint:</b>	10,887 sq. ft.
<b>Max Buildable Area, Envelope:</b>	48,991 sq. ft.
<b>Max Dwelling Units:</b>	Unlimited Density - 60 / 120
<b>Affordable Units Required:</b>	100% deed restricted
<b>Parking Required:</b>	0.5 spaces per unit
<b>Density Calculation:</b>	Space for lobby, hallways, elevator, two stairways, mechanical room (assume 15%) 48,991 sq. ft. x 0.15 = 7,348 sq. ft. for common areas 41,642 sq. ft. - (9,253 sq. ft. ground level podium parking) 32,389 sq. ft. net rentable 9,253 / 300 sq. ft. = 30 parking stalls
<b>Public Benefit:</b>	If providing 10% of total units at 3 bedrooms > Total Residential Units: 51-75: Additional FAR 1.5:1, Additional Stories: 2 Total Residential Units: 75+: Additional FAR 2:1, Additional Stories: 2 12 three-bedroom at 800 sq. ft.; 108 studios at 300 sq. ft. 60 parking stalls taking up two stories of concrete podium 5 stories at Type III wood

## Required Bicycle Parking:

### Long Term:

- 1 space per unit for units 0-25
- 1 space per 1.5 units for units 26-100
- 1 space per 2 units for units 101-200
- 1 space per 4 units for units 201+

### Short Term:

- 1 space per 10 units for units 0-25
- 1 space per 15 units for units 26-100
- 1 space per 20 units for units 101-200
- 1 space per 40 units for units 201

## Transitional Height Limitations:

N/A

## Required Open Space:

Eligible for decrease through bonus incentives

## Other Development Notes:

Density is limited by the parking requirement.  
Utilizing the multi-bedroom public benefit can unlock more floor area to fit more units.  
Consult an architect to work on a 3D massing study to optimize.  
Potential waiver of transitional height to be confirmed.



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**JURISDICTIONAL**

<b>Legal Description:</b>	Lots 183 and 184, Tract TR 4588
<b>Land Use:</b>	Medium Residential
<b>Area Planning Commission:</b>	Central
<b>Community Plan Area:</b>	Wilshire
<b>Neighborhood Council:</b>	P.I.C.O.
<b>Council District:</b>	10
<b>Council Member:</b>	Heather Hutt

**RESTRICTIONS**

<b>Rent Stabilization Ordinance:</b>	Yes
<b>Community Design Overlay:</b>	No
<b>Historic Preservation Overlay:</b>	No
<b>Specific Plan:</b>	No
<b>Q/T Conditions:</b>	No
<b>D Limitations:</b>	No
<b>Coastal Zone:</b>	No
<b>Community Redevelopment Agency:</b>	No
<b>Hillside Area:</b>	No
<b>Baseline Mansionization Ordinance:</b>	No
<b>Interim Control Ordinance:</b>	No
<b>River Improvement Overlay:</b>	No
<b>Community Plan Implementation Overlay:</b>	No
<b>Opportunity Zone:</b>	No
<b>Other:</b>	No



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**DEVELOPMENT POTENTIAL WITH AB 1287**

<b>Maximum FAR:</b>	4.05:1
<b>Maximum Height:</b>	Feet: 45 ft. (Eligible for increase through bonus incentives) Stories: N/A
<b>Minimum Setbacks:</b>	Front: 15 ft. Side: 5 ft. (Eligible for decrease through bonus incentives) Back: 15 ft. (Eligible for decrease through bonus incentives)
<b>Max Buildable Area, Footprint:</b>	10,887 sq. ft.
<b>Max Buildable Area, Envelope:</b>	45,283 sq. ft.
<b>Max Dwelling Units:</b>	40
<b>Affordable Units Required:</b>	At least 11% for Very Low Income, or 20% for Low Income
<b>Parking Required:</b>	0-1 bedrooms: 1 on-site parking space 2-3 bedrooms: 2 on-site parking spaces 4 or more bedrooms: 2.5 parking spaces
<b>Required Bicycle Parking:</b>	<b>Long Term:</b> 1 space per unit for units 0-25 1 space per 1.5 units for units 26-100 1 space per 2 units for units 101-200 1 space per 4 units for units 201+ <b>Short Term:</b> 1 space per 10 units for units 0-25 1 space per 15 units for units 26-100 1 space per 20 units for units 101-200 1 space per 40 units for units 201+
<b>Transitional Height Limitations:</b>	N/A
<b>Required Open Space:</b>	Up to 20% decrease
<b>Other Development Notes:</b>	-

# PARCEL INFORMATION

**1327-1331 S BURNSIDE AVE, LOS ANGELES CA 90019**

**APN #:** 5085-034-021, 5085-034-026

**Lot Dimensions:** Front 98', Sides 169', 98'



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Target

Mid-Wilshire Shopping Center

Sprouts Farmers Market

Roscoe's Chicken and Waffles

7  
1

2

10

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Equinox  
Miracle Mile

5

République  
Café Bakery

Ralphs

Trader Joe's

2

6

8

Trejo's Tacos

9

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# MID-CITY

Mid-City is a diverse, quiet neighborhood in the center of Los Angeles. While more affordable than some of its neighbors to the north, this area is being gentrified. Pico Boulevard, which forms the northern border of Mid-City, is lined with restaurants, cafes, and bakeries. One of LA's dining institutions, Roscoe's House of Chicken and Waffles, is based here as well.

Housing is mostly comprised of low-rise apartment buildings, homes that have been converted to rental properties, and single-family homes in Craftsman and Spanish styles.

Mid-City is bordered on the north by Carthay and Mid- Wilshire, on the east by Arlington Heights, on the south by Baldwin Hills, and on the west by Beverlywood and Palms.



PETERSEN AUTOMOTIVE MUSEUM



THE GROVE



REPUBLIQUE CAFE



ALL SEASON BREWING

*The highly sought after submarket benefits from its convenient accessibility to Downtown LA, Culver City, Mid- Wilshire, and West Hollywood. Young professionals and businesses are settling in Mid-City.*

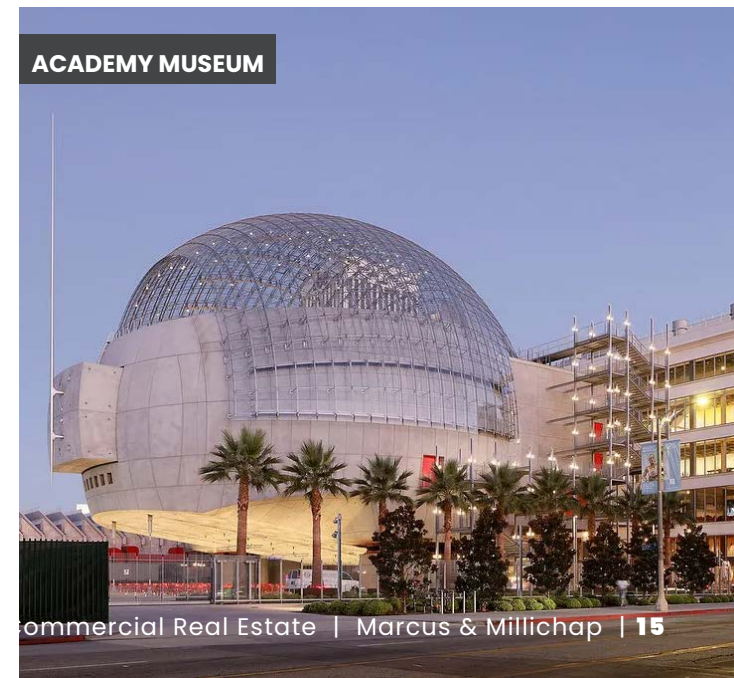
Mid City is a vibrant and strategically located neighborhood that seamlessly blends urban convenience with a community charm. Its central position provides easy access to major highways and public transportation, making it an ideal choice for both professionals and families.

The area is home to a diverse demographic, consisting of young professionals, families, and retirees. This mix creates a rich cultural mosaic that enhances community interactions and supports local businesses. The diversity is also reflected in a wide variety of local eateries, boutique shops, and community spaces that cater to different tastes and preferences.

Top employers in and around Mid City include a combination of corporate headquarters, healthcare institutions, and film studios, providing ample employment opportunities across various industries. Notable companies such as Cedars-Sinai Medical Center, the Los Angeles County Museum of Art (LACMA), Kaiser Permanente West Los Angeles Medical Center, Paramount Pictures, Fox Studios, Sony Pictures Entertainment, UCLA (University of California, Los Angeles), and Headspace are all within a reasonable commuting distance.

The neighborhood's livability is further enhanced by its proximity to cultural centers, parks, and entertainment venues. Key attractions include local art museums, expansive green spaces ideal for weekend picnics, and a historic theater that hosts performances by both local and national artists. This economic diversity attracts a skilled workforce and supports a thriving local economy. As of 2023, the average income within a one-mile radius of the neighborhood is \$115,383, with a population of 40,298.

Overall, Mid City offers an enticing mix of accessibility, robust employment opportunities, cultural diversity, and entertainment options. It stands as a premier urban neighborhood that caters to a modern lifestyle while maintaining a strong sense of community.



# LAND COMPARABLES



**1327-1331 S Burnside Ave**  
Los Angeles, CA 90019

SALE PRICE	\$3,875,000
ZONING	R3-1-0
LAND AREA SF	15,518
PRICE PER SF LAND	\$249.71
SALE DATE	-



**904 S Shenandoah St**  
Los Angeles, CA 90035

SALE PRICE	\$1,600,000
ZONING	LAR3
LAND AREA SF	6,408
PRICE PER SF LAND	\$249.69
SALE DATE	11/27/2024



**508 S Western Ave**  
Los Angeles, CA 90020

SALE PRICE	\$2,000,000
ZONING	LAC2
LAND AREA SF	8,410
PRICE PER SF LAND	\$237.81
SALE DATE	10/8/2024



**105 S St Andrews Pl**  
Los Angeles, CA 90004

SALE PRICE	\$2,900,000
ZONING	R3-1
LAND AREA SF	8,567
PRICE PER SF LAND	\$338.51
SALE DATE	5/14/2024



**3336 Helms Ave**  
Culver City, CA 90232

SALE PRICE	\$4,500,000
ZONING	RMD - Medium Res
LAND AREA SF	12,539
PRICE PER SF LAND	\$358.88
SALE DATE	4/26/2024



**401 S Le Doux Rd**  
Los Angeles, CA 90048

SALE PRICE	\$2,626,000
ZONING	LAR4
LAND AREA SF	7,100
PRICE PER SF LAND	\$369.86
SALE DATE	3/18/2024



**1442-1446 Bedford St**  
Los Angeles, CA 90035

SALE PRICE	\$3,500,000
ZONING	LAR3
LAND AREA SF	13,000
PRICE PER SF LAND	\$269.23
SALE DATE	8/25/2023

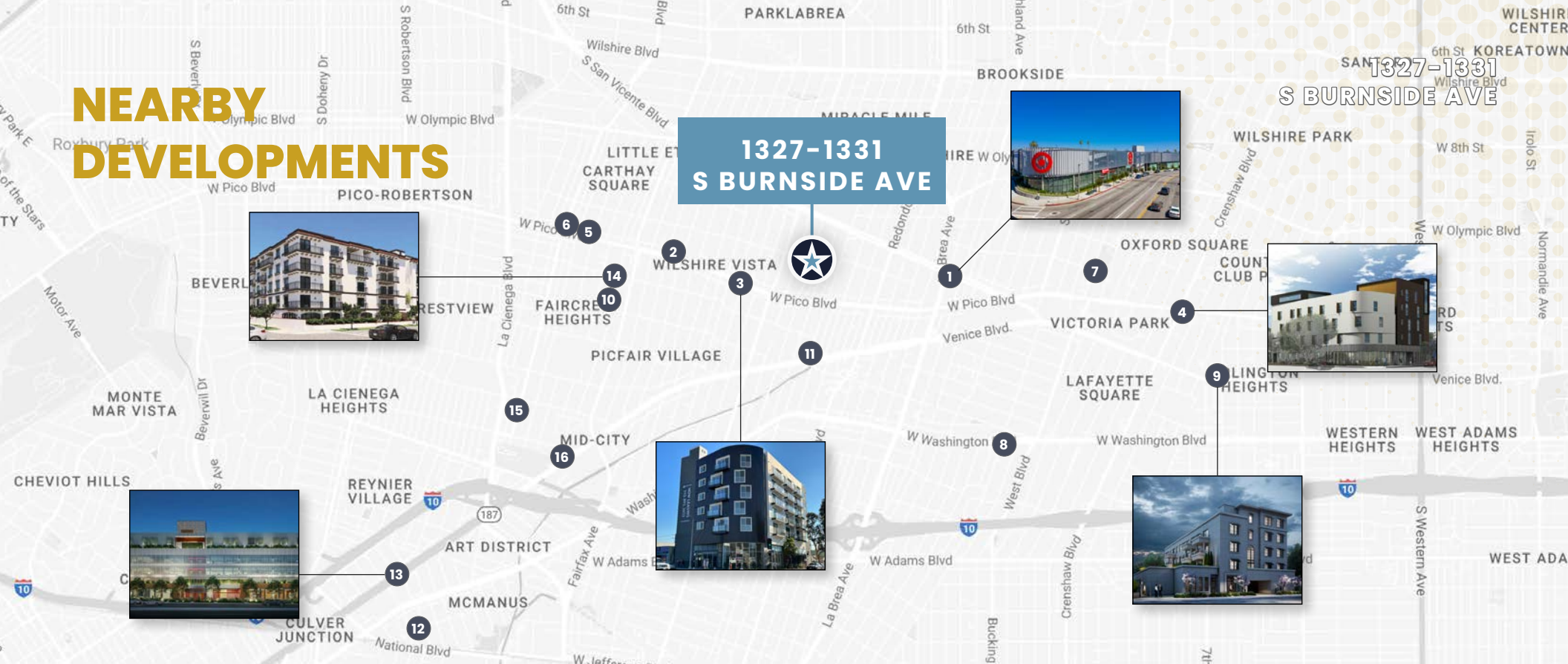


**3501-3511 Crenshaw Blvd**  
Los Angeles, CA 90016

SALE PRICE	\$7,500,000
ZONING	C2-2
LAND AREA SF	20,909
PRICE PER SF LAND	\$358.70
SALE DATE	1/12/2023



# NEARBY DEVELOPMENTS



1	<b>Mid-Wilshire Shopping Center</b>	1302-1342 S La Brea Ave	77,000 Retail Shopping Center Built in 2019 with Retail Tenants Including Target & Sprouts Farmers Market
2	<b>The Fairfax Flats</b>	5801 W Pico Blvd	80 Apartment Units Currently Under Construction 44 Apartment Units Currently Under Construction
3	<b>Pico Primo Apartments</b>	5550 W Pico Blvd	44 Apartment Units Currently Under Construction
4	<b>Amani Apartments</b>	4200 W Pico Blvd	Proposed 55-Unit Multifamily Development
5	<b>6001 W Pico Blvd Apartments</b>	6001 W Pico Blvd	Development Currently Under Construction with 48 Apartment Units
6	<b>6055 W Pico Blvd Mixed-Use Project</b>	6055 W Pico Blvd	Proposed Mixed-Use Project with 125 Apartment Units and Retail
7	<b>1251 West Blvd Apartments</b>	1251 West Blvd	Five-Story, 20-Unit Apartment Project Currently Under Construction
8	<b>4600 W Washington Blvd</b>	4600 W Washington Blvd	Proposed Apartment Project with 56 Apartment Units
9	<b>3617-3623 Venice Blvd</b>	3617-3623 Venice Blvd	Mixed-Use Project with 28 Apartment Units and Ground Floor Retail Currently Under Construction
10	<b>Olivia Apartments</b>	1556-1564 S Hi Point St	45 Apartment Units Currently Under Construction
11	<b>5211 Venice Apartments</b>	5211 Venice Blvd	New five-story building featuring 52 apartments above a two-level, 71-car underground parking garage
12	<b>8931 Helms Apartments</b>	8931 Helms Ave	Planning a new five-story building for 72 studio and one-bedroom apartments with street-level parking
13	<b>8787 Venice Mixed-Use Project</b>	8787 Venice Blvd	A six-story, approximately 148,000-square-foot development featuring 69,176 square feet of offices and ground floor retail, as well as 73 one-bedroom apartments.
14	<b>1500 Hi Point Apartments</b>	1500 Hi Point St	58 one-, two-, and three-bedroom apartments atop subterranean parking for 105 vehicles
15	<b>1930 La Cienega Apartments</b>	1930 S La Cienega Blvd	44 one-, two-, and three-bedroom apartments with 8,100 square feet of ground-floor commercial space
16	<b>Kaiser Permanente</b>	5971 Venice Blvd	Kaiser's largest medical center provides the most advanced medical services while improving the patient experience and rediscovering its neighbors

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