

6629 - 6633 PINE AVENUE, BELL, CA 90201
POTENTIAL 11 UNIT 'FOR SALE DEVELOPMENT' WITH DENSITY BONUS



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TABLE OF CONTENTS



SPERRY COMMERCIAL

PROPERTY INFORMATION

Executive Summary	5
Property Description	6
Additional Photos - Existing Buildings	7
Complete Highlights	8
Additional Photos - Wood Frame Buildings	9

LOCATION INFORMATION

Aerial Map	11
Retailer Map	12

SALE COMPARABLES

Sale Comps	14
Sale Comps Summary	16
Sale Comps Map & Summary	17



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TABLE OF CONTENTS // 3



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PROPERTY INFORMATION



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PROPERTY INFORMATION // 4

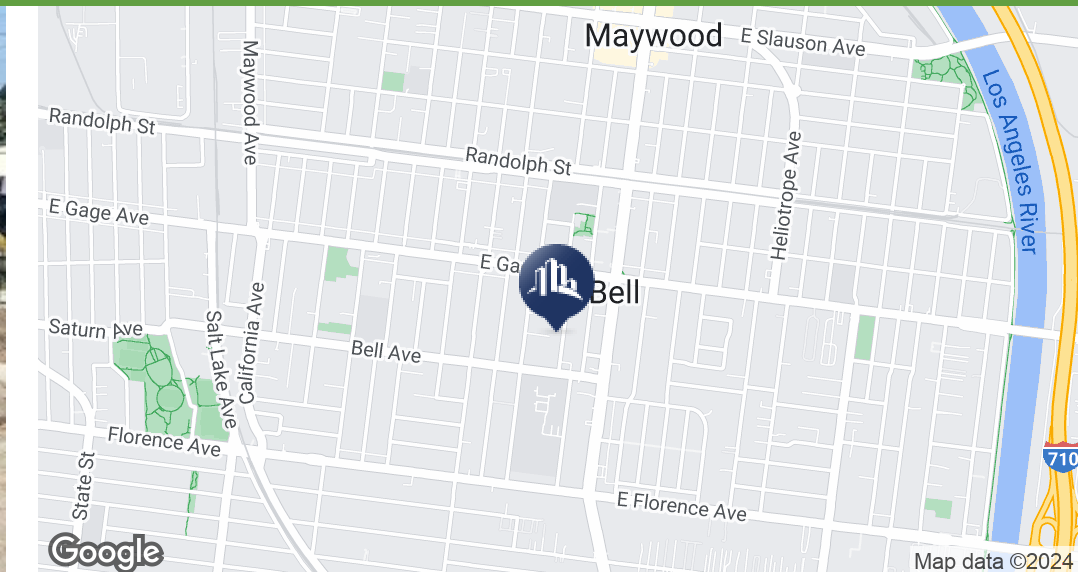
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PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$870,000
Lot Size:	14,000 SF
Price / Acre:	\$2,706,943
Zoning:	R3
Market:	South East Los Angeles
Submarket:	Mid Cities

PROPERTY OVERVIEW

Offered for Sale as a FOR SALE DEVELOPMENT opportunity, the Property comprises approximately 14,000 square feet of land. It consists of 4 wood-frame buildings that must be torn down for development. The current Zoning is R3. Per the City Planning Department, the zoning allows for 30 units per acre with a density bonus for affordable housing. THE PROPERTY CAN BE PURCHASED WITH THE ADJACENT APARTMENT BUILDING AT 6633 1/4 - 6633 3/4 PINE AVENUE.

PROPERTY HIGHLIGHTS

- Zoned R3 for potential 10-unit townhome or condominium development
- Possibility of greater density for affordable housing
- Seller is pro-development
- Potential for combined development with 6502 Flora one block West

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PROPERTY INFORMATION

PROPERTY DESCRIPTION



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The current Zoning is R3. Per the City Planning Department, the zoning allows for 30 units per acre with a density bonus for affordable housing.

THE PROPERTY CAN BE PURCHASED WITH THE ADJACENT APARTMENT BUILDING AT 6633 1/4 - 6633 3/4 PINE AVENUE.

LOCATION DESCRIPTION

Situated just to the North of Bell High School, the Property rests in a low-density clean residential neighborhood comprised of low-density single-family and multi-family living units and is just South of Gage Avenue.

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PROPERTY DESCRIPTION // 6



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PROPERTY INFORMATION

ADDITIONAL PHOTOS - EXISTING BUILDINGS



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PROPERTY INFORMATION

COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Building Name	Potential 10 Unit 'For Sale Development' Plus Density Bonus
Street Address	6629 - 6633 Pine Avenue
City, State, Zip	Bell, CA 90201
County	Los Angeles
Market	South East Los Angeles
Sub-market	Mid Cities
Cross-Streets	Gage and Pine

BUILDING INFORMATION

Number of Lots	2
Best Use	For Sale Residential Development

PROPERTY HIGHLIGHTS

- Zoned R3 for potential 11-unit townhome or condominium development
- Possibility of greater density for affordable housing
- Seller is pro-development
- Potential for combined development with 6502 Flora one block West
- Desirable location in the South East Los Angeles area
- Favorable zoning regulations for development projects - City Desires For Sale Development

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COMPLETE HIGHLIGHTS // 8



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PROPERTY INFORMATION

ADDITIONAL PHOTOS - WOOD FRAME BUILDINGS



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ADDITIONAL PHOTOS - WOOD FRAME BU

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LOCATION INFORMATION // 10

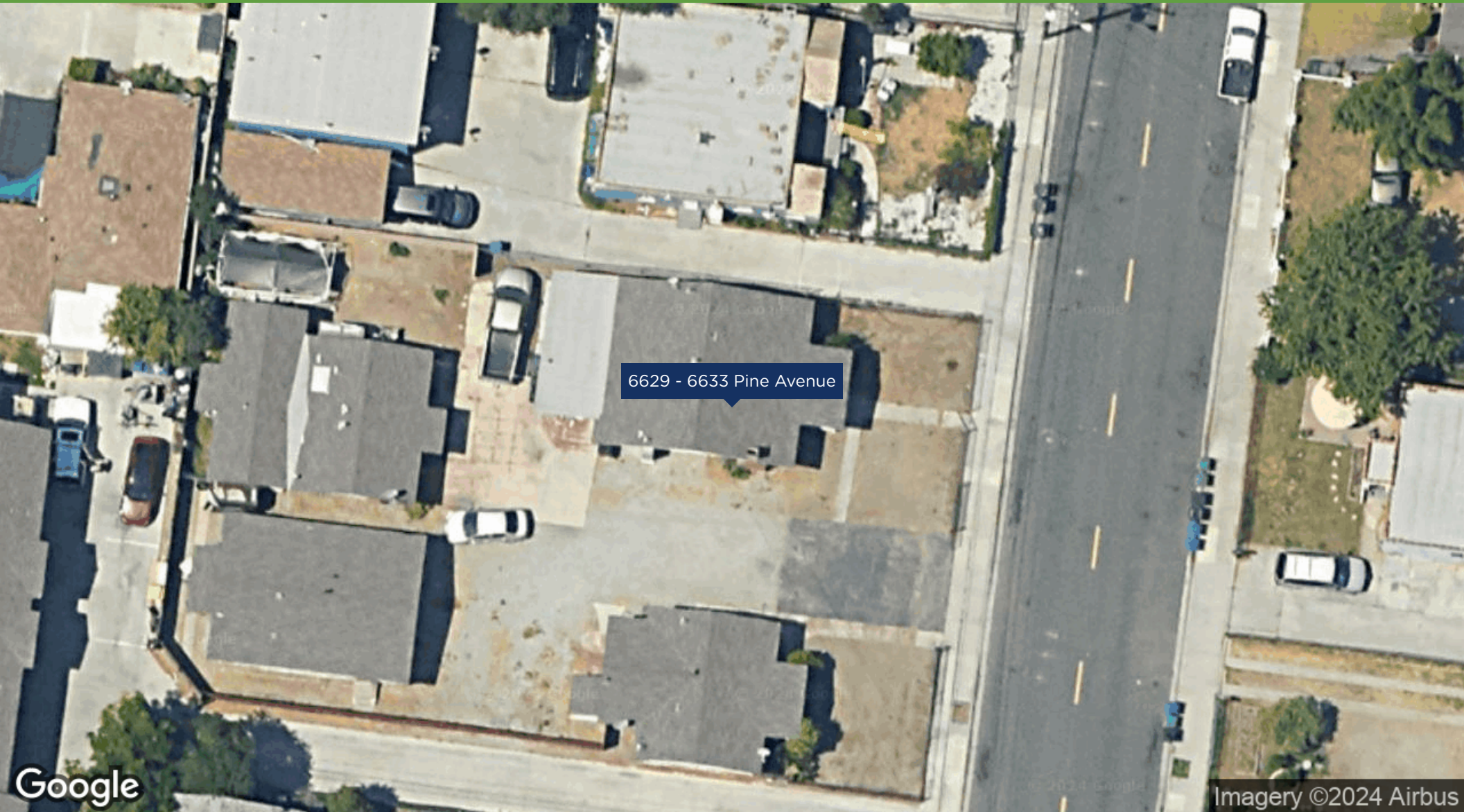
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LOCATION INFORMATION

AERIAL MAP



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AERIAL MAP // 11



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LOCATION INFORMATION

RETAILER MAP



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RETAILER MAP // 12

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SALE COMPARABLES



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SALE COMPARABLES // 13

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SALE COMPARABLES

SALE COMPS

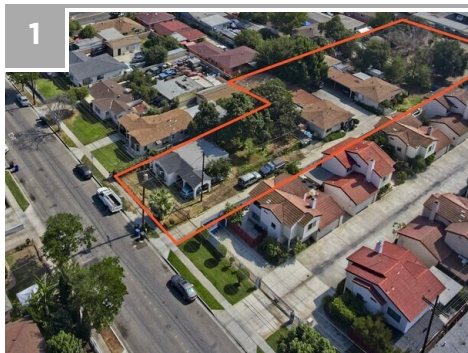


POTENTIAL 10 UNIT 'FOR SALE DEVELOPMENT' PLUS DENSITY BONUS

6629 - 6633 Pine Avenue, Bell, CA 90201

Subject Property

Price: \$870,000 Lot Size: 14,000 SF
 Price/SF: \$62.14

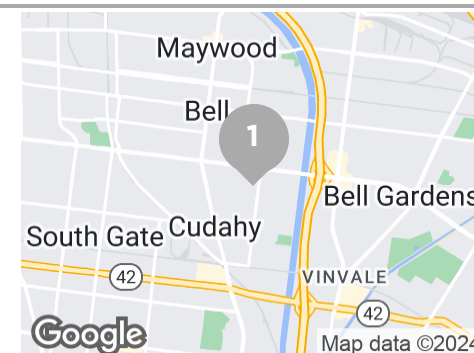


0.81 ACRES - TO BE 42 UNIT RESIDENTIAL PROPERTY

4936 Live Oak Street, Cudahy, CA 90201

Sold 7/10/2023

Price: \$3,075,000 Lot Size: 35,284 SF
 Price/SF: \$87.15



(0.46 ACRE) 20,019 SF MULTI FAMILY REDEVELOPMENT

5300 Live Oak Street, Cudahy, CA 90201

Sold 2/25/2022

Price: \$1,000,000 Lot Size: 20,020 SF
 Price/SF: \$49.95



POTENTIAL 10 UNIT 'FOR SALE DEVELOPMENT' PLUS DENSITY BONUS

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SALE COMPS // 14



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SALE COMPARABLES

SALE COMPS

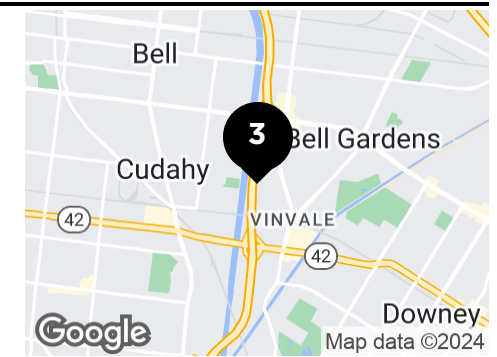


2.18 ACRE - AFFORDABLE HOUSING DEVELOPMENT

8000 Bell Gardens Ave, Bell Gardens, CA 90201

On Market

Price: \$6,500,000 Lot Size: 94,961 SF
Price/SF: \$68.45



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SALE COMPS // 15





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SALE COMPARABLES

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	LOT SIZE	PRICE/SF	PRICE/AC
	Potential 10 Unit 'For Sale Development' Plus Density Bonus 6629 - 6633 Pine Avenue Bell, CA 90201	\$870,000	0.32 AC	\$62.14	\$2,706,943
	1 SALE COMPS 0.81 Acres - To be 42 Unit Residential Property 4936 Live Oak Street Cudahy, CA 90201	\$3,075,000	0.81 AC	\$87.15	\$3,796,296
	2 (0.46 Acre) 20,019 SF Multi Family Redevelopment 5300 Live Oak Street Cudahy, CA 90201	\$1,000,000	0.4,595,959,595,959,596 AC	\$49.95	\$2,175,824
	3 2.18 Acre - Affordable Housing Development 8000 Bell Gardens Ave Bell Gardens, CA 90201	\$6,500,000	2.18 AC	\$68.45	\$2,981,651
		PRICE	LOT SIZE	PRICE/SF	PRICE/AC
	Totals/Averages	\$3,525,000	1.15 AC	\$70.37	\$3,065,217

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SALE COMPS SUMMARY // 16



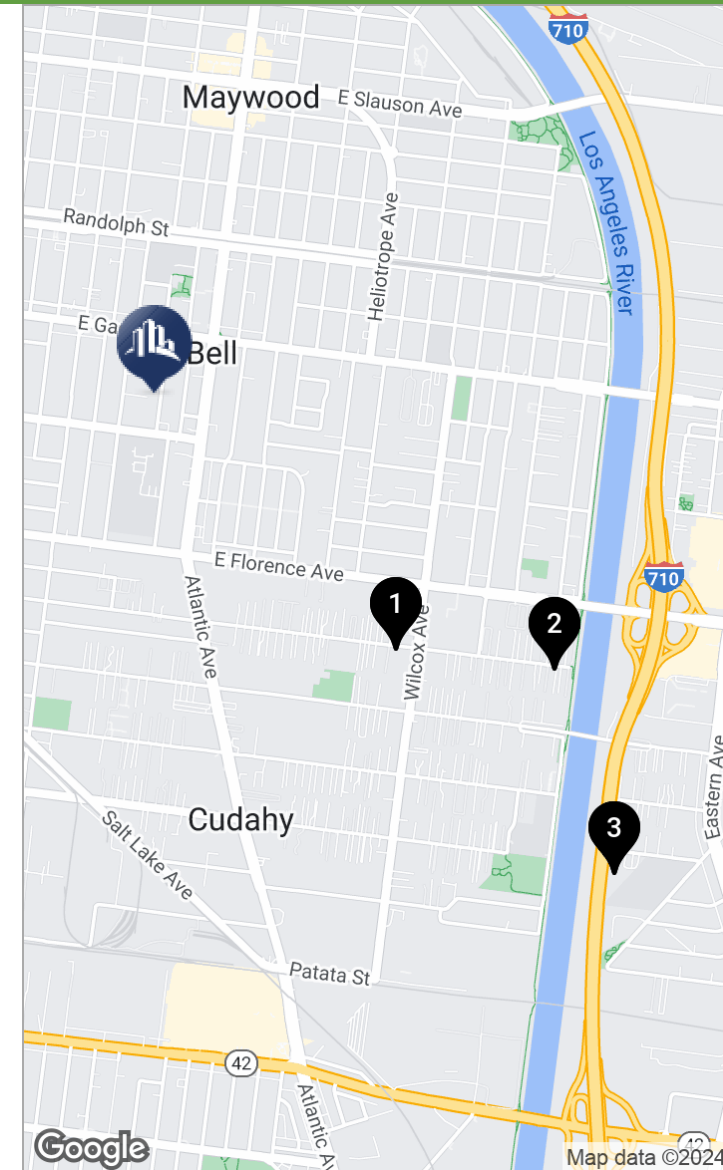
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SALE COMPARABLES

SALE COMPS MAP & SUMMARY

	NAME/ADDRESS	PRICE	LOT SIZE	PRICE/SF	DEAL STATUS
★	Potential 10 Unit 'For Sale Development' Plus Density Bonus 6629 - 6633 Pine Avenue Bell, CA	\$870,000	14,000 SF	\$62.14	Subject Property
1	0.81 Acres - To be 42 Unit Residential Property 4936 Live Oak Street Cudahy, CA	\$3,075,000	35,284 SF	\$87.15	Sold 7/10/2023
2	(0.46 Acre) 20,019 SF Multi Family Redevelopment 5300 Live Oak Street Cudahy, CA	\$1,000,000	20,020 SF	\$49.95	Sold 2/25/2022
3	2.18 Acre - Affordable Housing Development 8000 Bell Gardens Ave Bell Gardens, CA	\$6,500,000	94,961 SF	\$68.45	On Market
AVERAGES		\$3,525,000	50,088 SF	\$68.52	



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SALE COMPS MAP & SUMMARY // 1



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