

# 24513, 24515, 24519 WALNUT STREET

## INFILL MULTIFAMILY DEVELOPMENT OPPORTUNITY IN A RAPIDLY GROWING CITY

### POPULATION GROWTH

**+30%**

Increase (2010-2020)

### OLD TOWN REVITALIZATION

Vibrant Shops & Dining

### GROWTH PROJECTION

Growing Through 2050



+ No Rent Control in Newhall + 0.4 Mile to Tier 2 Transit Stop + High Demand Suburban Market

### BUILDING ENVELOPE

5' Side Setbacks  
0' Rear Alley Setback  
10' Front yard Setback  
35' Height Limit  
12' Additional for Rooftop Elements

### POTENTIAL PROJECT

20,000 SF 3 Story Building  
24 1-2 Bedroom Units  
Avg Rent Per Unit: \$2,000  
Projected Income:  
**\$460,800/Year**

### NO PARKING REQUIREMENTS

SB 79: No Parking Required For Multifamily

