

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

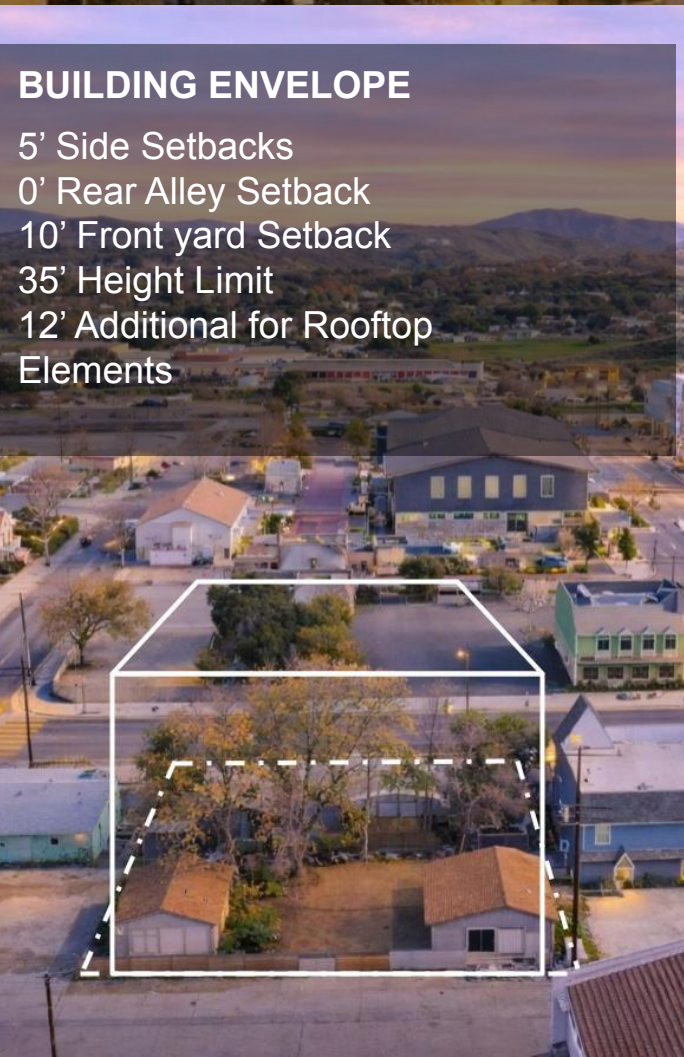
GROWTH PROJECTION
Growing Through 2050



+ 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

