

FOR SALE

*Land Development Opportunity*

1138-1150 WILSHIRE BLVD | LOS ANGELES, CA 90017





### INVESTMENT SUMMARY

ADDRESS	1138-1150 Wilshire Blvd Los Angeles, CA 90017
LOT SIZE	17,873 SF
APN	5143-022-007, 5143-022-011
ZONING	C4(CW)-U/6
ENTERPRISE ZONE	Yes
WALK SCORE	94 (Walker's Paradise)
TRANSIT SCORE	100 (Rider's Paradise)

*SUBMIT OFFER*

PRICE

*17,873 SF*

LOT SIZE

**PROPERTY HIGHLIGHTS**

Corner lot parcels located on the Southeast corner of Wilshire Blvd and Lucas Ave

Excellent Central City West location

Close to Good Samaritan Hospital and DTLA Financial District

Frontage on Wilshire Blvd (approx. 38 feet), Lucas Ave (approx. 176 feet) and Ingram St (49 feet)

Located in an Enterprise Zone

**DEVELOPMENT POTENTIAL**

**By Right**

45 units

6:1 FAR

**With Tier 3 TOC**

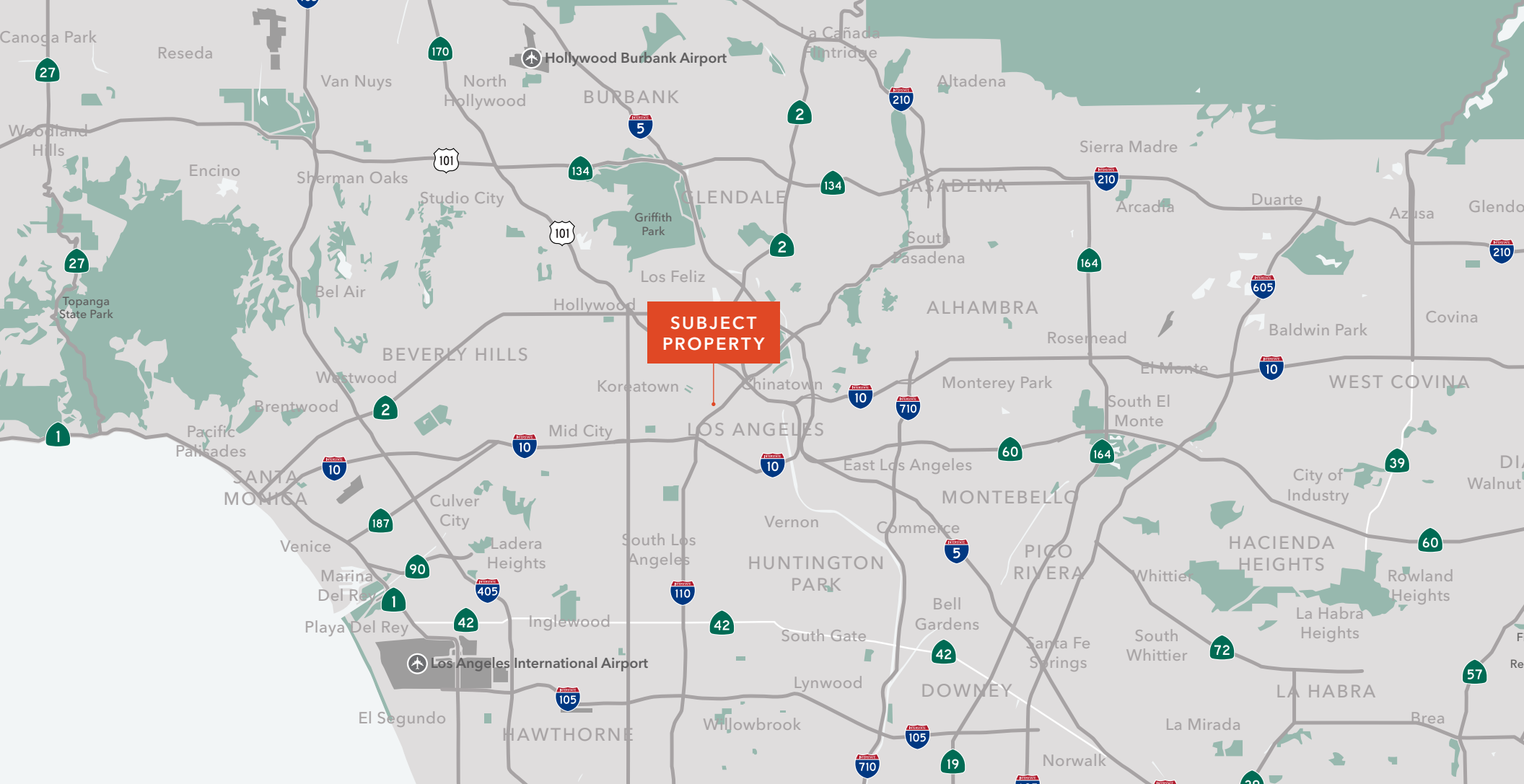
76 units

9:1 FAR

**Medical Office Potential**







## 1138-1150 WILSHIRE BLVD

JOHN ANTHONY, SIOR  
213.225.7218  
john.anthony@kidder.com  
LIC N° 01226464

CHRISTOPHER STECK, CCIM  
213.225.7231  
christopher.steck@kidder.com  
LIC N° 01841338

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

