

# FOR SALE: COMMERCIAL LAND SITE

1346 W. 93<sup>RD</sup> STREET, LOS ANGELES, CA, 90044

Total Estimated Area: +/-0.2124 Acres



## PROPERTY DETAIL

<b>Address</b>	1346 W. 93 <sup>rd</sup> Street, Los Angeles, CA 90044
<b>Current Use</b>	Vacant Unimproved Land
<b>Zoning</b>	C-2
<b>Ownership</b>	Los Angeles County Development Authority
<b>County</b>	County of Los Angeles
<b>Parcel No.</b>	6056-006-901
<b>Land Area</b>	+/- 0.2124 Acres (+/- 9,253 Square Feet)
<b>Sale Type</b>	"as-is" / "where-is"
<b>Listing Price</b>	\$650,000.00
<b>Other Notes</b>	Contact Agent for property details

## SITE HIGHLIGHTS

The property at 1346 W. 93rd Street, LA, is in the well-established Athens/South Los Angeles neighborhood. The unimproved/vacant property, a +/-9,253-square-foot parcel, is zoned C-2 and located in an area, which includes single-family residential and multi-family housing, mixed-use development and retail use. The property offers access to many daily essentials, such as:

- **Education:** The site is near local schools, including the Ninety-fifth Street Elementary School, Bret Harte Preparatory School, and George Washington Preparatory High School, and South LA College Prep.
- **Shopping & Dining:** The property is located close to convenient commercial corridors, including Normandie Avenue, Vermont Avenue, Western Avenue, and Century Boulevard, providing access to essential grocers, retail services, commercial uses, and restaurants and quick-serve eateries.
- **Recreation:** The parcel is a short distance away from public recreational space such as Jesse Owens Park, Maggie Hathaway Golf Course, and Algin Sutton Recreation Center.

This property is being offered in a strictly "as-is" and "where-is" condition. Based on previous soil environmental testing, the property has a soil vapor condition and may require a remediation plan and investment to address this condition. The seller has environmental reports outlining this condition and will make them available upon the prospective buyer's request.

This property has potential for an investor willing to address this challenge. The seller's team is ready to discuss this opportunity with you. Please call us today.



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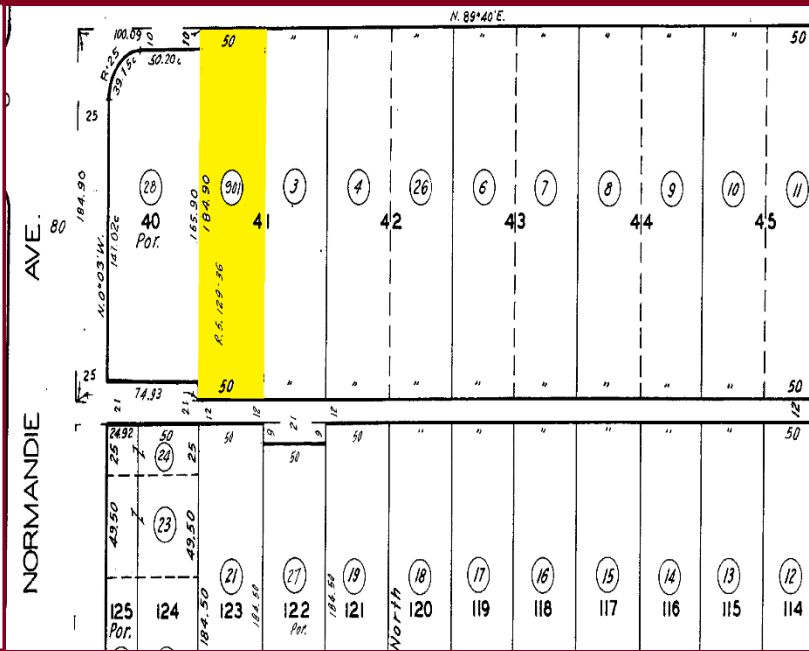
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# Aerial View



# Parcel Map



## CONTACT



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## DEMOGRAPHIC INFORMATION - 2025

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	50,035	390,259	1,061,308
<b>HOUSEHOLDS</b>	16,241	117,057	324,286
<b>MEDIAN AGE</b>	34.9	34.5	34.8
<b>INCOME &amp; HOME VALUES</b>			
<b>Avg. Household Income</b>	\$79,541	\$87,797	\$92,270
<b>Med Home Value</b>	\$688,348	\$699,663	\$728,158

## REGIONAL MAP



**DISCLAIMER:** Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property(ies). The value of this transaction to you depends on multiple factors, which should be evaluated by your tax, financial, and legal advisors. No express or implied representations have been made regarding any conditions pertaining to soil and/or toxic waste, hazardous materials, and/or undesirable substances in or on the property(ies). You and your advisors should conduct a careful, independent investigation of the property(ies) to determine to your satisfaction the suitability of the property(ies) for your needs. The Seller may continue to solicit offers if it is not satisfied with the offers received. Development entitlements and sale of property(ies) subject to County/Public Agency/Successor Agency approval.