

Mixed Use or Hotel Development

Best Location in Koreatown Los Angeles

3242 W 8th Street
Los Angeles CA 90005
Commercial Office Building
(C2-1)

811-813 S Mariposa Ave. Los Angeles 90005
Residential 4 Unit Apartment (R4-2)

819 S Mariposa Ave. Los Angeles, CA 90005
Residential 4 Unit Apartment (R4-2)



Office Building at
3242 W 8th Street, Los Angeles CA 90005

4B Advisors Inc
DRE:02165288

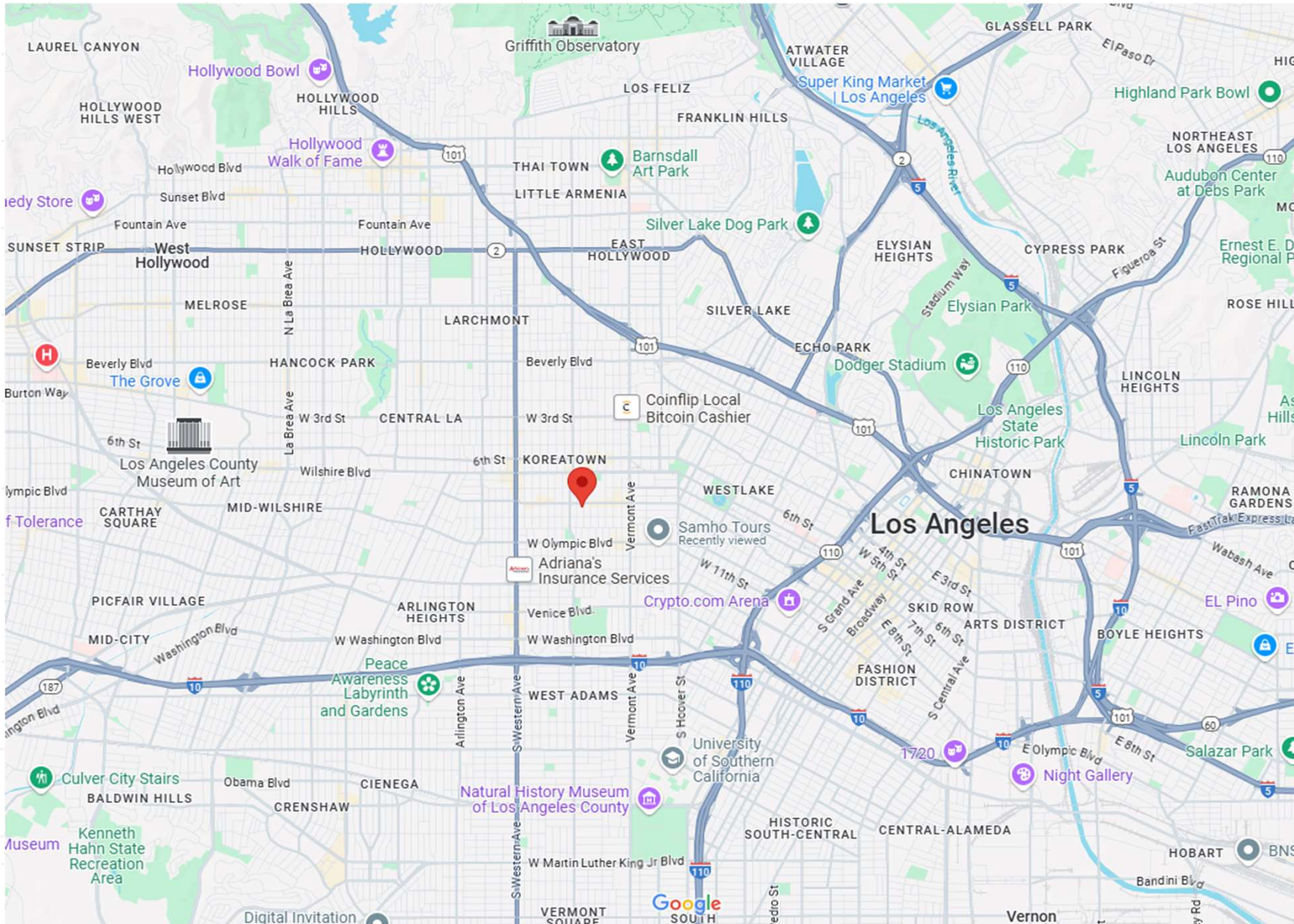


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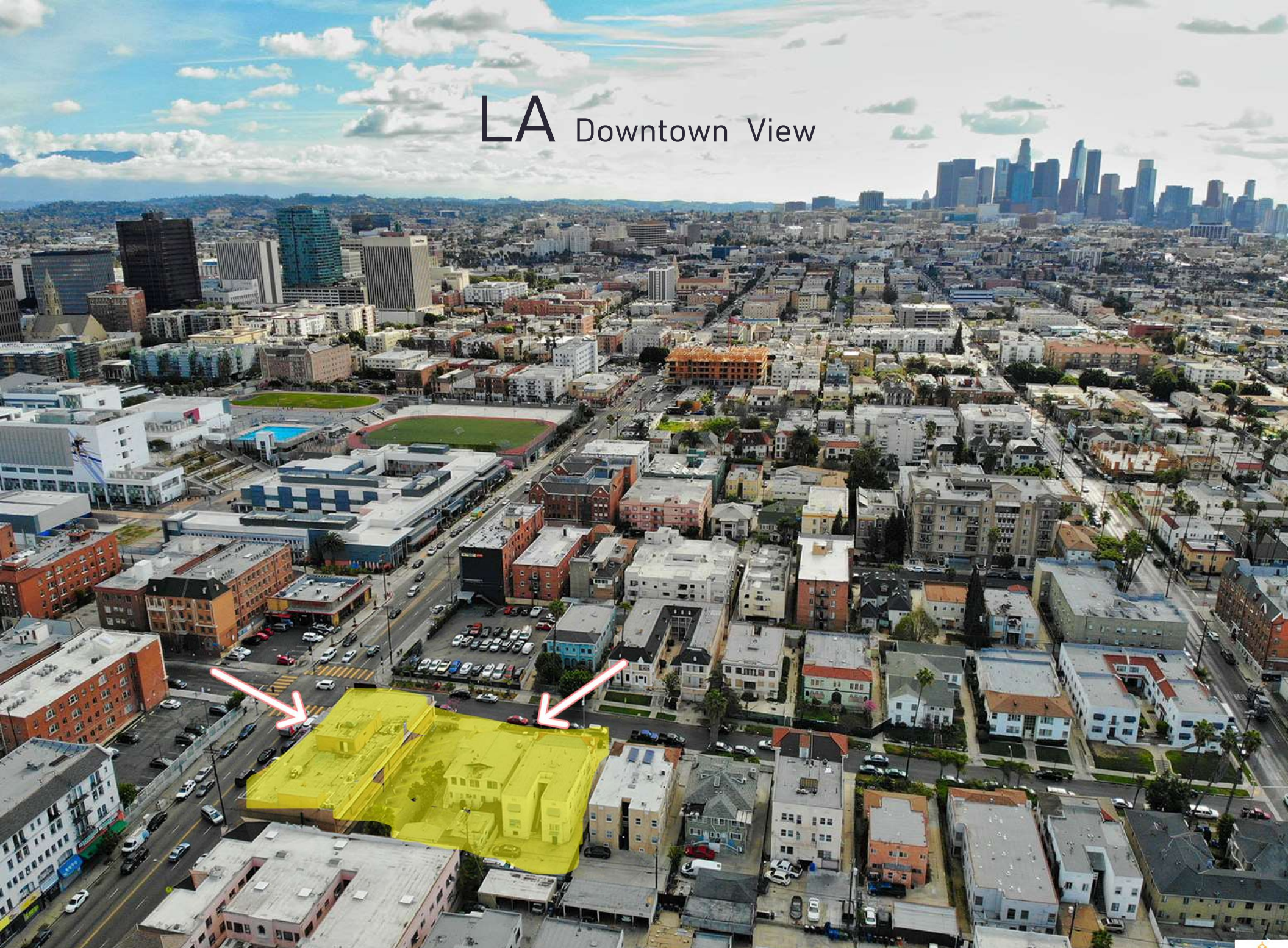
8th Street & Mariposa Ave

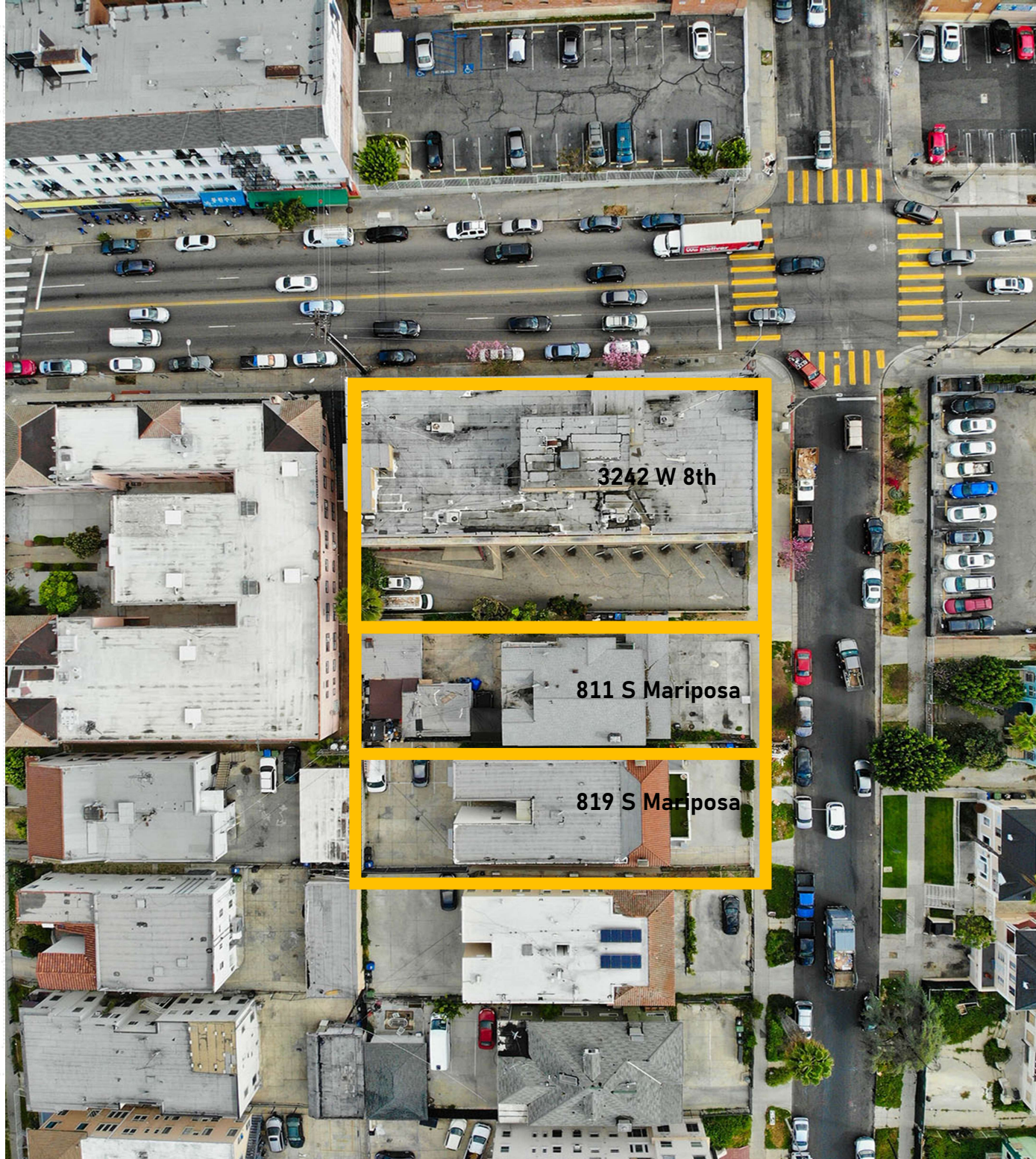
Map

3 miles from LA downtown
Located in Los Angeles
Koreatown



LA Downtown View





8th and Mariposa South & West Corner



Site Summary-Mix-Use Project

Address: 3242 W. 8th St
811 S Mariposa Ave
819 S Mariposa Ave
Los Angeles, CA 90005

APNs: 5094-018-010, -011, -012

Sale Price: **\$10,000,000**

Zoning: 3242 W. 8th St- C2 -1 (FAR 1 : 3)
811 - 819 S Mariposa Ave - R4-2 (FAR 1:6)

Building Sq Ft: 3242 W. 8th St - 15,930 sq. ft.
811 S Mariposa Ave - 3,098 sq. ft.
819 S Mariposa Ave - 4,852 sq. ft.
Total: 23,880 sq. ft.

Land Sq Ft: 3242 W. 8th St - 12,174 sq. ft.
811 S Mariposa Ave - 6,763 sq. ft.
819 S Mariposa Ave - 6,763 sq. ft.
Total: 25,700 sq. ft.

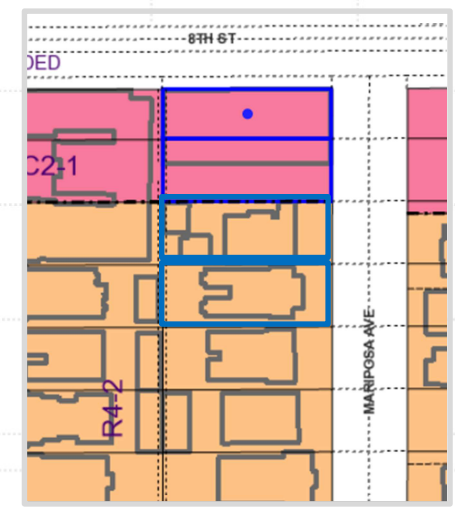
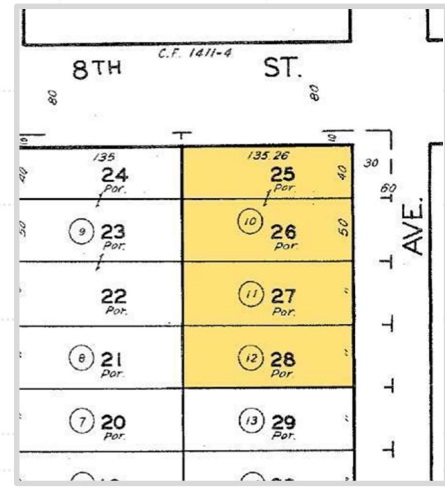
Built: 3242 W. 8th St- 1956
811 S Mariposa Ave - 1924
819 S Mariposa Ave - 1924

Density (By Right): 65 Units

Density (Proposed): 1) TOC: Tier 3
2) 70% Unit Increase - 111 Units

Property Highlights

- Investment Opportunity
- Walk Score: Walker's Paradise (93)
- Transit Score: Excellent Transit (80)
- **At 5/23/2017, property was entitled 86 Unit Hotel on 3242 W 8th and 811 Mariposa**



Hotel Project Assumption
No entitlement



Perspective_Southwest



Perspective_Northwest



Perspective_Southeast



Perspective_Northeast

SCOPE OF WORK	NEW CONSTRUCTION OF 128 ROOM 6-STORY HOTEL BUILDING OVER ONE(1) LEVEL OF SUBTERRANEAN PARKING	
ADDRESS	3242 W 8th St, Los Angeles CA 90005	
ZONING	C2-1 & R4-2	
SITE AREA	25,700 sq. ft.	
PARKING	68	
ADDRESS	3242 W 8th St	811-819 S Mariposa
LOT AREA	12,174 sq. sf.	13,526 sq. ft.
APN	5094-018-010	5094-018-011&012
CASE NUMBER		
BUILDABLE AREA	C2-1: 12,174 sq. ft. & R4-2: 100 ft X 80 ft	
FAR ALLOWED	85,000 sq. ft. (MAX FLOOR AREA)	
FLOOR AREA PROPOSED	85,000 sq. ft.	
	UNDERGROUND	1,200 SF
	GROUND	7,000 SF
	2ND-6TH FL	76,800 SF
HEIGHT ALLOWED	UNLIMITED HEIGHT	
DENSITY ALLOWED	128 GUEST ROOM ALLOWED	
DENSITY PROPOSED	TOTAL 128 GUEST ROOMS	





3242 W 8th St, Los Angeles CA 90005

APN:	5094-018-010
Zoning:	C2
Building Sq Ft:	15,930 sq. ft.
Land Sq Ft:	12,174 sq. ft.
Built:	1956
TOC:	Tier 3
Parking:	36 Spaces
Gross Monthly Rent:	\$16,687





**811 S Mariposa Ave
Los Angeles CA 90005**

APN:	5094-018-011
Zoning:	R4-2
Building Sq Ft:	3,098 sq. ft.
Land Sq Ft:	6,763 sq. ft.
Built:	1924
TOC:	Tier 3
Parking:	6 Spaces
Gross Monthly Rent:	\$4,432



**819 S Mariposa Ave
Los Angeles CA 90005**

APN:	5094-018-012
Zoning:	R4-2
Building Sq Ft:	4,853 sq. ft.
Land Sq Ft:	6,763 sq. ft.
Built:	1924
TOC:	Tier 3
Parking:	6 Spaces
Gross Monthly Rent:	\$9,000

