



**4812 LIVE OAK ST**  
**CUDAHY, CA 90201**

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# Investment Overview



## *Executive Summary*

4812 Live Oak Street presents a rare infill development opportunity in the City of Cudahy, offering a large approximately 39,382.5 square foot lot positioned within a neighborhood where new multifamily development has already proven successful. Zoned CUR3, the property provides developers with the opportunity to capitalize on the strong demand for housing in Southeast Los Angeles County.

The site is currently improved with a large single-family residence built in 1977 and expansive rear yard area; however, the property is being marketed primarily for its land and redevelopment potential. Similar nearby parcels have recently been redeveloped into multifamily projects of approximately 40+ units, demonstrating the viability of higher-density residential construction within the immediate area.

Based on preliminary density assumptions and site layout considerations, the property could potentially accommodate approximately 30 to 32 residential units, depending on final design, parking configuration, and fire access requirements. Higher densities may be achievable through the use of affordable housing incentives or density bonus programs, subject to buyer verification with the City of Cudahy.

With its substantial lot size, multifamily zoning designation, and nearby development precedents, 4812 Live Oak Street represents a compelling opportunity for developers seeking a large urban infill site capable of supporting a meaningful multifamily project in a supply-constrained Los Angeles County housing market.





## Investment Overview

### Pricing Metrics

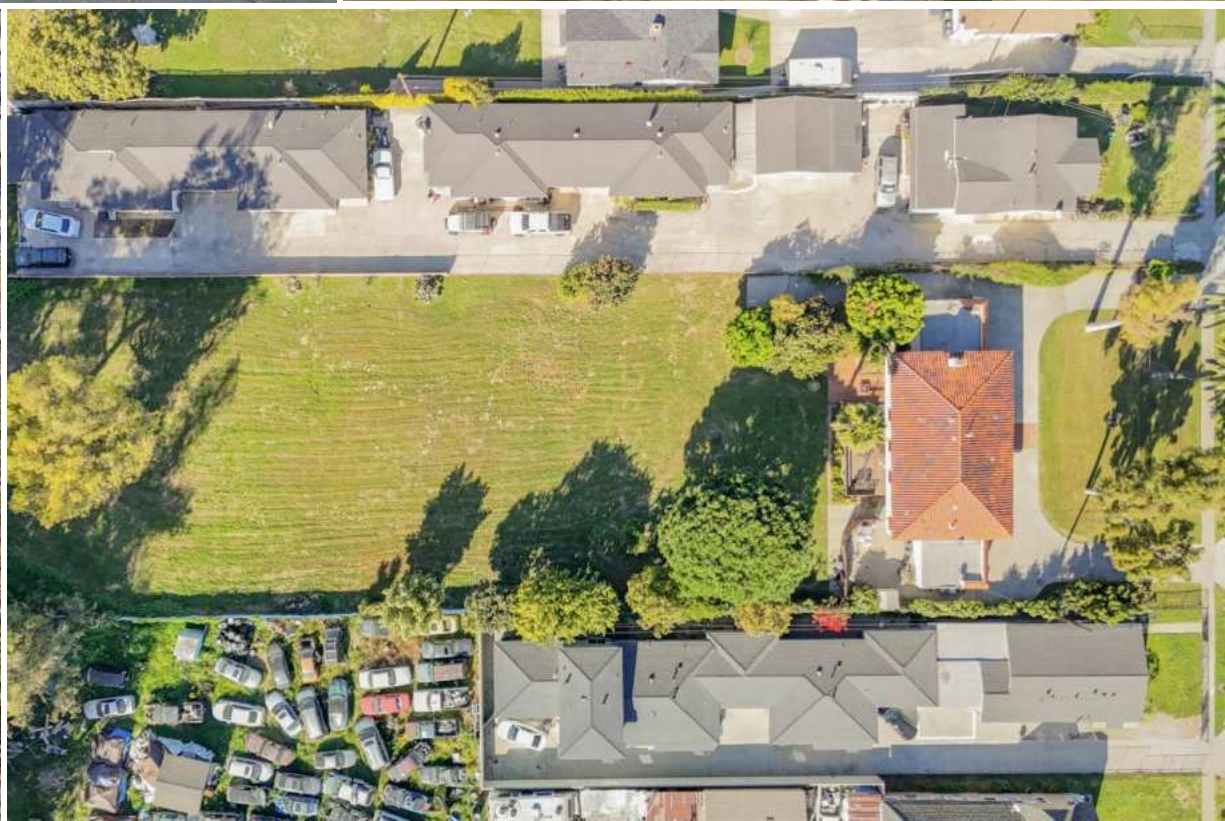
Offering Price	\$2,450,000
Price/Lot Sq Ft	\$62.21

### Property Details

Lot Size	39,382.5
APN	6226-014-031
Zoning	CUR3*
Rent Control	AB 1482

# Property Photos





# Property Analysis



**4812 Live Oak St, Cudahy, CA**

**Zoning:** HDR – High Density Residential (City of Cudahy)

**Current Use:** Land-focused valuation

## **Site Overview**

Lot Size: **~39,382 SF (≈ 0.90 acres)**

Larger parcel with improved design flexibility

## **Density Allowance**

HDR zoning allows **~38–40 units per acre**, depending on parcel characteristics.

0.90 acres × ~38 units/acre

## **Theoretical Maximum: ~32 units**

*Final unit count subject to design, parking, and regulatory compliance.*

## **Key Development Considerations**

Parking requirements and circulation

Height, massing, and open space standards

Fire access and life-safety regulations

## **Summary Takeaway**

Larger lot supports **greater multifamily scale and efficiency**

More flexibility than smaller HDR parcels

Final yield should be confirmed via **preliminary site planning**

# Comparable Sales: *Financials*

5252 Live Oak St

SALES PRICE: \$2,000,000

LIST PRICE: \$2,000,000

OFF-MARKET



Owner: SOPHIA DEVELOPMENT  
Contractor: THE MOADDEL GROUP, INC.

5252 LIVE OAK STREET  
Cudahy, California 90201  
19 Units

**\$/LOT SQFT**

**DENSITY**

**ZONING**

**SOLD DATE**

\$49.38

MDR

CUR3

10/24/2025

4936 Live Oak St

SALES PRICE: \$3,075,000

LIST PRICE: \$3,350,000

DOM: 173



**\$/LOT SQFT**

**DENSITY**

**ZONING**

**SOLD DATE**

\$86.80

HDR

CUR3

7/10/2023

# Comparable Sales: *Financials*

4302 Elizabeth St

SALES PRICE: \$2,050,000

LIST PRICE: \$2,050,000

OFF-MARKET



**\$/LOT SQFT**

**DENSITY**

**ZONING**

**SOLD DATE**

\$49.94

MDR

CUR3

2/29/2019

4312 Elizabeth St

SALES PRICE: \$1,200,000

LIST PRICE: \$1,200,000

OFF-MARKET



**\$/LOT SQFT**

**DENSITY**

**ZONING**

**SOLD DATE**

\$61.39

MDR

CUR3

11/30/2018

# Comparable Sales: *Analysis*

Address	Sale Price	Density	Zoning	Lot SQFT	Price/Lot SF	Sale Date
5252 Live Oak St	\$2,000,000	MDR	CUR3	40,499	\$49.38	10/24/2025
4936 Live Oak St	\$3,075,000	HDR	CUR3	35,425	\$86.80	7/10/2023
4302 Elizabeth St	\$2,050,000	MDR	CUR3	41,046	\$49.94	2/29/2019
4312 Elizabeth St	\$1,200,000	MDR	CUR3	19,548	\$61.39	11/30/2018
<b>AVERAGE</b>	<b>\$2,081,250</b>		<b>CUR3</b>	<b>34130</b>	<b>\$61.88</b>	
<b>Subject Property</b>						
<b>4812 Live Oak St</b>	<b>\$2,450,000</b>		<b>CUR3</b>	<b>39,383</b>	<b>\$62.21</b>	

**4812 Live Oak St, Cudahy, CA 90201**

**List Price:** \$2,450,000  
**Approx. Lot Size:** 39382.5  
**Cost per Lot SF:** \$62.21



Presented by LYON | STAHL



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This information has been secured from sources we believe to be reliable but representations, or warranties, expressed or implied, as to the accuracy of the references to square footage, land lines/boundaries and age are approximate. Buyer takes responsibility for all information and bears all risk for any inaccuracies.

# Location Overview



# CUDAHY

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*CLARA STREET PARK*

Cudahy is a centrally located city in Southeast Los Angeles County with a population of approximately 23,000 residents. Known for its tight-knit community and strong workforce presence, the city plays an important role within the broader Gateway Cities region, one of the most densely populated urban areas in Southern California.

The city's location just minutes from Downtown Los Angeles provides residents with convenient access to major employment centers, transportation corridors, and regional amenities.

Cudahy benefits from proximity to several major freeways including the I-710, I-105, and I-5, allowing for efficient connectivity throughout Los Angeles County and surrounding markets.

As part of the greater Los Angeles metropolitan area, Cudahy is surrounded by a diverse mix of residential neighborhoods, commercial corridors, and industrial employment hubs.



*CUDAHY CITY HALL*



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