

Fully RTI



Priced at \$1,740,000

# 6719 S Figueroa Street

Los Angeles, CA 90003

58 unit, 100% Affordable Housing Development Opportunity  
RTI at COE

**PARTNERSCRE**  
Petito | Sayani | Svidler



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# 6719 S Figueroa Street

## The Offering

PartnersCRE is proud to offer an outstanding, **Ready-to-Issue 58-unit affordable housing development opportunity** in the heart of Los Angeles at **6719 S Figueroa St., Los Angeles, CA 90003**, located within the **Los Angeles State Enterprise Zone**.

This prime project sits on a **9,805 SF lot** and features a 4-story **Type V-A building** designed under AB 1763 and AB 2345 incentives, maximizing both density and affordability. With a total floor area of **24,774 SF and 20,049 SF of rentable space**, the development includes **33 studio units, 25 one-bedroom units, and 1 market-rate manager's unit**. Of these, **45 units** are affordable to **low-income tenants (80% AMI or lower)**, while **12 units** are reserved for **moderate-income residents (120% AMI or lower)**.

Notably, this 100% affordable housing project eliminates the need for parking, significantly reducing construction costs and enhancing long-term affordability. The rent structure aligns with **HCD Schedule VI and TCAC Schedule IX**, ensuring a sustainable income model for developers.

The property is located just **410 ft from public transit** and close to essential amenities, including schools, parks, and healthcare centers, making it an ideal home for individuals and families. Positioned in a vibrant and transforming Los Angeles community, this site offers convenient access to local shops, dining, and services, with the added advantage of being in the **Los Angeles State Enterprise Zone**, offering potential business and tax incentives.

With all **entitlements and waivers** secured—including density bonuses, FAR increases, and open space reductions—this project is Ready-to-Issue and will be delivered vacant at closing, offering developers an immediate and seamless path to construction.

## At a Glance

## South Los Angeles

**\$1,740,000**

Price

**24,774 SF**

Proposed Building SF across 4 Stories

**20,049 SF**

Proposed Rentable SF

**58 unit, 100% Affordable Housing Development Opportunity, RTI at COE**

**9,805 SF**

Lot Size

**84 FT X 120 FT**

Lot Dimensions

**6013-01-8037**

APNs

**Vacant lot**

Existing Use

## Highlights

- 58-Unit 100% Affordable Housing Development, RTI at COE
- Zoning: C2-1VL and Tier 1 Transit-Oriented Community with AB 1763 and AB 2345 incentives
- Rent Schedules: HCD Schedule VI and TCAC Schedule IX; 45 low-income (80% AMI) and 12 moderate-income (120% AMI) units
- Transit Access: Located 410 ft from public transit, including the 81 Bus and J Line
- Turnkey Opportunity: Delivered vacant with Ready-to-Issue permits for immediate development

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## Project Unit Breakdown

Unit Breakdown	1 Bedroom	Studio
Low Income	17	30
Moderate Income	8	3
<b>Total Unit</b>	<b>58</b>	

1st Floor	Unit Mix	Unit SF	Affordability Level
101	1+1	375	Moderate Income
102	0+1	285	Low Income
103	0+1	261	Low Income
104	1+1	422	Moderate Income
105	1+1	409	Low Income
106	1+1	459	Low Income
107	0+1	297	Low Income
108	0+1	303	Low Income
109	0+1	308	Low Income
110	1+1	408	Moderate Income
111	1+1	383	Low Income
112	0+1	323	Low Income
113	1+1	430	Low Income
<b>Total Floor SF</b>	<b>4,663</b>		

2nd Floor	Unit Mix	Unit SF	Affordability Level
201	0+1	289	Low Income
202	0+1	285	Low Income
203	0+1	285	Low Income
204	0+1	261	Low Income
205	1+1	422	Low Income
206	1+1	409	Moderate Income
207	1+1	445	Low Income
208	0+1	303	Low Income
209	0+1	303	Low Income
210	0+1	308	Low Income
211	1+1	408	Low Income
212	1+1	383	Low Income
213	0+1	323	Moderate Income
214	1+1	425	Moderate Income
215	1+1	443	Low Income
<b>Total Floor SF</b>	<b>5,292</b>		



# 6719 S Figueroa Street

## Project Unit Breakdown

3rd Floor	Unit Mix	Unit SF	Affordability Level
301	0+1	289	Low Income
302	0+1	285	Low Income
303	0+1	285	Low Income
304	0+1	261	Low Income
305	1+1	422	Moderate Income
306	1+1	409	Low Income
307	1+1	445	Moderate Income
308	0+1	303	Low Income
309	0+1	303	Low Income
310	0+1	308	Low Income
311	1+1	408	Low Income
312	1+1	383	Low Income
313	0+1	323	Low Income
314	1+1	425	Low Income
315	1+1	443	Moderate Income
Total Floor SF		5,292	

4th Floor	Unit Mix	Unit SF	Affordability Level
401	0+1	289	Low Income
402	0+1	285	Moderate Income
403	0+1	285	Low Income
404	0+1	261	Low Income
405	0+1	269	Moderate Income
406	0+1	252	Low Income
407	0+1	265	Low Income
408	0+1	303	Low Income
409	0+1	303	Low Income
410	0+1	308	Low Income
411	1+1	408	Low Income
412	1+1	383	Low Income
413	0+1	323	Low Income
414	1+1	425	Low Income
415	1+1	443	Low Income
Total Floor SF		4,802	

Total Rentable SF	20,049
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# 6719 S Figueroa Street

## LAHD Table of Rental Units - Non-Final



X

LAHD Staff:  
(Internal Use)

Date:

revised  
5-16-2024

### Square Footage Per Unit

Project Address: 6715, 6719 S Figueroa St, Los Angeles, CA 90006

Unit Type (Bdrm)	Count	Total Sq. Ft. Market Unit	Avg. Sq. Ft. Market Unit	Sq. ft. for the Restricted Units cannot be < 90% of the average sq. ft. of the market rate units.*
Single	33	0	0	0
1	25	443	443	Restricted Unit(s) must be = or > 399 Sq. Ft.
2				
3				
4				
5				
6				
<b>Total:</b>	<b>58</b>			<b>Total Restricted Units: 57</b>

Record No.	Rstct	Unit No.	Unit Type (Bdrm)	Unit Sq. Ft.	Affordability Level/ Manager's Unit	Schedule Type	Location of Unit in Building	In Building
1	X	101	1	375.00	Moderate Income	HCD Sch. 6	North side	Y
2	X	102	Single	285.00	Low Income	CTCAC Sch. 9	North side	Y
3	X	103	Single	261.00	Low Income	CTCAC Sch. 9	North side	Y
4	X	104	1	422.00	Moderate Income	HCD Sch. 6	North West Corner	Y
5	X	105	1	409.00	Low Income	CTCAC Sch. 9	West side	Y
6	X	106	1	459.00	Low Income	CTCAC Sch. 9	West side	Y
7	X	107	Single	297.00	Low Income	CTCAC Sch. 9	South side	Y
8	X	108	Single	303.00	Low Income	CTCAC Sch. 9	Central	Y
9	X	109	Single	308.00	Low Income	CTCAC Sch. 9	Central	Y
10	X	110	1	408.00	Moderate Income	HCD Sch. 6	South side	Y
11	X	111	1	383.00	Low Income	CTCAC Sch. 9	Central	Y
12	X	112	Single	323.00	Low Income	CTCAC Sch. 9	Central	Y
13	X	113	1	430.00	Low Income	CTCAC Sch. 9	South East Corner	Y
14	X	201	Single	289.00	Low Income	CTCAC Sch. 9	North side	Y
15	X	202	Single	285.00	Low Income	CTCAC Sch. 9	North side	Y
16	X	203	Single	285.00	Low Income	CTCAC Sch. 9	North side	Y
17	X	204	Single	261.00	Low Income	CTCAC Sch. 9	North side	Y
18	X	205	1	422.00	Low Income	CTCAC Sch. 9	North West Corner	Y

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## LAHD Table of Rental Units - Non-Final

19	X	206	1	409.00	Moderate Income	HCD Sch. 6	West side	Y
20	X	207	1	445.00	Low Income	CTCAC Sch. 9	West side	Y
21	X	208	Single	303.00	Low Income	CTCAC Sch. 9	South side	Y
22	X	209	Single	303.00	Low Income	CTCAC Sch. 9	Central	Y
23	X	210	Single	308.00	Low Income	CTCAC Sch. 9	Central	Y
24	X	211	1	408.00	Low Income	CTCAC Sch. 9	South side	Y
25	X	212	1	383.00	Low Income	CTCAC Sch. 9	Central	Y
26	X	213	Single	323.00	Moderate Income	HCD Sch. 6	Central	Y
27	X	214	1	425.00	Moderate Income	HCD Sch. 6	South East Corner	Y
28	X	215	1	443.00	Low Income	CTCAC Sch. 9	East side	Y
29	X	301	Single	289.00	Low Income	CTCAC Sch. 9	North side	Y
30	X	302	Single	285.00	Low Income	CTCAC Sch. 9	North side	Y
31	X	303	Single	285.00	Low Income	CTCAC Sch. 9	North side	Y
32	X	304	Single	261.00	Low Income	CTCAC Sch. 9	North side	Y
33	X	305	1	422.00	Moderate Income	HCD Sch. 6	North West Corner	Y
34	X	306	1	409.00	Low Income	CTCAC Sch. 9	West side	Y
35	X	307	1	445.00	Moderate Income	HCD Sch. 6	West side	Y
36	X	308	Single	303.00	Low Income	CTCAC Sch. 9	South side	Y
37	X	309	Single	303.00	Low Income	CTCAC Sch. 9	Central	Y
38	X	310	Single	308.00	Low Income	CTCAC Sch. 9	Central	Y
39	X	311	1	408.00	Low Income	CTCAC Sch. 9	South side	Y
40	X	312	1	383.00	Low Income	CTCAC Sch. 9	Central	Y
41	X	313	Single	323.00	Low Income	CTCAC Sch. 9	Central	Y
42	X	314	1	425.00	Low Income	CTCAC Sch. 9	South East Corner	Y
43	X	315	1	443.00	Moderate Income	HCD Sch. 6	East side	Y
44	X	401	Single	289.00	Low Income	CTCAC Sch. 9	North side	Y
45	X	402	Single	285.00	Low Income	CTCAC Sch. 9	North side	Y
46	X	403	Single	285.00	Moderate Income	HCD Sch. 6	North side	Y
47	X	404	Single	261.00	Low Income	CTCAC Sch. 9	North side	Y
48	X	405	Single	269.00	Low Income	CTCAC Sch. 9	North West Corner	Y
49	X	406	Single	252.00	Low Income	CTCAC Sch. 9	West side	Y
50	X	407	Single	265.00	Low Income	CTCAC Sch. 9	West side	Y
51	X	408	Single	303.00	Moderate Income	HCD Sch. 6	South side	Y
52	X	409	Single	303.00	Low Income	CTCAC Sch. 9	Central	Y
53	X	410	Single	308.00	Very Low Income	CTCAC Sch. 9	Central	Y
54	X	411	1	408.00	Low Income	CTCAC Sch. 9	South side	Y
55	X	412	1	383.00	Low Income	CTCAC Sch. 9	Central	Y
56	X	413	Single	323.00	Low Income	CTCAC Sch. 9	Central	Y
57	X	414	1	425.00	Moderate Income	HCD Sch. 6	South East Corner	Y
58		415	1	443.00	Manager's Unit		East side	Y

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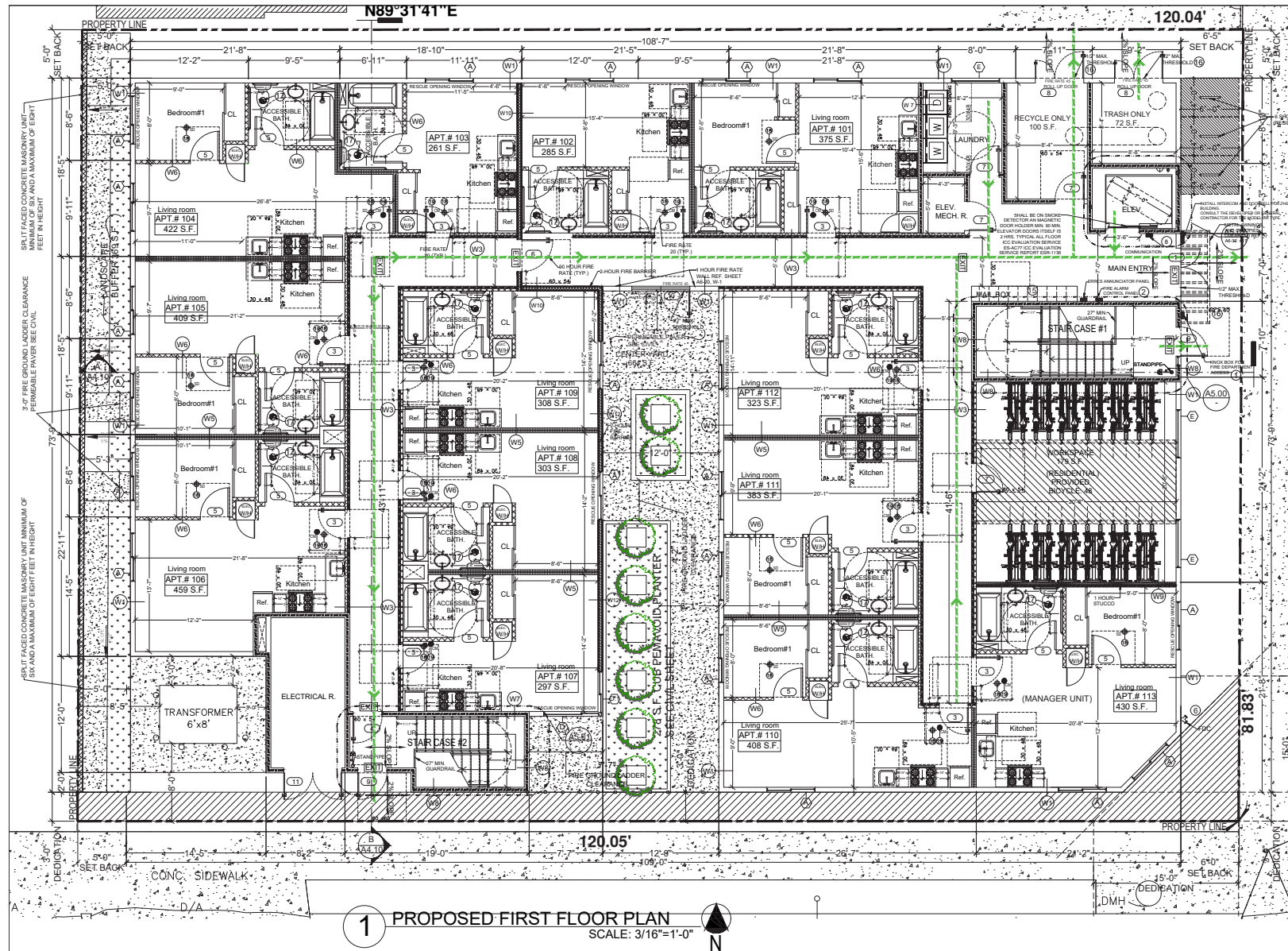


## Floor Plan - Site Plan



# 6719 S Figueroa Street

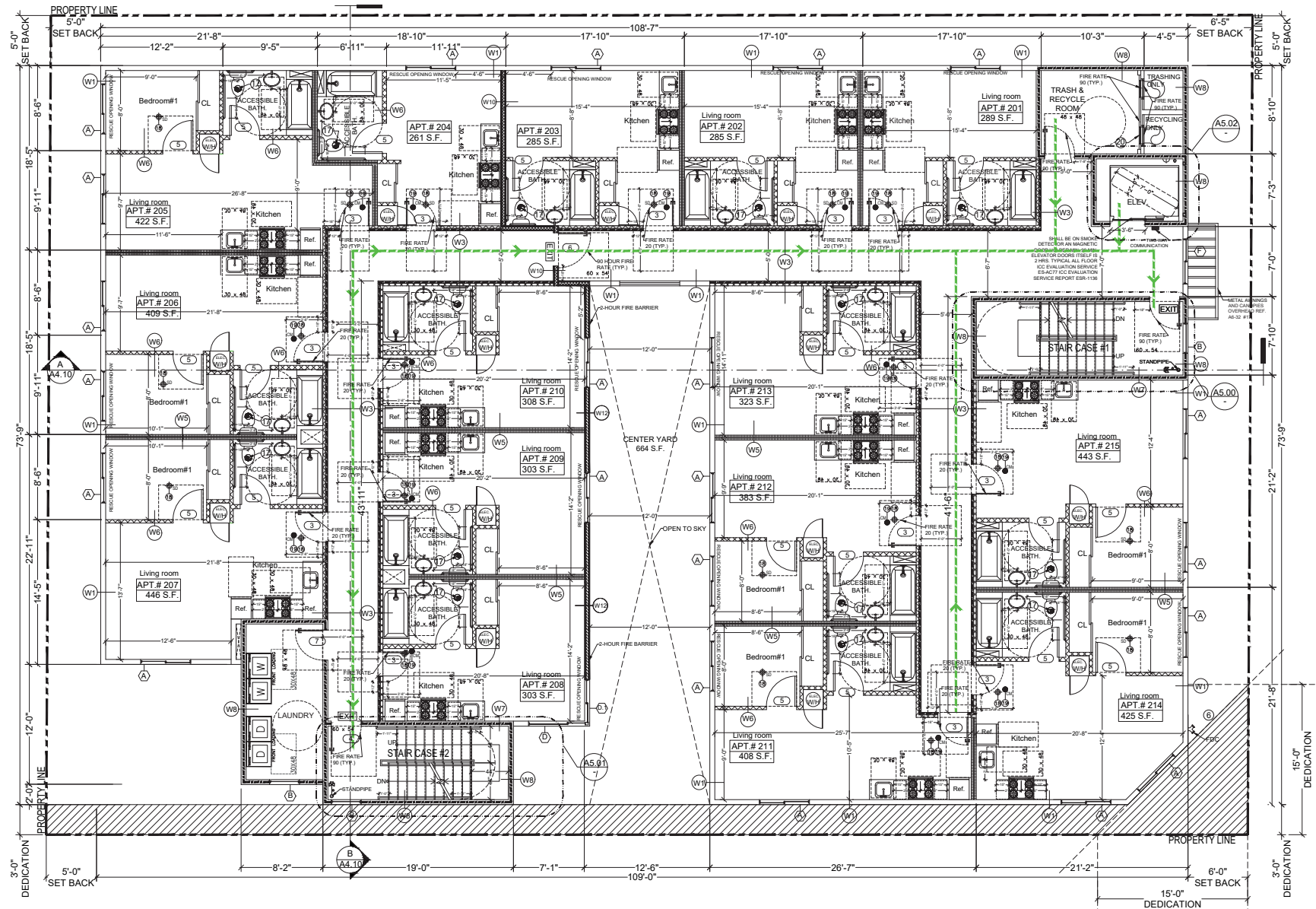
## Floor Plan - 1st Floor



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# 6719 S Figueroa Street

## Floor Plan - 2nd Floor



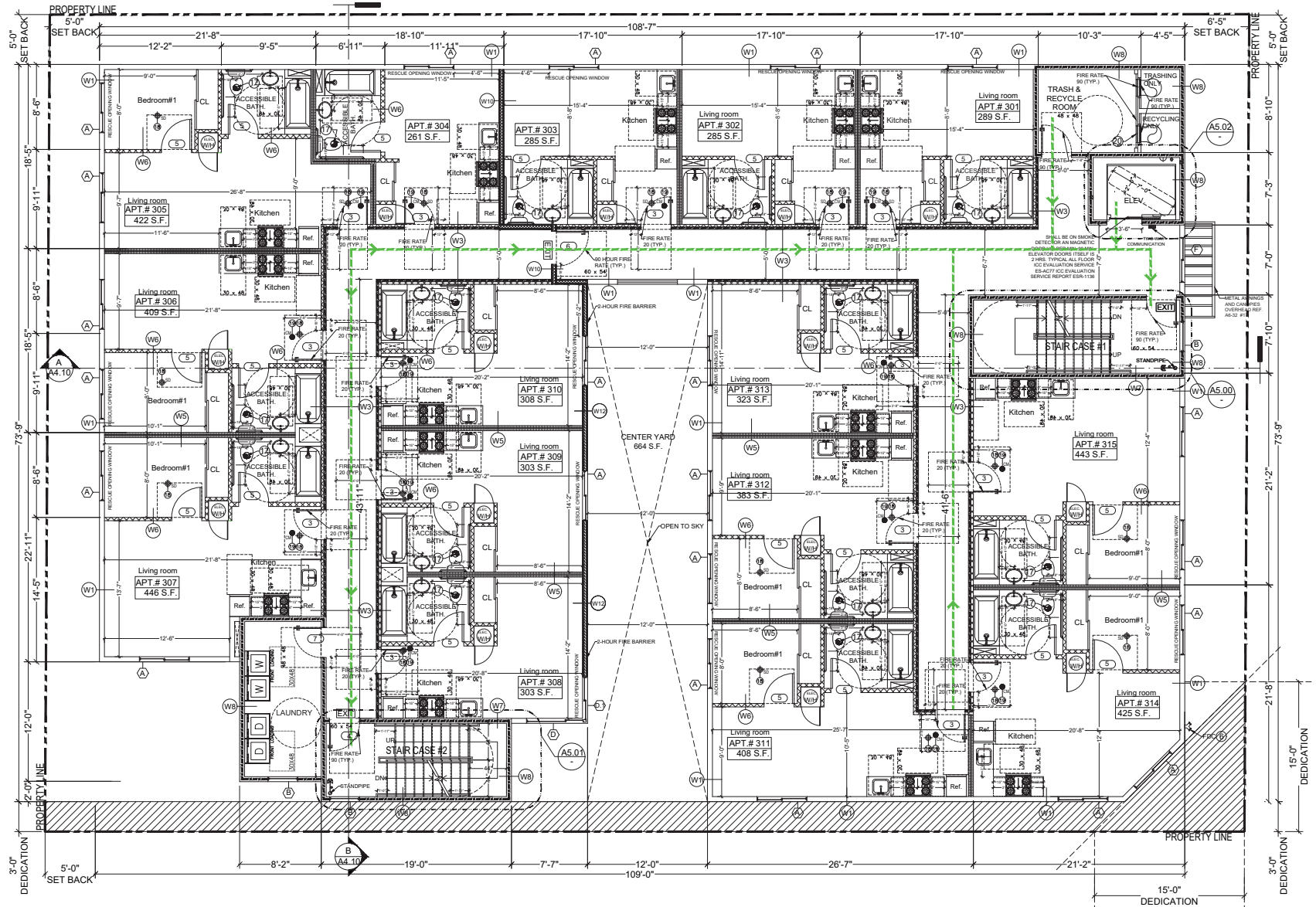
### 1 PROPOSED SECOND FLOOR PLAN

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# 6719 S Figueroa Street

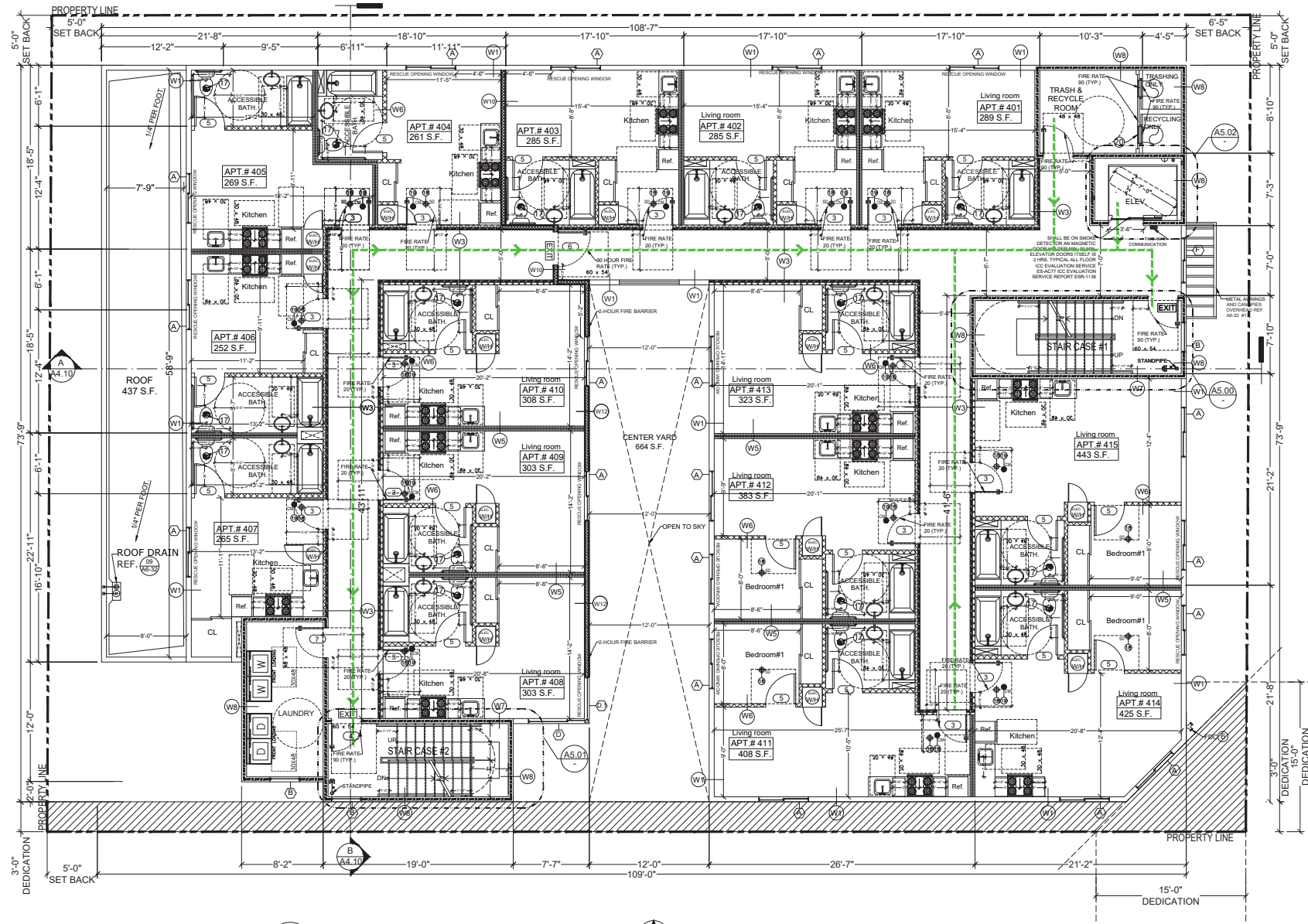
## Floor Plan - 3rd Floor



1 PROPOSED THIRD FLOOR PLAN  
SCALE: 3/16"=1'-0"

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## Floor Plan - 4th Floor



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# 6719 S Figueroa Street

## Location Highlights

### EXPOSITION PARK

Just 1 mile from the property, this 160-acre park is home to the renowned California Science Center, Natural History Museum of Los Angeles County, and the Los Angeles Memorial Coliseum. The park offers a perfect blend of educational and recreational activities, with a variety of museums and lush green spaces to explore and enjoy.

### SOUTH LOS ANGELES WETLANDS PARK

Located just 1.5 miles away, this beautiful ecological retreat features walking trails, birdwatching, and stunning views of the surrounding nature. It's a peaceful oasis that offers a unique blend of natural beauty and urban charm, ideal for a tranquil escape from the city.

### UNIVERSITY OF SOUTHERN CALIFORNIA (USC)

Only 2 miles from the property, USC is one of the largest private research universities in the U.S., offering a diverse student body and a wealth of cultural, athletic, and academic opportunities. Its proximity makes this an excellent location for student housing.

### LOS ANGELES MEMORIAL COLISEUM

Approximately 2 miles away, this iconic sports stadium hosts a wide range of events, including major football games, concerts, and more. A symbol of Los Angeles, the Coliseum draws crowds year-round for its world-class entertainment.

### THE FORUM

Just 3 miles away, this legendary venue in Inglewood is renowned for hosting top-tier concerts, comedy shows, and sporting events. It is one of the region's premier destinations for live entertainment.

### KENNETH HAHN STATE RECREATION AREA

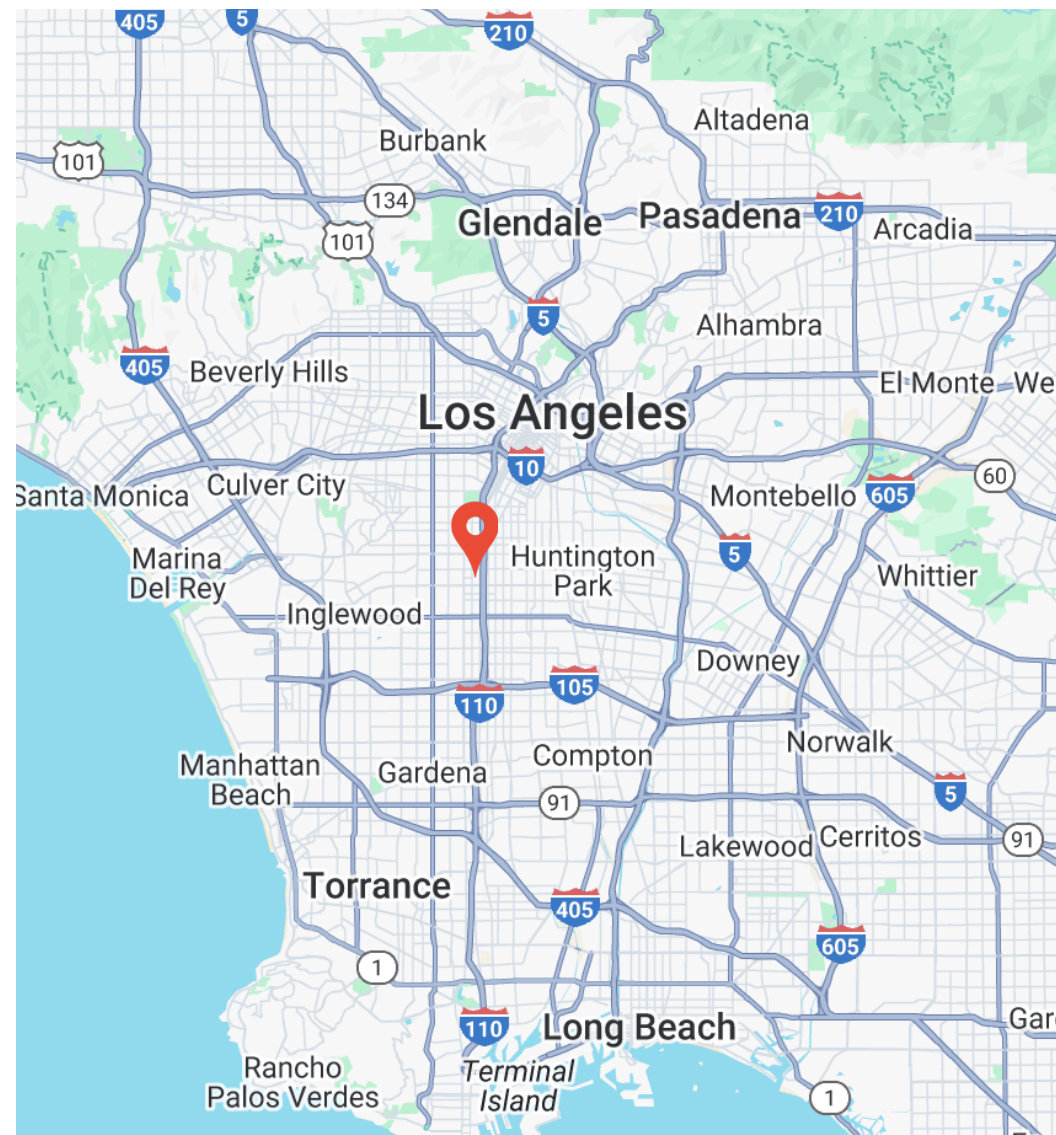
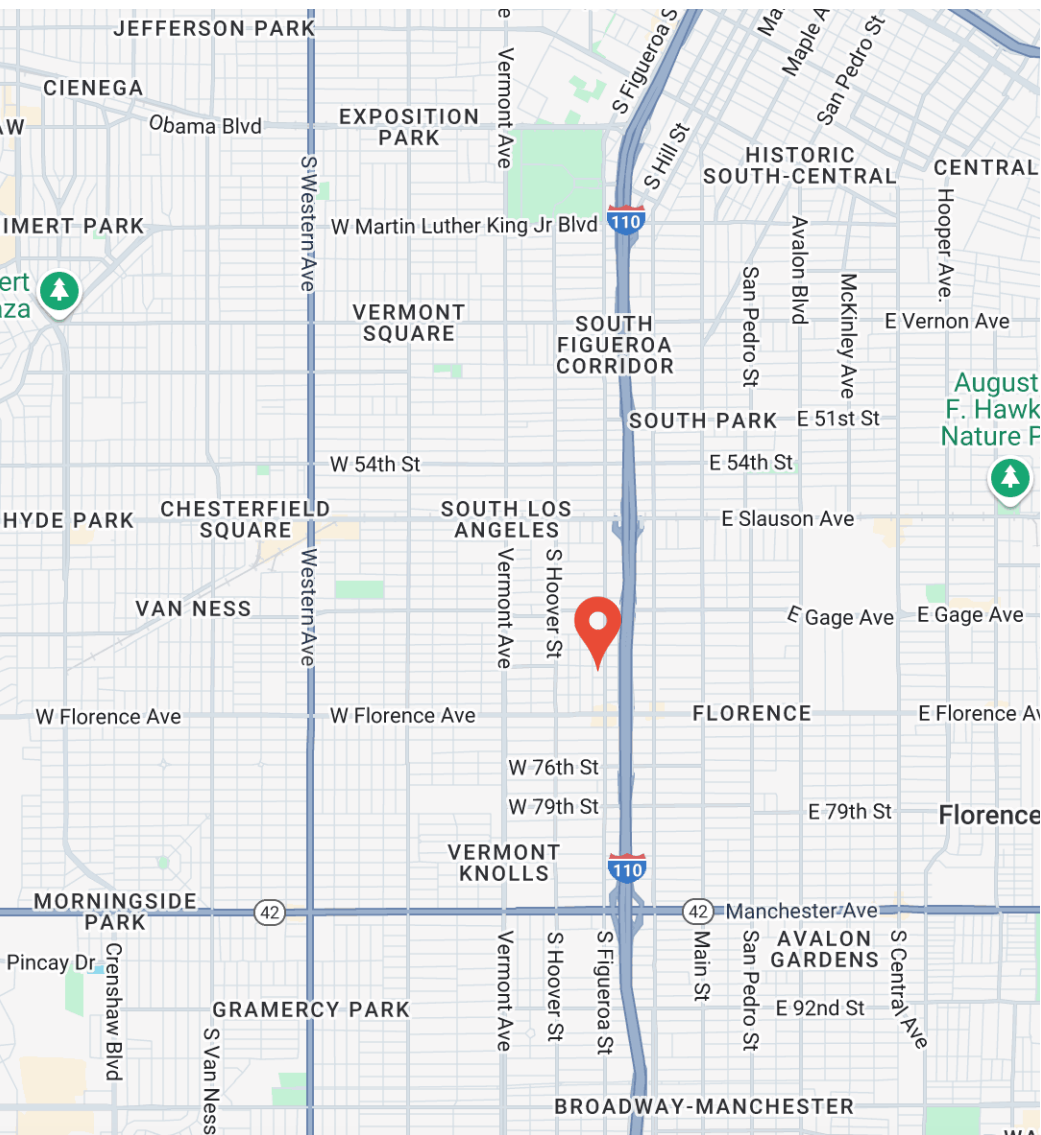
Located about 3 miles from the property, this expansive 400-acre park features hiking trails, fishing lakes, and scenic picnic areas, providing an ideal outdoor space for families to enjoy. The park offers breathtaking panoramic views of the city and surrounding hills.



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## Location Map

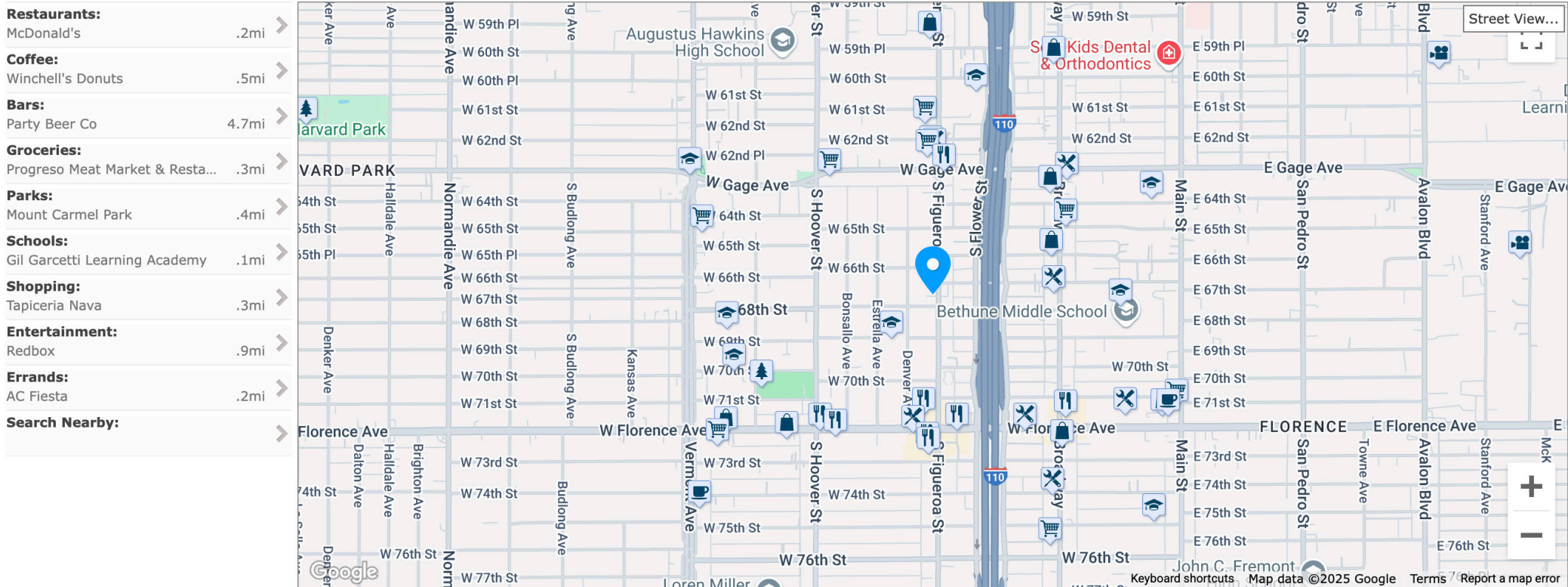


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## Walk Score



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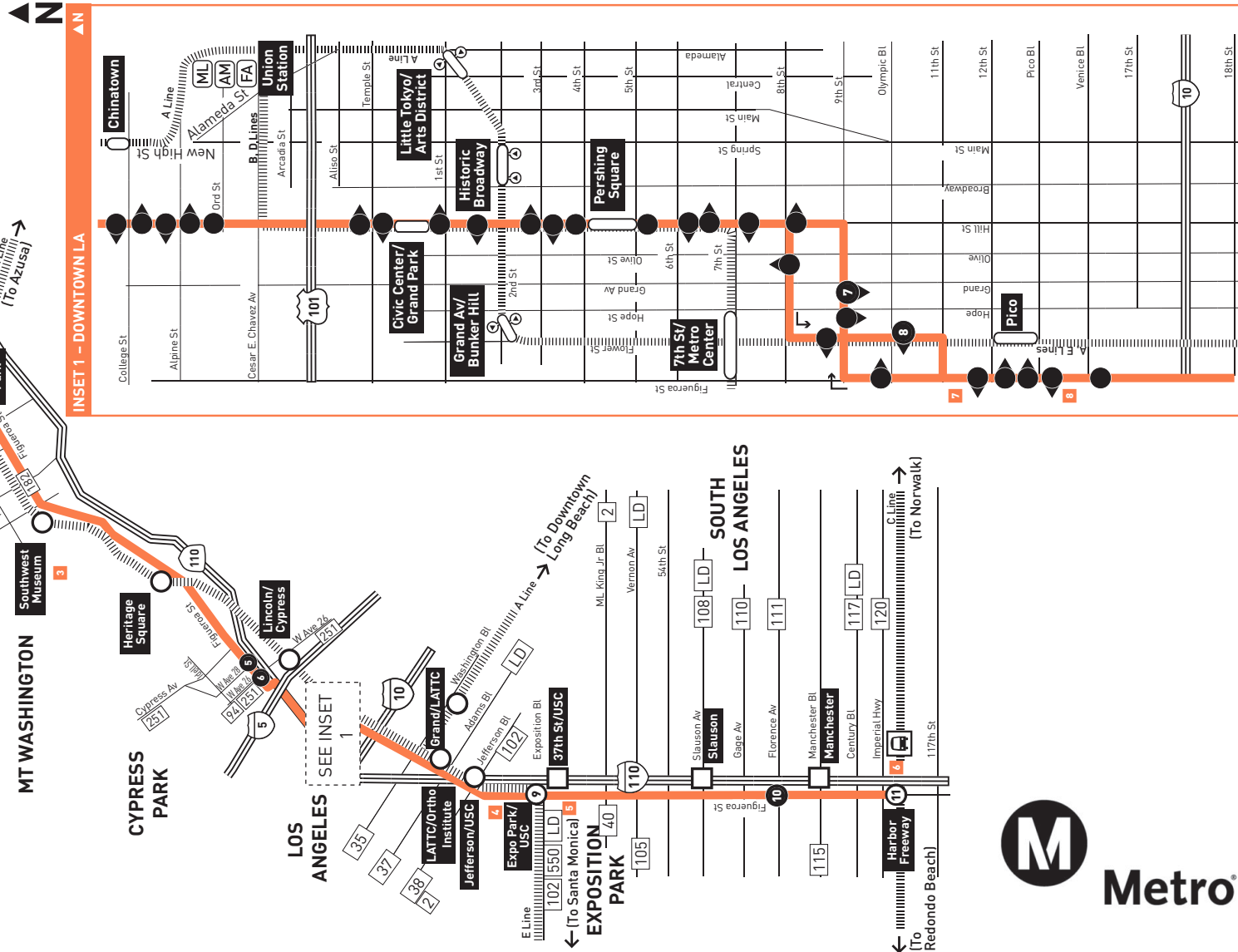
## Metro 81 Line

Effective Jun 23 2024

# 81

### Metro Local

Northbound to Eagle Rock  
Southbound to Harbor Fwy Station  
via Figueroa St, Yosemite Dr



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Jordan Petito | Ariel Sayani | Dario Svidler

# 6719 S Figueroa Street

## Parcel Report



### City of Los Angeles Department of City Planning

#### 1/7/2025 PARCEL PROFILE REPORT

##### PROPERTY ADDRESSES

6719 S FIGUEROA ST

##### ZIP CODES

90003

##### RECENT ACTIVITY

None

##### CASE NUMBERS

ADM-2024-5773-DB-VHCA-ED1

CPC-2018-6005-CA

CPC-2013-3169

CPC-2010-2772-CRA

CPC-2010-2278-GPA

CPC-2008-1552-CPU

CPC-2007-3827-ICO

CPC-2004-2391-ICO

CPC-1990-346-CA

CPC-1986-603-GPC

CPC-1986-447-GPC

CPC-1983-506

ORD-188312

ORD-185927

ORD-185926-SA4842

ORD-180103

ORD-176589

ORD-171682

ORD-171681

ORD-167093-SA4356

ORD-162128

ENV-2019-4121-ND

ENV-2018-6006-CE

ENV-2013-3170-CE

ENV-2010-2279-CE

ENV-2008-1781-EIR

ENV-2007-3828-CE

ENV-2004-2409-CE-ICO

AFF-6503

##### Address/Legal Information

PIN Number	102B201 234
Lot/Parcel Area (Calculated)	5,002.5 (sq ft)
Thomas Brothers Grid	PAGE 674 - GRID B7
Assessor Parcel No. (APN)	6013018037
Tract	BURKE BRO'S ADDITION NO. TWO TO FIGUEROA STREET SUBDIVISION
Map Reference	M B 5-197
Block	None
Lot	FR 448
Arb (Lot Cut Reference)	None
Map Sheet	102B201

##### Jurisdictional Information

Community Plan Area	South Los Angeles
Area Planning Commission	South Los Angeles
Neighborhood Council	None
Council District	CD 8 - Marqueece Harris-Dawson
Census Tract #	2376.00
LADBS District Office	Los Angeles Metro

##### Permitting and Zoning Compliance Information

Administrative Review	ADM-2024-5773-DB-VHCA-ED1
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##### Planning and Zoning Information

Special Notes	None
Zoning	C2-1VL-CPIO
Zoning Information (ZI)	ZI-2484 Community Plan Implementation Overlay: South Los Angeles ZI-2512 Housing Element Inventory of Sites ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1 ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2488 Redevelopment Project Area: Council District 9 ZI-1231 Specific Plan: South Los Angeles Alcohol Sales ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073) ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Neighborhood Commercial
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	South Los Angeles
Subarea	General Corridor

CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low VMT	Yes
AB 2097: Reduced Parking Areas	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Transit Oriented Communities (TOC)	Tier 1
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	Council District 9
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: 68th Street Elementary
500 Ft Park Zone	None

##### Assessor Information

Assessor Parcel No. (APN)	6013018037
APN Area (Co. Public Works)*	0.226 (ac)
Use Code	300V - Industrial - Industrial - Vacant Land
Assessed Land Val.	\$43,238
Assessed Improvement Val.	\$0
Last Owner Change	04/11/2024
Last Sale Amount	\$0
Tax Rate Area	6660
Deed Ref No. (City Clerk)	493862
	461341
	461241
	1678
	1087352
	0239134
	0239133

Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 6013018037]

##### Additional Information

Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No

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(\* ) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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## Parcel Report

Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
<b>Environmental</b>	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	4.3851576
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
<b>Housing</b>	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 6013018037]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.15 Units, Lower
Housing Use within Prior 5 Years	No
<b>Public Safety</b>	
Police Information	
Bureau	South
Division / Station	77th Street
Reporting District	1249
Fire Information	

Bureau	South
Battalion	13
District / Fire Station	33
Red Flag Restricted Parking	No

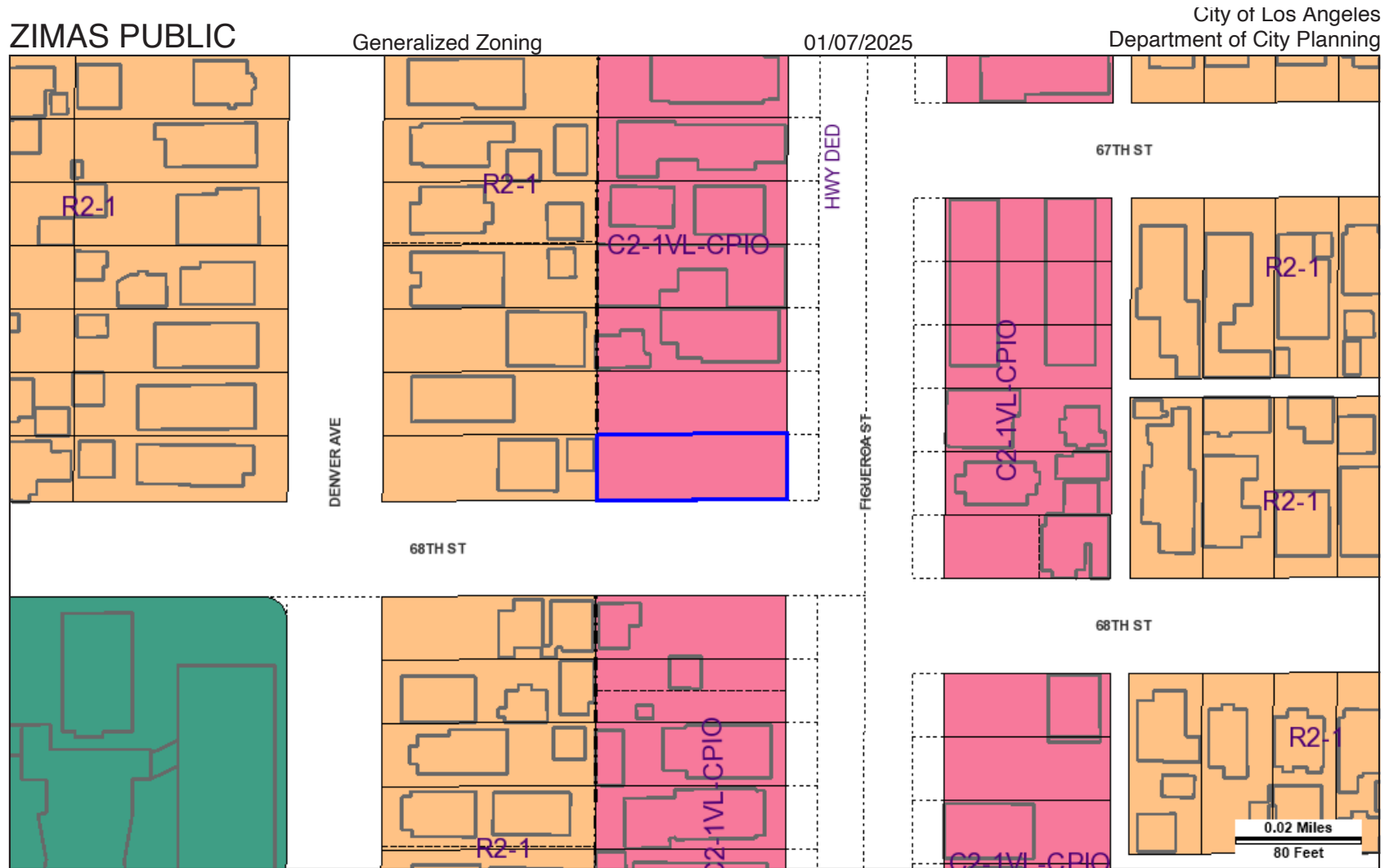
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(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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# 6719 S Figueroa Street

## Zimas Map



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