

5252 LIVE OAK STREET

Cudahy, CA 90201

DEVELOPMENT OPPORTUNITY
IN CUDAHY



ABOUT THE PROPERTY

5252 Live Oak Street presents a rare development opportunity in Cudahy to deliver a 23-unit townhome-style multifamily project on a ±0.93-acre site. The proposed design features 11 duplex buildings and one single-family residence, offering large, family-oriented units with strong parking and open space.



PROPERTY DETAILS

SALE PRICE	\$2,200,000
LOT SIZE	40,507 SF
PROPOSED UNITS	23 UNITS
UNIT MIX	11 DUPLEXES + 1 SFR
BUILDING AREA	34,420
UNIT SIZE	1,496/DUPLEX
PARKING	54 SPACES
ZONE	RES-NEC



DEVELOPMENT OPPORTUNITY IN CUDAHY

5252 LIVE OAK STREET, CUDAHY

- ±0.93 Acre Development Site in the City of Cudahy
- Proposed 23-Unit Townhome-Style Residential Development
- Comprised of (11) Duplex Buildings + (1) Detached Single-Family Home
- Potential to Add a 4-unit ADU w/ All 3bed/4bath Units to Building Plans
- Large Unit Layouts Averaging ±1,496 SF per Unit
- 3-Story Townhome-Style Product with Ground-Level Entry and Parking
- Total Habitable Building Area of Approximately ±34,420 SF
- Strong Parking Ratio with 54 Spaces Provided (52 Required)
- 4-Car Carports per Duplex Building with Internal Driveway Access
- ±7,413 SF of Common Open Space (Exceeds City Requirement)
- Family-Oriented Product with Larger Units vs Traditional Apartments
- Horizontal Multifamily Design with Lower Perceived Density
- Buyer to Verify Development Potential and All City Requirements
- Assumable Financing Available (Call For Details)



OFFERED AT:

\$2,200,000

PRICE PER SF

\$54.31/SF

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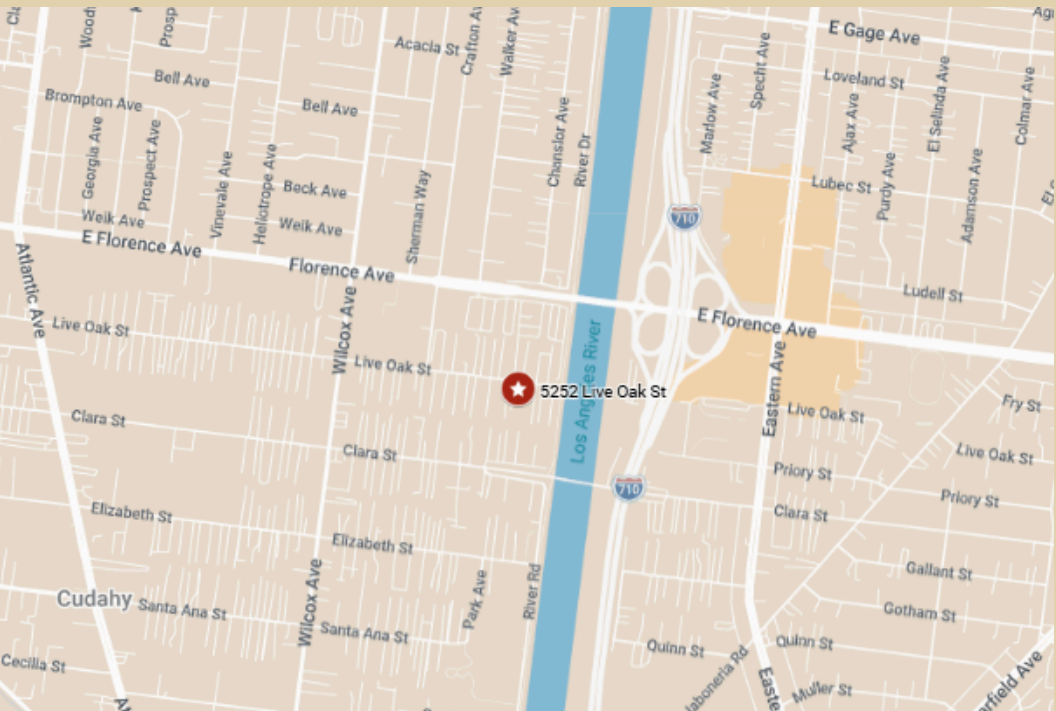
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Renderings

ARTIST RENDERINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY. FINAL DESIGN, LAYOUT, AND SPECIFICATIONS MAY VARY. BUYER TO INDEPENDENTLY VERIFY ALL INFORMATION.



LOCATION MAP



Demographics Report

Demographics >>

	1 mile	3 miles
Population	44,541	267,460
Households	11,253	71,738
Median Age	32.90	35.20
Median HH Income	\$50,116	\$60,121
Daytime Employees	8,814	104,646
Population Growth '24 - '29	▼ -6.62%	▼ -5.22%
Household Growth '24 - '29	▼ -6.96%	▼ -5.43%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Florence Ave	Walker Ave W	48,318	2025	0.14 mi
Clara St	I- 710 E	16,377	2025	0.21 mi
Florence Ave	Crafton Ave W	54,433	2025	0.21 mi
Clara St	Walker Ave E	15,982	2025	0.27 mi
East Florence Aven...	-	186,697	2025	0.28 mi
Long Beach Freeway	-	212,664	2025	0.28 mi
Clara St	I- 710 W	13,375	2025	0.33 mi
Wilcox Ave	Walnut St N	13,116	2025	0.35 mi
Florence Ave	Eastern Ave E	57,503	2018	0.41 mi
Eastern Ave	Live Oak St N	23,495	2025	0.42 mi

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