



4257 City Terrace Dr, Los Angeles, CA 90063

Offering Memorandum

## **CONFIDENTIALITY & DISCLAIMER**

All materials and information received or derived from KW Executive/KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither KW Executive/KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Executive/KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

### **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Executive/KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Executive/KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual Data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed in compliance with all applicable fair housing and equal opportunity laws. We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

### **PRESENTED BY**

Jennie Ching, CCIM (DRE# 02018566)

(310) 779-5376 [jennie.ching@kw.com](mailto:jennie.ching@kw.com)



**KW Executive 388 E. Valley Blvd #106 Alhambra, CA 91801**

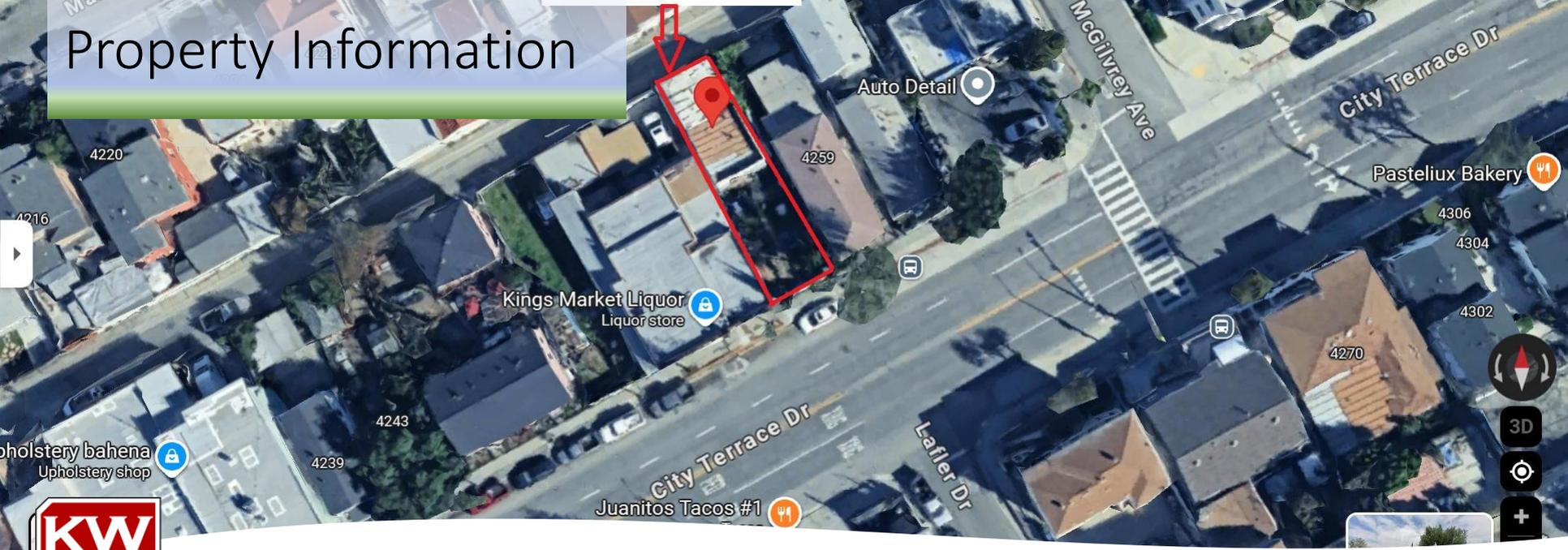
# Executive Summary

KW Commercial is presenting a great owner-user or investment opportunity to own this C3-Zoned commercial lot with residential unit in infill East Los Angeles. **Investment Highlights include:**

- ✓ A rare investment opportunity in a prime urban corridor! This C3-zoned commercial lot features an existing 1-bedroom, 1-bathroom residential unit with approximately 418 SF, including a living room and kitchen and a carport in the back.
- ✓ Strategically located just **4.2 miles from Downtown Los Angeles** and **0.4 mile from Cal State University, Los Angeles**, with easy access to I-10 and I-710, the property offers excellent connectivity and visibility.
- ✓ The C3 zoning allows for a wide range of possibilities, including residential development, mixed-use projects, storefront commercial space with attached residential unit
- ✓ This property is ideal for investors or owner-users seeking flexibility, redevelopment potential, and a strong foothold in a growing urban market.



# Property Information



## Property Address

**4257 City Terrace Dr, Los Angeles CA 90063(APN: 5226-013-012)**

Year Built

1979

Building Size/ Lot Size

+/- 418 SF / +/- 2,262 SF

Structure

A residential unit with living room, kitchen, 1 bedroom, 1 bathroom

Parking

1 carport

Ownership

Fee Simple (land + building ownership)

Zoning

LCC3 (General Commercial)

### C3 uses:

[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TIT22PLZO\\_DIV3ZO\\_CH22.20COZO\\_22.20.030LAUSREZO](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV3ZO_CH22.20COZO_22.20.030LAUSREZO)

### C3 development standards:

[https://library.municode.com/ca/los\\_angeles\\_county/codes/code\\_of\\_ordinances?nodeId=TIT22PLZO\\_DIV3ZO\\_CH22.20COZO\\_22.20.050DESTZO](https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT22PLZO_DIV3ZO_CH22.20COZO_22.20.050DESTZO)

\* Buyer & Buyer agent to verify information during Due Diligence Period

# C3 Zoning

The screenshot shows a web browser window displaying an ArcGIS map viewer. The address bar shows the URL: [arcgis.com/apps/mapviewer/index.html?webmap=585d7f48fa334e7a8993ab5728057f73](https://arcgis.com/apps/mapviewer/index.html?webmap=585d7f48fa334e7a8993ab5728057f73). The page title is "Z-NET - Zoning for UNINCORPORATED L.A. County". A legend on the left side of the map lists various layers: "ZNET Public", "County Boundary", "Community Boundaries", "JURISDICTION" (with sub-items for "Incorporated City" and "Unincorporated Area"), "City Mask", "Zoning", and "Parcel Boundary". The map itself shows a street grid with a red star marking a specific location. A pop-up window titled "Zoning:" is open over the star, displaying the following information:

Zoning:	
Table	Zoom to
Zone	C-3
Description	General Commercial
Zone Category	C-3
Community Name	East Los Angeles
Planning Area	Metro
Link to Title 22 page	<a href="#">View</a>

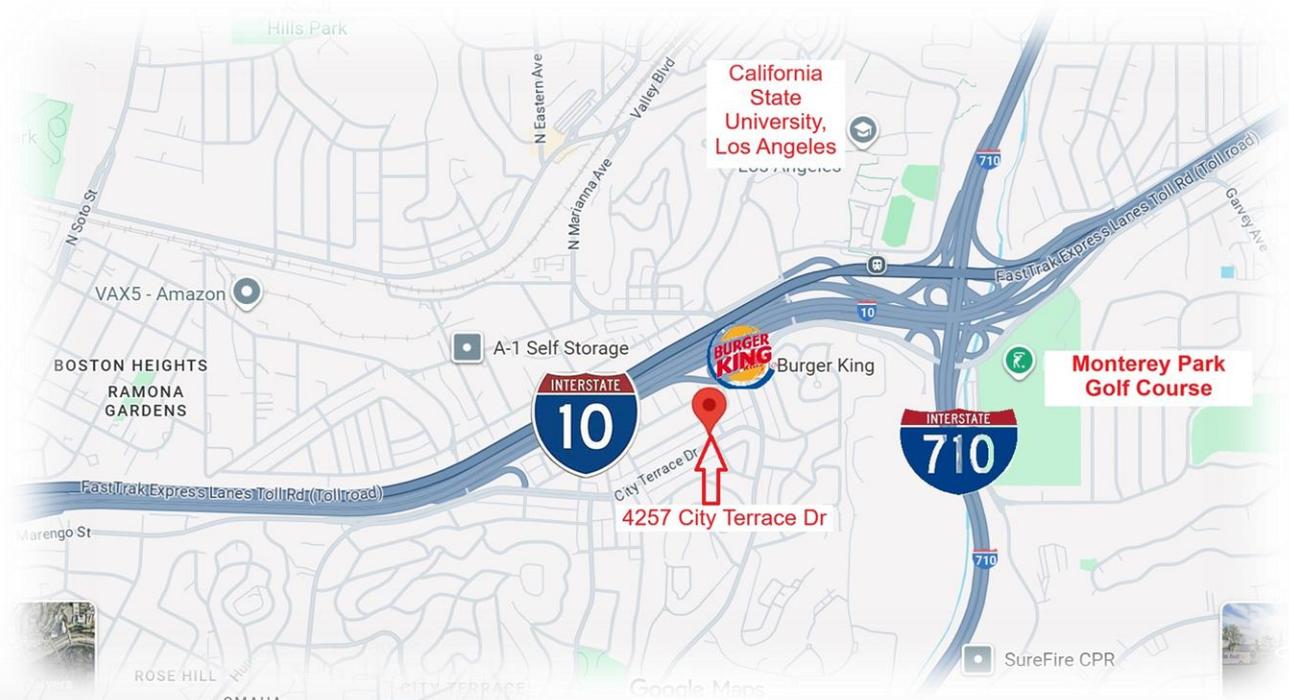
Below the table, it indicates "1 of 3" items. The map also shows other zoning areas labeled "R-3" and "C-3". The address "4257 City Terrace Dr, Los Angeles" is displayed in red text near the star. The bottom of the map shows the text "Esri Community Maps Contributors, County of Los Angeles, California State Parks, © OpenStreetMap, Microsoft, Esri, T... Powered by Esri".

Source: <https://www.arcgis.com/apps/mapviewer/index.html?webmap=585d7f48fa334e7a8993ab5728057f73>

\*\* Buyer & Buyer agent to do own due diligence



# Local Map



# Regional Map



# City Terrace Dr, East Los Angeles, CA

## Location

City Terrace is a vibrant, diverse neighborhood in East Los Angeles, known for its colorful murals and steep hills.

**It** is an unincorporated area of East Los Angeles, in Los Angeles County, California, east of Downtown Los Angeles. City Terrace Dr is one of the major in the area.

City Terrace Drive is very close to **Cal State University, Los Angeles**, often walking distance or just a short a few minutes drive, and is also near Downtown LA, typically a 10-15 minute drive depending on traffic, offering direct views and easy freeway access.



Jennie Ching, CCIM  
Director  
(310) 779-5376  
[Jennie.ching@kw.com](mailto:Jennie.ching@kw.com)  
DRE# 02018566

KW Commercial 388 East Valley Blvd., Ste.106 Alhambra, CA 91801