

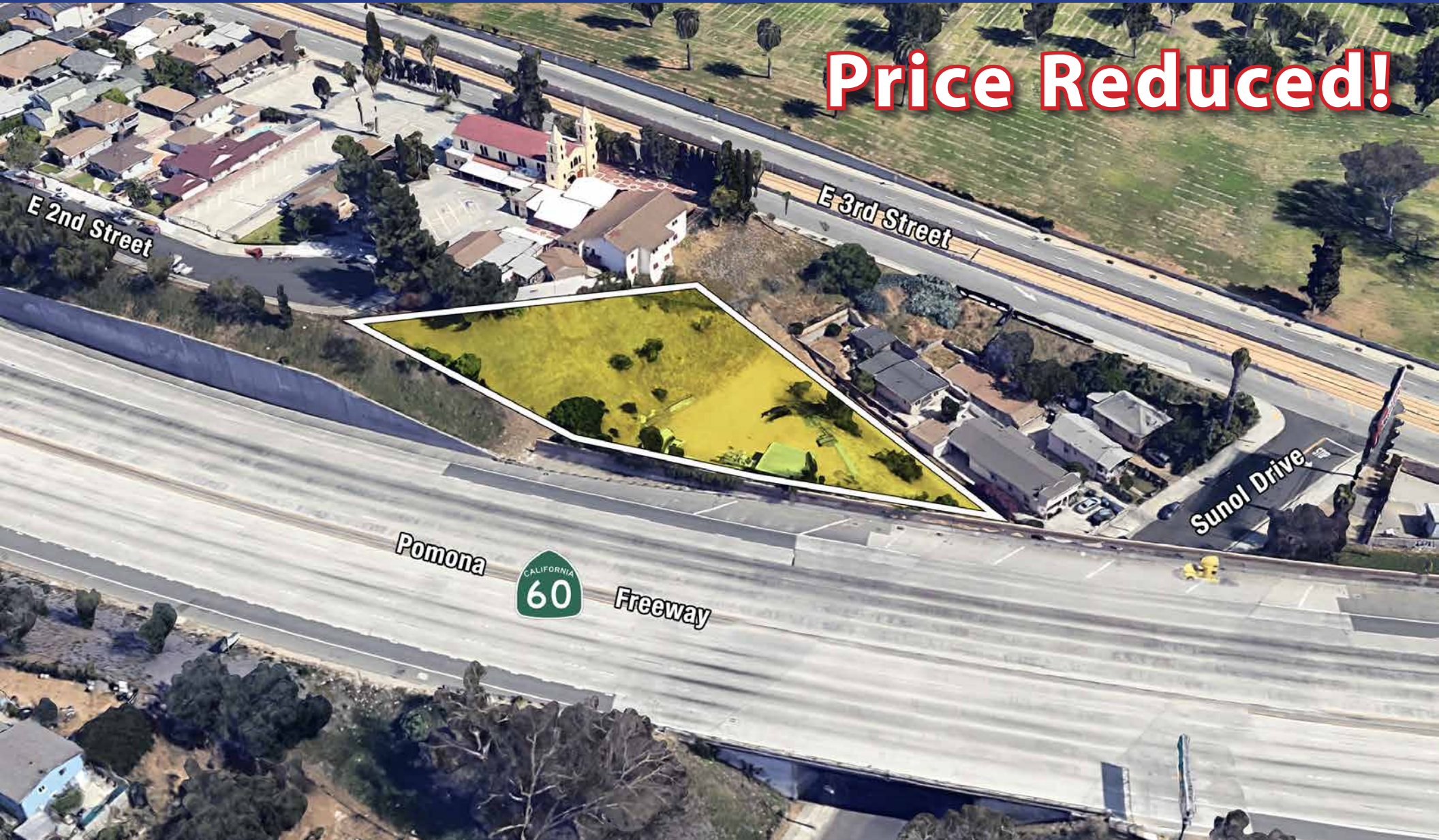
# MULTI-USE LAND FOR SALE: MANY POSSIBLE USES

*Industrial, Commercial or Residential Development*

30,500± SF of Land | 0.70± Acres

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
Offering Memorandum

**Price Reduced!**



200 S SUNOL DRIVE, LOS ANGELES, CA 90063

- East Los Angeles Development Purchase Opportunity
- Pomona (60) Freeway Frontage
- Just Blocks From Maravilla Gold Line Metro Rail Station
- Fantastic Signage and Exposure
- Industrial, Commercial, Residential Applications Possible



*Exclusively offered by*

**TONY KIM**

Vice President

**213.878.2626** mobile

**tony@majorproperties.com**

Lic. 01210428

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

[majorproperties.com](http://majorproperties.com)

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential

# Property Highlights

## Prime Development Opportunity in East Los Angeles

30,500± SF Lot | Ideal for Residential or Commercial Projects

Discover an exceptional opportunity to develop a prime piece of real estate in the heart of East Los Angeles. This expansive 30,500± SF lot, just under 3/4 of an acre, is perfectly positioned for both residential and commercial projects under the Neighborhood Center (NC) Transect Zone.

### Key Features:

- **Versatile Zoning:** The NC Transect Zone allows for a variety of uses, from individual residential or commercial units to mixed-use projects. With a maximum “by right” density of 22 dwelling units, based on the 30 units per acre density for the (NC) Transect Zone (subject to Regional Planning approval), the potential for development is significant.
- **Strategic Location:** Enjoy the convenience of being minutes away from the Metro Gold Line Maravilla Station, Obregon Park, popular restaurants, retailers, and major freeways including the 60, I-5, I-10, and 710.
- **Rich Cultural Heritage:** Immerse yourself in a community with a deep historical background.

### Notable landmarks include:

**Golden Gate Theater:** A Spanish Baroque Revival Churrigueresque-style movie palace built in 1927, the first East LA building listed in the National Register of Historic Places.

**Our Lady of Solitude Church:** Established in 1925 in a Spanish Colonial Revival style, famously known as a meeting place for Cesar Chavez and the United Farm Workers.

This property offers a unique blend of development potential and cultural significance, making it an ideal choice for visionary builders and developers. Don't miss your chance to be part of the vibrant East Los Angeles community.

200 S SUNOL DRIVE  
LOS ANGELES, CA 90063

## Property Details

Land Area:	30,500± SF
Zoning:	Neighborhood Center (NC)
Assessor's Parcel Number:	5236-001-059
Frontage	384' along the Pomona (60) Freeway
Traffic Count	230,969± Vehicles Per Day (2024)

### Commercial use and development:

Maximum 2-1/2 stories or 40' height

Maximum 27,450 SF new building size (maximum 90% lot coverage)

Under 10,000 SF building: No parking needed

Over 10,000 SF building: 2/1,000 SF spots above first 10,000 SF building size

### Residential use and development:

Multifamily apartments or single family residence

Maximum 22 units (30 dwelling units per acre)

1 parking space per unit

*Lot is considered a thru lot and both sides are considered a frontage.*

## Development Highlights

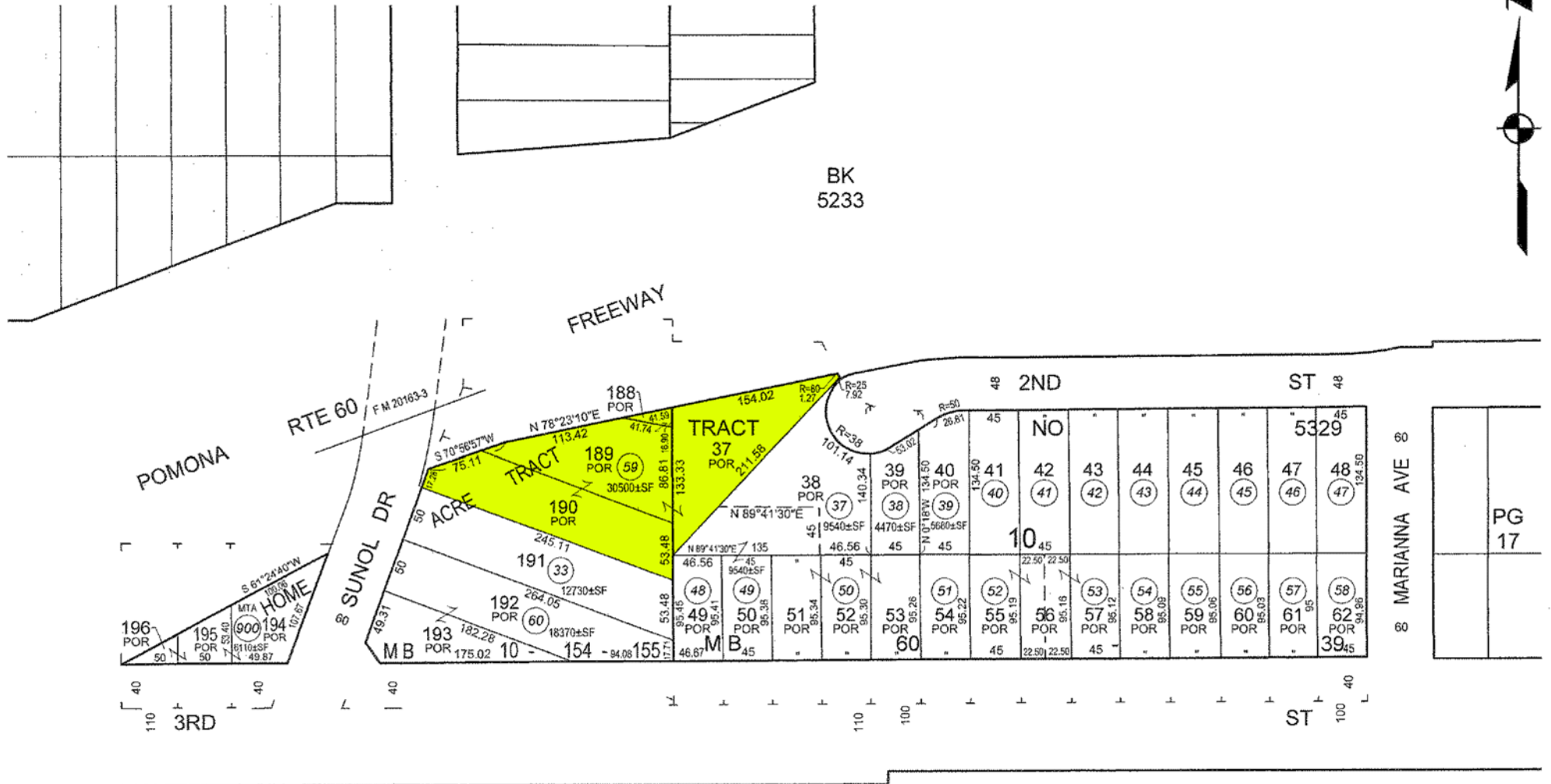
County planner confirmed by right uses:

- Industrial: Artisan/craft manufacturing  
Live/work artist who produces, assembles small products by hand, such as jewelry, pottery, ceramics, glass and metal art, and craft products
- Professional office and medical office
- Retail store for sale of goods and services, clothing, food, furniture, antiques, and art  
Barber/beauty shop, bicycle rental, express delivery service, veterinary clinic
- Community: Religious/church facility
- Education: Child day care, adult day health community residence
- Residential: Multifamily apartments or single family residence

**Sale Price Reduced to \$898,000 (\$29.44 Per SF)**

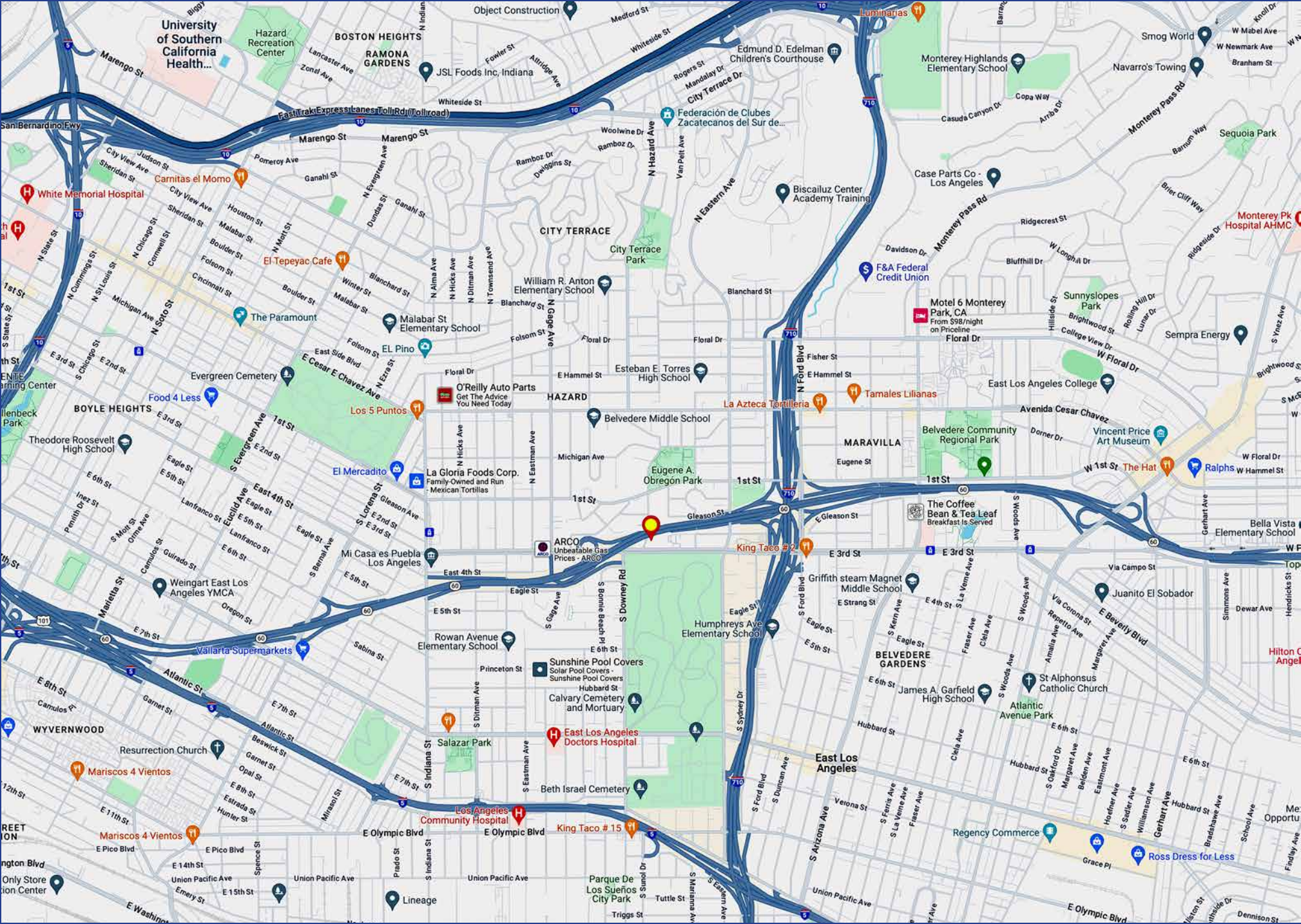


# Plat Map



PG	17
----	----

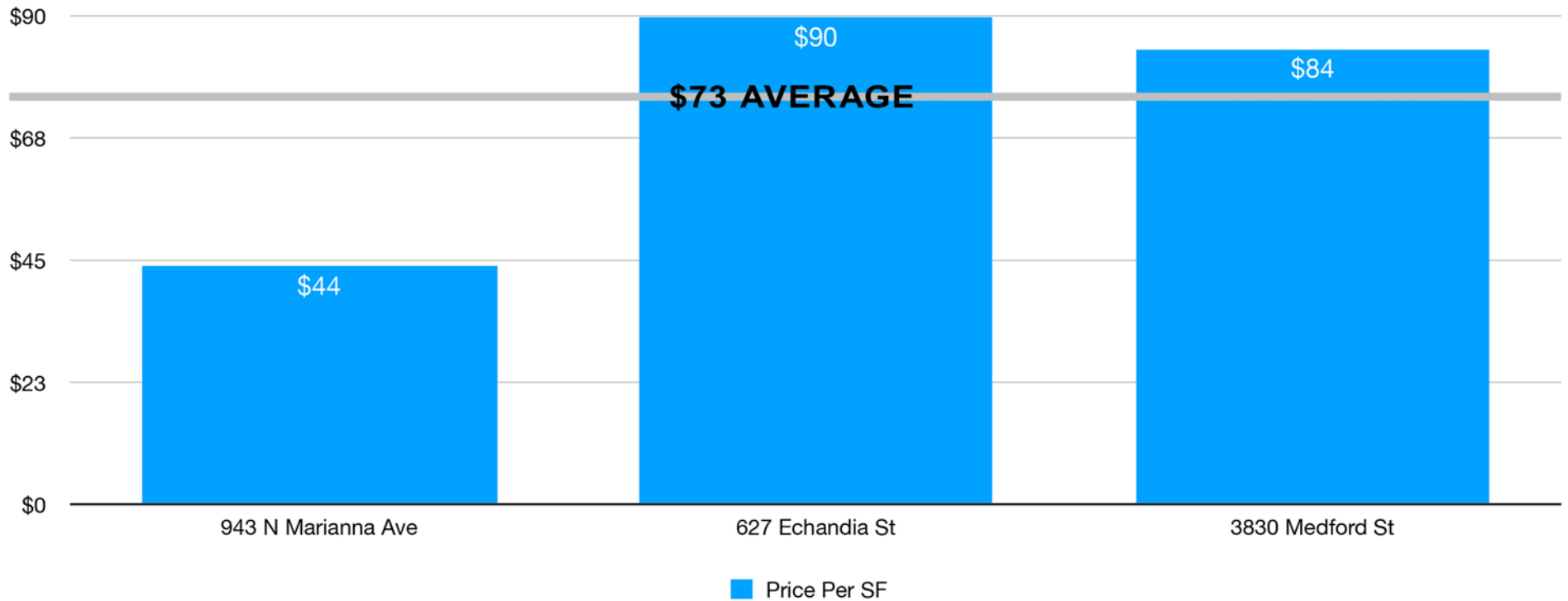
# Area Map







# Comparable Area Land Sale Prices



Comparable Sale Prices

Address	Type	Building SF	Land SF	Price Per SF	Date Sold
943 N Marianna Ave Los Angeles 90063	Industrial Land	0	61,420	\$44	December 2023
627 Echandia St, Los Angeles 90033	Residential Land	4,120	11,626	\$90	July 2023
3830 Medford St, Los Angeles 90063	Commercial Land	0	4,866	\$84	November 2022
<b>Average Price Per SF Land Value</b>				<b>\$73</b>	

200 S Sunol Drive  
Los Angeles, CA 90063

Prime East Los Angeles  
Development Opportunity

30,500± SF of Land | 0.70 Acres

***Sale Price Reduced! Seller Motivated!***



***Exclusively offered by***

**TONY KIM**

Vice President

**213.878.2626** mobile

**tony@majorproperties.com**

Lic. 01210428

Tony Kim or Major Properties does not provide legal, tax or accounting advice, and recommends that you obtain such advice before entering into a real estate or financial transaction.

Opinion discussions have no representations or warranties whatsoever, please verify any and all information with your independent third party professional economic, legal, real estate experts, including but not limited to attorney, CPA accountant, financial and tax advisors, architect regarding unit and building sizes, contractors for environmental hazardous materials, geotechnical and soils, ADA handicap access specialist, Title 24, rent control, governmental agencies for zoning, allowed specific buyer uses, building permits and certificates of occupancy, insurance agent, licensed appraiser. We are not licensed nor able to provide said services.

[majorproperties.com](http://majorproperties.com)

