

COMMERCIAL LAND FOR SALE OR LEASE

±9,495 SF of Vacant Raw Land



Residential Development Opportunity

109 W 14TH PLACE, LOS ANGELES, CA 90015

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- Vacant raw land for sale or lease
- Multi-family residential development opportunity
- Lease potential for auto lot, parking, vehicle charging, contractor's yard, etc.
- Located on the north side of 14th Place between Broadway and Main Street
- One block south of Pico Blvd
- 5 blocks north of the Santa Monica (I-10) Freeway
- Surrounded by DTLA Fashion District retailers
- Adjacent to DTLA South Park District
- Walking distance to Convention Center, Crypto.com Arena and LA LIVE

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Land Area: ±9,495 SF

Zone: [HB2-G1-5][CX3-FA][CPIO-O]

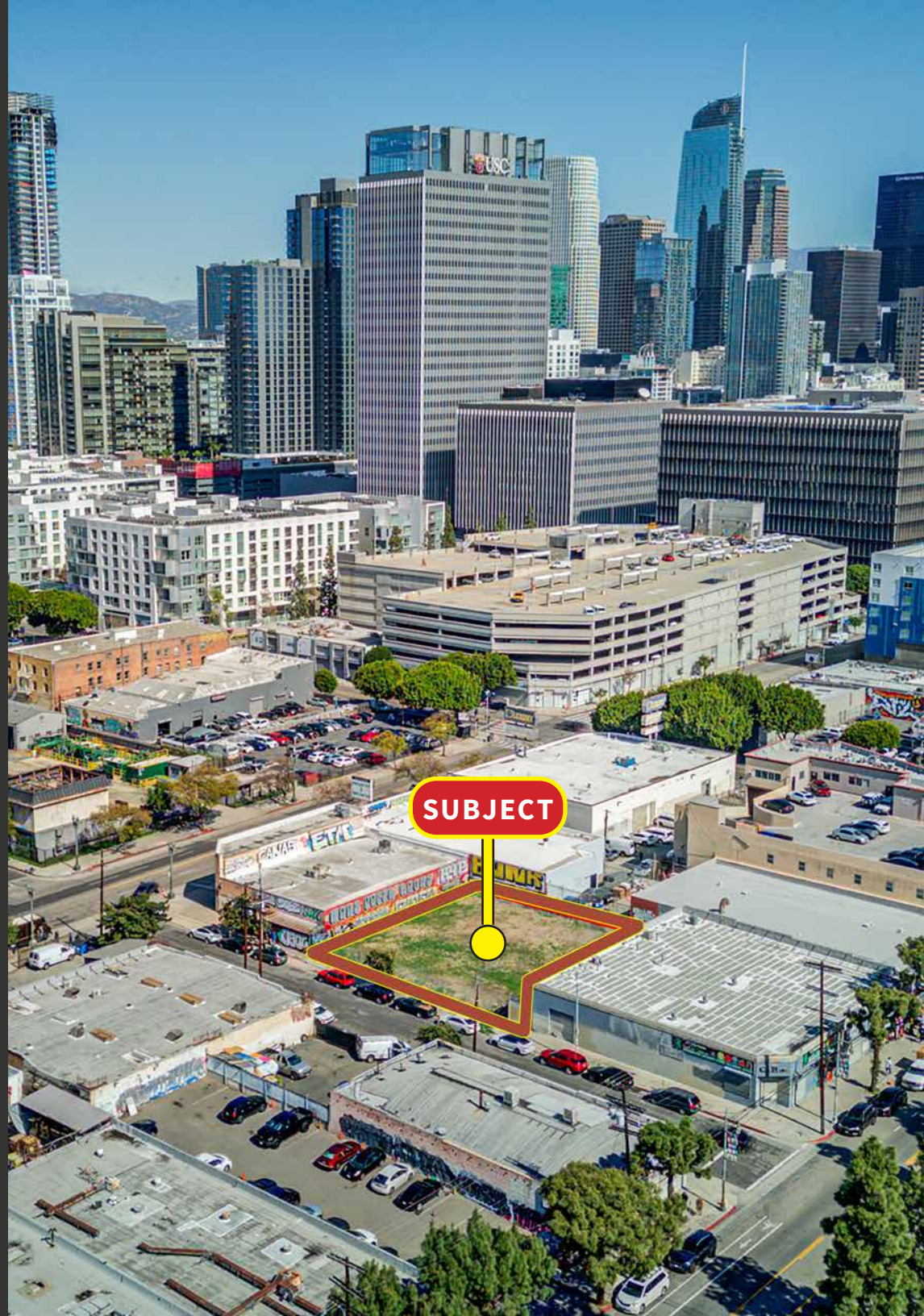
Assessor's Parcel #: 5133-010-002

Traffic Count at Broadway/14th Pl: 14,834 VPD (2025)

Opportunity Zone: Yes

Frontage: 95'

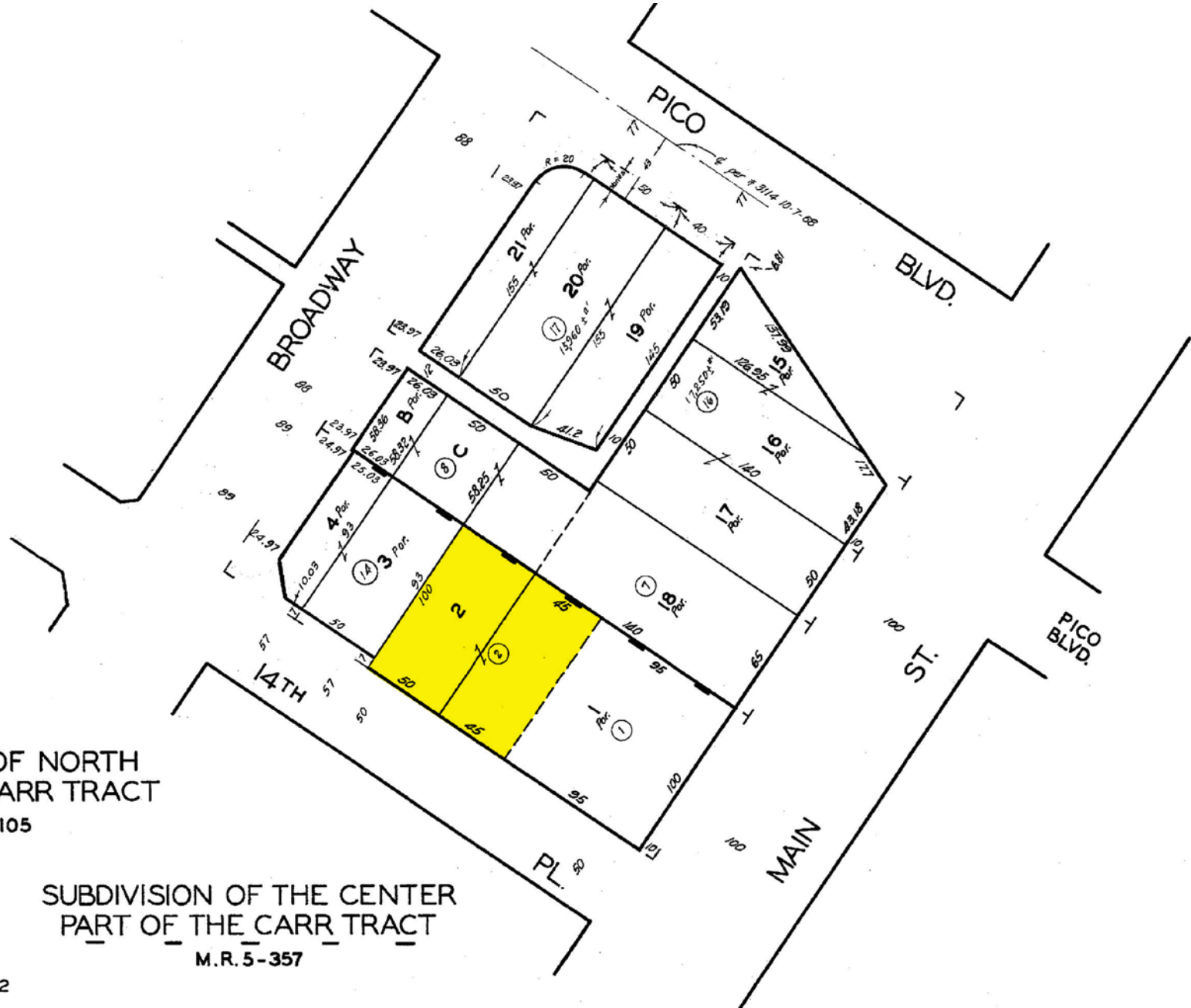
Asking Price: TBD | Lease Rental: TBD
Call Broker for More Information



AERIAL PHOTO



PLAT MAP



SUBDIVISION OF NORTH
PART OF THE CARR TRACT
M.R. 5-105

CODE
13264

SUBDIVISION OF THE CENTER
PART OF THE CARR TRACT
M.R. 5-357

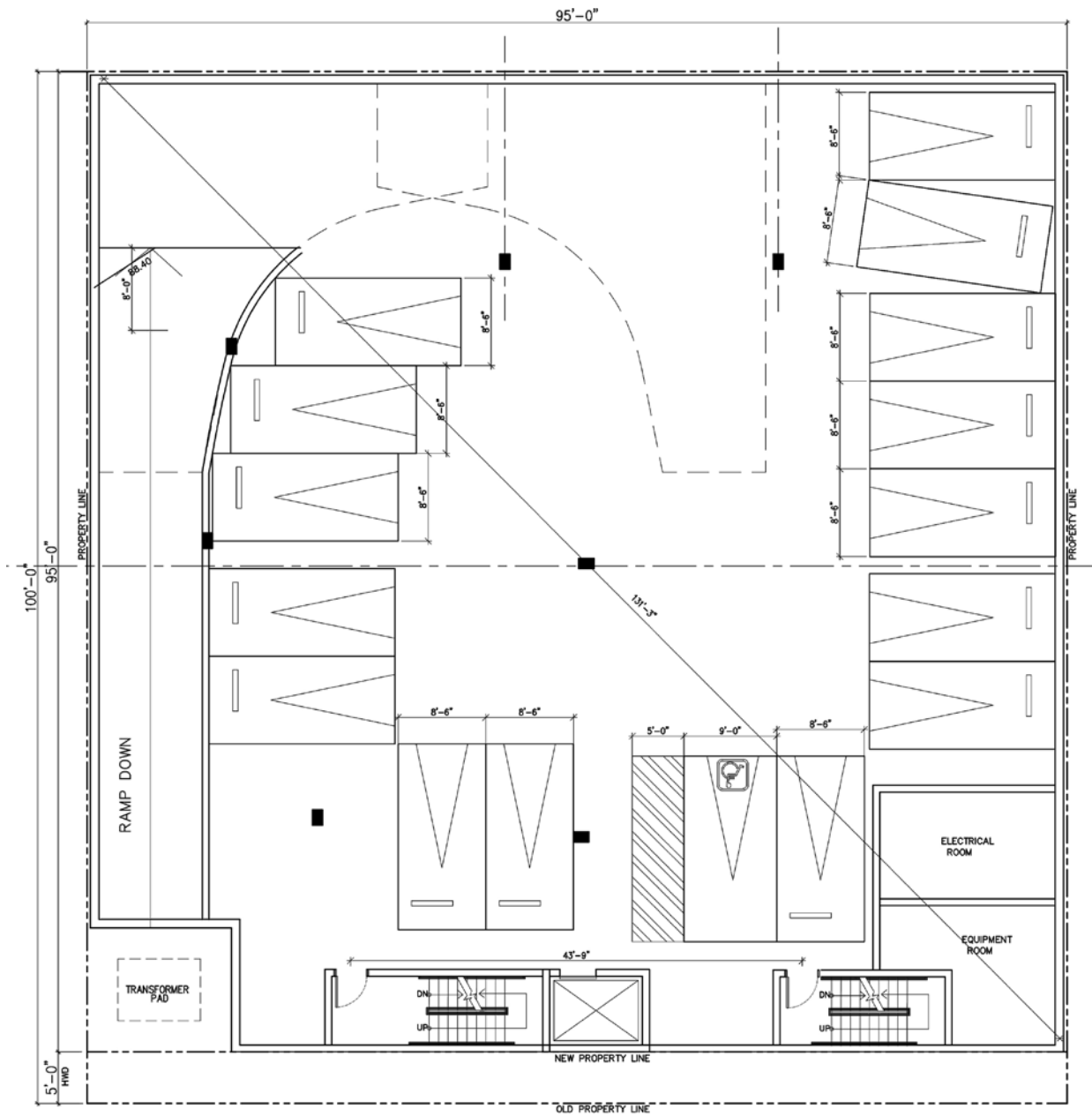
FOR PREV. ASSM'T. SEE: 26-22

PROPOSED DEVELOPMENT RENDERING



Major Properties | Daniel Moussazadeh & Charlie Rosenberg

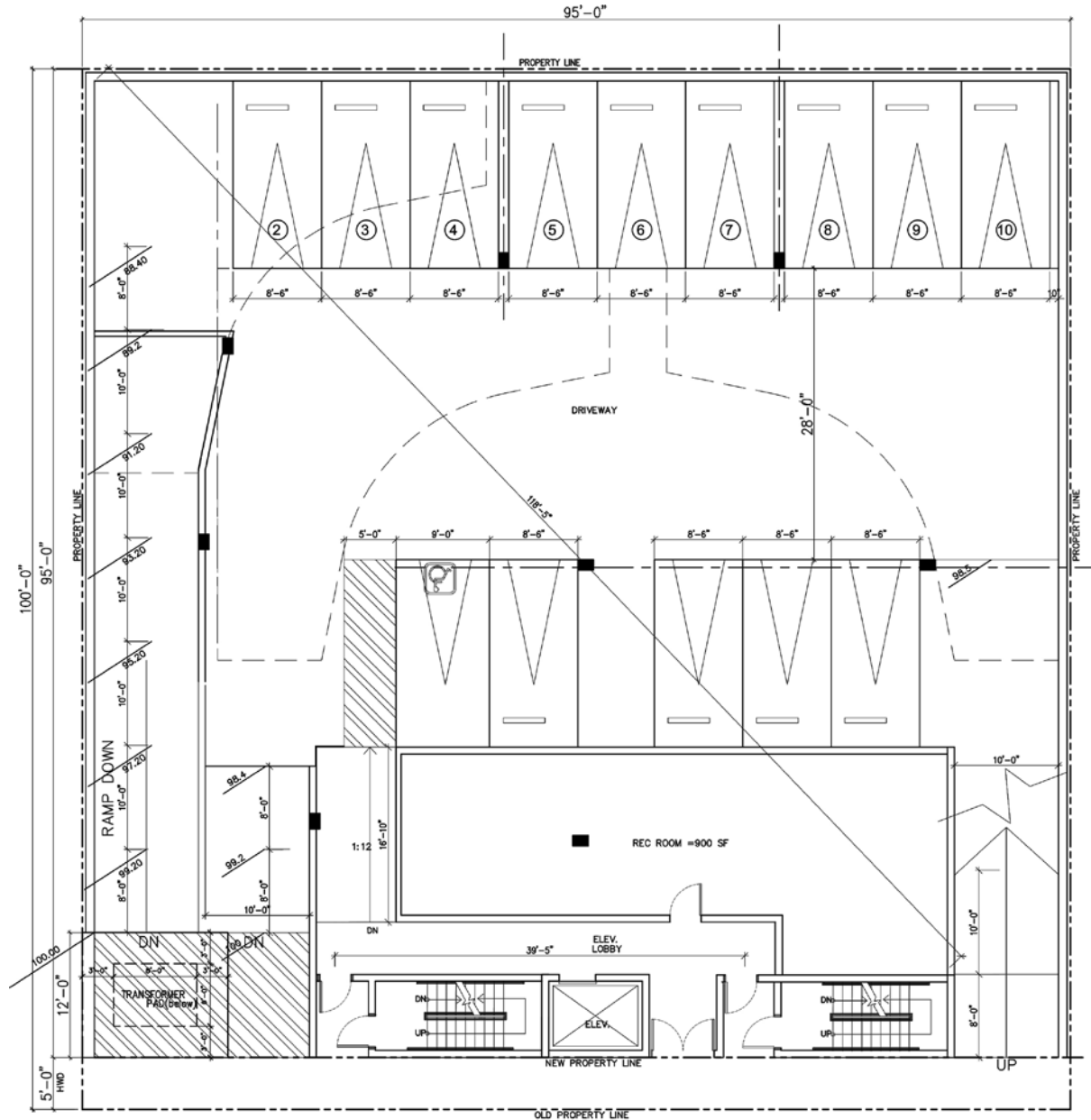
PROPOSED GARAGE PLAN



SCALE: 1/4" = 1'-0"

14TH PL.
PARKING SPACES = 16 SPACES

PROPOSED 1ST FLOOR PARKING PLAN

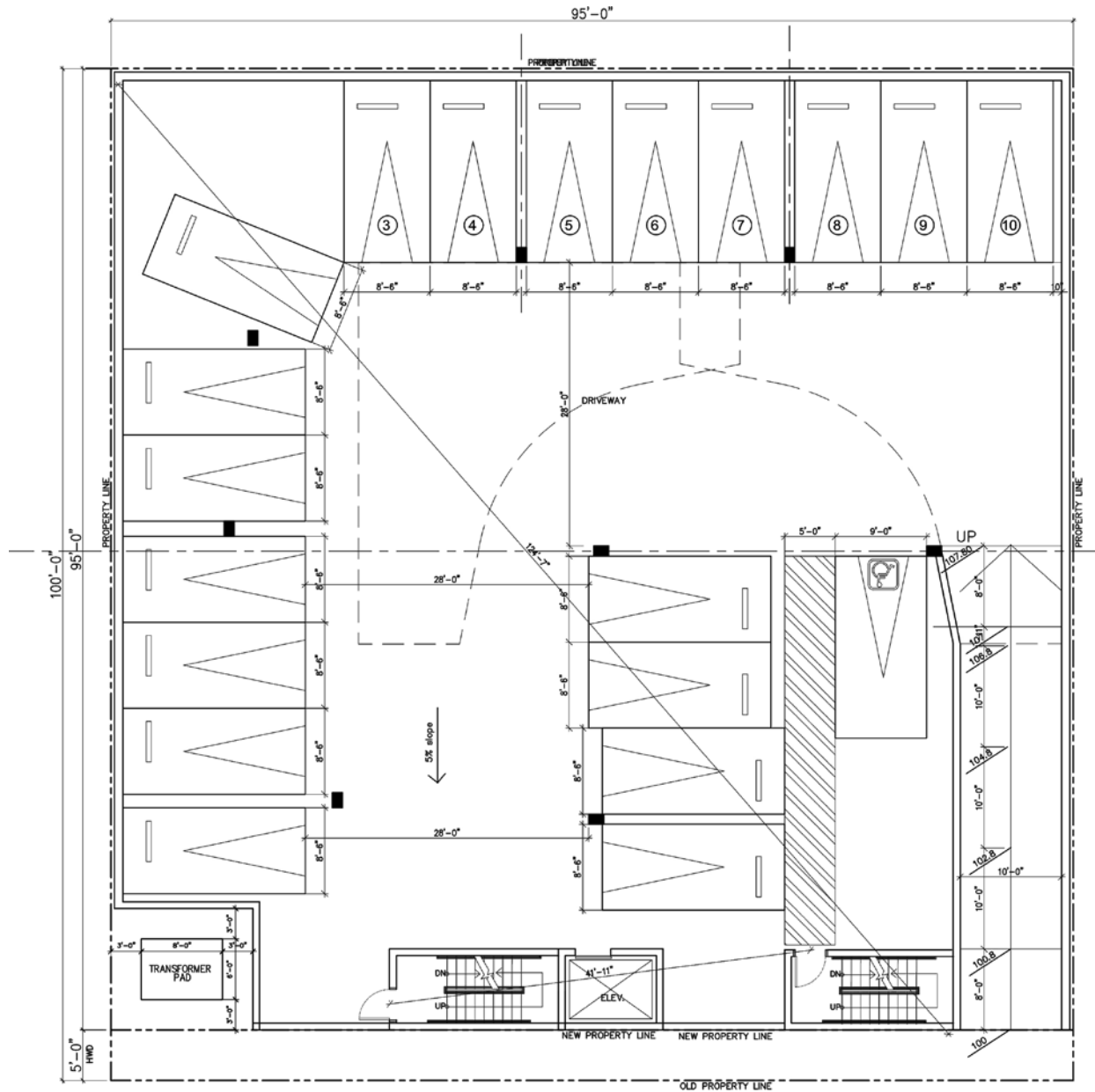


14TH PL.

PARKING SPACES = 14 SPACES

SCALE: 1/4" = 1'-0"

PROPOSED 2ND FLOOR PARKING PLAN

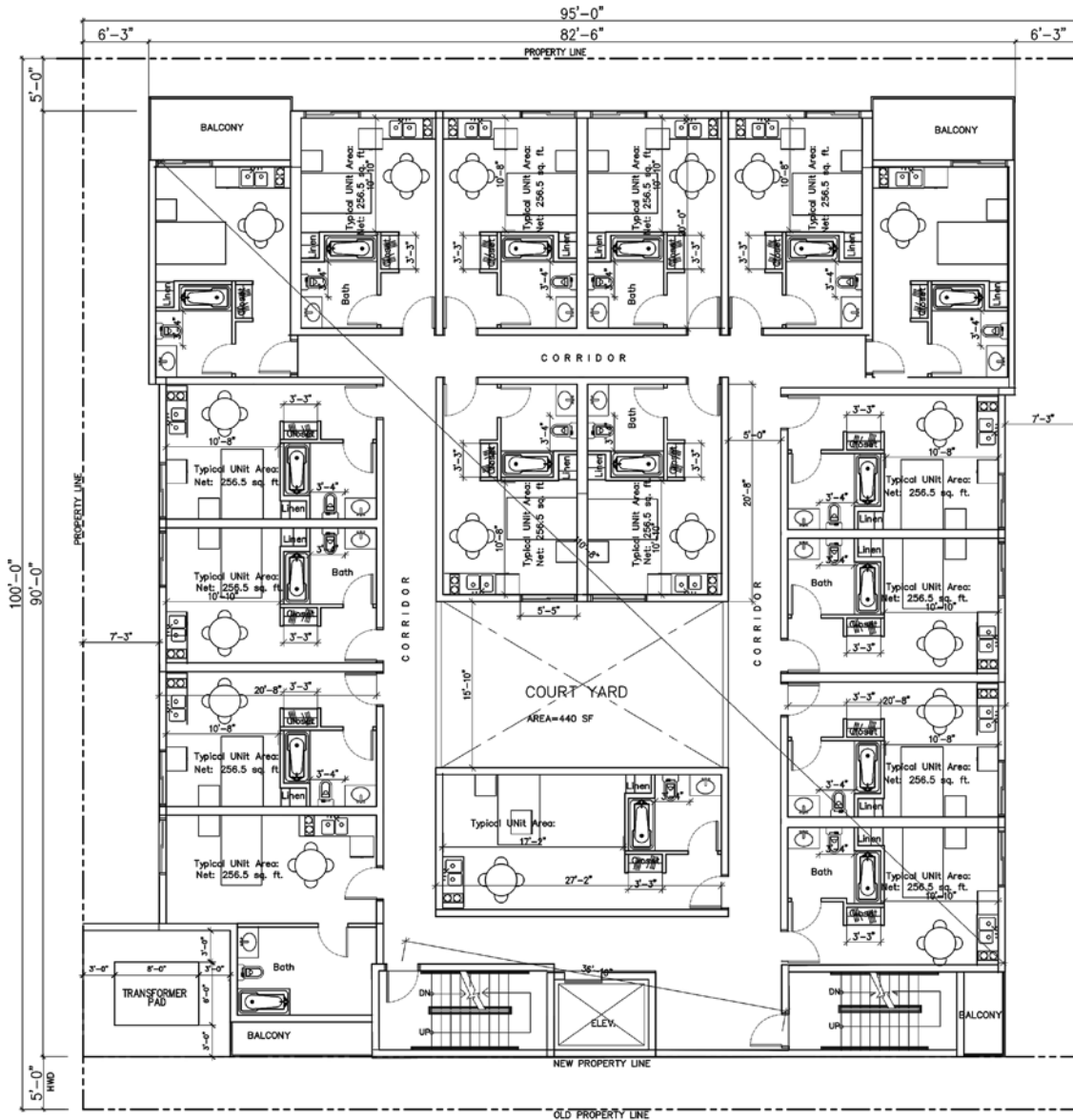


14TH PL.

PARKING SPACES = 20 SPACES

SCALE: 1/4" = 1'-0"

PROPOSED 3RD & 4TH FLOOR PLAN



14TH PL.

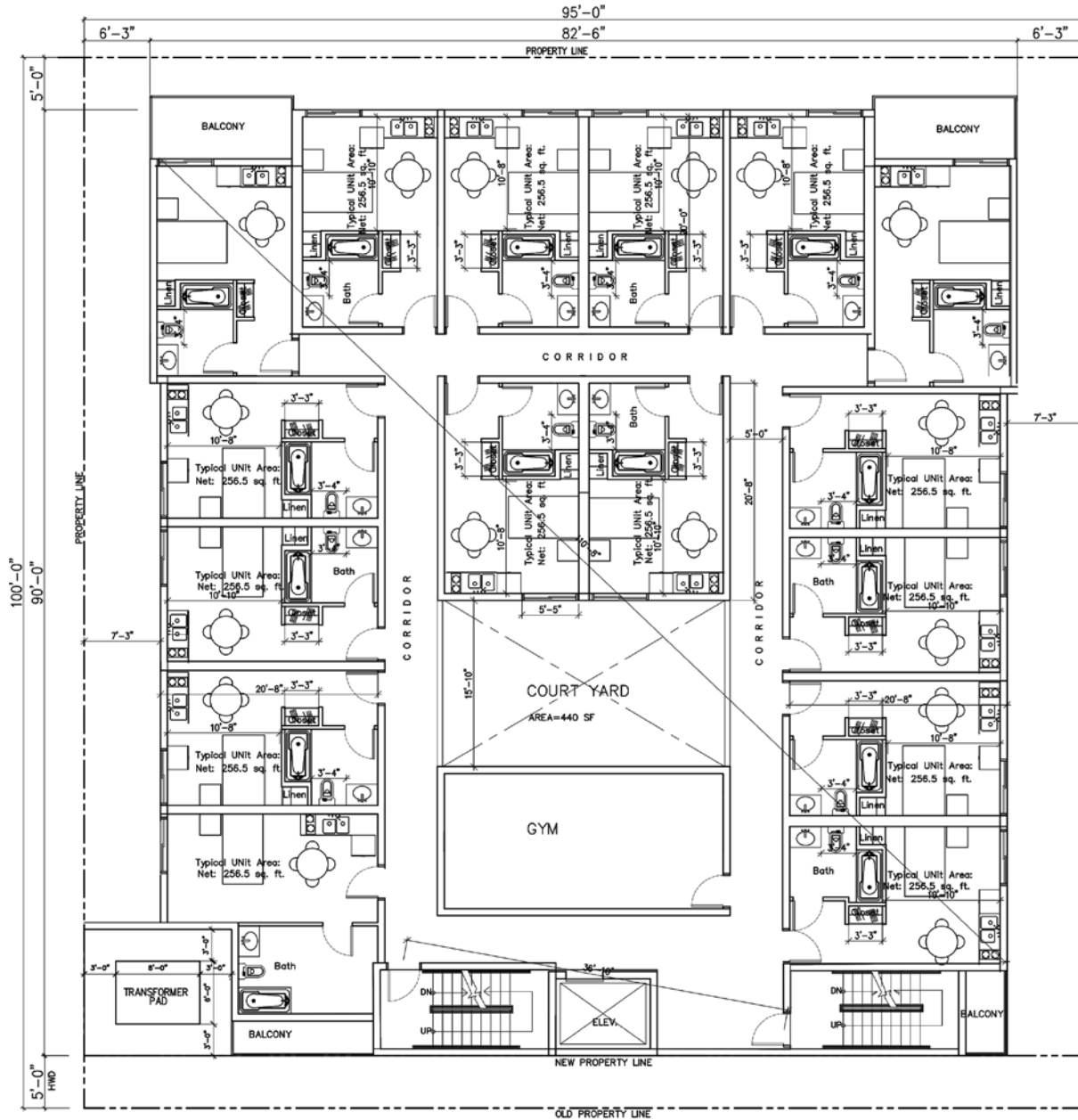
UNIT NUMBER = 16 UNITS

GROSS AREA: 6,580 FOR EACH FLOOR

NET AREA: 5814 FOR EACH FLOOR

SCALE: 1/4" = 1'-0"

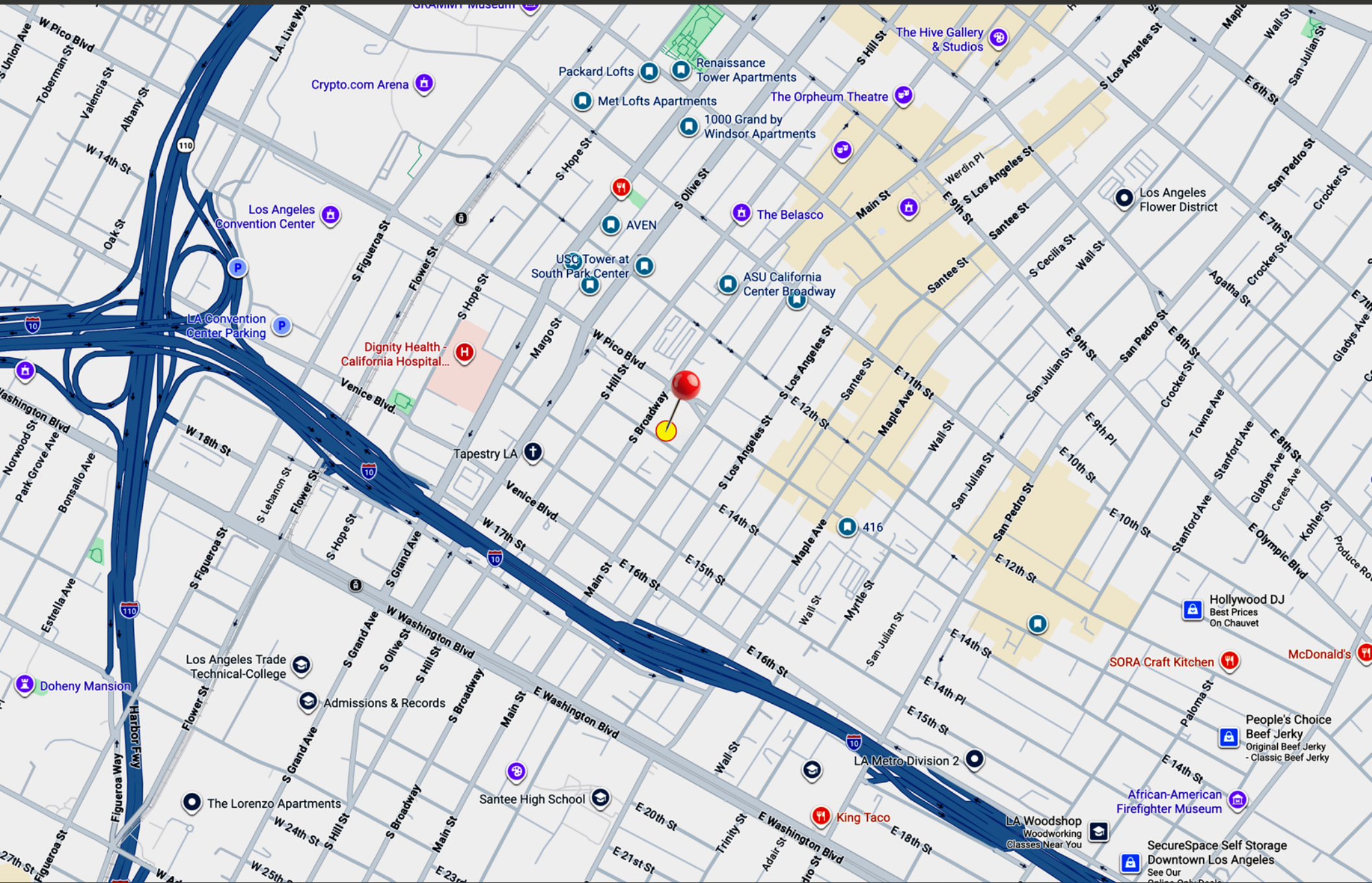
PROPOSED 5TH FLOOR PLAN



SCALE: 1/4" = 1'-0"

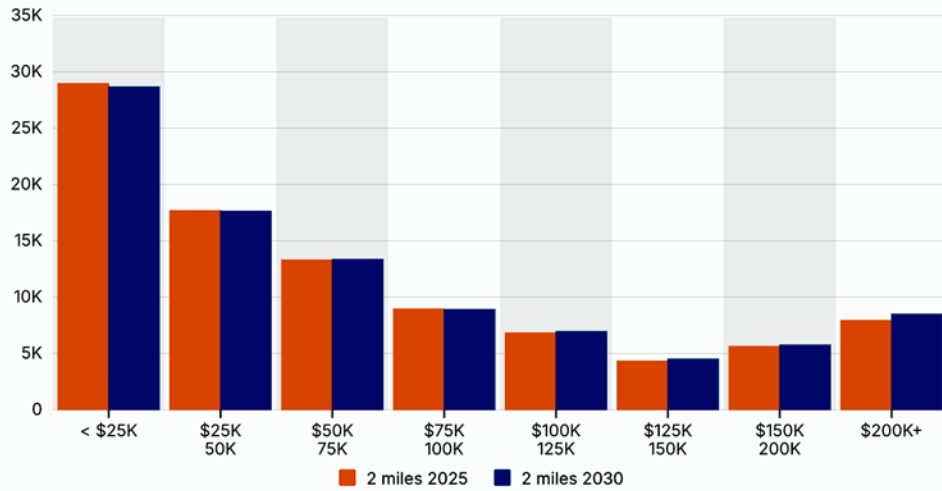
14TH PL.
UNIT NUMBER = 16 UNITS

AREA MAP

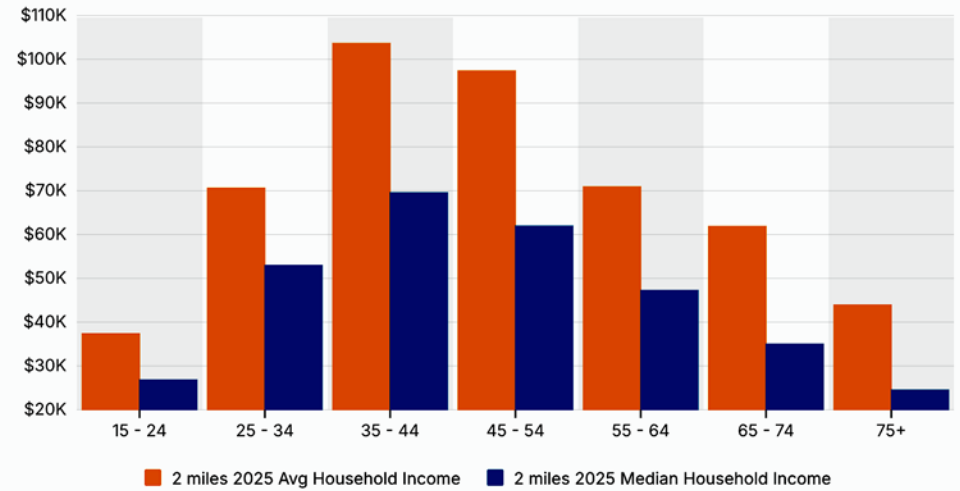


NEIGHBORHOOD DEMOGRAPHICS

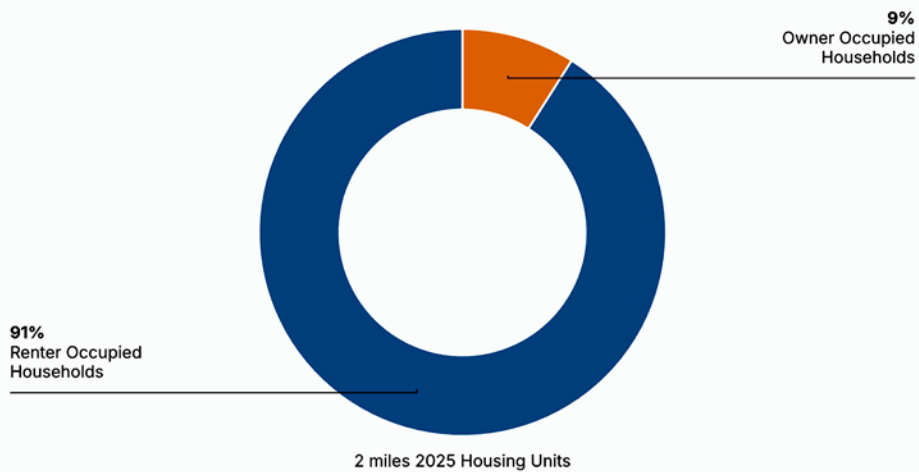
Households By Income



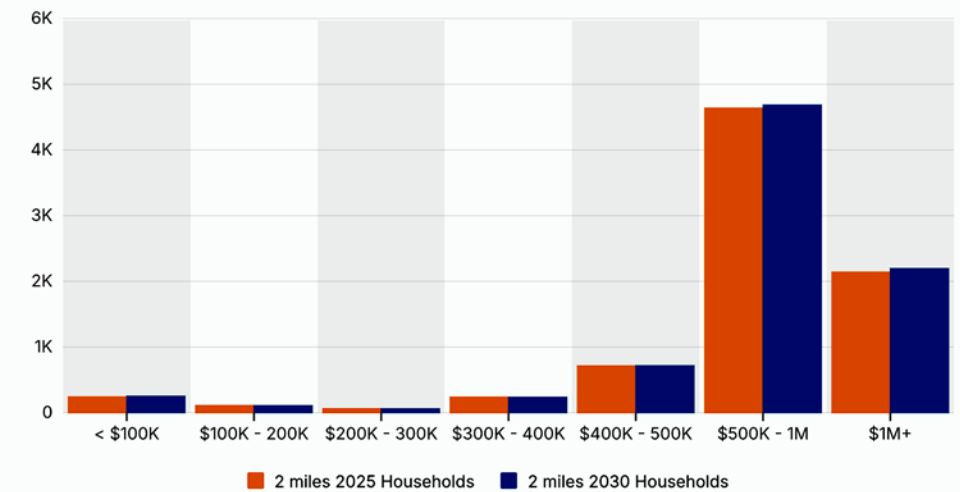
Household Income By Age



Housing Occupancy



Home Values



FOR SALE OR LEASE

9,495± SF OF VACANT RAW LAND

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