

OFFERING MEMORANDUM

# VACANT LAND IN WESTLAKE AVAILABLE FOR SALE

SUBJECT  
PROPERTY

2219 W VALLEY ST, LOS ANGELES, CA 90057

km Kidder  
Mathews



# TABLE OF CONTENTS

01

EXECUTIVE  
SUMMARY

02

PROPERTY  
OVERVIEW

*Exclusively listed by*

## CASEY LINS

Senior Vice President

714.333.6768

casey.lins@kidder.com

LIC N° 01902650

## VINCENT COOK

Senior Associate

213.225.7222

vincent.cook@kidder.com

LIC N° 02012324

KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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.

# EXECUTIVE SUMMARY

# 100% VACANT LAND DEVELOPMENT OPPORTUNITY

We are pleased to present a rare 100% vacant land development opportunity located in the Westlake neighborhood of Los Angeles. Totalling ±15,760 of LAR3 Tier 1 TOC zoned land, a new owner has the ability to capitalize on various exit strategies that include the following:

- Letter of Determination from Planning and Housing Approval for a 65-unit, 100% affordable, 4-story, 41,272 SF building!
- Potential to redesign the plans for a 140+ unit ED1 affordable housing development!
- Utilize SB684 for 10 small lot homes!

This development site is strategically located in close proximity to the 101, 110 and 10 freeways providing easy access to downtown Los Angeles as well as neighboring submarkets such as Koreatown, MacArthur Park, East Hollywood, Silver Lake, Echo Park Chinatown and Pico Union. Located in one of the densest rental markets in Los Angeles, the subject property caters to hundreds of thousands of tenants in the neighborhood and is well positioned for a developer seeking a well-located property with high rental demand that is nearby significant employment opportunities. Buyer shall complete their own due diligence to determine the development potential.

Contact Casey Lins at (714) 333-6768 or at [casey.lins@kidder.com](mailto:casey.lins@kidder.com) for additional information.



ADDRESS	2219 W Valley St, Los Angeles, CA 90057
APN'S	5046-009-019
LAND SIZE	±15,760 SF
LAND USE	LAR3
TOC	Tier 1
ED1 ELIGIBLE	YES
PRICE/SF	\$253
LIST PRICE	\$3,995,000



# DEVELOPMENT SUMMARY

*±15,760*

LAND SIZE (SF)

*TIER 1*

TOC

*YES*

ED1 ELIGIBLE

LAND SIZE

±15,760 SF

CURRENT ENTITLEMENTS

65-Units (100% Affordable Housing)

TRANSIT ORIENTED COMMUNITY (TOC)

Tier 1

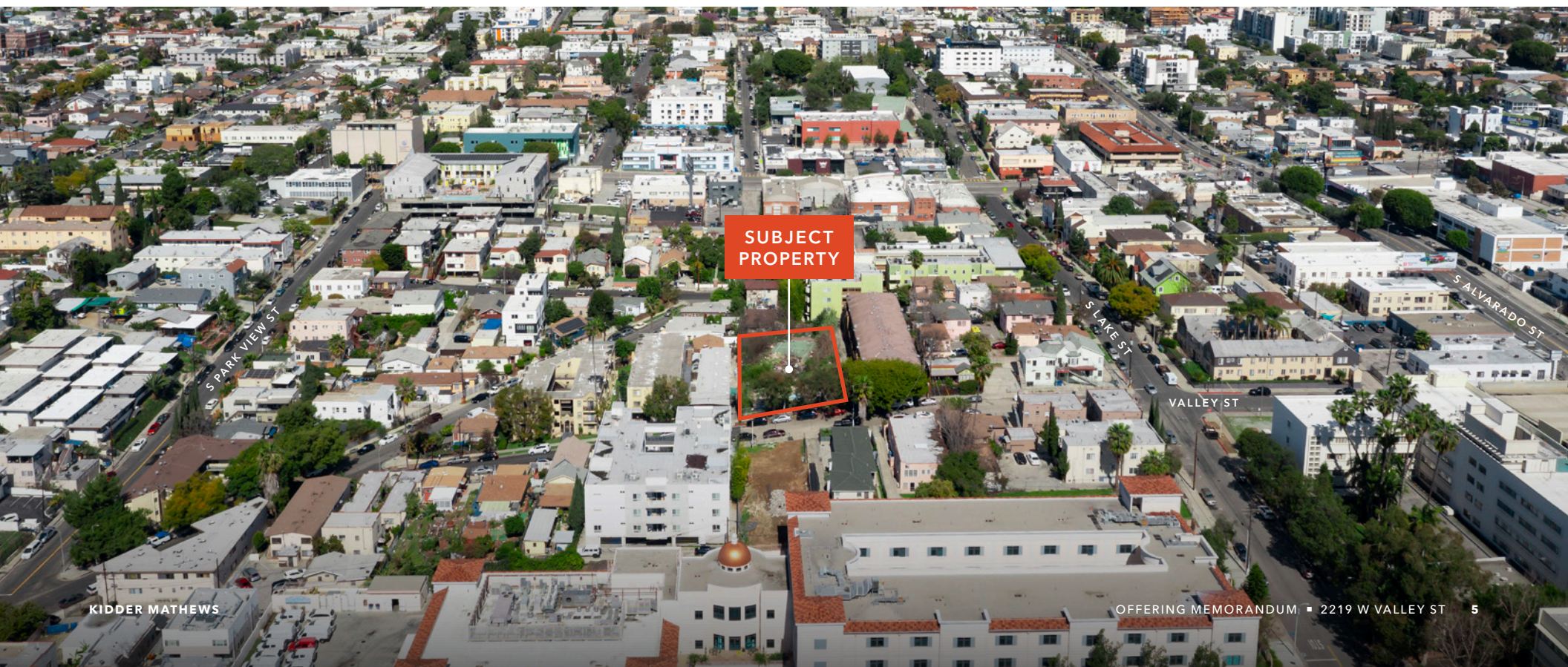
ED1 ELIGIBLE

YES

ED1 POTENTIAL

140+ Units

Buyer shall complete their own due diligence to determine the development potential of the subject property



# PROPERTY OVERVIEW



## PROPERTY OVERVIEW



DTLA

SUBJECT  
PROPERTY

W 2ND ST

CRANDALL ST

W VALLEY ST



## PROPERTY OVERVIEW





## PROPERTY OVERVIEW







*Exclusively listed by*

**CASEY LINS**

Senior Vice President

714.333.6768

[casey.lins@kidder.com](mailto:casey.lins@kidder.com)

LIC N° 01902650

**VINCENT COOK**

Senior Associate

213.225.7222

[vincent.cook@kidder.com](mailto:vincent.cook@kidder.com)

LIC N° 02012324

**KIDDER.COM**