

1959 Firestone, Los Angeles 90001

STATUS: **Active**

LIST PRICE: **\$1,045,000**

Driving East to West, S Alameda Right to E. 83rd St., Left on S. Fir Ave.



OF UNITS TOTAL: **3**
 SQFT(src): **1,634**
 PRICE PER SQFT: **\$639.53**
 LOT(src): **6,079/0.1396 (A)**
 LEVELS:
 YEAR BLT(src): **1946 (ASR)**
 DAM / CDAM: **4/4**
 SLC: **Standard**
 TOTAL OP. EXP: **\$16,150.00**
 NET OP. INCOME: **\$82,250**
 PARCEL #: **6026028015**
 LISTING ID: **DW25261032**

Recent: **11/14/2025 : NEW**

Submit Offer

DESCRIPTION

PRIME MIXED-USE INVESTMENT & DEVELOPMENT OPPORTUNITY 1959 Firestone Blvd is a high-visibility corner property featuring LCC3 high-density zoning, High TOC Tier eligibility, and inclusion in the Florence-Firestone Transit Oriented District (FFTOD) Specific Plan. Located just steps from the Metro A Line Firestone Station, this site is positioned within a rapidly improving transit corridor targeted for walkable, mixed-use growth by Los Angeles County. The property consists of an established commercial space (rented) plus two(rented) residential units, offering immediate income potential or a clear value-add opportunity. The FFTOD plan provides expanded development capacity, streamlined process, and incentives for housing production—making this an exceptional option for affordable housing, urban infill, or mixed-use redevelopment. A strong opportunity for investors, developers, or mission-driven builders seeking a transit-rich Los Angeles location with significant long-term upside.

EXCLUSIONS:

INCLUSIONS:

AREA: **C37 - Metropolitan South**
 SUBDIVISION: **/**
 COUNTY: **Los Angeles**
 55+: **No**
 GROSS EQUITY:
 PRESENT LOANS \$:
 HAVE:

LIST \$ ORIG: **\$1,045,000**
 SUB TYPE: **TPLX/D**
 CMN WALLS: **No Common Walls**
 PARKING: **Carport**
 # OF BUILDINGS TOTAL: **2**
 RENT CONTROL?: **Yes**
 PROPERTY ATTACHED?: **No**

SELLER WILL CONSIDER
 CONCESSIONS IN OFFER:
 ROOM TYPE:
 UTILITIES:
 ELECTRIC: **220 Volts in Garage**
 WATER: **Public**

COOLING: **None**
 HEATING: **Wall Furnace**
 VIEW:
 WATERFRONT:
 LAUNDRY: **None**
 PROBATE AUTHORITY:

ANALYSIS

GROSS SCHEDULE INCOME: **\$98,400**
 VACANCY ALLOWANCE \$/%: **/**
 GROSS OPERATING INCOME:
 NET OPERATING INCOME: **\$82,250**
 OPERATING EXPENSE \$/%: **\$16,150/**
 LAND DOLLAR VALUE \$/%: **/**

GROSS SPENDABLE INCOME:
 LOAN PAYMENT(ANNUAL):
 GROSS MULTIPLIER:
 CAP RATE:
 IMPROVEMENTS TOTAL \$/%: **/**
 PERSONAL PROPERTY \$/%: **/**

INCOME

OF RENTED GARAGES:
 GARAGE RENTAL RATE:
 GARAGES RENTAL INCOME:
 LAUNDRY INCOME:
 LAUNDRY INC. OWN/LEASE?:

OTHER INCOME 1:
 OTHER INCOME 2:
 OTHER INC. DESCRIPTION:

ANNUAL EXPENSE

TOTAL OPERATING EXPENSE: **\$16,150**
 ELECTRIC:
 GAS:
 LICENSES:
 NEW TAXES: **\$10,450**

FURNITURE REPLACEMENT:
 TRASH: **\$1,020**
 CABLE TV:
 GARDENER:
 INSURANCE: **\$1,800**

MAINTENANCE:
 WORKMAN'S COMP:
 PROFESSIONAL MANAGEMENT:
 WATER/SEWER: **\$2,880**

OTHER EXPENSE:
 OTHER EXPENSE DESCRIPTION:

TAX

TAX RATE:

TAX YEAR:

TAX ANNUAL AMT:

TAX AREA:

UNIT INFORMATION

	UNITS	BEDS	BATHS	GARAGE	FURNISHED?	ACTUAL RENT	TOTAL RENT	PRO FORMA	# OF UNITS WITH SEPARATE ELECTRIC:
1:	1	0	1	4	Unfurnished	\$5,300	\$5,300	\$5,300	3
2:	1	0	1	0	Unfurnished	\$1,300	\$1,300	\$1,300	3
3:	1	1	1	0	Unfurnished	\$1,600	\$1,600	\$1,600	1

INTERIOR

INTERIOR:
 ACCESSIBILITY:

APPLIANCES:
 FLOORING:

ENTRY/LEVEL: **1/1**
 FIREPLACE: **None**

SQFT STUDIO AVG:
 SQFT 1 BED AVG:
 SQFT 2 BED AVG:
 SQFT 3 BED AVG:

EXTERIOR

EXTERIOR:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **2-5 Units/Acre, Corner Lot, Near Public Transit**
 POOL: **None**

FENCING:
 SPA:

BUILDING

BUILDER NAME:
 BUILDER MODEL:

ARCH STYLE:
 DOORS:
 WINDOWS:

ROOF:
 FOUNDATION DTLs:
 PROP CONDITION:

CONSTR MTRLS:
 OTHER STRUCTURES:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

UNCOVERED SPACES:

PARKING TOTAL: 4

GARAGE SPACES: 4

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
WALKSCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION: No

COMMUNITY

HOA DUES 1:

HOA DUES 2:

HOA DUES 3:

COMMUNITY: **Curbs, Sidewalks,****Storm Drains, Street Lights,****Suburban**

HOA MANAGEMENT NAME:

HOA MANAGEMENT NAME 2:

HOA MANAGEMENT NAME 3:

HOA 1 NAME:

HOA 2 NAME:

HOA 3 NAME:

HOA PHONE 1:

HOA PHONE 2:

HOA PHONE 3:

HOA AMENITIES:

STORIES TOTAL: 1

LAND

LAND LEASE?: No

COMMON INTEREST: None

LAND LEASE AMOUNT:

LAND LEASE AMT FREQ:

ELEVATION:

ASSESSMENTS: **Unknown**PARCEL #: **6026028015**

ADDITIONAL PARCEL(s): No

TAX LOT: 45

LOT SIZE DIM:

TAX BLOCK: 3

TAX TRACT #: **PECKS**

ZONING:

LISTING

BAC:

BAC REMARKS:

DUAL/VARI. RATE?: Yes

CURRENT FINANCING: **Conventional**POSSESSION: **Close Of Escrow**

FINANCIAL INFO AS OF:

CONTINGENCY LIST:

LIST TERMS: **1031 Exchange, Cash,****Conventional, Submit**LIST AGRMT: **Exclusive Right To Sell**LIST SERVICE: **Full Service**

AD NUMBER:

DISCLOSURES:

INTERNET, AVM?/COMM?: **Yes/Yes**INTERNET?/ADDRESS?: **Yes/Yes**NEIGHBORHOOD MARKET REPORT YN?: **Yes**

DATES

LIST CONTRACT DATE: **11/14/25**

START SHOWING DATE:

ON MARKET DATE: **11/14/25**

PRICE CHG TIMESTAMP:

STATUS CHG TIMESTAMP: **11/14/25**MOD TIMESTAMP: **11/14/25**EXPIRED DATE: **05/15/26**

PURCH CONTRACT DATE:

ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**

SHOW CONTACT NAME:

SHOW CONTACT PHONE:

SHOWING INSTRUCTIONS: **Shown by appointment only.**DRIVING DIRECTIONS: **Driving East to West, S Alameda Right to E. 83rd St., Left on S. Fir Ave.**

LOCK BOX LOCATION:

LOCK BOX DESCRIPTION: **None**OWNER'S NAME: **d&p capital investments, llc.****Schedule a Showing**

AGENT / OFFICE

LA: (**YROMEALB**) **Alberto A Romero****Meza**

CoLA:

LO: (**DWGDQ**) **Good Opportunity Company****Inc.**LO PHONE: **562-602-8550**

CoLO:

CoLO PHONE:

LA State License: **01705343**

CoLA State License:

LO State License: **02219338**LO FAX: **562-602-8508**

CoLO State License:

CoLO FAX:

Offers Email: **aarm2099@gmail.com**

CONTACT PRIORIT

1.LA CELL: **323-327-3330**2.LA CELL: **323-327-3330**3.LA DIRECT: **323-327-3330**

4.LA TOLL FREE:

5.LA VOICEMAIL: **ext.223**6.LA EMAIL: **aarm2099@gmail.com**AGENT FULL: Residential Income
DW25261032

LISTING ID:

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