



1922 Seigneur Ave, Los Angeles 90032

STATUS: Active

LIST PRICE: \$330,000 ↓

Use GPS



[Listing has Supplements](#)

ACRES: 0.4496
\$ PER ACRE: \$733,986
LOT(src): 19,585/0.4496 (A)
AREA: 621 - El Sereno
GROSS EQUITY:
PRESENT LOANS AMOUNT:
HAVE:
DAM: 158
SLC: Standard
PARCEL #: 5223009009
SECONDARY PARCEL #: 5223-009-010, 5223-009-011, 5223-009-012
LISTING ID: SB26083104
LIST \$ ORIG.: \$380,000



DESCRIPTION

FOUR LOTS! DEVELOPER ALERT! Amazing opportunity to build on four continuous hillside lots with gorgeous views of Downtown L.A.! Located in the Los Angeles community of University Hills, next to Cal State University L.A., with easy access to the 10, 5, and 710 freeways. Just minutes from Downtown L.A., USC Medical Center, Staples Center, Dodger Stadium, Alhambra, and South Pasadena. These residential lots qualify for Opportunity Zone zoning. A stunning new home at 1923 Seigneur Ave, built in 2019, is located across the street. Build custom homes or apartments—buyer to check with the city for all development opportunities. Street address, lot details, and lot area are estimated; buyer to verify all information. This sale includes four parcels: 5223009009, 5223009010, 5223009011, and 5223009012 (Address: 1922–1942 Seigneur Ave, Los Angeles, CA 90032).

EXCLUSIONS:

INCLUSIONS:

SUBDIVISION: /
COUNTY: Los Angeles
55+: No
PROBATE AUTHORITY:

FENCING: None
VIEW: City Lights, Hills
SELLER WILL CONSIDER
CONCESSIONS IN OFFER: Yes

SEWER: Public Sewer
UTILITIES: Electricity
Available, Sewer
Available, Water Available
ELECTRIC:

LOT FEATURES: 0-1 Unit/Acre, Lot 10000-19999 Sqft, Irregular Lot, No Landscaping
WATERFRONT:

LAND

COMMON INTEREST: None
LAND LEASE: No
TAX LOT: 192
TAX BLOCK:
TAX TRACT #: 9552
LOT SIZE DIM:
ASSESSMENTS:
PARCEL #: 5223009009
ADDITIONAL PARCEL(S): 5223-009-010, 5223-009-011, 5223-009-012

ZONING: LAR1
ZONING DESC.:
TAX PARCEL LTR:
TAX MAP NUMBER:
CURRENT USE: Unimproved
POSSIBLE USE: Residential
SPECIAL ASSESSMENTS:

CLEARED:
INGRESS/EGRESS:
SOIL TYPE:
TOPOGRAPHY
WATER BODY NAME:
WELL REPORT:

WELL PUMP MOTOR HP:
ELEVATION:
SURVEY:
CURRENT GEO REPORT:
NEW CONSTRUCTION YN: No

POWER PRODUCTION

POWER PRODUCTION: No

GREEN VERIFICATION:

COMMUNITY

HOA FEE: \$0
HOA FEE 2:
HOA FEE 3:
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

HOA NAME:
HOA NAME 2:
HOA NAME 3:

HOA PHONE:
HOA PHONE 2:
HOA PHONE 3:

COMMUNITY FEATURES: Foothills

INFRASTRUCTURE

IMPROVEMENTS:
WATER WELL:
WELL DEPTH:
WATER TABLE DEPTH:
WELL GALLONS PER MIN.:
WELL HOLE SIZE:

ANALYSIS/TAX

IMPROVEMENTS TTL \$/ %:
PERSONAL PROPERTY \$/ %:
LAND VALUE \$/ %:
USABLE LAND %:
TAX RATE:
TAX YEAR:
TAX RATE TOTAL:
TAX AREA:

DISTANCE TO

BUS:
CHURCH:
ELECTRIC:
FREEWAY:
GAS:
PHONE SERVICE:

SCHOOLS:
SEWER:
SHOPPING:
STREET:
WATER: 0

LISTING

B.A. COMPENSATION:
BAC REMARKS:
DUAL/VARI. COMP?: No
CURRENT FINANCING: None
LISTING TERMS: Cash
LIST AGMT: Exclusive Right To Sell
CONTINGENCY LIST:

LIST SERVICE: Full Service
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: Yes/Yes
INTERNET?/ADDRESS?: Yes/Yes
NEIGHBORHOOD MARKET REPORT YN?: Yes

DATES

LISTING DATE: 04/17/26
START SHOWING DATE:
ON MARKET DATE: 04/17/26
PRICE CHG TIMESTAMP: 08/23/26
STATUS CHG TIMESTAMP: 04/17/26
MOD TIMESTAMP: 08/23/26
EXPIRED DATE: 04/30/27
PURCH CONTRACT DATE:



Emily Lin
Emily@emilylinhc.com
310-862-4509
State Lic: 02130063



ENDING DATE:

CONTINGENCY:
PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Emily Lin**

SHOW CONTACT PHONE: **310-862-4509**

OWNER'S NAME:

SHOWING INSTRUCTIONS: **Enter the property address into GPS and go directly**
DIRECTIONS: **Use GPS**

AGENT / OFFICE

LA: (**SBLINEMIL**) [Emily Lin](#)
CoLA:
LO: (**sb1385470**) [Equity Union](#)
LO PHONE: **818-989-2000**
CoLO:
CoLO PHONE:

LA STATE LIC.: [02130063](#)
CoLA STATE LIC.
LO STATE LIC.: [01811831](#)
LO FAX:
CoLO STATE LIC.:
CoLO FAX:
OFFERS EMAIL:
[Emily@emilylinhc.com](#)

CONTACT PRIORITY

[Emily@emilylinhc.com](#)
1.LA CELL: **310-862-4509**
2.LA DIRECT: **310-862-4509**
3.LA PAGER:
4.LA FAX:
5.LA VOICEMAIL:
6.LA EMAIL: [Emily@emilylinhc.com](#)