

SALE

**PRIME INFILL REDEVELOPMENT SITE
EXCEPTIONAL INTRINSIC LAND VALUE**

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

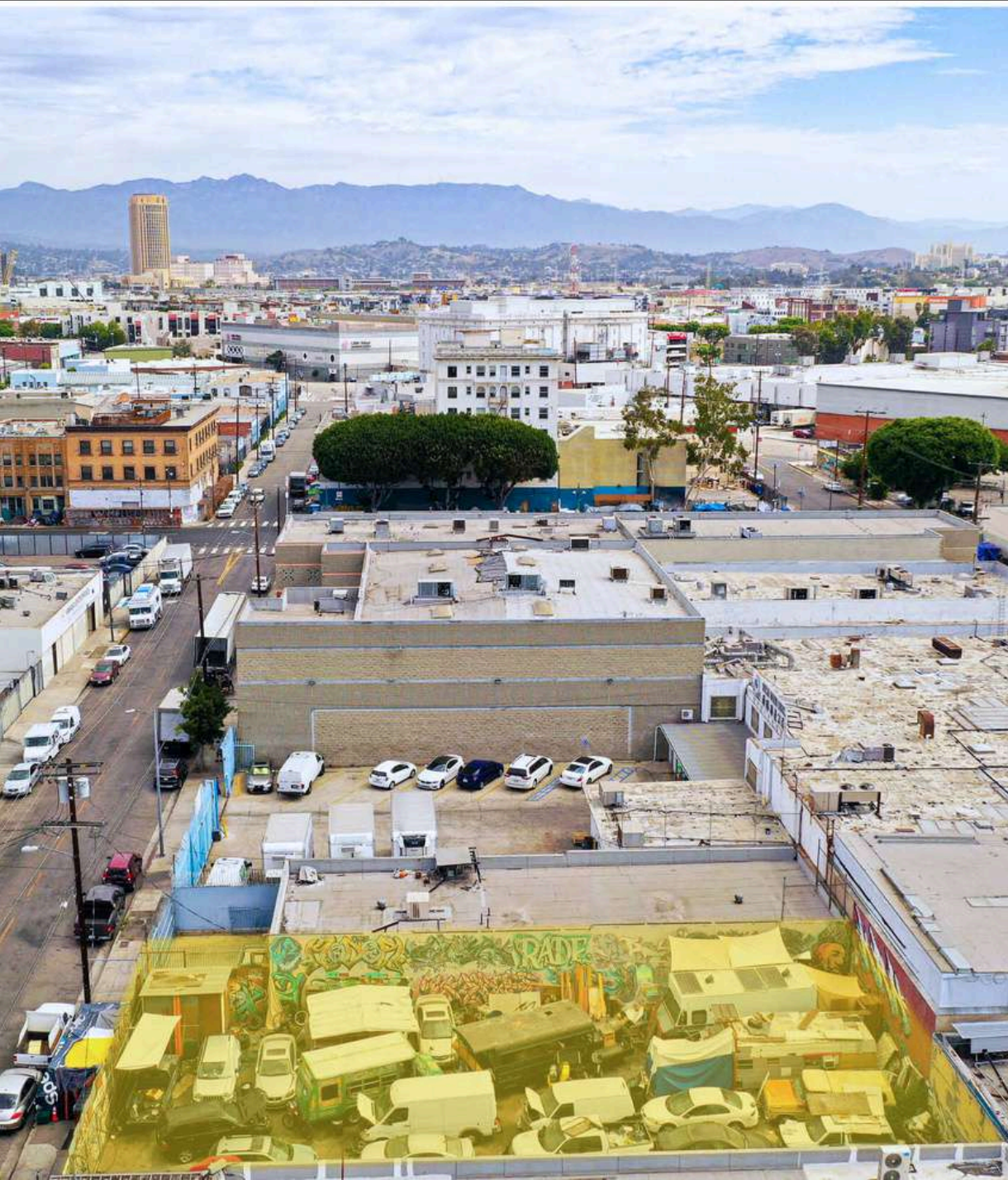


**540-542
STANFORD
AVENUE**

**±6,612 SF
OF LAND**

EXECUTIVE SUMMARY

540–542 Stanford Avenue, Los Angeles, CA 90013
For Sale | ±6,612 SF of Land



540–542 Stanford Avenue is a 6,612 SF vacant land site offered at \$1,490,000 in the heart of Downtown Los Angeles' Industrial District. The property consists of two contiguous parcels with a rectangular layout of ±60' x 110'.

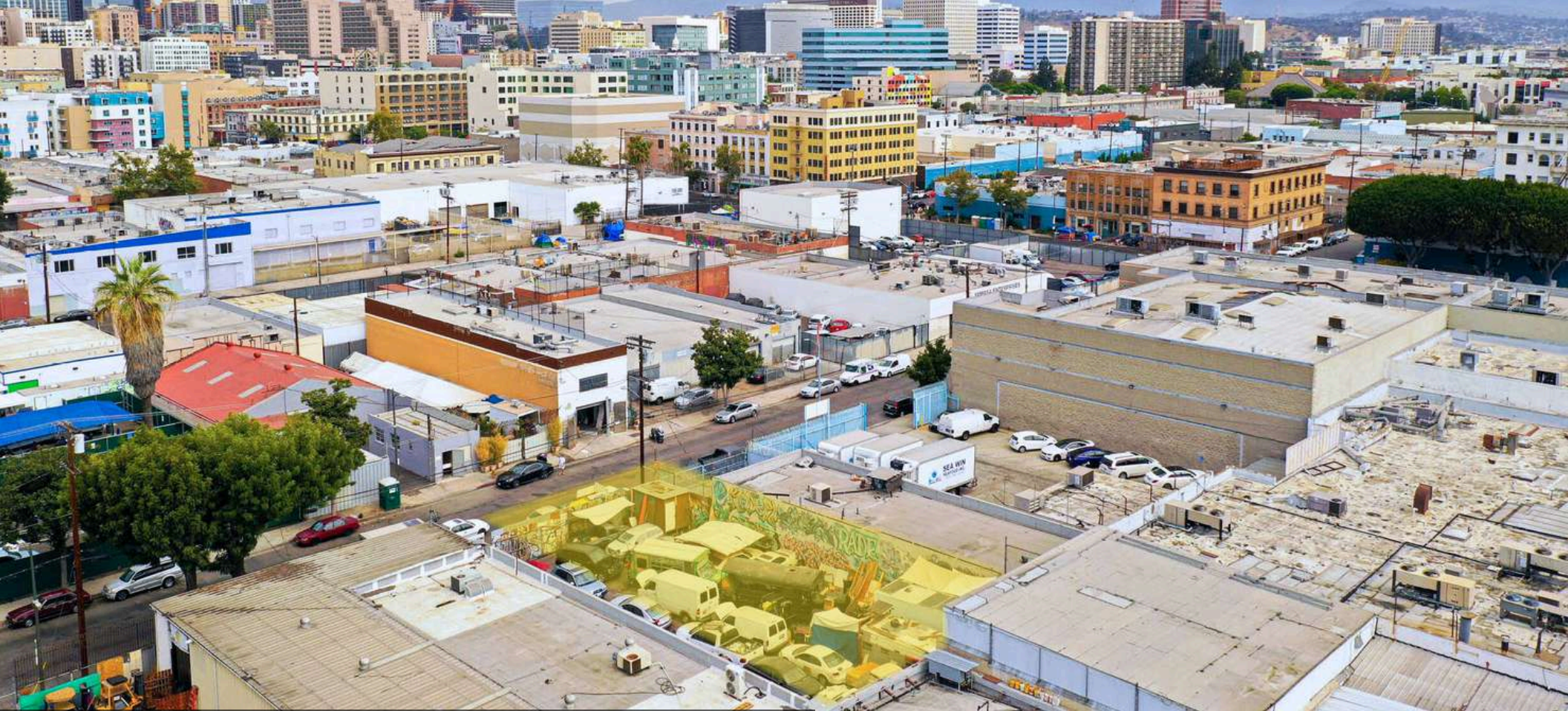
Located between the Historic Core and Arts District, the site is surrounded by major redevelopment projects and benefits from strong demand for housing, creative office, and mixed-use development. Its designation as an Opportunity Zone and Housing Incentive Area provides additional upside through tax benefits and density bonuses.

With LAM2 zoning, proximity to the Metro Gold Line, and easy freeway access, 540–542 Stanford Avenue offers investors and developers a rare chance to secure a well-positioned site in one of Los Angeles' most dynamic growth markets.

\$1,490,000
PRICE

±\$225
PER SF

***Buyer to verify all information**



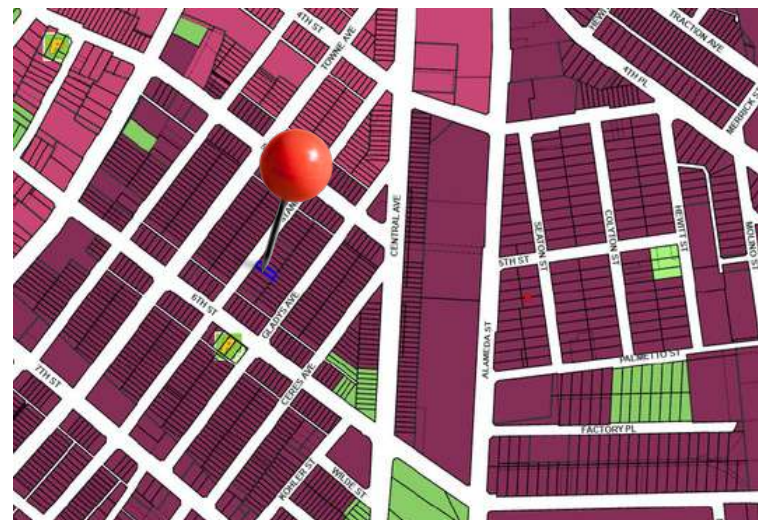
PROPERTY HIGHLIGHTS

- High-Density Development Opportunity – Rectangular lot with favorable dimensions ($\pm 60'$ x $\pm 110'$)
- Housing Incentive Area – Eligible for density bonuses and affordable housing incentives
- LAM2 Zoning (M2-2D) – Flexible zoning with potential for future rezoning
- Dynamic Submarket – Situated between the Historic Core and Arts District, surrounded by large-scale redevelopment projects
- Transit Accessible – $\frac{1}{2}$ mile from Metro Gold Line and walking distance to DTLA amenities



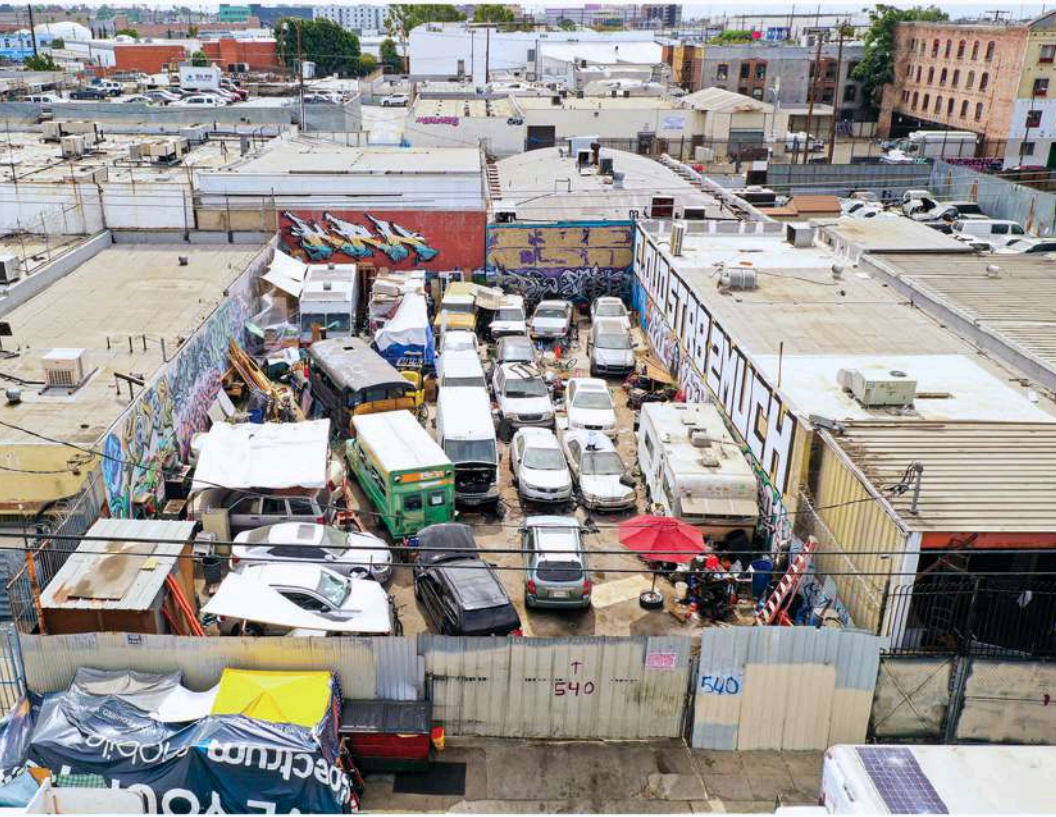
PROPERTY DETAILS

Lot Size	±6,612 SF
Asking Price	\$1,490,000.00 / ±\$225 per SF
Paved	Yes
Utilities	None
Frontage	Stanford Ave
Topography	Level
Zoning	M2
APN	5147-019-006, 5147-019-007

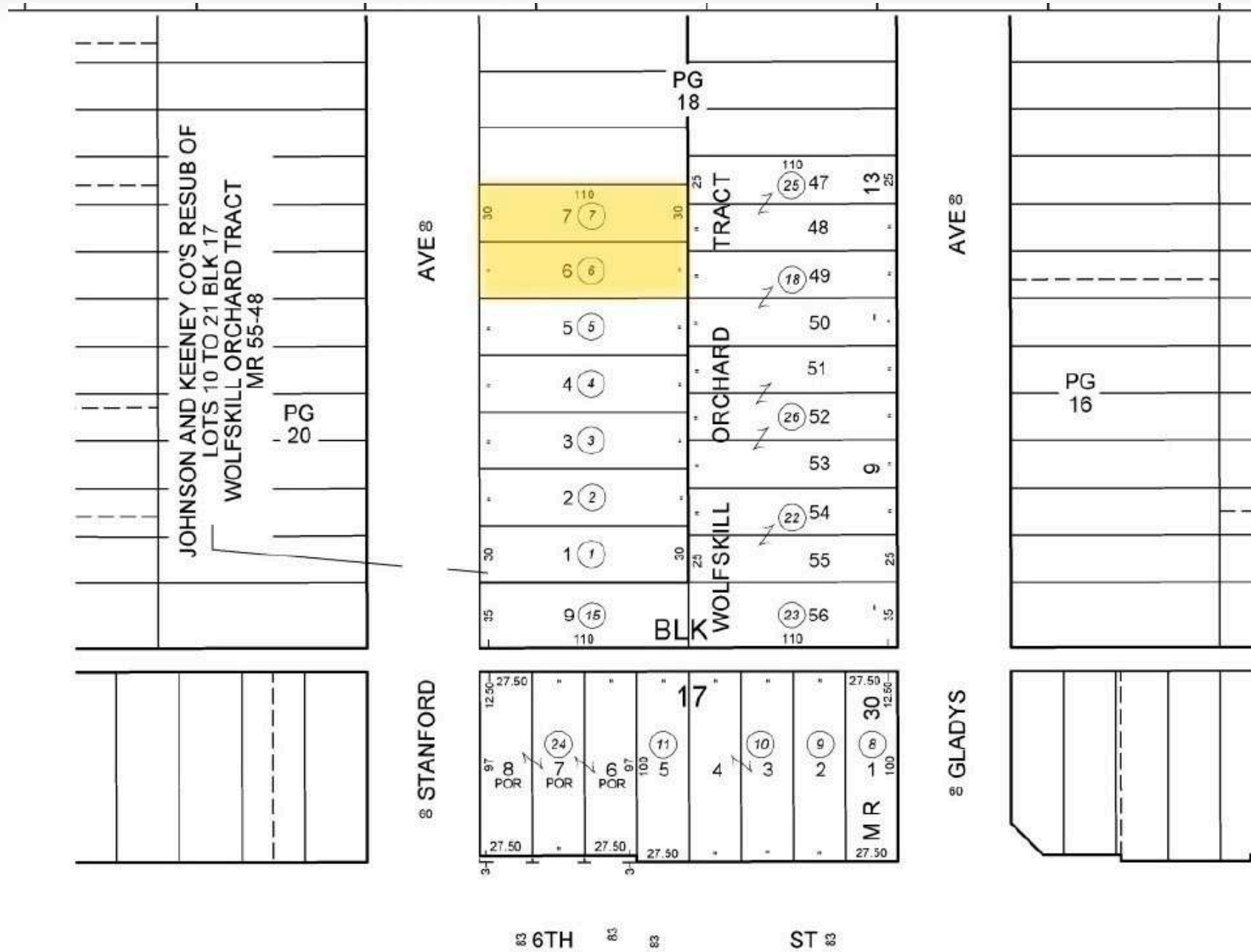


[Click here to for parcel profile report](#)

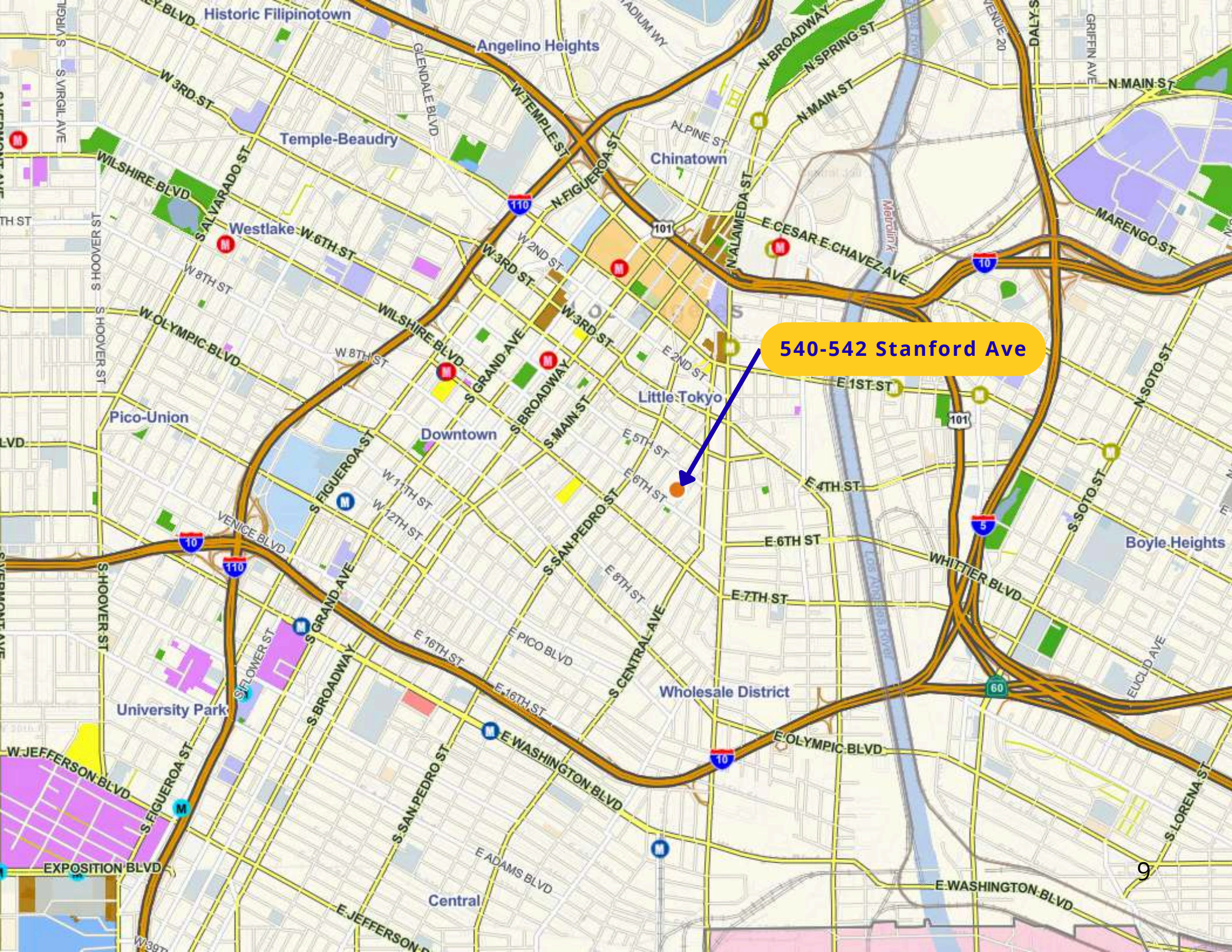




PARCEL MAP







**FOR MORE INFORMATION REGARDING THIS
OPPORTUNITY, PLEASE CONTACT:**



JESSE MCKENZIE

Senior Vice President

714.883.6875

jesse@majorproperties.com

License: CA # 01939062



BRAD LUSTER

President

213.276.2483

brad@majorproperties.com

License: CA # 00913803

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

MAJOR PROPERTIES

1200 W Olympic Blvd

Los Angeles, CA 90015

