

EXCLUSIVE LISTING

2408 & 2410 N Eastern Ave & 5 Residential Lots, El Sereno, CA 90032

SEVEN (7) Lots Total 2.154Acre Redevelopment Site (2 Triplexes and 1.82Acre Lot) in a central location in El Sereno, several blocks from Valley Blvd Alhambra, and easy commute to DTLA, Can be purchased individually or together.



Property Overview

Subject Property:	2408 & 2410 N Eastern Ave & 5 Res. Lots (1.82Acre) Los Angeles, CA 90032
Total Lot Size:	93,841 SF
Price / Price/SF Lot:	\$2,100,000 / \$22
Year Built (2 Triplexes):	1947, 1947
APN (Triplexes):	5216-007-007, -006
APN / Lot Size (5 residential lots):	5216-007-010 / 22,342 SF 5216-007-011 / 8,301 SF 5216-007-012 / 27,667 SF 5216-007-017 / 19,214 SF 5216-007-022 / 1,829 SF 5216-007-017 / 19,214 SF 5216-007-022 / 1,829 SF
Zoning/Parking:	RD5-1D/10 plus spaces

Investment Highlights

- Rare 2.154ACRE Development Site adjacent to City of Alhambra
- Priced to Sell at a low price per SF Lot.
- Strategically located bordering Alhambra, adjacent to Hillside Village neighborhood and easy drive to Downtown LA via FWY 10
- Several blocks from Valley Blvd in Alhambra, El Sereno Park & Recreation Center, Ascot Hills Park, and only minutes away from Cal State University Los Angeles
- Good demographics with \$101,398 AHH Income within a 1-mile radius
- Owner for 12 years! Seller motivated.
- Each building provides significant rental upside and individually metered for electricity and gas
- Total SEVEN (7) lots: 2 Triplexes and ±1.82ACRES Residential Lots for Development (TOTAL 2.154ACRE Residential Lot)
- Generate rental income from two Triplexes during entitlement process
- 5 Residential Lots: Initial architect drawing – conceptual plans will be included in the sale
- 5 Residential Lots: By law, investors can build up to 16 single family houses before any bonus density.
- 5 Residential Lots: Excellent Sales comparable for SFR with smaller lots in the area: Range of \$800,000 to \$1,500,000 sales price. Upon project completion, each SFR could be worth \$1.5million (Buyer to verify)

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Aerial Photos (property lines are approximate only, buyer to verify!)



HAN WIDJAJA CHEN

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HUNTINGTON DR.



GROWTH INVESTMENT GROUP

5 RESIDENTIAL LOTS
1.82ACRE / 79,353 SF

TOTAL 7 LOTS:
2.154 ACRES



THELMA AVE

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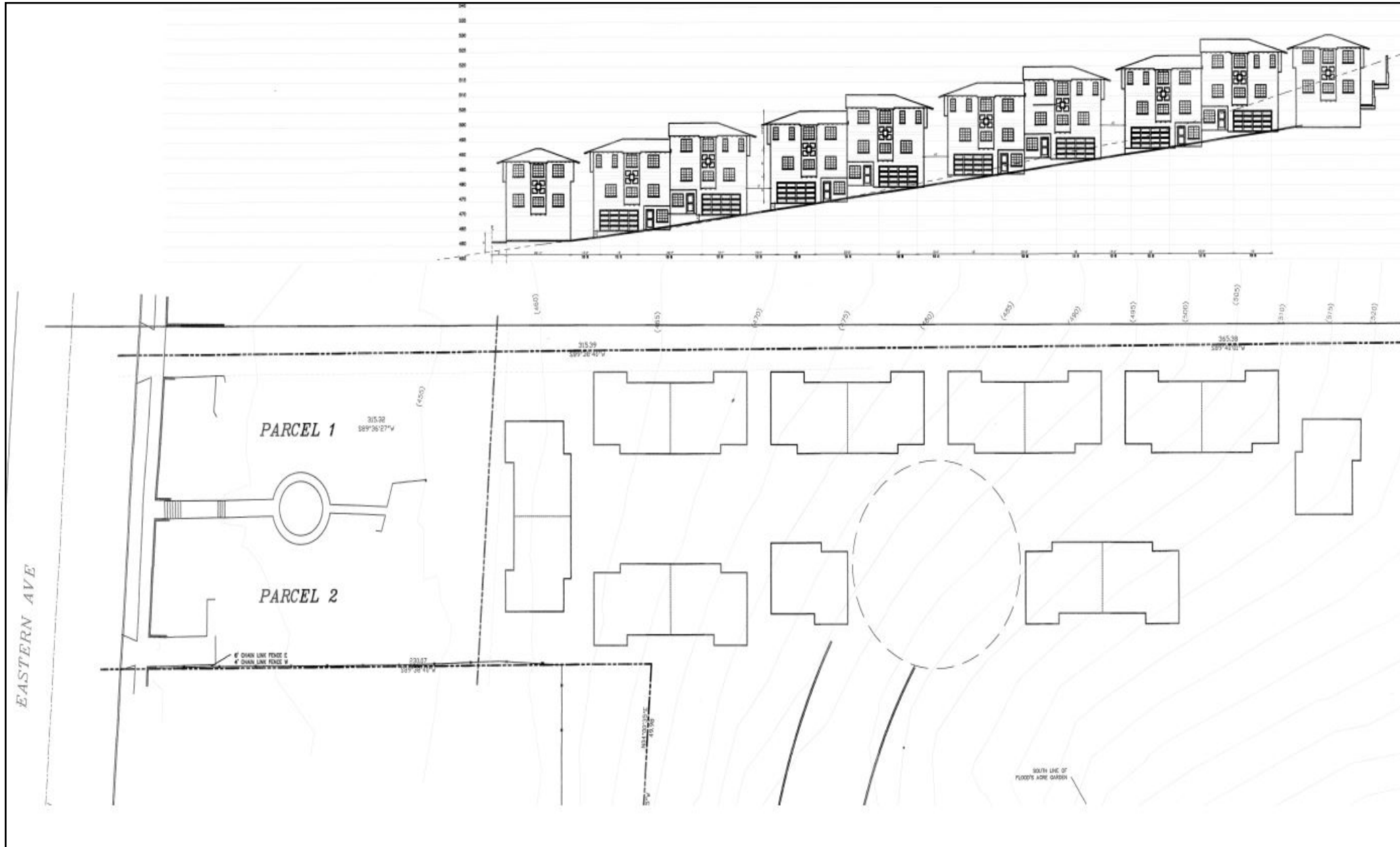
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Initial Architect Drawing for 5 residential lots (not approved and not entitled)



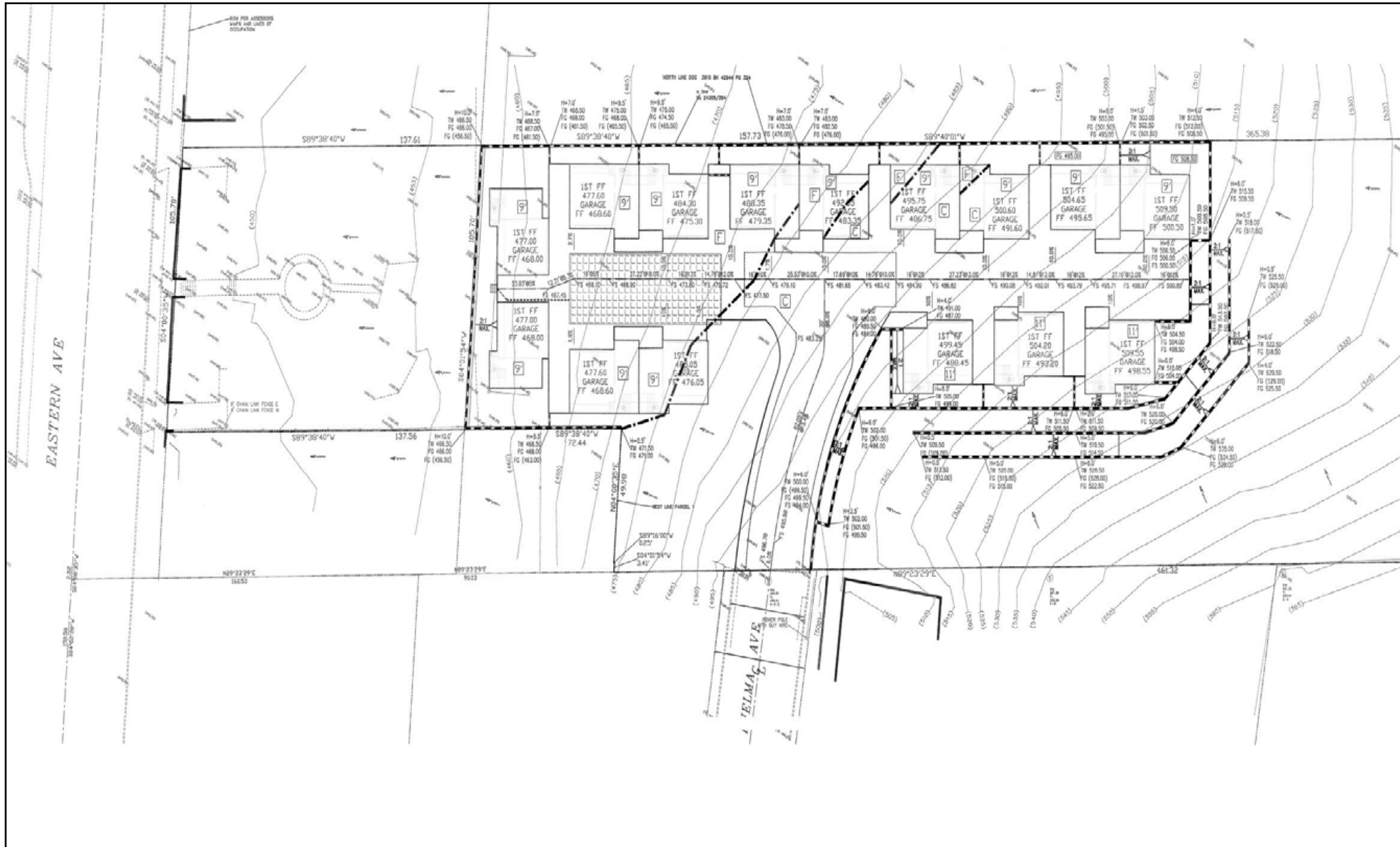
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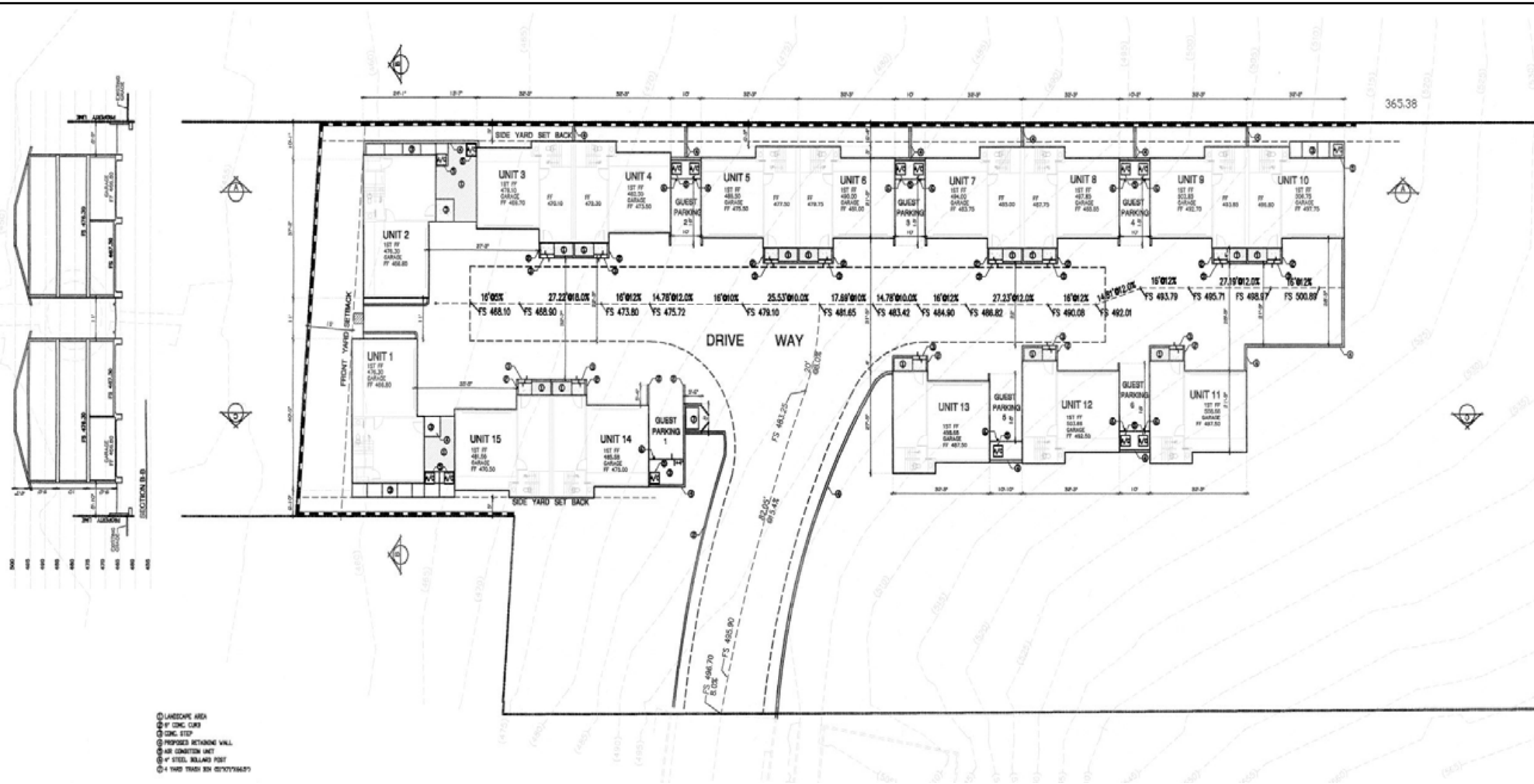
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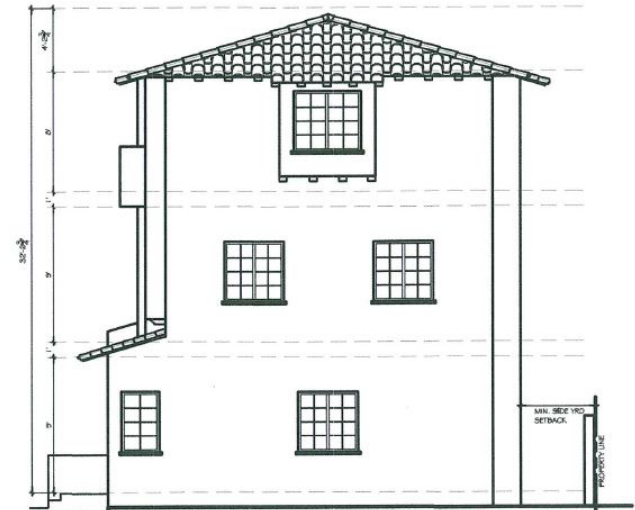
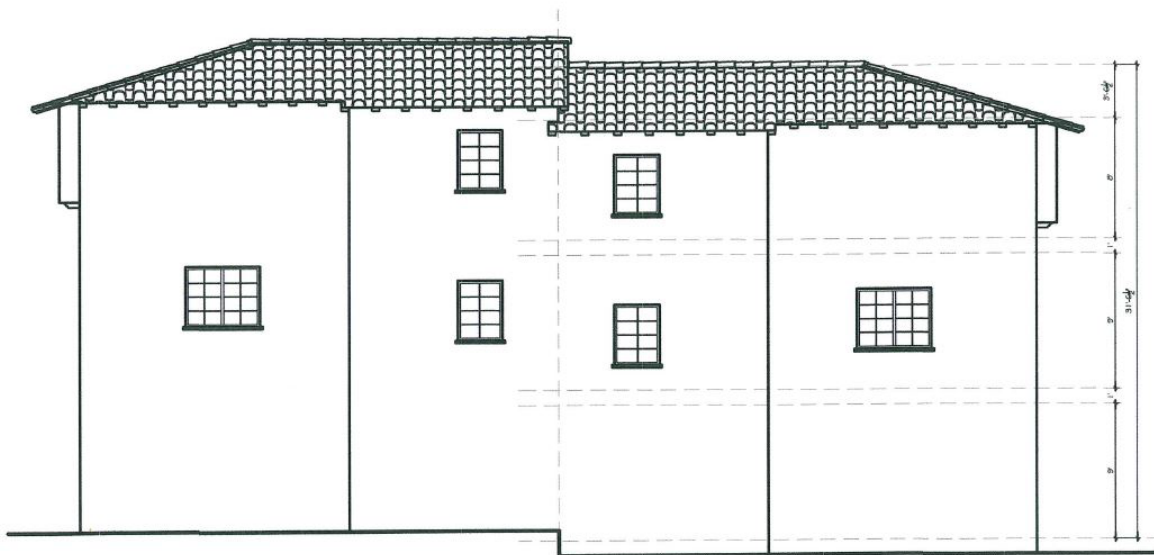


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Lots view from THELMA AVE (cul-de-sac street)



looking at THELMA AVE (cul-de-sac street)