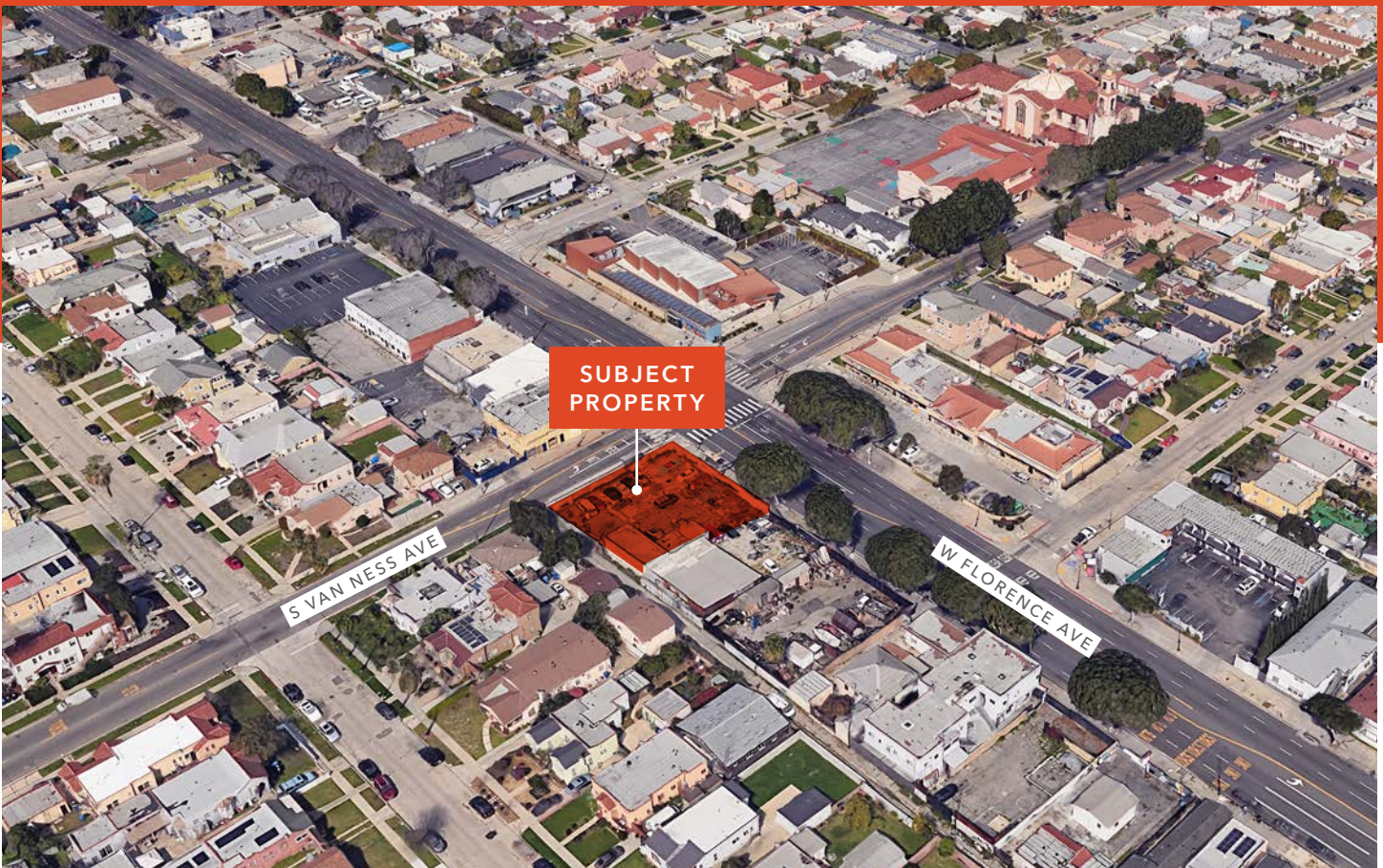


FOR SALE

# RESIDENTIAL/MIXED- USE DEVELOPMENT SITE NEAR SOFI STADIUM

2160-2172 W FLORENCE AVE, LOS ANGELES, CA 90047



*For more sale information contact*

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# PROPERTY HIGHLIGHTS

Asking Price \$1,775,000 (\$130/SF)

13,660 SF lot

6017-004-012, 6017-004-013, 6017-004-035 (parcels)

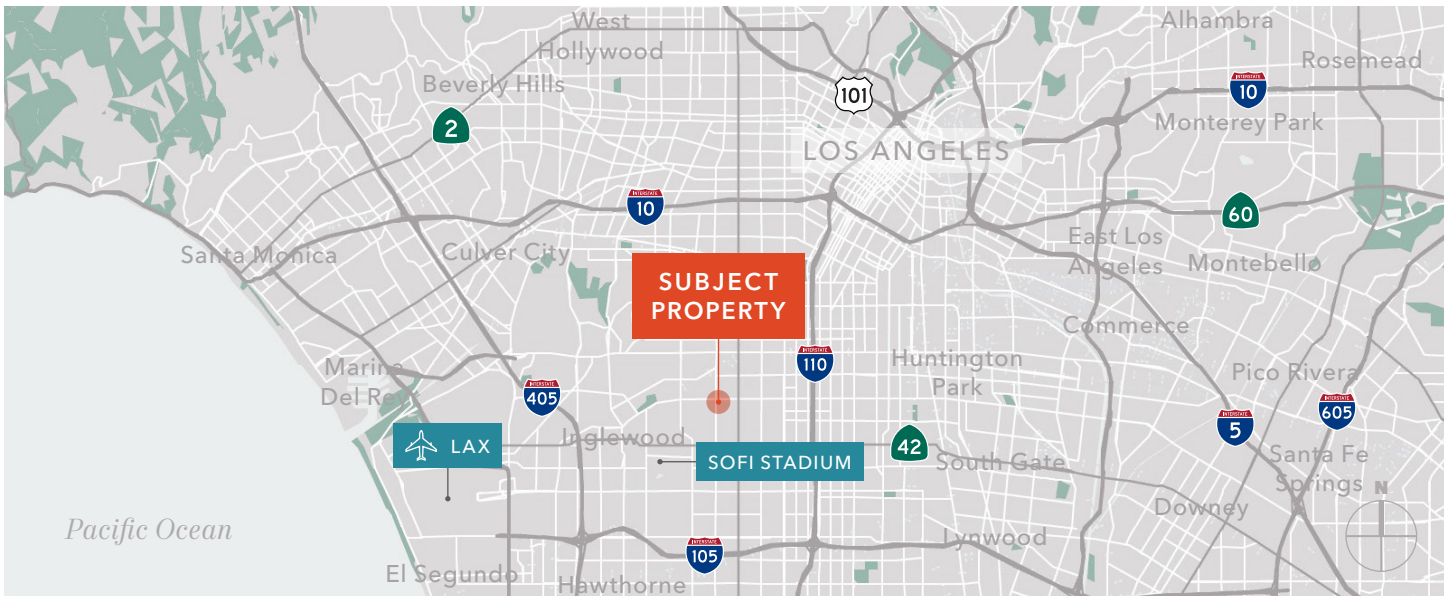
C2-1VL zoning

Ideal for affordable housing, market rate housing, senior housing, or mixed use development

Development potential - FAR by right - 1.5, with TOC - 2.75

Public transit accessible with 4 bus stops immediately adjacent to the property

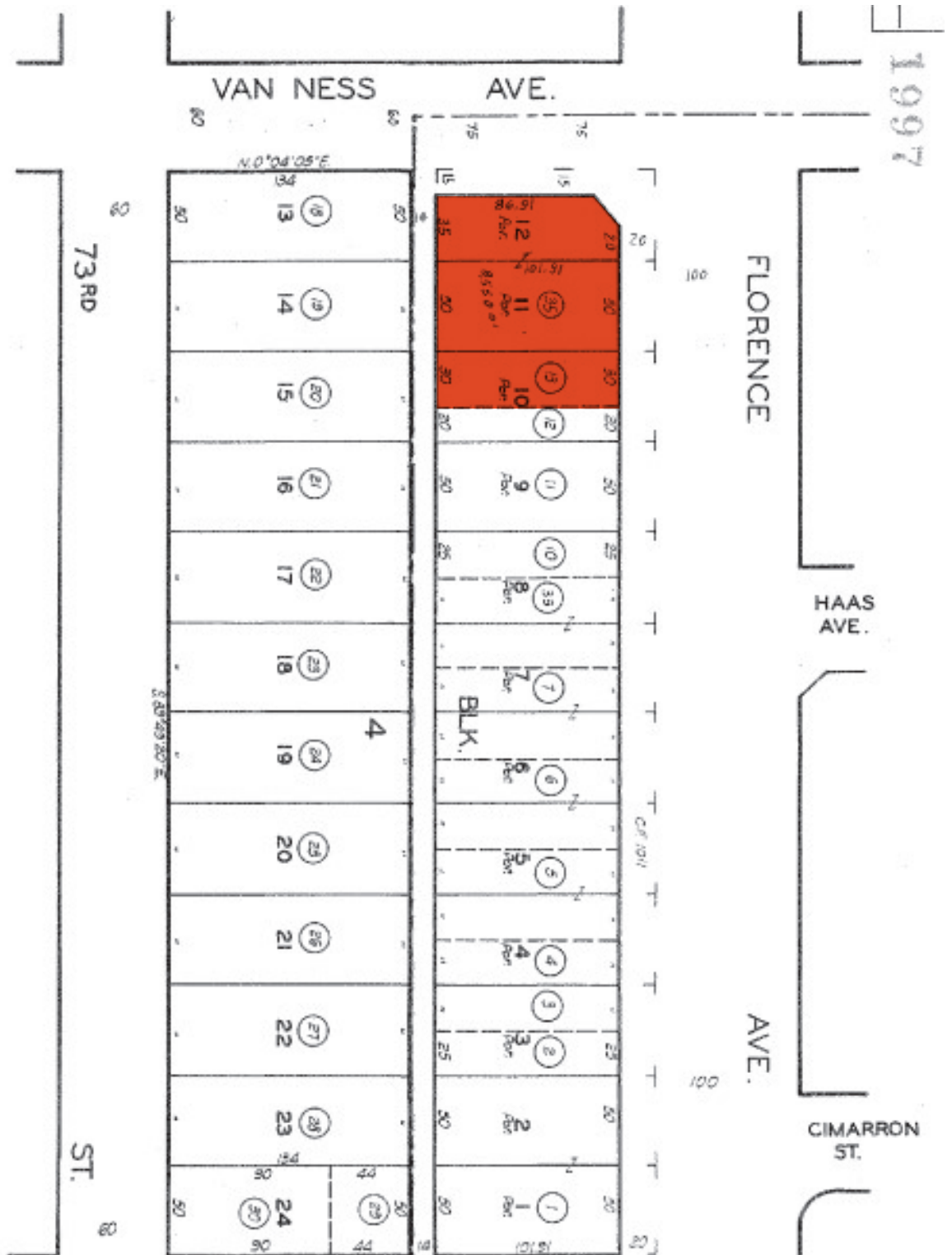
Excellent frontage on Florence Ave



# PARCEL MAP

REV. ASSM'T. SER. 589-12

TRACT NO. 5107  
M.B. 54-67-70





# AMENITIES MAP





# DEMOGRAPHICS

## POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	38,524	407,536	1.05 M
2029 PROJECTION	37,012	394,294	1.02 M
2020 CENSUS	38,158	412,091	1.08 M
PROJECTED GROWTH 2024 - 2029	-0.8%	-0.6%	-0.5%

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	13,361	131,134	328,180
2029 PROJECTED	13,040	128,894	325,027
2020 CENSUS	13,519	131,203	328,447
GROWTH 2024 - 2029	-0.5%	-0.3%	-0.2%
OWNER-OCCUPIED	50.7%	38.1%	34.5%
RENTER-OCCUPIED	49.3%	61.9%	65.5%

## INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$86,180	\$88,363	\$92,540
2029 PROJECTED HH INCOME	\$89,554	\$91,960	\$96,718
ANNUAL CHANGE 2024 - 2029	\$3,374	\$3,597	\$4,178

## EMPLOYMENT

	1 Mile	3 Miles	5 Miles
TOTAL BUSINESSES	1,123	10,703	31,272
TOTAL EMPLOYEES	5,843	61,110	245,679
WHITE COLLAR WORKERS	10,210	95,544	250,442
BLUE COLLAR WORKERS	8,116	94,424	246,060

Data Source: ©2024, Sites USA

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