

Tier 3 TOC Infill
Development Site

DEVELOPMENT OPPORTUNITY

3832-3836 N. Figueroa St. & 3800-3836 N. Pasadena Ave.



±37,576 SF Transit-Oriented Assemblage | Mount Washington / Northeast Los Angeles

FARING

Los Angeles, CA 90031

WESTLINE PROPERTIES

3832-3836 N. Figueroa St. & 3800-3836 N. Pasadena Ave. Los Angeles, CA 90031

Adam Estrin

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DRE # 02200932

FARING

Tim Jarnot

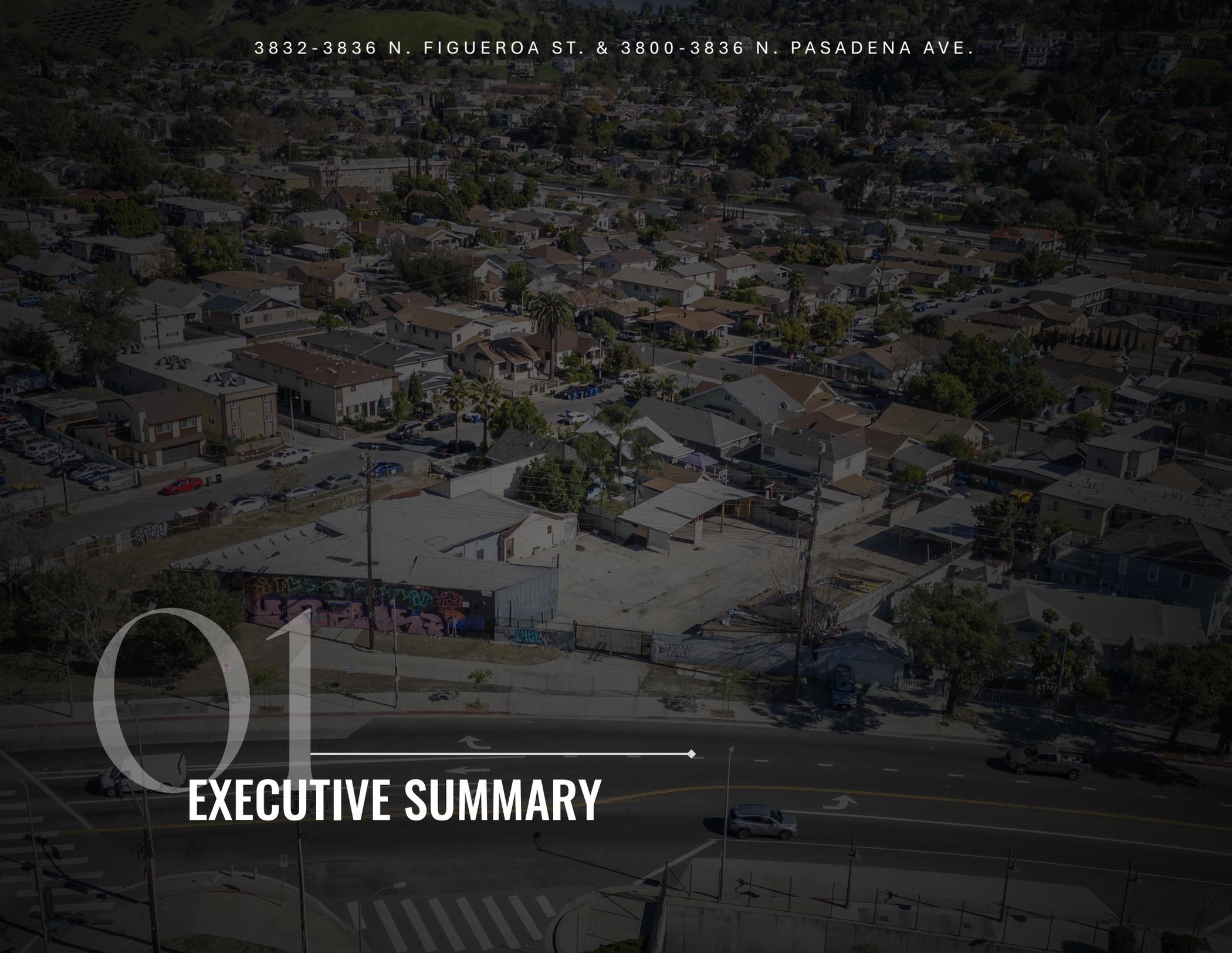
(310) 795-7807 | tim@timjarnot.com

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WESTLINE PROPERTIES

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3832-3836 N. FIGUEROA ST. & 3800-3836 N. PASADENA AVE.

An aerial photograph of a residential neighborhood. The foreground shows a large, mostly empty lot with some graffiti on a building. A road with a crosswalk and a car is visible at the bottom. The rest of the image shows a dense residential area with many houses and trees.

01

EXECUTIVE SUMMARY



Executive Summary

The site has previously advanced through planning and remains well positioned for:

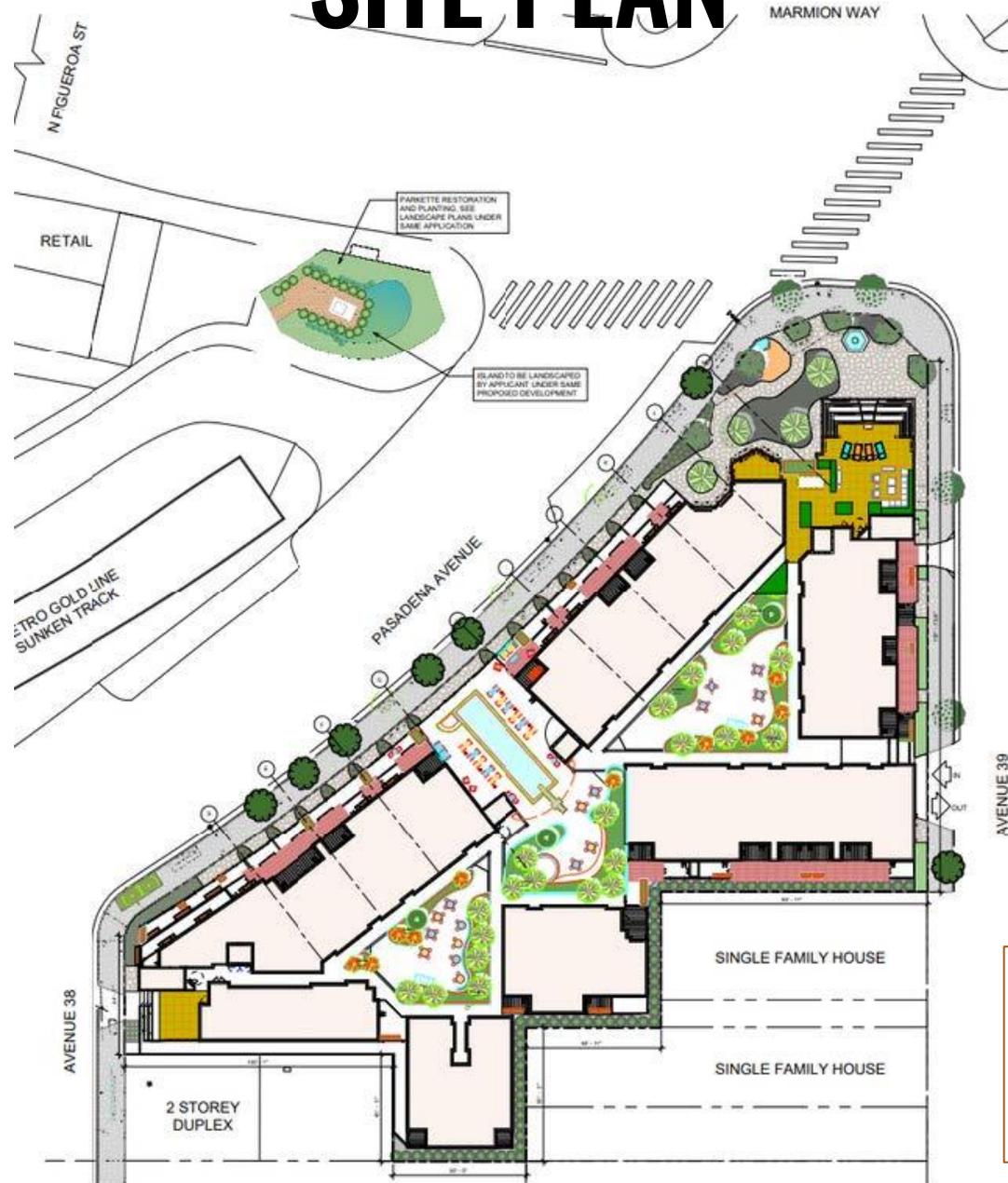
- High-density mixed-use development
- Affordable housing execution
- Mixed-income residential development

Long-term upside is supported by evolving California transit-oriented housing legislation, including proposed initiatives such as SB 79 and potential Qualified Census Tract (QCT) considerations.

The offering presents a rare opportunity to acquire a large, transit-oriented infill development site located at the intersection of Pasadena Avenue and North Figueroa Street in the Los Angeles (Mount Washington corridor).

The site comprises three contiguous parcels totaling approximately **37,575 SF**, with potential expansion to approximately **47,208 SF** (subject to merger and subdivision). The property is positioned within walking distance of Heritage Square / Arroyo Station, qualifying for **Tier-3 Transit-Oriented Community (TOC)** incentives and enhanced density benefits.

SITE PLAN



All plans and renderings are conceptual and provided solely as a courtesy; Buyer shall independently verify all information and conduct its own due diligence.

PROPERTY DETAILS

3832-3836 N. Figueroa St. & 3800-3836 N. Pasadena Ave.

ADDRESS	<ul style="list-style-type: none">▪ 3802–3810 Pasadena Avenue & 3832 North Figueroa Street▪ Los Angeles, CA 90031
SUBMARKET	<ul style="list-style-type: none">▪ Mount Washington / Northeast Los Angeles▪ (Adjacent to Highland Park, Lincoln Heights, and Cypress Park)
PARCEL CONFIGURATION	<ul style="list-style-type: none">▪ Three (3) adjoining parcels
CONFIRMED SITE AREA	<ul style="list-style-type: none">▪ ~37,575 SF
POTENTIAL EXPANDED SITE AREA	<ul style="list-style-type: none">▪ ~47,208 SF (subject to vacated portion)
CURRENT IMPROVEMENTS	<ul style="list-style-type: none">▪ Vacant ±4,054 SF commercial structure±2,860 SF duplex▪ Property delivered vacant
FRONTAGE	<ul style="list-style-type: none">▪ Approximately 350 feet along Pasadena Avenue▪ Approximately 190 feet along Avenue 39▪ Additional exposure along North Figueroa Street

ZONING & REGULATORY FRAMEWORK

Zoning & Incentive Summary

Category	Designation / Status
Zoning	<ul style="list-style-type: none"> [T][Q]RAS3-1VL
Transit-Oriented Communities (TOC)	<ul style="list-style-type: none"> Tier 3
Citywide Housing Incentive Program (CHIP)	<ul style="list-style-type: none"> Potential eligibility (subject to approval)
Qualified Census Tract (QCT)	<ul style="list-style-type: none"> Believed to qualify (buyer to verify)

The site benefits from one of the most favorable regulatory environments for residential development in the City of Los Angeles, combining:

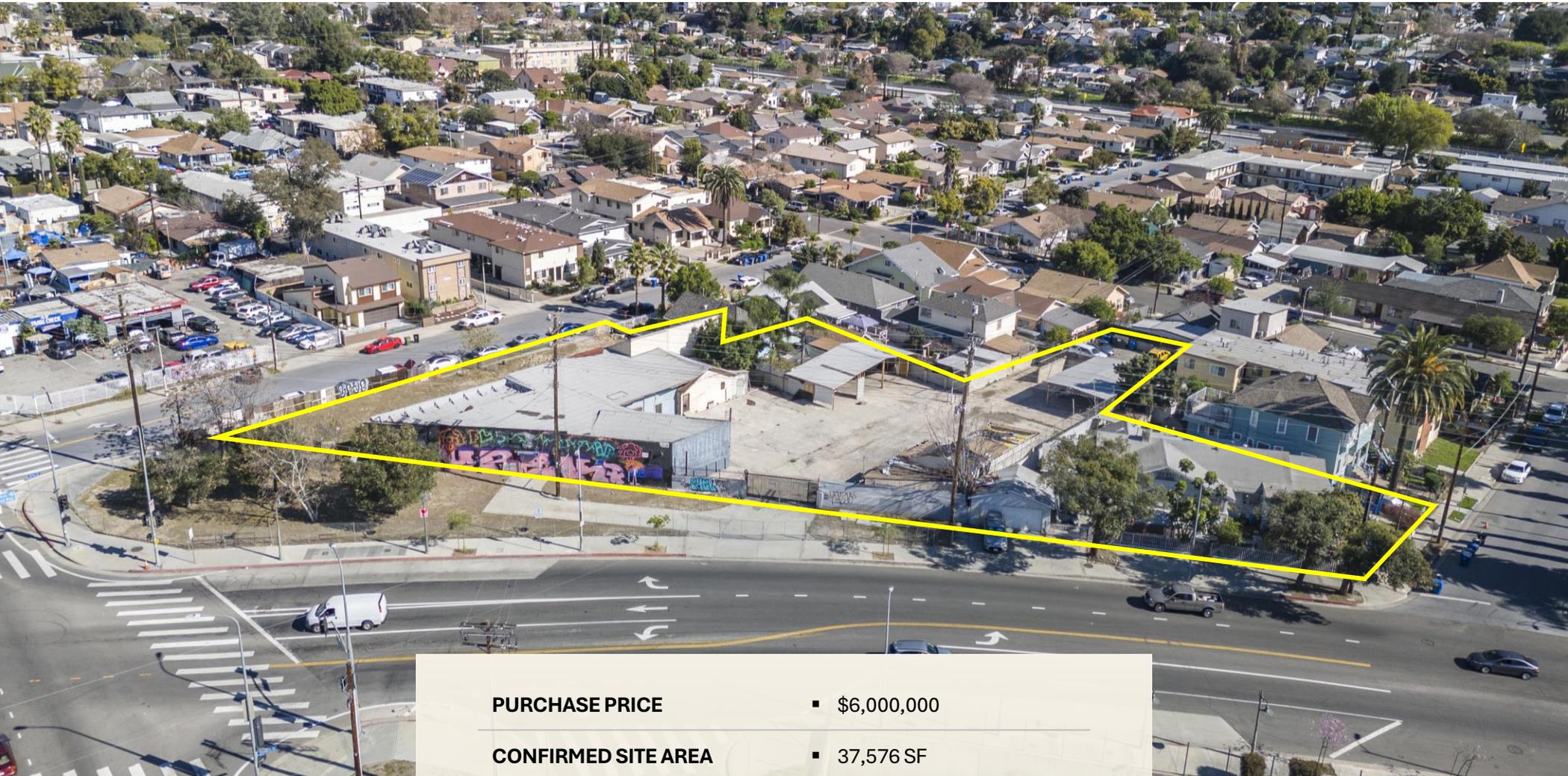
- Local TOC incentives
- State-level housing legislation
- Federal tax credit enhancement potential

DEVELOPMENT POTENTIAL (CONCEPTUAL)

Component	Details
Building Type	<ul style="list-style-type: none"> 7-story mixed-use
Total Building Area	<ul style="list-style-type: none"> ~150,501 SF
Residential Units	<ul style="list-style-type: none"> 100 condominium units
Commercial Space	<ul style="list-style-type: none"> ~14,734 SF
Density Bonus	<ul style="list-style-type: none"> 70% granted
Affordable Requirement	<ul style="list-style-type: none"> 10 ELI units
Incentive Program	<ul style="list-style-type: none"> TOC Tier 3 applied



PRICING & FINANCIAL SUMMARY



PURCHASE PRICE	▪ \$6,000,000
CONFIRMED SITE AREA	▪ 37,576 SF
ACRES	▪ ~0.86 Acres
PRICE PER SF (LAND)	▪ \$159.70 / SF

VESTING TENTATIVE TRACT NO. 74933

IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A PROPOSED MERGER, RESUBDIVISION, AND FOR CONDOMINIUM PURPOSES OF SUBDIVISION OF A PORTION OF PASADENA AVENUE, AND LOTS 1,2,3,10, AND PORTIONS OF LOTS 4, 11, AND 12, BLOCK 12, G.W. MORGAN'S SYCAMORE GROVE TRACT, AS PER MAP RECORDED IN BOOK 11, PAGES 57 AND 58 OF MISCELLANEOUS RECORDS, RECORDS OF LOS ANGELES COUNTY

ENGINEER:
HARVEY A. GOODMAN
CIVIL ENGINEER
RCE 15900

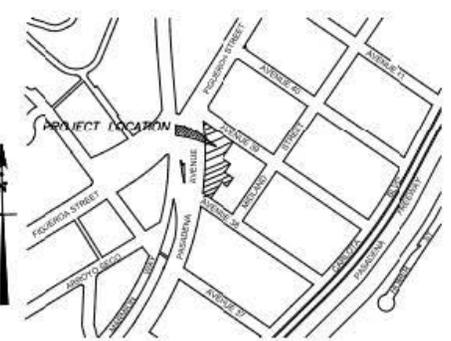
834-17TH STREET
SANTA MONICA CA 90403
TEL: (310) 829-1037
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harvey@harveygoodman.com
OWNER



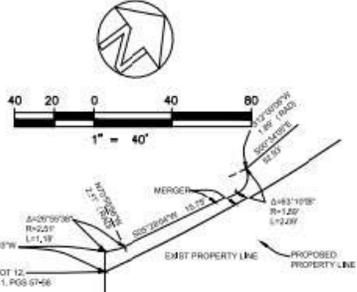
FDZ PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
5555-B BANDINI BOULEVARD
BELL CA 90201
ATTN: FRANK ZARABI, MANAGER
(323) 278-7770

SUBDIVIDER:
M. MICHAEL NAIM
NAIM ASSOCIATES
PENTHOUSE, 144 N. WETHERLY DRIVE
WEST HOLLYWOOD CA 90048
(310) 916-9126

TRFF I LIST					
NO.	SPECIES	DPM (IN)	STATUS	CONDITION	DISPOSITION
1	COYOTE TREE	30	PROTECTED	POOR	REMOVE
2	COYOTE TREE	30	PROTECTED	POOR	REMOVE
3	PROPOSED TREE	30	PROTECTED	POOR	REMOVE
4	PROPOSED TREE	30	PROTECTED	POOR	REMOVE
5	PROPOSED TREE	30	PROTECTED	POOR	REMOVE
6	PROPOSED TREE	30	PROTECTED	POOR	REMOVE
7	PROPOSED TREE	30	PROTECTED	POOR	REMOVE
8	PROPOSED TREE	30	PROTECTED	POOR	REMOVE
9	PROPOSED TREE	30	PROTECTED	POOR	REMOVE
10	PROPOSED TREE	30	PROTECTED	POOR	REMOVE
11	PROPOSED TREE	30	PROTECTED	POOR	REMOVE
12	PROPOSED TREE	30	PROTECTED	POOR	REMOVE
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15	PROPOSED TREE	30	PROTECTED	POOR	REMOVE
16	PROPOSED TREE	30	PROTECTED	POOR	REMOVE
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26	PROPOSED TREE	30	PROTECTED	POOR	REMOVE
27	PROPOSED TREE	30	PROTECTED	POOR	REMOVE
28	PROPOSED TREE	30	PROTECTED	POOR	REMOVE
29	PROPOSED TREE	30	PROTECTED	POOR	REMOVE
30	PROPOSED TREE	30	PROTECTED	POOR	REMOVE



VICINITY MAP
1" = 400'
TRACT NO. 74933
THIS GUIDE PAGE 595-A5



NOTES: **DETAIL "A"**

- PROJECT ADDRESS: 3900-3930 N. PASADENA AVENUE
3832-3836 N. FIGUEROA STREET
110 E. AVENUE 39
LOS ANGELES, CA 90031
- 7 STORY 72 FT. HIGH 114 UNIT CONDOMINIUM OVER 1 LEVEL OF AT GRADE PARKING AND PARKING ON PART OF SECOND LEVEL
100 RESIDENTIAL CONDOMINIUM UNITS WHICH INCLUDES 9 EXTREMELY LOW INCOME UNITS
14 COMMERCIAL CONDOMINIUM UNITS
- PROPOSED REQUIRED PARKING: 50 RESIDENTIAL UNIT SPACES
26 COMMERCIAL SPACES
76 TOTAL PARKING SPACES
TOTAL PARKING SPACES PROVIDED 112 SPACES
PROPOSED REQUIRED BICYCLE PARKING:
RESIDENTIAL LONG TERM 67 SPACES
COMMERCIAL LONG TERM 9 SPACES
TOTAL 182 BICYCLE PARKING SPACES PROVIDED
- EXISTING ZONE: [T] O[R]A33-1V
PROPOSED ZONE: NO PROPOSED ZONE CHANGE
- PROPOSED DRAINAGE TO PASADENA AVENUE
- DISTRICT MAP REFERENCES: 145-5A-223, 144A223
- SANITARY SEWER AND ALL UTILITIES ARE EXISTING AND AVAILABLE
- PROTECTED COAST LIVE OAK AND WESTERN SYCAMORE TREES TO BE RETAINED ON SITE.
ALL NON PROTECTED TREES WITHIN SUBDIVISION LIMITS TO BE REMOVED.
- HAZARDS
A. SITE IS IN A SPECIAL GRADING AREA (BOE)
B. SITE IS IN A LIQUIFACTION AREA
- AREA SUMMARY: ACRES SQUARE FEET
GROSS (TO CL ST) 2.04 89180
NET 1.027 44743
INCLUDES 9633 SQ FT MERGER AREA
INCLUDED COMMERCIAL AREA 14000
- TAX ASSESSOR'S PARCELS
5451-005-001
5451-005-016
5451-005-017
- THIS SUBDIVISION ALSO INCLUDES UTILIZATION OF THE TRANSIT ORIENTED COMMUNITY TIER 3 ALLOWANCES
- EXISTING BLANKET EASEMENT IN FAVOR OF GEORGE W. MORGAN FOR LAYING AND MAINTAINING WATER PIPES PER MAP OF G.W. MORGAN'S SYCAMORE GROVE TRACT, M.R. 11, PGS. 57 & 58

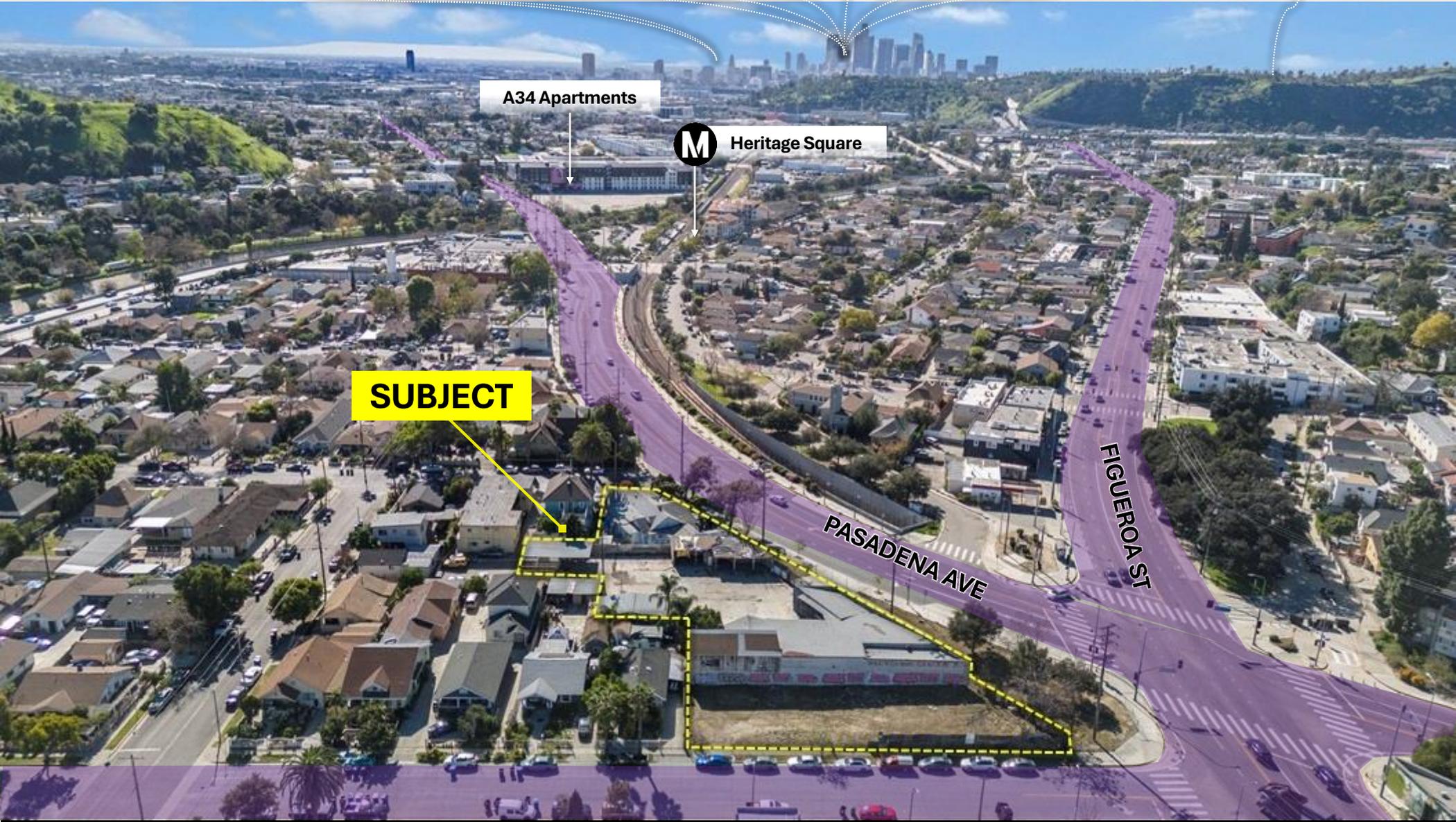
MAP REVISED MAR 10, 2020 FOR BLDG FOOTPRINT AND DEDICATIONS
MAP REVISED OCT 3, 2018 ADDING DEDICATION
MAP PREPARED JULY 13, 2018

THIS MAP BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY M & G CIVIL ENGINEERING AND LAND SURVEYING JOB NO. 16-10621, DATED AUGUST 2016

BENCHMARK:
STRUCTURE ID 49502139
SEWER MH AT CL INTERSECT OF PASADENA AVE AND AVENUE 39
ELEV. 382.70



ISOMETRIC VIEW



A34 Apartments

M Heritage Square

SUBJECT

PASADENA AVE

FIGUEROA ST

3832-3836 N. FIGUEROA ST. & 3800-3836 N. PASADENA AVE.



LOCATION OVERVIEW

MT WASHINGTON

Excellent NLA Location

Mount Washington is a historic neighborhood in the San Rafael Hills of Northeast Los Angeles, California. Founded in 1909, it includes the Southwest Museum, the world headquarters of the Self-Realization Fellowship, and Eldred Street, one of the three steepest streets in the United States.

In recent years, many homebuyers have become attracted to the area as a relatively affordable alternative to the west side of the city. The district is generally considered the most affluent area of the east side. Mount Washington is bordered on the north by Eagle Rock, on the east by Highland Park, on the south, southwest, and west by Cypress Park and on the northwest by Glassell Park. Boundary roads include El Paso Drive, Marmion Way, Division Street, Cypress Avenue, to name a few.

Mount Washington Real Estate houses noteworthy architecture, both vintage and modern, including Wright inspired architecture, Lautner, and Van Horne.

BOOMING ARTSY NEIGHBORHOOD

Mount Washington is not known for its nightlife, but rather it's steep streets and sweeping vistas that span from the Pacific Ocean to the San Gabriel mountains and beyond. Although the neighborhood's steep and curving streets prevent it from claiming major thoroughfares of its own, local shops and quick snack establishments make their homes in Mount Washington. Small artisanal shops featuring local artwork and organic eats have started popping up in the last few years as well.

Residents and merchants alike, pride themselves in the peaceful and quiet that has historically shaped this neighborhood. There is a small town atmosphere, yet with new edgy and culturally conscious dwellers. The adjacent communities of Eagle Rock and Highland Park are just a stone's throw away for edgier amusements.



- Restaurants
- Shopping
- Services



Location OVERVIEW



The subject property is located in the heart of the Mount Washington corridor within Los Angeles, positioned at the signalized intersection of Pasadena Avenue and North Figueroa Street. This highly visible corner location sits within Northeast Los Angeles — one of the city’s most supply-constrained and transit-connected residential submarkets — and directly borders the vibrant neighborhoods of Highland Park, Lincoln Heights, and Cypress Park.

Mount Washington and the surrounding Northeast Los Angeles communities have experienced sustained demographic growth, rising rental demand, and continued investment in mixed-use and residential infill development. The corridor is characterized by strong neighborhood retail fundamentals, adaptive reuse projects, and an expanding base of creative, professional, and healthcare employment centers.

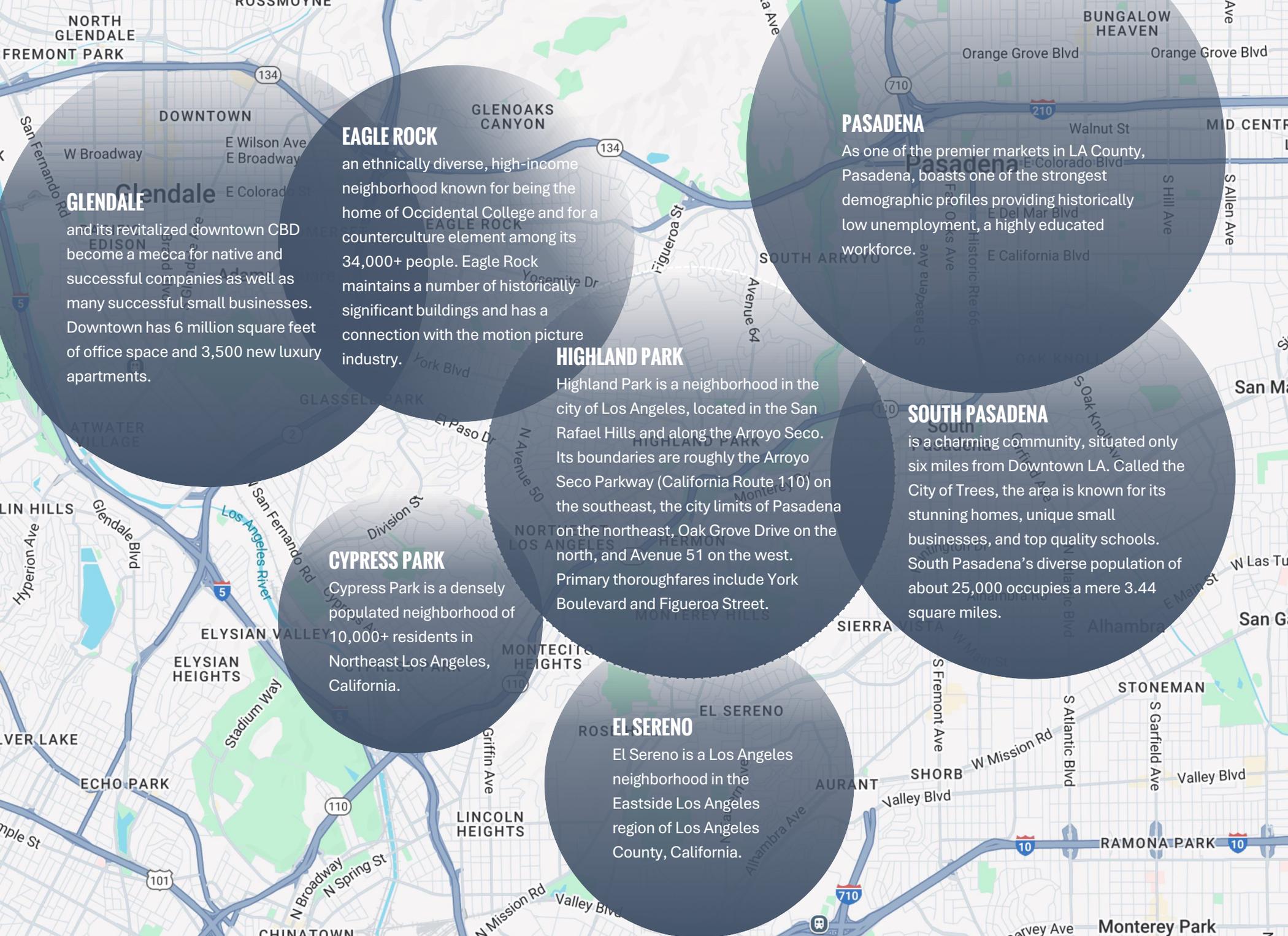
Location & Connectivity

The property is located approximately 340 yards from the Heritage Square/Arroyo Station on the Los Angeles Metro A Line (Light Rail), providing direct connectivity to:

- Downtown Los Angeles
- Highland Park
- Pasadena
- Long Beach

This proximity to fixed-rail transit places the site within Tier-3 Transit-Oriented Community (TOC) eligibility, materially enhancing allowable density, height, and parking flexibility.

The site also benefits from immediate access to North Figueroa Street, a major Northeast Los Angeles arterial providing direct vehicular connectivity to Downtown Los Angeles and the broader regional freeway network.



GLENDALE

and its revitalized downtown CBD become a mecca for native and successful companies as well as many successful small businesses. Downtown has 6 million square feet of office space and 3,500 new luxury apartments.

EAGLE ROCK

an ethnically diverse, high-income neighborhood known for being the home of Occidental College and for a counterculture element among its 34,000+ people. Eagle Rock maintains a number of historically significant buildings and has a connection with the motion picture industry.

PASADENA

As one of the premier markets in LA County, Pasadena, boasts one of the strongest demographic profiles providing historically low unemployment, a highly educated workforce.

HIGHLAND PARK

Highland Park is a neighborhood in the city of Los Angeles, located in the San Rafael Hills and along the Arroyo Seco. Its boundaries are roughly the Arroyo Seco Parkway (California Route 110) on the southeast, the city limits of Pasadena on the northeast, Oak Grove Drive on the north, and Avenue 51 on the west. Primary thoroughfares include York Boulevard and Figueroa Street.

SOUTH PASADENA

is a charming community, situated only six miles from Downtown LA. Called the City of Trees, the area is known for its stunning homes, unique small businesses, and top quality schools. South Pasadena's diverse population of about 25,000 occupies a mere 3.44 square miles.

CYPRESS PARK

Cypress Park is a densely populated neighborhood of 10,000+ residents in Northeast Los Angeles, California.

EL SERENO

El Sereno is a Los Angeles neighborhood in the Eastside Los Angeles region of Los Angeles County, California.

LA County

SNAPSHOT

Los Angeles County, officially the County of Los Angeles, located in the Los Angeles metropolitan area of California, is the most populous county in the United States, with an estimated population approaching 10 million residents — a total larger than that of over 40 individual U.S. states. Spanning approximately 4,083 square miles, the county covers more land area than the combined states of Delaware and Rhode Island. It comprises 88 incorporated cities and numerous unincorporated communities, and houses more than one-quarter of all California residents, making it one of the largest and most significant population centers in the state. Los Angeles County is also among the largest regional economies in the world, anchored by major global industries including entertainment, international trade, manufacturing, aerospace, digital media, and logistics. Its metropolitan economy consistently ranks near the top globally — with a gross regional product well into the hundreds of billions — rivaling or exceeding the GDP of many nations.



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