

FOR SALE

2405-2501 W 3RD ST

LOS ANGELES, CA 90057



DOWNTOWN LOS ANGELES
(±2.0 MILE)

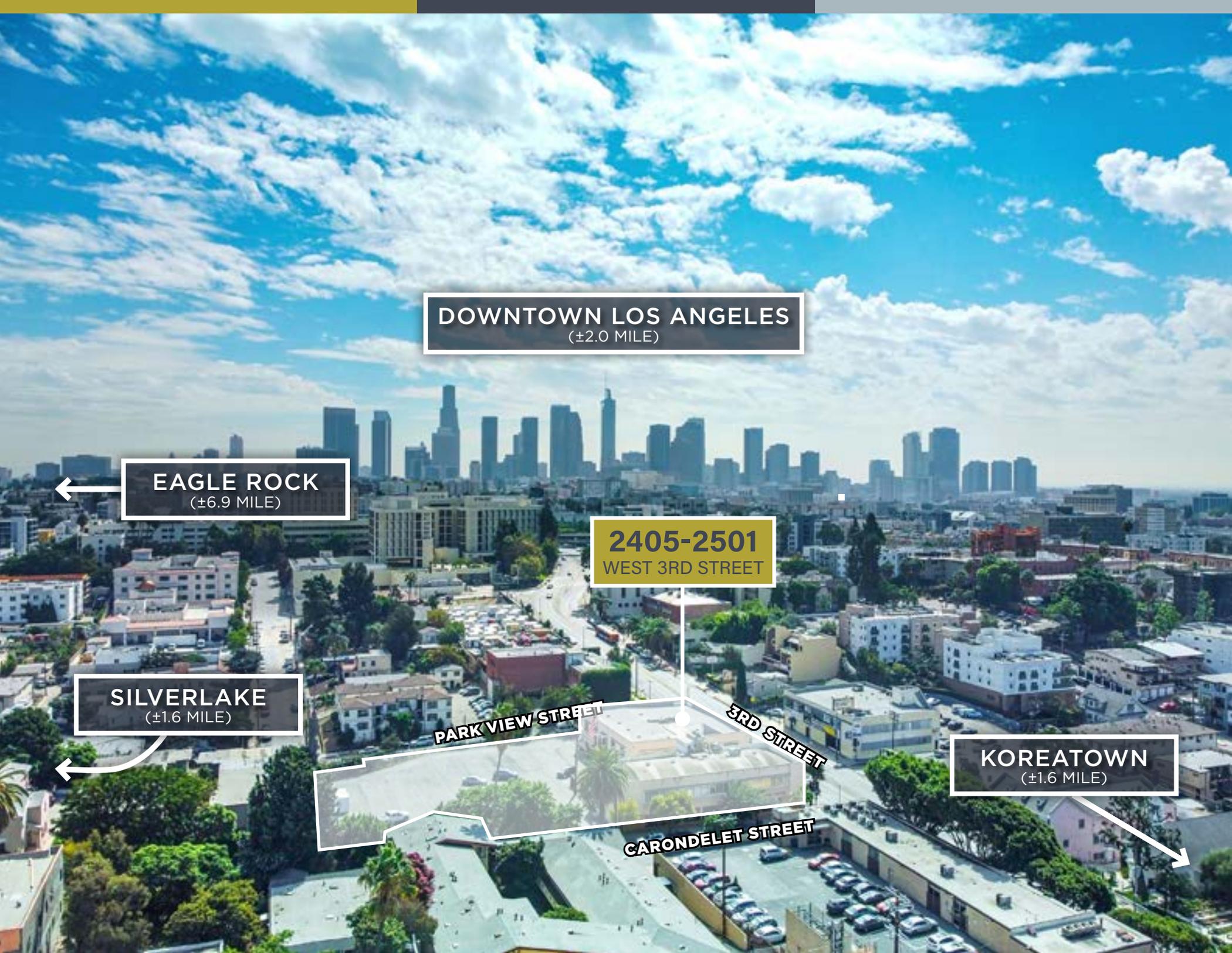
EAGLE ROCK
(±6.9 MILE)

2405-2501
WEST 3RD STREET

SILVERLAKE
(±1.6 MILE)

PARK VIEW STREET
3RD STREET
GARONDELET STREET

KOREATOWN
(±1.6 MILE)



SPECIFICATIONS

TOTAL BUILDING

±23,394 SF

LAND SIZE

±50,193 SF

YEAR BUILT

1954

PARKING

Approx. 80 On-Site & Street

ZONING

C2/R3

APN

5154-015-021

5154-015-010



HIGHLIGHTS



Unmatched visibility with 197' of block-to-block frontage on 3rd St.



Prime opportunity for owner/user, developer, or investor with strong development potential



Less than 1 mile from the Westlake/Macarthur Park Purple Line Station



Exceptional location between Downtown Los Angeles, Silver Lake, and Echo Park, and Koreatown



Easy accessibility to the 101, 110, & 10 freeways



PARCEL MAP



SEWER
EASEMENT



ZONING MAP



Address: 2405-2501 W 3RD ST
 APN: 5154015021
 PIN #: 135A203 83
 Tract: TR 20951
 Block: None
 Lot: 2
 Arb: None
 Zoning: C2-1, R3-1
 General Plan: Highway Oriented Commercial

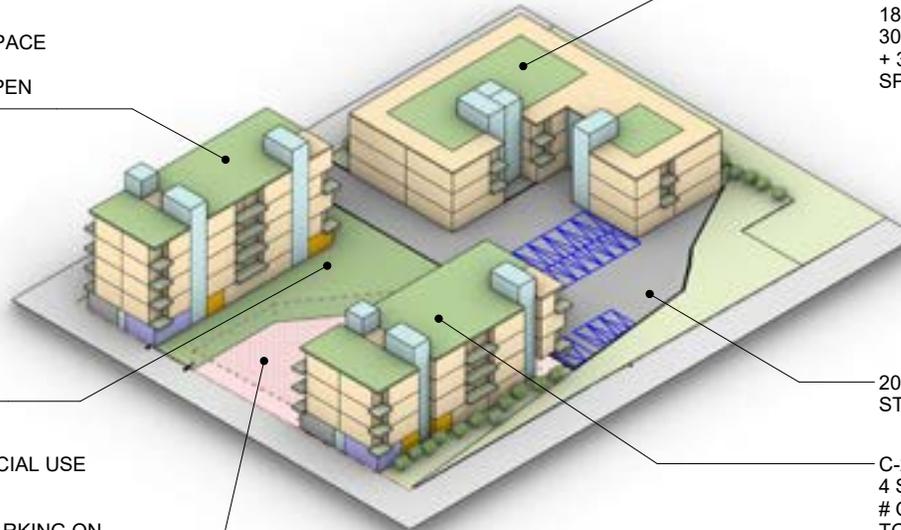
General Plan Designation			Zone Use Districts								
	Transit Core		Medium Residential		Agriculture		Open Space		Residential-Mixed		Industrial-Mixed
	Traditional Core		Low Neighborhood Residential		Hybrid Industrial		Agricultural		Commercial		Public
	Regional Center		Low Medium Residential		Markets		Residential Single Family		Commercial-Mixed		Freeway
	High Residential		Low Residential		Light Industrial		Residential Multiple Family		Industrial		
	Community Center		Compact Residential		Production						
	Village		Very Low Residential		Industrial						
	Neighborhood Center		Minimum Residential		Open Space						
	Medium Neighborhood Residential				Public Facilities						
					Public Facilities - Freeways						

DEVELOPMENT POTENTIAL

FIRST OPTION (NO INCENTIVES): 92 UNITS

C-2 ZONE / CLUSTER A
 5 STORY BUILDING, 60' HEIGHT
 # OF UNITS: 32
 TOTAL AREA: 19,947.36 SF
 1600 SF (32 * 50) PRIVATE OPEN SPACE
 24 BICYCLE PARKINGS
 + 3287 SF POTENTIAL COMMON OPEN SPACE ON ROOF DECK

R-3 ZONE / CLUSTER C
 3 STORY BUILDING, 40' HEIGHT
 # OF UNITS: 36
 TOTAL AREA: 25,378.33 SF
 1800 SF (36 * 50) PRIVATE OPEN SPACE
 30 BICYCLE PARKINGS
 + 3450 SF POTENTIAL COMMON OPEN SPACE ON ROOF DECK



5674 SF COMMON OPEN SPACE

20 SURFACE COMPACT PARKING SPACES (7 STANDARD, 12 COMPACT, 1 VAN ACCESSIBLE)

7,074.11 SF POTENTIAL COMMERCIAL USE

C-2 ZONE / CLUSTER B
 4 STORY BUILDING, 50' HEIGHT
 # OF UNITS: 24
 TOTAL AREA: 18,051.76 SF
 1200 SF (24 * 50) PRIVATE OPEN SPACE
 28 BICYCLE PARKINGS
 + 4142 SF POTENTIAL COMMON OPEN SPACE ON ROOF DECK

- OTHER OPTION FOR EXPANSION:
- 21 COVERED COMPACT CAR PARKING ON GROUND FLOOR + POTENTIAL PUBLIC OPEN SPACE ON ROOF DECK
 - CHANGE OF LAYOUT FOR BIGGER UNITS

OPTION 1 - BASE UNITS		LOT GROSS AREA	LOT NET AREA	DENSITY	# OF BASE UNITS ALLOWED	# OF BASE UNITS PROVIDED	PROVIDED UNITS AREA	PROPOSED AREA	MAX. FAR ALLOWED	FAR
C-2 / R-4	CLUSTER A	22,052.10 SF	19,942.69 SF	400	56	32	382 SF - 675 SF	19,947.36 SF RES.	3:1	2.26:1
	CLUSTER B					24	426 SF - 623 SF	18,051.76 SF RES. 7,074.11 SF COMM.		
R-3	CLUSTER C	28,125.86 SF	22,484.87 SF	800	36	36	457 SF - 835 SF	25,378.33 SF RES.	3:1	1.13:1
TOTAL		50,177.96 SF	42,425.56 SF	-	92	92	-	70,451.56 SF	3:1	1.66:1

OPEN SPACE CALCULATION

- 100 SQUARE FEET FOR EACH UNIT HAVING LESS THAN THREE HABITABLE ROOMS.
- 125 SQUARE FEET FOR EACH UNIT HAVING THREE HABITABLE ROOMS.
- AND 175 SQUARE FEET FOR EACH UNIT HAVING MORE THAN THREE HABITABLE ROOMS.

LONG TERM BICYCLE PARKING CALCULATION

- 1 SPACE PER UNIT FOR APARTMENT BUILDINGS WITH 1-25 UNITS
- 1 SPACE PER 1.5 UNIT FOR APARTMENT BUILDINGS WITH 25-100 UNITS

AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS SHALL BE PROVIDED ON SITE AND MAY INCLUDE STREET TREES IN THE PARKWAY.

LONG TERM BICYCLE PARKINGS		# OF UNITS PROVIDED	# REQ. BICYCLE PARKINGS	# REQ. BICYCLE PARKINGS PROVIDED
C-2 / R-4	CLUSTER A	32	22	24
	CLUSTER B	24	24	28
R-3	CLUSTER C	36	24	30
TOTAL		92	70	82

OPEN SPACE		# OF UNITS PROVIDED	TOTAL REQ. OPEN SPACE	COMMON OPEN SPACE REQUIRED	COMMON OPEN SPACE PROVIDED	PRIVATE OPEN SPACE REQUIRED	PRIVATE OPEN SPACE PROVIDED
C-2 / R-4	CLUSTER A	32	3350	1750	-	1600	1600
	CLUSTER B	24	2625	1425	-	1200	1200
R-3	CLUSTER C	36	3975	2175	-	1800	1800
TOTAL		92	9950	5350	5674	4600	4600

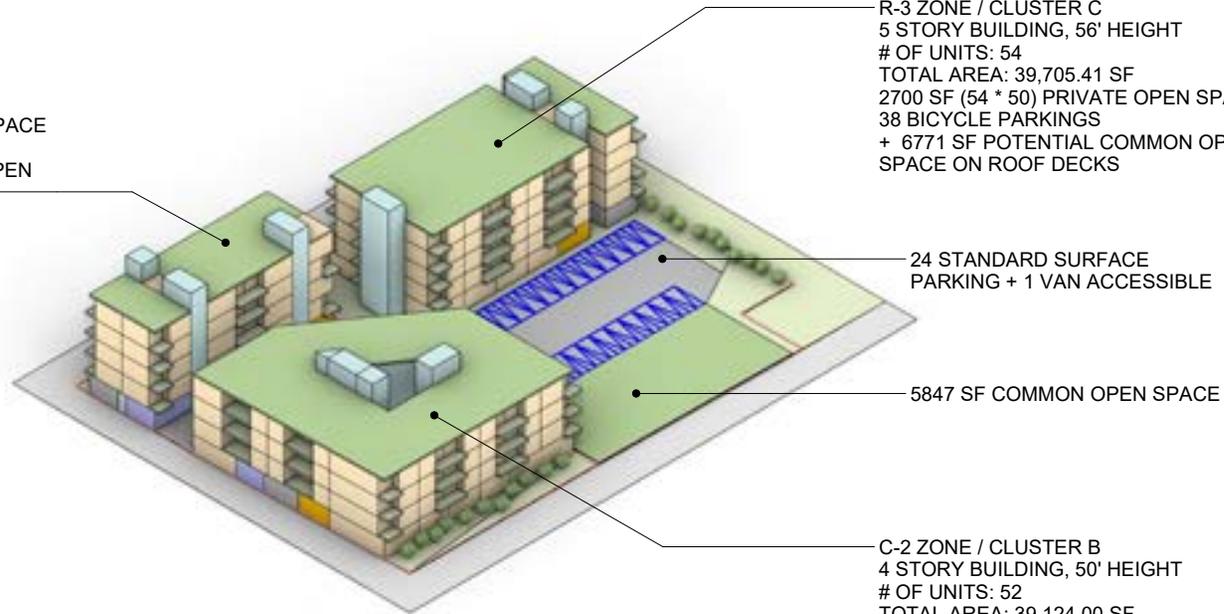
DEVELOPMENT POTENTIAL

SECOND OPTION (TOC, TIER 1): 138 UNITS

2 INCENTIVES: 20% SIDE YARD REDUCTION + 11' INCREASE IN HEIGHT
SHOULD PROVIDE 12 EXTREMELY LOW-INCOME, 16 VERY LOW-INCOME, OR 28 LOWER-INCOME UNITS

C-2 ZONE / CLUSTER A
5 STORY BUILDING, 60' HEIGHT
OF UNITS: 32
TOTAL AREA: 19,947.36 SF
1600 SF (32 * 50) PRIVATE OPEN SPACE
24 BICYCLE PARKINGS
+ 3287 SF POTENTIAL COMMON OPEN SPACE ON ROOF DECK

R-3 ZONE / CLUSTER C
5 STORY BUILDING, 56' HEIGHT
OF UNITS: 54
TOTAL AREA: 39,705.41 SF
2700 SF (54 * 50) PRIVATE OPEN SPACE
38 BICYCLE PARKINGS
+ 6771 SF POTENTIAL COMMON OPEN SPACE ON ROOF DECKS



24 STANDARD SURFACE PARKING + 1 VAN ACCESSIBLE

5847 SF COMMON OPEN SPACE

C-2 ZONE / CLUSTER B
4 STORY BUILDING, 50' HEIGHT
OF UNITS: 52
TOTAL AREA: 39,124.00 SF
2600 SF (52 * 50) PRIVATE OPEN SPACE
35 BICYCLE PARKINGS
+ 9782 POTENTIAL COMMON OPEN SPACE ON ROOF DECKS

OPTION 2 - TOC - TIER 1		LOT GROSS AREA	LOT NET AREA	DENSITY	# OF BASE UNITS + 50% BONUS GRANTED	# OF BASE UNITS PROVIDED	PROVIDED UNITS AREA	PROPOSED AREA	MAX. FAR ALLOWED	FAR
C-2 / R-4	CLUSTER A	22,052.10 SF	19,942.69 SF	400	84	32	382 SF - 675 SF	19,947.36 SF RES.	4.2:1	2.96:1
	CLUSTER B					52	465 SF - 1060 SF	39,124.00 SF RES.		
R-3	CLUSTER C	28,125.86 SF	22,484.87 SF	800	54	54	480 SF - 1108 SF	39,705.41 SF RES.	4.2:1	1.77:1
TOTAL		50,177.96 SF	42,425.56 SF	-	138	138	-	98,776.77 SF	4.2:1	2.33:1

OPEN SPACE CALCULATION

- 100 SQUARE FEET FOR EACH UNIT HAVING LESS THAN THREE HABITABLE ROOMS.
- 125 SQUARE FEET FOR EACH UNIT HAVING THREE HABITABLE ROOMS.
- AND 175 SQUARE FEET FOR EACH UNIT HAVING MORE THAN THREE HABITABLE ROOMS.

LONG TERM BICYCLE PARKING CALCULATION

- 1 SPACE PER UNIT FOR APARTMENT BUILDINGS WITH 1-25 UNITS
- 1 SPACE PER 1.5 UNIT FOR APARTMENT BUILDINGS WITH 25-100 UNITS

AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS SHALL BE PROVIDED ON SITE AND MAY INCLUDE STREET TREES IN THE PARKWAY.

LONG TERM BICYCLE PARKINGS		# OF UNITS PROVIDED	# REQ. BICYCLE PARKINGS	# REQ. BICYCLE PARKINGS PROVIDED
C-2 / R-4	CLUSTER A	32	22	24
	CLUSTER B	52	35	35
R-3	CLUSTER C	58	36	38
TOTAL		138	93	97

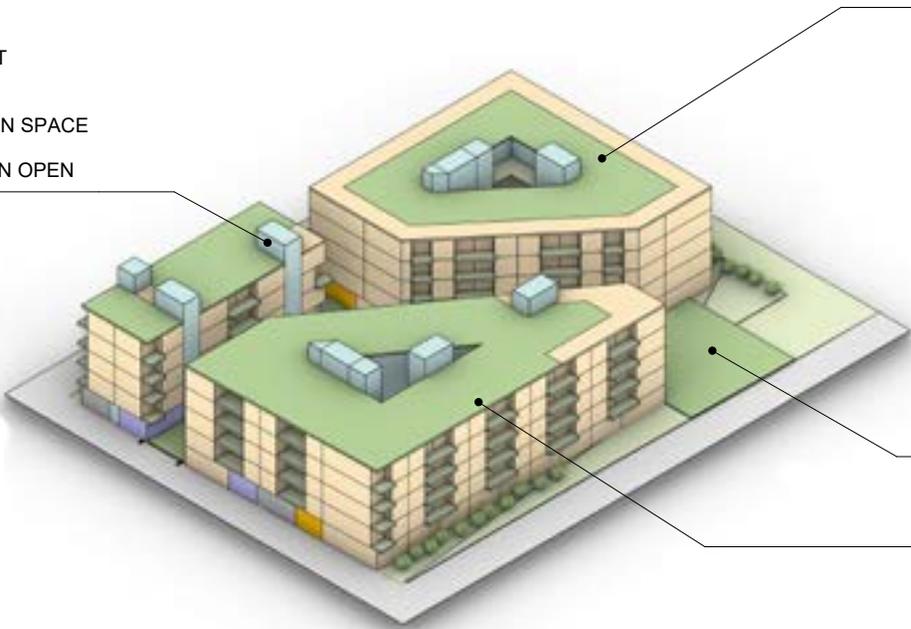
OPEN SPACE		# OF UNITS PROVIDED	TOTAL REQ. OPEN SPACE	COMMON OPEN SPACE REQUIRED	COMMON OPEN SPACE PROVIDED	PRIVATE OPEN SPACE REQUIRED	PRIVATE OPEN SPACE PROVIDED
C-2 / R-4	CLUSTER A	32	3350	1750	-	1600	1600
	CLUSTER B	52	6400	3800	-	2600	2600
R-3	CLUSTER C	54	5850	3150	-	2700	2700
TOTAL		138	15600	8700	25687 <small>GROUND FLOOR + ROOF DECKS</small>	6900	6900

DEVELOPMENT POTENTIAL

THIRD OPTION (100% AFFORDABLE HOUSING): 201 UNITS

2 INCENTIVES: 15' INCREASE IN HEIGHT, AND 35% FAR INCREASE, 20% DECREASE IN COMMON OPEN SPACE SHOULD PROVIDE 100% AFFORDABLE UNITS

C-2 ZONE / CLUSTER A
 5 STORY BUILDING, 60' HEIGHT
 # OF UNITS: 32
 TOTAL AREA: 19,947.36 SF
 1600 SF (32 * 50) PRIVATE OPEN SPACE
 24 BICYCLE PARKINGS
 + 3287 SF POTENTIAL COMMON OPEN SPACE ON ROOF DECK



R-3 ZONE / CLUSTER C
 5 STORY BUILDING, 56' HEIGHT
 # OF UNITS: 82
 TOTAL AREA: 64,878.61 SF
 4100 SF (54 * 50) PRIVATE OPEN SPACE
 63 BICYCLE PARKINGS
 + 6322 SF POTENTIAL COMMON OPEN SPACE ON ROOF DECKS

12433 SF COMMON OPEN SPACE

C-2 ZONE / CLUSTER B
 5 STORY BUILDING, 60' HEIGHT
 # OF UNITS: 87
 TOTAL AREA: 48,035.86 SF
 4350 SF (87 * 50) PRIVATE OPEN SPACE
 60 BICYCLE PARKINGS
 + 10744 SF POTENTIAL COMMON OPEN SPACE ON ROOF DECKS

OPTION 2 - TOC - TIER 1		LOT GROSS AREA	LOT NET AREA	DENSITY	# OF BASE UNITS + 50% BONUS GRANTED	# OF BASE UNITS PROVIDED	PROVIDED UNITS AREA	PROPOSED AREA	MAX. FAR ALLOWED	FAR
C-2 / R-4	CLUSTER A	22,052.10 SF	19,942.69 SF	400	-	32	383 SF - 675 SF	19,947.36 SF RES.	4.05:1	3.41:1
	CLUSTER B					87	465 SF - 919 SF	60,753.46 RES.		
R-3	CLUSTER C	28,125.86 SF	22,484.87 SF	800	-	82	465 SF - 836 SF	52,161.01 SF RES.	4.05:1	2.89:1
TOTAL		50,177.96 SF	42,425.56 SF	-	-	201	-	132,861.83 SF	4.05:1	3.13:1

OPEN SPACE CALCULATION

- 100 SQUARE FEET FOR EACH UNIT HAVING LESS THAN THREE HABITABLE ROOMS.
- 125 SQUARE FEET FOR EACH UNIT HAVING THREE HABITABLE ROOMS.
- AND 175 SQUARE FEET FOR EACH UNIT HAVING MORE THAN THREE HABITABLE ROOMS.

LONG TERM BICYCLE PARKING CALCULATION

- 1 SPACE PER UNIT FOR APARTMENT BUILDINGS WITH 1-25 UNITS
- 1 SPACE PER 1.5 UNIT FOR APARTMENT BUILDINGS WITH 25-100 UNITS

AT LEAST ONE 24-INCH BOX TREE FOR EVERY FOUR DWELLING UNITS SHALL BE PROVIDED ON SITE AND MAY INCLUDE STREET TREES IN THE PARKWAY.

LONG TERM BICYCLE PARKINGS		# OF UNITS PROVIDED	# REQ. BICYCLE PARKINGS	# REQ. BICYCLE PARKINGS PROVIDED
C-2 / R-4	CLUSTER A	32	22	24
	CLUSTER B	87	58	60
R-3	CLUSTER C	82	55	63
TOTAL		201	135	147

OPEN SPACE		# OF UNITS PROVIDED	TOTAL REQ. OPEN SPACE	COMMON OPEN SPACE REQUIRED	COMMON OPEN SPACE PROVIDED	PRIVATE OPEN SPACE REQUIRED	PRIVATE OPEN SPACE PROVIDED
C-2 / R-4	CLUSTER A	32	2680	1080	-	1600	1600
	CLUSTER B	87	7840	3490	-	4350	4350
R-3	CLUSTER C	82	7780	3680	-	4100	4100
TOTAL		201	18300	8250	12433	10050	10050

LOCAL MAP



RETAILERS

- 1 DC Fitness
- 2 Smart and Final
- 3 Galleria Market
- 4 CVS
- 5 Target
- 6 Echo Park Time Travel Mart

COFFEE

- 7 Laveta
- 8 Dounting Thomas
- 9 Café Tropical
- 10 Eightfold Coffee
- 11 Frank Coffee
- 12 Bloom & Plume
- 13 Woodcat Coffee
- 14 Stereoscope Coffee
- 15 Starbucks

BARS & BREWERIES

- 16 Alma's Cider & Beer
- 17 Bar Bandini
- 18 Bar Flores
- 19 Gold Room
- 20 Little Joy Cocktails
- 21 Thunderbolt
- 22 The Lonely Oyster
- 23 Kalaveras
- 24 Bar Henry

RESTAURANTS

- 25 Gigi's Cafe Cubano
- 26 Pija Palace
- 27 Larchmont Bungalow Cafe
- 28 The Mexican Village
- 29 Dollar Hits
- 30 Kubo
- 31 Night & Song
- 32 Clark Street Bakery
- 33 Woon
- 34 Guisado's Tacos
- 35 The Park's Finest
- 36 Tommy's Original
- 37 Monty's Good Burger
- 38 Brooklyn Bagels
- 39 Tribal Cafe
- 40 Grá
- 41 Masa of Echo Park
- 42 Quarter Sheets Pizza

A Walkable Authentic Lifestyle

At the center of Los Angeles' most dynamic neighborhoods, including Downtown LA, Silver Lake, Echo Park, and Koreatown. The property offers excellent walkability with access to cafés, dining, and retail just steps away, combining convenience with strong connectivity in a highly visible urban location.



REGIONAL MAP

CENTRALLY LOCATED TO
ALL PARTS OF LOS ANGELES



1
3,306,560
POPULATION

\$95,390
AVG HH INCOME

37.8
MEDIAN AGE

within 10 miles of property



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