

For Sale: Multifamily Land-\$999,999.99
R-3 Zoning with High Density Eligibility
10,454 SF lot size

261 E Vernon Avenue
Los Angeles, CA 90011



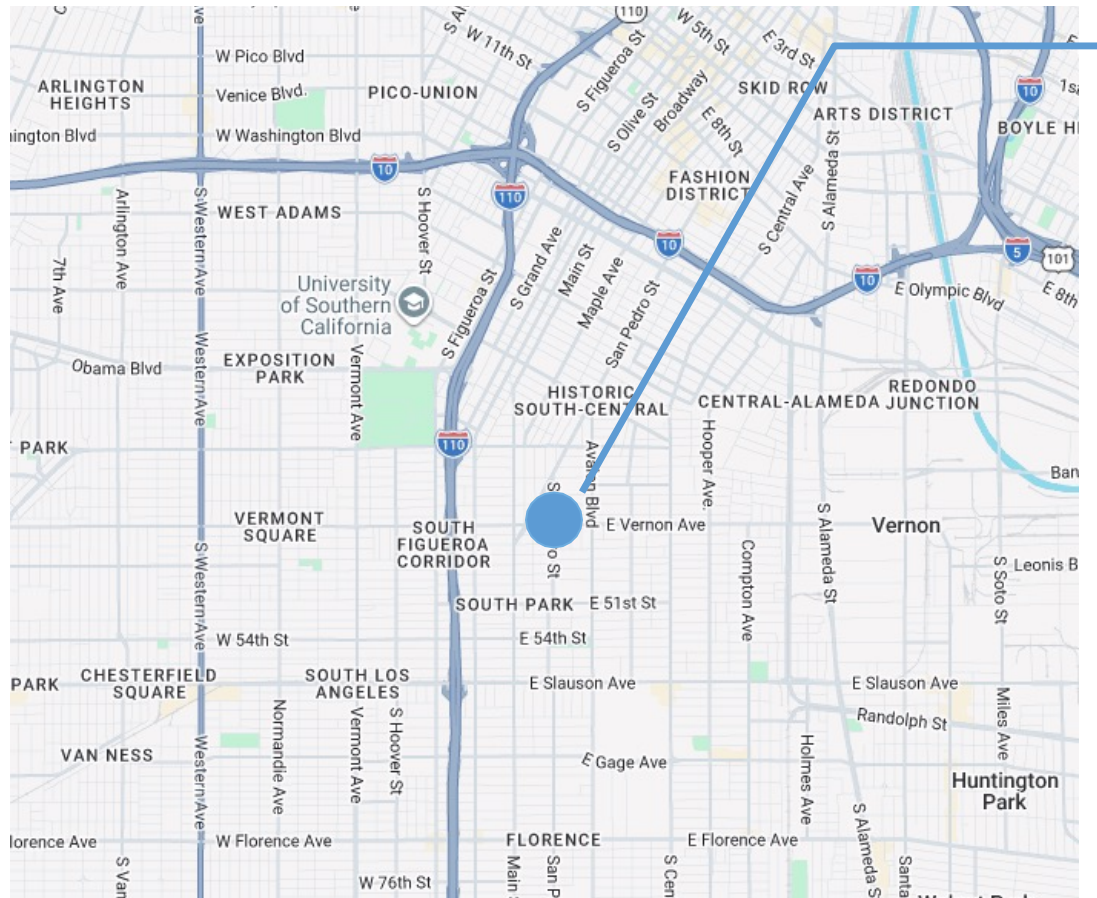
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Property Highlights:

- Asking \$999,999.99 (\$95.66/SF)
- 10,454 SF lot
- Base density: 13 units
- Tier 3 Transit Oriented Community (TOC) eligibility provides >60% density increase
- Potential for affordable housing or workforce housing to further increase density
- Strong infill South LA rental corridor with a population of 72,103 in a 1-mile radius

Demographics:

2025 Estimates	1 Mile	2 Miles	3 Miles
Population	72,103	227,224	460,616
AHH Income	\$79,477	\$76,886	\$85,885



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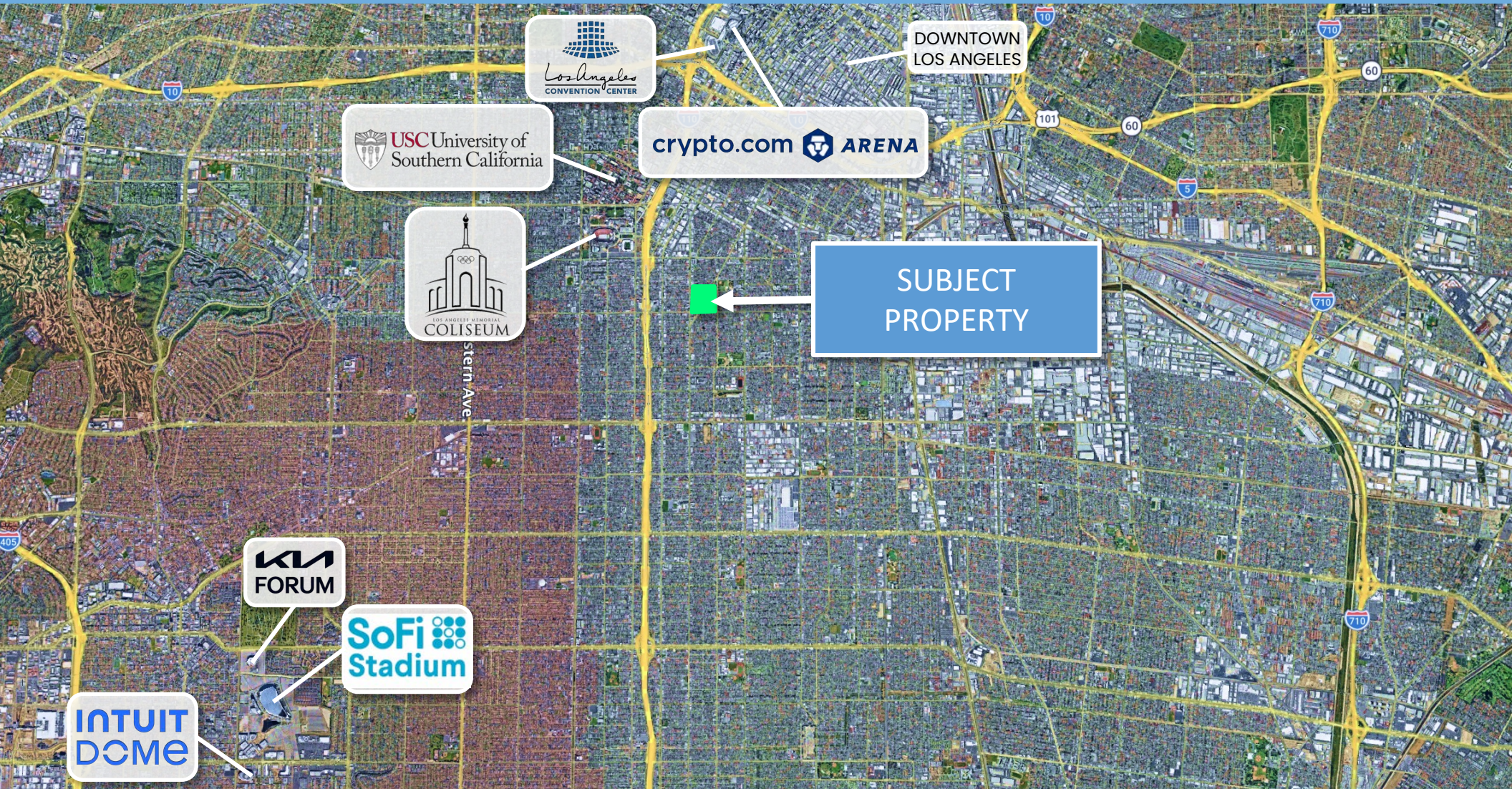
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