

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)

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.

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



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

Broker Lic.# 01749321

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.

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

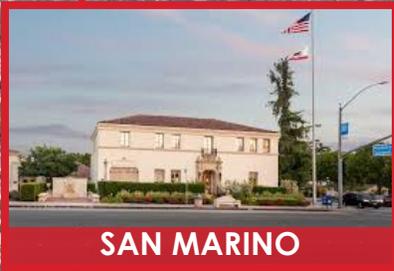


ALHAMBRA

HUNTINGTON DR.



SOUTH PASADENA



SAN MARINO

10 FWY

5 RESIDENTIAL LOTS
1.82ACRE / 79,353 SF

TOTAL 7 LOTS:
2.154 ACRES

THELMA AVE

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.

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



EL SERENO PARK

HUNTINGTON DR.



SOUTH PASADENA



SAN MARINO



2408-2410 N EASTERN AVE

5 RESIDENTIAL LOTS
1.82ACRE / 79,353 SF

TOTAL 7 LOTS:
2.154 ACRES

THELMA AVE

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.

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



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

Broker Lic.# 01749321

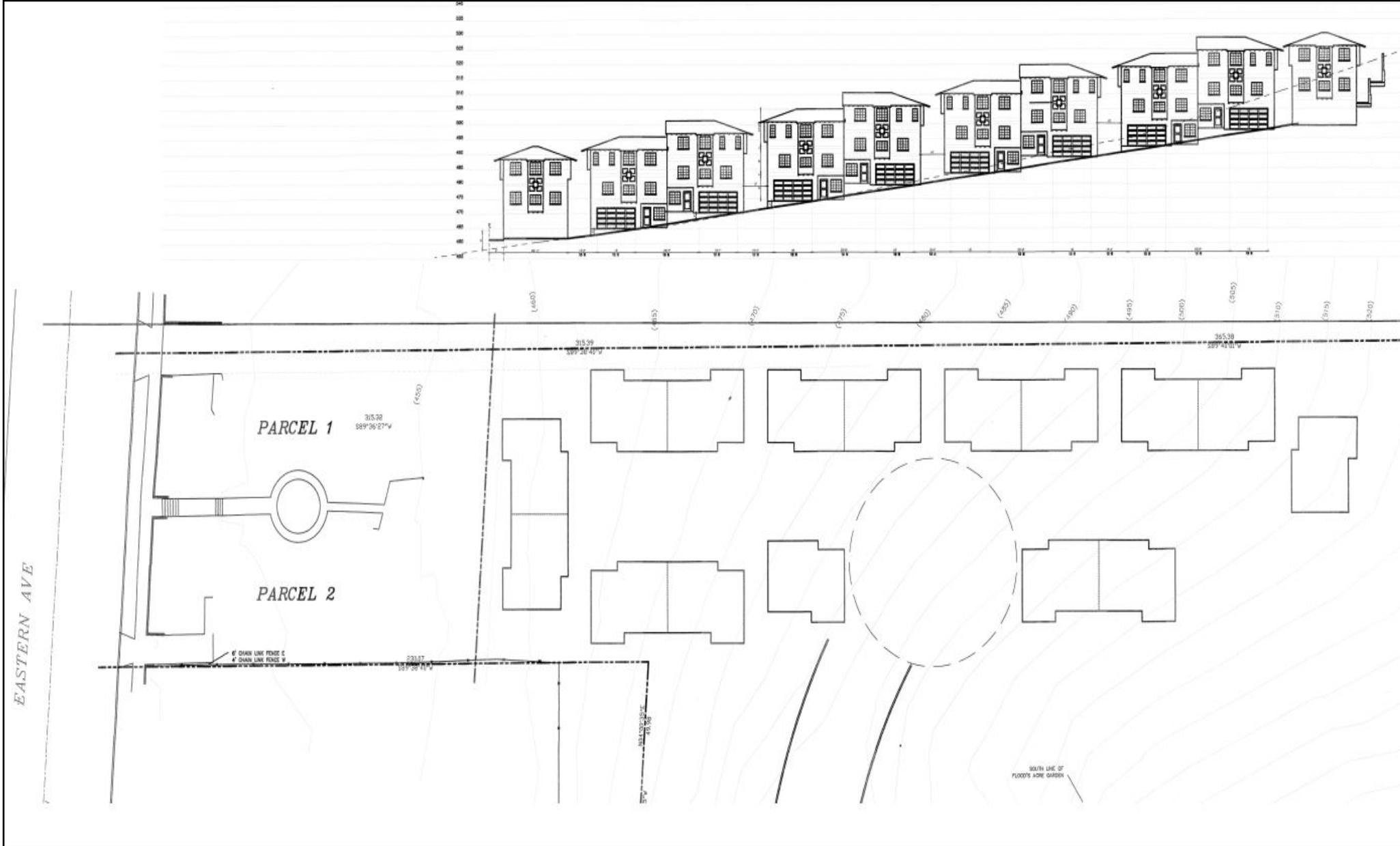
EXCLUSIVE LISTING



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.

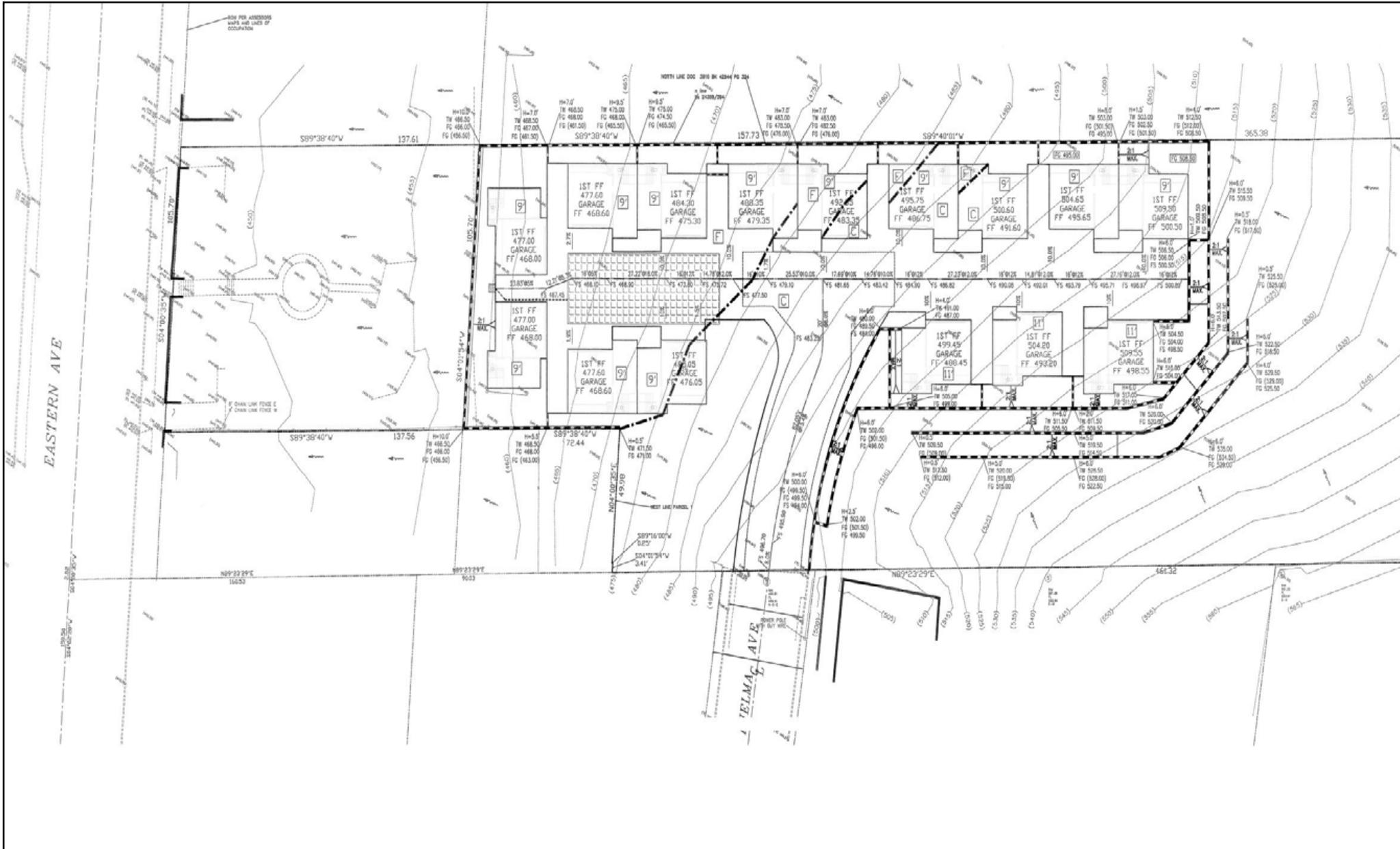
Initial Architect Drawing for 5 residential lots (not approved and not entitled)



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.

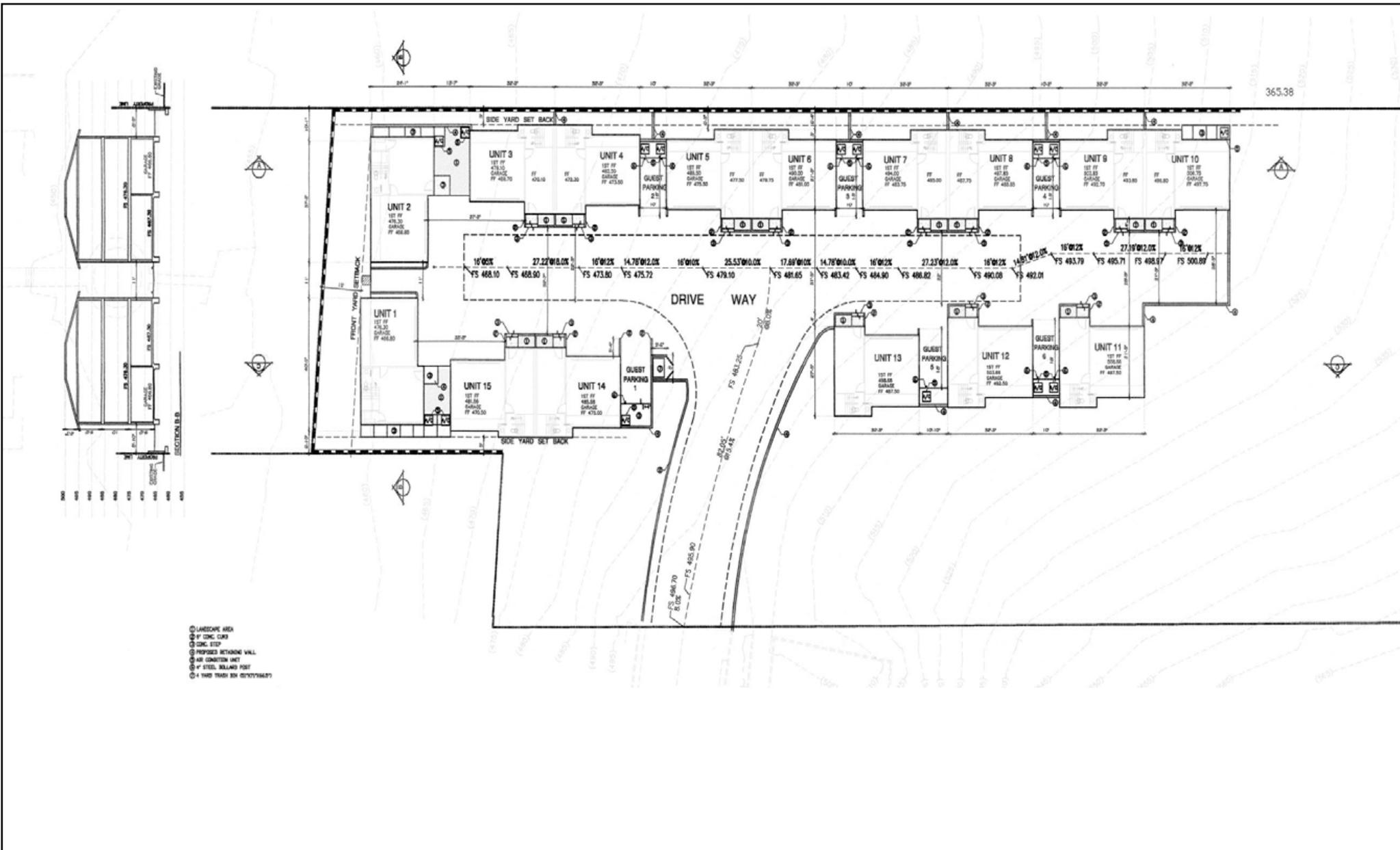
Initial Architect Drawing for 5 residential lots (not approved and not entitled)



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.

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



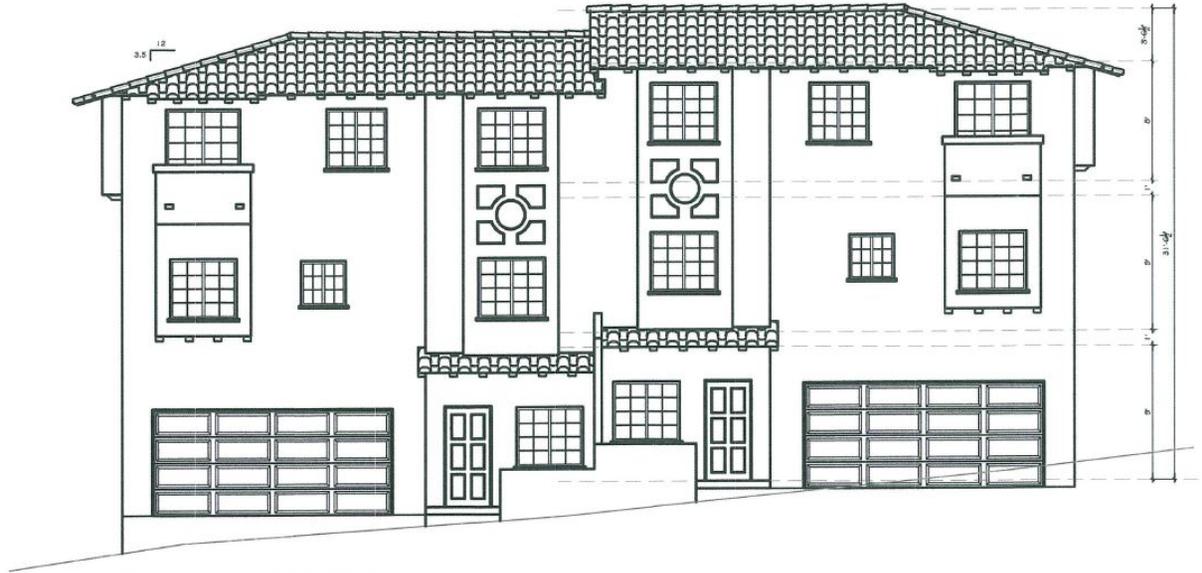
EXCLUSIVE LISTING



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

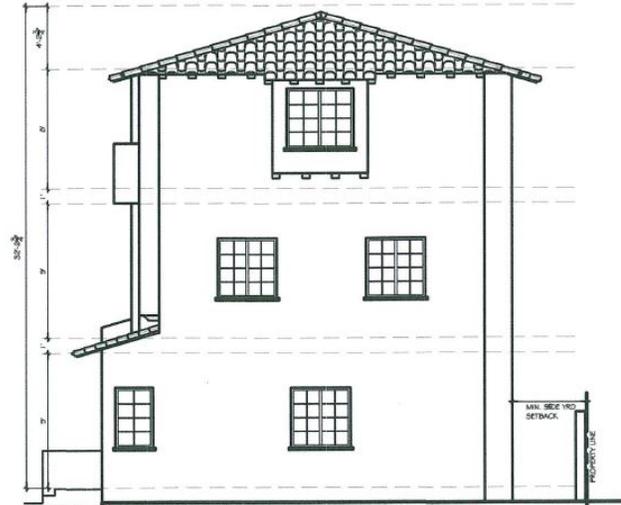
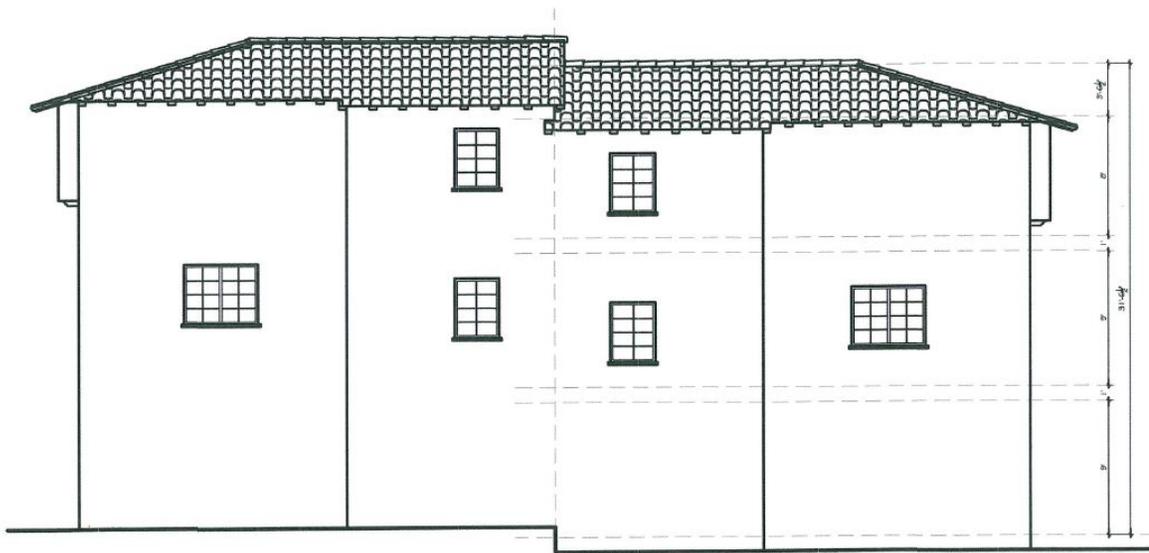
SEVEN (7) Lots Total 2.154Acre Redevelopment Site (2 Triplexes and 1.82Acre Lot) in a central location in El Sereno, several blocks from Valley Blvd Alhambra, and easy commute to DTLA, Can be purchased individually or together.

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



FRONT ELEVATION (MODEL A)

SCALE: 1/8" = 1'-0"



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.



GROWTH INVESTMENT GROUP



HAN WIDJAJA CHEN

626.594.4900

han.chen@growthinvestmentgroup.com

Broker Lic.# 01749321

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.



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



GROWTH INVESTMENT GROUP



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