

# Vermont Development Site

6075-6063 S Vermont

Development Potential ED-1 89 Units



OFFERING MEMORANDUM





01 Investment Summary

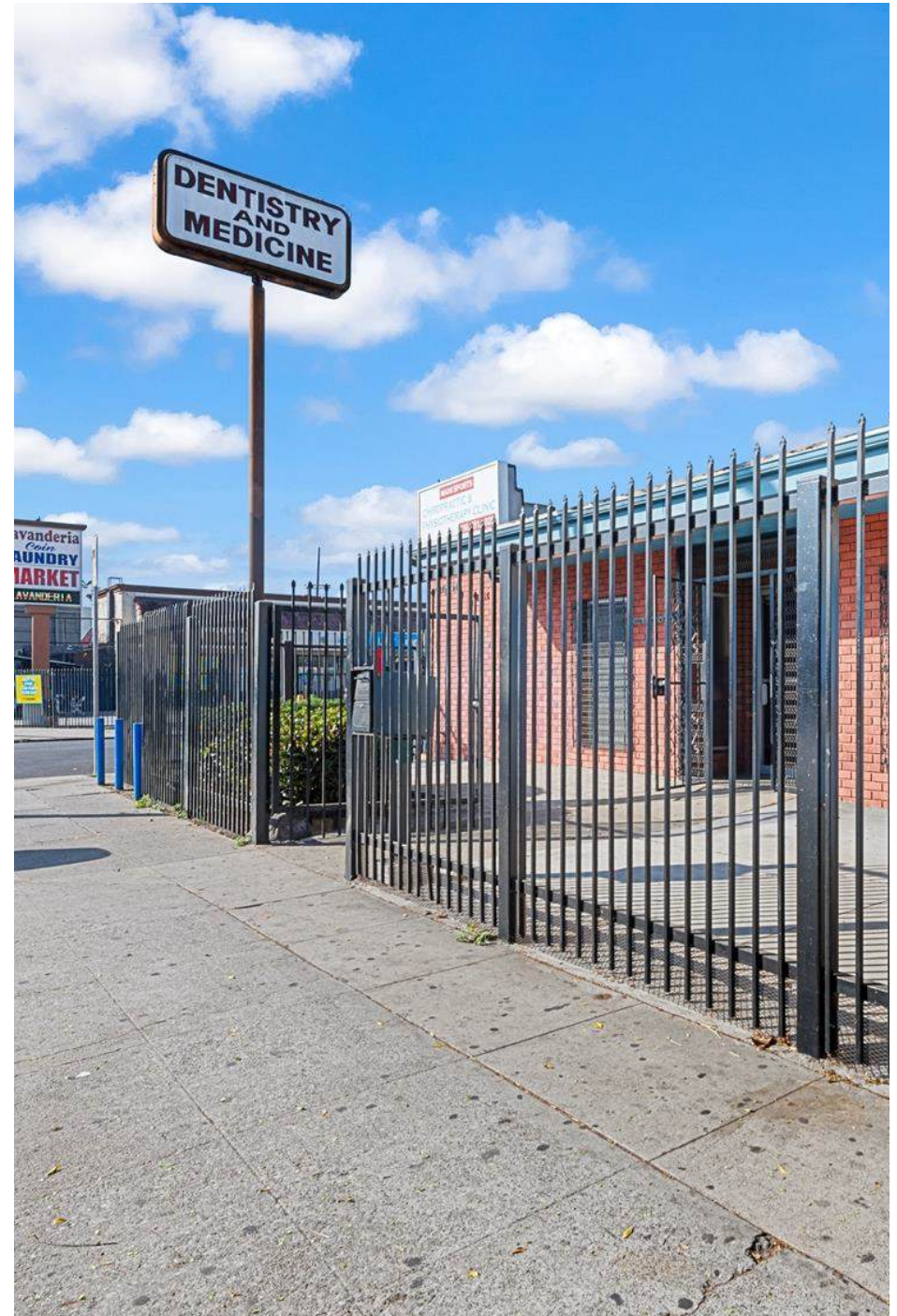
- Investment Highlights
- Portfolio Map

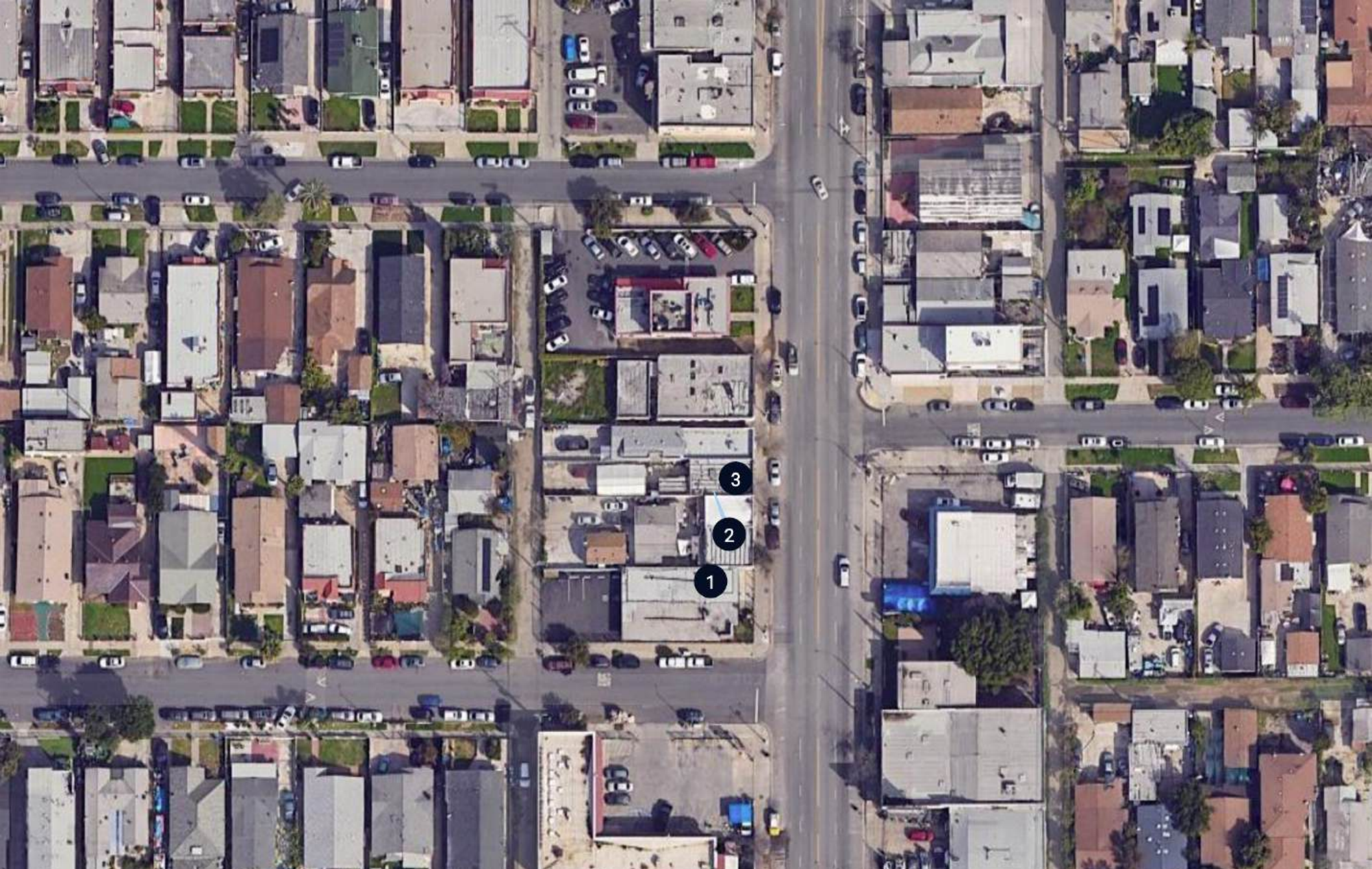
# INVESTMENT OVERVIEW

## Portfolio Overview

Location	6075-6063 S Vermont
Sale Price	\$1,900,000
Number of Properties	3
Total Building SF	6,264
Total Land Size	14,709

- Unlock the potential of these three prime properties at 6063, 6065, and 6075 S Vermont Ave, offering an exclusive chance for savvy developers or investors to maximize ROI. Boasting a blended cap rate ranging from 5-7%, the combined value of these assets stands at an impressive \$1.9 million, mirroring the land value of \$2 million. This strategic alignment hints at substantial long-term appreciation opportunities, particularly in the development hotspot of Los Angeles.
- Dive into the world of development potential with a 100% Affordable ED-1 zoning, boasting an impressive 89 units.
- These properties offer investors and developers the opportunity to secure a package of assets in an area poised for growth and revitalization. With the proximity to land value, there's a low-risk entry point for future development or income potential. Listing the properties collectively at \$1.9 million ensures they are competitively positioned for interested buyers seeking long-term appreciation or development possibilities.





**Property Name**

Jackson Dental Office  
Jackson Mix Use  
Jackson Restaurant

**Type**

Office  
Mixed-Use  
Retail

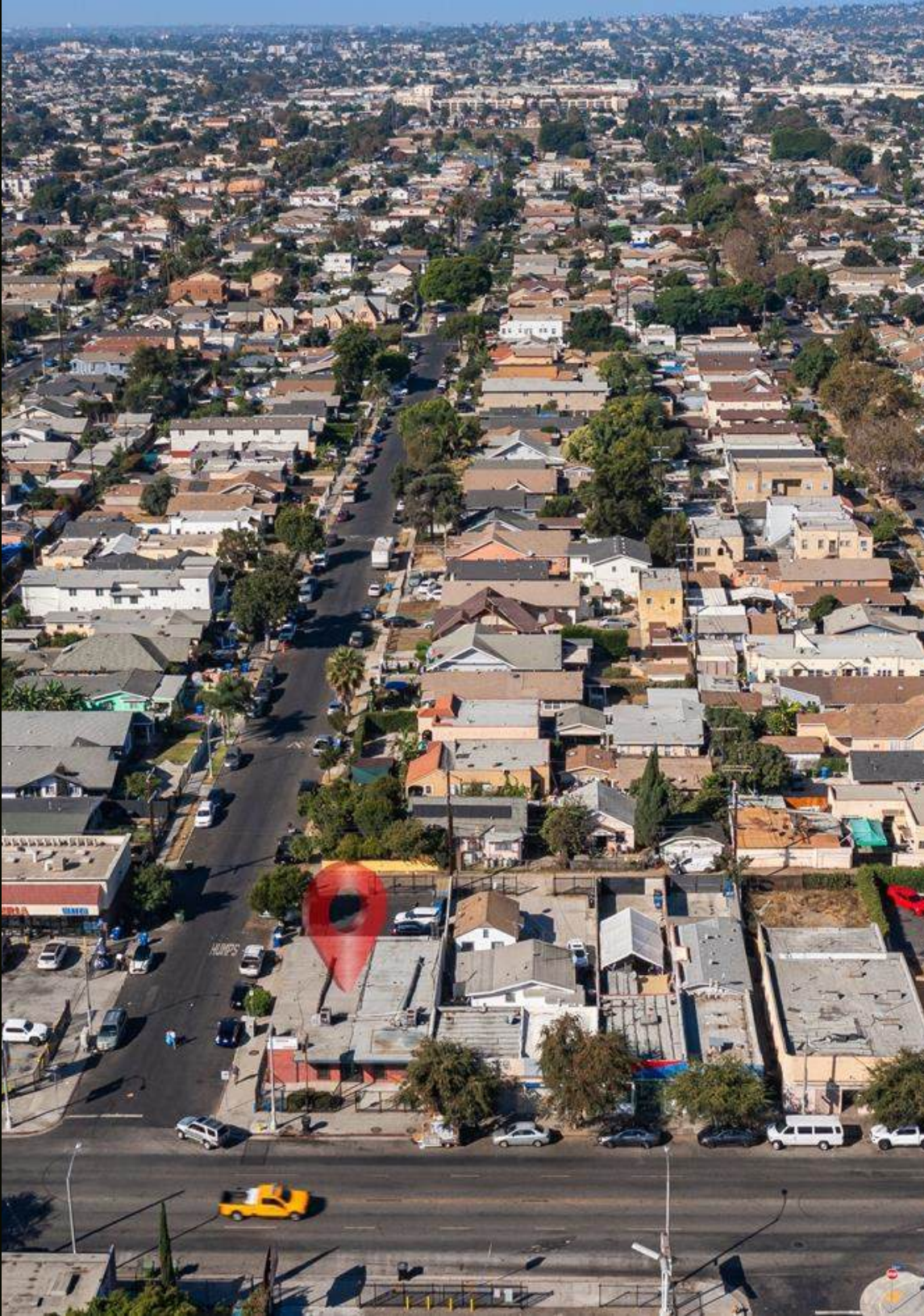
**List Price**

\$900,000.00  
\$650,000.00  
\$350,000.00

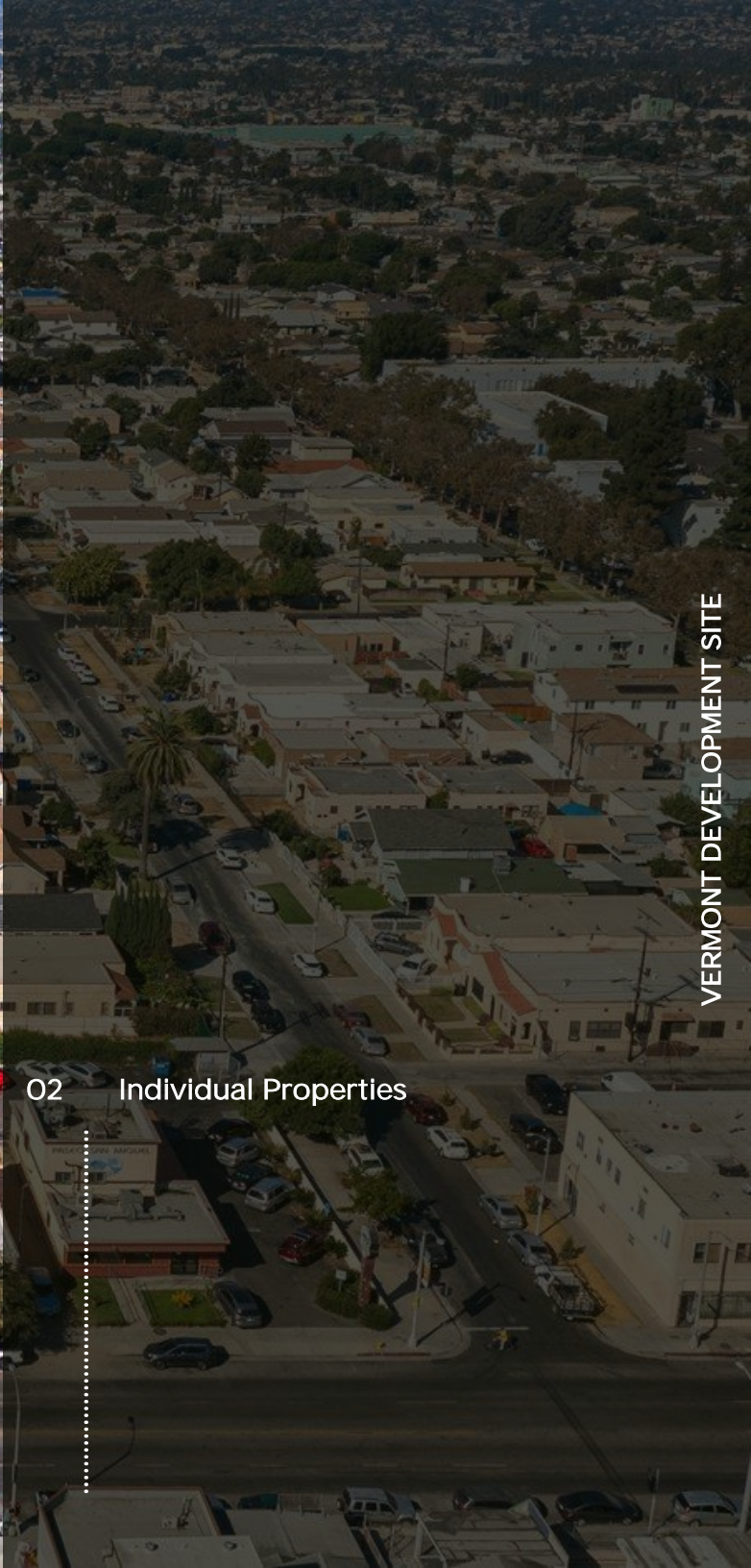
**Address**

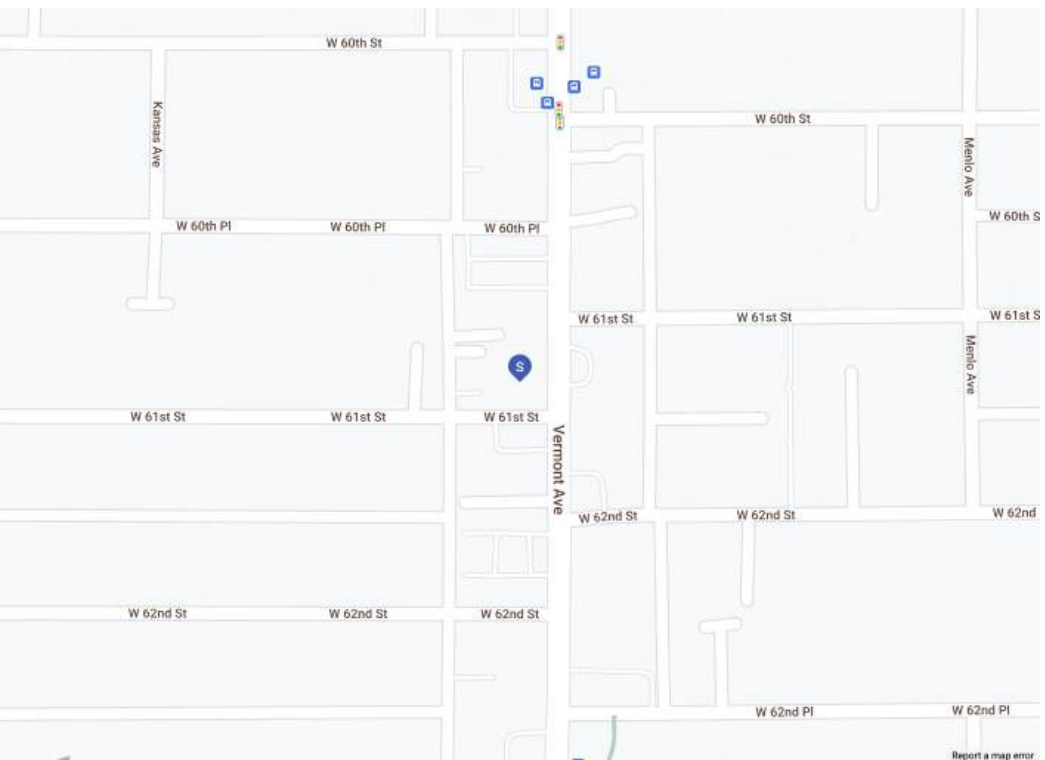
6075 S Vermont, Los Angeles, CA 90044  
6065 S Vermont Ave, Los Angeles, CA 90044  
6063 S Vermont Ave, Los Angeles, CA 90044

[Report a map error](#)



02 Individual Properties





## Jackson Dental Office

**ADDRESS**

6075 S Vermont  
Los Angeles CA 90044

1

2,772 SF

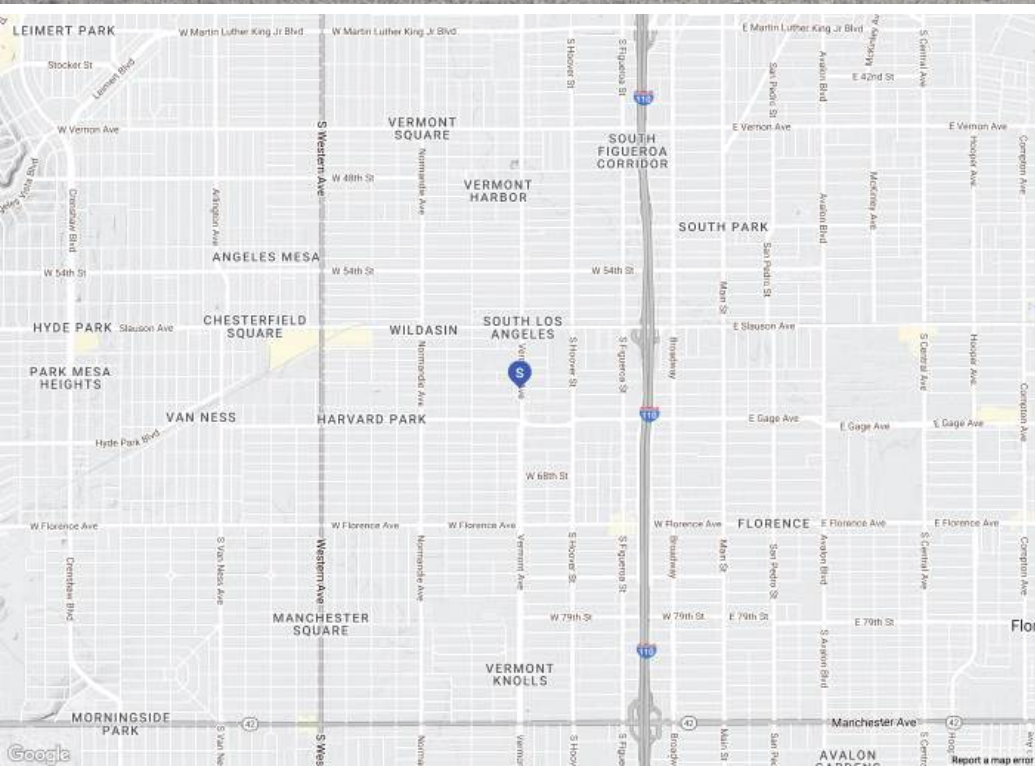
5,591 SF

.13

1962

6003-022-030





## Jackson Mix Use

ADDRESS

6065 S Vermont Ave  
Los Angeles CA 90044

2

2,568 SF

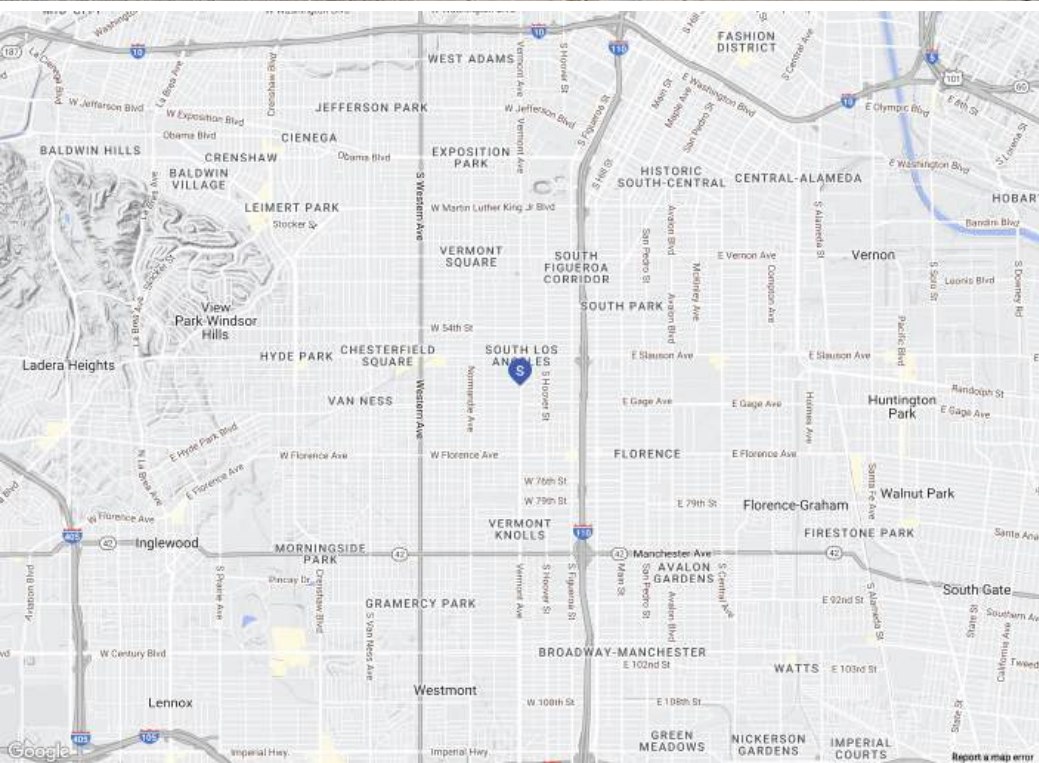
6,079 SF

.14

1921

6003-022-029





## Jackson Restaurant

ADDRESS

6063 S Vermont Ave  
Los Angeles CA 90044

1

924 SF

3,039 SF

.07

1927

6003-022-028

1

03 Additional Information  
6063-6075 S Vermont Ave-2



# PROPERTY REPORT



6063-6075 S Vermont Ave  
Los Angeles, CA. 90044

South Los Angeles C2  
Property, 67 Potential  
Units with TOC Tier 3;  
89 Potential Units with  
ED-1



# Existing Conditions

Floor Area	3,492 sq. ft.
Units	6
Year Constructed	1921-1962
Assessed Improvement Value	\$153,369
Assessed Land Value	\$83,306
Zone	C2-1VL-CPIO
Lot Area	14,707 sq. ft.
APNs	

6003-022-028, 6003-022-029, 6003-022-030

# Development Potential (By-Right)

Maximum FAR	1.5:1
Maximum Height	45 ft.

**Feet**  
-

**Stories**  
3  
-

# Minimum Setbacks

**Front** 0 ft.

**Side** 0 ft.

0 ft for commercial uses and 5 ft. for residential uses at the lowest story; +1 ft for each story over 2nd, not to exceed 16 ft

**Rear** 0 ft.

0 ft for commercial uses and 15 ft. for residential uses at the lowest story; +1 ft for each story over 3rd; 20 ft max

# Development Potential (By-Right)

Max Buildable Area, Footprint	14,707 sq. ft.
Max Buildable Area, Envelope	22,061 sq. ft.
Max Dwelling Units	<b>19</b>
Affordable Units Required	None

## Parking Required

- 1 space per unit < 3 habitable rooms
- 1.5 spaces per unit with 3 habitable rooms
- 2 spaces per unit with > 3 habitable rooms
- 1 space per guest room (first 30)

## Required Bicycle Parking

### Long Term

- 1 space per unit for units 0-25
- 1 spaces per 1.5 units for units 26-100;
- 1 spaces per 2 units for units 101-200;
- 1 spaces per 4 units for units 201+

### Short Term

- 1 space per 10 units for units 0-25;
- 1 spaces per 15 unit for units 26-100;
- 1 spaces per 20 units for units 101-200;
- 1 spaces per 40 unit for units 201+

# Development Potential (By-Right)

## Transitional Height Limitations

None required.

## Required Open Space

100 sq ft per unit with less than 3 habitable rooms

125 sq ft per unit with 3 habitable rooms

175 sq ft per unit with more than 3 habitable rooms

## Other Development Notes

Per South Los Angeles CPIO density limited to 800 sq ft per dwelling, FAR 1.5, 45 ft height and 3 stories.



# Development Potential - TOC Tier 3

**Maximum FAR** 2.75:1

**Maximum Height** 56 ft.

**Feet**

**Stories** 4

## Minimum Setbacks

**Front** 0 ft.

**Side** 0 ft. for ground floor commercial; 5 ft. for residential

Eligible for decrease through bonus incentives

**Rear** 0 ft. for commercial uses, 5 ft. for residential uses.

LADWP requires a 15 ft. min setback from power lines.

**Max Buildable Area, Footprint** 14,707 sq. ft.

**Max Buildable Area, Envelope** 40,444 sq. ft.

**Max Dwelling Units** 67

# Development Potential - TOC Tier 3

## Affordable Units Required

At least 10% for Extremely Low Income, or 14% for Very Low Income, or 23% for Low Income

## Parking

No parking required with AB 2097

## Required Bicycle Parking

### Long Term

1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+

### Short Term

1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+



# Development Potential - TOC Tier 3

## Transitional Height Limitations

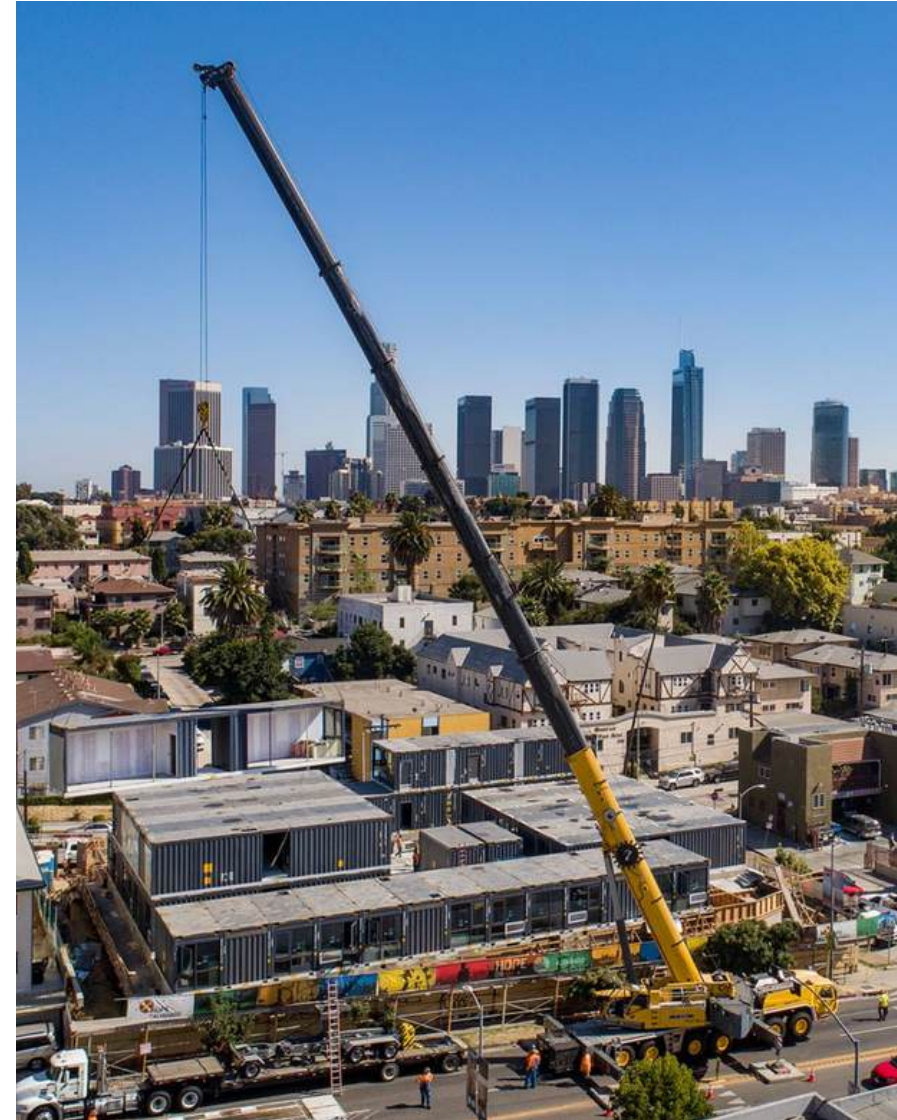
None required.

## Required Open Space

Up to 20% decrease in required open space

## Other Development Notes

**Where a parcel is either abutting or across an alley from a property in the RD1.5 or more restrictive zone, the building height shall be stepped-back within a 45 degree angle as measured 15 feet above grade at the property line of the lot in the more restrictive zone.**



# Development Potential (100% Affordable) ED-1

**Maximum FAR** 3.5:1 FAR

**Maximum Height** 78 ft.

## Feet

**Eligible for incentives up to 33 ft.**

**Stories** 6

**Eligible for incentives up to 78 ft.**

## Minimum Setbacks

**Front** 0 ft.

**Side** 0 ft.

**Rear** 0 ft.

**Max Buildable Area, Footprint** 14,707 sq. ft.

**Max Buildable Area, Envelope** 51,474 sq. ft.

**Potential Density** **89**

## Development Potential (100% Affordable) ED-1

### ED-1 Notes

**Space for lobby, hallways, elevator, two stairways, mechanical room (assume 15%)**

**51,474 sf x 0.15 = 7,721 sf for common areas**

**43,753 sf -(12,500 ground floor commercial)**

**Net rentable envelope: 31,253 sf / 350 sf = 89**

**Consult an architect for the massing study required to determine physical feasibility. Additional LADBS requirements might hinder the full development potential.**

### Parking

**None required.**

# Development Potential (100% affordable) ED-1

## Required Bicycle Parking

### Long Term

A 50% reduction in bicycle parking.

### Short Term

A 50% reduction in bicycle parking.

## Other Development Notes

- Waiver - Tree planting
- 50% reduction in open space
- 50% reduction in bicycle parking
- FAR to 3.5
- 30% reduction ground story min height, glazing/transparency, pedestrian entrance number and spacing.
- TBD

The selection of off-menu incentives under ED-1 is at the applicant's discretion. Projects pursuing Density Bonuses under LAMC Section 12.22A.25 may choose up to five incentives and one waiver, based on the specific needs and priorities of the development.

## Transitional Height Limitations

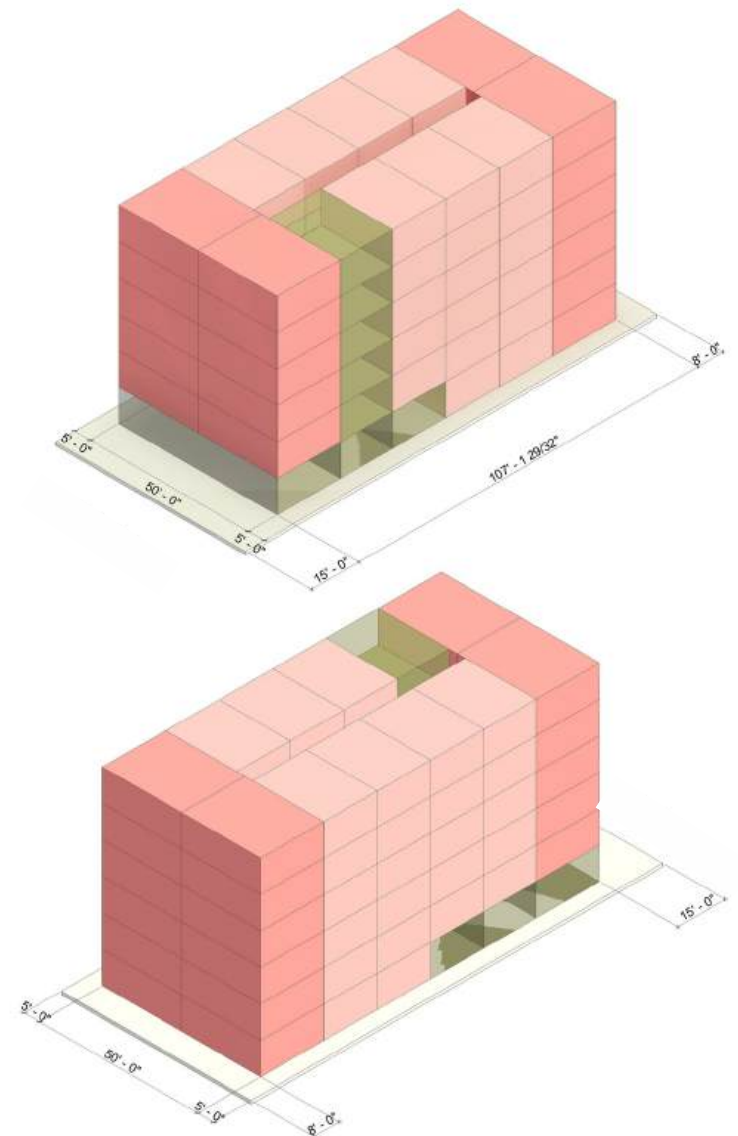
For projects seeking a height increase of three stories, or more than 22 feet, the top story of the project shall be stepped back 10 feet from the exterior building face fronting any public street; for buildings with 70 linear feet or greater in width along the front street frontage, the top story of the project shall be stepped back 10 feet from all exterior building faces. Any portion of a building that is already set back 10 feet or more from required front, side and rear yards shall be exempt from these requirements. Projects with any frontage on a street with a General Plan designation of Boulevard or Avenue shall be exempt from these requirements.

## Required Open Space

A 50% reduction in open space.

# Restrictions

Rent Stabilization Ordinance	Yes
Community Design Overlay	No
Historic Preservation Overlay	No
Specific Plan	Yes
Q/T Conditions	No
D Limitations	No
Coastal Zone	No
Community Redevelopment Agency	No
Hillside Area	No
Baseline Mansionization Ordinance	No
Interim Control Ordinance	No
River Improvement Overlay	Yes
Community Plan Implementation Overlay	Yes
Opportunity Zone	No
Other	No



# Restrictions

- ❏ **Properties subject to the Rent Stabilization Ordinance (RSO) must replace existing affordable units at a rate of 1 to 1 or 20% of new proposed units, whichever is greater.**
- ❏ **Site is subject to the South Los Angeles Community Plan Implementation Ordinance which could limit the development of the site.**
- ❏ **Site is subject to the South Los Angeles Alcohol sales which limits commercial use.**
- ❏ **Site is located in the Council District 9 Redevelopment Area, which may impact the development of the site.**





# Property Report Disclaimer

*All data are obtained from government sources. No attempt has been made to verify the data's accuracy.*

*This report is for informational purposes only. Do not rely on this report to support real estate or investment decisions. The only authoritative source for the information in this report is the government agencies from which the data was obtained.*

*By publishing this property, you represent and warrant that you have obtained the authorization from the property owner to market this property AND to take actions on behalf of the property owner.*

## Jurisdictional

Area Planning Commission	South Los Angeles
Community Plan Area	South Los Angeles
Neighborhood Council	Voices
Council District	9
Council Member	Curren D. Price Jr.
Land Use	Neighborhood Commercial

## Legal Description

Lot 26-28, Arb 2, THREE G TRACT



04

Demographics

Demographics

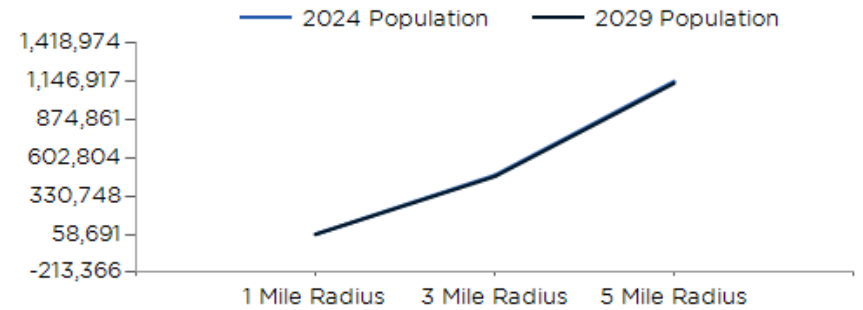
Demographic Charts



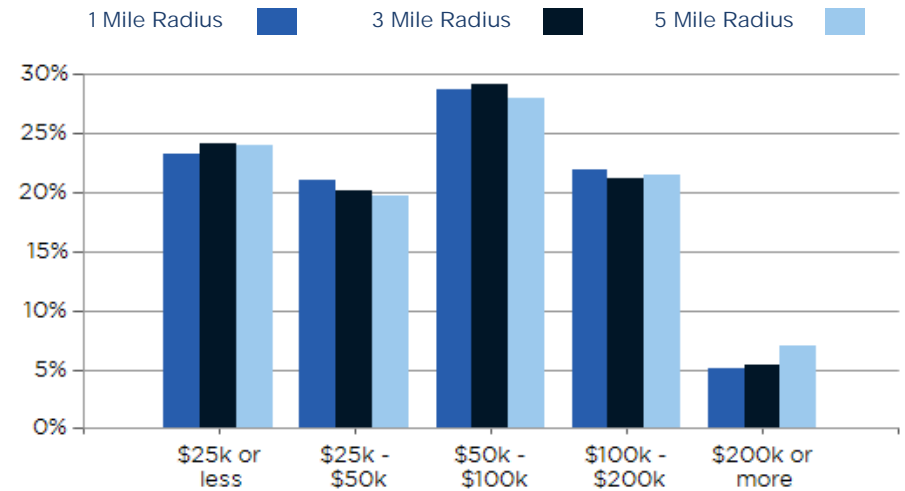
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	56,386	449,987	1,103,967
2010 Population	59,849	479,753	1,144,660
2024 Population	59,892	479,417	1,146,917
2029 Population	58,691	470,081	1,133,893
2024-2029: Population: Growth Rate	-2.00%	-1.95%	-1.15%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,486	20,749	55,181
\$15,000-\$24,999	1,346	12,000	32,153
\$25,000-\$34,999	1,556	11,789	31,003
\$35,000-\$49,999	1,923	15,664	40,608
\$50,000-\$74,999	2,631	22,201	57,497
\$75,000-\$99,999	2,104	17,431	44,366
\$100,000-\$149,999	2,446	19,494	52,311
\$150,000-\$199,999	1,172	9,249	25,968
\$200,000 or greater	846	7,328	25,390
Median HH Income	\$56,959	\$56,724	\$58,012
Average HH Income	\$78,865	\$79,014	\$84,521

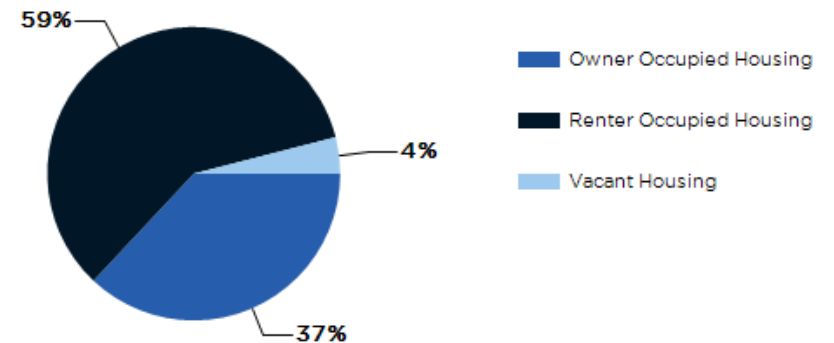
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	16,931	135,108	341,189
2010 Total Households	15,545	127,834	330,749
2024 Total Households	16,509	135,906	364,479
2029 Total Households	16,627	137,219	373,525
2024 Average Household Size	3.57	3.44	3.06
2024-2029: Households: Growth Rate	0.70%	0.95%	2.45%



2024 Household Income

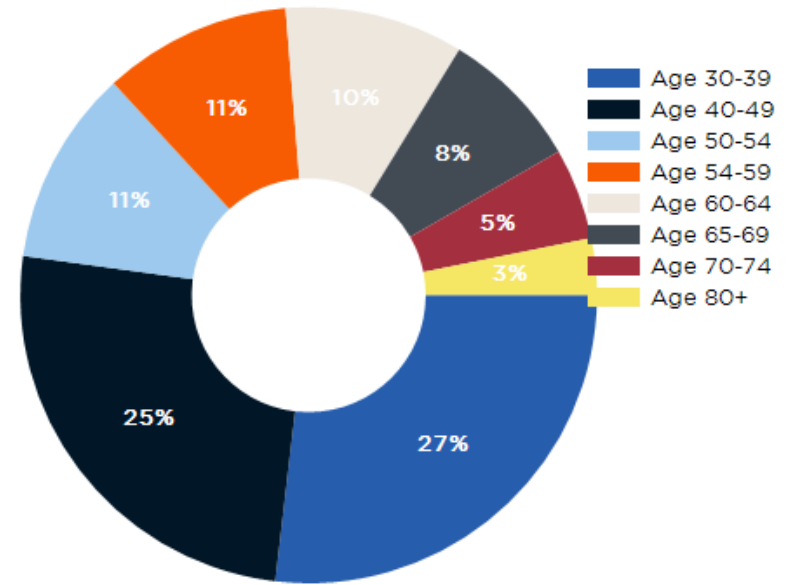


2024 Own vs. Rent - 1 Mile Radius

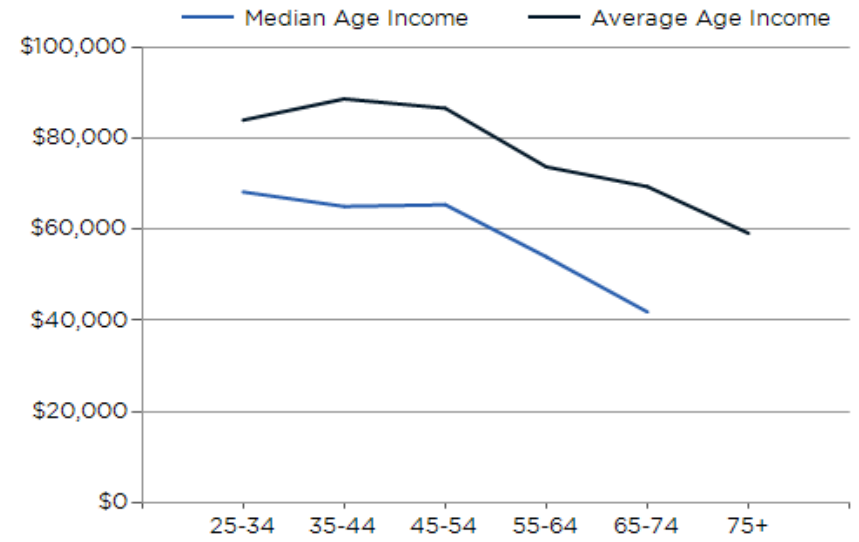


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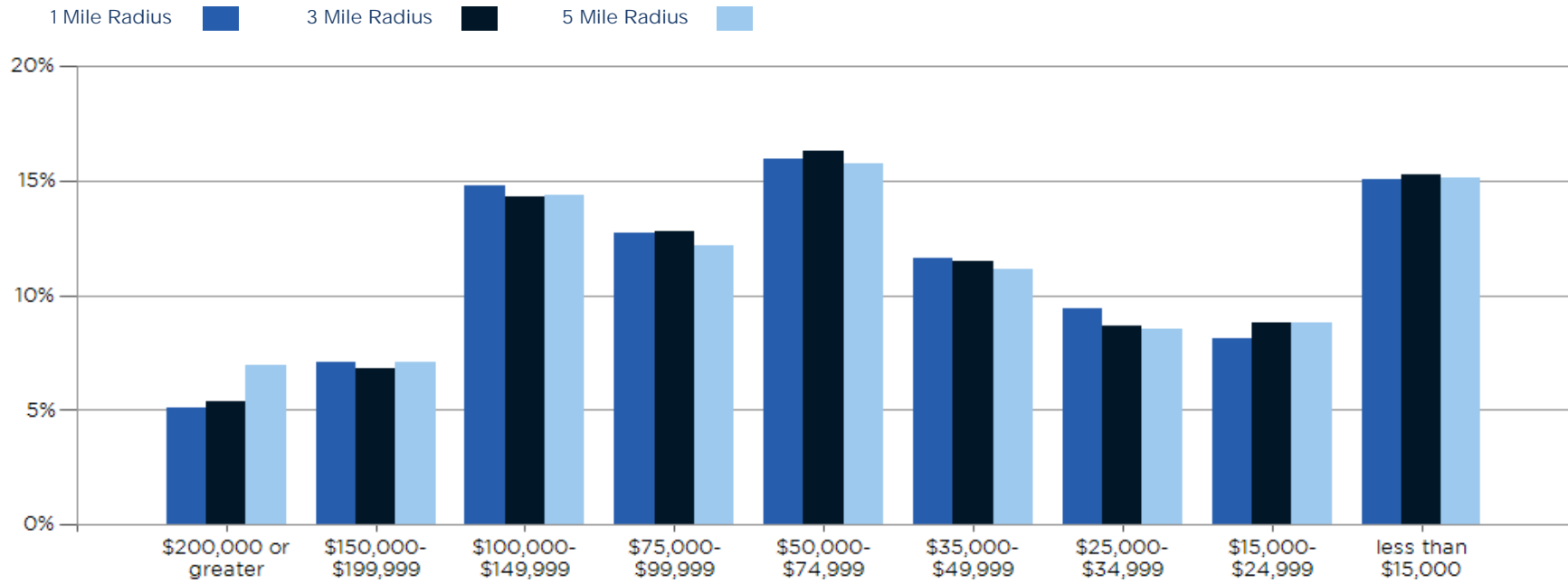
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	4,586	36,720	95,295
2024 Population Age 35-39	4,152	33,377	83,957
2024 Population Age 40-44	4,385	34,000	81,822
2024 Population Age 45-49	3,855	29,786	71,262
2024 Population Age 50-54	3,575	29,122	71,124
2024 Population Age 55-59	3,431	26,146	64,649
2024 Population Age 60-64	3,263	24,654	60,725
2024 Population Age 65-69	2,585	19,692	49,236
2024 Population Age 70-74	1,668	13,130	34,720
2024 Population Age 75-79	1,035	9,080	24,191
2024 Population Age 80-84	649	5,663	15,180
2024 Population Age 85+	653	5,693	15,491
2024 Population Age 18+	45,128	363,169	893,546
2024 Median Age	34	34	35
2029 Median Age	35	35	36



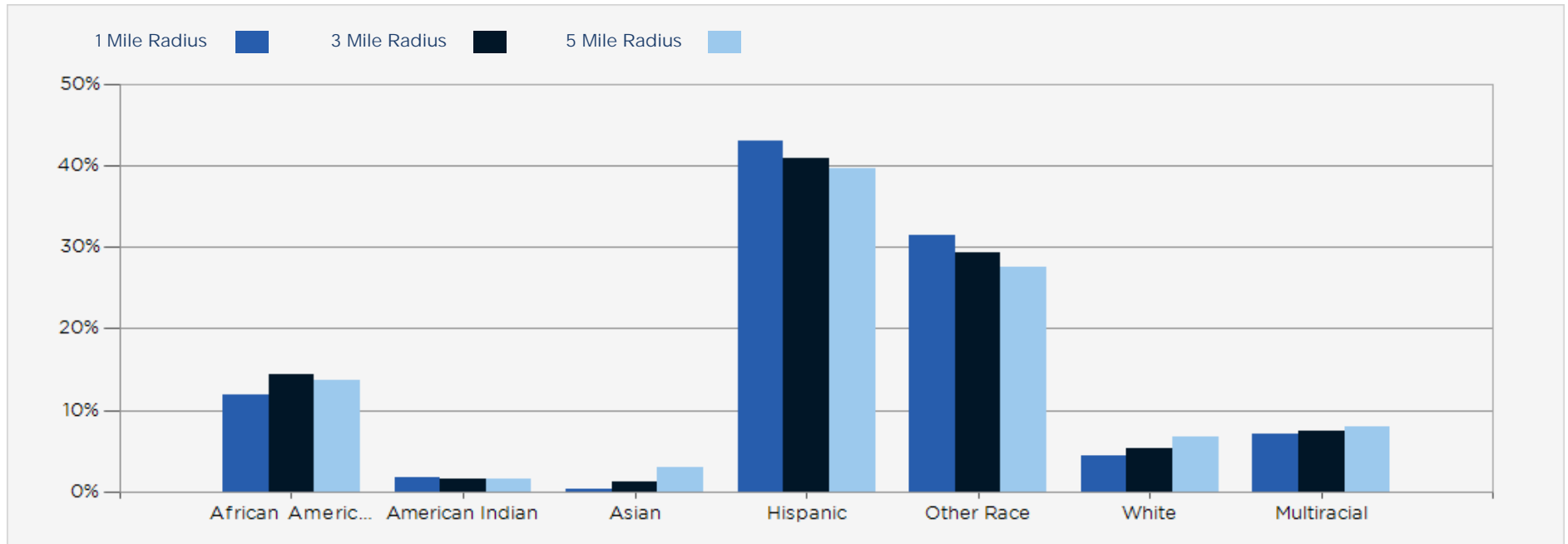
2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,321	\$65,961	\$66,742
Average Household Income 25-34	\$84,143	\$81,995	\$88,784
Median Household Income 35-44	\$65,129	\$63,975	\$66,357
Average Household Income 35-44	\$88,815	\$88,401	\$95,440
Median Household Income 45-54	\$65,506	\$65,912	\$67,652
Average Household Income 45-54	\$86,760	\$87,706	\$94,032
Median Household Income 55-64	\$54,030	\$55,260	\$56,709
Average Household Income 55-64	\$73,841	\$77,612	\$83,468
Median Household Income 65-74	\$41,901	\$45,178	\$46,322
Average Household Income 65-74	\$69,493	\$70,519	\$74,157
Average Household Income 75+	\$59,216	\$60,353	\$62,701



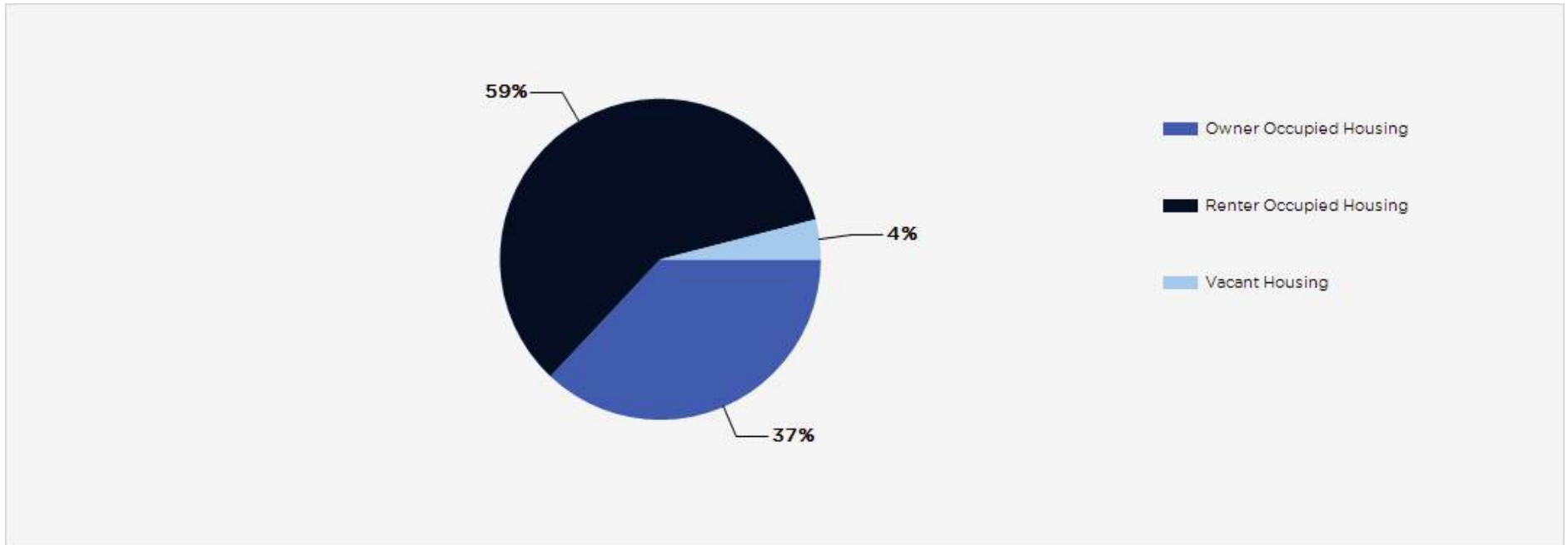
## 2024 Household Income



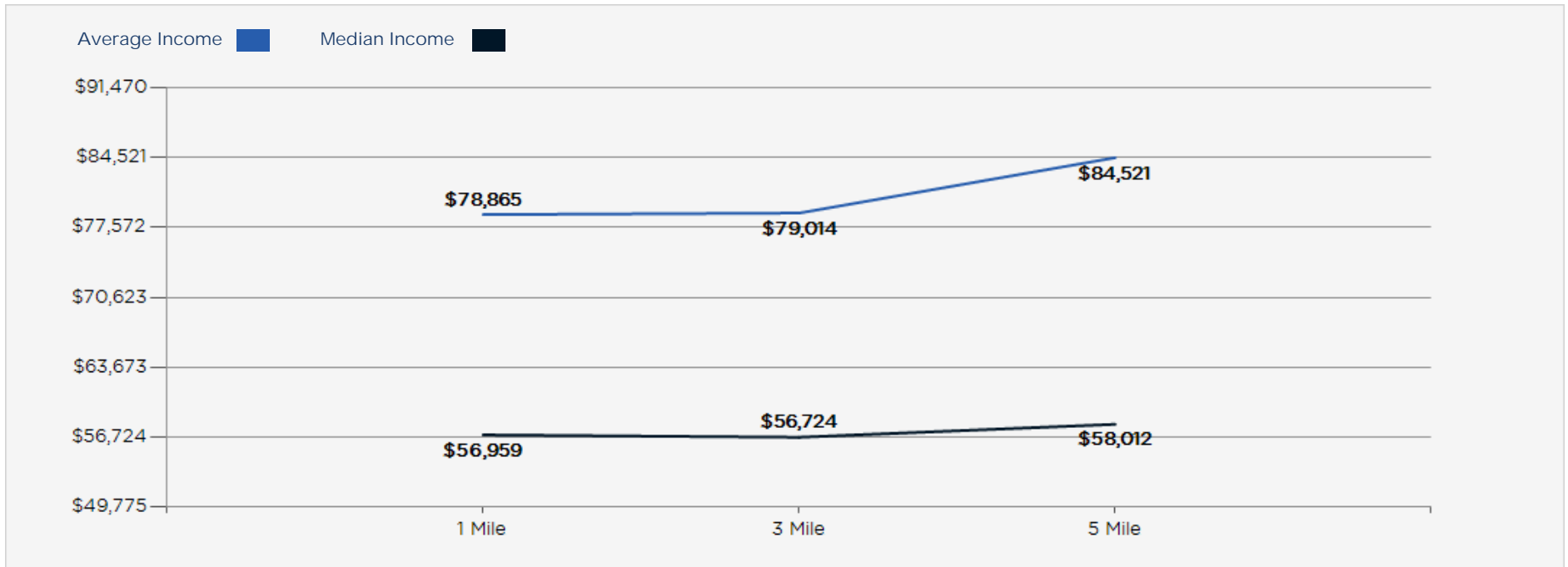
## 2024 Population by Race



## 2024 Household Occupancy - 1 Mile Radius



## 2024 Household Income Average and Median



# Vermont Development Site



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