

# FOR SALE



3328-3332 **MOTOR** AVENUE  
DEVELOPMENT OPPORTUNITY IN **PALMS**





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# EXECUTIVE SUMMARY

WESTMAC Commercial Brokerage Company is pleased to present the opportunity to acquire 3328-3332 Motor Avenue, a property comprised of two parcels totaling 15,000 square feet of land—an excellent development opportunity in the Palms neighborhood in West LA.

The subject property is located within Los Angeles's MU(EC) zone (Mixed-use (Exposition Corridor)) and falls under the Exposition Corridor Transit Neighborhood Specific Plan. The Exposition Corridor Transit Neighborhood Specific Plan allows for developers to build to a maximum FAR of 3.6 (w/bonus) or 2.0 FAR (by right), and a maximum height of 58 feet.

This is a rare opportunity to purchase a transit-oriented, residential mixed-use development opportunity. The location benefits from immediate proximity to the 10 and 405 Freeways, Palms Metro E Line Station, as well as proximity to major employers in the surrounding major tech, entertainment and media industries including Sony Pictures Entertainment, Amazon Studios, Apple, Fox Studios, and many more.



# PROPERTY INFORMATION

**Address** 3328-3332 Motor Avenue  
Los Angeles, CA 90034

**APN** 4314-023-017; 018

**Building Size** ± 1,600 SF

**Lot Size** ± 15,000 SF

**Property Type** Parking Lot

**Walk Score** 89 (Very Walkable)

**Zoning** MU (EC); Exposition Corridor  
Neighborhood Transit Specific Plan

**Frontage** 100' on Motor Avenue

**Sale Price** \$5,900,000







# MOTOR AVENUE





CLICK OR SCAN FOR AERIAL VIDEO





# DEVELOPMENT STANDARDS

**ZONING:** MU(EC)    **SPECIFIC PLAN:** Exposition Corridor Neighborhood Transit Plan

<b>BY RIGHT</b>	
<b>Maximum Density</b>	Unlimited ( <i>Specific Plan Sec. 2.2.2.D</i> )
<b>Maximum FAR</b>	2.0 ( <i>Specific Plan Sec. 2.3.1 Table F</i> )
<b>Maximum Height</b>	58 Ft.
<b>Minimum Unit Size (Sec. 2.2.2)</b>	350 SF; or 750 SF for Live/Work units.
<b>Transitional Height</b> ( <i>Applicable only to the portions of the structure within range</i> )	
<b>Less than 50 Ft. from Restricted Zone</b>	25 Ft.
<b>50 Ft. - 100 Ft. from Restricted Zone</b>	50 Ft.
Open space, parking, and the maximum percentage of Floor Area devoted to various uses are also regulated, but said regulations are dependent upon the proposed project.	
<b>Open Space</b> ( <i>Specific Plan Sec 2.5</i> )	
<b>Residential</b>	6+ dwelling units. Must comply with LAMC 12.21 G.
<b>Non-Residential</b>	1 SF of usable open space for every 25 SF of non-residential uses.
<b>Mixed-Use</b>	Mixed-Use projects must comply with both provisions above as applicable.
<b>Uses</b> ( <i>Specific Plan Sec 2.2</i> )	
<b>Residential</b>	Live/Work, Multi-family, and Supporting Housing uses - capped at 90% of Project FAR.
<b>Non-Residential</b>	Various uses as outlined in Specific Plan Sec. 2.2.1 Table D - some limitations apply.
<b>Minimum Non-Residential Use Requirement</b>	10% of projects is less than or equal to 2.3 FAR; 20% of project FAR if project FAR is greater than 2.6 (up to 3.6 max)
<b>Parking (Sec 2.6)</b>	Varies by use, generally must comply with LAMC Sec. 12.21.A.4 and 12.21.A.16



The “MU(EC)” Mixed Use: Commercial/Residential Zone intends to foster a vibrant palette of office, retail, and restaurant uses, either alone or in combination with multifamily residential, to activate commercial corridors with uses that serve the local community while also providing housing. As such, the plan prohibits 100% residential development projects. Development must include non-residential uses.

The City’s Transit Oriented Communities (“TOC”) program is not applicable to this site – only the Specific Plan’s Transit Neighborhood Plan (“TNP”) Bonuses system or the State Density Bonus law can be used to achieve increases in height, floor area, etc.

### DENSITY BONUS

<b>Maximum FAR</b>	2.7 (the State Density Bonus only allows for a 35% increase in FAR (or an FAR of 2.7))
<b>Maximum Residential Area</b>	When FAR is greater than 2.3, no more than 80% of the structure can be residential uses.
<b>Maximum Height</b>	TBD- Depends on feedback from City Planning staff.
<b>Density Bonus Projects</b>	For purposes of calculating the required number of Restricted Affordable Units within Density Bonus Projects in the HJ(EC), HR(EC), MU(EC), and NMU(EC) zones (Subareas 1-10), the residential densities set forth in Table C shall be used to establish a base number of units to which the percentage of required Restricted Affordable Units outlined in LAMC Section 12.22 A.25(b) shall be applied.  Note that this does not limit the overall number of units allowed in these zones; these zones are not subject to residential density limits.
<b>Mixed Use: Commercial/Residential MU(EC)</b>	1 dwelling unit per 400 SF of lot area.
<b>Resulting density for determining affordable unit requirement:</b>	TBD

### TNP PROJECTS

<b>TNP Bonuses</b>	This site is not eligible for standard TOC due to location within MU(EC) zone of Specific Plan. Instead of TOC, project would be reviewed as a Transit Neighborhood Plan Bonus (TNP Bonus) Project.
<b>Density</b>	1 dwelling unit per 400 SF of lot area.
<b>Maximum FAR</b>	3.6
<b>Maximum Residential Area</b>	When FAR is greater than 2.3, no more than 80% of the structure can be residential uses.
<b>Height</b>	N/A. No bonus height is permitted in Subarea 9 where the site is located.



# DEVELOPMENT POTENTIAL

Please DO NOT rely solely on the information provided in this brochure. All Potential Purchasers are responsible for doing their own due diligence. It is strongly recommended that interested parties consult with Land Use Attorneys and Consultants.

## BY RIGHT

<b>Maximum Floor Area</b>	15,000 SF
<b>Maximum FAR</b>	2.0
<b>Average Apt SF</b>	600
<b>Number of Apt Units</b>	43
<b>Max Buildable Area</b>	30,000
<b>Net Buildable Area</b>	25,500

## TNP BONUS PROJECT

<b>Maximum Floor Area</b>	15,000 SF
<b>Maximum FAR</b>	3.6
<b>Average Apt SF</b>	600
<b>Number of Apt Units</b>	77
<b>Max Buildable Area</b>	54,000
<b>Net Buildable Area</b>	45,900
<b>Affordable Unit Requirement (for 35% Density Bonus &amp; 3 Incentives)</b>	
<b>Very Low Income</b>	15% for Very Low Income
<b>Low Income</b>	25% for Low Income





# AREA SUMMARY

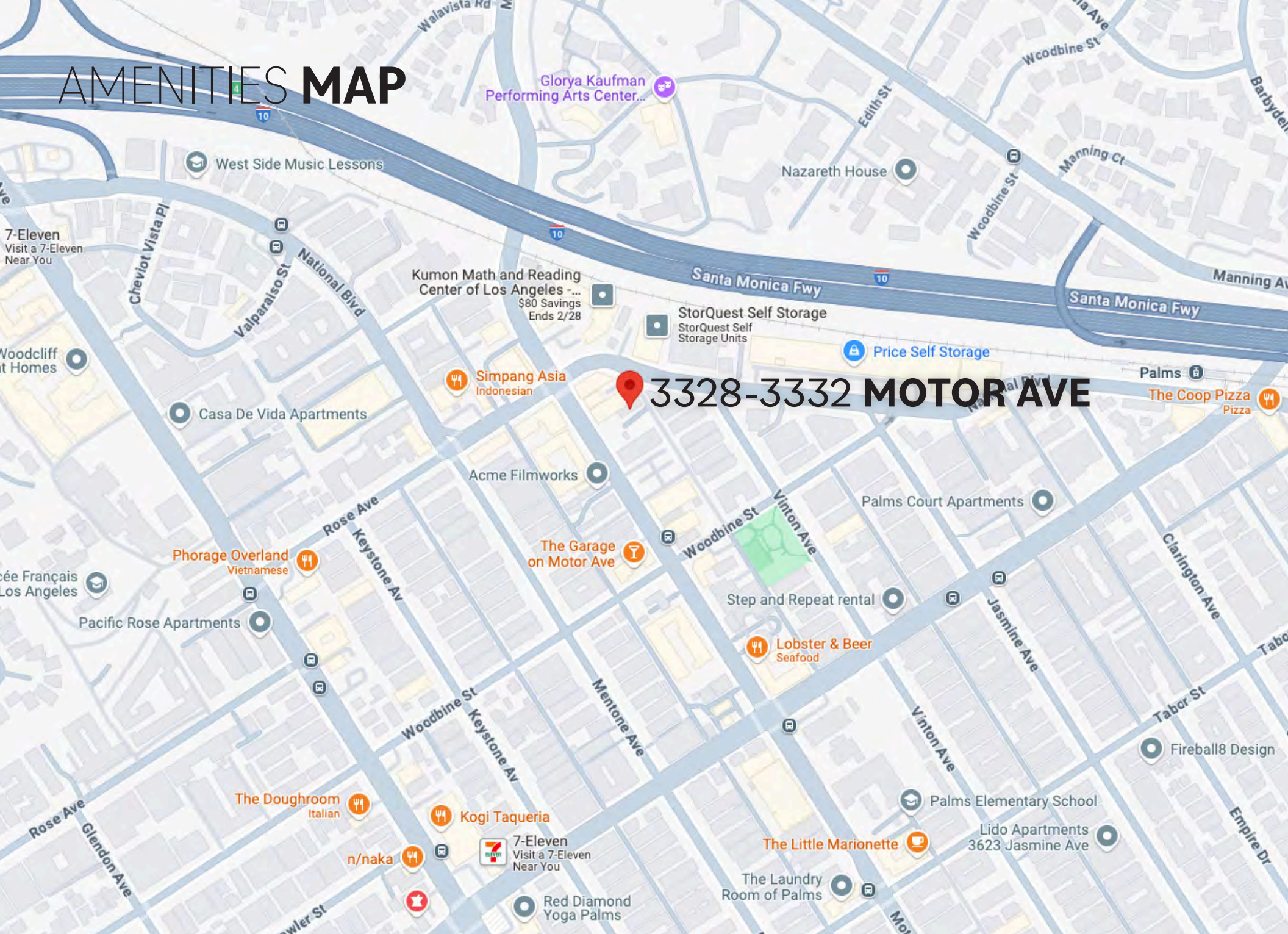
Palms is located on the west side of Los Angeles. While Palms has no official boundaries, it measures in at about 1.95 square miles. Palms is bordered on the north by Rancho Park, Cheviot Hills, and Beverlywood, on the west by Mar Vista, on the south by Culver City, and on the east by Mid-City.

The Palms area has a family-friendly, community-oriented neighborhood atmosphere; there are libraries, several public parks, and an organization that works to involve veterans in community events. The Motor Avenue Farmers Market has developed an urban garden program to promote the health, synergy, and self-reliance of its local community. There is an annual "Bike Rodeo", a community event that promotes bike safety for kids and families, and several schools.

Schools in the area are plentiful both inside the Palms community and in nearby Culver City. There are over twenty public and private elementary schools within the immediate area. College students who attend UCLA often choose to live in the Palms area due to the close proximity to the UC campus, which is only five miles north.



# AMENITIES MAP





# DEMOGRAPHICS

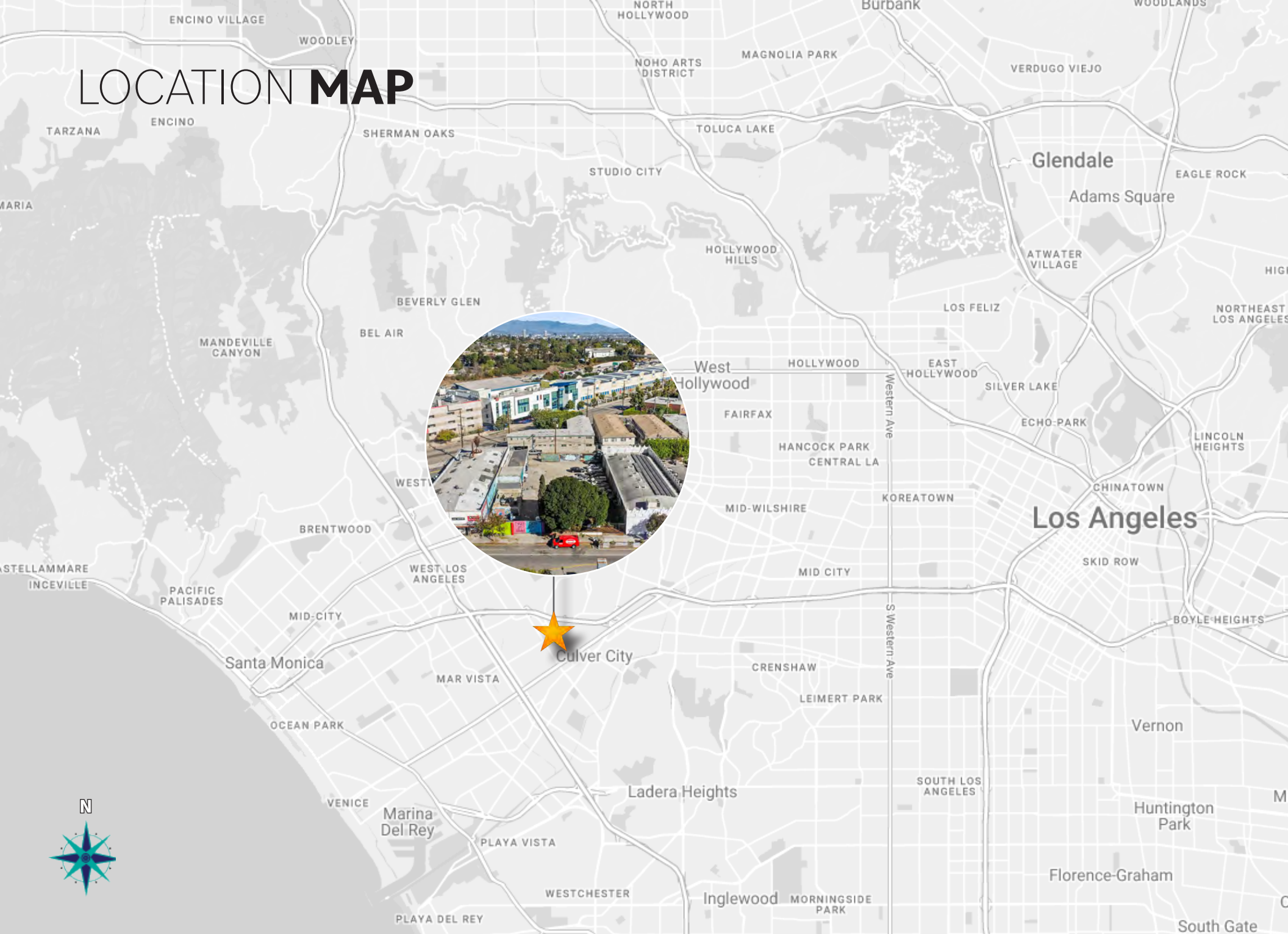
1-3-5 mile radius from subject property

POPULATION	1-Mile	3-Mile	5-Mile
2024 Population	50,198	316,400	826,797
Median Age	37.3	39.4	39.3
HOUSEHOLD	1-Mile	3-Mile	5-Mile
2024 Households	23,703	138,271	368,968
Owner Occupied Households	4,599	47,656	119,639
Renter Occupied Households	18,874	88,399	243,439
BUSINESS	1-Mile	3-Mile	5-Mile
Total Businesses	3,366	35,876	88,503
Total Number of Employees	29,546	263,774	657,655
Total Consumer Spending	\$782.7M	\$4.9B	\$12.9B





# LOCATION MAP







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