

Major Price  
Improvement!

Main Street

Subject  
Property

6510 S. Main Street  
Los Angeles, CA, 90003

The information contained in this Marketing Package ("MP") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this MP, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This MP has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this MP has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue occupancy of the Property. The MP has selected information relating to the Property and does not purport to be an all - inclusive representation regarding the Property or to contain all or part of the information which prospective buyers may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the

Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this MP in any manner.

The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

## CONFIDENTIALITY & DISCLAIMER





## Offering Summary:

PROPERTY	VACANT COMMERCIAL LAND
ADDRESS	6506 - 6510 S. MAIN STREET, LOS ANGELES, CA 90003
LOT SIZE	+/- 10,400 SQUARE FT (PER ASSESSOR)
POTENTIAL USE	MULTI FAMILY PROJECT DEVELOPMENT
ZONING	C2-1VL-CPIO
PRICE	<del>\$1,100,000</del> \$999,000

## Exclusively Listed By:

**R A M I M E H E R A B A N**  
Director  
Peak Commercial - RJ Feder & Associates Team  
D. 323.471.4747  
E. [RamiM@peakcommercial.com](mailto:RamiM@peakcommercial.com)  
CalBRE#01957846

# Parcel Map

APN: 6011001063

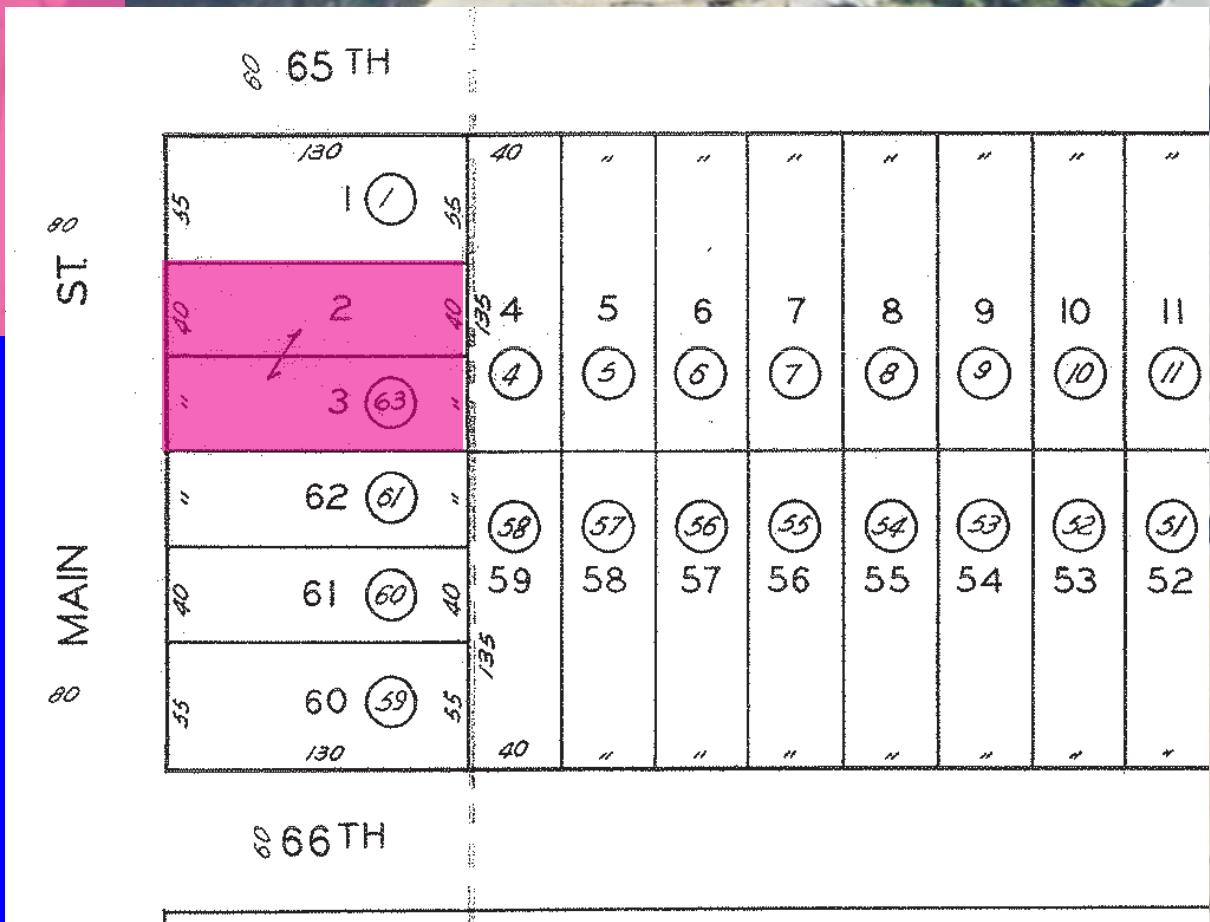
LOT SIZE: 10,400 SF

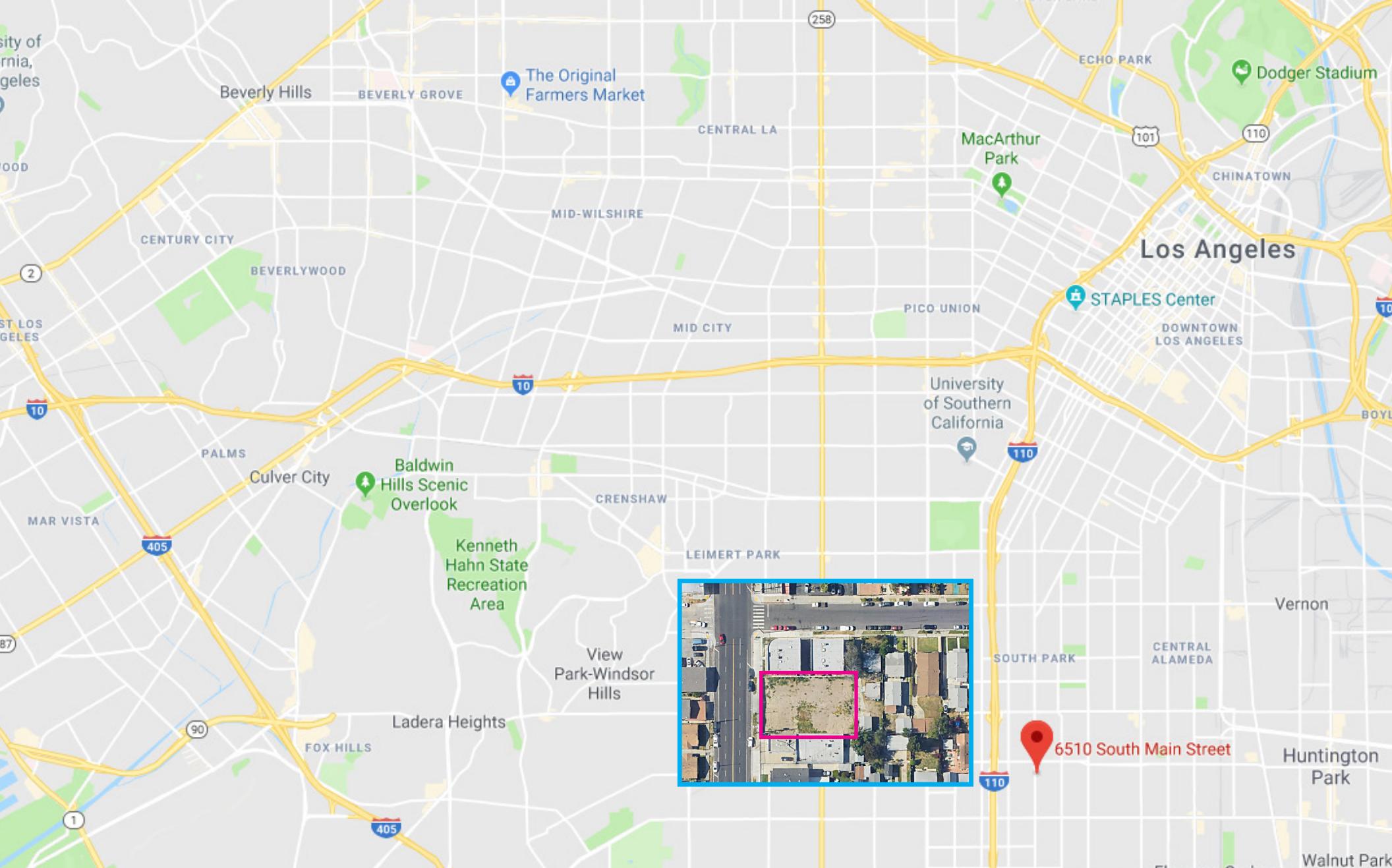
## ZONING: C2-1VL-CPIO

TOC: YES, TIER 1

### ED 1 ELIGIBILITY: YES

AB 2097: REDUCED PARKING  
AREAS: YES





## REGIONAL REFERENCE MAP

**PEAK**  
COMMERCIAL

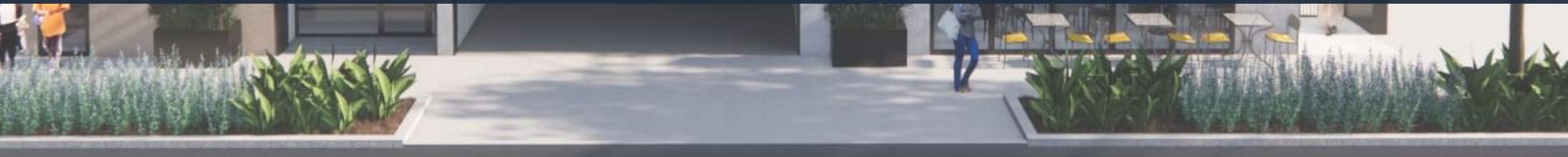
# THE OFFERING

Introducing a prime investment opportunity. This flat, vacant, commercial land spans approximately 10,400 square feet and is zoned C2-1VL-CPIO, and is ideal for a multi-family project development. By using available incentives, the property presents a great opportunity for either a 5 story, 52 unit 100% affordable housing project, or alternately, a 100% affordable project featuring 74 units by building 5 stories above a 2 level concrete structure (a 7 story project). Furthermore, this is an ED1 eligible site which allows an expedited approval process for 100% affordable developments which enables project approvals within months!

Demolition of existing structures has been completed, there are no tenants to relocate (no hefty relocation fees to pay), this is a vacant, leveled lot that's ready to go. In addition, no parking is required for 100% affordable housing project saving hundreds of thousands of dollars in construction costs. These favorable conditions amount to substantial costs savings compared to other land & proposed project offerings.

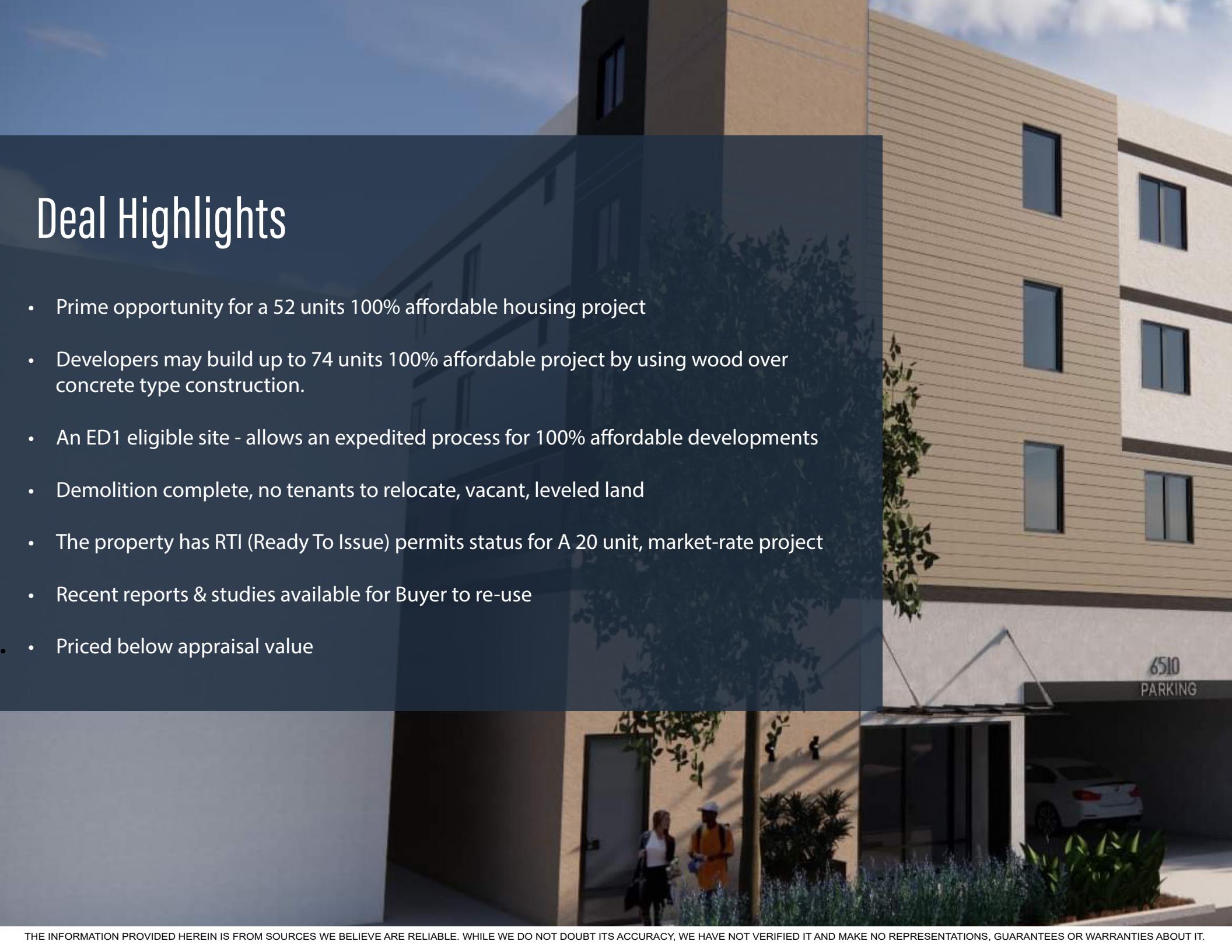
The site enjoys an existing RTI (Ready To Issue) status for a 20 unit market-rate project, featuring very large 2+2 and 1+1 units, a roof deck, and an efficient on-grade parking design which substantially lowers construction costs. Permits are ready to be issued, and work can commence immediately for this beautiful market-rate project. All plans, reports and studies for the market-rate project are available for buyer's use.

Surrounded by recent successful developments, this property stands out as a great opportunity for developers looking to join a proven location with recent developments. Priced attractively below its appraisal value, this offering provides an exceptional opportunity for either a market rate, or 100% affordable project. Contact us for further details.



# Deal Highlights

- Prime opportunity for a 52 units 100% affordable housing project
- Developers may build up to 74 units 100% affordable project by using wood over concrete type construction.
- An ED1 eligible site - allows an expedited process for 100% affordable developments
- Demolition complete, no tenants to relocate, vacant, leveled land
- The property has RTI (Ready To Issue) permits status for A 20 unit, market-rate project
- Recent reports & studies available for Buyer to re-use
- Priced below appraisal value



2 adjacent Duplexes  
Completed 2022



Macella Gardens  
6714 S. Main Street

6510 S. MAIN ST.



60 units

Ruth Teague Homes  
6706 S. Main Street

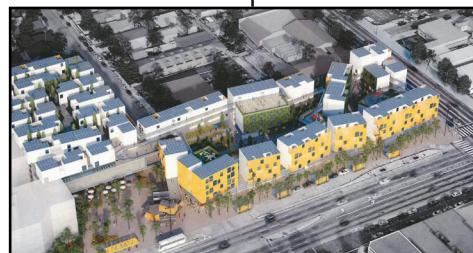


52 Units



The Residences on Main  
6901 S. Main Street  
50 Units

Proposed \$46MM Broadway-Manchester  
Streetscape Improvements Project



**PEAK**  
COMMERCIAL

AREA DEVELOPMENTS MAP

THE INFORMATION PROVIDED HEREIN IS FROM SOURCES WE BELIEVE ARE RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO REPRESENTATIONS, GUARANTEES OR WARRANTIES ABOUT IT.

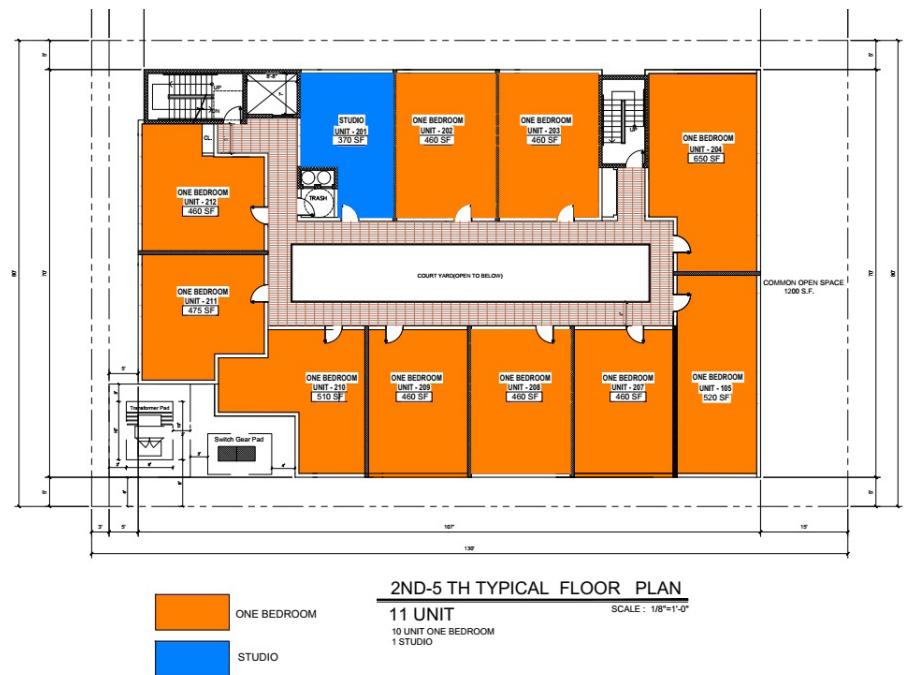
# Development Options

## Market Rate Project



Approved - RTI, ready to pull permits and start construction  
20 Units  
On grade Parking

## 100% Affordable Housing Project



ED-1 site, expedited process to receive project approvals within months  
52 Units  
No parking required

# 20 Unit Market Rate Development - RTI Status

PLANS APPROVED  
City of Los Angeles  
Department of City Planning

DATE: 03/21/2023 PAGE NO. 1 of 48  
PCN NO. 18010-20000-02713  
CASE NO. ADM-2021-2755-CPOC  
PLANNER Helen Jadali  
NOTES:



## PROPOSED 20-UNITS 4-STORY APARTMENT BUILDING MIXED - USE

6506 S MAIN ST #1-20,  
LOS ANGELES, CA 90003

City of Los Angeles, Department of Building & Safety  
GREEN APPROVED PLANS

Re-stamped on 03/09/2023  
By M. Scott Ayers Date: 18010-20000-02713 17 sheets total  
Application No/Permit No: 18010-20000-02713

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to the Green Building Code.  
The stamping of this set of plans SHALL NOT be construed to be approval of a violation of any provisions of any Ordinances or Law.

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
DISABLED ACCESS SECTION

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.  
The stamping of this set of plans and specifications shall not be held to be an approval of the violation of any provisions of federal, state, and local laws and ordinances related to accessibility to public accommodations and housing.

By: Offic. Cpt Date: Total of 15 Sheets  
Date: 03/08/2023 18010-20000-02713

### PROJECT INFORMATION

#### PROJECT ADDRESS:

#### LEGAL DESCRIPTION:

#### PROJECT OWNER AND ADDRESS:

#### PLANNING AND ZONING INFORMATION:

#### BUILDING CODE INFORMATION:

#### BUILDING SUMMARY:

PROJECT INFORMATION: 20-UNITS 4-STORY APARTMENT BUILDING  
(100% PRIVATE FUNDING) 3 STORY RESIDENTIAL OVER PARKING +  
(NOT A PUBLIC HOUSING) COMMERCIAL ON GROUND LEVEL  
(NO TAX CREDIT RECEIVED)

UNITS COUNT: 2 BEDROOM + 2 BATHROOM: 14 UNITS  
1 BEDROOM + 1 BATHROOM: 6 UNITS  
REC.ROOM (OPEN-SPACE): 01 ROOM

#### TOC HOUSING SUMMARY:

LOT 2 5,200.4 > TOTAL 10,400.7 SF.  
LOT 3 5,200.3 > TOTAL 10,400.7 SF.

BASE DENSITY 10,400.7 / 800 SF. = 13 UNITS

UNITS ALLOWED BY RIGHT (PER LAMC):  
10,400.7 / 800 SF. = 13 UNITS

PER TOC TIER 3: 13 UNITS x 1.5 = 19.5 = 20 UNITS

PROPOSED: 20 UNITS

Market Rate: 18 UNITS  
Extremely Low Income: 2 UNITS  
Total # of Units Proposed: 20 UNITS

Number of Density Increase Units: 0 UNITS  
Percent Density Increase Requested: 0 %  
Percent of Affordable Set Aside: 8 %

20 UNITS x 8% = 1.6 = 2 Units Set Aside

**PARKING SUMMARY PER TOC (TIER 1):**

REQUIRED AUTOMOBILE PARKING :

REQUIRED FULL AUTOMOBILE PARKING PER BEDROOM, PER TIER 1

REQUIRED 1 AUTOMOBILE PARKING PER 500 SQF FOR COMMERCIAL

14'7" x 34' RFD ROOMS = 48' x 11'5" = 17 PARKING



6506 S MAIN ST #1-20, LOS ANGELES

CA 90003

### NOTES

#### CODE:

- 2020 LOS ANGELES BUILDING CODE (LABC) BASED ON 2020 CALIFORNIA BUILDING CODE (CBC), GRN, PLUMBING, MECHANICAL, ELECTRICAL & ENERGY CODES ARE APPLICABLE IN THIS PROJECT.

- 2-HOUR STANDBY POWER SHALL BE PROVIDED FOR THE ELEVATOR PER 1009.2.1 LABC 2017

- AN AUTOMATIC NFPA-13 SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING. (LAFC 903.2.1-903.2.19. (UNDER SEPARATE PERMIT)

THE INFORMATION PROVIDED HEREIN IS FROM SOURCES WE BELIEVE ARE RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO REPRESENTATIONS, GUARANTEES OR WARRANTIES ABOUT IT.

### INDEX OF DRAWINGS

SHEET	TITLE	SHEET	TITLE
A-0.0	COVER SHEET	T-1	CF-1R, MF-1R & MANDATORY REQUIREMENTS
A-0.1	TOPOGRAPHY	T-2	CF-1R, MF-1R & MANDATORY REQUIREMENTS
A-1.0	SITE PLAN	T-3	CF-1R, MF-1R & MANDATORY REQUIREMENTS
A-1.1	DEMOLITION PLAN	T-4	CF-1R, MF-1R & MANDATORY REQUIREMENTS
G-1.0	R&R PLAN		
A-2.0	FIRST FLOOR PLAN		
A-2.1	SECOND FLOOR PLAN		
A-2.2	THIRD FLOOR PLAN		
A-2.3	FOURTH FLOOR PLAN		
A-2.4	ROOF PLAN		
A-2.5	LAYOUT PLANS		
A-3.0	ELEVATIONS		
A-3.1	ELEVATIONS		
A-4.0	SECTIONS		
A-5.0	DOORS & WINDOWS SCHEDULE		
A-5.1	ARCHITECTURAL DETAILS		
N-1.0	GENERAL NOTES		
N-1.1	SOIL APPROVAL + TOC		
N-2.0	ACCESSIBILITY NOTES		
N-2.3	PLAN REVIEW LIST		
GRN-1.0	GREEN NOTES		
GRN-1.1			
L-0	LANDSCAPING		

### ATTACHMENT "A"

Attachment "A"  
(7-33-99)

Job Address: 6506-6510 S MAIN ST, LOS ANGELES, CA 90003 Permit # 18010-20000-02713

#### DEPARTMENT OF BUILDING AND SAFETY

#### Minimum Requirements for Construction Projects/ Certification Statement

The following is intended as an attachment to the construction/gating plans and represent the minimum standards of good housekeeping which must be implemented on all sites in Development Construction Projects.

Developed Construction Projects are defined as projects where there is less than two acres of disturbed soil, not located in desolate hillside areas, and not in or adjacent to an environmental sensitive areas. Note: A project in a desolate hillside area is defined as an area of disturbed soil and not in or adjacent to an environmental sensitive areas may be classified as a Developed Construction Project if the Geology Pre-Inspection (GPI) is not required or the entire lot has a slope of ten percent or less.

□ Eased sediment and other pollutants must be retained on site and may not be transported from the site via sheetflow, seepage, area drains, natural drainage source or wind.

□ Sediments of earth and other construction-related materials must be protected from being transported from site by wind or water.

□ Fuels, oils, and other toxic materials must be stored in accordance with their listing and are not to be stored near the soil or surface waters, all approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.

□ Excess or waste concrete may be washed into the public way or any other drainage system. Provision shall be made to retain concrete waste on-site until they can be disposed of as solid waste.

□ Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent

### PROJECT DIRECTORY

DESIGN BY :
NAME : FMI DESIGN, ENGINEERING & CONSTRUCTION
ADD : 19730 VENTURA BLVD., #5 WOODLAND HILLS, CA 91364
TEL. : (818) 231-8475
FAX. : (818) 932-0419
E-MAIL : yagh@fmi.com

#### STRUCTURAL ENGINEER :

NAME : JOHN SOLMAN, P.E. 19730 VENTURA BLVD., #5 WOODLAND HILLS, CA 91364
TEL. : (818) 231-8475
FAX. : (818) 932-0419
E-MAIL : john@solman.com

#### ENERGY CONSULTANT :

NAME : PERFECT DESIGN & ENGINEERING, INC.
ADD : 2416 W. VALLEY BLVD.
TEL. : (626) 289-8608
FAX. : (626) 289-4913
E-MAIL : PERFECTAA@GMAIL.COM

#### SOIL ENGINEER :

NAME : SUBSURFACE DESIGNS INC.
ADD : 12848 FOOTHILL BLVD.
TEL. : (818) 859-1595
E-MAIL : JON@SUBSURFACEDESIGNS.COM

#### SURVEYOR :

NAME : MOLAI LAND & DESIGN
ADD : 24308 BURBANK BLVD.
TEL. : (818) 325-9225
FAX. : (818) 325-9225
E-MAIL : MOLAI229@YAHOO.COM

#### LANDSCAPE ARCHITECT :

NAME :
ADD :
TEL. :
FAX. :
E-MAIL :

#### ELECTRICAL ENGINEER :

NAME :
ADD :
TEL. :
FAX. :
E-MAIL :

#### MECHANICAL ENGINEER :

NAME :
ADD :
TEL. :
FAX. :
E-MAIL :

# Market-rate Project Renderings

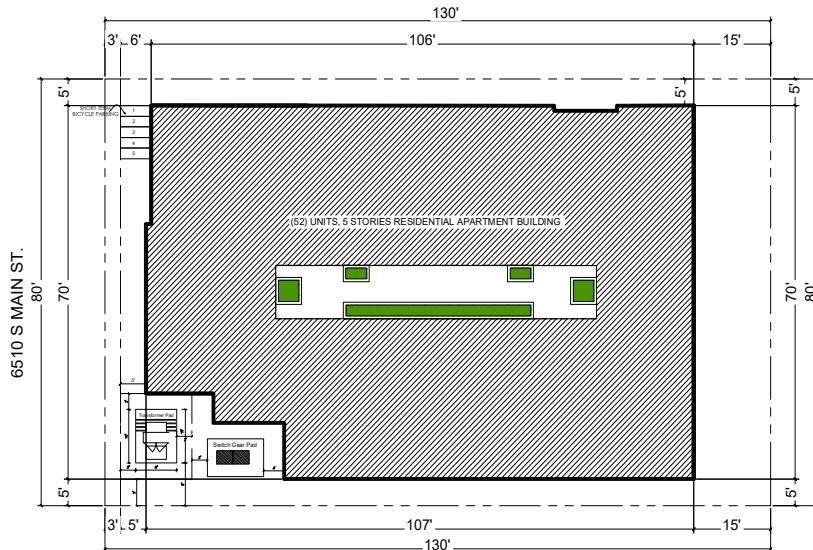
Interested parties who would like to proceed with a recently approved & Ready To Issue (RTI) 20 unit project with larger units.



# 52 unit 100% Affordable Housing Project - Conceptual Project Design

## 6510 S.MAIN St LOS ANGELS , CA 90003

### PROJECT INFORMATION



PROJECT SITE ADDRESS : 6510 S MAIN ST, LOS ANGELES CA 90003

ASSESSOR PARCEL (APN) : 6011-001-063

LEGAL DESCRIPTION: LOT 2 & LOT 3 , TRACT: THE MC CARTHY COMPANY'S GREATER LOS ANGELES TRACT

PROJECT SCOPE : NEW 52 - UNIT APARTMENT BUILDING

USE : MULTIPLE - DWELLING UNITS

ZONING : C2-1VL-CPIO

LOT / PARCEL AREA : 5,200.6 (sq ft) + 5,200.3= 10,400.6 PER ZIMAS

OCCUPANCY : R-2 (APARTMENT)

NUMBER OF STORIES : 5 STORIES

TYPE OF CONSTRUCTION : TYPE III-A. (APARTMENT)

SPRINKLERED : YES, FULLY SPRINKLERED THROUGHOUT NFPA13

ALLOWABLE BUILDING HEIGHT: 45 FEET

PROPOSED BUILDING HEIGHT: 56' FEET

#### BUILDING SETBACKS :

REQUIRED		PROVIDED PER TIER 2 INCENTIVES	
SIDE YARDS: 8 FEET		SIDE YARDS: 5 FEET DUE TO INCENTIVE	
REQUIRED FRONT YARD : 0 FEET		PROVIDED FRONT YARD : 5 FEET	
REQUIRED REAR YARD : 17 FEET		REQUIRED REAR YARD : 15' DUE TO INCENTIVE	

### DENSITY CALCULATION

LOT AREA = 10,400.3 SQ.FT (PER ZIMAS)

C2-1VL-CPIO DENSITY - UNIT/400 SQ.FT

ALLOWABLE UNITS= 10,400/400= 26 UNIT

IS PROPOSED 100% ON-SITE RESTRICTED AFFORDABLE UNLIMITED DENSITY IS PERMITTED. PER SECTION 65915

TOTAL PROPOSED UNITS = 52

REQUESTED INCENTIVES:

\*\* ON MENU - N/A

\*\* OFF MENU

FAR INCREASE FROM ALLOWED 1.5:1 TO 2.8:1. PER SECTION 12.2.A.25.14

OPEN SPACE REDUCTION OF 77%

REAR YARD REDUCTION BY 12% (15' IN LIEU OF 17')

SOUTHERLY SIDE YARD REDUCTION BY 37.5% (5FEET IN LIEU OF 8 FEET)

NORTHERLY SIDE YARD REDUCTION BY 37.5% (5FEET IN LIEU OF 8 FEET)

... WAIVER

WAIVER OF CPIO II-2A(b) TO ALLOW REDUCTION OF REQUIRED 25' DISTANCE TO 15' FOR TRANSITIONAL HEIGHT

TO WAIVE REQUIRED GROUND FLOOR HEIGHT CLARENCE OF 14' FOR CPIO SECTION II-2A (a)

#### 100% AFFORDABLE TOTAL (EXCLUDING MANAGER UNIT)

AFFORDABILITY LEVEL	PERCENTAGE	# OF UNITS
MANAGER UNIT(S)-MARKET RATE	1	
LOW INCOME ( SCH-1)	80%	41
MODERATE INCOME (SCH-6)	20%	10
TOTAL		52

### ALLOWABLE FLOOR AREA CALCULATION (LAMC)

LOT AREA: 10,400.6 SQ.FT

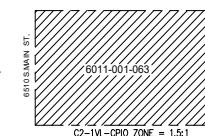
C2-1VL-CPIO 1.5:1

TOTAL ALLOWABLE FAR = 1.5:1

10,400.6 X 1.5 = 15,060.00 SQ.FT

PROPOSED F.A.R= 29.500 SQ.FT

2.8:1



C2-1VL-CPIO ZONE = 1.5:1

F.A.R - SEE DIAGRAM

### PARKING CALCULATION

PARKING REQUIRED PER LAMC

	# OF UNITS	AUTO PARKING	TOTAL
1-BDRM	47	1.5	70.5
STUDIO	5	1.5	7.5
TOTAL	52		78

REQUIRED BICYCLE PARKING:

LONG-TERM REQUIRED= 25+18+43 LONG TERM BICYCLE

SHORT TERM= 5 SHORT TERM BICYCLE

### VICINITY MAP



PROJECT LOCATION

### OPEN SPACE CALCULATION

REQUIRED PER LAMC 12.21 G

NO. OF BEDROOMS	HABITABLE ROOMS	QUANTITY OF UNITS	OPEN SPACE
1	2	47	47 X 100 = 4,700
STUDIO	1	5	5 X 100 = 500
TOTAL REQUIRED		52	5,200 SQ.FT
PROPOSED PROJECT REQUESTING OFF MENU INCENTIVE, OF 79 % REDUCTION OF THE REQUIRED OPEN SPACE			4,004 SQ.FT
S 2000FT*79% = 4,004			
TOTAL REQUIRED			1,196 SQ.FT

AREA DESCRIPTION	OPEN SPACE
REAR YARD (15'X80')	1,200
TOTAL	1,200 SQ.FT.

### AREA SUMMARY (LABC)

### AREA PER UNIT

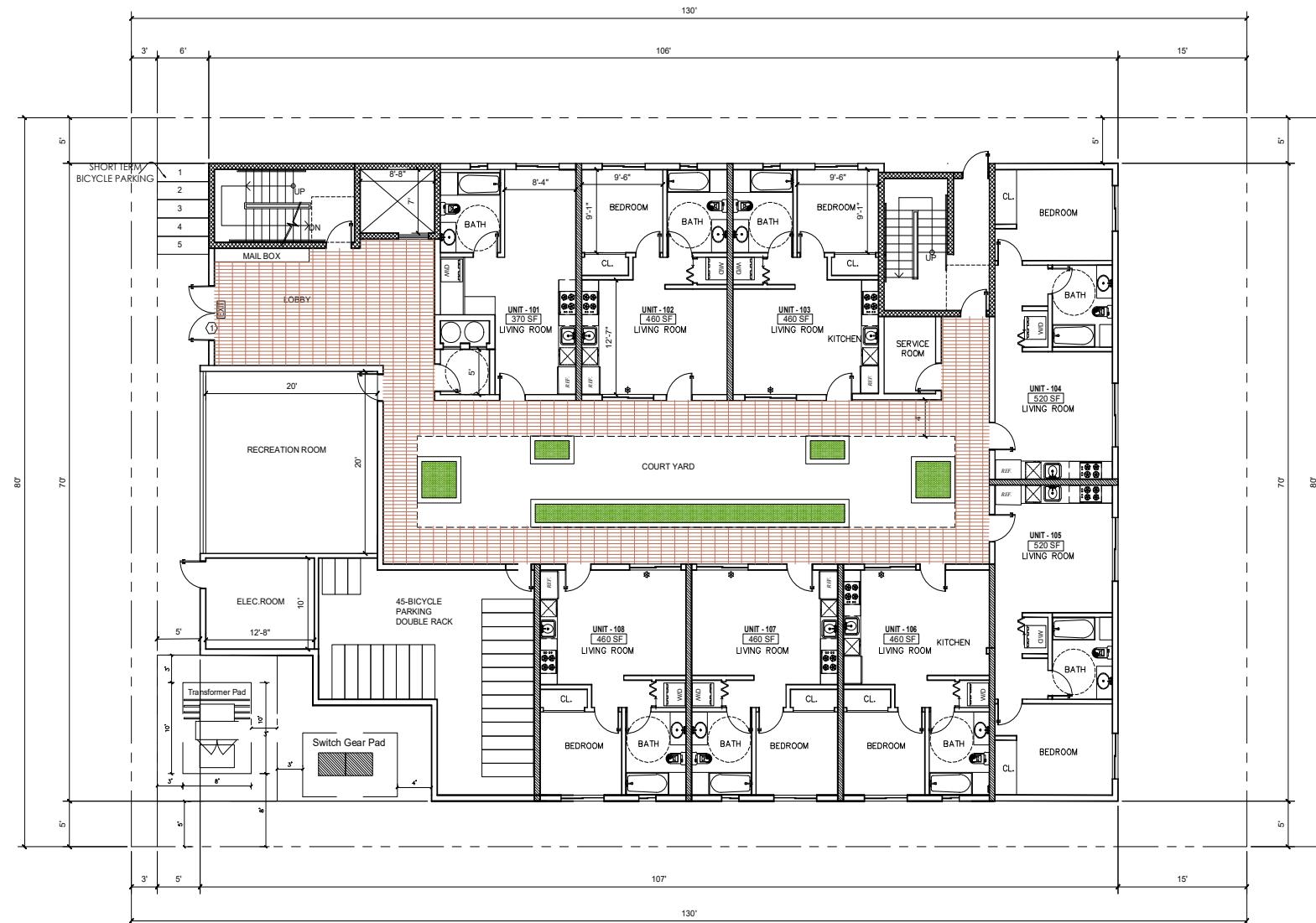
UNIT #	DESCRIPTION	AREA (SQ.FT)	UNIT #	DESCRIPTION	AREA (SQ.FT)	UNIT #	DESCRIPTION	AREA (SQ.FT)
101	STUDIO	370	201	STUDIO	370	301	1-BED1-BATH	460
102	1-BED1-BATH	460	202	1-BED1-BATH	460	302	1-BED1-BATH	460
103	1-BED1-BATH	460	203	1-BED1-BATH	460	303	1-BED1-BATH	460
104	1-BED1-BATH	520	204	1-BED1-BATH	650	304	1-BED1-BATH	650
105	1-BED1-BATH	520	205	1-BED1-BATH	520	305	1-BED1-BATH	520
106	1-BED1-BATH	460	206	1-BED1-BATH	460	306	1-BED1-BATH	460
107	1-BED1-BATH	460	207	1-BED1-BATH	460	307	1-BED1-BATH	460
108	1-BED1-BATH	460	208	1-BED1-BATH	480	308	1-BED1-BATH	480
209	1-BED1-BATH	500	209	1-BED1-BATH	500	309	1-BED1-BATH	500
210	1-BED1-BATH	475	210	1-BED1-BATH	475	310	1-BED1-BATH	475
211	1-BED1-BATH	460	211	1-BED1-BATH	460	311	1-BED1-BATH	460

UNIT #	DESCRIPTION	AREA (SQ.FT)	UNIT #	DESCRIPTION	AREA (SQ.FT)
401	STUDIO	370	501	STUDIO	370
402	1-BED1-BATH	460	502	1-BED1-BATH	460
403	1-BED1-BATH	460	503	1-BED1-BATH	460
404	1-BED1-BATH	650	504	1-BED1-BATH	650
405	1-BED1-BATH	520	505	1-BED1-BATH	520
406	1-BED1-BATH	460	506	1-BED1-BATH	460
407	1-BED1-BATH	460	507	1-BED1-BATH	460
408	1-BED1-BATH	460	508	1-BED1-BATH	460
409	1-BED1-BATH	500	509	1-BED1-BATH	500
410	1-BED1-BATH	475	510	1-BED1-BATH	475
411	1-BED1-BATH	460	511	1-BED1-BATH	460

FOURTH FLOOR = 11 UNITS

FIFTH FLOOR = 11 UNITS

# 52 unit 100% Affordable Housing Project - Conceptual Project Design



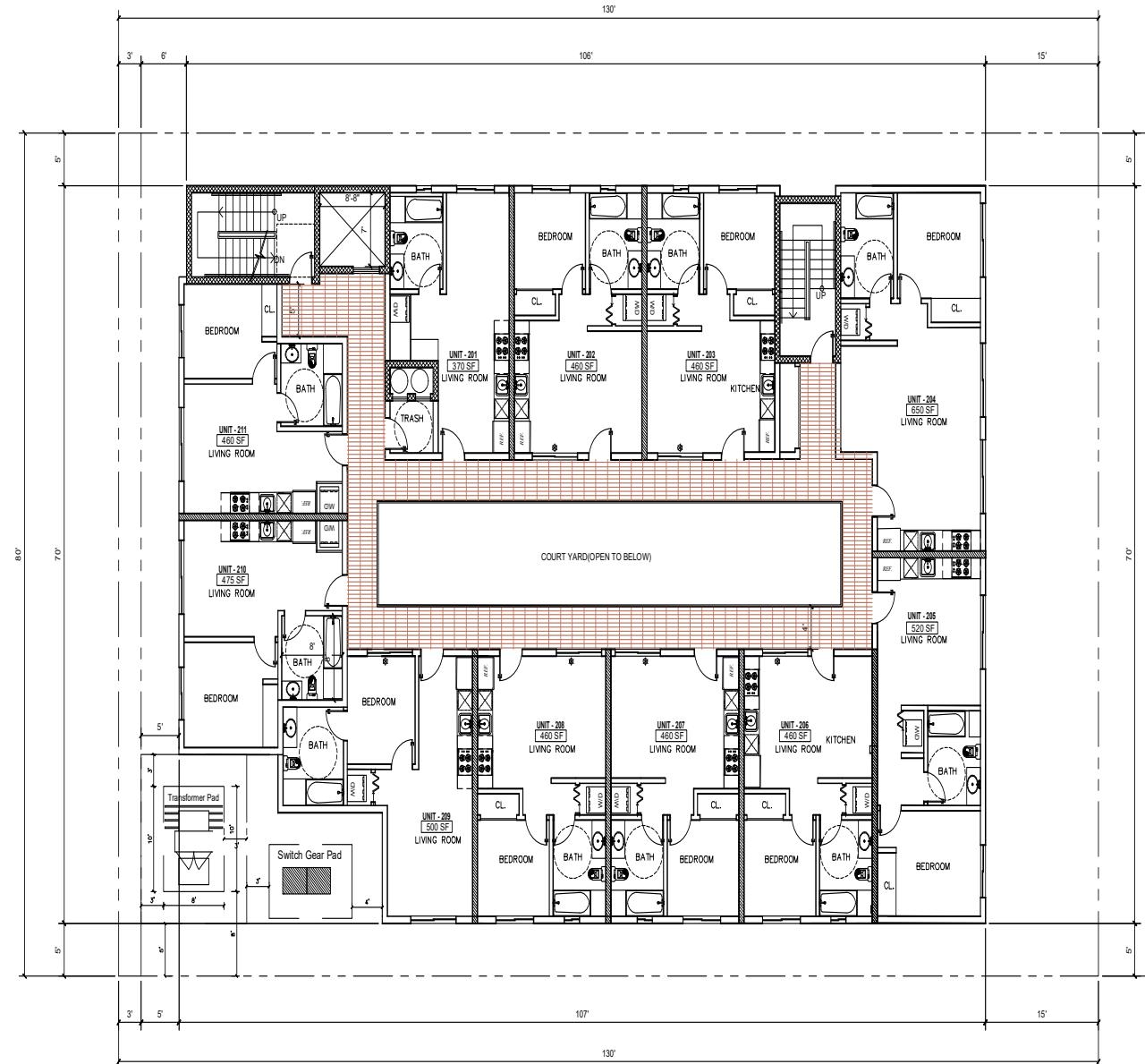
## FIRST FLOOR PLAN

## 8 UNIT

7 UNIT ONE BEDROOM  
1 STUDIO

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

# 52 unit 100% Affordable Housing Project - Conceptual Project Design Cont.



## 2ND TO 5TH TYPICAL FLOOR PLAN

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

11 UNIT@ EACH STORY  
10 UNIT ONE BEDROOM  
1 STUDIO

TOTAL = 4 X 11 UNIT= 44 UNIT



For more information please contact:

RAMI MEHERABAN

D. 323. 471.4747

E. [RamiM@peakcommercial.com](mailto:RamiM@peakcommercial.com)  
CalBRE#01957846

Peak Commercial does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the owner or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

Peak Commercial is proud to be part of the Peak Corporate Network

The Peak Corporate Network is a brand that represents a group of related separate legal entities, each providing its unique set of real estate services  
5900 Canoga Ave., Suite 110, Woodland Hills, CA 91367 OQce: 818-836-6717 Fax: 818-836-6718 CalBRE# 01985275



**FEDER & ASSOCIATES**  
**COMMERCIAL REAL ESTATE**