

LAND  
FOR  
SALE



# 6011 YORK BOULEVARD

LOS ANGELES, CA 90042

REAL ESTATE SERVICES  
TRUSTED SINCE 1962

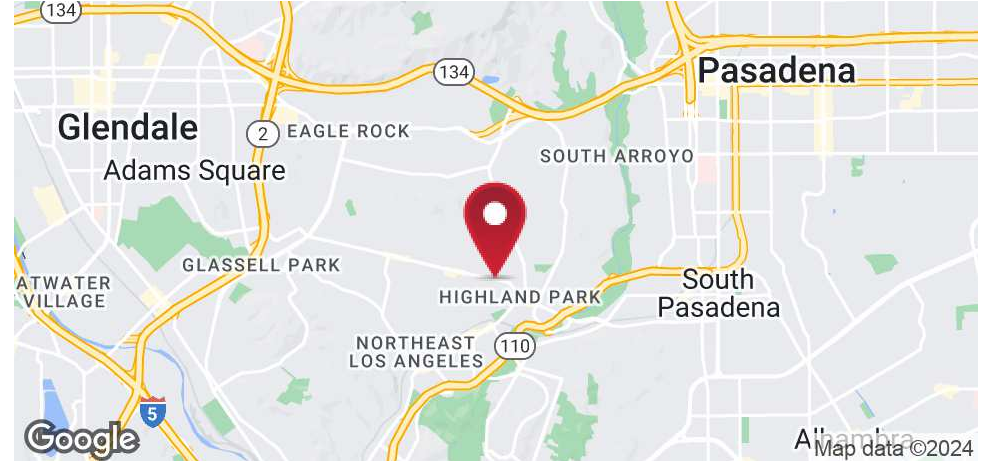
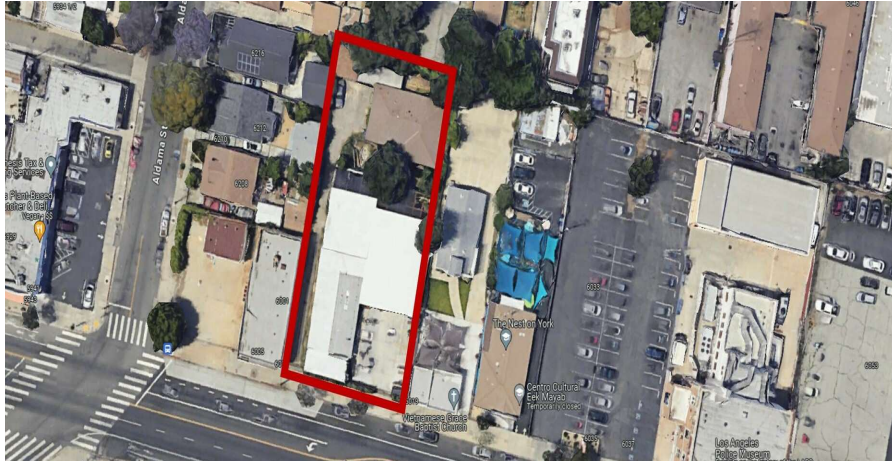
**DAVID "RANDY" STEVENSON**  
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## OFFERING SUMMARY

Sales Price: \$3,250,000

Land Size: 20,012 SF  
(per Assessor)

Price/Land SF: \$162.40

Zoning: [Q]C2-1XL

APN: 5484-007-019

## PROPERTY OVERVIEW

Outstanding Highland Park development opportunity; approximately 100' x 200' lot; possibility to construct office, retail, assisted living, mixed-use (multi-family and commercial) or a small lot subdivision; the property is TOC Tier 3 per ZIMAS; easy access to Highland Park's two commercial hubs on York Boulevard and north Figueroa Street; ownership conducted extensive soils investigations including a surface fault rupture hazard investigation for a contemplated small lot subdivision and received an approval letter from the Grading Department of the City of Los Angeles Building and Safety Department; the property as currently configured is used as a nursery and a separate single family residence

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.



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**DUE DILIGENCE RESOURCES****Zoning link (per ZIMAS):**[https://codelibrary.amlegal.com/codes/los\\_angeles/latest/lapz/0-0-0-3322](https://codelibrary.amlegal.com/codes/los_angeles/latest/lapz/0-0-0-3322)**City of Los Angeles Department of Planning Zoning Regulations:**[https://planning.lacity.gov/odocument/eadc225-a16b-4ce6-bc94-c915408c2b04/Zoning\\_Code\\_Summary.pdf](https://planning.lacity.gov/odocument/eadc225-a16b-4ce6-bc94-c915408c2b04/Zoning_Code_Summary.pdf)**Q Conditions (per ZIMAS):**<https://planning.lacity.gov/pdiscaseinfo/document/MTEyMDM0/6d0d2d25-0f15-4c7d-b0c2-0a119627b1eb/ord><https://planning.lacity.gov/pdiscaseinfo/document/OTAxNw0/6d0d2d25-0f15-4c7d-b0c2-0a119627b1eb/ord>**TOC Guidelines:**<https://planning.lacity.gov/odocument/39fae0ef-f41d-49cc-9bd2-4e7a2eb528dd/TOCGuidelines.pdf>**Soils Report (8/28/13):**<https://acrobat.adobe.com/id/urn:aaid:sc:US:0f24c818-10f2-45ed-9625-60f2613cc1c1>**Soils Report (2/25/14):**<https://acrobat.adobe.com/id/urn:aaid:sc:US:68d08300-fbb3-4a7e-9ed3-3719ebf99749>**Geology and Soils Report Approval Letter (3/18/14):**<https://acrobat.adobe.com/id/urn:aaid:sc:US:9abfa2dd-d474-4d4a-8e5d-2de0e6f337cf>**Survey:**<https://acrobat.adobe.com/id/urn:aaid:sc:US:56fa034d-5fb8-493e-93de-955722e3f761>**DAVID "RANDY" STEVENSON**

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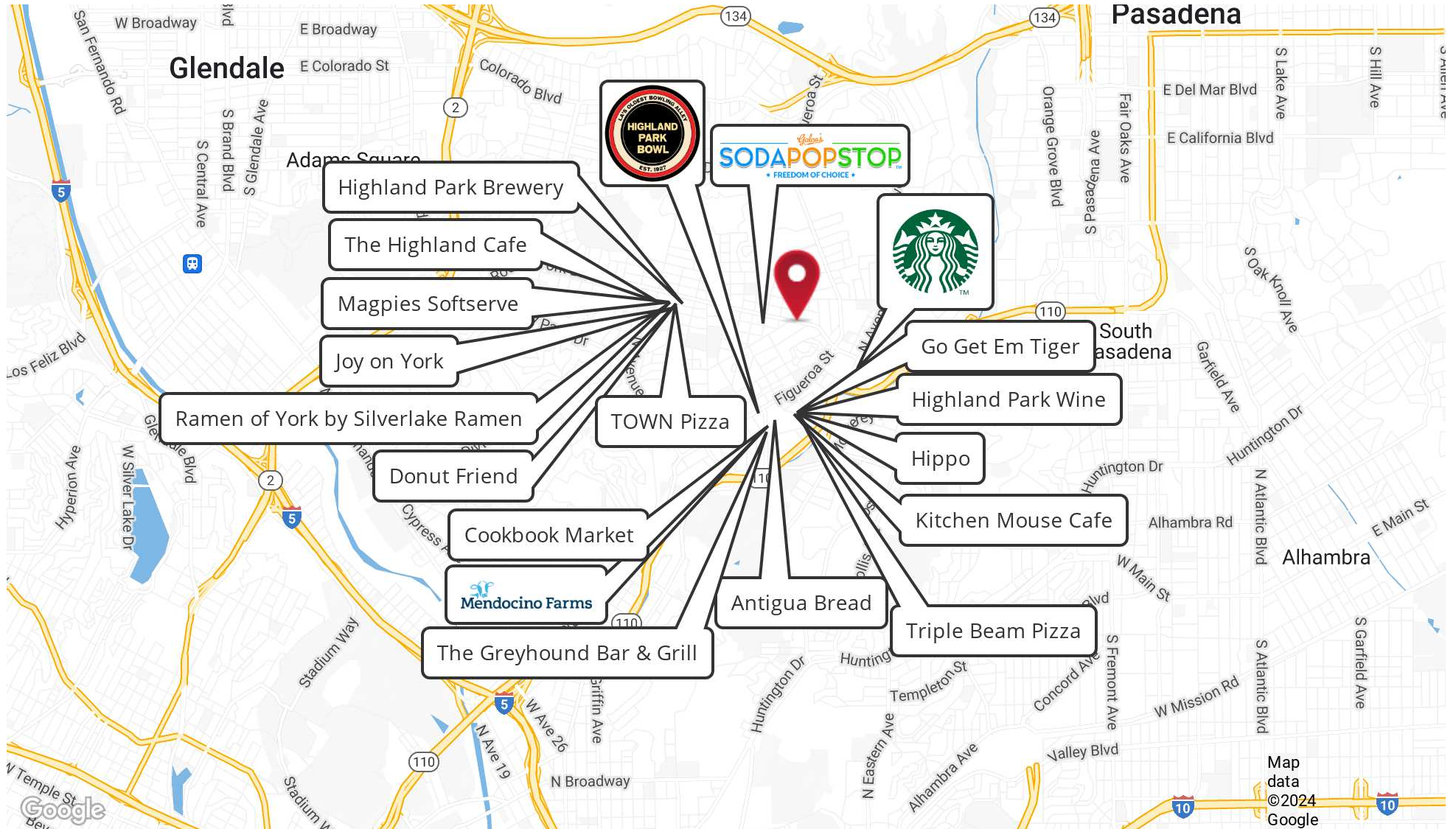
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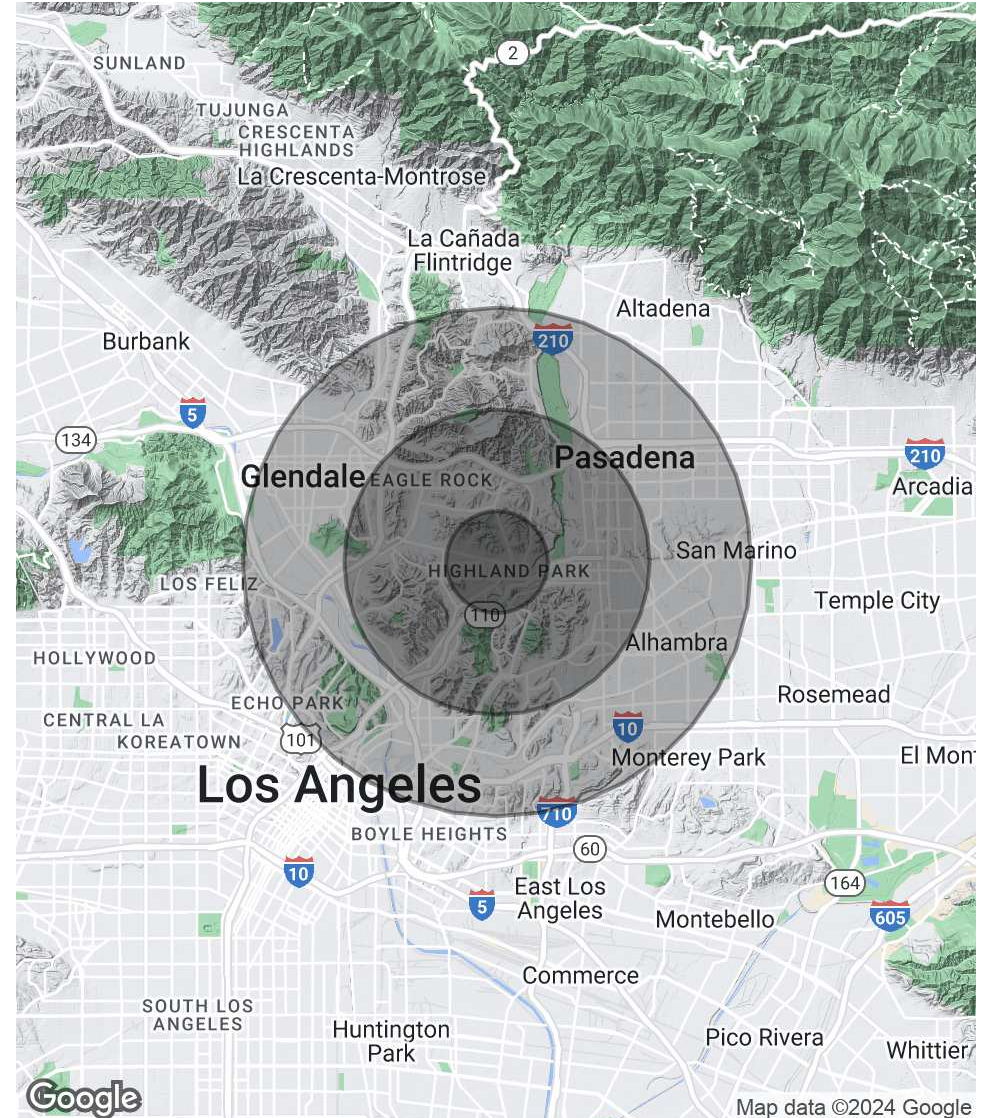
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	41,757	238,226	697,328
Average Age	37.4	38.8	38.9
Average Age (Male)	36.8	37.6	37.4
Average Age (Female)	38.5	40.4	40.6

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	15,301	88,778	264,446
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$95,070	\$112,689	\$97,535
Average House Value	\$686,395	\$775,418	\$702,872

\* Demographic data derived from 2020 ACS - US Census



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