

# 8467-69 Zamora Avenue Los Angeles, CA 90001

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Fully Vacant Duplex Located 0.5 Miles from Metro A-Line Light Rail Station  
5,796 SF Lot Zoned LAR3 | Develop (4) Townhouse-Style Units (buyer to verify)



**COMPASS**



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# Property Overview

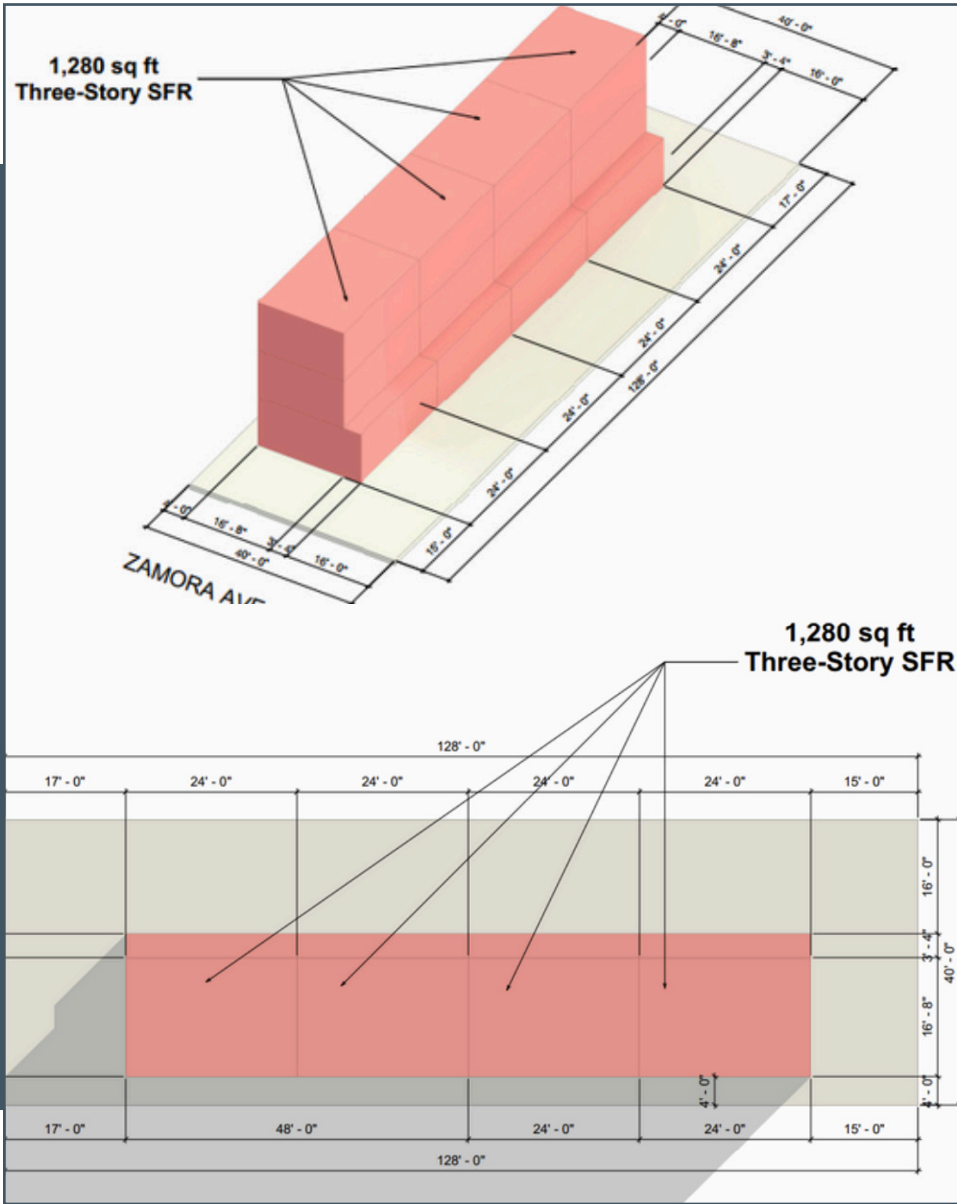
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8467 Zamora   90001	
Price	\$650,000
Number of Units	2 + INC
Year Built	1936
Zoning	LCR3YY
Building Size	1,908 SF
Lot Size	5,796 SF
Occupancy	FULLY VACANT
Unit Mix	(1) 3+1 & (1) 2+1
Development Potential	
Total Combined SF	5,120 SF
Number of Units	4 townhomes
Each Townhouse	
Max Height	35 feet
Front Setback	15 feet
Side Rear	4 feet
Parking	None



# Property Highlights



- Situated in a cul-de-sac several parcels from Dr. Charles R. Drew Middle School, 8467 Zamora features a 5,796 SF lot zoned LAR-3. Existing improvements include a **\*FULLY VACANT\*** residential duplex (1,908 SF - without ADU) with a 3-bdrm. and 1-bath front unit and a 2-bdrm. and 1-bath unit in the rear.
- North of Manchester Ave, the 8467 Zamora is located 0.5 miles from a Metro A-Line Light Rail Station (runs from DTLA to Long Beach). In addition, the property is minutes from several parks/community centers, Graham Elementary School, Amino Florence-Firestone Charter Mhddle School, and Animo Pat Brown Charter High School.
- The site allows for the opportunity to develop a fourplex featuring townhouse-style units at 1,280 SF each (R3 lot - buyer to verify). For a closer look at the development details, please refer to the marketing package.
- Further value-add potential includes the conversion of a downstairs non-conforming unit to an ADU (approx. 450 SF), with the potential for a JADU created out of the adjacent garages.

Existing Conditions			
Existing SF	Units	Zoning	Lot Area
1,908 SF	2 + 1 NC	R-3	5,796 SF

Dev. Potential			
Total Combined SF	5,120 SF (1,280 SF each w/ no parking req.)		
Scenario	Subdivide and Build (4) 3-Story Units		



# Exterior Photography

8467 Zamora Ave - Daytime

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 **KENNY  
STEVENS  
TEAM**



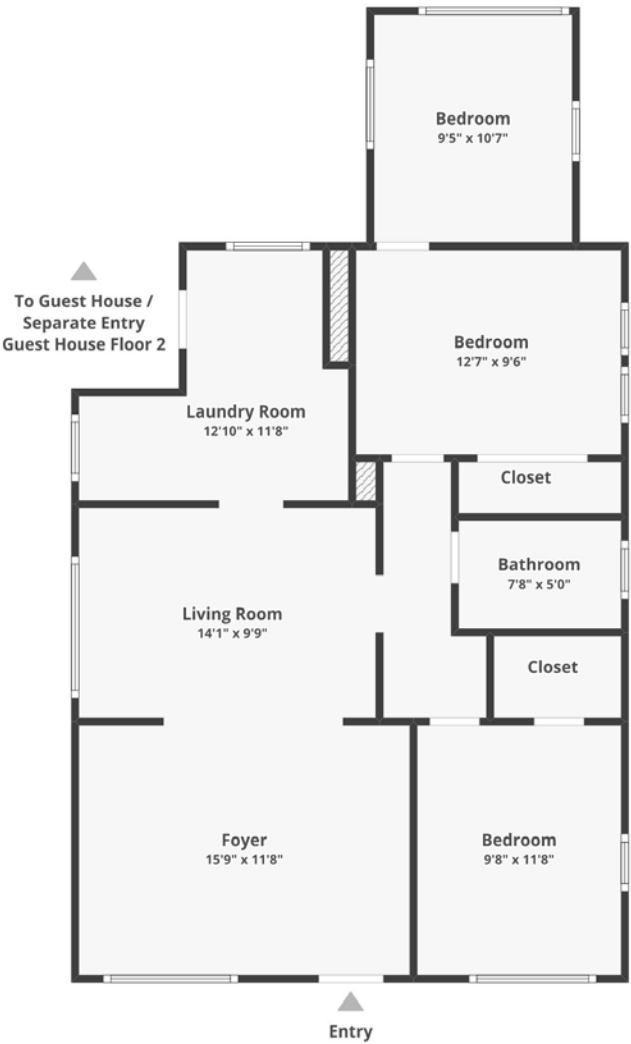
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# Combined Floor Plan

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# Neighborhood Overview

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# About South LA

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## A New Era for Watts and Florence-Firestone

Tucked in the heart of South LA, the communities of Watts and Florence-Firestone are rewriting their own narrative. Historically overlooked, they are now leading the way in Los Angeles' push for inclusive development; anchored by affordable housing, progressive healthcare models, and abundant transit access. These neighborhoods offer a compelling blend of cultural richness, community resilience, and 21st-century urban planning.

Backed by the South Los Angeles Community Plan, the area is experiencing a major wave of affordable housing development, as a central strategy for community improvement. Supported by local zoning reforms and state incentives, projects are breaking ground at a scale that hasn't been seen in decades. From new family-sized units to transitional and supportive housing, developers are responding to the needs of a diverse and growing population, helping to combat displacement and foster long-term housing stability.

Transit accessibility is a cornerstone of South LA's resurgence. The Metro Blue and Green Lines, coupled with Rapid Bus corridors, offer residents car-free access to Downtown and the Westside. Future Transit-Oriented Districts (TODs) around these transit hubs are being actively planned to accommodate mixed-use projects, workforce housing, and essential retail.

Beyond housing and mobility, these neighborhoods are increasingly being designed with community wellness in mind. New public parks, community gardens, and outdoor performance spaces are planned to activate underused land and improve quality of life. Historic preservation efforts, particularly in Watts, also ensure the cultural legacy of the neighborhood remains intact even as it evolves.

With a framework driven by equity, design, and sustainability, this South LA pocket is not only experiencing physical revitalization; it's fostering a vision of community empowerment and social cohesion.



# Nearby Developments

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## 1) N. Alameda St. & Century Blvd. (2.2 Miles)

Bridge Housing and KTGy are advancing on this Watts project; a 1.98-acre project delivering 119 units, 107 of which are reserved for households earning 30–80% of AMI. Completion is expected in 2025, contributing to the \$1B revitalization transforming Jordan Downs into a 1,400-unit mixed-income community.

## 2) 710 E. 111<sup>th</sup> Place (2.6 Miles)

Now under construction, the \$145M Kedren Children's Village will deliver a 103,000-SF pediatric behavioral hospital by Summer 2027. Developed by Kedren Community Health and designed by HOK, the campus includes inpatient care, outpatient services, a physical therapy gym, & a dedicated parking structure.

## 3) E. 102<sup>nd</sup> St. & Success Ave. (1.4 Miles)

Children's Institute opened this \$25.8M Frank Gehry-designed campus in Watts in 2022. The 20,000-SF building is home to therapeutic programs, parenting workshops, after-school activities, and the LAPD Watts Gang Task Force.

## 4) 10304 S. Central Ave. (1.5 miles)

Grant Housing and Logos Faith Development plan to build Gateway Place, a 6-story, 134-unit affordable housing project for veterans, across from Ted Watkins Park. Designed by Gensler, it includes 2,182 SF of commercial space, plus amenities like a lobby, recreation room, courtyard, deck, and laundry.

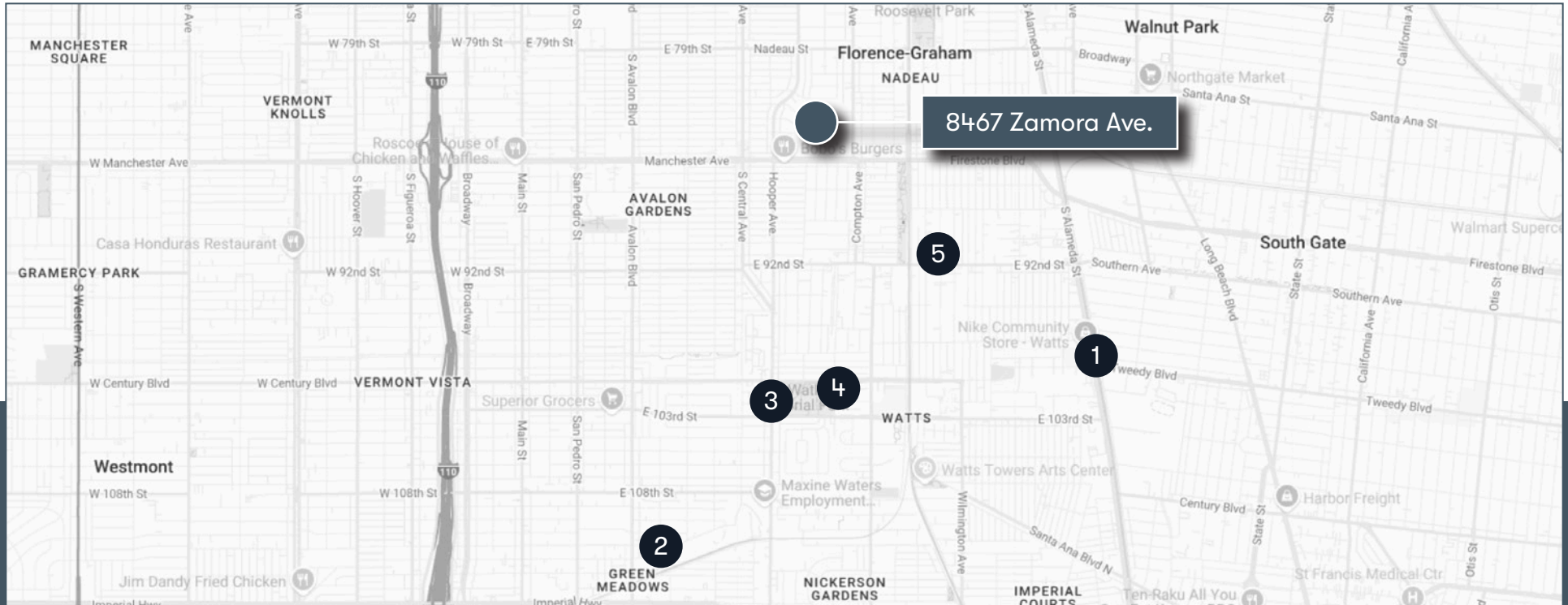
## 5) E. 92<sup>nd</sup> St. & Firestone (1.1 Miles)

A \$10.8M investment will transform five acres of transmission line right-of-way in Florence-Firestone into the 92nd Street Linear Park. Backed by state and county funds, the project includes walking paths, basketball courts, a sports field, playgrounds, and more.



# Nearby Dev Map

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Dev Address	Distance	Notes
1) Alameda & Century	2.2 Miles	1.98-acre project delivering 119 units, mainly reserved for households earning 30–80% of AMI. Completion expected in 2025
2) 710 E. 111 <sup>th</sup> Place	2.6 Miles	\$145M Kedren Children’s Village will deliver a 103,000-SF pediatric behavioral hospital by Summer 2027.
3) 102 <sup>nd</sup> & Success Ave.	1.4 Miles	20,000-SF building housing therapeutic programs, parenting workshops, after-school activities, and the LAPD.
4) 10304 S. Central Ave.	1.5 Miles	6-story, 134-unit affordable housing project for veterans, across from Ted Watkins Park.
5) 92 <sup>nd</sup> . & Holmes Ave.	1.1 Miles	Backed by state and county funds, the project includes walking paths, basketball courts, a sports field, & playgrounds.



# Nearby Hotspots

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## 1) Plaza La Alameda (2.1 Miles)

Plaza La Alameda is a vibrant shopping destination serving the everyday needs of South LA residents. The open-air center features a diverse mix of national and local retailers, health services, and casual dining options. With a focus on community convenience, this retail hub blends affordability with accessibility and plays a vital role in supporting the neighborhood's growing residential base.

## 2) Watts Towers Arts Center (2.2 Miles)

The Watts Towers Arts Center serves as a hub for creativity and education in the community. Located beside Simon Rodia's iconic sculptural towers, the center hosts youth art programs, gallery exhibitions, and festivals year-round. It's not just a place to learn; it's a place to belong, drawing local artists and families into a vibrant dialogue of identity, expression, and shared cultural history.

## 3) Ted Watkins Memorial Park (1.5 Miles)

A cornerstone of community life in Watts, Ted Watkins Memorial Park offers 27 acres of green space with athletic fields, basketball courts, fitness zones, and shaded picnic areas.

## 4) Downtown Huntington Park (2.9 Miles)

Downtown HP is a dense commercial corridor full of bustling shops, restaurants, and street vendors. With its colorful storefronts and cultural institutions, this commercial hub offers both everyday convenience and a strong sense of cultural authenticity.

## 5) Firestone A-Line Metro Station (0.5 Miles)

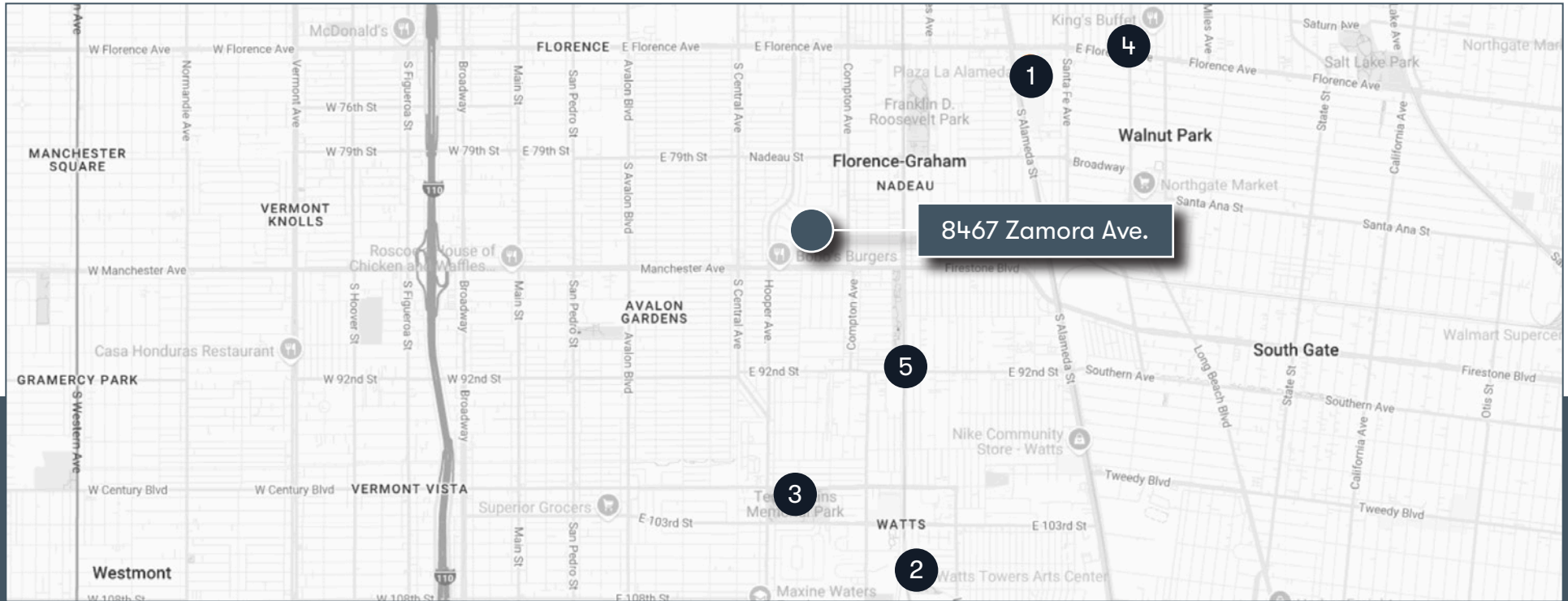
Just steps from 92nd Street and Graham Avenue, the Firestone Metro Station connects South LA residents to key destinations across the region. As part of Metro's A Line, it offers seamless access to Downtown LA and Long Beach, making it a critical artery for commuters, students, and workers.





# Nearby Hotspots Map

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Hotspot Address	Distance	Notes
1) Plaza La Alameda	1.2 Miles	The open-air center features a diverse mix of national and local retailers, health services, and casual dining options.
2) Watts Towers	2.2 Miles	The center hosts youth art programs, gallery exhibitions, and cultural festivals year-round.
3) Ted Watkins Park	1.5 Miles	A cornerstone of community life in Watts, Ted Watkins Memorial Park offers 27 acres of green space.
4) Downtown HP	1.9 Miles	Pacific Blvd, the area pulses with Latinx culture, drawing locals for affordable retail, taquerías, and open-air markets.
5) Metro A-Line Station	0.5 Miles	Offers seamless access to Downtown LA and Long Beach, making it a critical artery for commuters, students, and workers.



# South LA Sales Comps

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# South LA Sales Comps

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Address:	8467-69 Zamora Ave.
Sale Date:	Subject Property
Price:	\$650,000
Year Built:	1936
# of Units:	<b>FULLY VACANT DUPLEX</b>
Price per Unit:	\$325,000
Building Size:	1,908 SF
Price per SF:	\$340
Unit Mix:	(1) 3+1 & (1) 2+1
Notes:	N/A



Address:	1523 E. 83 <sup>rd</sup> St.
Sale Date:	07/26/24
Price:	\$805,000
Year Built:	1929
# of Units:	2
Price per Unit:	\$402,500
Building Size:	N/A
Price per SF:	N/A
Unit Mix:	N/A
Notes:	N/A



Address:	1615 87 <sup>th</sup> Pl.
Sale Date:	12/10/24
Price:	\$790,000
Year Built:	1921
# of Units:	2
Price per Unit:	\$395,000
Building Size:	2,237 SF
Price per SF:	\$353
Unit Mix:	(2) 4+2
Notes:	N/A



Address:	1156 E. 81 <sup>st</sup> St.
Sale Date:	03/05/25
Price:	\$690,000
Year Built:	1927
# of Units:	2
Price per Unit:	\$345,000
Building Size:	1,440 SF
Price per SF:	\$479
Unit Mix:	(1) 2+1 & (1) 1+1
Notes:	N/A



Address:	1337 78 <sup>th</sup> St.
Sale Date:	03/18/25
Price:	\$630,000
Year Built:	1921
# of Units:	2
Price per Unit:	\$315,000
Building Size:	1,420 SF
Price per SF:	\$444
Unit Mix:	(2) 4+2
Notes:	N/A



# Sales Comps Map

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Address	Sale Date	Price	Year	Units	Price per Unit	Bldg. Size	Price Per Foot	Annual GOI
8467-69 Zamora Ave.	Subject Property	\$650,000	1936	2	\$325,000	1,908 SF	\$340	N/A
1) 1523 E. 83 <sup>rd</sup> St.	07/26/24	\$805,000	1929	2	\$402,500	N/A	N/A	N/A
2) 1615 87 <sup>th</sup> Pl.	12/10/24	\$790,000	1921	2	\$395,000	2,237 SF	\$353	N/A
3) 1156 E. 81 <sup>st</sup> St.	03/05/25	\$690,000	1927	2	\$345,000	1,440 SF	\$479	N/A
4) 1337 78 <sup>th</sup> St.	03/18/25	\$630,000	1921	2	\$315,000	1,420 SF	\$444	N/A



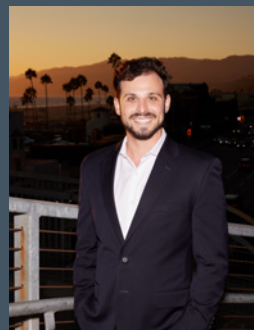


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## 8467-69 Zamora Avenue Los Angeles, CA 90001

Getting into a bigger or better property  
is easier than you think. It comes down to  
working with the right team.



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