

# VACANT RESIDENTIAL LAND FOR SALE

*Block-to-Block Windsor Hills Location*

6220 S LA BREA AVENUE, LOS ANGELES, CA 90056



Offering Memorandum



**Total of 32,220± SF Available**

- Multi-Family Residential Development Site
- Prime Windsor Hills Location
- Block-to-Block Vacant Land

**Exclusively offered by**

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**6220 S LA BREA AVENUE  
LOS ANGELES, CA 90056**

## Property Details

Total Land Area: 32,220± SF

APN: 4002-024-021

Land Area (Per Assessor Plat Map): 27,530± SF

Zone: LC R3

APN: 4002-024-001

Land Area (Per Assessor Plat Map): 4,690± SF

Zone: LA R3-1

TOC: Tier 1

Traffic Count: 33,403 Vehicles Per Day (2022)

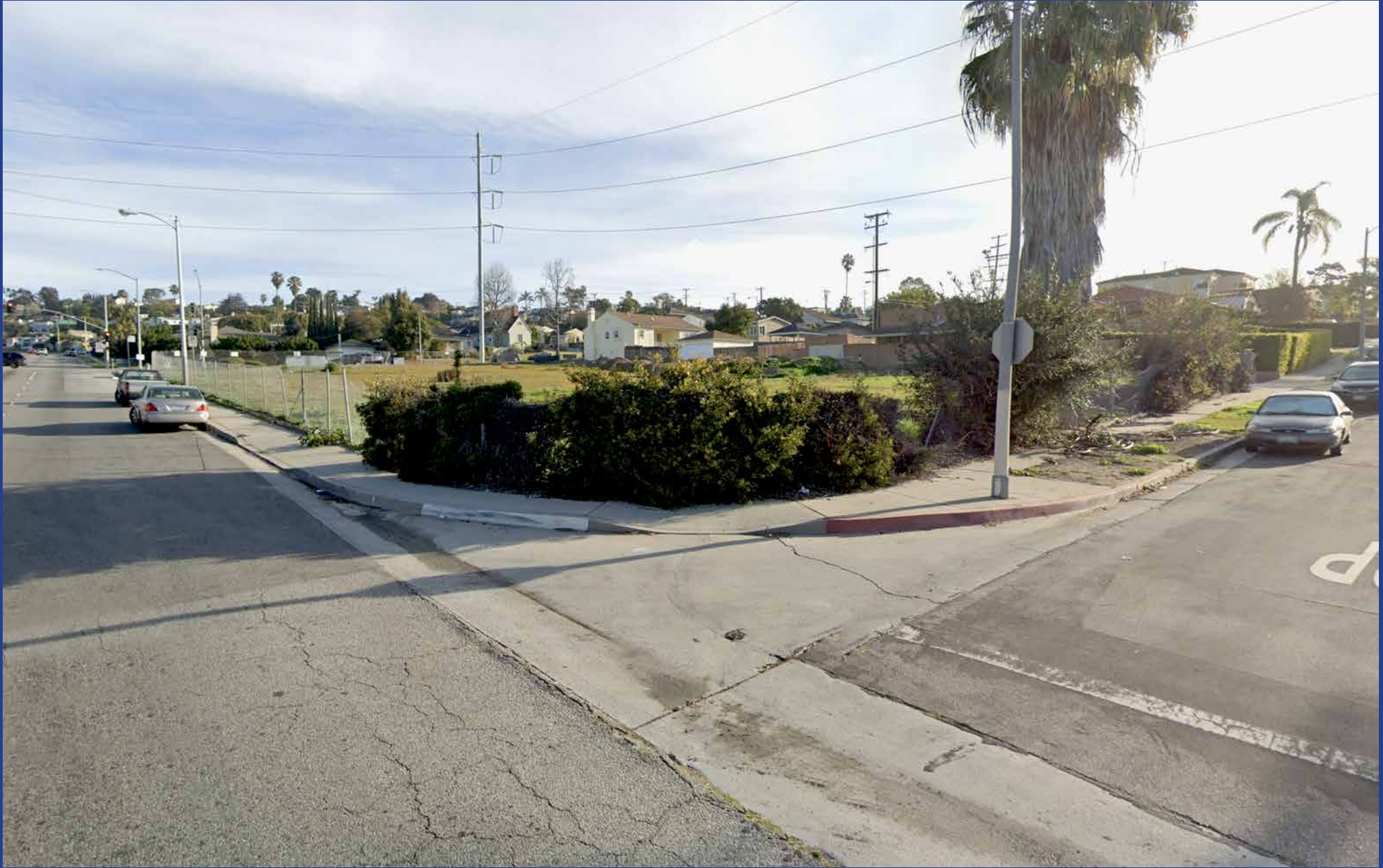
## Property Highlights

- Vacant residential land ideal for multi-family development
- Block-to-Block between 62nd Street and 62nd Place
- Across La Brea Avenue/62nd Street from Ladera Park
- One block south of Slauson Avenue
- Located just north of Inglewood
- Adjacent to Ladera Heights
- 1-mile south of the Kenneth Hahn State Recreation Area
- 2-miles east of the San Diego (405) Freeway and Culver City
- Midway between the Santa Monica (I-10) and Century (105) Freeways
- Easy access to Kia Forum and SoFi Stadium

**Offering Price: \$3,500,000 (\$108.63 Per SF)**



# Property Photo

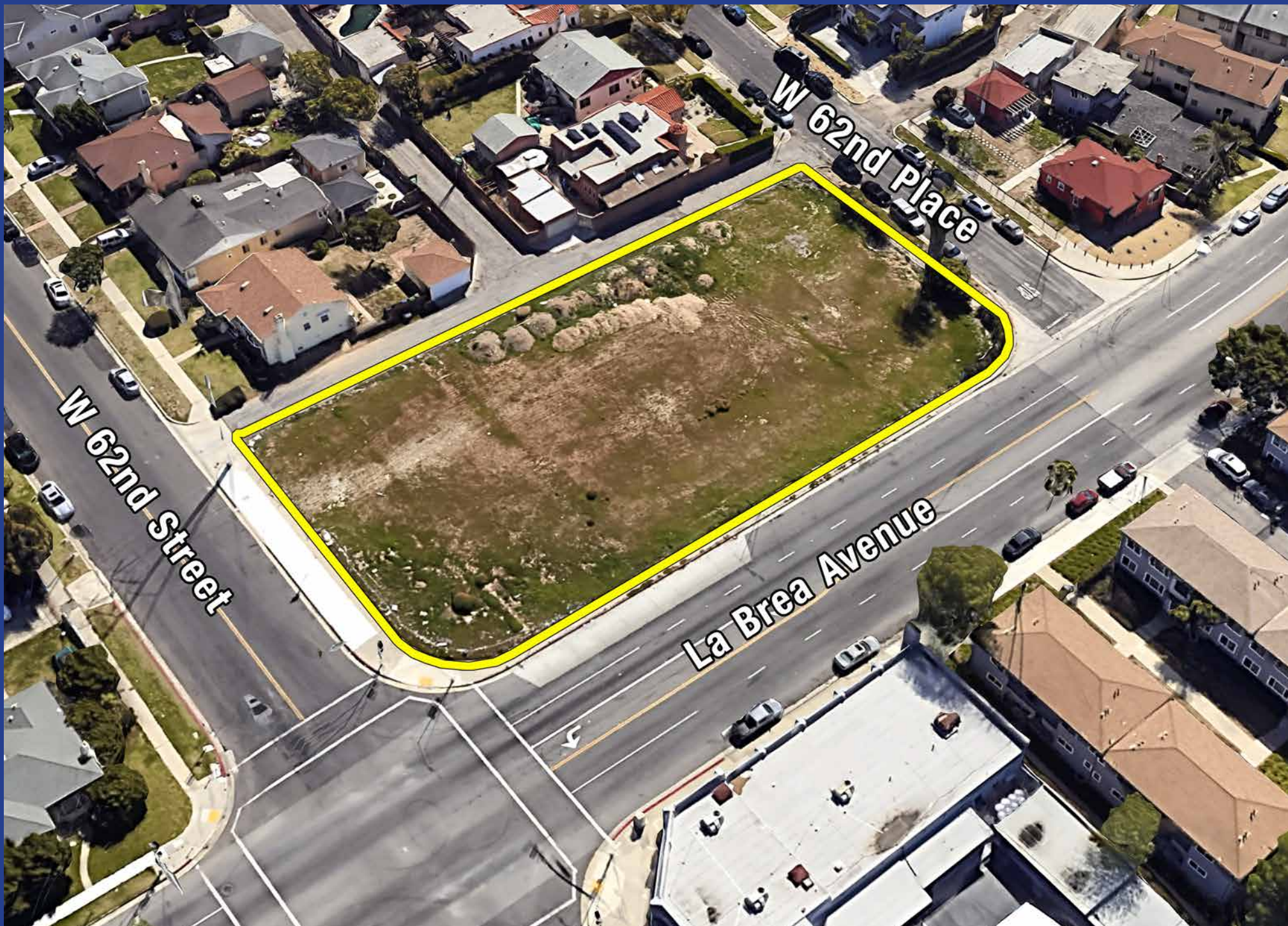


# Property Photo





Aerial Photo







# Area Map

