



PROPERTY DETAIL

Address	11709 Holmes Avenue Los Angeles, CA
Current Use	Vacant Unimproved Land
Zoning	Willowbrook, TOD, Specific Plan, MU-2, Mixed Use 2
Ownership	County of Los Angeles
County	Unincorporated Los Angeles County
Parcel No.	6149-014-908
Land Area	+/- 0.1724 Acres (+/- 7,510 SF per parcel map)
Sale Type	"as-is" / "where-is"
Listing Price	\$430,000.00
Questions	See Listing Agent for questions

SITE HIGHLIGHTS

- The property is served directly by the I-105 Freeway, which is connected to the I-110, I-710, and I-605 freeways. The site is within driving distance of the Los Angeles International Airport.
- The property is located near the Martin Luther King, Jr. Medical Campus and Kenneth Hahn Plaza, which features a grocery store, retail space, and several quick-service eateries. The Charles Drew University of Medicine is nearby, along with elementary and middle schools.
- The site is conveniently located near Centennial High School, the Imperial/Wilmington/Rosa Parks Blue/Green Line Station, California State University, Dominguez Hills, Compton Community College, and the Earvin Magic Johnson Recreation area.

CONTACT



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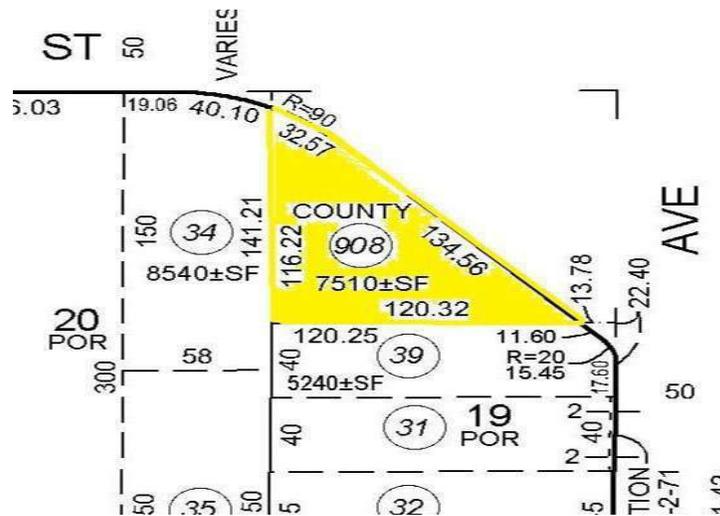


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Aerial View



Parcel Map



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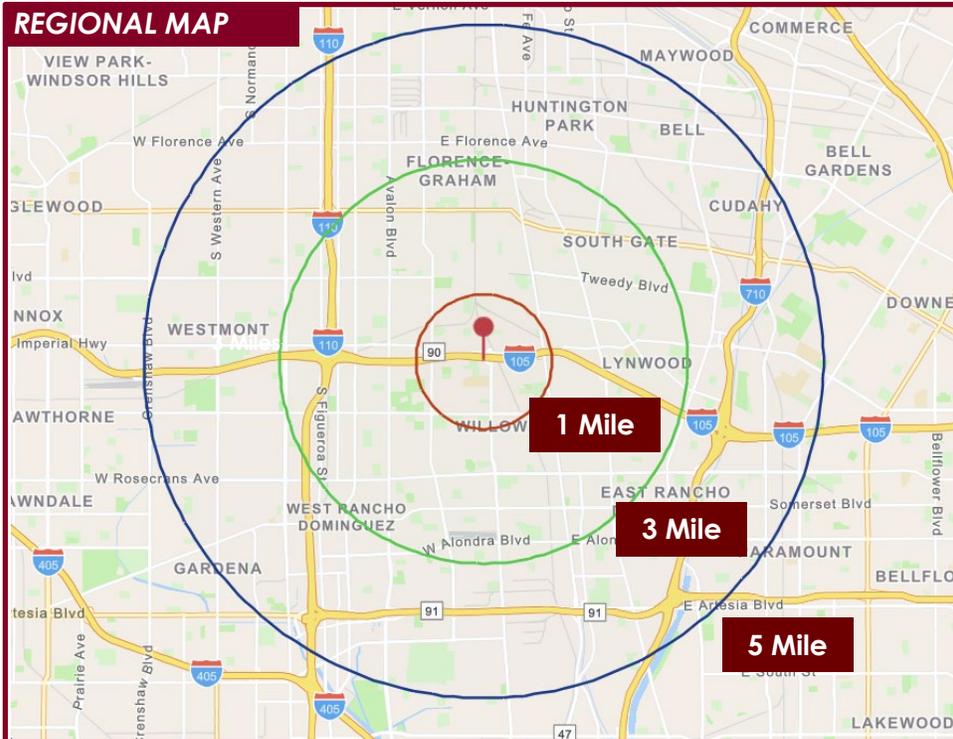


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DEMOGRAPHIC INFORMATION - 2025

	1 MILES	3 MILES	5 MILES
POPULATION	44,353	395,311	945,471
HOUSEHOLDS	11,078	102,475	261,264
MEDIAN AGE	31.1	32.6	33.7
INCOME & HOME VALUES			
Avg. Household Income	\$70,020	\$86,745	\$88,200
Avg. Home Value	\$692,730	\$690,892	\$705,687

REGIONAL MAP



DISCLAIMER: *Seller reserves the right to accept an offer before the deadline. Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty, or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property(ies). The value of this transaction to you depends on multiple factors, which should be evaluated by your tax, financial, and legal advisors. No express or implied representations have been made regarding any conditions pertaining to soil and/or toxic waste, hazardous materials, and/or undesirable substances in or on the property(ies). You and your advisors should conduct a careful, independent investigation of the property(ies) to determine to your satisfaction the suitability of the property(ies) for your needs. The Seller may continue to solicit offers beyond the Offer if, in its sole determination, it is not satisfied with the offers received. Development entitlements and sale of property(s) are subject to County/Public Agency approval.