



Chyx
COMMERCIAL REAL ESTATE

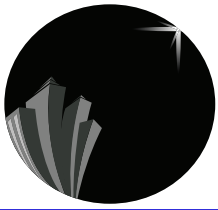


19,000 sf of MXD TOD Land



2300 E Florence Ave
Huntington Park, CA 90255

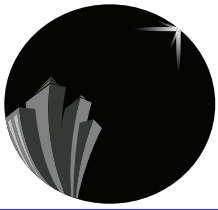
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Property Overview



Onyx Commercial Real Estate & illi Commercial Real Estate are proud to jointly and exclusive present 19,130 square feet (0.439 acres) land for sale is ideally located at 2300 E Florence Ave, Huntington Park, CA 90255, in Los Angeles County. With mixed-use zoning specifically designated for multi-family development, this property presents a valuable opportunity for a residential project. The strategic location is enhanced by its proximity to the expanding Los Angeles Metro Line in the area, providing convenient and accessible public transportation options for potential residents. The growing infrastructure and connectivity make this property not only a sound real estate investment but also a promising prospect for a multi-family development with the added benefit of easy commuting for future residents.



Property Information



2300 E Florence Ave, Huntington Park, CA 90255

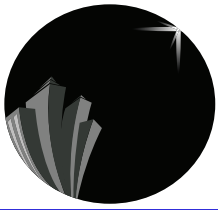
Asking Price: **Best Offer**

Up To 51 Units by right before any bonuses based on specific future uses.

APN: 6025-029-039 - 19,130 sf / - 0.439 Acres

Zoning: Mixed Use Development (MXD)

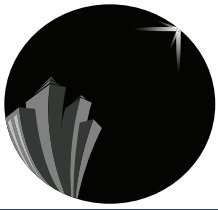
General Plan: Florence-Firestone TOD Specific Plan



Huntington Park, CA



Huntington Park, CA, is an appealing due to its strategic position in Los Angeles County, offering proximity to job opportunities and cultural amenities. The expansion of the Los Angeles Metro Line in the area enhances accessibility, making it convenient for residents to commute within the city and beyond. With a diverse community, vibrant atmosphere, and a commitment to community development, Huntington Park is well-suited to meet the increasing demand for multi-family housing. The demand for multi-family housing is likely to increase due to population growth, urbanization trends, and the need for more affordable housing options. Furthermore, the city's commitment to community development and investment in amenities, parks, and services creates a desirable living environment.



Mixed Use Development

The Mixed Use Development Zone (MXD) allows for a mixture of residential, commercial, and limited light industrial uses and buildings in close proximity to bus and rail transit stations. Zone MXD integrates a wide range of housing densities with community-serving commercial uses to serve local residents, employees, pedestrians, and consumers. Compact development is encouraged to promote walking, bicycling, recreation, transit use, and community reinvestment, to reduce energy consumption, and to offer opportunities for employment and consumer activities in close proximity to residences.

Permitted Uses:

- Uses permitted in zone R-A
- With CUP, any use permitted in zones R-4, M-1, A-C, and SR-D, or any combination (22.40.520)

Minimum Required Area:

- 5000 sq. ft./lot. (22.40.520)
- 5 acres per lot. Area per dwelling—as established by CUP. (22.40.520)

Maximum Height Limit:

35 feet (22.40.520)
2 times buildable area (22.40.520)

Minimum Required Parking:

2 covered spaces per dwelling unit (22.52.1180)
As specified in CUP (22.40.520)

Building Setback:

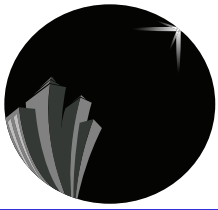
Same as zone R-A. (22.40.520)
As established by CUP. (22.40.520)

Maximum Lot Coverage:

Not applicable.
50% of net area of lot or parcel. (22.40.520)

Required Sections OF Satisfaction:

22.26.030 (Mixed Use Development Zone)
22.418.080 (Community-Wide Development Standards)
22.418.090 (TOD Zone Additional Development Standards)



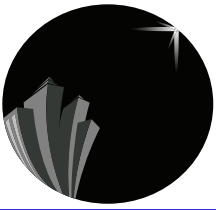
Florence-Firestone TOD Specific Plan



The proposed FFTOD Specific Plan will implement the County General Plan 2035 (General Plan) TOD Program. TODs are defined in the General Plan as the area within a 0.5-mile radius of transit stations. In the Florence-Firestone community, three Metro A Line stations are present: the Slauson, Florence, and Firestone Stations. The goals of the FFTOD Specific Plan are to create transit-accessible housing development; increase job-generating uses and economic activity; develop a safe and attractive transportation network; increase walking, bicycling, and transit ridership; and streamline the environmental review process for future development projects in the community.

The FFTOD Specific Plan will propose new zoning categories, primarily within the 0.5-mile TOD area of the three Metro A Line stations, that include development standards and design guidelines appropriate for meeting the planned density and intensity established by the General Plan Land Use Designations. The FFTOD Specific Plan proposes the following nine new zoning categories: Industrial Flex (IF), Mixed-Use 1 (MU-1), Mixed-Use 2 (MU-2), Mixed-Use 3 (MU-3), Mixed-Use Transit (MU-T), Residential Low-Medium 1 (RLM-1), Residential Low-Medium 2 (RLM-2), Residential Medium (RM) and Residential Slauson Station (RSS). These zoning category names/titles are subject to change to match LA County naming conventions as the FFTOD Specific Plan is further developed. New zoning category standards would also include setback and parking standards to address mobility issues in the community. The Project would also update zoning categories for sites identified for the Regional Housing Needs Assessment (RHNA) by the Housing Element update (HEU).

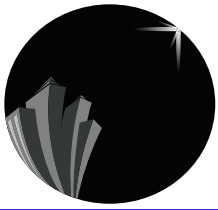
In addition to establishing new zoning categories, the Project would amend and incorporate the standards of the Florence-Firestone Community Standards District (FFCSD) into the FFTOD Specific Plan. Incorporation of the FFCSD would allow all of the land use regulations applicable to the Florence-Firestone community to be provided within a single document for ease of review and implementation.



Parcel Map



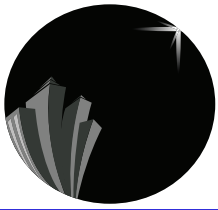
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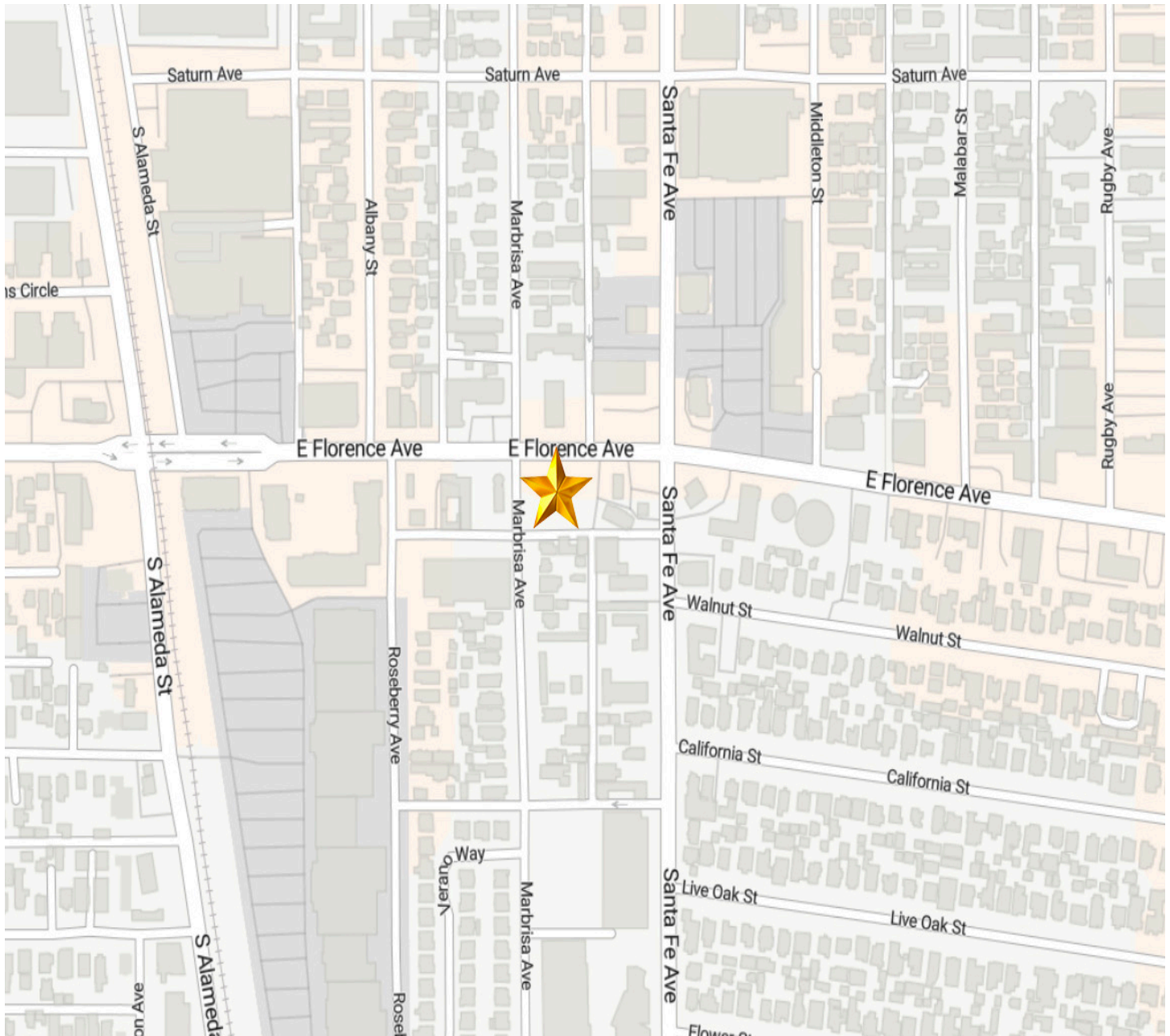
Property Photos

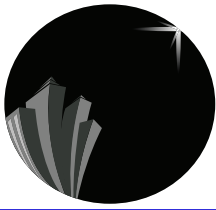


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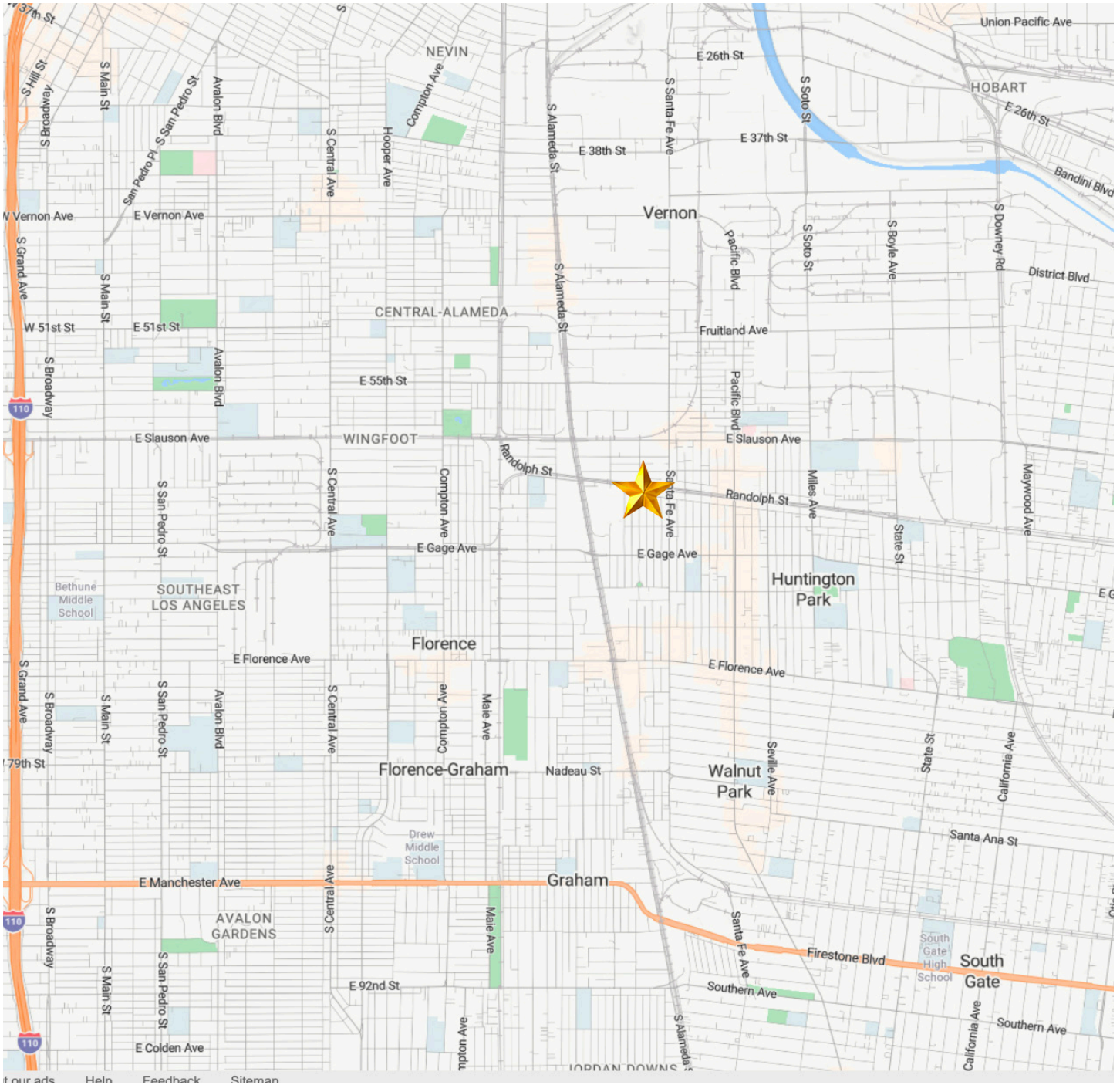


Close-Up Location

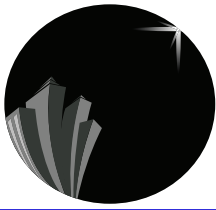




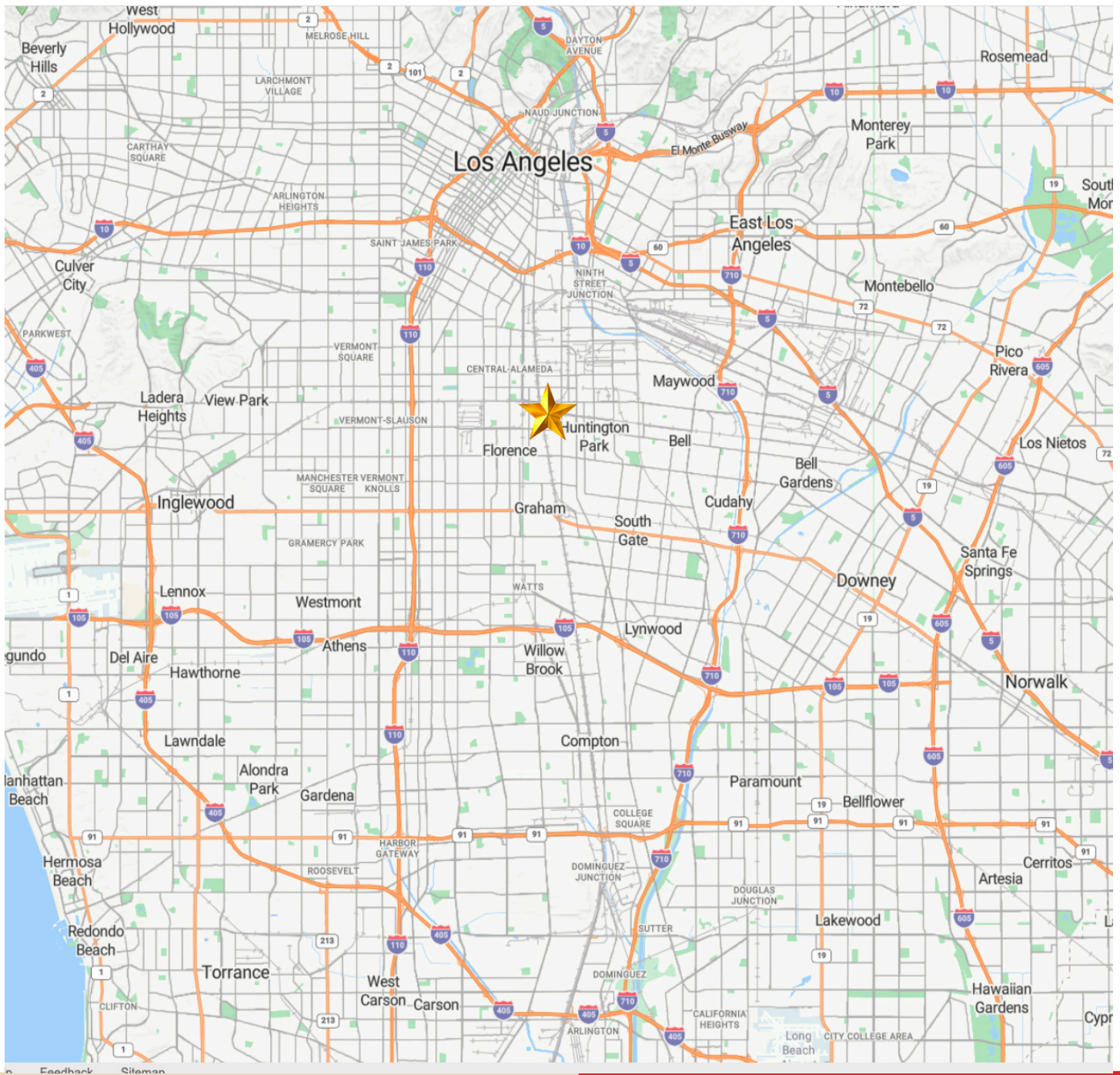
City Location



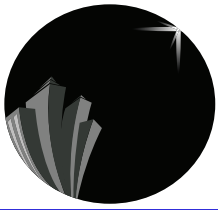
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Regional Location



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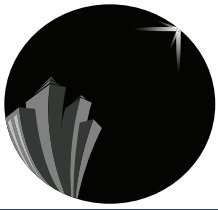


Demographics

2300 E Florence Ave, Huntington Park, California, 90255 2
2300 E Florence Ave, Huntington Park, California, 90255
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.97444
Longitude: -118.23121

	1 mile	3 miles	5 miles
Median Household Income			
2023	\$52,920	\$52,689	\$52,671
2028	\$60,847	\$59,866	\$60,877
Median Home Value			
2023	\$577,571	\$566,496	\$580,929
2028	\$623,588	\$608,093	\$622,073
Per Capita Income			
2023	\$18,577	\$17,377	\$19,505
2028	\$21,967	\$20,514	\$23,255
Median Age			
2010	28.2	27.3	28.0
2020	32.9	31.3	32.1
2023	29.6	28.8	29.7
2028	31.8	30.7	31.7
2020 Population by Age			
Total	58,643	451,217	1,108,860
0 - 4	5.8%	6.5%	6.2%
5 - 9	7.3%	7.8%	7.3%
10 - 14	8.2%	8.7%	8.1%
15 - 24	16.4%	16.7%	16.7%
25 - 34	15.1%	15.7%	16.2%
35 - 44	13.6%	13.5%	13.5%
45 - 54	13.3%	12.5%	12.4%
55 - 64	9.9%	9.8%	10.2%
65 - 74	6.4%	5.7%	6.0%
75 - 84	2.9%	2.3%	2.5%
85 +	1.1%	0.8%	1.0%
18 +	73.7%	71.8%	73.7%
2023 Population by Age			
Total	57,879	445,916	1,100,548
0 - 4	8.4%	8.8%	8.1%
5 - 9	8.6%	8.9%	8.2%
10 - 14	8.1%	8.4%	7.8%
15 - 24	16.6%	16.9%	17.2%
25 - 34	17.1%	17.5%	17.3%
35 - 44	13.5%	13.3%	13.2%
45 - 54	10.9%	10.5%	10.7%
55 - 64	7.8%	7.9%	8.5%
65 - 74	5.5%	5.1%	5.6%
75 - 84	2.6%	2.1%	2.5%
85 +	0.8%	0.6%	0.9%
18 +	70.1%	69.0%	71.2%
2028 Population by Age			
Total	57,217	440,018	1,092,587
0 - 4	8.3%	8.7%	8.0%
5 - 9	7.6%	8.0%	7.4%
10 - 14	8.1%	8.3%	7.7%
15 - 24	14.9%	15.3%	15.8%
25 - 34	16.2%	16.4%	16.2%
35 - 44	14.3%	14.3%	14.3%
45 - 54	11.5%	11.1%	11.2%
55 - 64	8.7%	8.4%	8.8%
65 - 74	6.1%	5.9%	6.3%
75 - 84	3.3%	2.8%	3.1%
85 +	1.1%	0.8%	1.0%
18 +	71.6%	70.4%	72.6%

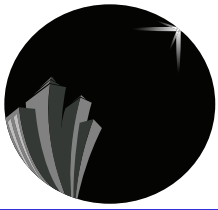


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Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	15,384	111,909	293,549
<\$15,000	11.9%	13.1%	15.7%
\$15,000 - \$24,999	10.4%	10.2%	9.8%
\$25,000 - \$34,999	10.4%	10.5%	9.7%
\$35,000 - \$49,999	14.3%	13.2%	12.1%
\$50,000 - \$74,999	18.4%	19.4%	17.5%
\$75,000 - \$99,999	13.4%	13.7%	13.0%
\$100,000 - \$149,999	13.9%	12.7%	13.4%
\$150,000 - \$199,999	5.1%	5.1%	5.5%
\$200,000+	2.2%	2.2%	3.3%
Average Household Income	\$70,315	\$69,183	\$72,394
2028 Households by Income			
Household Income Base	15,345	111,491	295,601
<\$15,000	10.5%	11.9%	14.5%
\$15,000 - \$24,999	8.3%	8.2%	7.9%
\$25,000 - \$34,999	9.0%	9.0%	8.3%
\$35,000 - \$49,999	12.6%	11.6%	10.4%
\$50,000 - \$74,999	18.1%	18.9%	17.0%
\$75,000 - \$99,999	14.4%	14.9%	14.1%
\$100,000 - \$149,999	16.9%	15.5%	16.1%
\$150,000 - \$199,999	7.0%	6.9%	7.3%
\$200,000+	3.2%	3.1%	4.6%
Average Household Income	\$82,403	\$80,943	\$85,250
2023 Owner Occupied Housing Units by Value			
Total	4,664	36,524	94,641
<\$50,000	1.1%	2.3%	2.3%
\$50,000 - \$99,999	1.5%	0.8%	1.0%
\$100,000 - \$149,999	0.9%	0.8%	0.9%
\$150,000 - \$199,999	0.7%	0.7%	0.6%
\$200,000 - \$249,999	1.8%	1.8%	1.5%
\$250,000 - \$299,999	2.8%	2.5%	1.9%
\$300,000 - \$399,999	12.2%	12.3%	11.2%
\$400,000 - \$499,999	15.9%	17.2%	16.8%
\$500,000 - \$749,999	42.3%	43.2%	42.4%
\$750,000 - \$999,999	13.0%	10.2%	12.1%
\$1,000,000 - \$1,499,999	4.5%	3.9%	4.6%
\$1,500,000 - \$1,999,999	1.5%	1.5%	1.8%
\$2,000,000 +	1.8%	2.7%	2.9%
Average Home Value	\$631,436	\$629,889	\$651,389
2028 Owner Occupied Housing Units by Value			
Total	4,799	37,568	97,035
<\$50,000	0.9%	2.0%	2.0%
\$50,000 - \$99,999	1.4%	0.8%	1.0%
\$100,000 - \$149,999	0.6%	0.6%	0.6%
\$150,000 - \$199,999	0.4%	0.4%	0.4%
\$200,000 - \$249,999	1.3%	1.3%	1.1%
\$250,000 - \$299,999	1.9%	1.8%	1.4%
\$300,000 - \$399,999	9.9%	10.0%	9.2%
\$400,000 - \$499,999	13.5%	14.9%	14.6%
\$500,000 - \$749,999	40.6%	41.9%	40.5%
\$750,000 - \$999,999	16.5%	13.1%	15.0%
\$1,000,000 - \$1,499,999	7.1%	5.8%	6.5%
\$1,500,000 - \$1,999,999	2.6%	2.7%	2.9%
\$2,000,000 +	3.3%	4.6%	4.8%
Average Home Value	\$712,325	\$712,854	\$732,425



Demographics

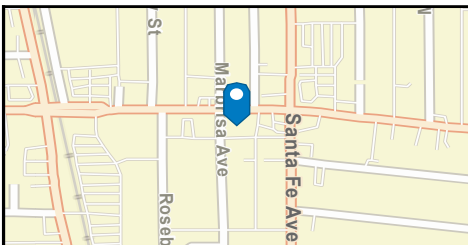
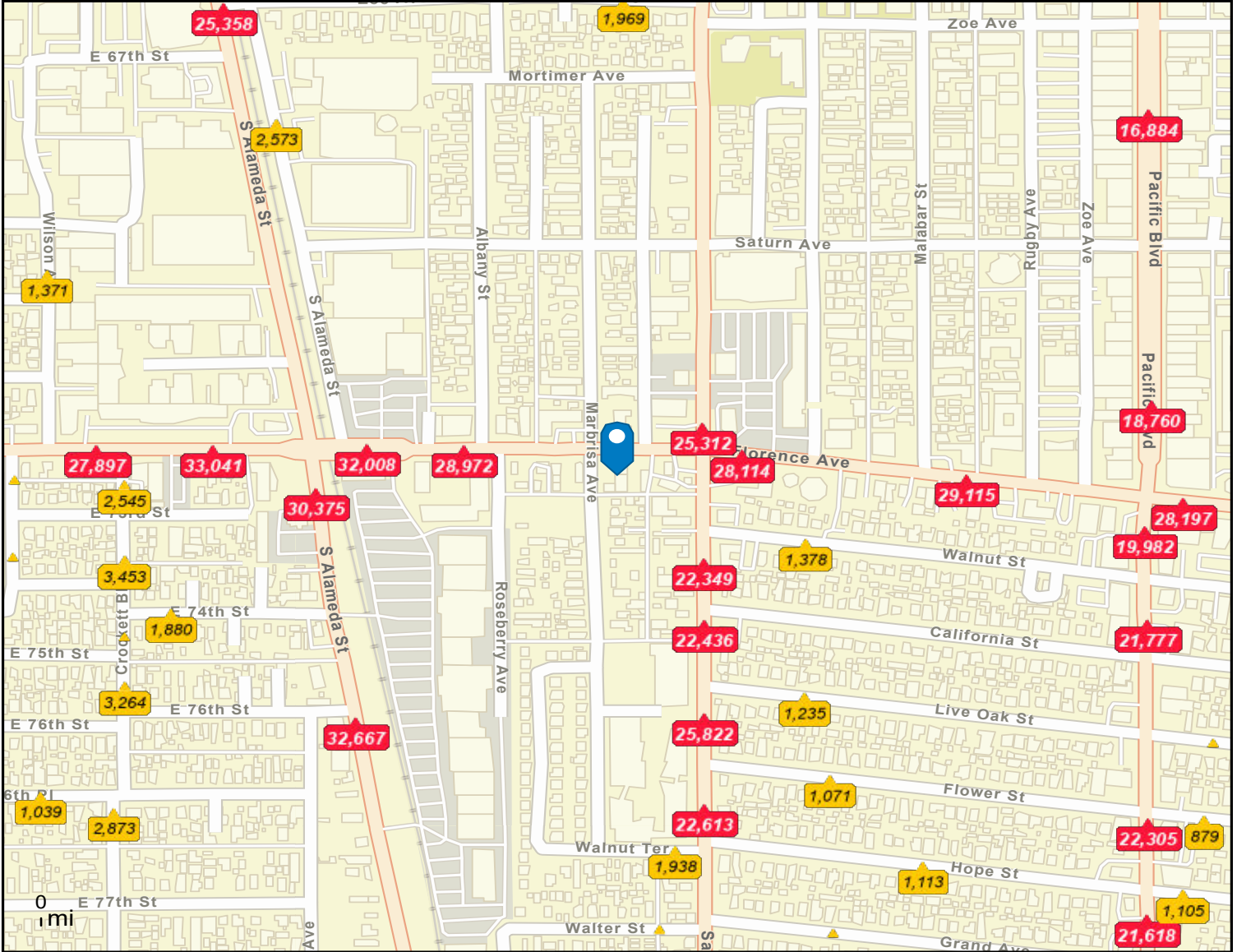
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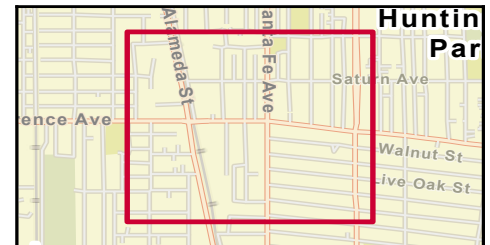
	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	61,847	455,285	1,095,137
2020 Total Population	58,643	451,217	1,108,860
2020 Group Quarters	507	3,751	30,672
2023 Total Population	57,877	445,915	1,100,550
2023 Group Quarters	507	3,742	30,686
2028 Total Population	57,219	440,017	1,092,587
2023-2028 Annual Rate	-0.23%	-0.27%	-0.15%
2023 Total Daytime Population	47,899	377,400	976,028
Workers	13,907	107,396	311,487
Residents	33,992	270,004	664,541
Household Summary			
2010 Households	14,965	106,306	270,896
2010 Average Household Size	4.12	4.26	3.96
2020 Total Households	15,457	112,564	293,660
2020 Average Household Size	3.76	3.98	3.67
2023 Households	15,384	111,909	293,550
2023 Average Household Size	3.73	3.95	3.64
2028 Households	15,345	111,491	295,602
2028 Average Household Size	3.70	3.91	3.59
2023-2028 Annual Rate	-0.05%	-0.07%	0.14%
2010 Families	12,702	90,766	215,863
2010 Average Family Size	4.32	4.43	4.31
2023 Families	13,041	95,296	229,371
2023 Average Family Size	3.92	4.13	4.02
2028 Families	13,031	94,999	229,694
2028 Average Family Size	3.88	4.09	3.98
2023-2028 Annual Rate	-0.02%	-0.06%	0.03%
Housing Unit Summary			
2000 Housing Units	15,348	110,020	279,006
Owner Occupied Housing Units	28.4%	32.0%	32.4%
Renter Occupied Housing Units	68.0%	61.9%	60.9%
Vacant Housing Units	3.5%	6.2%	6.7%
2010 Housing Units	15,603	112,341	288,748
Owner Occupied Housing Units	28.4%	31.4%	31.5%
Renter Occupied Housing Units	67.5%	63.2%	62.3%
Vacant Housing Units	4.1%	5.4%	6.2%
2020 Housing Units	15,881	115,752	305,768
Owner Occupied Housing Units	27.9%	31.7%	31.1%
Renter Occupied Housing Units	69.5%	65.5%	64.9%
Vacant Housing Units	2.7%	2.7%	3.9%
2023 Housing Units	15,865	115,552	307,349
Owner Occupied Housing Units	29.4%	31.6%	30.8%
Renter Occupied Housing Units	67.5%	65.2%	64.7%
Vacant Housing Units	3.0%	3.2%	4.5%
2028 Housing Units	15,993	116,163	310,776
Owner Occupied Housing Units	30.0%	32.4%	31.2%
Renter Occupied Housing Units	65.9%	63.6%	63.9%
Vacant Housing Units	4.1%	4.0%	4.9%

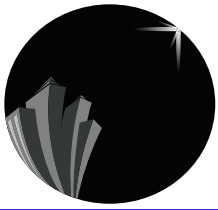


Traffic Counts



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day





Contacts

Listing Brokers



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President

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