

EXCLUSIVE LISTING

## 2408 & 2410 N Eastern Ave & 5 Residential Lots, El Sereno, CA 90032

2 Triplexes and ±1.82Acre Residential Development Lots - Can Be Purchased individually or together,  
First Time for Sale in 11 years, Priced To Sell Lots, Seller Motivated, Strategic location



### Property Overview

Subject Property:	2408 & 2410 N Eastern Ave Los Angeles, CA 90032
Price:	\$1,390,000 (2 Triplexes)
Price per Building:	\$645,000
Price Per Unit (2 Triplexes):	\$232,000
Price per SF Building (2 Triplexes):	\$372
Year Built (2 Triplexes):	1947, 1947
APN#:	5216-007-007, -006
Building & Lot Area (2 Triplexes):	3,736 SF / 14,487 SF
Unit Mix:	6 x 1B + 1B
Parking:	10 spaces (6 garage)

- 2 Triplexes and ±1.82ACRES Residential Lots for Development – can be purchased individually or together
- Strategically located bordering Alhambra, adjacent to Hillside Village neighborhood and easy drive to Downtown LA via FWY 10
- Several blocks from Valley Blvd in Alhambra, El Sereno Park & Recreation Center, Ascot Hills Park, and only minutes away from Cal State University Los Angeles
- Good demographics with \$101,398 AHH Income within a 1-mile radius
- First time for sale for more than 11 years! Seller motivated.
- Each triplex is perfect for an owner user, or combined sale for a more experienced investor
- Each triplex has a 3-car garage that's prime for either storage rental or ADUs conversions
- Each building provides significant rental upside and individually metered for electricity and gas



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## Property Overview

Price (5 Residential Lots): \$980,000 (5 Lots)

APN / Lot Size (5 residential lots): 5216-007-010 / 22,342 SF  
5216-007-011 / 8,301 SF  
5216-007-012 / 27,667 SF  
5216-007-017 / 19,214 SF  
5216-007-022 / 1,829 SF

Total SF / Acres: 79,353 SF / 1.82 Acres

Price Per SF Lot for 5 Residential Lots: \$12

Zoning/Parking: RD5-1D

- Rare 5 residential lots totaling 1.82Acre that's prime for redevelopment; Priced to Sell at a low price per SF Lot.
- Rare opportunity to acquire close to 2Acre infill lot in a mature and well known market
- 5 Residential Lots: Initial architect drawing – conceptual plans will be included in the sale
- 5 Residential Lots: By law, investors can build up to 16 single family houses before any bonus density.
- 5 Residential Lots: Excellent Sales comparable for SFR with smaller lots in the area: Range of \$800,000 to \$1,500,000 sales price. Upon project completion, each SFR could be worth \$1.5million (Buyer to verify)
- Primary access is from a quiet residential and cul-de-sac street (THELMA AVE).



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GROWTH INVESTMENT GROUP  
CALIFORNIA

Aerial Photos (property lines are approximate only, buyer to verify!)



HAN WIDJAJA CHEN

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HUNTINGTON DR.



5 RESIDENTIAL LOTS  
1.82 ACRE / 79,353 SF

THELMA AVE

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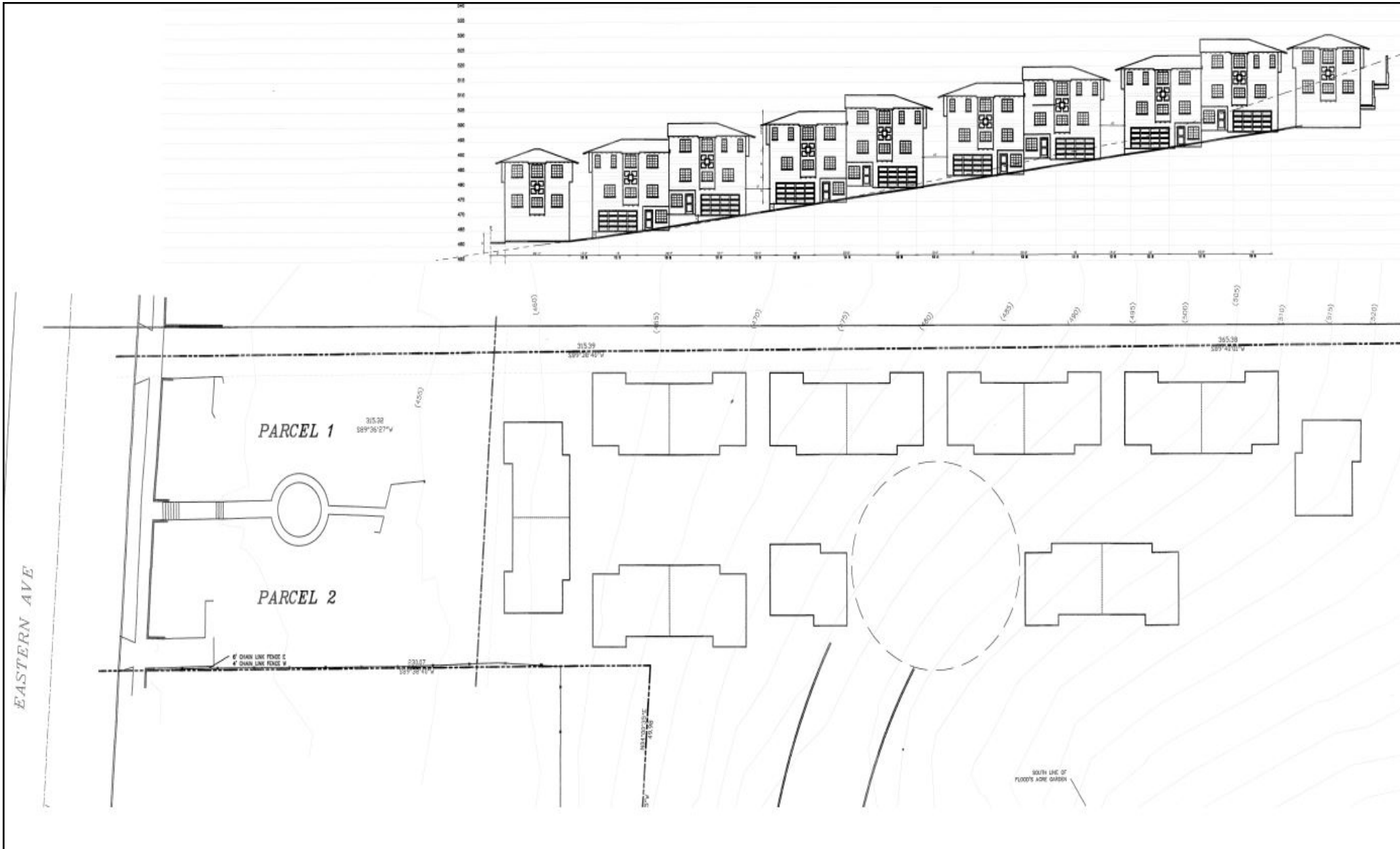


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Initial Architect Drawing for 5 residential lots (not approved and not entitled)



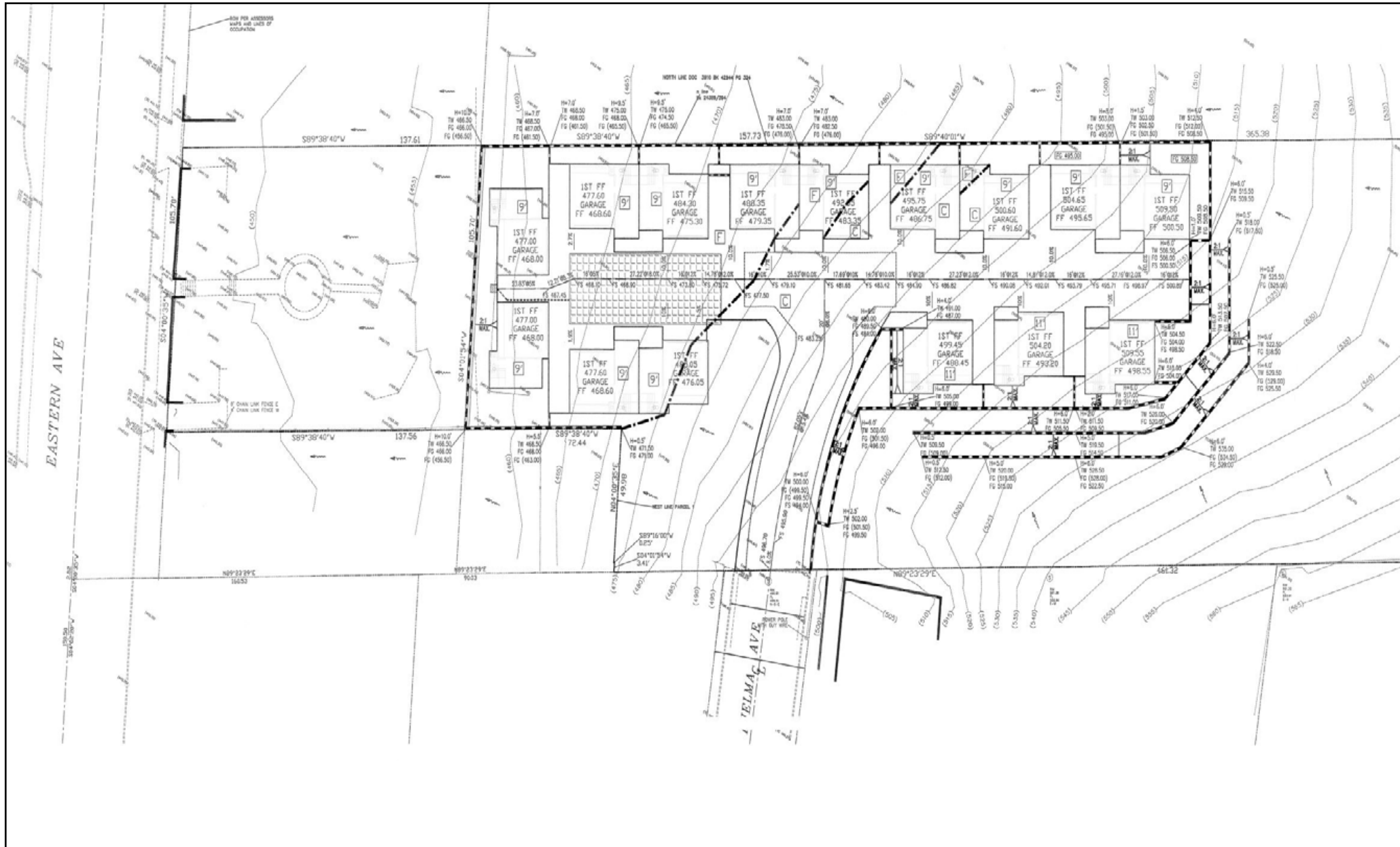
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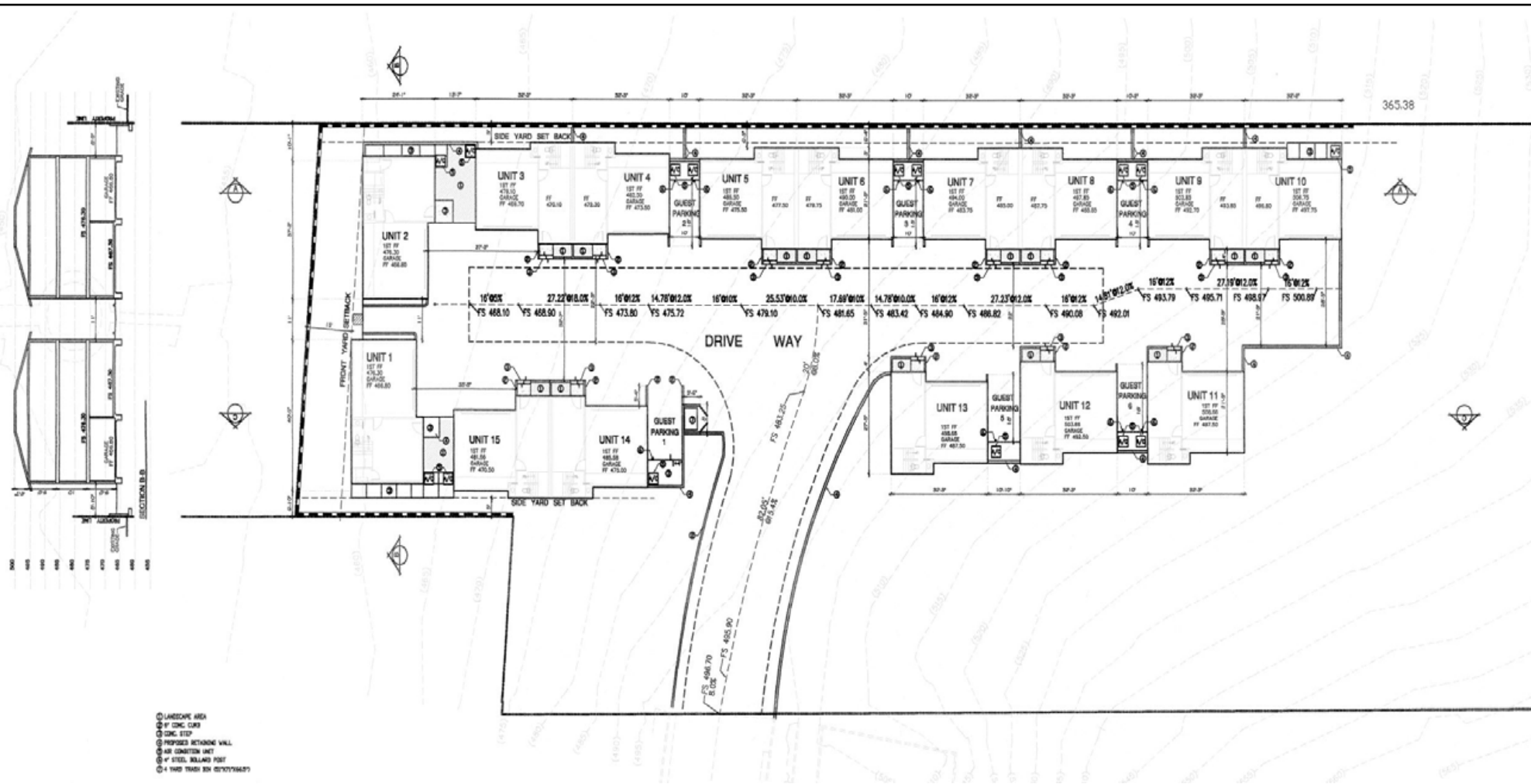
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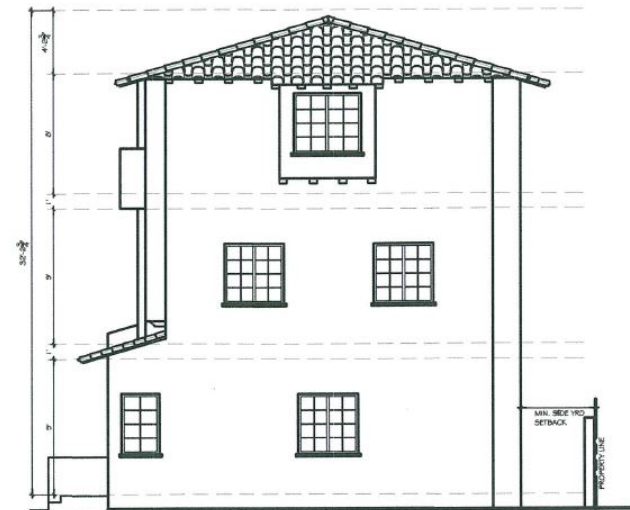
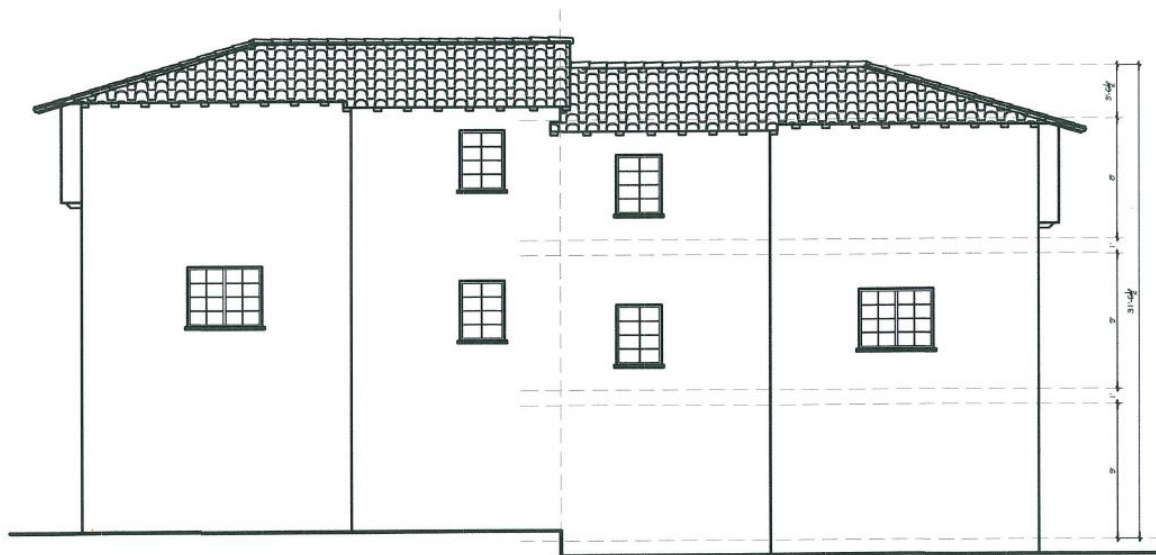


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Lots view from THELMA AVE (cul-de-sac street)



looking at THELMA AVE (cul-de-sac street)