



132 E 119th St
Los Angeles, CA 90061
\$690,000

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SUMMARY

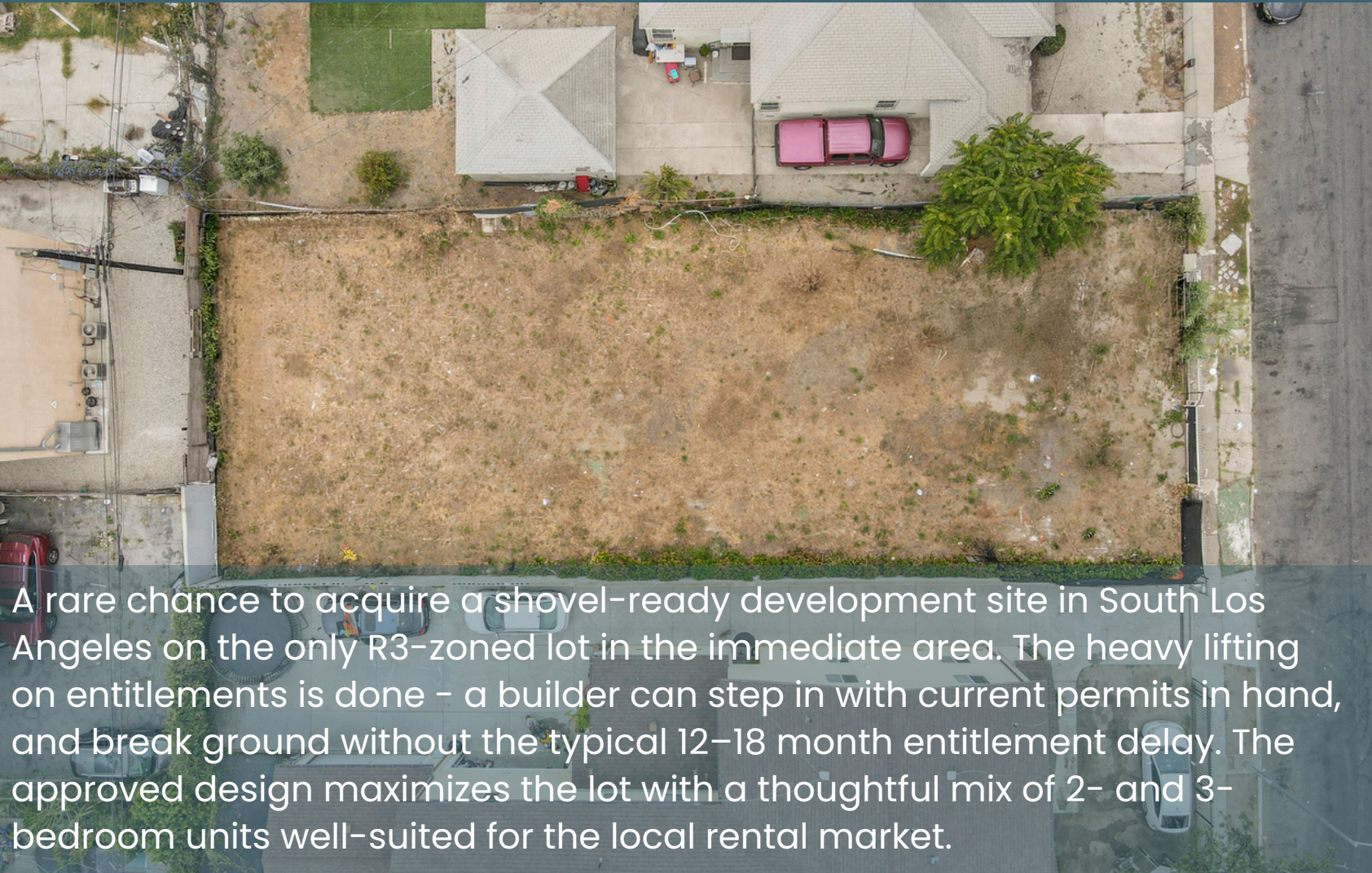
132 E 119th St, Los Angeles 90061

ASKING PRICE	\$690,000
UNITS	Approved for 4
TOTAL BUILDING SQ. FT.	~ 7,750 SF
TOTAL LOT SQ. FT.	7,350.25
YEAR BUILT	1923
ZONING	LAR3
APN	6083-026-006
APN	6083-026-007

HIGHLIGHTS

- Approved plans for a 4-unit, 3-story apartment building (current permits remain valid)
- Unit mix: (2) 2-bedroom + (2) 3-bedroom - ~7,750 SF of buildable area
- 7,350.25 SF | the only LAR3 zoned lot in the immediate area | 40' x 140'
- Bare land - no demo, no relocation, no tenant issues
- South LA infill location near the 105 & 110 freeway interchange

THE OFFERING



A rare chance to acquire a shovel-ready development site in South Los Angeles on the only R3-zoned lot in the immediate area. The heavy lifting on entitlements is done - a builder can step in with current permits in hand, and break ground without the typical 12-18 month entitlement delay. The approved design maximizes the lot with a thoughtful mix of 2- and 3-bedroom units well-suited for the local rental market.

THE OFFERING



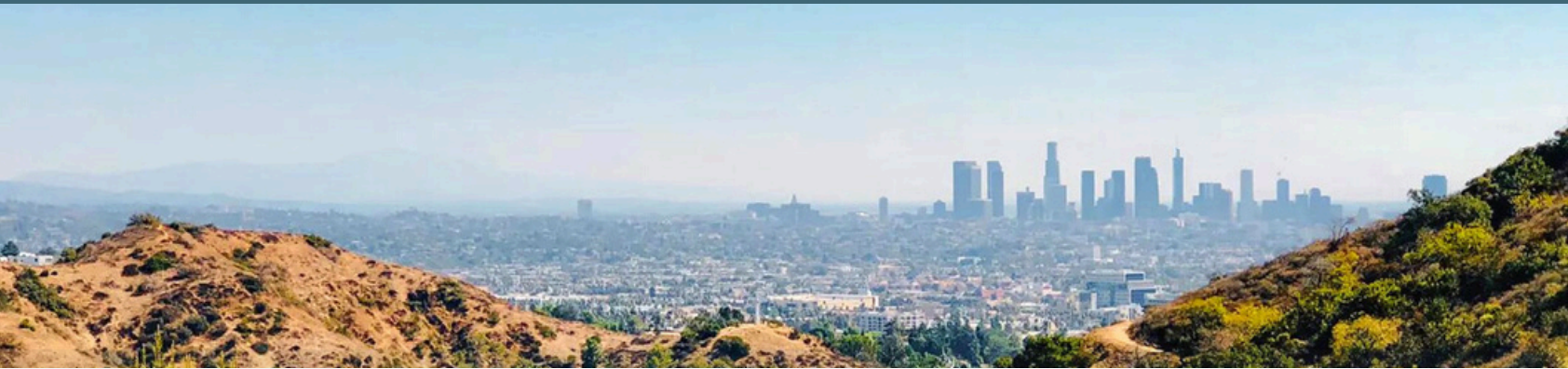




Approved Plans for a
4-unit, 3-story
Apartment Building

[VIEW PLANS HERE](#)

LOCATION OVERVIEW



Los Angeles County is the most heavily populated county with Approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis—formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange— is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers A labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

LA County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county comprises approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments— the greatest concentration in the state. LA County has a Gross Domestic Product (GDP) of approximately \$446 billion— placing it among the top 20 economies in the world. The combined GDP of LA and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

If LA County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. LA is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the LA area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of LA, the city also has more museums than any other city and some of the best hotels in the world.

LOS ANGELES COUNTY

DUE TO THE LARGE SIZE OF LA COUNTY (4,300 SQUARE MILES), IT HAS BEEN DIVIDED INTO THE FOLLOWING COLLECTION OF NEIGHBORHOODS GEOGRAPHIC REGIONS:

- | | |
|------------------------|----------------------------|
| 1. NORTHEAST L.A. | 9. SAN GABRIEL VALLEY |
| 2. THE EASTSIDE | 10. SANTA MONICA MOUNTAINS |
| 3. POMONA VALLEY | 11. THE WESTSIDE |
| 4. NORTHWEST COUNTY | 12. CENTRAL L.A. |
| 5. ANTELOPE VALLEY | 13. SOUTHEAST |
| 6. ANGELES FOREST | 14. SOUTH LA |
| 7. SAN FERNANDO VALLEY | 15. SOUTH BAY |
| 8. THE VERDUGOS | 16. THE HARBOR |

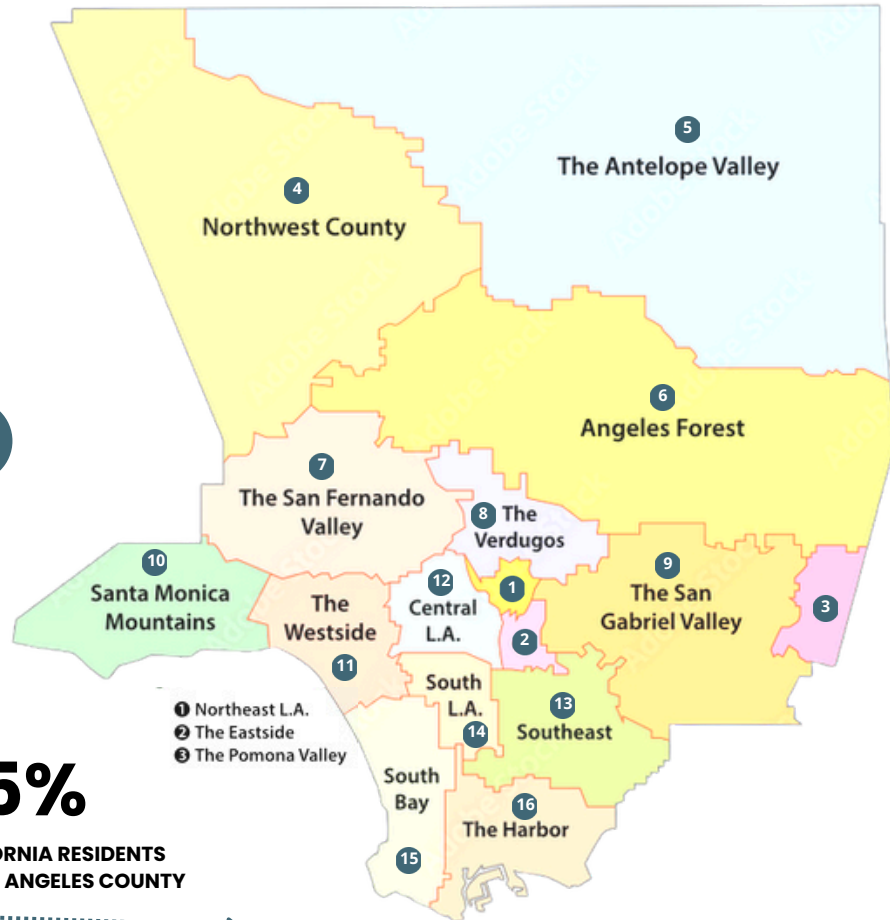


LOS ANGELES
CALIFORNIA

9.83 MILLION
39.24 MILLION

25%

OF ALL CALIFORNIA RESIDENTS
LIVE WITHIN LOS ANGELES COUNTY



LISTING TEAM



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**FLETCHER
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ASSOCIATE AGENT



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