

25 Unit Redevelopment Land

1139 - 1145 S. Kingsley Dr., Los Angeles, CA 90006

FOR SALE

1145 S. Kingsley Dr.,

1139 - 1149 S. Kingsley Dr.,

Aerial Map

Galleria
MARKET

±38,158
VEHICLES PER DAY

±46,663
VEHICLES PER DAY



OLYMPIC BLVD

S KINGSLEY AVE

S WESTERN AVE

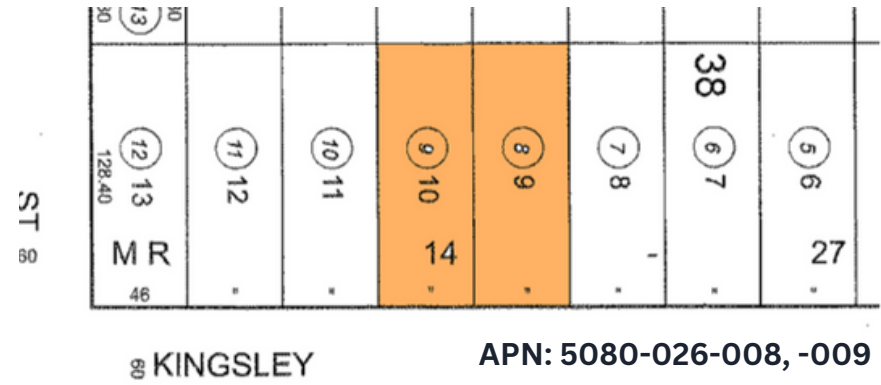
W 12TH ST



Property Overview

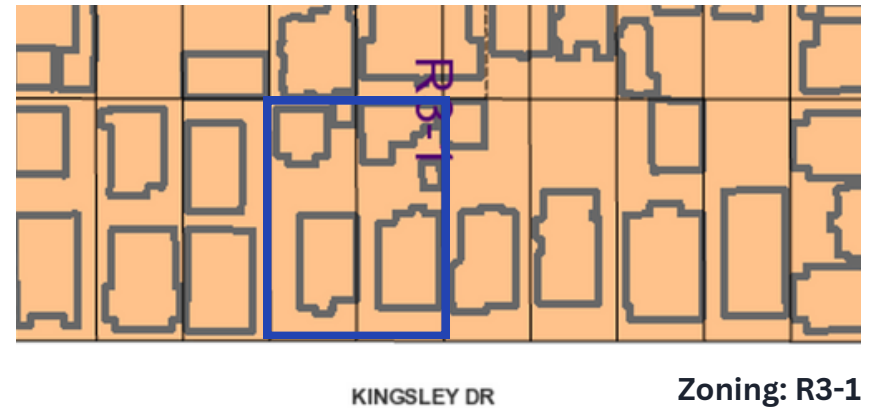
Address	1139 S. Kingsley Drive 1041 S. Kingsley Drive 1041 1/2 S. Kingsley Drive 1145 S. Kingsley Drive 1145 1/2 S. Kingsley Drive Los Angeles, CA 90006
APN's	5080-026-008 & -009
Offering Price	\$2,450,000
Building Size	2,902 Sq. Ft. + 1,665 Sq. Ft. = 3,757 Sq. Ft. (combined)
Land Size	5,900 Sq. Ft. + 5,902 Sq. Ft. = 11,802 Sq. Ft. (combined)
Land Price Per SF	\$207 per Sq. Ft.
Zoning	R3-1
Transit Orient Communities	Tier 2

Address	Unit Type	# Units	Size
1139 S. Kingsley	Triplex	3 Bed/ 2 Bath	2,092 Sq. Ft.
1141 S. Kingsley		1 Bed / 1 Bath	
1141 1/2 S. Kingsley		1 Bed / 1 Bath	
1145 S. Kingsley	Duplex	2 Bed/ 1 Bath	1,665 Sq. Ft.
1145 1/2 S. Kingsley		1 Bed/ 1 Bath	
Total			3,757 Sq. ft.



Property Highlights

- Measure JJJ (Tier 2) - 25 Unit Redevelopment
- Located within the Koreatown Redevelopment project area.
- Buyer may obtain new financing at current market rates.
- Koreatown Galleria supermarket & retail within walking distance.
- Dense demographic neighborhood.
- Close proximity to Olympic Blvd & Western Ave.
- Legally 14 Units
- Bonus Density 25 Units including 3 Units for Low Income.



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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1139 -1141 S. Kingsley



APN	5080-026-008
Building Size	2,092 Sq. Ft.
Land Size	5,902 Sq. Ft.
Built	1924
Unit	Triplex 3 Bed + 2 Bath 1 Bed + 1 Bath h 1 Bed + 1 Bath
Zoning	R3-1

1145 S. Kingsley



APN	5080-026-009
Building Size	1,665 Sq. Ft.
Land Size	5,900 Sq. Ft.
Built	1895
Unit	Duplex 2 Bed + 1 Bath 1 Bed + 1 Bath
Zoning	R3-1

Demographics

	1 MILE	3 MILES	5 MILES
Population			
2023 Estimated Population	95,222	636,659	1,291,371
2028 Projected Population	94,564	630,690	1,274,578
2010 Census Population	88,657	600,977	1,243,647
Households			
2023 Estimated Households	33,219	228,358	479,464
2028 Projected Households	32,943	226,536	473,085
2010 Census Households	31,003	212,710	459,910
Income			
2023 Estimated Average Household Income	\$61,859	\$74,603	\$83,943
2023 Median Household Income	\$43,436	\$50,569	\$57,554



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