

# 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

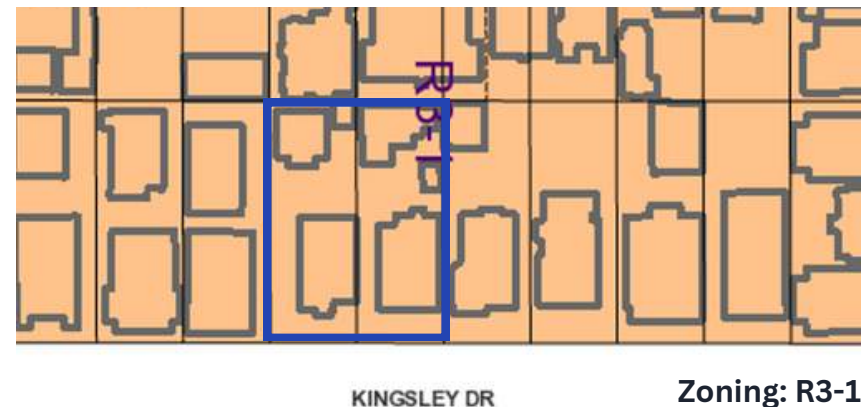
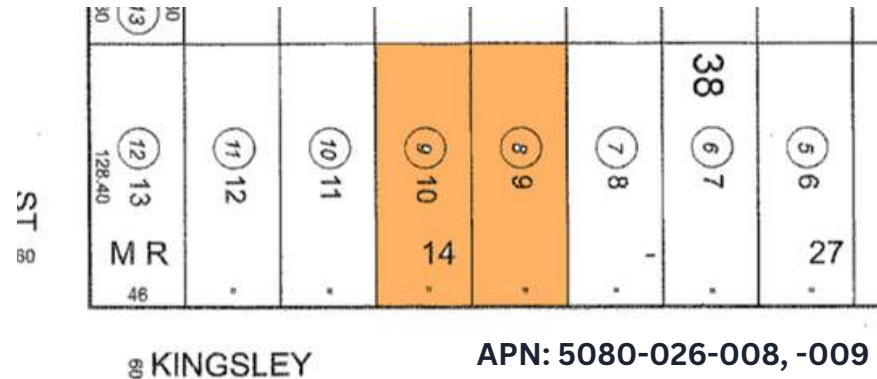
<b>Address</b>	1139 S. Kingsley Drive 1041 S. Kingsley Drive 1041 1/2 S. Kingsley Drive 1145 S. Kingsley Drive 1145 1/2 S. Kingsley Drive Los Angeles, CA 90006
<b>APN's</b>	5080-026-008 & -009
<b>Offering Price</b>	\$2,300,000
<b>Building Size</b>	2,902 Sq. Ft. + 1,665 Sq. Ft. = 3,757 Sq. Ft. (combined)
<b>Land Size</b>	5,900 Sq. Ft. + 5,902 Sq. Ft. = 11,802 Sq. Ft. (combined)
<b>Land Price Per SF</b>	\$195 per Sq. Ft.
<b>Zoning</b>	R3-1
<b>Transit Orient Communities</b>	Tier 2

## 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.

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



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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.

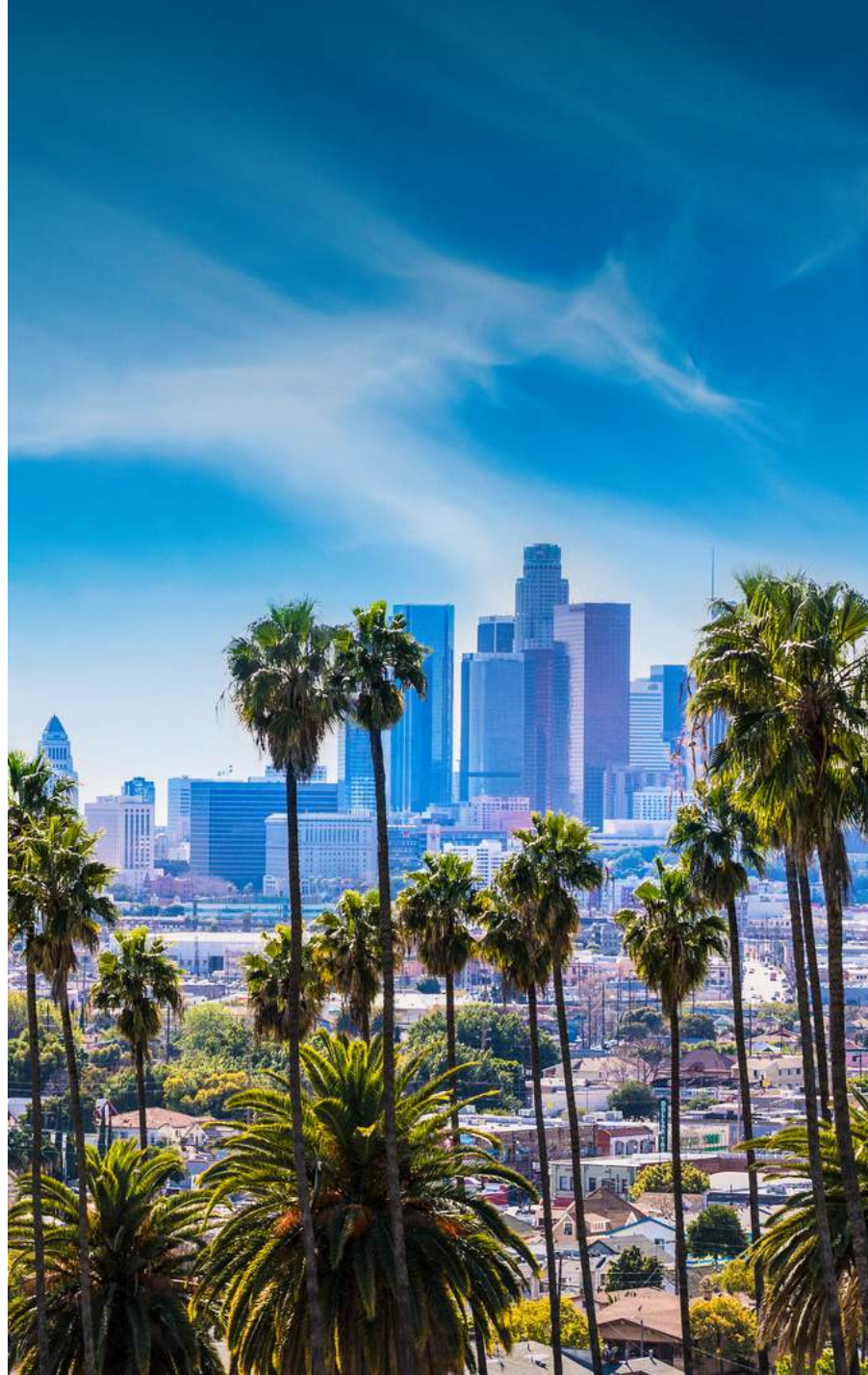
**Built** 1895

**Unit** Duplex  
2 Bed + 1 Bath  
1 Bed + 1 Bath

**Zoning** R3-1

# Demographics

	1 MILE	3 MILES	5 MILES
 <b>Population</b>			
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
 <b>Households</b>			
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
 <b>Income</b>			
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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