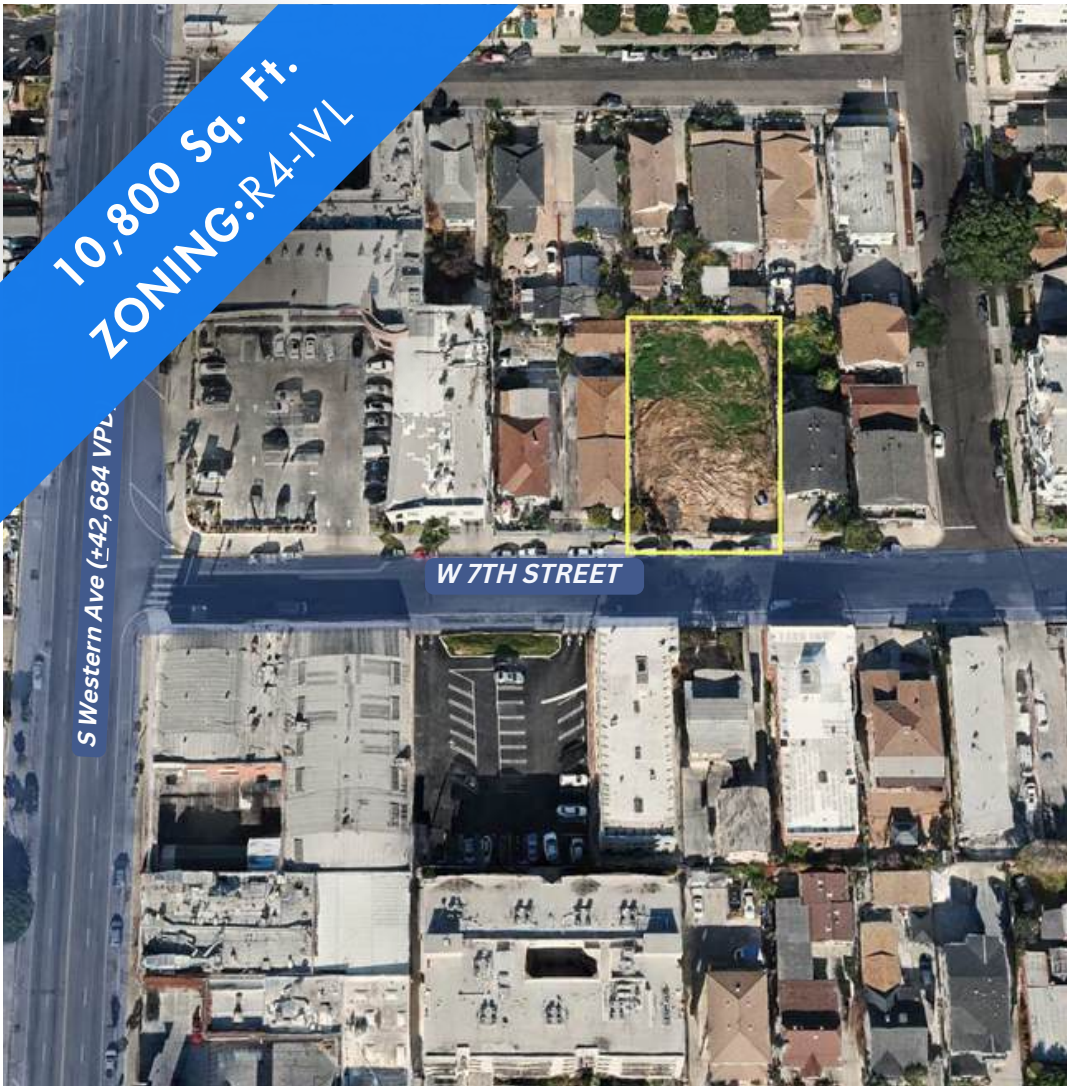


35-Unit Multi-Family Development w/ Construction Plans & Entitlements

LA - Koreatown



3051 - 3055
W 12th Street
Los Angeles, CA 90006





W Olympic Blvd (+46,663 VPD)

1011 S SERANO AVE
104 UNITS

3170 W OLYMPIC BLVD
252 UNITS



1059 S MANHATTAN PL
43 UNITS

1057 S WESTERN AVE
76 UNITS

1043-1049 S HARVARD BLVD
47 UNITS

W 11th St (+ 3,847 VPD)

1111 S OXFORD AVE
62 UNITS

1120 S SERRANO AVE
52 UNITS

3050 W 11TH ST
39 UNITS

S Western Ave (+42,684 VPD)

SUBJECT PROPERTY
3701 W 6TH ST
LOS ANGELES, CA

W 12th St

1257 S MANHATTAN PL
28 UNITS

1250 S WESTERN AVE
90 UNITS

3057-3067 W PICO BLVD
51 UNITS

LOS ANGELES ELEMENTARY SCHOOL



W Pico Blvd (+22,404 VPD)

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3051 & 3055 W 12th St, Los Angeles, CA 90006

PROPERTY INFORMATION

3051 & 3055 W 12TH STREET, LOS ANGELES, CA 90006



OFFERING PRICE

\$4,000,000



APN

5080-010-037, &
-038



PROJECT SIZE

±21,589 Sq. Ft.



ZONING

R4-IVL



LAND SIZE

±10,800 Sq. Ft.



PROJECTED BUILT

2028



PARKING

18 Subterranean
Spaces



WALK/TRANSIT SCORE

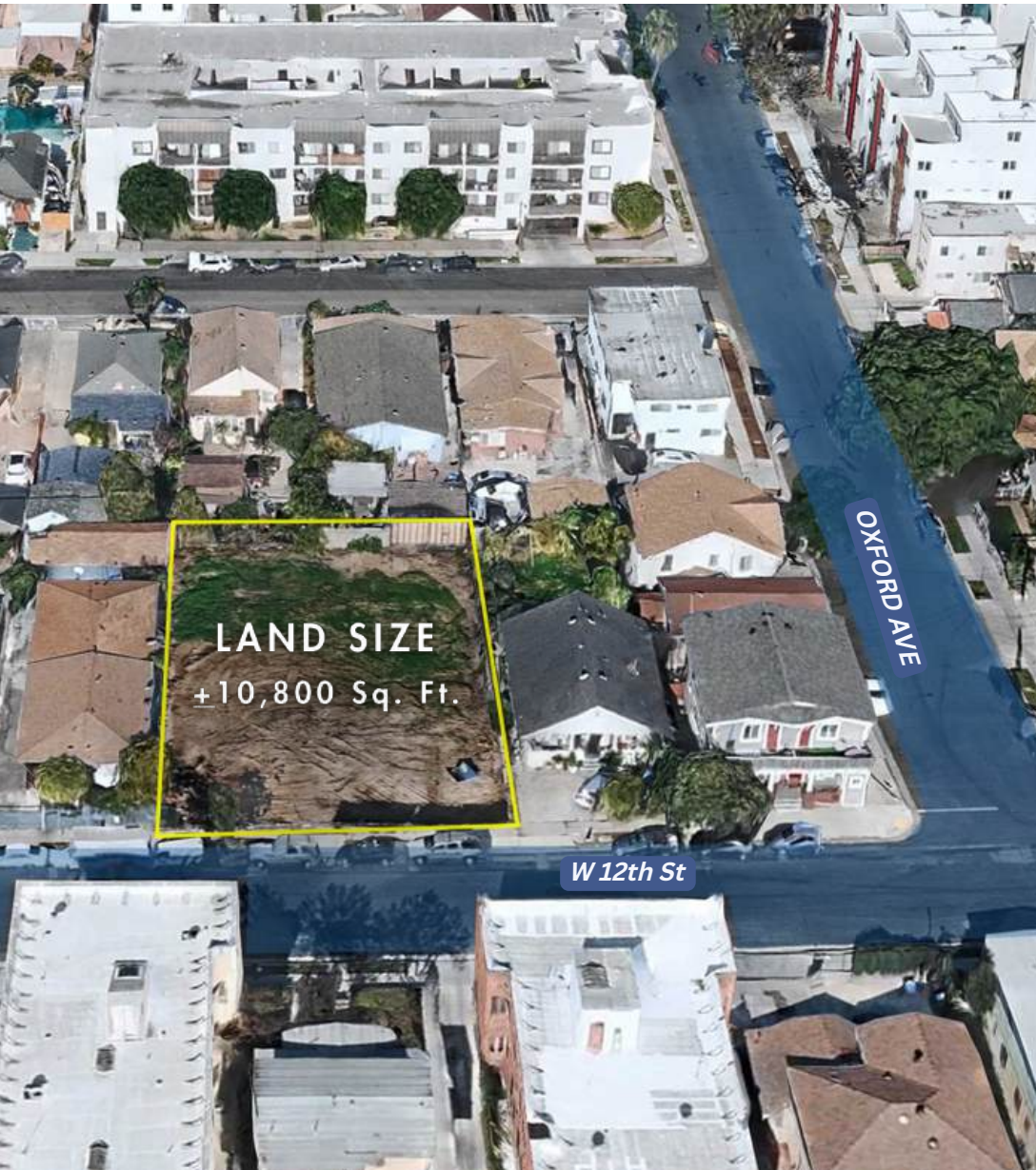
Walker's Paradise (94)
Good Transit (64)

PROPERTY HIGHLIGHTS

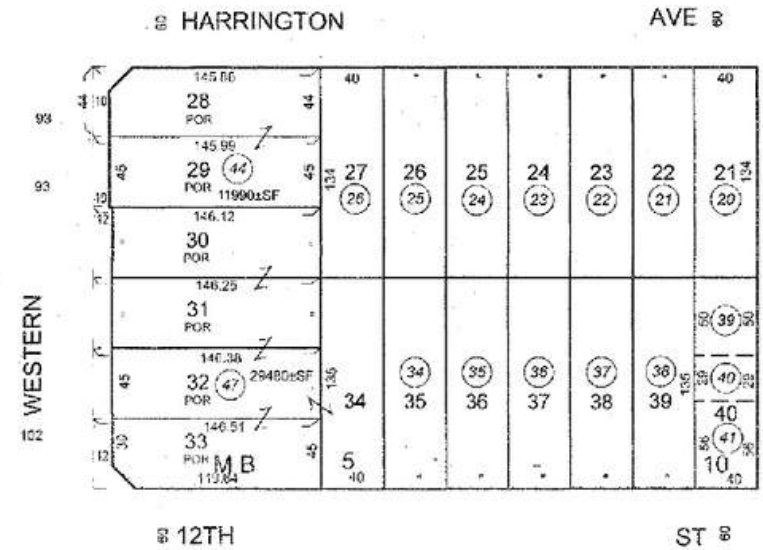
- Central Koreatown location.
- 35-Unit Apartment
 - Twenty-Six (26): Studios
 - Eight (8): 1 Bedroom
 - Two (2): 2 Bedrooms
- Vacant land - demolition completed
- Walking distance to grocery, banking, and retail businesses.
- ±605,672 HH demographics w/i a 3-mile radius.



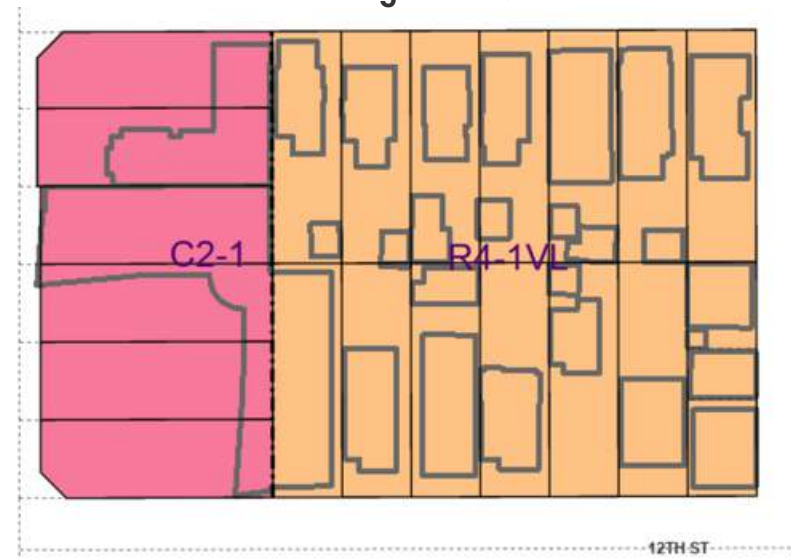
PARCEL & ZONING MAP



APN's: 5080-010-037, & -038



Zoning: R4-1VL



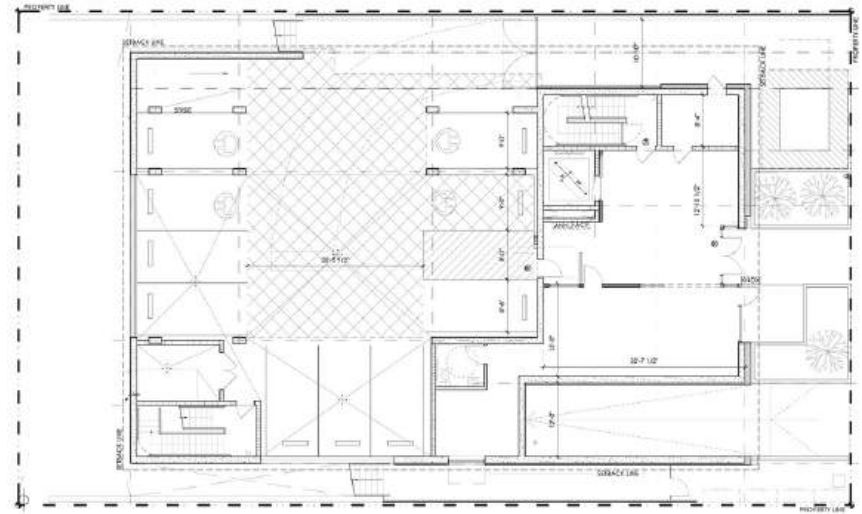
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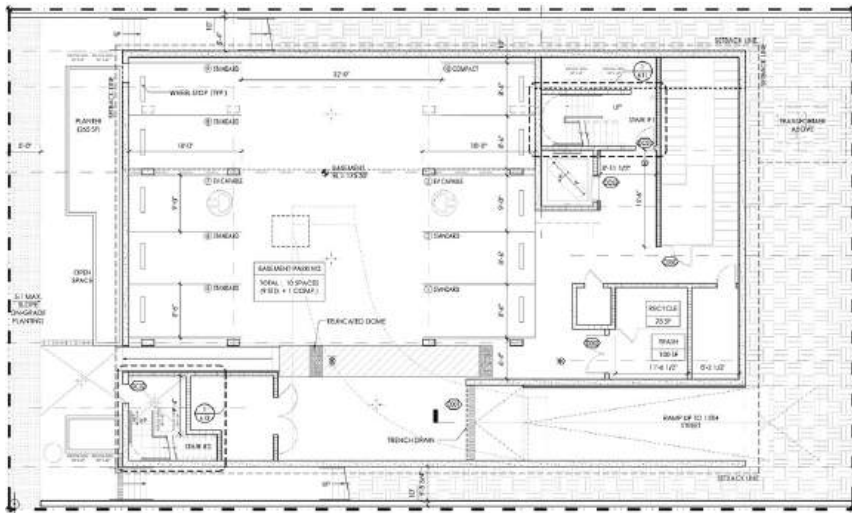
SITE PLAN

UNIT INFORMATION

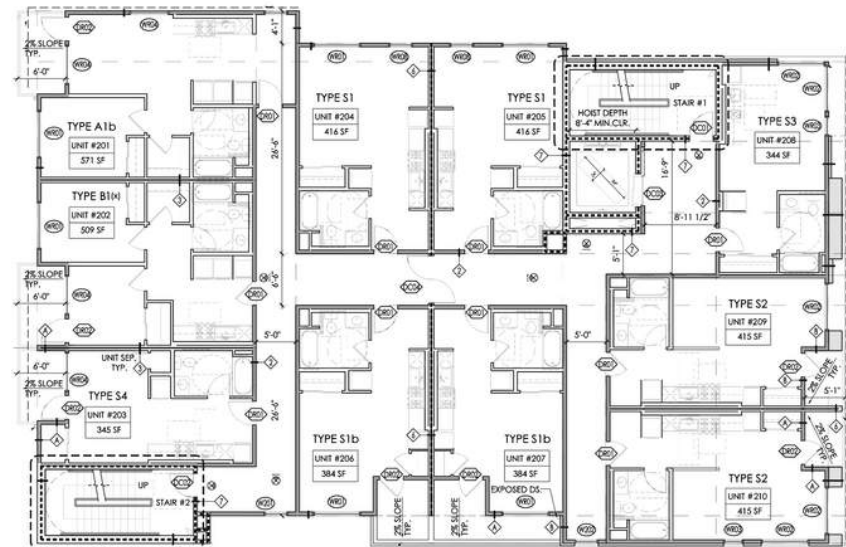
Unit Mix	Units	Floor	Size (Sq. Ft.)
Studio	26	Ground Floor	1,100
1 Bedroom	8	Second Floor	5,549
2 Bedroom	1	Third Floor	5,549
		Fourth Floor	4,664
		Fifth Floor	4,727
TOTAL	35	TOTAL	21,589



First Floor



Basement



Second Floor

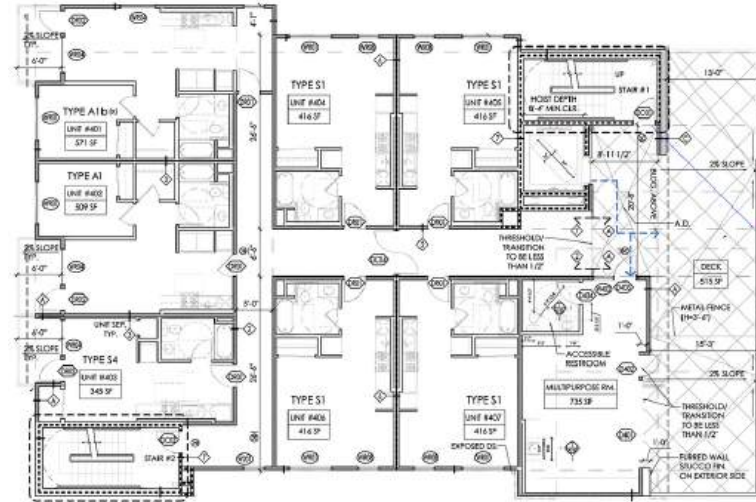
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SITE PLAN



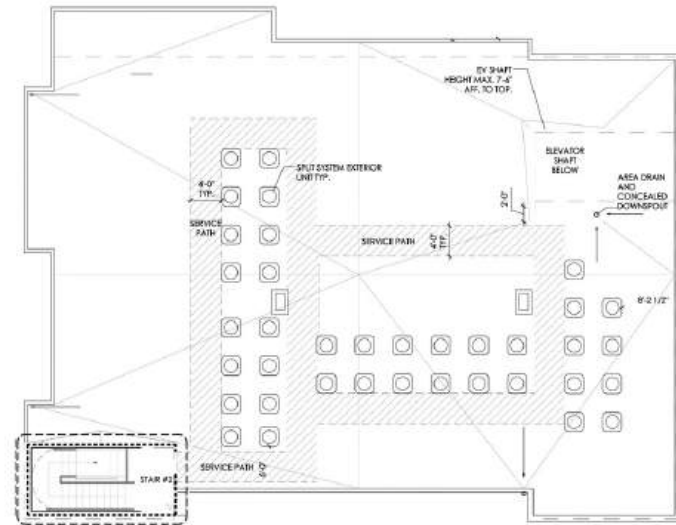
Third Floor



Fourth Floor



Fifth Floor



Roof

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PROJECT RENDERINGS

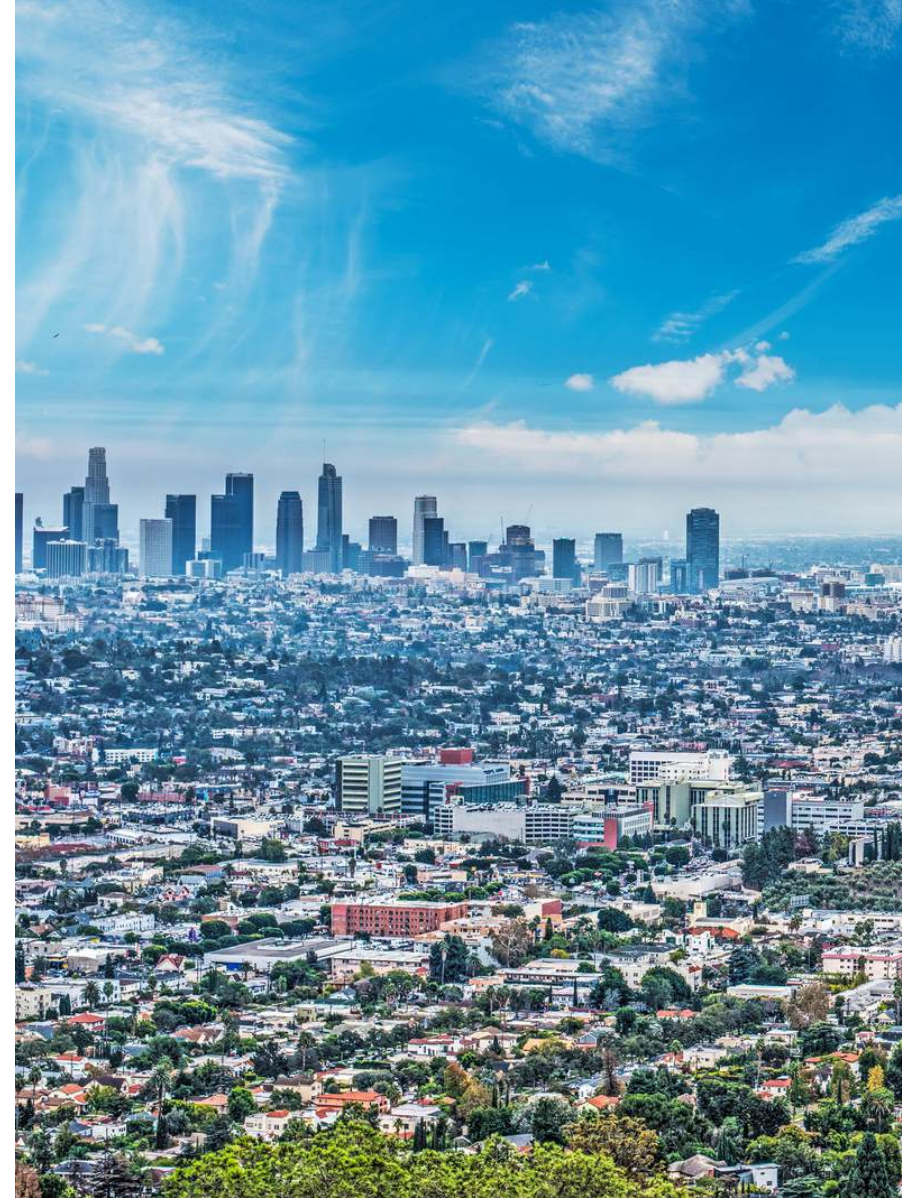
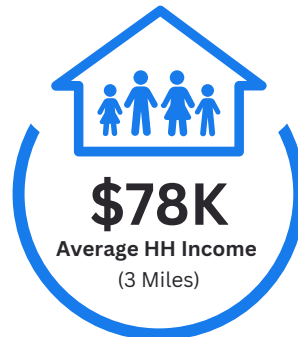


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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population			
2024 Estimated Population	80,425	605,762	1,250,837
2029 Projected Population	78,924	603,769	1,250,837
2020 Census Population	78,156	600,766	1,268,887
Households			
2024 Estimated Households	31,133	235,354	501,109
2029 Projected Households	30,521	229,893	488,152
2020 Census Households	30,306	233,513	503,873
Income			
2024 Estimated Average Household Income	\$68,499	\$77,283	\$87,074
2024 Median Household Income	\$45,775	\$52,773	\$59,556



MARK HONG
CAL DRE #01067529
213.251.9000
markhong@korusre.com

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