

Multi-Family Development Site with Plans

±12,040 SF DEVELOPMENT SITE

432 N EVERGREEN AVENUE, LOS ANGELES, CA 90033

12-UNIT DEVELOPMENT PLAN | EAST LOS ANGELES | FEDERAL OPPORTUNITY ZONE | LOS ANGELES INFILL LOCATION



432 N EVERGREEN AVE

LOS ANGELES, CA 90033

Cesar E Chavez Ave

S Evergreen Ave

KORUS
REAL ESTATE

EXECUTIVE SUMMARY

This offering presents an opportunity to acquire a multifamily development site located at 432 N Evergreen Avenue in Los Angeles, California. The approximately 12,040 SF property is currently vacant land within the established Boyle Heights neighborhood. Substantial preliminary planning and design work has already been completed, providing a strong foundation for future development.

Plans have been prepared for a four-story, 12-unit apartment development featuring ground-floor parking with three levels of residential units above. The project has progressed through the City of Los Angeles plan-check process, with Quality Review completed in September 2021.

The architectural package includes site plans, floor plans, exterior elevations, building sections, accessibility details, landscape plans, and related development drawings. LADBS records also reflect multiple completed agency reviews and clearances, including Address Approval, Certificate of Compliance, DAS Clearance, Hydrant and Access Approval, and Green Code clearance.

Together, the existing plans, prior plan-check activity, and completed clearances provide an established framework for a buyer to evaluate and advance the proposed development. The building permit has not yet been issued, and prospective buyers should independently verify all current entitlement, permit, clearance, and development requirements with the appropriate agencies.

PROPERTY SUMMARY

LISTING PRICE \$1,200,000	PROPERTY TYPE Multifamily Development Site
PRICE PER SF (LAND) \$99.67	ZONING [H3-MU3-3][RX2-2L][CPIO]
LAND SIZE ±12,040 SF	Opportunity Zone Federal Designated
APN 5178-020-040	State Enterprise Zone East Los Angeles



REGIONAL LOCATION & DESTINATIONS



TRANSPORTATION

- 1 Cesar E Chavez / Evergreen
- 2 Soto Station – Metro E Line
- 3 Indiana Station – Metro E Line

RETAIL & GROCERY

- 1 Food 4 Less
- 2 El Super
- 3 Jack's Market
- 4 CVS
- 5 Walgreens
- 6 Cesar Dollar Store
- 7 ARCO
- 8 24 Hour Laundromat
- 9 O'Reilly Auto Parts
- 10 Northgate González Market
- 11 Smart & Final

COFFEE & DINING

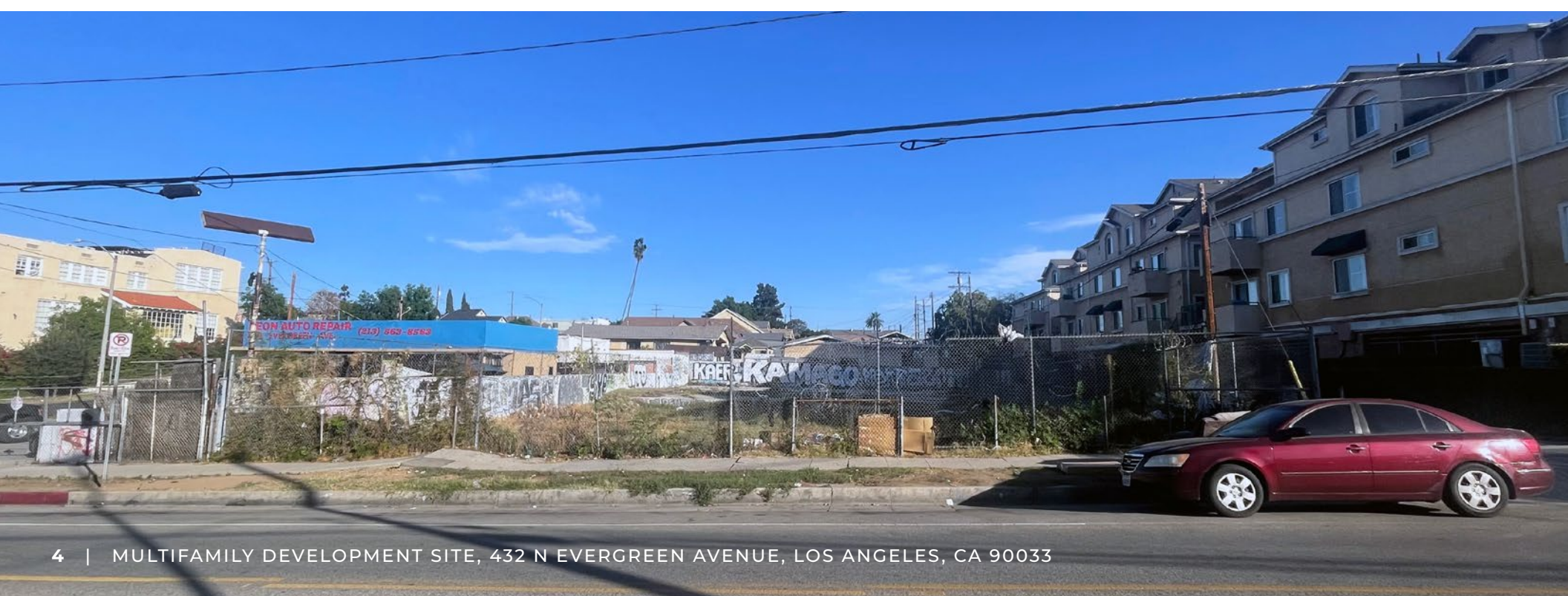
- 1 McDonald's
- 2 Quesadillas Cano
- 3 King Taco #9
- 4 Acurrúcame Café
- 5 Picaresca Barra de Cafe
- 6 La Sureña Bakery
- 7 La Favorita Bakery
- 8 Guisados
- 9 Al & Bea's Mexican Food

EDUCATION

- 1 Rafu Chuo Gakuen School
- 2 Malabar St Elementary School
- 3 First Street Elementary School
- 4 Theodore Roosevelt High School
- 5 STEM Academy of Boyle Heights
- 6 Hollenbeck Middle School
- 7 Ramona Opportunity High School

MISCELLANEOUS

- 1 Hollenbeck Park
- 2 Adventist Health White Memorial
- 3 Mariachi Plaza
- 4 USC Health Sciences Campus



INVESTMENT HIGHLIGHTS

01 12-UNIT MULTIFAMILY DEVELOPMENT SITE WITH PLANS

Plans have been prepared for a four-story, 12-unit apartment development with ground-floor parking and three levels of residential units above.

02 ±12,040 SF DEVELOPMENT SITE

Approximately 12,040 SF of land providing an infill multifamily development opportunity in the established Boyle Heights neighborhood.

03 ZONING

The Property is zoned [H3-MU3-3][RX2-2L][CPIO] under the City of Los Angeles zoning framework.

04 FEDERAL OPPORTUNITY ZONE

The Property is located within a Federally Designated Opportunity Zone.

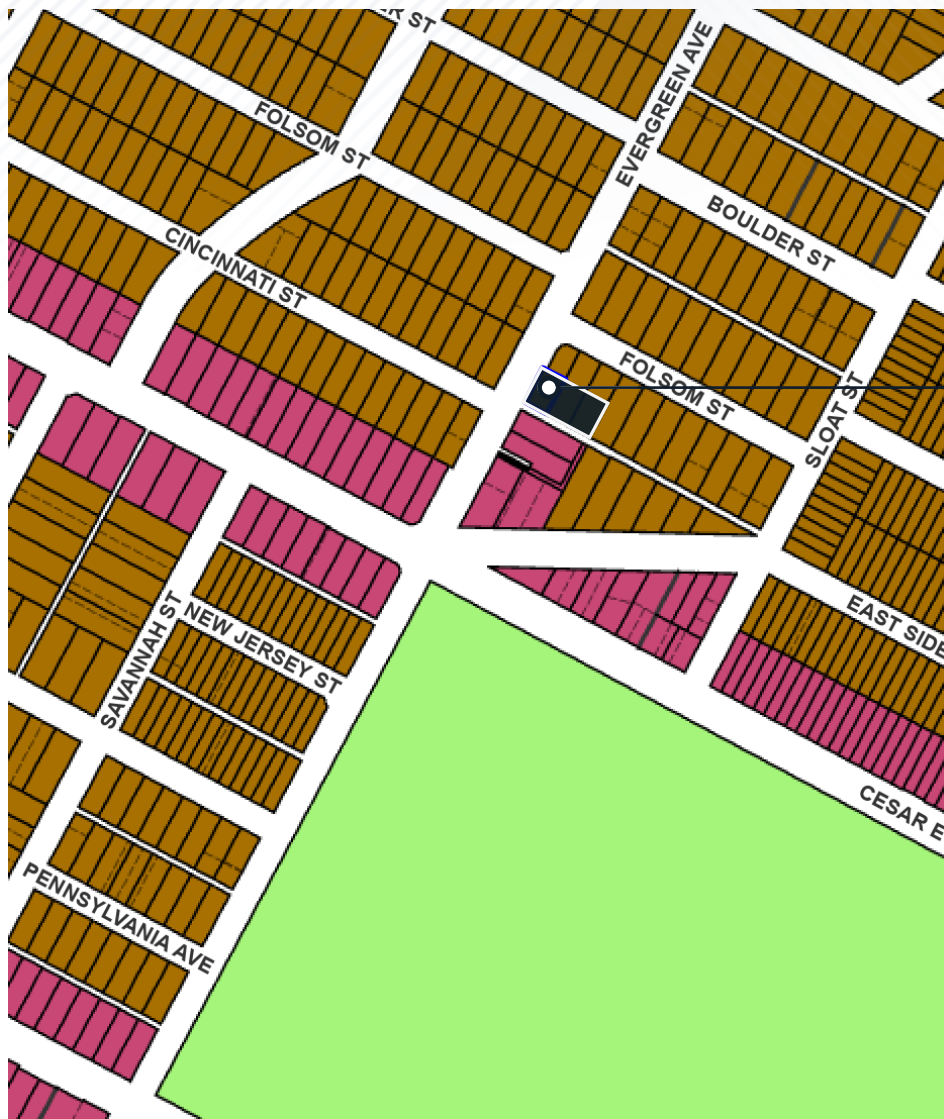
05 EAST LOS ANGELES STATE ENTERPRISE ZONE

The Property is located within the East Los Angeles State Enterprise Zone.

06 ADVANCED DEVELOPMENT PLANNING

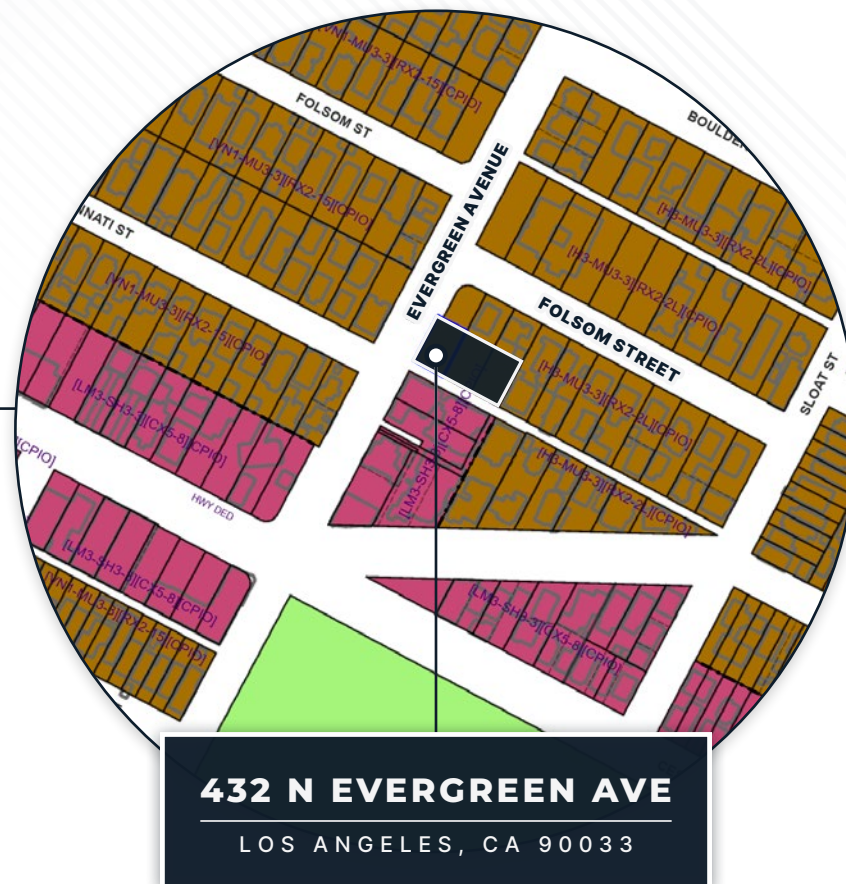
Existing architectural plans and prior plan-check activity provide an established framework for advancing the proposed multifamily development, subject to verification of current City requirements.

ZONING & PARCEL OVERVIEW



■ RESIDENTIAL-MIXED ■ COMMERCIAL-MIXED

Source: City of Los Angeles Department of City Planning, ZIMAS, October 2026. Buyer to independently verify zoning, permitted uses, development standards, and entitlement requirements with the City of Los Angeles.



432 N EVERGREEN AVE
LOS ANGELES, CA 90033

MU3

USE DISTRICT

The Property is designated MU3 under the City of Los Angeles zoning framework.

RX2

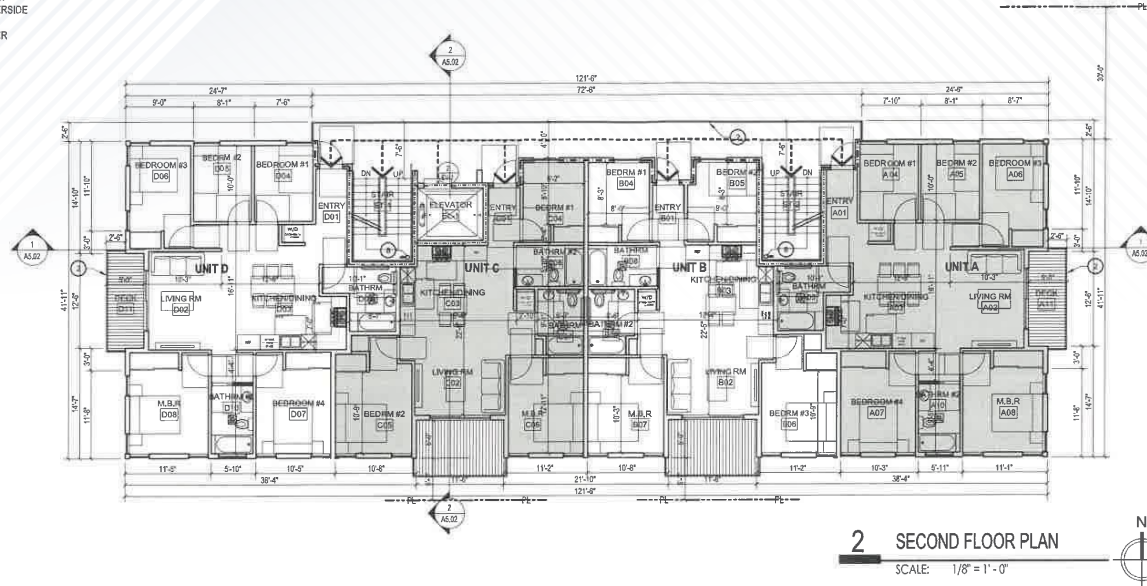
FORM DISTRICT

The Property is also subject to the RX2 Form District designation. Buyers should independently verify applicable development standards and requirements.

PROPOSED DEVELOPMENT PLAN

- NEW METAL STUD WALL
- 2-HR FIRE-RATED SEPARATION WALL, STC 54, GA FILE NO. WP 3910, TO EXTEND VERTICALLY FROM FOUNDATION TO UNDERSIDE OF 1-HR FIRE RATED ROOF (CBC 706.5 & 706.6.2) AND HORIZONTALLY BETWEEN TWO INTERIOR SURFACES OF 1-HR FIRE-RATED EXTERIOR WALL (CBC 706.5.3)
- 1-HR FIRE-RATED SEPARATION WALL, GA FILE NO. WP 8130

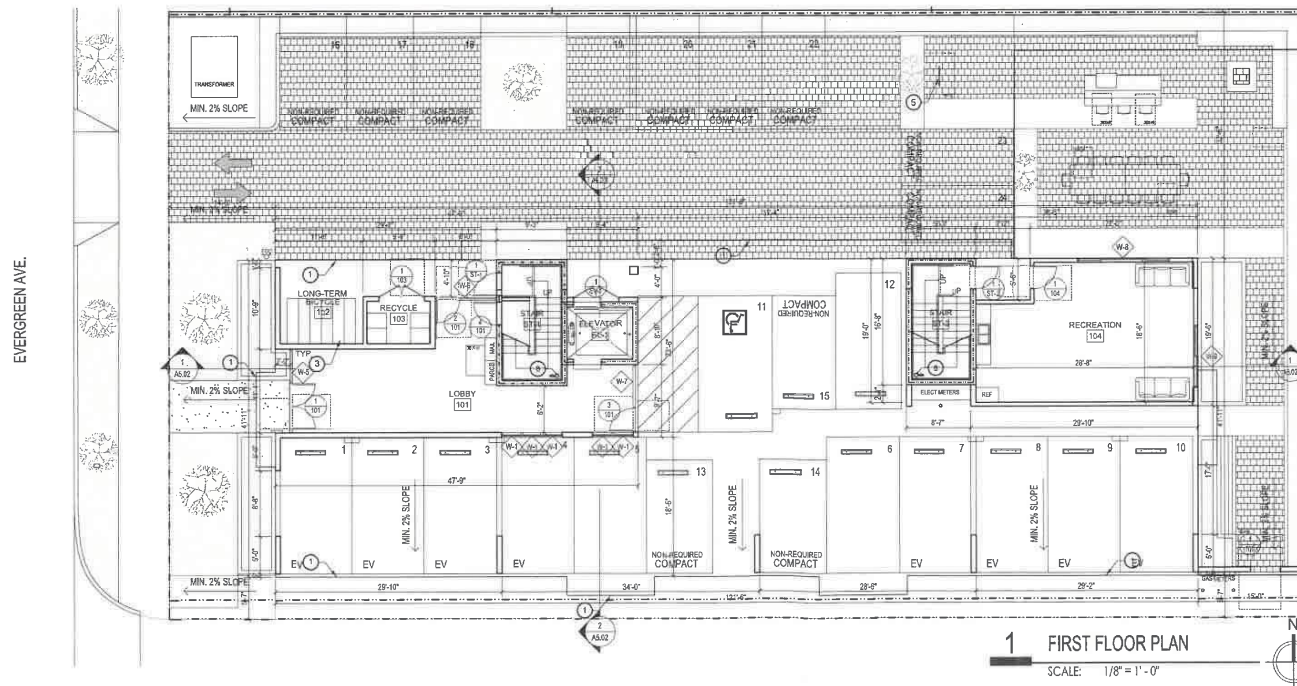
- GENERAL NOTES:
- CLASS 'A' HOT-MOP ROOFING TYP.
 - FLAT ROOF VENTILATION THROUGH AURA VENTS FOR EXHAUST-ARY AND THE POP VENTS FOR AIR INTAKE - PW



- LINE OF BUILDING ABOVE.
- 42" H GUARDRAIL.
- LONG-TERM BIKE STORAGE, TWO TIERS, TOTAL OF TWELVE(12) BIKE STALLS.
- NOT USED
- SHORT-TERM BIKE STORAGE, TOTAL OF TWO(2) BIKE STALLS.
- RECESSED AREA PER PLANE BREAK REQUIREMENT (SETBACK + 5FT DEPTH MIN, 1/10FT LENGTH MIN.).
- WINDOW "W-4" ON THIRD AND FOURTH FLOOR, SEE A7.01 FOR DETAIL.
- FIRE STANDPIPE.

ACCESSIBLE PATH OF TRAVEL
SEE 71A1.02 FOR DETAILS

EXHIBIT "A"
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TYPICAL RESIDENTIAL FLOOR PLAN

- NEW METAL STUD WALL
- 2-HR FIRE-RATED SEPARATION WALL, STC 54, GA FILE NO. WP 3910, TO EXTEND VERTICALLY FROM FOUNDATION TO UNDERSIDE OF 1-HR FIRE RATED ROOF (CBC 705.6 & 705.6.2) AND HORIZONTALLY BETWEEN TWO INTERIOR SURFACES OF 1-HR FIRE-RATED EXTERIOR WALL (CBC 705.5.3)
- 1-HR FIRE-RATED SEPARATION WALL, GA FILE NO. WP 8130

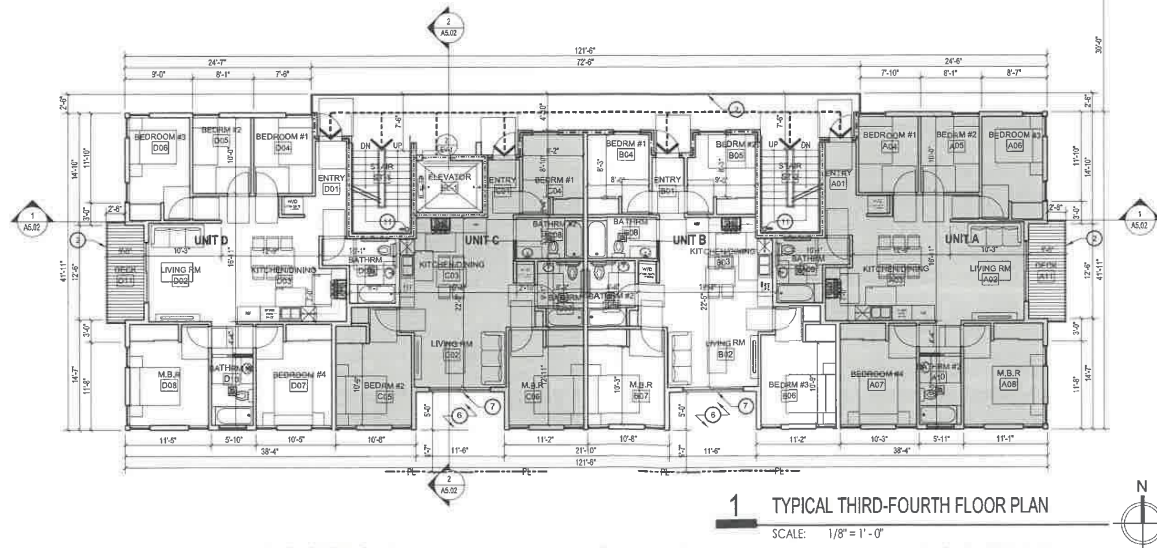
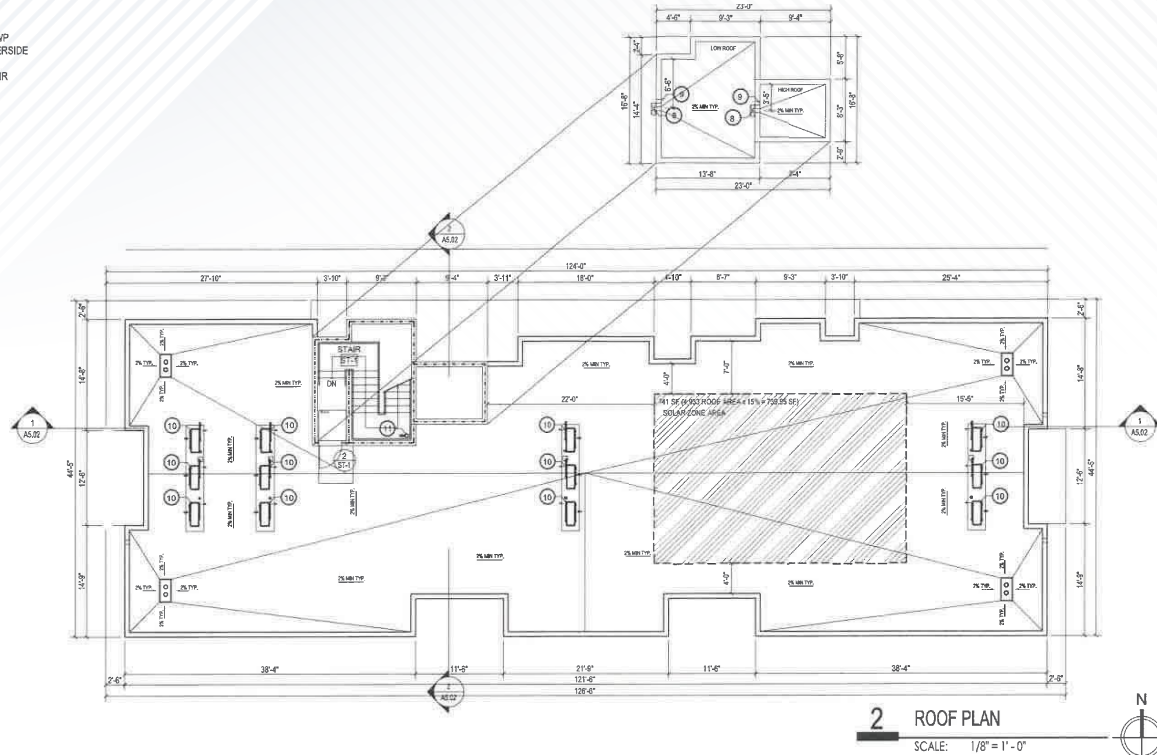
GENERAL NOTES:

1. CLASS 'A' TPO WHITE ROOF ASSEMBLY (CRRC #0908-0008, ICC-ES ESR-2831, SRI 98). SEE 1-G/2.
2. FLAT ROOF VENTILATION THROUGH AURA VENTS FOR EXHAUST-ARY AND THE POP VENTS FOR AIR INTAKE - PV

1. LINE OF BUILDING ABOVE.
2. 42" H GUARDRAIL.
3. LONG-TERM BIKE STORAGE, TWO TIERS, TOTAL OF TWELVE (12) BIKE STALLS.
4. NOT USED
5. SHORT-TERM BIKE STORAGE, TOTAL OF TWO (2) BIKE STALLS.
6. RECESSED AREA PER PLANE BREAK REQUIREMENT (SETBACK + 5" FT DEPTH MIN. / 10" FT LENGTH MIN.).
7. WINDOW "W-4" ON THIRD AND FOURTH FLOOR, SEE A7.01 FOR DETAIL.
8. 3" S CUPPER WITH STRAINER PER CPC 1105.
9. 3" S OVERFLOW SCUPPER WITH STRAINER PER CPC 1105 TYP.
10. HVAC SYSTEM OUTDOOR UNIT
11. FIRE STANDPIPE

ACCESSIBLE PATH OF TRAVEL
SEE 7/A1.02 FOR DETAILS

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AREA OVERVIEW

Boyle Heights, CA

Boyle Heights is a well-established East Los Angeles neighborhood located immediately east of Downtown Los Angeles. The area offers a dense mix of neighborhood-serving retail, grocery stores, restaurants, schools, parks, healthcare facilities, and public transportation, supporting a highly connected residential environment.

The neighborhood is served by the Metro E Line and provides convenient access to Downtown Los Angeles, the Arts District, USC Health Sciences Campus, and major employment centers throughout Central Los Angeles. Major freeways including I-5, I-10, and US-101 further enhance regional connectivity.

With its established residential base, extensive everyday amenities, and proximity to major employment, education, healthcare, and transit infrastructure, Boyle Heights offers a compelling setting for new infill multifamily development.



871,361

2025 POPULATION

5-Mile Radius



284,255

HOUSEHOLDS

5-Mile Radius



\$66,552

MEDIAN HH INCOME

5-Mile Radius



73.57%

RENTER OCCUPIED

5-Mile Radius

KEY DEMOGRAPHICS SUMMARY

	1-MILE	3-MILE	5-MILE
2025 Population	58,762	272,781	871,361
2030 Population	57,571	268,168	859,927
2025 Households	15,968	82,884	284,255
Avg. Household Income	\$78,779	\$85,968	\$91,588
Median Household Income	\$65,198	\$64,042	\$66,552

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MARK HONG

DRE # 01067529
Office 213.251.9000
Mobile 213.700.6780
MarkHong@Korusre.com

KORUS
REAL ESTATE