

Corner Located Land For Sale

5265-5269 S. CENTRAL AVE., LOS ANGELES, CA 90011



- 2 PARCELS TOTALING 12,350 SF OF LA-C2-1-CPIO ZONED LAND LOCATED AT THE CORNER OF S. CENTRAL AVE. & 53RD ST.
- NORTH OF THE MAJOR SIGNALIZED INTERSECTION OF CENTRAL & SLAUSON AVE.
- GOOD CAR TRAFFIC COUNTS; OVER 20,000 CARS PER DAY ALONG CENTRAL AVE.
- GREAT FRONTAGE: APPROXIMATELY 95 FEET ALONG CENTRAL AVE. & 130 FEET ALONG 53RD ST.
- EASY FREEWAY ACCESS; JUST 1.5 MILES EAST OF THE 110 FREEWAY & 2.5 MILES SOUTH OF THE 10 FREEWAY.
- LOCATION IS DESIGNATED TOC TIER 2, SOUTH LOS ANGELES TRANSIT EMPOWERMENT ZONE & LOS ANGELES STATE ENTERPRISE ZONE.
- EXCELLENT DEMOGRAPHICS; APPROX. 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 450,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

David Yashar, ICSC Member

Director
DYashar@kw.com
(310) 724-8043
DRE# 01102638

Omid Saleh

OSaleh@kw.com
(310) 724-8066
DRE# 01980838

Eric Simonyan

ESimonyan@kw.com
(310) 724-8066
DRE# 01984661

Keller Williams Realty Westside

Phone: (310) 482-2500

10900 Wilshire Blvd Suite 100

Los Angeles, CA 90024

www.DavidYashar.com

Confidentiality & Disclaimer

5265-5269 S. CENTRAL AVE., LOS ANGELES, CA 90011

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Torrance, CA in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL
23670 Hawthorne Blvd.,
Suite 100
Torrance, CA 90505

DAVID YASHAR
Director
O: 310.724.8043
dyashar@kw.com
CA #01102638

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Property Description



OFFERING SUMMARY

SALE PRICE:	UNPRICED
APN:	5103-024-036; 037
LOT SIZE:	12,350 SF
ZONING:	LA-C2-1-CPIO
DESIGNATIONS:	TOC Tier 2 / South Los Angeles Transit Empowerment Zone / Los Angeles State Enterprise Zone
FRONTAGE:	95 Feet along Central Ave. & 130 Feet along 53rd St.

PROPERTY OVERVIEW

KW Commercial is pleased to present this 2 parcel 12,350 SF, per Alta Survey, LA-C2-1-CPIO zoned corner lot. An architect reviewed the property and calculated the total to be 13,109 SF of land. The lot has great frontage with approximately 95 feet along Central Ave. & 130 feet along 53rd St.

The location is designated TOC Tier 2, South Los Angeles Transit Empowerment Zone and Los Angeles State Enterprise zone. Allowing for higher density and lower parking requirements. (Please contact the City of Los Angeles for additional information)

The offering will attract an investor or developer looking to build in a densely populated area of Los Angeles.

LOCATION OVERVIEW

The offering is located at the Northwest corner of S. Central Ave. & 53rd St., just 2 blocks south of the signalized intersection of 51st St. & Central Ave. It is also just north of the major signalized intersection of Central & Slauson Ave. Central Ave. also provides good car traffic counts with over 20,000 cars per day at this location.

The site is directly adjacent to Aurora Elementary School. Other schools in the immediate area include: Los Angeles Academy Middle School, Estrella Middle School, George Washington Carver Middle School, Sally Ride Elementary School, KIPP Opportunity Middle School, Holmes Avenue Elementary School, and Synergy Quantum Academy Middle School, just to name a few.

The location has easy freeway access; just 1.5 miles east of the 110 freeway & 2.5 miles south of the 10 freeway.

The demographics in the immediate area consist of approximately 50,000 people residing within a 1-mile radius & over 450,000 people residing within a 3-mile radius, thus providing high density.

Transit Oriented Communities Base Incentives

	Tier 1 (Low)	Tier 2 (Med)	Tier 3 (High)	Tier 4 (Regional)
Affordable Housing Requirement	8% ELI 11% VL 20% Low	9% ELI 12% VL 21% Low	10% ELI 14% VL 23% Low	11% ELI 15% VL 25% Low
Density Exception	50% increase RD Zones = 35% increase	60% increase RD Zones = 35% increase	70% increase RD Zones = 40% increase	80% increase RD Zones = 45% increase
FAR (Residential Portion) Commercial Zones (including HI and CM) Exception	40% increase At least 2.75:1 See Below	45% increase At least 3.25:1 See Below	50% increase At least 3.75:1 See Below	55% increase At least 4.25:1 See Below
Residential Parking (allows for unbundled and tandem) Ground Floor Commercial	0.5 per bedroom 10 % reduction	0.5 per bedroom; No more than 1 required per unit 20 % reduction	0.5 per bedroom 30 % reduction	None 40 % reduction
Height Transitional Height Exception	11 ft. for one story Low See Below	11 ft. for one story Low See Below	22 ft. for two stories Med See Below	33 ft. for three stories High See Below
Yard/Serback R Zones C Zones Exception	25% reduction (one yard) Same as RAS3 Front yard in R zones may only be reduced in certain cases	30% reduction (one yard) Same as RAS3 Front yard in R zones may only be reduced in certain cases	30% reduction (two yard) Same as RAS3 Front yard in R zones may only be reduced in certain cases	35% reduction (two yard) Same as RAS3 Front yard in R zones may only be reduced in certain cases

* See City of Los Angeles TOC Guidelines Report for Complete List of Incentives, Restrictions and Exemptions. Buyer must Verify with City.



City of Los Angeles Department of City Planning

PROPERTY ADDRESSES

1067 E 53RD ST

ZIP CODES

90011

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2018-6005-CA
CPC-2013-3169
CPC-2010-2278-GPA
CPC-2008-1553-CPU
CPC-2007-3827-ICO
CPC-1990-346-CA
CPC-1986-827-GPC
CPC-1983-506
ORD-185925
ORD-185924-SA2110
ORD-180103
ORD-171682
ORD-171681
ORD-167449-SA2757
ORD-162128
ZA-2003-697-CU-ZAA
TT-52544
ENV-2019-4121-ND
ENV-2018-6006-CE
ENV-2013-3392-CE
ENV-2013-3170-CE
ENV-2010-2279-CE
ENV-2008-1780-EIR
ENV-1998-407

Special Notes

Zoning

Zoning Information (ZI)

General Plan Land Use

General Plan Note(s)

Specific Plan Area

Historic Preservation Overlay Zone

Other Historic Survey Information

Mills Act Contract

CDO: Community Design Overlay

CPIO: Community Plan Imp. Overlay

Subarea

CUGU: Clean Up-Green Up

POD: Pedestrian Oriented Districts

RFA: Residential Floor Area District

Adaptive Reuse Incentive Area

Affordable Housing Linkage Fee

Residential Market Area

Non-Residential Market Area

Transit Oriented Communities (TOC)

RPA: Redevelopment Project Area

Building Line

500 Ft School Zone

500 Ft Park Zone

Assessor Information

Use Code

Tax Rate Area

Additional Information

ZI-2476 Southeast Los
Angeles Community Plan
Adoption

C2-1-CPIO

ZI-1231 South Los Angeles
Alcohol Sales

ZI-2483 Southeast Los
Angeles Community Plan
Implementation Overlay
(CPIO)

ZI-2488 Council District 9

ZI-2476 Southeast Los
Angeles Community Plan
Adoption

ZI-2452 Transit Priority Area
in the City of Los Angeles

ZI-2374 LOS ANGELES
STATE ENTERPRISE
ZONE

Neighborhood Commercial

Yes

South Los Angeles Alcohol
Sales

None

None

None

None

Southeast Los Angeles

General Corridor

None

None

None

None

None

Low

Exempt

Tier 2

Council District 9

None

Active: Aurora Elementary
School

No

100V - Commercial -
Commercial - Vacant Land

6659

Airport Hazard

Coastal Zone

Urban Agriculture Incentive Zone

Seismic Hazards

Active Fault Near-Source Zone

Nearest Fault (Distance
in km) 2.62536432

Nearest Fault (Name) Puente Hills Blind Thrust
Region Los Angeles Blind Thrusts

Fault Type B

Slip Rate (mm/year) 0.70000000

Slip Geometry Reverse

Slip Type Moderately / Poorly
Constrained

Down Dip Width (km) 19.00000000

Rupture Top 5.00000000

Rupture Bottom 13.00000000

Dip Angle (degrees) 25.00000000

Maximum Magnitude 7.10000000

Alquist-Priolo Fault Zone No

Landslide No

Liquefaction No

Preliminary Fault Rupture
Study Area No

Tsunami Inundation Zone No

Economic Development Areas

Business Improvement
District None

Hubzone Qualified

Opportunity Zone No

Promise Zone South Los Angeles Transit
Empowerment Zone

State Enterprise Zone LOS ANGELES STATE
ENTERPRISE ZONE

Housing

Direct all Inquiries to Housing+Community
Investment Department

Telephone (866) 557-7368

Website <http://hcidla.lacity.org>

Rent Stabilization Ordinance (RSO)

Ellis Act Property No

Public Safety

Police Information

Bureau Central

Division / Station Newton

Reporting District 1373

Fire Information

Bureau South

Battalion 13

District / Fire 21

Station

Red Flag Restricted
Parking No

Address/Legal Information

Thomas Brothers Grid PAGE 674 - GRID E5

Tract WIESENDANGER'S
SOUTH-END TRACT

Map Reference M R 60-55/56

Jurisdictional Information

Community Plan Area Southeast Los Angeles

Area Planning Commission South Los Angeles

Neighborhood Council Zapata-King

Council District CD 9 - Curren D. Price, Jr.

Census Tract # 2294.20

LADBS District Office Los Angeles Metro

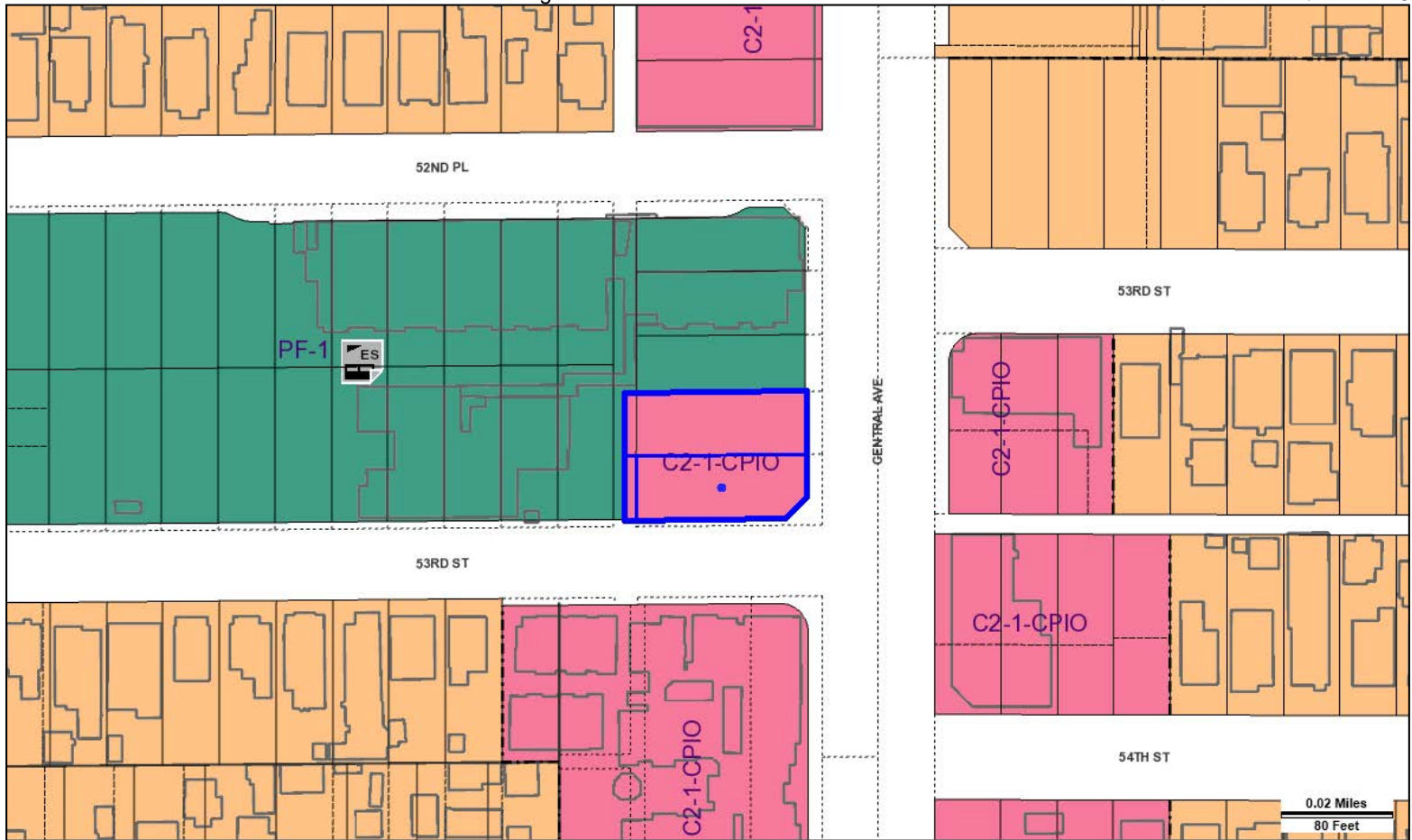
Planning and Zoning Information



ZIMAS PUBLIC

Generalized Zoning

City of Los Angeles
Department of City Planning



Zoning: C2-1-CPIO

General Plan: Neighborhood Commercial



Additional Photos



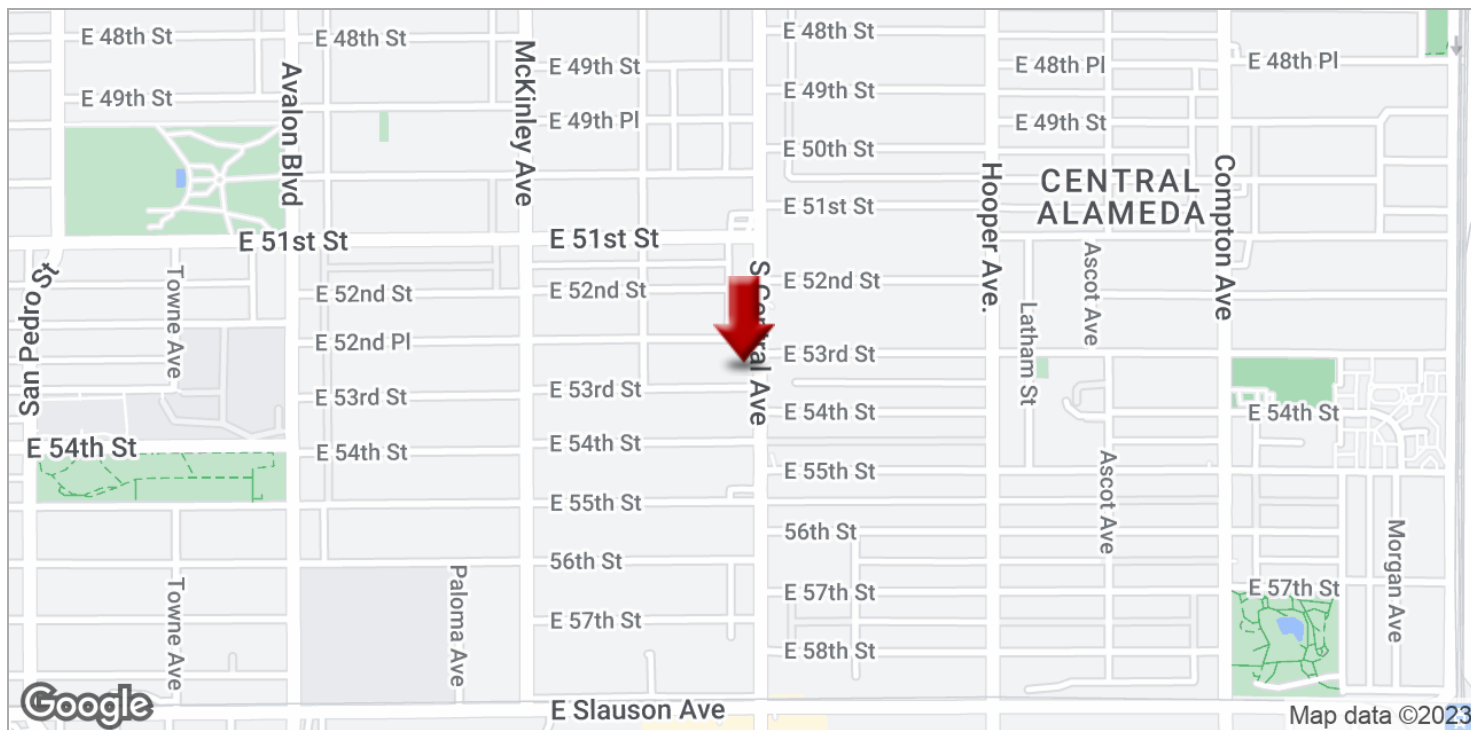
Additional Photos



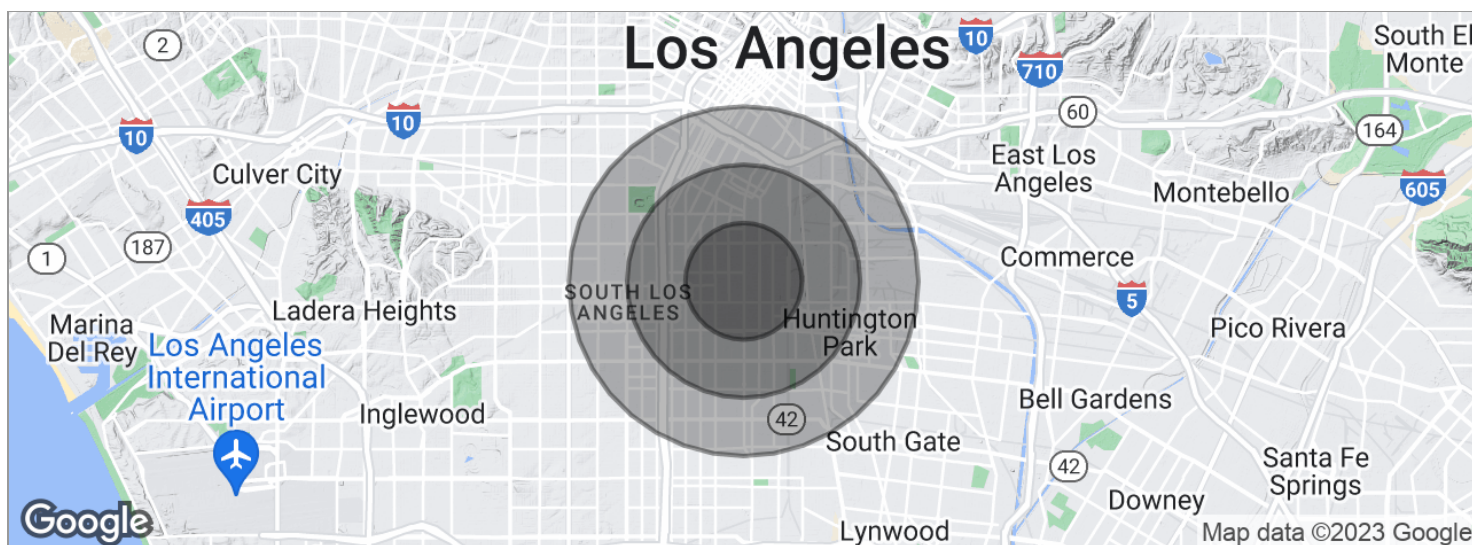
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	49,681	223,940	472,407
Median age	26.0	26.2	26.8
Median age (male)	25.3	25.5	25.9
Median age (Female)	27.0	26.8	27.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	11,652	52,869	116,110
# of persons per HH	4.3	4.2	4.1
Average HH income	\$41,168	\$40,742	\$40,466
Average house value	\$369,658	\$373,946	\$378,753
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	87.5%	85.5%	82.2%
RACE (%)	1 MILE	2 MILES	3 MILES
White	57.9%	46.0%	42.0%
Black	11.2%	13.1%	16.0%
Asian	0.1%	0.3%	0.5%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.6%	0.4%	0.3%
Other	29.3%	39.1%	40.0%

* Demographic data derived from 2020 ACS - US Census