

# LOT FOR SALE

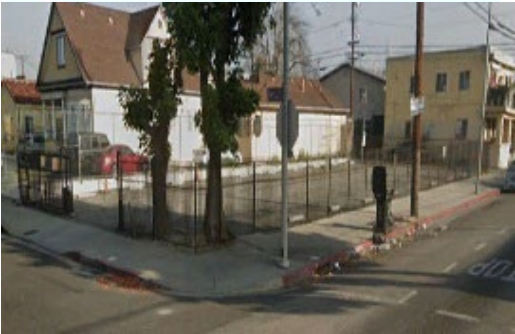
2315 GRIFFITH AVENUE, LOS ANGELES CA 90011

PRESENTED BY CHOICE ACQUISITIONS  
6,490 SF ~ \$700,000 obo



**Nichole Smith**  
Principal  
Choice Acquisitions  
BRE: 01334809  
C 323.528.7674  
[nichole@choiceacquisitions.com](mailto:nichole@choiceacquisitions.com)

# Asking Price: Submit All Offers



2315 Griffith Ave - Parcel # 5131-019-013  
Los Angeles, CA 90011 - Los Angeles County

| PARCEL       |             |             |          |  |  |
|--------------|-------------|-------------|----------|--|--|
| Land Use:    | Parking Lot | Land SF:    | 6,490 SF |  |  |
| Zoning:      | LAR4        | Land Acres: | 0.15 AC  |  |  |
| Improved SF: | 6,500 SF    | Year Built: | 1973     |  |  |

## PROPERTY HIGHLIGHTS

- 0.15 Acre Lot
- LA R4 Zone
- Close to 10 Fwy
- DTLA 2.0 Miles
- Hubzone & Opportunity Zone

## Comparable Sales

| ADDRESS                                      | Zoning | Land Type   | SF     | Sold Price  | Price/SF |
|----------------------------------------------|--------|-------------|--------|-------------|----------|
| 937 E 25 <sup>th</sup> Street<br>Los Angeles | R3     | Residential | 6,490  | \$1,445,000 | \$223    |
| 4345 Woodlawn<br>Los Angeles                 | C2     | Comm        | 7,020  | 1,300,000   | \$185    |
| 1432 E 25 <sup>th</sup><br>Los Angeles       | R3     | Residential | 10,509 | \$2,350,000 | \$223    |

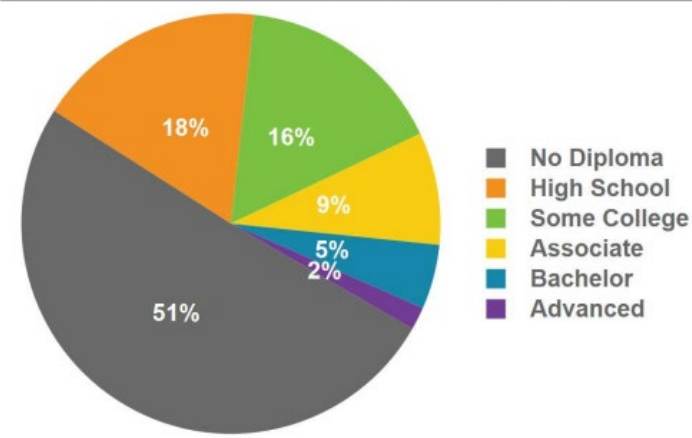
2315 Griffith Avenue is located in the City of Los Angeles and presents a remarkable opportunity for development. This property will allow developers and investors density bonus opportunities.

The property conveniently location offers close proximity to public transportation, providing convenient access to MTA and train lines.

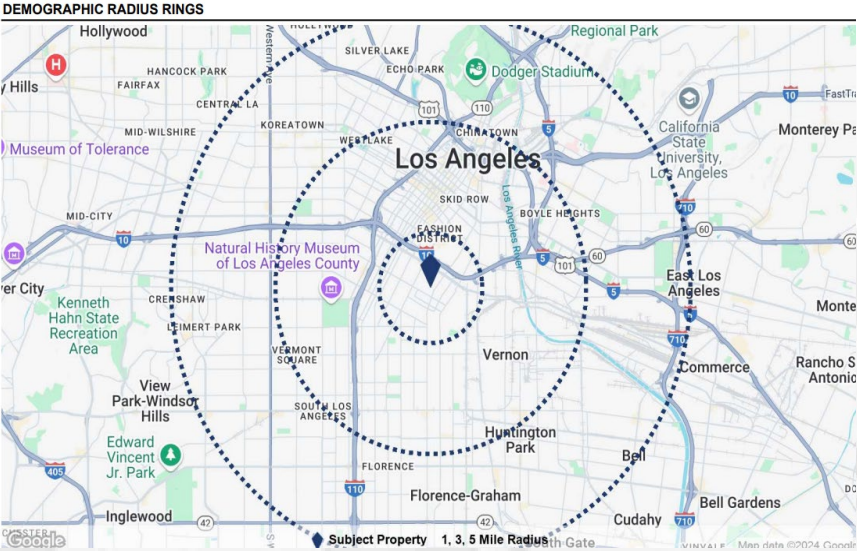
## Parcel Map Overview



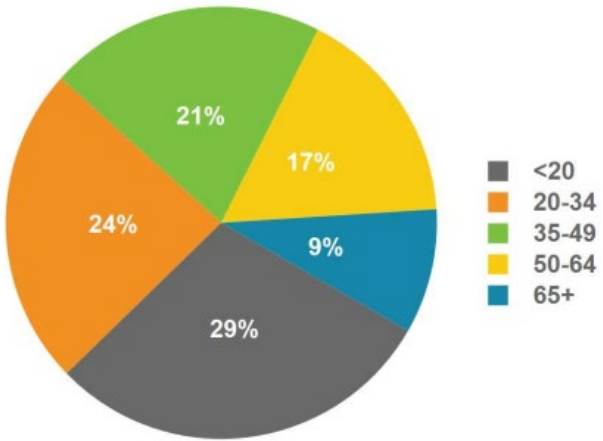
POPULATION BY EDUCATION IN 1 MILE RADIUS



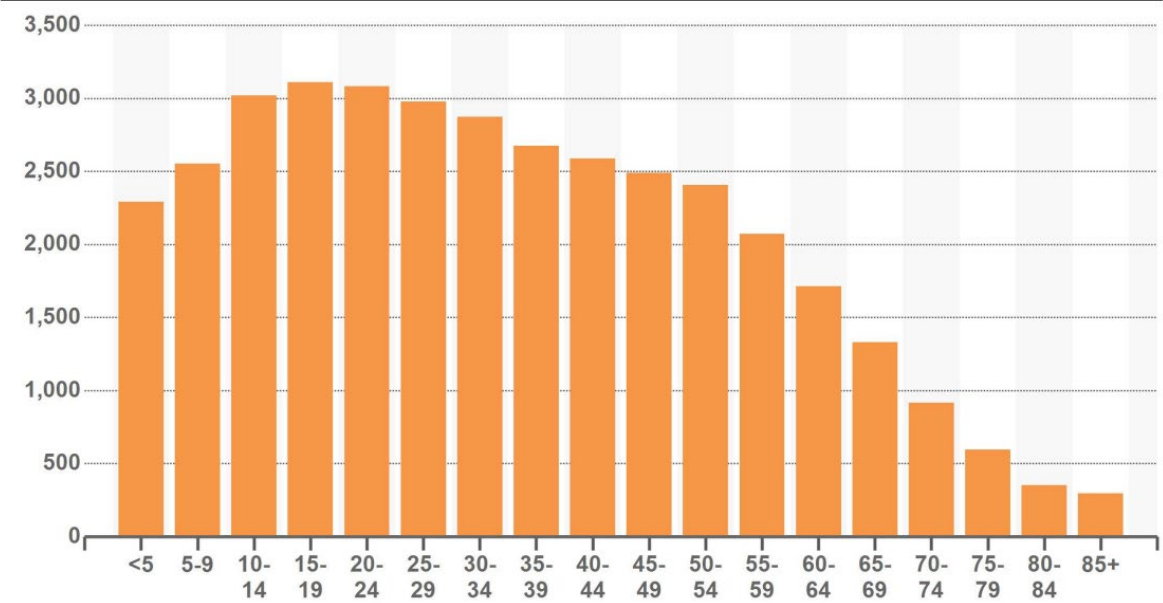
| Population (1 mi) | Avg. HH Size (1 mi) | Avg. Age (1 mi) | Med. HH Inc. (1 mi) |
|-------------------|---------------------|-----------------|---------------------|
| 37,347            | 3.9                 | 34              | \$44,299            |



POPULATION BY AGE IN 1 MILE RADIUS



POPULATION BY AGE GROUP IN 1 MILE RADIUS



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