

LOT FOR SALE

856 EAST 25TH STREET, LOS ANGELES CA 90011

Submit Offers By:
July 15, 2025 5:00 pm

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GRIFFITH AVE

E 25TH ST

852 E 25th St

Asking Price: Submit All Offers



856 E 25th St - Parcel # 5131-025-013
Los Angeles, CA 90011 - Los Angeles County

PARCEL

Land Use:	Vacant Land (NEC)	Land SF:	6,273 SF
Zoning:	LAR3	Land Acres:	0.14 AC
Improved SF:	--	Year Built:	--

PROPERTY HIGHLIGHTS & Comparable Sales

- **0.15 Acre Lot**
- **LA R3 Zone**
- **Close to 10 Fwy**
- **DTLA 2.0 Miles**
- **Hubzone & Opportunity Zone**

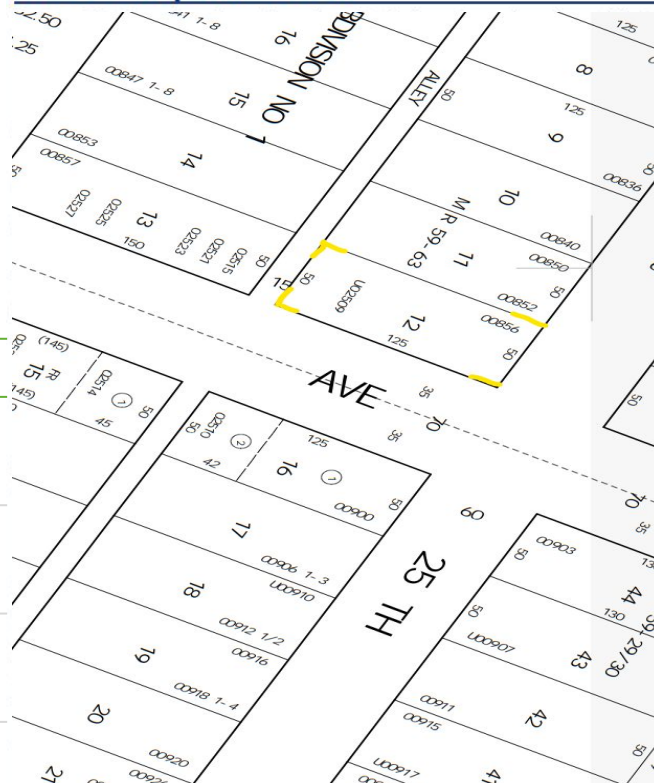
ADDRESS	Zoning	PROP TYPE	Bldg SF Lot SF	Sold Price	Price/SF
804 E. 23rd. Los Angeles	R4	RES	6,235	\$570,000	\$92
1011 E 25th. Los Angeles	R3	RES	6,490	\$2.365M	\$354
927 E 25th Los Angeles	R3	RES	6,490	\$1.6M	\$246
1539 E 22nd Los Angeles	R2	RES	5,672	\$635,000	\$111

856 East 25th Street is the smaller of two separate lots located in the City of Los Angeles and presents a remarkable opportunity for development.

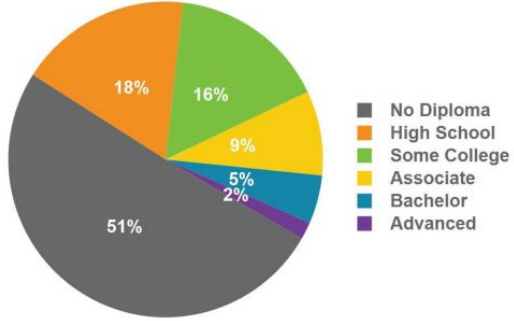
This 6,273 square foot R3 zoned lot could be purchased with 2315 Griffith Avenue and used for storage and staging before development.

A fully fenced 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



Aaron Anderson

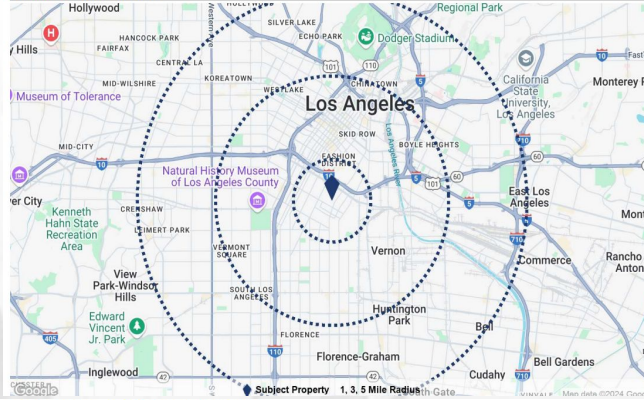
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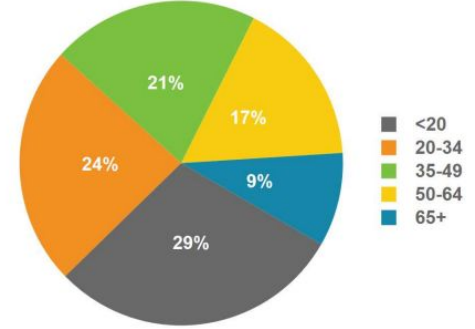
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Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
37,347	3.9	34	\$44,299

DEMOGRAPHIC RADIUS RINGS



POPULATION BY AGE IN 1 MILE RADIUS



POPULATION BY AGE GROUP IN 1 MILE RADIUS

