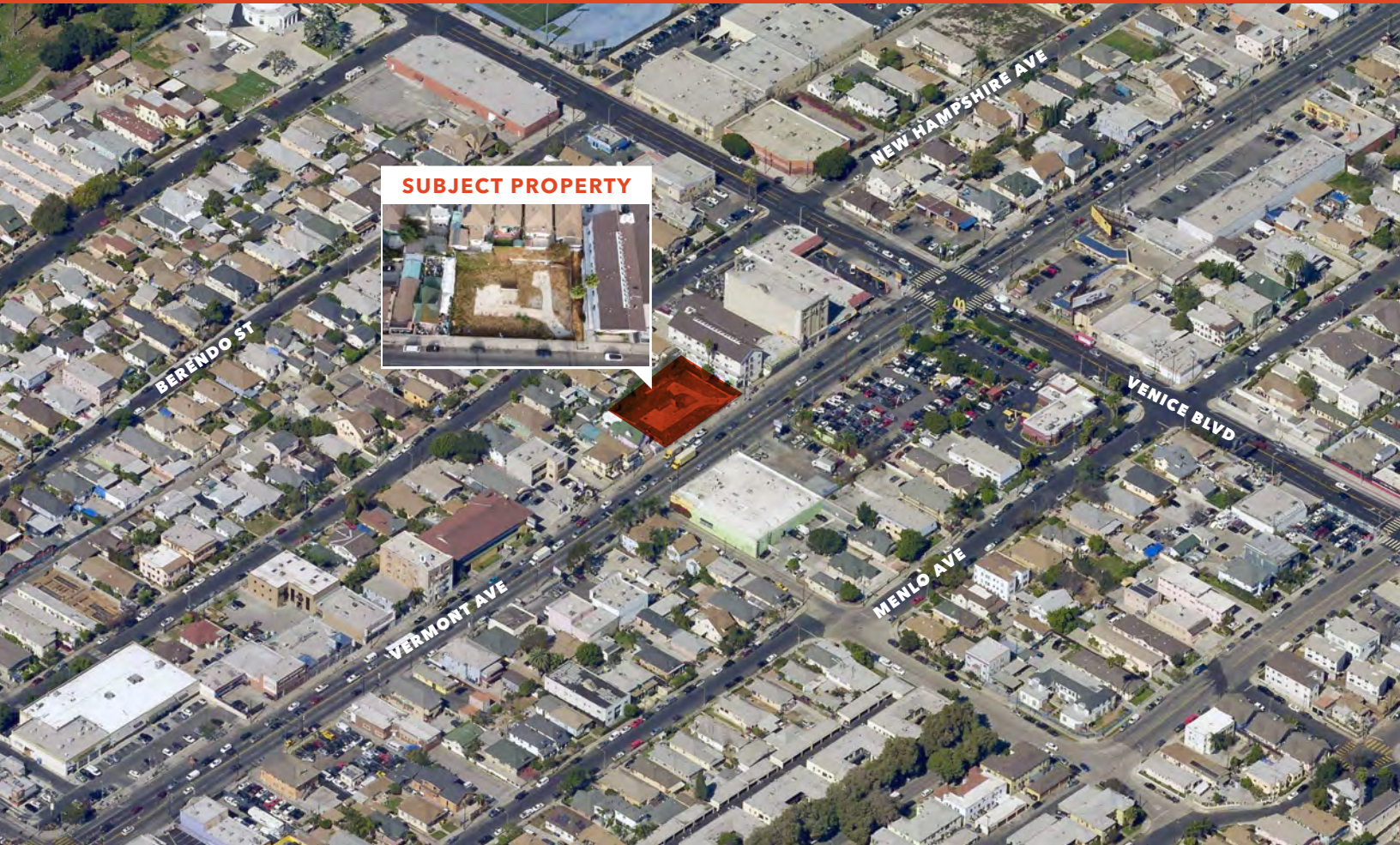




Major Price Reduction!

1637 S VERMONT AVE, LOS ANGELES, CA 90006

DEVELOPMENT SITE FOR SALE



±12,750 SF Development Site in Prime Location

JOHN ANTHONY, SIOR

213.225.7218

john.anthony@kidder.com

LIC N° 01226464

CHRISTOPHER STECK

213.225.7231

christopher.steck@kidder.com

LIC N° 01841338

CHRISTOPHER GIORDANO

213.225.7219

christopher.giordano@kidder.com

LIC N° 01928706

**Kidder
Mathews**

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KIDDER.COM

DEVELOPMENT SITE

1637 S Vermont Ave

LOS ANGELES, CA 90006

Features

ASKING PRICE \$2,750,000
(\$215.69/SF of land)

±**12,750 SF** available

DEVELOPMENT POTENTIAL of
up to 54 units possible

EXCELLENT Vermont Ave
frontage

CENTRALLY-LOCATED with
close proximity to downtown
LA and USC

EASY ACCESS to 10 and
2 freeways

C2-2D-CPIO zoning

EXISTING property
reports available

DEVELOPMENT incentives
may apply

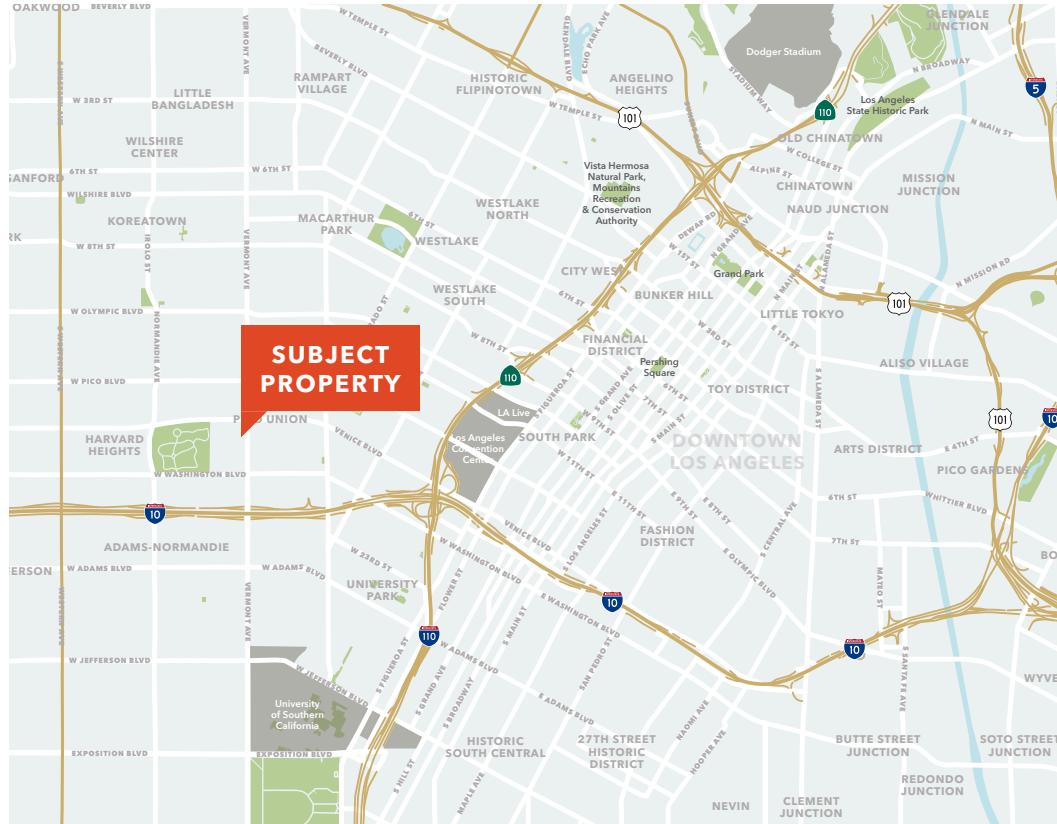
TIER 3 TOC Incentive Program

87

WALK SCORE (VERY WALKABLE)

68

TRANSIT SCORE (GOOD TRANSIT)



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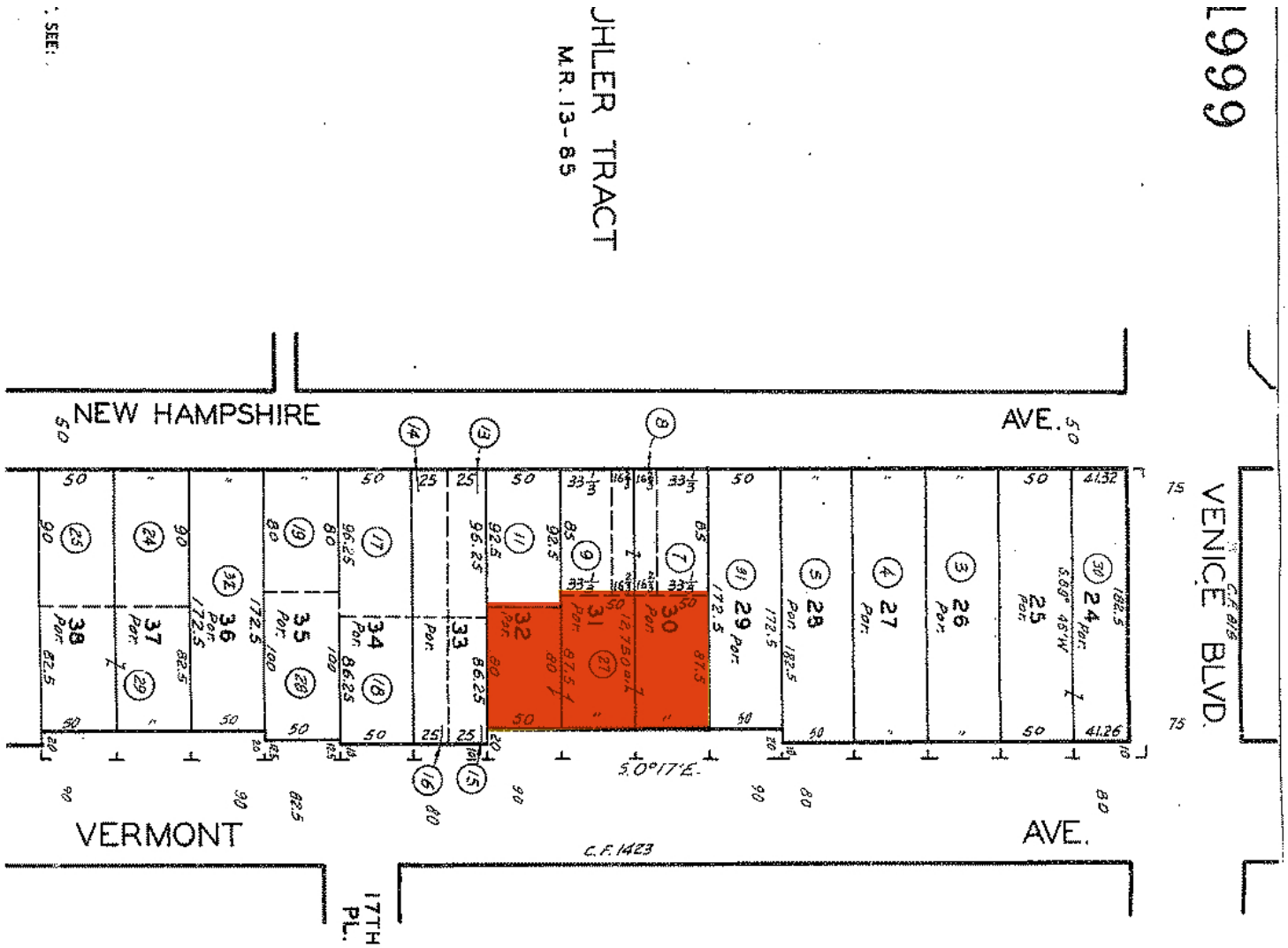
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Parcel Map



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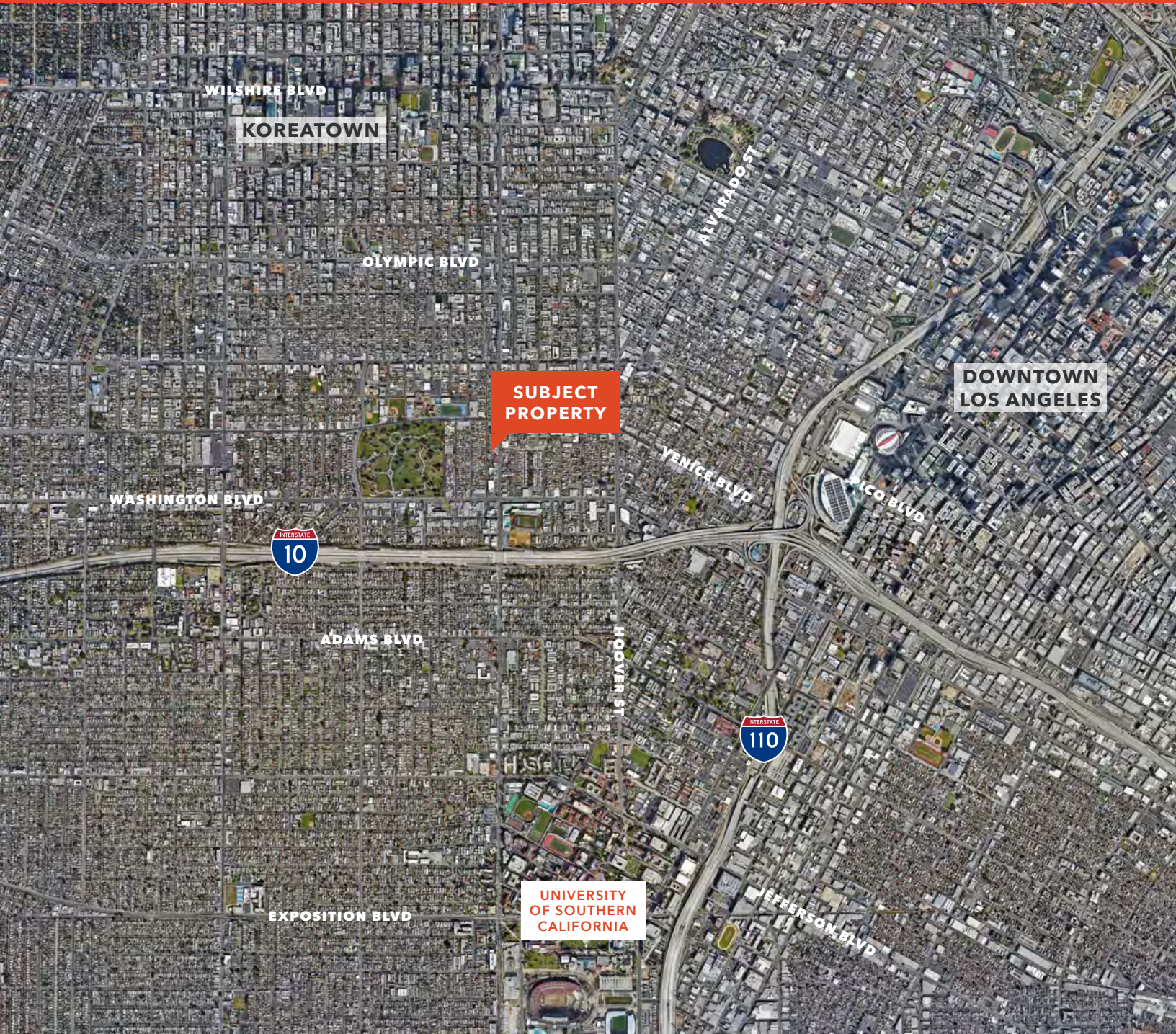
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