

FOR SALE

Land Development Opportunity

1136-1150 WILSHIRE BLVD | LOS ANGELES, CA 90017

[illegible]

ADDRESS	1136-1150 Wilshire Blvd Los Angeles, CA 90017
LOT SIZE	17,873 SF
APN	5143-022-007, 5143-022-011
ZONING	C4(CW)-U/6
ENTERPRISE ZONE	Yes
WALK SCORE	94 (Walker's Paradise)
TRANSIT SCORE	100 (Rider's Paradise)

PRICE

LOT SIZE

KIDDER MATHEWS

PROPERTY HIGHLIGHTS

Corner lot parcels located on the Southeast corner of Wilshire Blvd and Lucas Ave

Excellent Central City West location

Close to Good Samaritan Hospital and DTLA Financial District

Frontage on Wilshire Blvd (approx. 38 feet), Lucas Ave (approx. 176 feet) and Ingram St (49 feet)

Located in an Enterprise Zone

DEVELOPMENT POTENTIAL

By Right

45 units

6:1 FAR

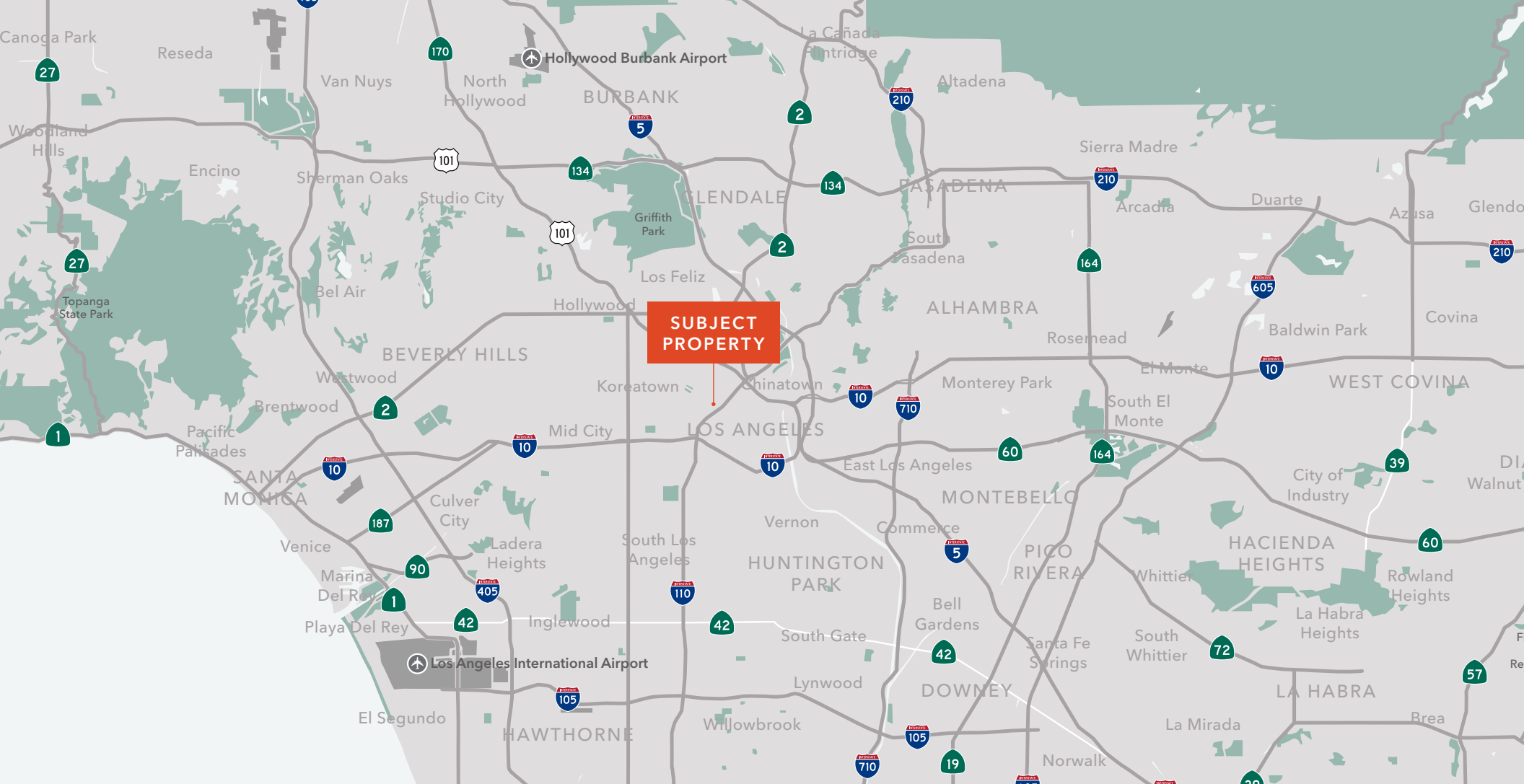
With Tier 3 TOC

76 units

9:1 FAR

Medical Office Potential





1138-1150 WILSHIRE BLVD

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