



FOR
SALE



Kidder
Mathews

Development acquisition opportunity in Los Angeles

2416 W 7TH ST | LOS ANGELES, CA 90057

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INVESTMENT SUMMARY

SUBMIT
OFFER

PRICE

12,436

BUILDING SF

7,000

LOT SF

Address	2416 W 7th St, Los Angeles, CA 90057
Building Size	12,436 SF
Lot Size	7,000 SF
Property Type	Office
Zoning	C2-2
Year Built	1925
Parking	6 available
Walk Score	94 (Walker's Paradise)
Transit Score	83 (Excellent Score)



PROPERTY HIGHLIGHTS

HIGHLY ACCESSIBLE location

EXCELLENT visibility

CLOSE to the 110 and 10 freeways

FRONTAGE ON 7th Street

VACANT BUILDING ready for demolition

LOCATED across the street from MacArthur Park

LOCATED in an Enterprise Zone and Opportunity zone

DEVELOPMENT POTENTIAL (COMBINED)

By Right

17 Units

6:1 FAR

With Tier 3 TOC

30 Units

9:1 FAR



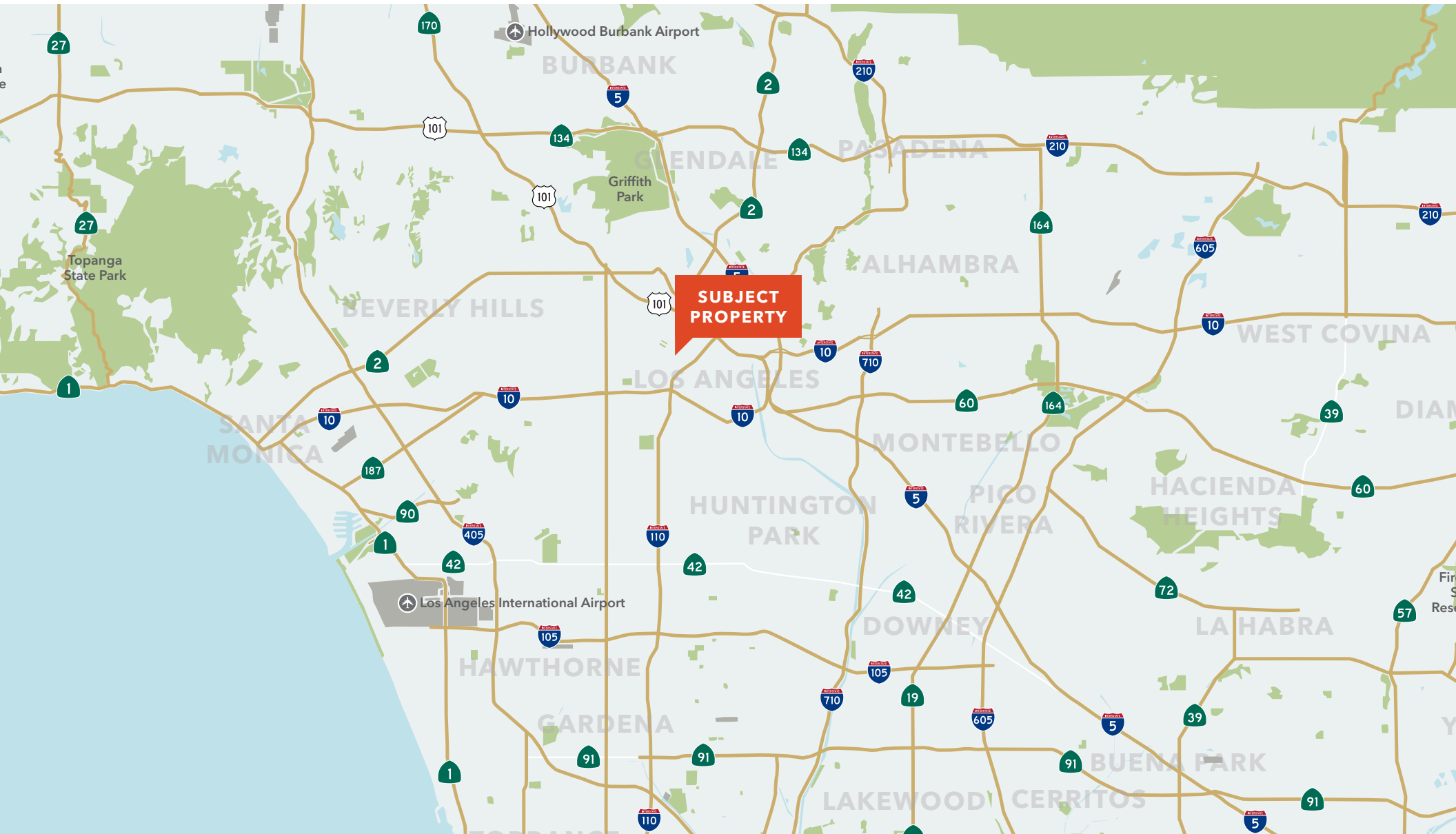
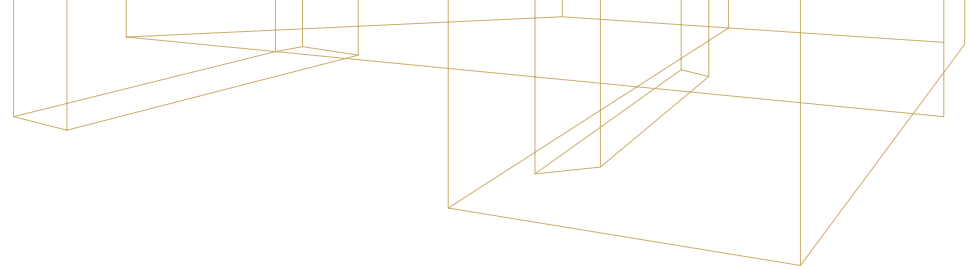
PROPERTY PHOTOS



LOCAL AMENITIES



REGIONAL MAP



PARCEL MAPS

2416 W 7TH ST, LOS ANGELES, CA 90057

2018



MAPPING AND GIS
SERVICES
SCALE 1" = 80'



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