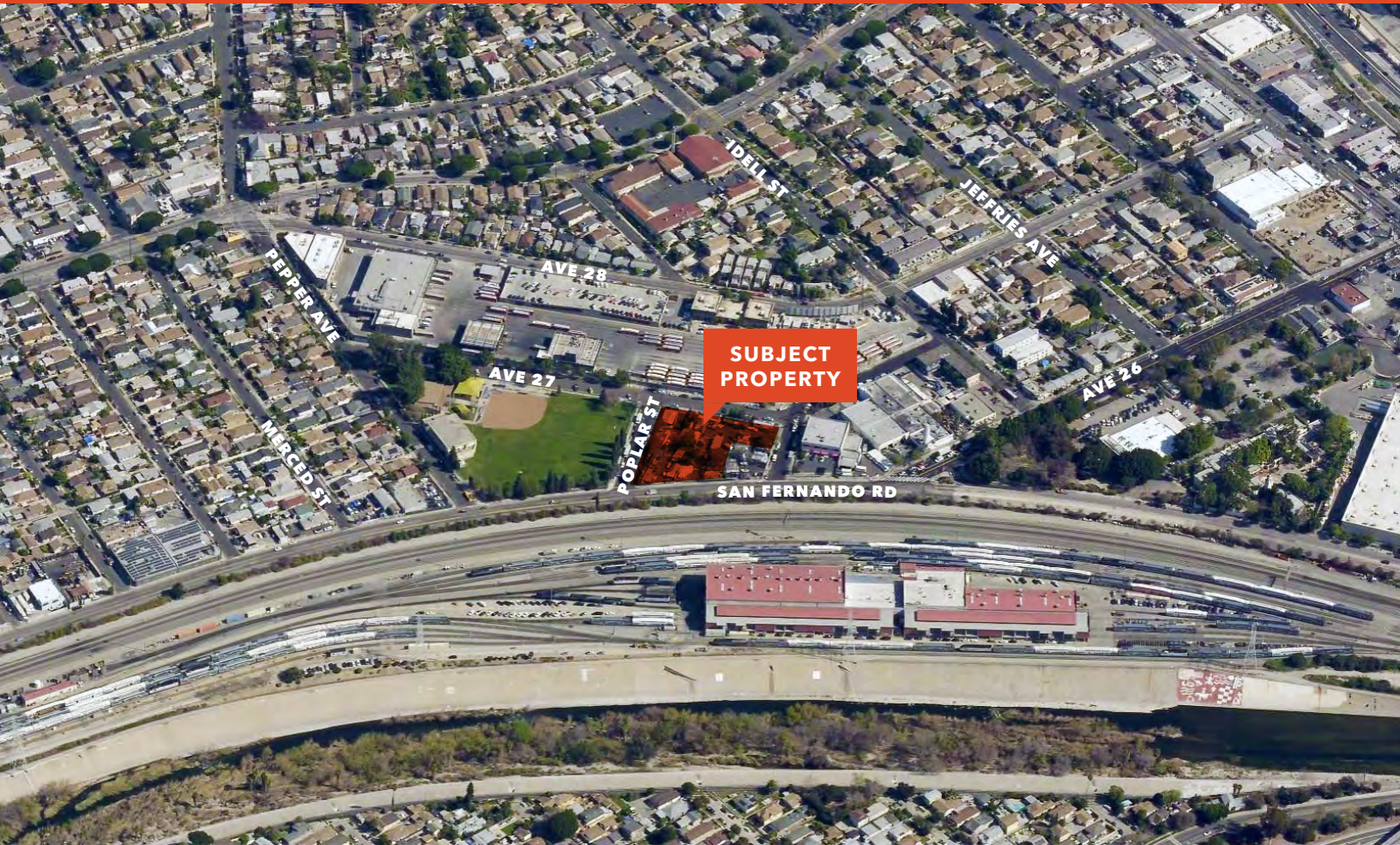




FOR SALE

Mobile Home Park Development Site

660 N SAN FERNANDO RD, LOS ANGELES, CA 90065



50,000 SF of land available close to Silverlake/Echo Park

JOHN ANTHONY, SIOR
213.225.7218
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LIC N° 01226464

CHRISTOPHER STECK
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**Kidder
Mathews**

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Highlights

PRICE please submit offer

OPPORTUNITY ZONE Yes

TOC Tier 1

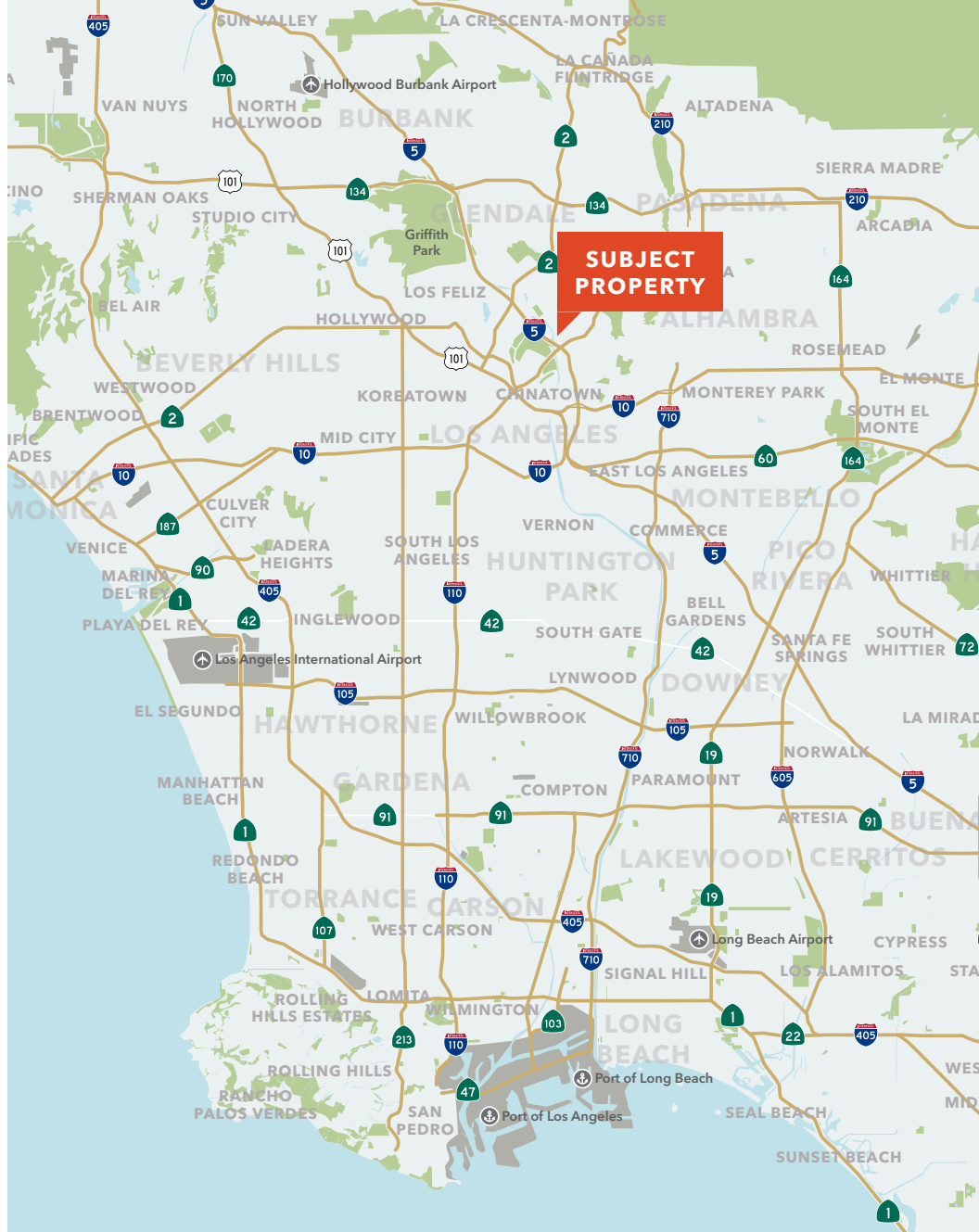
OWNER willing to entertain long escrow for zone change

FREEWAY ACCESS 5, 110, and 2

UNITS 28

TENANTS all month-to-month

NOI \$113,000 per year



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Parcel Map



PARCELS COULD ALSO BE
MADE AVAILABLE, CALL
BROKER FOR DETAILS

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CAL

Development Summary with Zone Change

RESIDENTIAL ANALYSIS - R4 ZONING

Without TOC

110 units

1.5 FAR

66,225 SF building

With TOC

165 units

3.75 FAR

165,562 SF building

77

WALK SCORE
VERY WALKABLE

TIER 1

TOC

\$113K

NOI PER YEAR

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5 MIN
TO DOWNTOWN LA

7 MIN
TO GLASSELL PARK

7 MIN
TO ATWATER VILLAGE

10 MIN
TO LOS FELIZ

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