

3323 & 3327 DARWIN AVE.

LOS ANGELES, CA 90031

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TABLE OF CONTENTS

• The Opportunity	02
• Location and Map	03
• Neighborhood Spotlight	04
• Project Rent Roll	05
• Walk Score	08
• Gallery	09

THE OPPORTUNITY

3323 & 3327 DARWIN AVE
LOS ANGELES, CA 90031

- Assembled Corner Lot: ±14,000 SF (two parcels: 3323 & 3327 Darwin Ave)
- Total Buildable: ±37,000 SF
- Entitled Project: 5-story, 70-unit multifamily building
- Parking: 33 spaces

PRIME 100% AFFORDABLE HOUSING
DEVELOPMENT OPPORTUNITY
LINCOLN HEIGHTS

Shovel-ready / fully entitled 100% affordable project capitalizing on Los Angeles density bonus + AB 2345 incentives for maximum yield and zero parking. Rare corner position in supply-constrained market with strong demand for affordable housing product. Ideal for non-profit or for-profit developers seeking TCAC/ LIHTC financing or other affordable funding sources.

(Note: Parcels previously improved with two small duplexes; sold July 2024 for combined \$1,420,000 – likely acquired specifically for this entitled 70-unit project.)

LOCATION MAP
 3323 & 3327 DARWIN AVE
 LOS ANGELES, CA 90031

 **DOWNTOWN
LOS ANGELES**

 DODGER STADIUM

 **USC UNIVERSITY PARK
CAMPUS**

 USC HOSPITAL

 CHINATOWN

 ECHO PARK

 LINCOLN PARK

 LOS ANGELES COLISEUM

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NEIGHBORHOOD SPOTLIGHT



DODGER STADIUM
~3 miles / 10–15 minutes drive

USC UNIVERSITY PARK CAMPUS
~7 miles / 15–20 minutes drive

DOWNTOWN LOS ANGELES
~3 miles / 10–15 minutes drive

EXPOSITION PARK / LA MEMORIAL COLISEUM & SCIENCE CENTER

DODGER STADIUM
~3 miles / 10–15 minutes drive

USC UNIVERSITY PARK CAMPUS
~7 miles / 15–20 minutes drive

DOWNTOWN LOS ANGELES
~3 miles / 10–15 minutes drive

EXPOSITION PARK / LA MEMORIAL COLISEUM & SCIENCE CENTER

Home of the Los Angeles Dodgers and one of Major League Baseball's most iconic venues. The stadium draws millions of visitors annually for games, concerts, and events, offering nearby job opportunities in hospitality, events, and related services while providing recreational and community gathering opportunities.	The University of Southern California (USC) Health Sciences Campus (HSC) is a 79-acre campus located northeast of Downtown Los Angeles. The campus is adjacent to the Los Angeles County+USC Medical Center and is home to the Keck School of Medicine, the School of Pharmacy, and other health-related programs and research facilities.	The vibrant economic and cultural core of the city, featuring prestigious institutions such as the Walt Disney Concert Hall, The Broad museum, LA Civic Center, and major corporate/government offices. DTLA serves as a primary employment hub with abundant jobs in healthcare, government, finance, arts, and entertainment.	~7-8 miles / 15-20 minutes drive A historic and prestigious cultural-educational complex that includes the LA Memorial Coliseum (host of past Olympics and major sporting events), the California Science Center, Natural History Museum of Los Angeles County, and the upcoming Lucas Museum of Narrative Art. This area anchors significant educational,
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PROJECT RENT ROLL

Record No.	Unit No.	Bedrooms	Sqft	Affordability Level	Schedule Type	Unit Location
1	101	1	404	Low Income	CTCAC Sch. 9	Central
2	102	1	461	Manager's Unit		East side
3	103	1	404	Low Income	CTCAC Sch. 9	North East Corner
4	104	1	404	Low Income	CTCAC Sch. 9	North East Corner
5	105	1	404	Low Income	HCD Sch. 6	North Side
6	106	1	404	Low Income	CTCAC Sch. 9	North Side
7	107	1	404	Low Income	CTCAC Sch. 9	North West Corner
8	108	1	433	Low Income	CTCAC Sch. 9	North West Corner
9	109	1	404	Low Income	CTCAC Sch. 9	West Side
10	110	1	404	Extremely Low Income	HCD Sch. 6	West Side
11	201	1	404	Low Income	CTCAC Sch. 9	Central
12	202	1	461	Low Income	CTCAC Sch. 9	East Side
13	203	1	404	Moderate Income	HCD Sch. 6	North East Corner
14	204	1	404	Low Income	CTCAC Sch. 9	North East Corner
15	205	1	404	Low Income	CTCAC Sch. 9	North Side
16	206	1	404	Low Income	CTCAC Sch. 9	North Side
17	207	1	404	Low Income	CTCAC Sch. 9	North West Corner
18	208	1	433	Very Low Income	HCD Sch. 6	North West Corner
19	209	1	404	Low Income	CTCAC Sch. 9	West Side
20	210	1	404	Low Income	CTCAC Sch. 9	West Side
21	211	1	481	Low Income	CTCAC Sch. 9	South West Corner
22	212	1	404	Low Income	CTCAC Sch. 9	South West Corner
23	213	1	504	Low Income	CTCAC Sch. 9	South Side
24	214	1	423	Low Income	CTCAC Sch. 9	Central

PROJECT RENT ROLL

Record No.	Unit No.	Bedrooms	Sqft	Affordability Level	Schedule Type	Unit Location
25	215	1	415	Extremely Low Income	HCD Sch. 6	Central
26	301	1	404	Moderate Income	HCD Sch. 6	Central
27	302	1	461	Low Income	CTCAC Sch. 9	East Side
28	303	1	404	Low Income	CTCAC Sch. 9	North East Corner
29	304	1	404	Low Income	CTCAC Sch. 9	North East Corner
30	305	1	404	Low Income	CTCAC Sch. 9	North Side
31	306	1	404	Low Income	CTCAC Sch. 9	North Side
32	307	1	404	Moderate Income	HCD Sch. 6	North West Corner
33	308	1	433	Low Income	CTCAC Sch. 9	North West Corner
34	309	1	404	Low Income	CTCAC Sch. 9	West Side
35	310	1	404	Low Income	CTCAC Sch. 9	West Side
36	311	1	481	Low Income	CTCAC Sch. 9	South West Corner
37	312	1	404	Moderate Income	HCD Sch. 6	South West Corner
38	313	1	504	Low Income	CTCAC Sch. 9	South Side
39	314	1	423	Low Income	CTCAC Sch. 9	Central
40	315	1	415	Low Income	CTCAC Sch. 9	Central
41	401	1	404	Low Income	CTCAC Sch. 9	Central
42	402	1	461	Moderate Income	HCD Sch. 6	East Side
43	403	1	404	Low Income	CTCAC Sch. 9	North East Corner
44	404	1	404	Low Income	CTCAC Sch. 9	North East Corner
45	405	1	404	Low Income	CTCAC Sch. 9	North Side
46	406	1	404	Moderate Income	HCD Sch. 6	North Side
47	407	1	404	Low Income	CTCAC Sch. 9	North West Corner
48	408	1	433	Low Income	CTCAC Sch. 9	North West Corner

PROJECT RENT ROLL

Record No.	Unit No.	Bedrooms	Sqft	Affordability Level	Schedule Type	Unit Location
49	409	1	404	Low Income	CTCAC Sch. 9	West Side
50	410	1	404	Low Income	CTCAC Sch. 9	West Side
51	411	1	481	Low Income	CTCAC Sch. 9	South West Corner
52	412	1	404	Low Income	CTCAC Sch. 9	South West Corner
53	413	1	504	Moderate Income	HCD Sch. 6	South Side
54	414	1	423	Low Income	CTCAC Sch. 9	Central
55	415	1	415	Low Income	CTCAC Sch. 9	Central
56	501	1	404	Low Income	CTCAC Sch. 9	Central
57	502	1	461	Low Income	CTCAC Sch. 9	East Side
58	503	1	404	Low Income	CTCAC Sch. 9	North East Corner
59	504	1	404	Moderate Income	HCD Sch. 6	North East Corner
60	505	1	404	Low Income	CTCAC Sch. 9	North Side
61	506	1	404	Low Income	CTCAC Sch. 9	North Side
62	507	1	404	Low Income	CTCAC Sch. 9	North West Corner
63	508	1	433	Low Income	CTCAC Sch. 9	North West Corner
64	509	1	404	Moderate Income	HCD Sch. 6	West Side
65	510	1	404	Low Income	CTCAC Sch. 9	West Side
66	511	1	481	Moderate Income	HCD Sch. 6	South West Corner
67	512	1	404	Low Income	CTCAC Sch. 9	South West Corner
68	513	1	504	Low Income	CTCAC Sch. 9	South Side
69	514	1	423	Low Income	CTCAC Sch. 9	Central
70	515	1	415	Low Income	CTCAC Sch. 9	Central

WALK SCORE



WALK SCORE: 76–78 / 100
VERY WALKABLE

Description: Most errands can be accomplished on foot.

This matches the broader Lincoln Heights neighborhood score of 78, which ranks as the 26th most walkable neighborhood in Los Angeles.



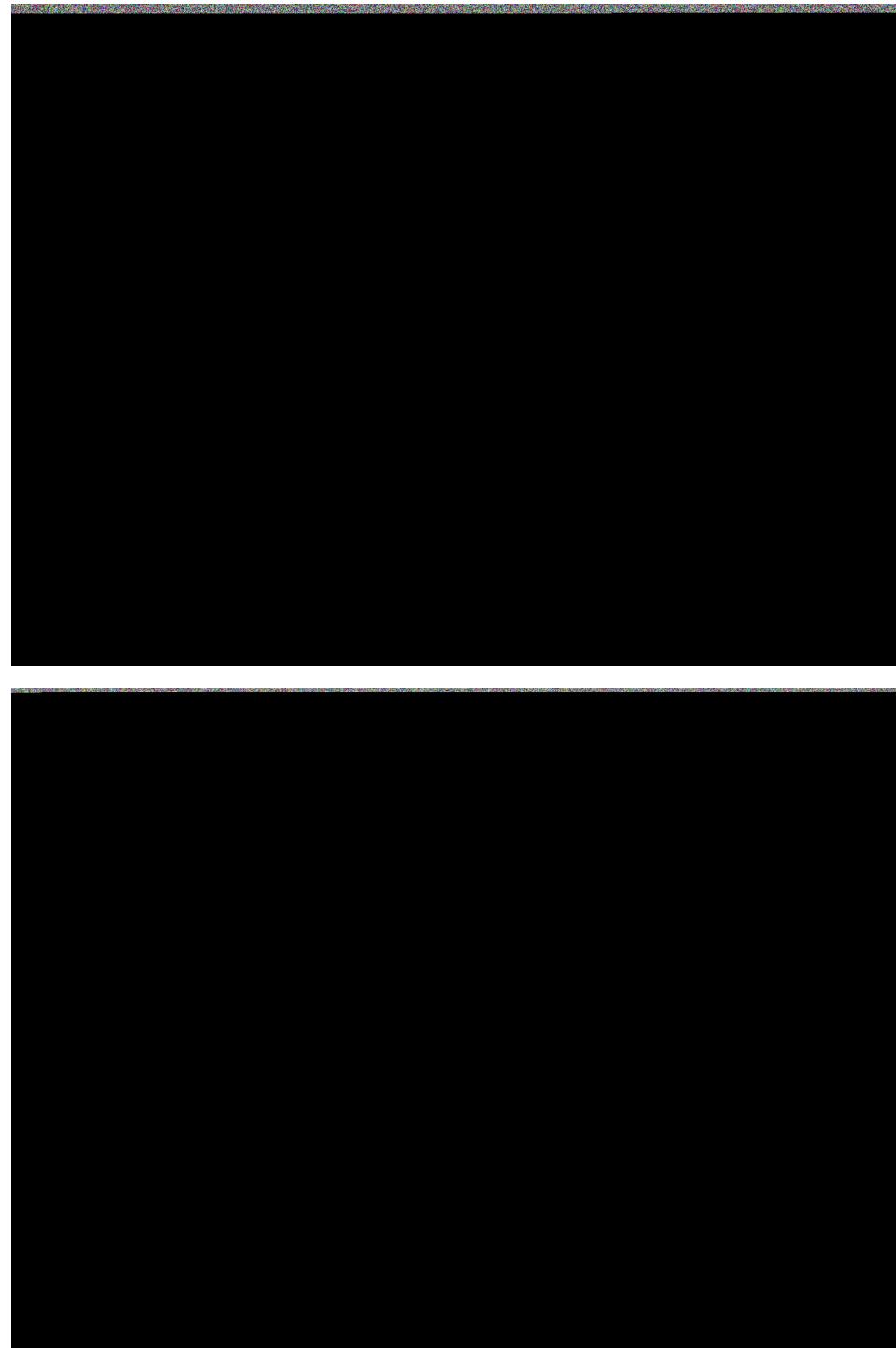
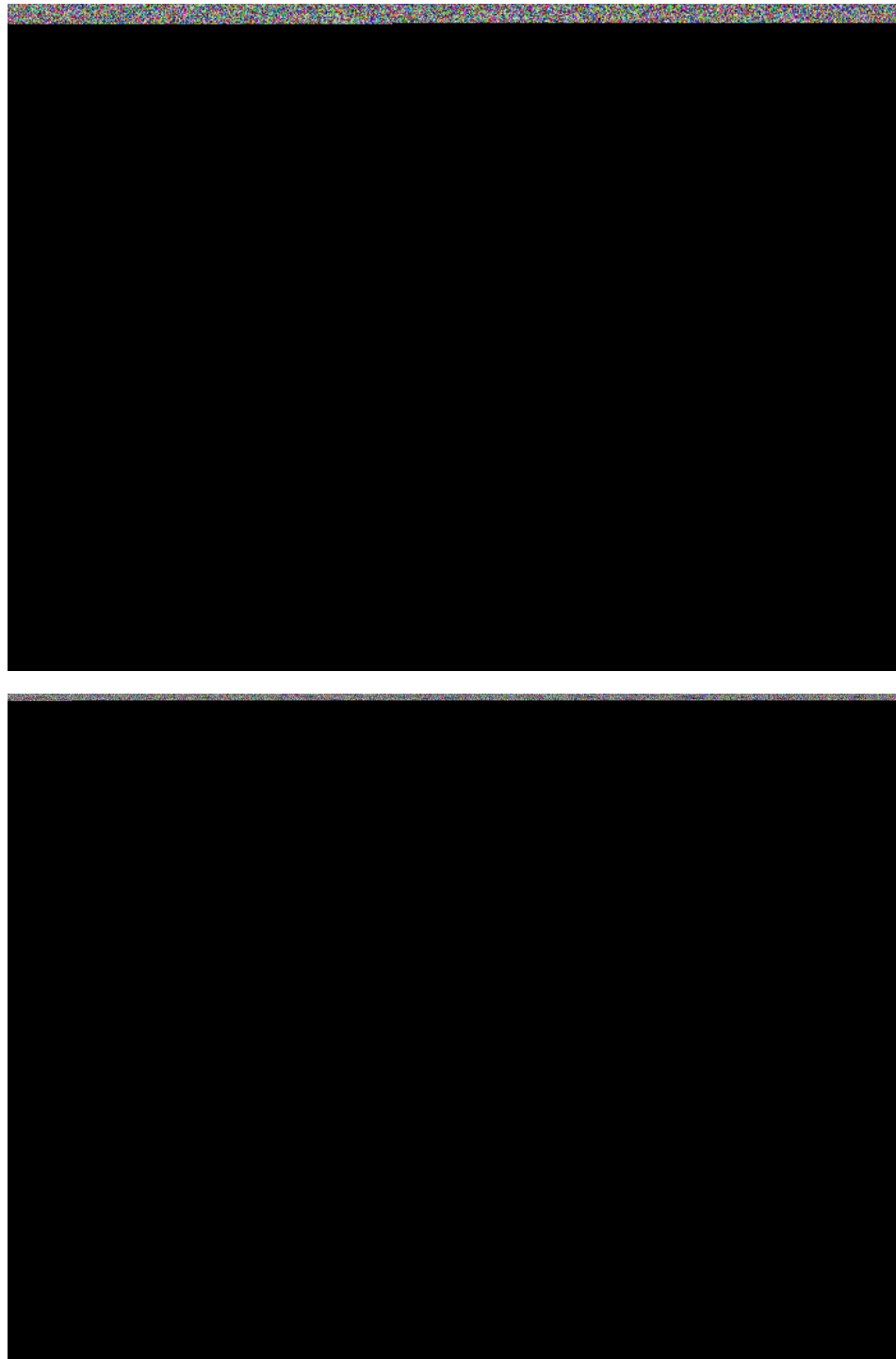
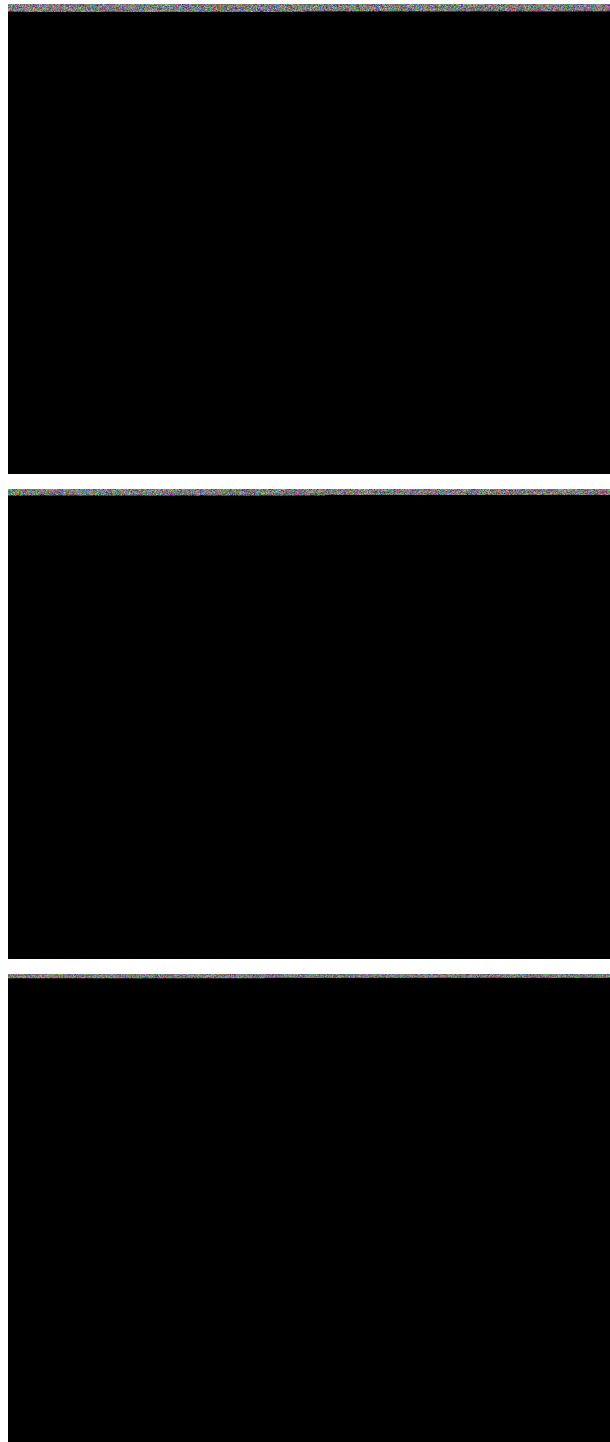
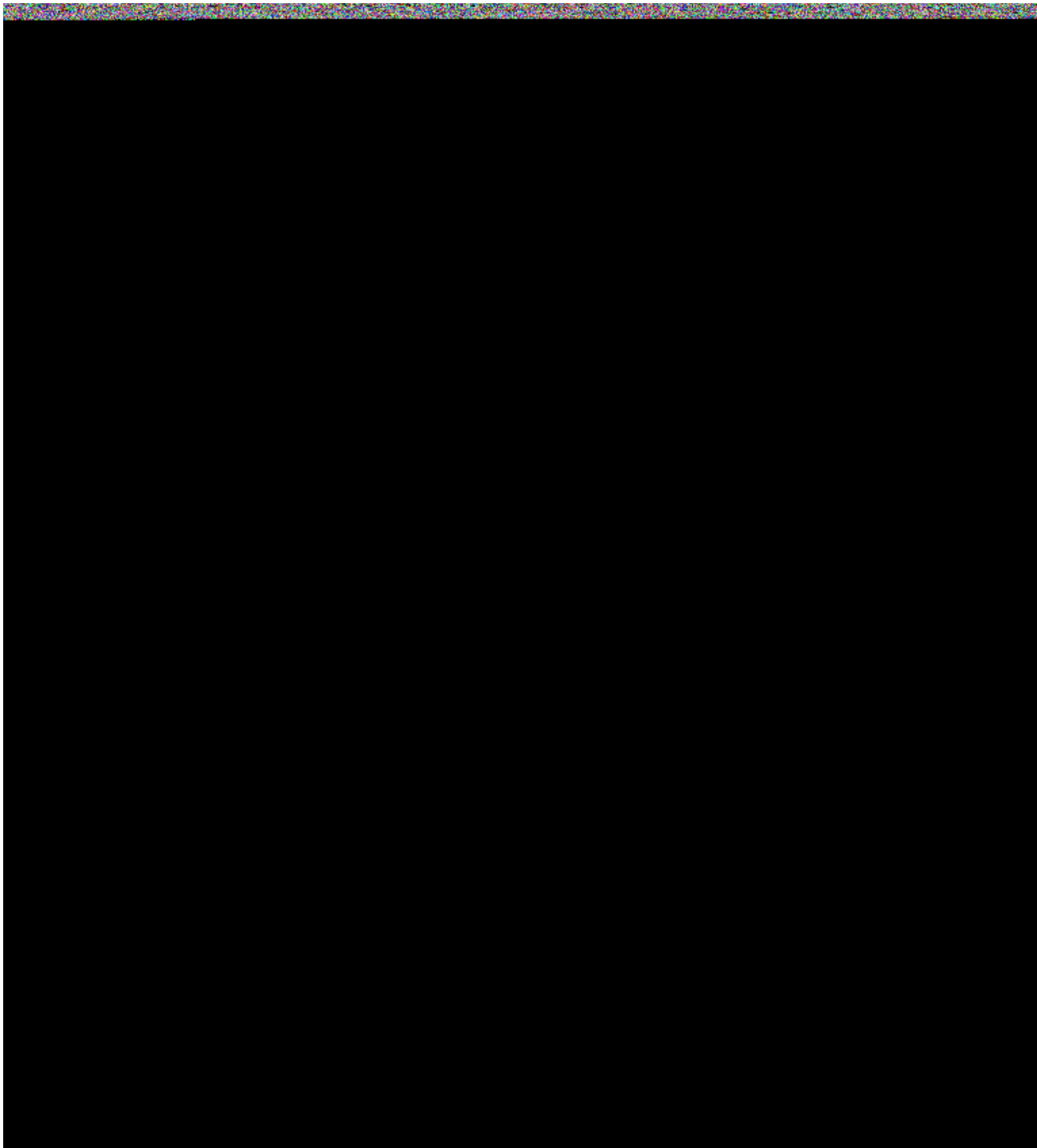
TRANSIT SCORE: 59–60 / 100
GOOD TRANSIT

Many nearby public transit options (including Metro bus lines and proximity to the Gold Line).



BIKE SCORE: 46 / 100
SOME BIKEABILITY

Minimal dedicated bike infrastructure, though the area is relatively flat.





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