



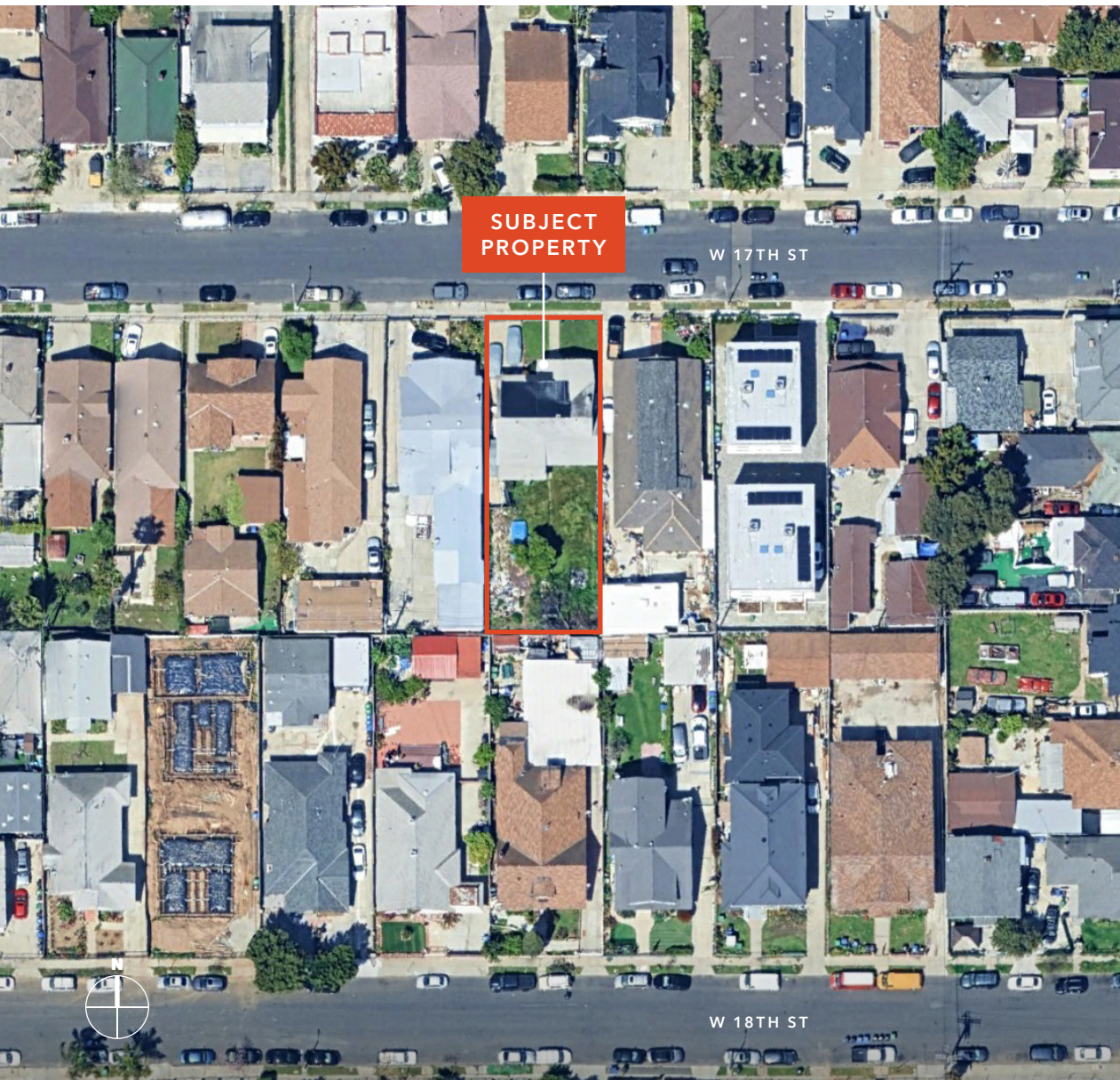
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2630 W 17TH ST

LOS ANGELES, CA 90019

*±6,875 SF Lot Zoned for Four Homes
in Central Los Angeles For Sale*

2630 W 17TH ST



2630 W 17th St is a 6,875 SF lot in central Los Angeles, zoned for four homes, offered at \$839,000 and delivered vacant at close of escrow.

LIST PRICE	\$839,000
ADDRESS	2630 W 17th St, Los Angeles, CA 90019
APN	5072-031-021
LOT SIZE	6,875 SF (0.158 AC)
ZONING	RD1.5-1-O-CPIO
HOMES ALLOWED AT BASE DENSITY	4
PRICE PER BUILDABLE UNIT	\$209,750
PRICE PER LAND SF	\$122.04
EXISTING IMPROVEMENTS	1,326 SF, 2 bed / 1 bath house built in 1909, sold as-is
DELIVERY	Vacant at close of escrow

\$839K
LIST PRICE

\$122.04
PRICE/LAND SF

INVESTMENT HIGHLIGHTS

This is a four-home site in central Los Angeles, delivered vacant and non-RSO.

Four homes allowed by right. RD1.5 zoning allows one home per 1,500 SF of lot. On 6,875 SF that is four homes, approved through a ministerial CPIO Administrative Clearance when the plans meet the overlay standards.

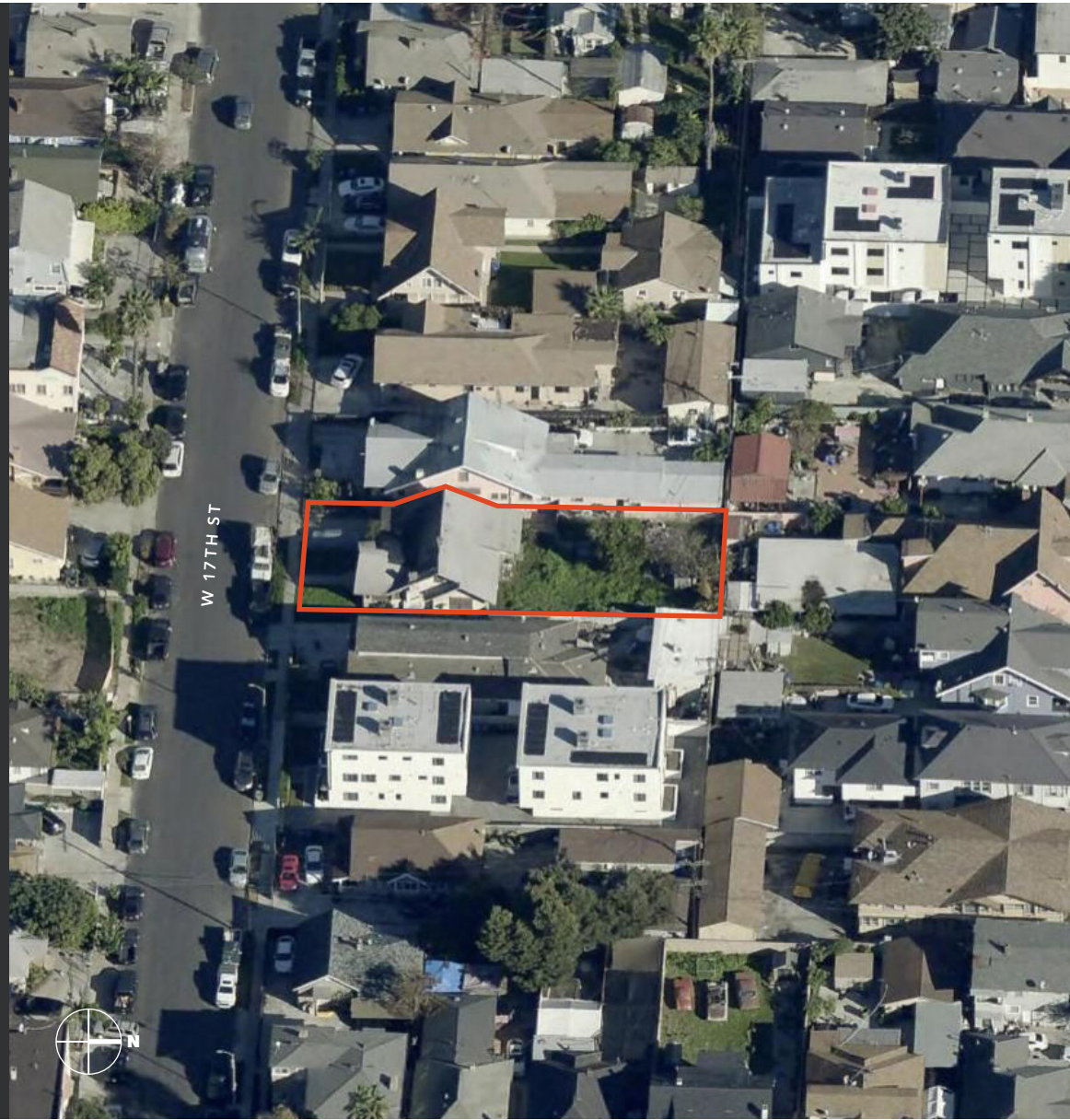
Delivered vacant at close of escrow. The seller moves out before closing, so the buyer takes possession with nobody to relocate.

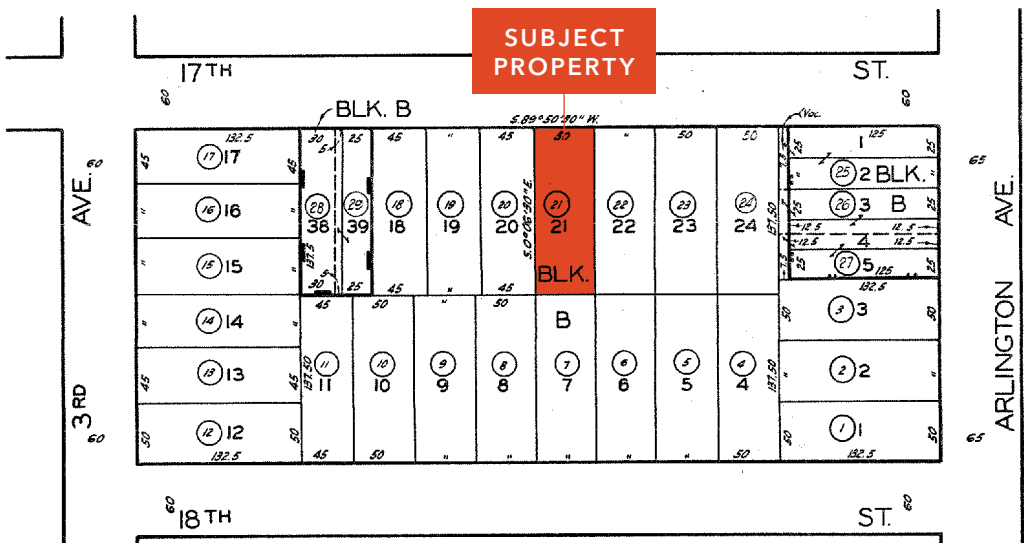
No rent-control strings. The parcel is not subject to the Rent Stabilization Ordinance, with no Ellis Act history, and a vacant delivery means no tenant relocation payments and no Just Cause eviction rules (Buyer to verify).

Central location. Arlington Heights sits in Central Los Angeles, about half a mile north of the I-10 freeway, with Downtown, Koreatown, USC and Mid-City within a few miles. Located within a high-quality transit corridor.

No historic overlay. No historic preservation overlay zone, HistoricPlacesLA listing or Mills Act contract on the parcel.

Similar new product nearby. Four-unit projects of three-story townhomes are the popular new product in the area.





Delivered vacant, no rent control

The seller will move out before close of escrow, so a buyer takes the property empty.

No Rent Stabilization Ordinance.

No Ellis Act history.

Vacant at close. The seller will vacate before closing. There are no tenants.

No tenant relocation. With nobody living there under a lease, there are no relocation payments to budget and no Just Cause eviction rules to work around. Those rules apply after six months of continuous occupancy.

Long-held. The property has been in the seller’s family since 1960.

WHAT CAN BE BUILT BY RIGHT

The zoning allows four homes on this lot, and the neighborhood overlay caps building height at 30 ft.

BASE ZONE	RD1.5-1, multi-family residential: one home per 1,500 SF of lot (LAMC 12.09.1)
HOMES ON THIS LOT	6,875 SF ÷ 1,500 SF = 4.58, so 4 homes
HEIGHT, BASE ZONE	45 feet, no story limit (LAMC 12.21.1)
HEIGHT, CPIO OVERLAY	30 feet overall
YARDS	Front 15 ft, rear 15 ft, sides 5 ft each up to two stories, plus 1 ft per story above the second (LAMC 12.09.1)
LAYOUT RULES, CPIO	No parking between the building front and the street; garages and carports at the rear or underground; open, landscaped front yard; main entrance facing the street
DESIGN RULES, CPIO	At least two exterior materials, stucco on less than 80% of each facade, no rough-texture stucco, and a break in the facade at least every 20 ft across and every 15 ft up
APPROVAL PATH	CPIO Administrative Clearance, a ministerial approval, if the plans meet the standards; anything that does not needs a CPIO adjustment or exception
CITY INCENTIVE PROGRAMS	TOC, TOIA, Opportunity Corridor and Corridor Transition: not eligible

Three-story townhomes are the common building type nearby. Under a 30-foot cap they need tight floor-to-floor heights, so a buyer’s architect should confirm the design before pricing construction.

State density bonus and accessory dwelling unit rules may allow more than four homes. We have not counted them. The parcel is situated in a Very Low Vehicle Travel Area (AB 2334), which a buyer’s land-use counsel can check against density bonus options.

CONCEPT RENDERINGS

These two illustrations show one way four three-story townhomes could fit the lot.

Two attached townhomes face the street, with a driveway along one side leading to two more behind a landscaped motor court. Garages sit at the rear of each home, not on the street frontage. Each home is three stories and no taller than 30 feet, and the front yard stays landscaped, in line with the CPIO standards summarized above.

These are conceptual illustrations, not an architect's design or an approved plan.

Methane Zone. Site testing is required before permits, and the result sets any mitigation work.

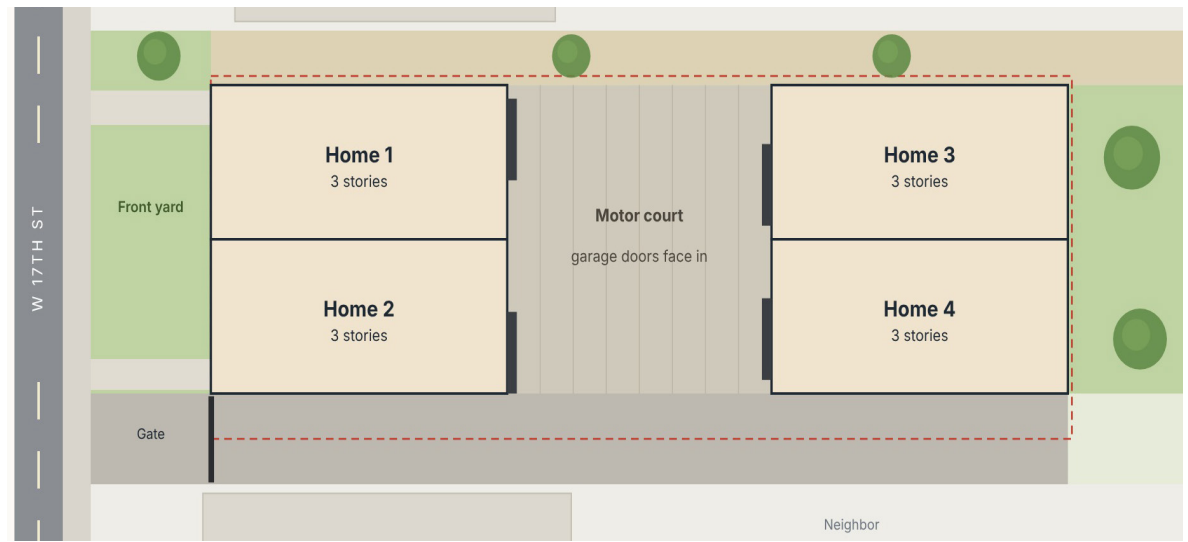
Condition. The 1909 house has deferred maintenance and is sold as-is. A buyer should inspect it.

Not counted. State density bonus and accessory dwelling unit options are not included in the four-home count.

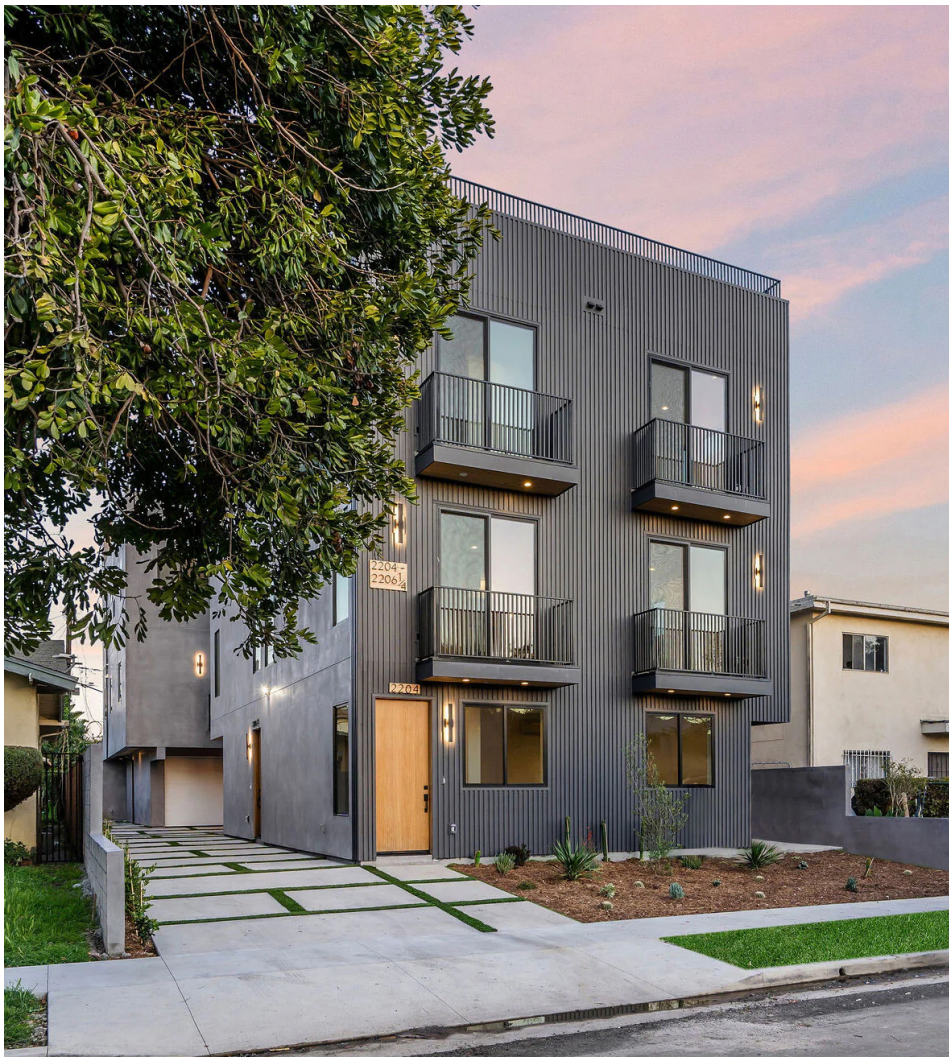
STREET VIEW



AERIAL VIEW



CONCEPT STRUCTURES



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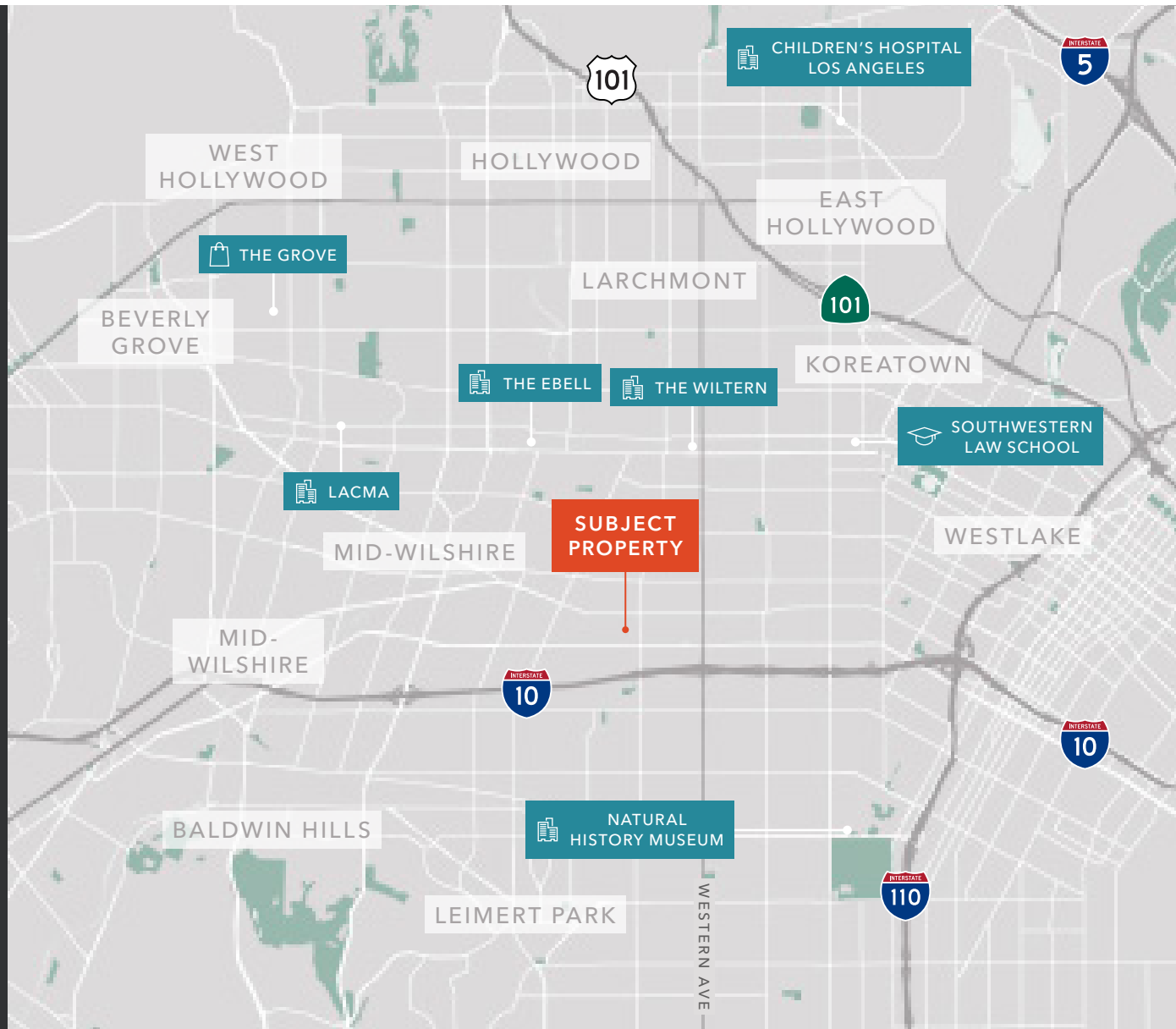
HIGHLY- ACCESSIBLE LOCATION

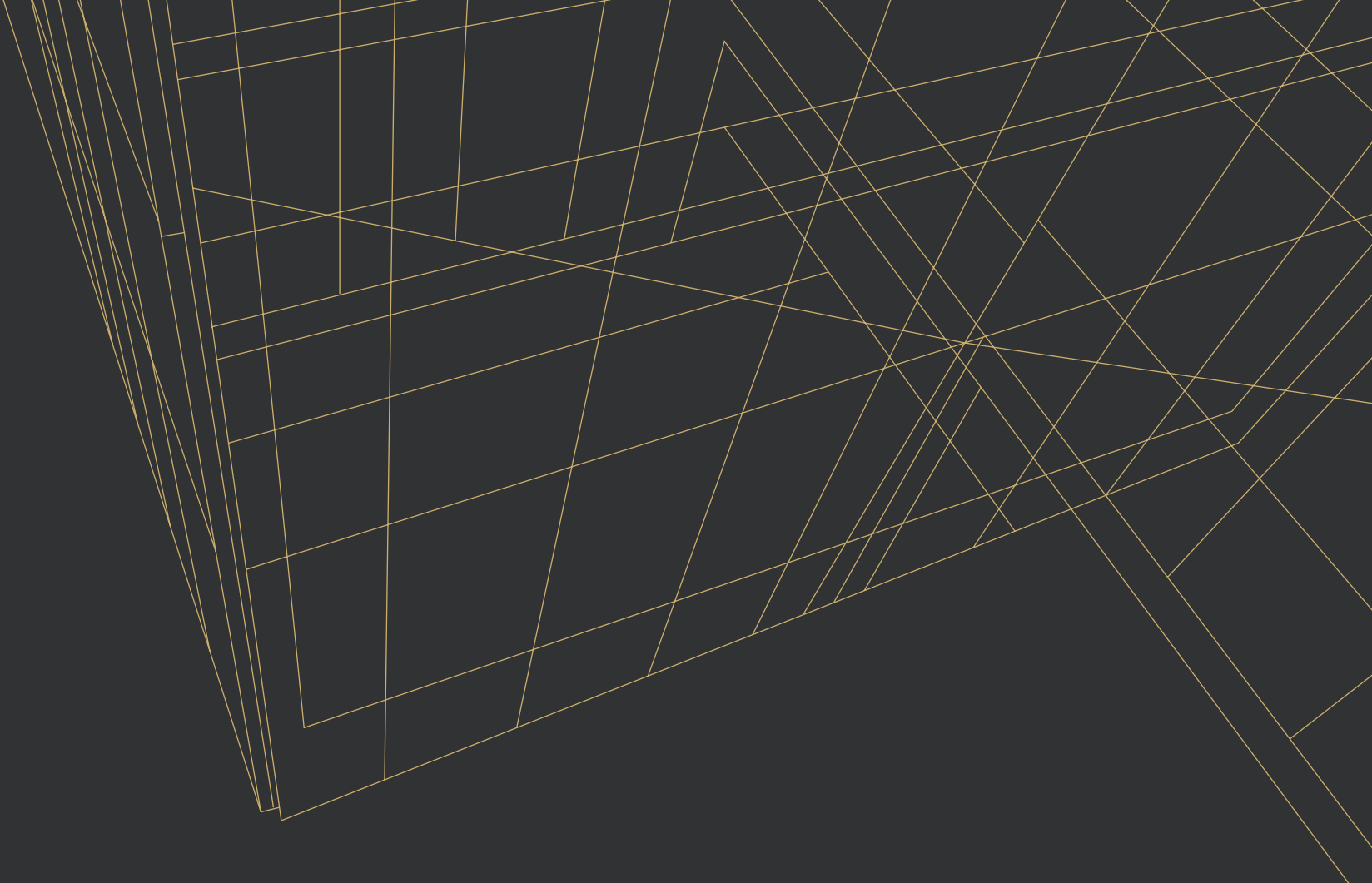
The property is in Arlington Heights, a Central Los Angeles neighborhood bounded by Arlington Ave, Crenshaw Blvd, Washington Blvd and Pico Blvd.

Freeway access. The I-10 runs about half a mile south, with direct access to Downtown Los Angeles to the east and the Westside to the west.

Close to the core. Mid-City, Koreatown, USC and Downtown are within a few miles.

Planning area. City Council District 10, in the West Adams-Baldwin Hills-Leimert Community Plan area.





Exclusively listed by

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