

OFFERING MEMORANDUM

1438 W. Florence Avenue

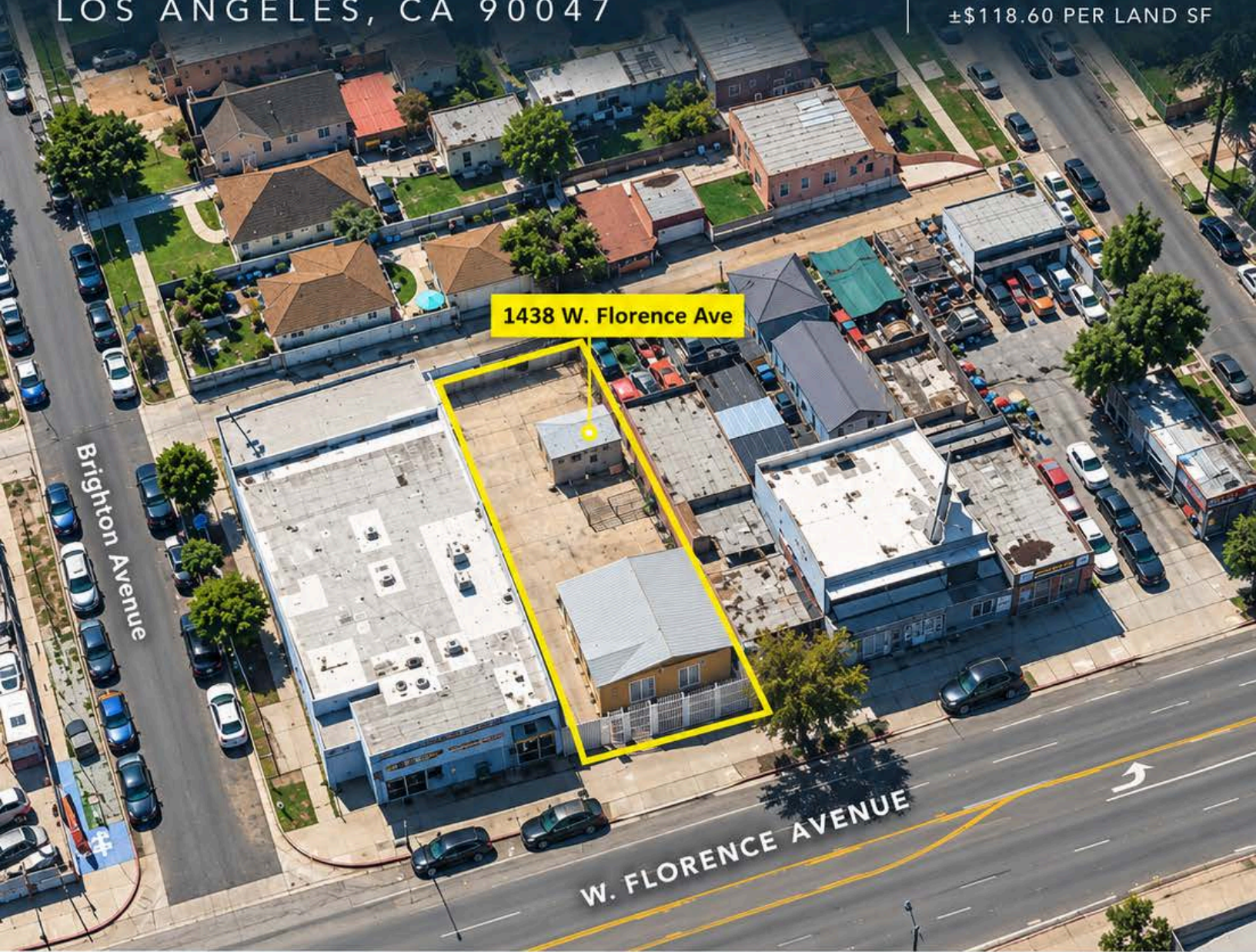
LOS ANGELES, CA 90047

FOR SALE

\$700,000

±5,902 SF LOT

±\$118.60 PER LAND SF



MULTIFAMILY

Residential development
with potential for
increased density



MIXED-USE

Ground-floor commercial
with residential units
above



COMMERCIAL

Retail, office or other
commercial uses

EXCLUSIVELY LISTED BY

DOMINICK FARAONE

Senior Director - Investment Sales

Cell: 310.795.8567 | Office: 310.202.9166 ext. 503

dom@mdrealtycorp.com

CA DRE #01925895 | Broker DRE #01187022

MICHELLE COLBERT

Real Estate Agent | eXp Realty

323.816.3227

agent.michellecolbert@gmail.com

michellecolbert.com | DRE #01937337

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PROPERTY HIGHLIGHTS

- 5,902 SF lot on W. Florence Avenue
- Zoned LAC2
- Ideal for multifamily, mixed-use, or commercial development
- Preliminary potential for approximately 14 residential units
- Additional density, height and other incentives available through the City of Los Angeles' CHIP, MIIP, AHIP and State Density Bonus programs
- Excellent location along a major commercial corridor in South Los Angeles



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ILLUSTRATIVE MARKETING GRAPHIC ONLY | Not a surveyed parcel boundary or verified photograph. Refer to original property photos and contact information elsewhere in this memorandum. Development capacity and incentive eligibility require City confirmation.

Property Overview

1438 W. Florence Avenue presents an attractive development opportunity along the Florence Avenue commercial corridor in South Los Angeles. The approximately 5,902-square-foot parcel is zoned LAC2, offering potential for multifamily residential, mixed-use, or commercial development, subject to applicable City requirements.

Qualifying residential projects may benefit from density, height, floor-area, and parking incentives through state and City of Los Angeles housing programs.

PROPERTY HIGHLIGHTS

Property Address	1438 W. Florence Avenue
City / ZIP	Los Angeles, CA 90047
Lot Area	Approximately 5,902 SF
Zoning	LAC2
APN	6018-007-005
Asking Price	\$700,000
Price / Land SF	\$118.60

1438 W. FLORENCE AVENUE

AERIAL PROPERTY VIEW



Property is identified by seller as the second lot east of the Brighton Avenue corner, along W. Florence Avenue.

Aerial image provided for marketing context. Parcel boundaries are not surveyed or depicted. Buyer to independently confirm parcel boundaries and development feasibility.

Development Opportunities

MULTIFAMILY RESIDENTIAL

Potential apartment development under applicable C2 residential standards. A preliminary density calculation indicates approximately 14 base units before site-specific development standards and approvals.

MIXED-USE DEVELOPMENT

Potential ground-floor retail or commercial space with residential units above, subject to City review and project design.

COMMERCIAL DEVELOPMENT

Potential retail, office, and neighborhood-serving commercial uses permitted under applicable zoning regulations.

CHIP / CITYWIDE HOUSING INCENTIVE PROGRAM

Los Angeles CHIP provides housing incentive pathways for qualifying projects, including the Mixed Income Incentive Program (MIIP) and Affordable Housing Incentive Program (AHIP).

Housing Incentive Opportunities

CHIP | CITYWIDE HOUSING INCENTIVE PROGRAM

An umbrella framework for eligible residential developments that can offer increased density, floor area, height, and parking flexibility in exchange for qualifying affordable housing commitments.

AHIP | AFFORDABLE HOUSING INCENTIVE PROGRAM

Primarily intended for qualifying fully or predominantly affordable housing developments. Incentives may support greater development capacity and reduced development constraints.

MIIP | MIXED INCOME INCENTIVE PROGRAM

A potential pathway for eligible mixed-income residential projects in designated areas, allowing additional development incentives when required affordable units are provided.

STATE DENSITY BONUS

Qualifying residential projects may also access state-law density bonuses, concessions, waivers, or parking reductions based on applicable affordability requirements.

Offering Contact

Dominick Faraone

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Miller & Desatnik Realty Corp.

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Michelle Colbert

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IMPORTANT INFORMATION

This Offering Memorandum has been prepared for informational purposes only. Information regarding the property, lot area, zoning, allowable uses, and potential development scenarios is believed reliable but is not guaranteed. Buyers are responsible for independent due diligence and confirmation of development feasibility with the City of Los Angeles.

Housing incentive programs, including CHIP, AHIP, MIIP, and State Density Bonus, are subject to program-specific eligibility, affordability commitments, applicable overlays, and required approvals. No particular density bonus, entitlement, building area, or unit count is represented or guaranteed.

Miller & Desatnik Realty Corp. makes no representation or warranty concerning the accuracy or completeness of this material. Prospective purchasers should consult appropriate land-use, architectural, legal, and financial professionals.