

6719 S Figueroa Street

Los Angeles, CA 90003

Development site in South Los Angeles with potential for townhomes, duplexes, or retail

PARTNERSCRE
Petito



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The Offering

Vacant development land in South Los Angeles, with potential for townhomes, duplexes, or retail

DEVELOPMENT LAND | VACANT LOT | 9,805 SF LOT

TOWNHOME, DUPLEX OR RETAIL POTENTIAL | C2-1VL · TOC TIER 1 | ENTERPRISE ZONE

PartnersCRE is pleased to present **6719 S Figueroa Street, Los Angeles, CA 90003**, a **vacant development site** in South Los Angeles, located within the **Los Angeles State Enterprise Zone**.

The property is zoned **C2-1VL** with a **Neighborhood Commercial** General Plan designation and is in **Transit Oriented Communities Tier 1** (printed on ZIMAS as C2-1VL-CPIO). C2 zoning allows commercial and retail uses as well as residential uses. That creates **potential for townhomes, duplexes, or retail**, subject to city review. No specific unit count, yield, or buildable area is represented here. Buyer to verify all development potential, permitted uses, and zoning matters.

The lot is **9,805 SF** with dimensions of **84 FT × 120 FT**, offered at **$1,000,000**, or **$102 per land SF**. The APN is **6013-01-8037**. Legal description, as printed on ZIMAS and the prior offering memorandum: **BURKE BRO'S ADDITION NO. TWO TO FIGUEROA STREET (M B 5-197), Lot FR 448**.

The site is a vacant lot and will be delivered vacant at closing. It sits just **410 ft from public transit**, including the 81 Bus and J Line, with convenient access to local shops, dining, and services. As of November 17, 2026, walkscore.com rates the address **Walk Score 74 (Very Walkable)**, **Transit Score 64 (Good Transit)**, and **Bike Score 71 (Very Bikeable)**.

Nearby destinations, with distances as printed in the prior offering memorandum, include **Exposition Park (1 mile)**, **Los Angeles Wetlands Park (1.5 miles)**, the **University of Southern California (2 miles)**, the **Los Angeles Memorial Coliseum (approximately 2 miles)**, **The Forum (3 miles)**, and **Kenneth Hahn State Recreation Area (about 3 miles)**.

ZIMAS and the City of Los Angeles Parcel Profile Report dated 1/7/2025 print the following overlays and site conditions: **ZI-2512 Housing Element Sites**, **ZI-2452 Transit Priority Area**, **TOC Tier 1**, **ZI-2374 State Enterprise Zone**, **ZI-2488 Redevelopment Project Area CD 9**, **CPIO South Los Angeles General Corridor**, and the **South Los Angeles Alcohol Sales Specific Plan**. AB 2334 and AB 2097 are printed as Yes. The report shows **RSO: No**, the site is **outside a flood zone**, **methane: none**, and no hillside, special grading, or high wind designations. Council District 8. Use Code 300V Vacant Land.

The property also comes with approvals for a 58-unit project. Approved plans are available upon request. Buyer to verify the status of all entitlements and permits.

ASKING PRICE

$1,000,000

$102 PRICE / LAND SF	**9,805** SF LOT SIZE	**84′ × 120′** LOT DIMENSIONS
C2-1VL ZONING	**Vacant** EXISTING USE	**Tier 1** TOC

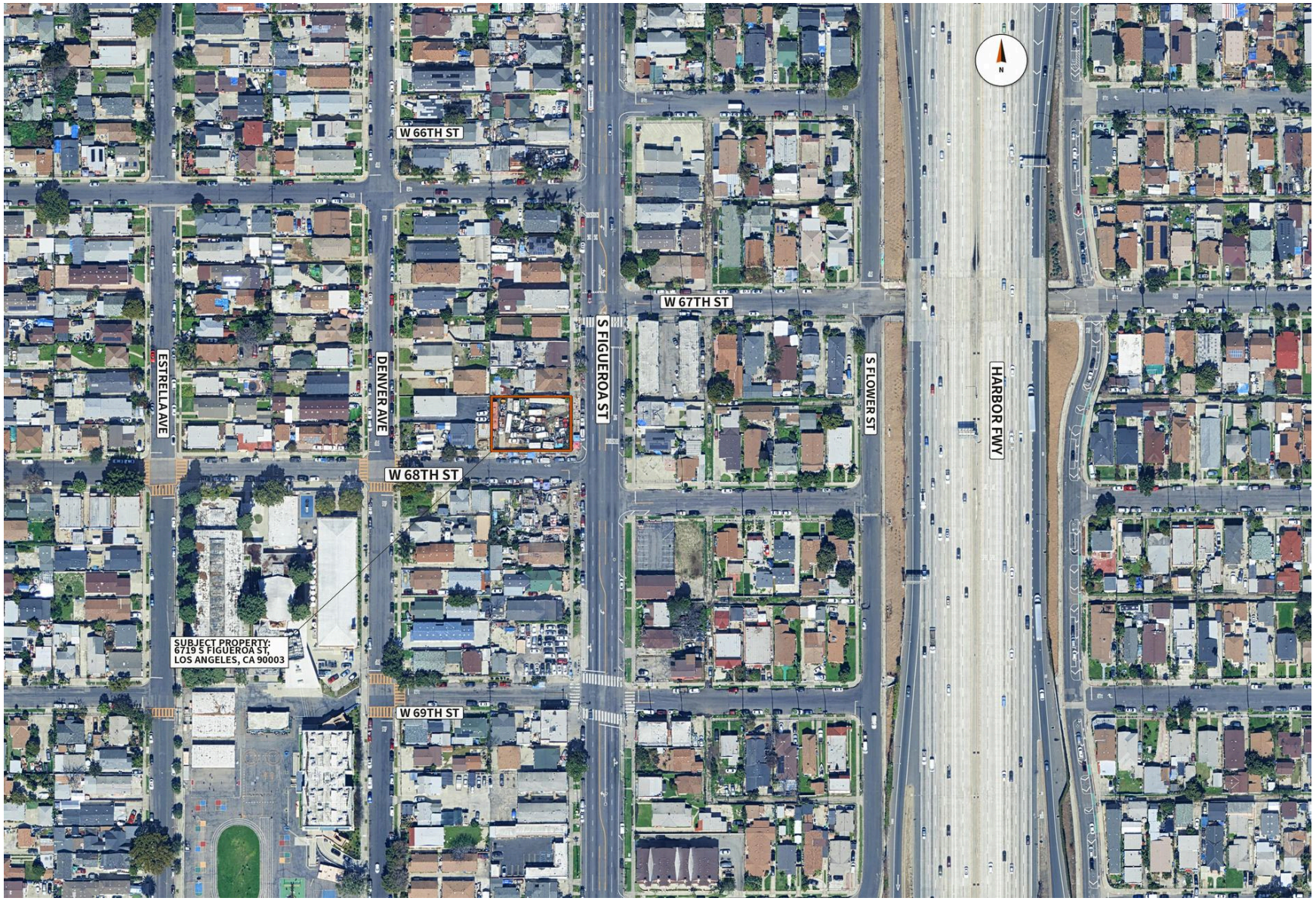
PROPERTY FACTS

ZONING C2-1VL · Tier 1 TOC	LOT DIMENSIONS 84 FT × 120 FT
APN 6013-01-8037	LEGAL BURKE BRO'S ADDITION NO. TWO TO FIGUEROA STREET (M B 5-197), Lot FR 448
EXISTING USE Vacant lot	GENERAL PLAN Neighborhood Commercial
ENTERPRISE ZONE Los Angeles State	TRANSIT 410 ft from public transit 81 Bus and J Line

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

Site Map

Vacant development site at 6719 S Figueroa Street, South Los Angeles. Subject parcel outlined in orange. Outline approximate, not a survey.



Subject parcel outlined in orange. Outline approximate, not a survey. Imagery: Google satellite (native z21 tiles), retrieved November 17, 2026.

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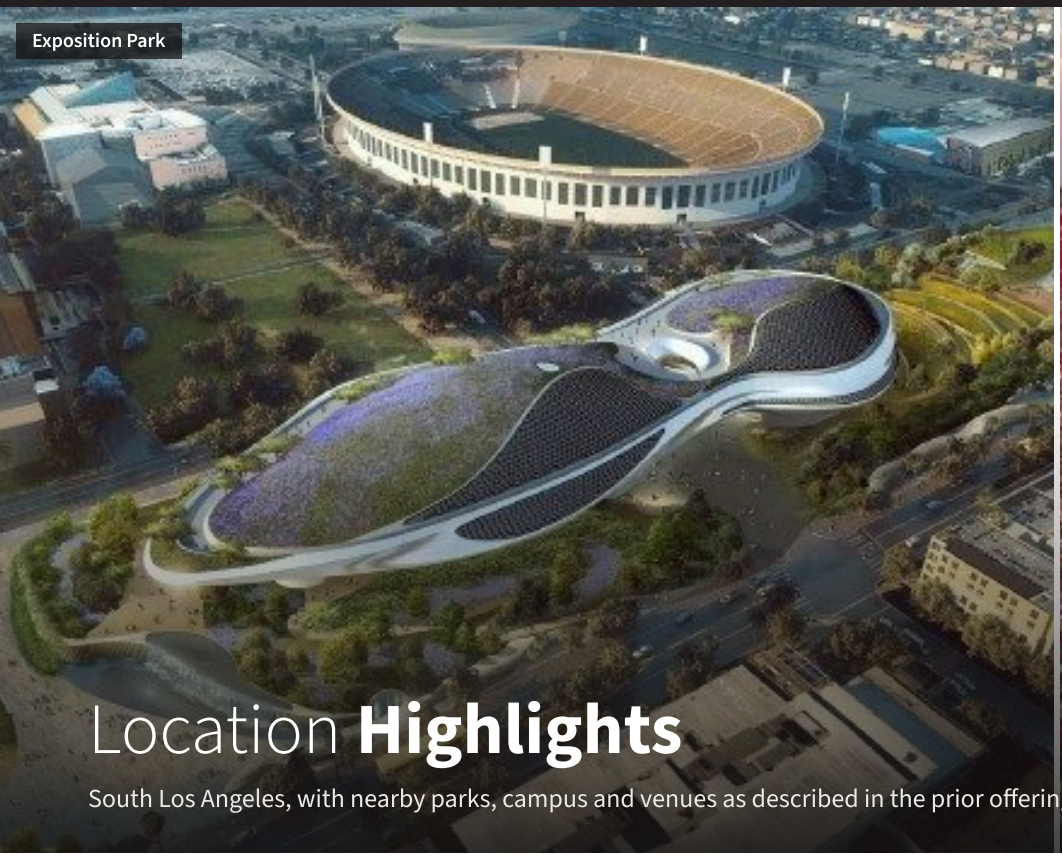



Location **Highlights**

South Los Angeles, with nearby parks, campus and venues as described in the prior offering memorandum. Distances as printed there.

1 mi

Exposition Park

160-acre park; Science Center, Natural History Museum and Coliseum

1.5 mi

Los Angeles Wetlands Park

Located just 1.5 miles away

2 mi

University of Southern California

Only 2 miles from the property

2 mi

Los Angeles Memorial Coliseum

Approximately 2 miles away

3 mi

The Forum

Just 3 miles away, in Inglewood

3 mi

Kenneth Hahn State Recreation Area

About 3 miles from the property

- **Walk Score 74**
  Very Walkable, per walkscore.com, retrieved November 17, 2026
- **Public transit**
  410 ft from public transit, including the 81 Bus and J Line, as printed in the prior offering memorandum. Transit Score 64 (Good Transit) and Bike Score 71 (Very Bikeable) per walkscore.com, November 17, 2026.

Distances and descriptions as printed in the prior offering memorandum. Location photographs from that memorandum.

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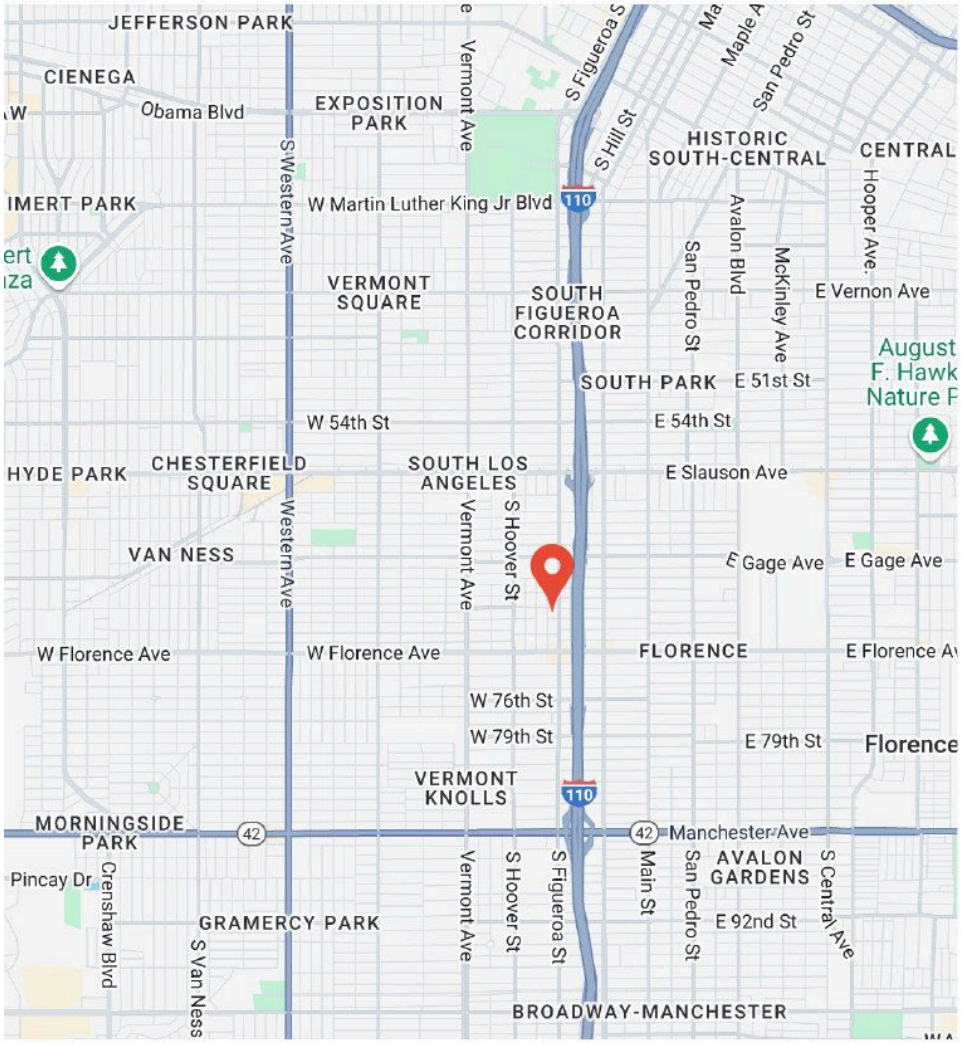
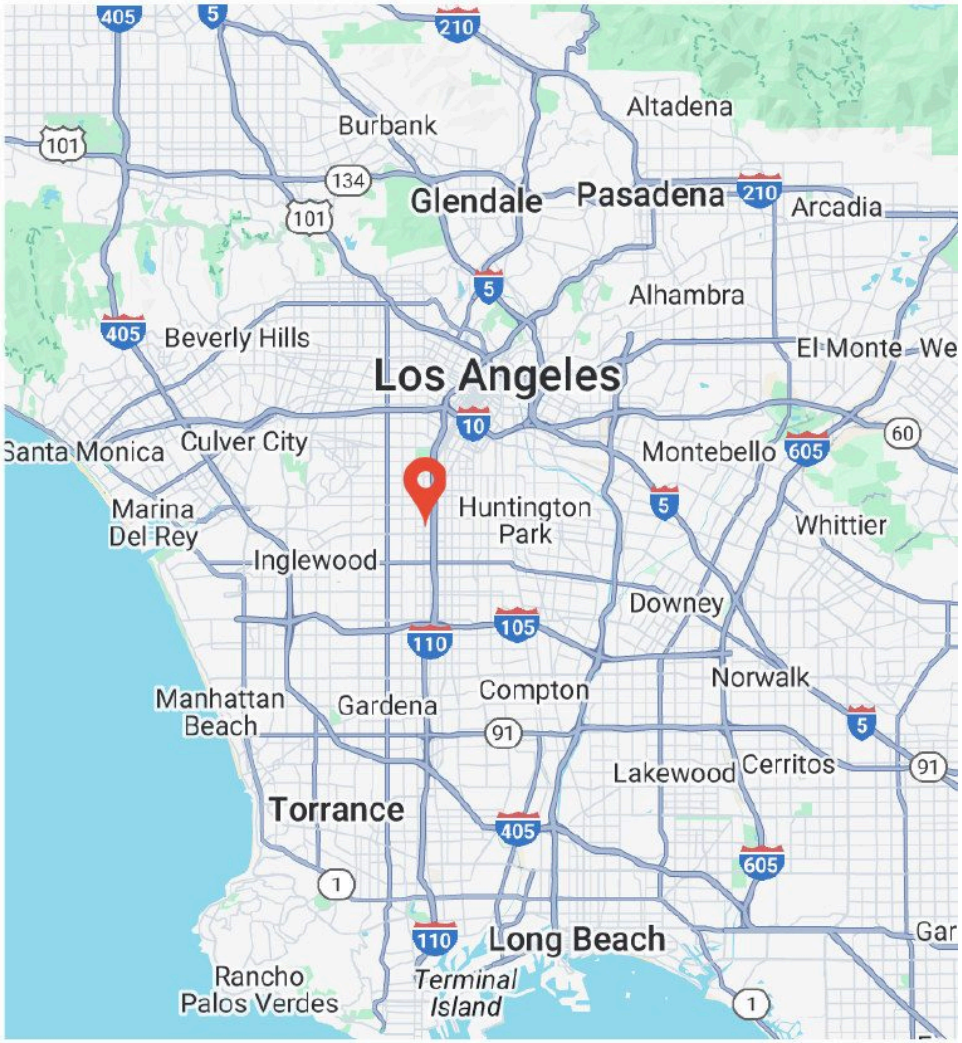
Location Maps

Regional and neighborhood context for 6719 S Figueroa Street, Los Angeles, CA 90003.





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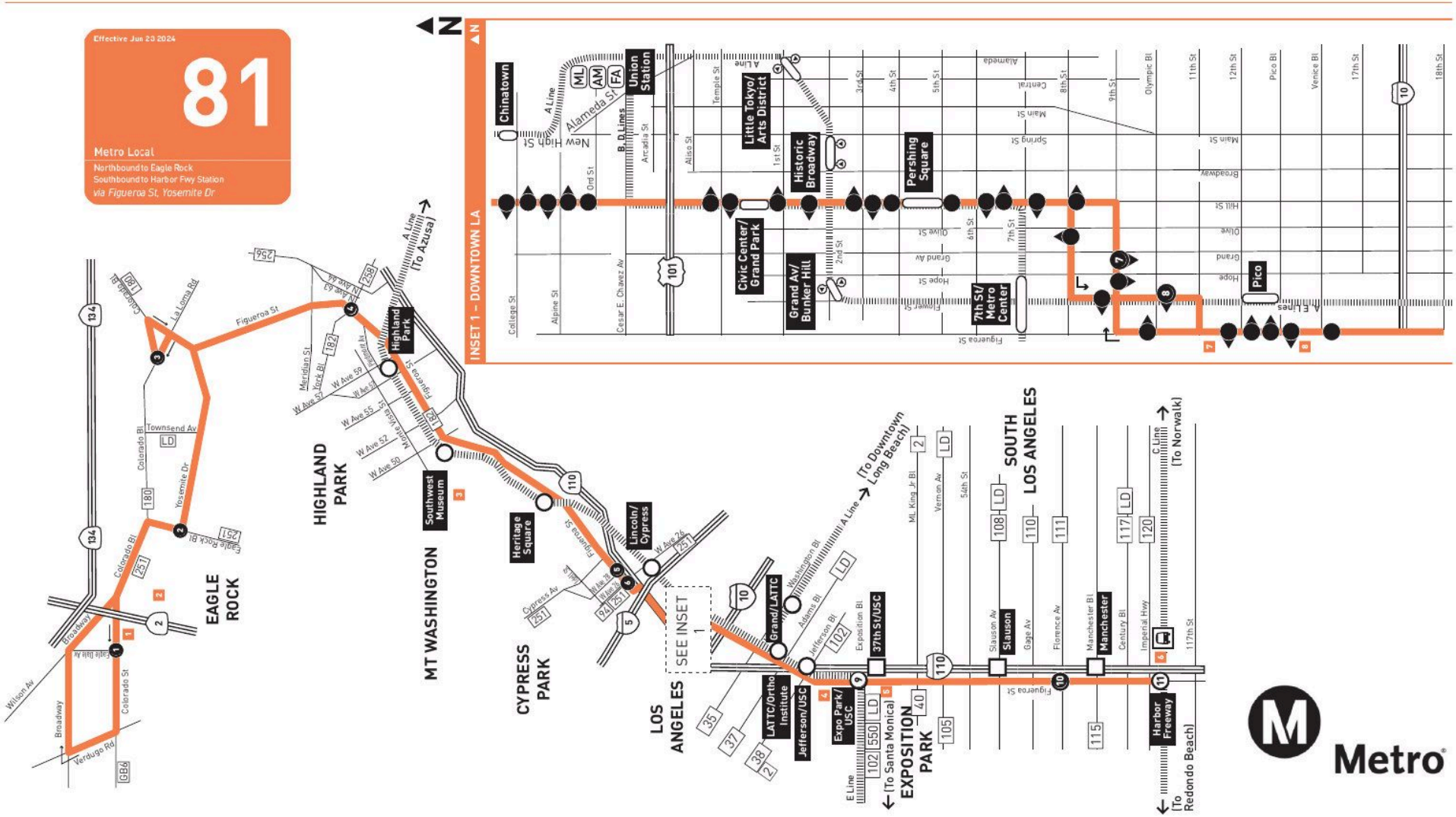
Metro

Transit access near 6719 S Figueroa Street, including the 81 Bus and J Line. The site is 410 ft from public transit, as printed on the prior offering memorandum.



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Walk Score

Walk Score
74

Very Walkable

Most errands can be accomplished on foot.

Transit Score
64

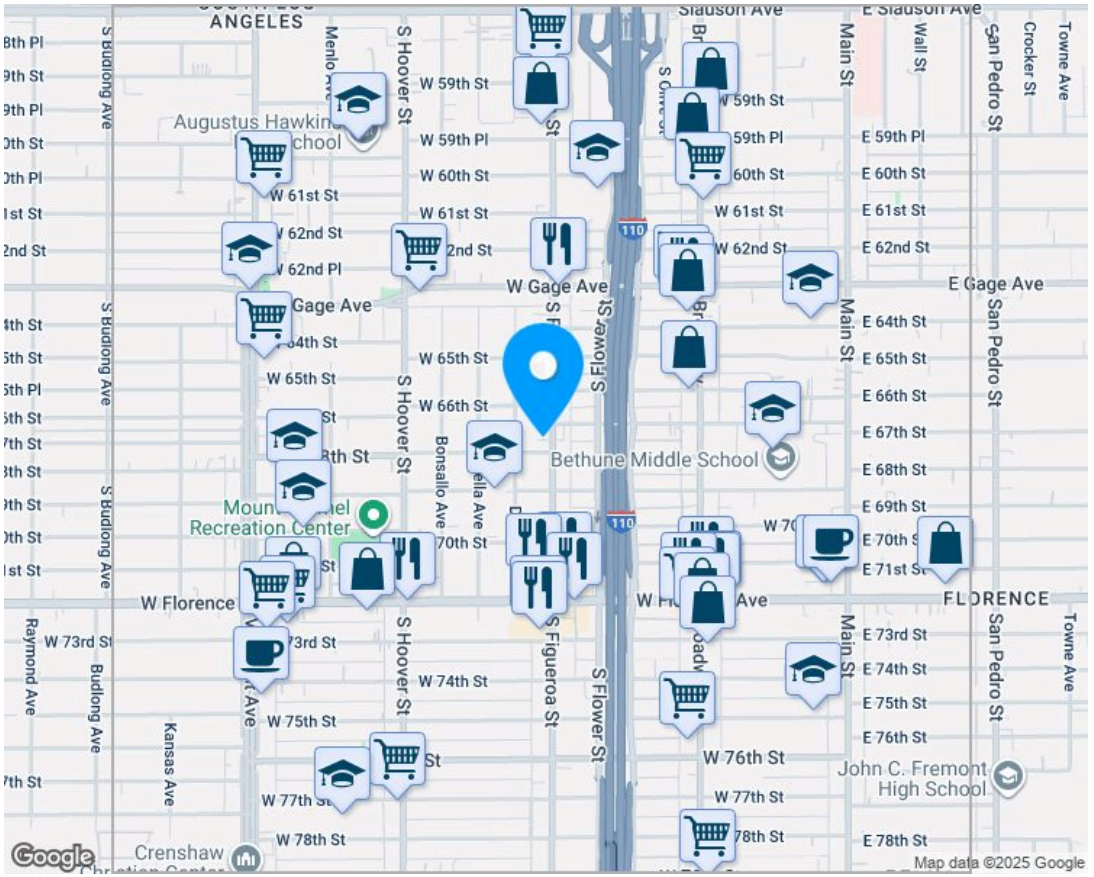
Good Transit

Many nearby public transportation options.

Bike Score
71

Very Bikeable

Biking is convenient for most trips.



About this Location

6719 S Figueroa Street, Los Angeles, CA 90003. This location is Very Walkable, so most errands can be accomplished on foot. This location is in Los Angeles. Nearby parks include Mount Carmel Park, Theresa Lindsay Park and Harvard Playground.

Bus: Metro 81 (0.1 mi), DASH Chesterfield Square (0.2 mi), Metro 110 (0.3 mi), Metro 111 (0.3 mi), Metro 45 (0.3 mi). No rail lines are listed on the Walk Score page for this address.

walkscore.com/score/6719-s-figueroa-st-los-angeles-ca-90003 (scores retrieved November 17, 2026)

Map: official Walk Score neighborhood map from walkscore.com, retrieved November 17, 2026.

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Parcel Profile Report

Summary of the City of Los Angeles Department of City Planning Parcel Profile Report (ZIMAS), January 7, 2025, and figures printed on the prior offering memorandum.

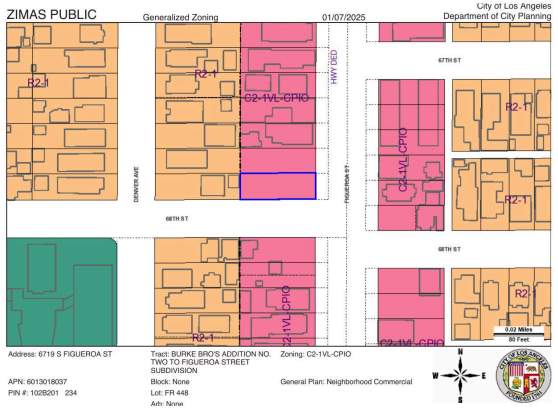
LOT AREA	ZONING	GENERAL PLAN	COUNCIL DISTRICT	APN
9,805 SF	C2-1VL	Neighborhood Commercial	CD 8	6013-01-8037

HOUSING & TRANSIT DESIGNATIONS — Buyer to verify

- ✓ **Housing Element Sites (ZI-2512)**
- ✓ **Transit Priority Area (ZI-2452)**
- ✓ **Transit Oriented Communities**
  Tier 1
- ✓ **State Enterprise Zone (ZI-2374)**
- ✓ **Redevelopment Project Area (ZI-2488)**
  Printed as CD 9 on the report
- ✓ **CPIO — South Los Angeles General Corridor**
- ✓ **South Los Angeles Alcohol Sales Specific Plan**
- ✓ **AB 2334 · AB 2097**
  Printed as Yes

SITE CONDITIONS — As printed on the 1/7/2025 report

- ✓ **Outside flood zone**
- ✓ **Methane hazard site: none**
- ✓ **Hillside: No**
- ✓ **Special Grading: No**
- ✓ **High Wind: No**
- ✓ **Rent Stabilization Ordinance (RSO): No**
- ✓ **Use Code 300V Vacant Land**



ZIMAS zoning map (C2-1VL-CPIO). Subject parcel outlined in blue. Map dated 01/07/2025.

LOT DIMENSIONS	PIN	LEGAL / TRACT	EXISTING USE
84 FT × 120 FT	102B201 234	BURKE BRO'S ADDITION NO. TWO Lot FR 448 · M B 5-197	Vacant lot

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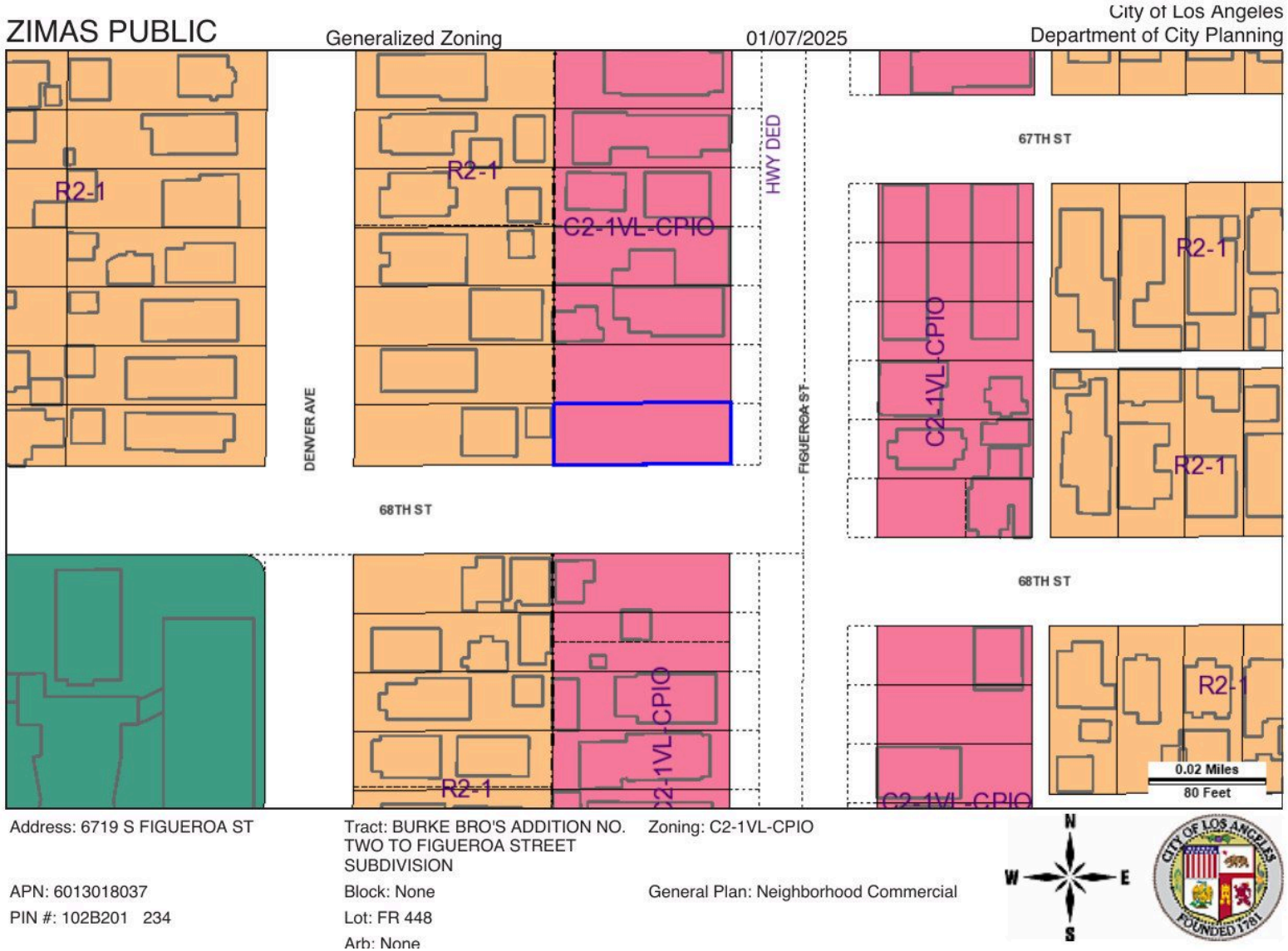
ZIMAS Map

City of Los Angeles ZIMAS map for 6719 S Figueroa Street. Zoning is printed as C2-1VL-CPIO. Map dated 01/07/2025.



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Photos of the Site

Vacant lot at 6719 S Figueroa Street. Street-level photographs are Google Street View (Figueroa Street frontage: July 2023; W 68th Street: March 2022). Wider aerial is Esri World Imagery with an approximate parcel outline.



Looking west at the site from S Figueroa Street



Looking north at the site from W 68th Street



Looking toward W 68th Street at the south edge of the site



Aerial view of the subject site, outlined in orange

Address: 6719 S Figueroa Street, Los Angeles, CA 90003
APN: 6013-01-8037
PIN #: 102B201 234

Tract: BURKE BRO'S ADDITION NO. TWO TO FIGUEROA STREET (M B 5-197)
Lot: FR 448 **Lot area:** 9,805 SF

Zoning: C2-1VL
General Plan: Neighborhood Commercial
ZIMAS Public, Generalized Zoning, 01/07/2025

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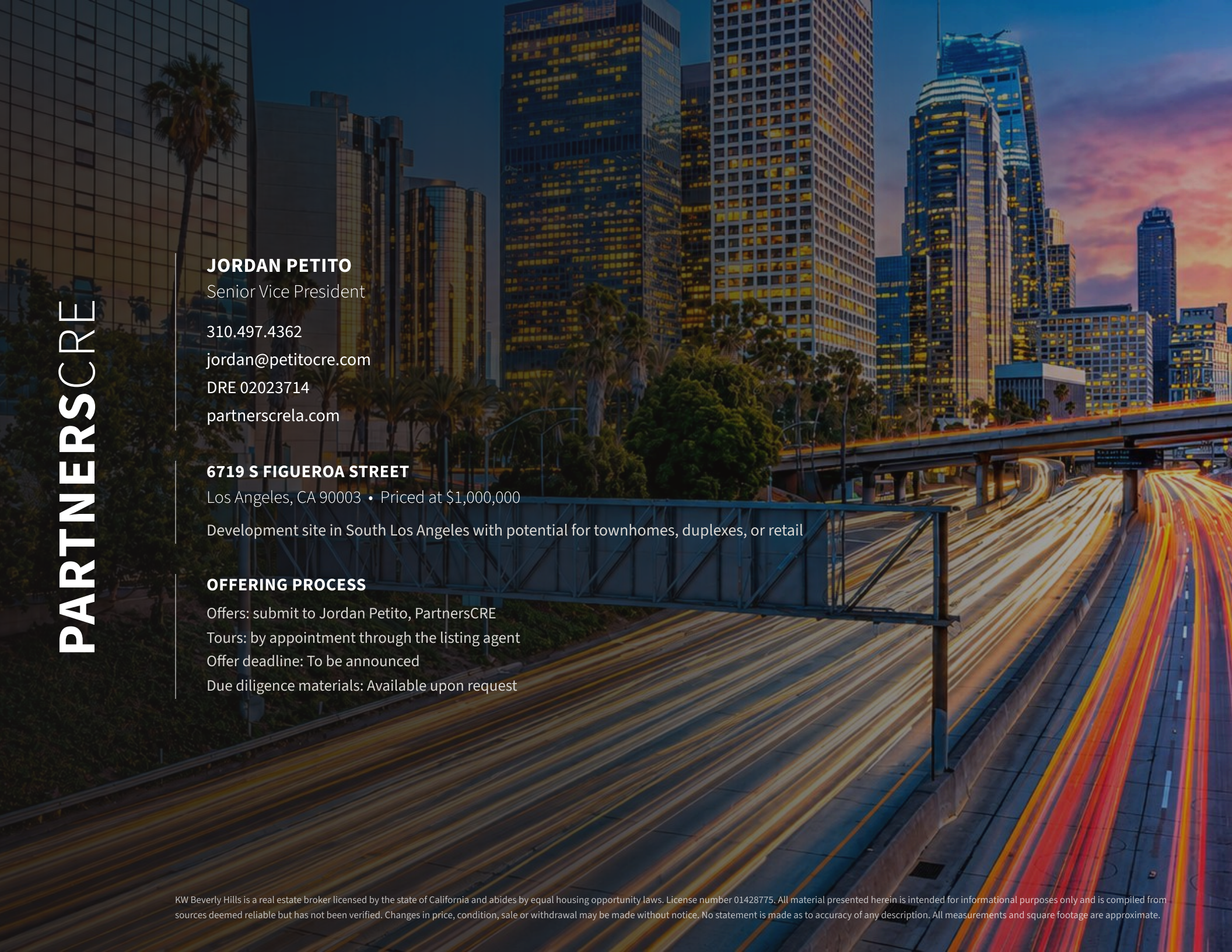

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6719 S FIGUEROA STREET
Los Angeles, CA 90003 • Priced at $1,000,000

Development site in South Los Angeles with potential for townhomes, duplexes, or retail

OFFERING PROCESS

Offers: submit to Jordan Petito, PartnersCRE
Tours: by appointment through the listing agent
Offer deadline: To be announced
Due diligence materials: Available upon request

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