FOR SALE: LIGHT AGRICULTURE / RESIDENTIAL LAND SITE
892 & 898 South 3rd Avenue, La Puente, CA 91746
Total Estimated Area: ~2.95 Acres



PROPERTY DETAILS

Address	892 & 898 South 3rd Avenue, La Puente, CA 91746
Current Use	Vacant, Unimproved Lots
Zoning	Light Agriculture Zone (A-1-20,000)
Ownership	Los Angeles County Development Authority
County	Unincorporated Los Angeles County
Parcel No.	8206-001-905,-906
Land Area	~2.95 Acres (~128,502 Square Feet)
Sale Type	"as-is" / "where-is"
Price	$3,500,000
Other Notes	Contact Agents for additional details.

SITE HIGHLIGHTS

The properties at 892 and 898 South 3rd Avenue, La Puente, are in a well-established, semi-rural neighborhood in the unincorporated areas of Avocado Heights and Bassett. These unimproved/vacant lots include ~2.95-acres (~128,502-square-feet) of land zoned for Light Agricultural (A1-20,000) use, with large, oversized, equestrian-friendly residential lots. The properties are accessible to many daily essential services, such as:

- **Education:** The local schools are served by Hacienda La Puente Unified School District, with nearby campuses including Palm Elementary School, Orange Grove Middle School, and Los Altos High School.
- **Shopping, Dining, and Industrial Centers**: The properties are near convenient office, service, retail, and dining uses along the Valley Boulevard and Hacienda Boulevard corridors. These parcels are near several industrial centers and uses.
- **Recreation:** These properties are near Avocado Heights Park, La Puente City Park, Puente Creek Nature Educational Center, and Avenue Park/Avocado Heights Skatepark.
- **Freeway and Road Access**: The properties have access to the I-605 Freeway to the west and SR-60 to the south, providing access to Los Angeles, Orange County, and the Inland Empire. The properties are near Valley Boulevard, Workman Mill Road, Crossroads Parkway, and Hacienda Boulevard.
- **Affordable Housing Requirement:** If these parcels are used to build ten or more housing units,15% of total units built must be for affordable housing occupancy.

CONTACT



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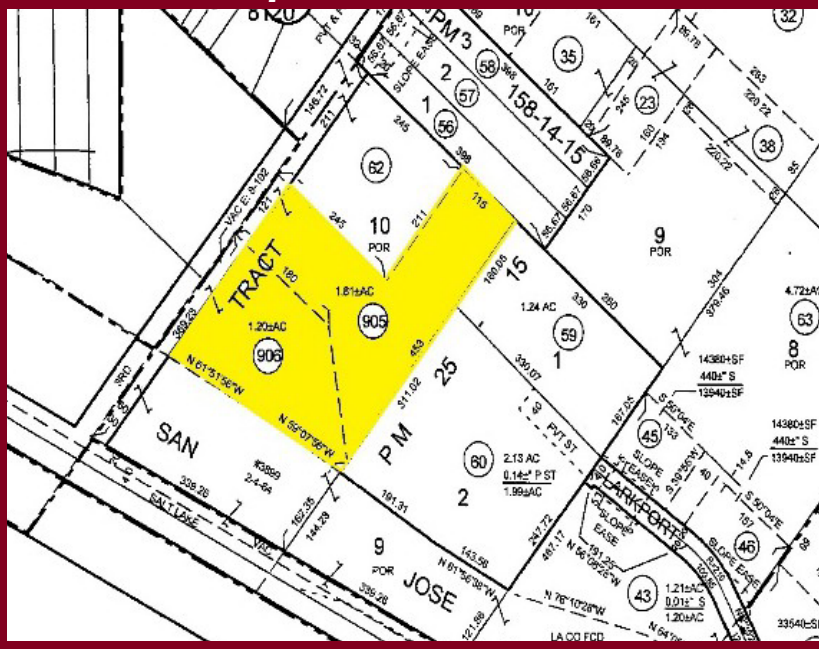
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Site



Parcel Map



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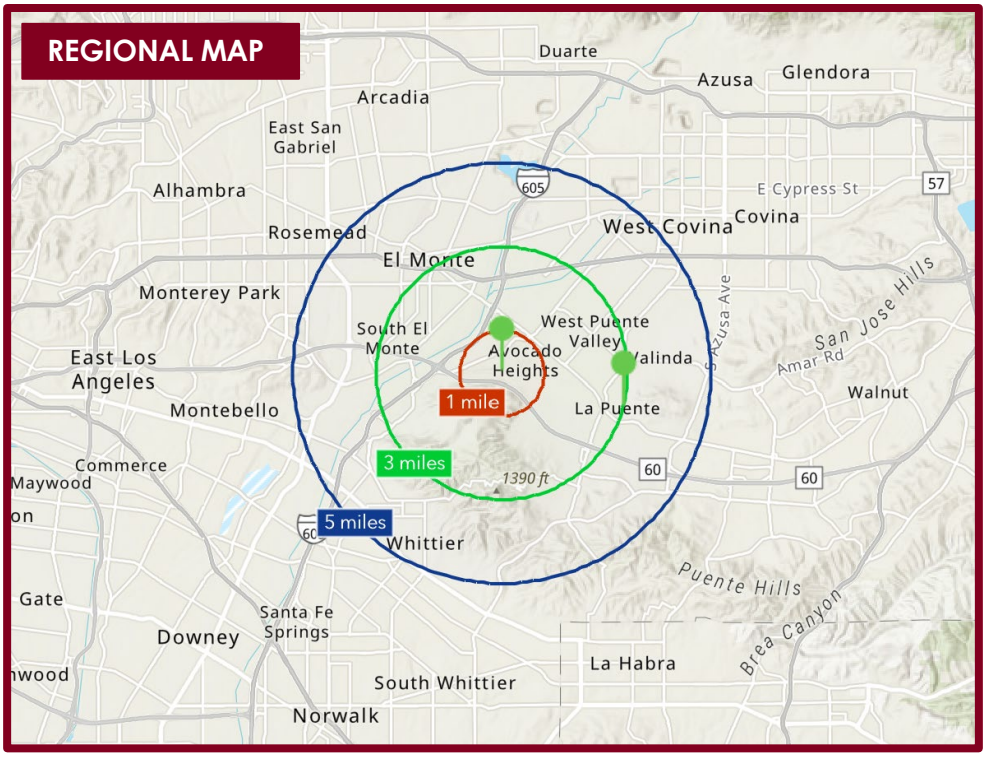
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DEMOGRAPHIC INFORMATION (2026)

	1 MILES	3 MILES	5 MILES
POPULATION	13,200	148,100	461,100
HOUSEHOLDS	3,830	39,900	133,480
MEDIAN AGE	39.7	37.3	38.4
HOUSEHOLD INCOME			
MEDIAN	$110,190	$91,600	$92,280
AVERAGE	$132,140	$116,140	$118,920

REGIONAL MAP



DISCLAIMER: Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property(ies). The value of this transaction to you depends on multiple factors, which should be evaluated by your tax, financial, and legal advisors. No express or implied representations have been made regarding any conditions pertaining to soil and/or toxic waste, hazardous materials, and/or undesirable substances in or on the property(ies). You and your advisors should conduct a careful, independent investigation of the property(ies) to determine to your satisfaction the suitability of the property(ies) for your needs. The Seller may continue to solicit offers if it is not satisfied with the offers received. Development entitlements and sale of property(ies) subject to County/Public Agency/Successor Agency approval.