

101 North Avenue 18

Lincoln Heights, CA 90031

1.76 Acre Multi-Family
Development Site
Available for Sale

Highlights:

- 1.76 Acre Prime Multi-Family Development Site located in Lincoln Heights.
- Frontage along the LA River with views of downtown LA.
- Located near the intersection of Pasadena Avenue and Broadway. Just north of Chinatown and in the shadow of Dodger Stadium.
- Immediate access to Interstate 5 and the 110 Freeway.
- Zoned ("UV") Urban Village, in accordance with the Cornfield Arroyo Specific Plan.
- The "by rights" zoning allows for a 1.5 FAR of which 90% can be multifamily, with 10% dedicated to retail.
- River Buffer Zone designation allows for the building footprint to be 50% of the size of the parcel.
- Comprised of Assessor Parcel Numbers: 5447-019-003; 004; 005; 007
- Purchase Price: Unpriced



Commercial Real Estate Services, Worldwide.

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein.

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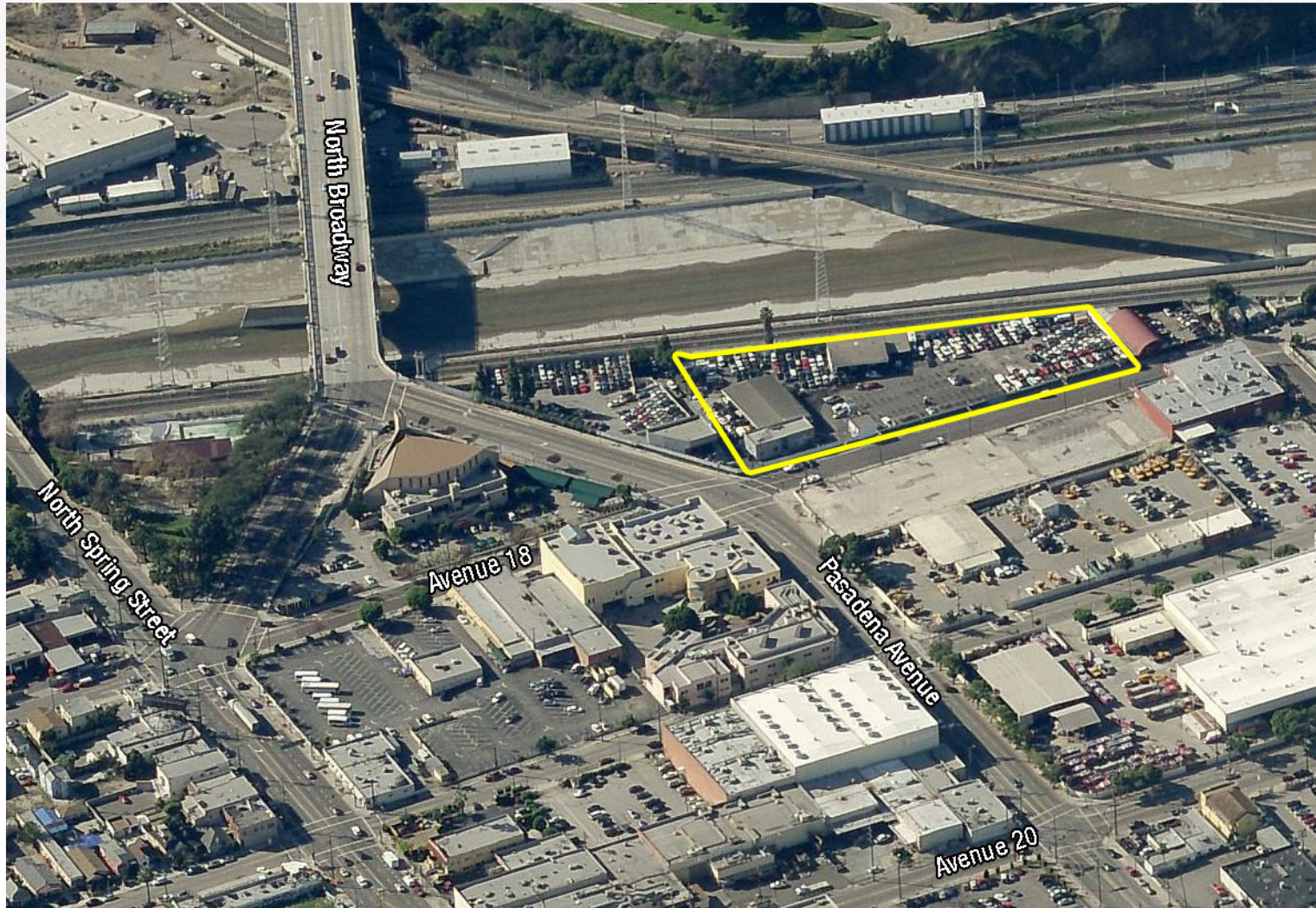
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AERIAL VIEW



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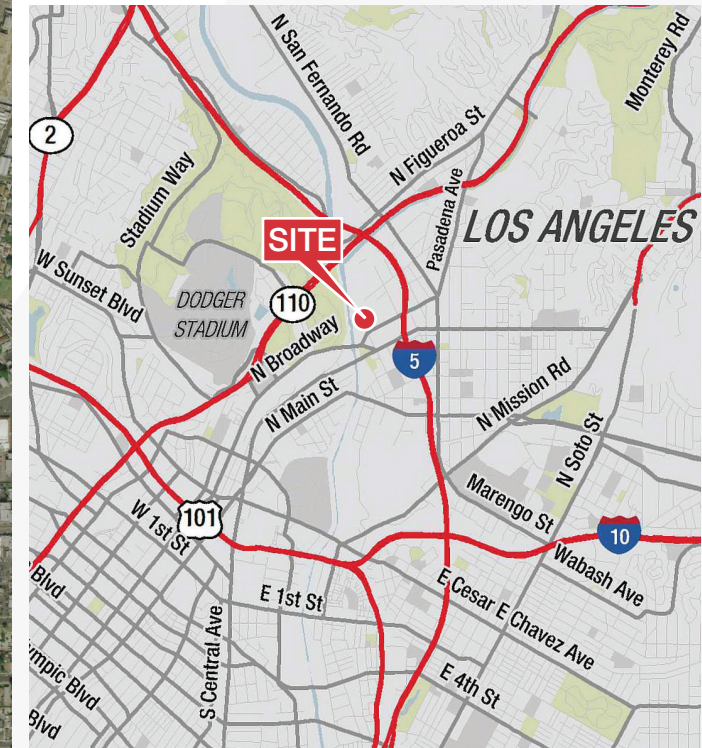
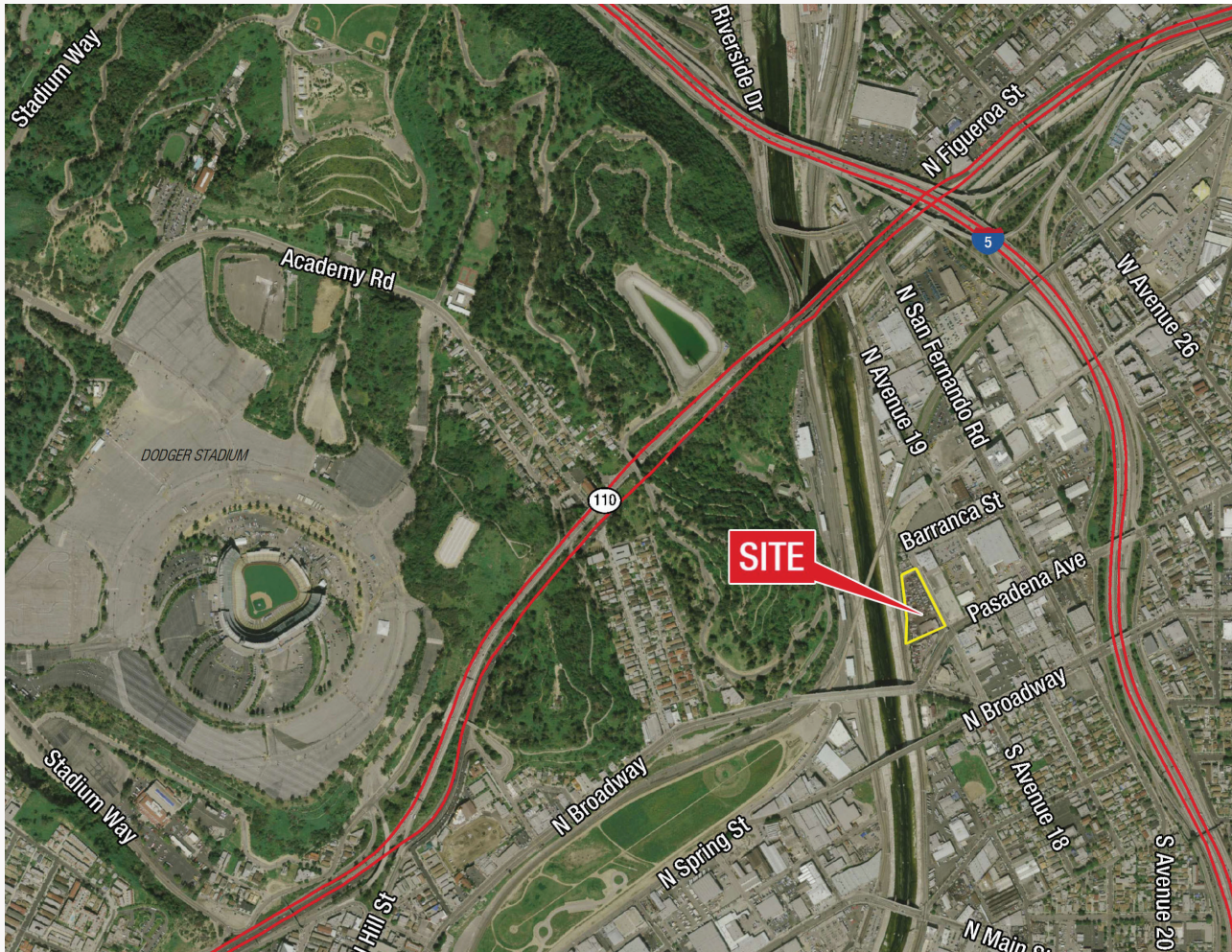
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AERIAL VIEW / LOCATION MAP



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PHOTOS



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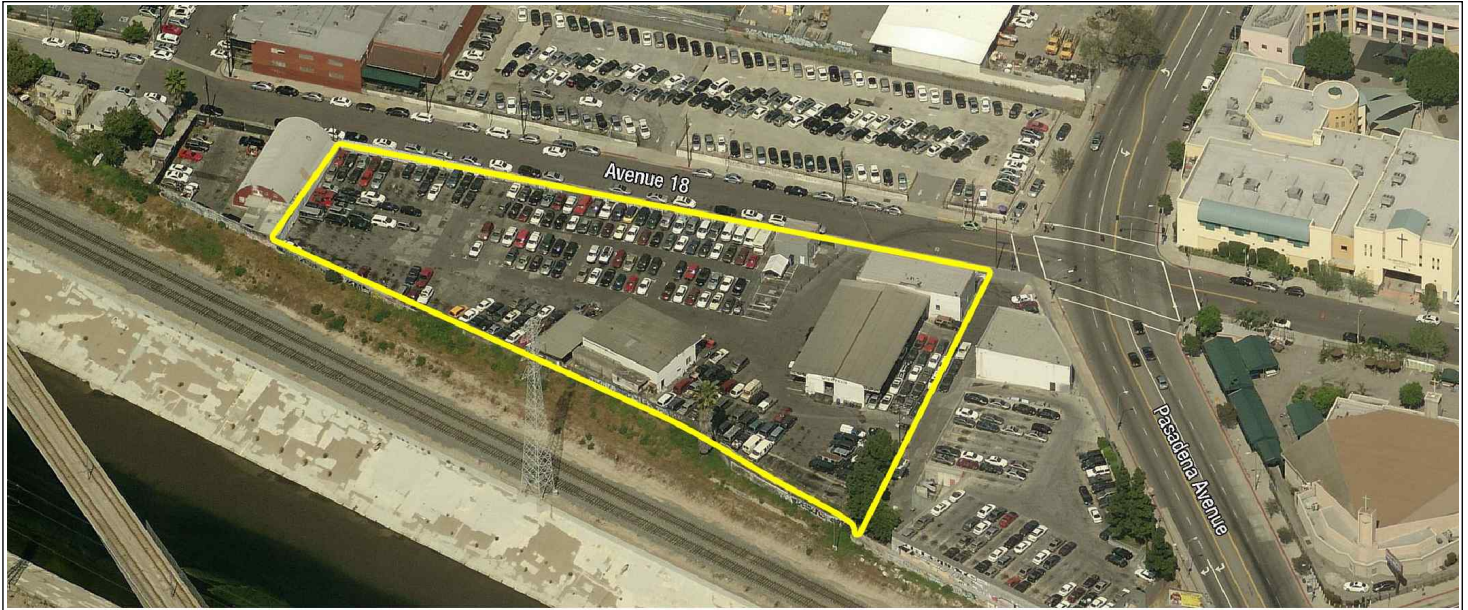
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Land For Lease



Acres: 1.76

Available SF: 76,807



Address: 101 N Avenue 18, Los Angeles, CA 90031
Cross Streets: Avenue 18/Broadway

**Fully Fenced & Paved Former Auto Auction Site
Located @ Intersection of the 5 & 110 Fwys
With On and Off Ramps Located 1 Block from the Site
4 Buildings On-Site, Including a Cross Dock Bldg
W/11 Dock High Loading Positions**

Lease Rate/SF: \$0.16

Lease Type: NNN

Available SF: 76,807

Region: LA Central

Rail Service: No

Fenced: Yes **Paved:** Yes

Land Desc: Fully paved and flat. Fully fenced.

Lease Rate/Mo: \$12,000

Terms: 5-10 Years

Acres: 1.76 **Min. Acres:** 1.76

Specific Use: Other

Lot Size: 76,807 SF / 1.76 AC

Bldg SF Desc: 4 buildings of varying sizes & construction types on site.

Zoning: UV

Thomas Guide: 634-J1

APN #: 5447-019-007

Utilities: Gas Water Sewer Electric Telephone Fiber Optic / Broadband

Utility Comments: Verify.

Listing Company: NAI Capital-Encino (818) 905-2400

Agents: Chad Gahr (818) 742-1626, David Young (818) 742-1651

Property/Listing/Ste #: 1471449/853146

Listing Date: 08/02/2013

FTCF: CB300Y200S000/AOAA

Notes: Property is zoned Urban Village (UV), in accordance with the Cornfield Arroyo Specific Plan (C.A.S.P.). Call broker to show. Site is locked and secured. Parcel size as determined by County of LA. Taxes are \$36,000.00 Sp. Feat: Paved Yard.

This information has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy.

