

FOR SALE



# 2315 GRIFFITH AVE

LOS ANGELES, CA 90011

APN: 5131-019-013

**±6,500 SF CORNER LOT**

R4-1 Medium Residential — Multifamily Development Opportunity

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NEC GRIFFITH AVE & E 24TH ST



# PROPERTY HIGHLIGHTS

2315 Griffith Ave, Los Angeles, CA 90011

- 1

**Corner Lot**  
  
±6,500 SF corner lot at Griffith Ave & E 24th St
- 2

**Zoning**  
  
Zoned R4-1 – Medium Density Residential
- 3

**Development Potential**  
  
Ideal for multifamily / apartment development (subject to buyer verification of allowable density)
- 4

**Visibility**  
  
High-visibility corner location with dual street frontage
- 5

**Location**  
  
Established South Los Angeles residential corridor
- 6

**Freeway Access**  
  
Minutes to I-10 & I-110 Freeways
- 7

**Proximity**  
  
Close proximity to Downtown Los Angeles
- 8

**Market**  
  
Surrounded by dense, established residential rental base

# R4-1 MEDIUM RESIDENTIAL ZONE

## City of Los Angeles Municipal Code (LAMC) Summary

|                         |                                                               |
|-------------------------|---------------------------------------------------------------|
| Zone Designation        | R4-1 – Multiple Dwelling Zone, Height District 1              |
| Permitted Use           | Multi-family residential at any density permitted by the zone |
| Density Standard        | 1 dwelling unit per 400 SF of lot area                        |
| Est. Max Units          | ≈ 16 units (6,500 SF ÷ 400)*                                  |
| Floor Area Ratio        | 3:1 in Height District 1                                      |
| Est. Max Buildable Area | ≈ 19,500 SF (6,500 SF × 3.0 FAR)*                             |
| Max Lot Coverage        | 60%                                                           |
| Setbacks (typical)      | Front: 15 ft · Side: 5 ft or 10% of lot width · Rear: 15 ft   |

### WHAT THIS MEANS FOR THIS SITE

- R4-1 is one of the City's higher-density residential zones — density is controlled by lot area, FAR, setbacks, and lot coverage, not a fixed unit cap.
- At the LAMC density standard, this 6,500 SF corner lot could support roughly 16 units, subject to verification of lot dimensions and overlays.
- The 3:1 FAR allows an estimated 19,500 SF of buildable area — room for a mid-rise apartment building once parking and setbacks are accounted for.
- The corner location (dual street frontage) can simplify vehicle access, parking layout, and unit exposure vs. a mid-block lot.

### BUYER DUE DILIGENCE

Buyer and buyer's design/entitlement team should independently confirm all zoning, density, FAR, height, and parking figures with LA Planning and LADBS.

*\*Estimates only — figures do not account for lot-specific conditions, overlays, easements, or code changes. Source: LAMC, City of Los Angeles Department of City Planning.*

# NEIGHBORHOOD & MARKET SNAPSHOT

ZIP Code 90011 — South Los Angeles / Historic South-Central

|            |               |                 |            |                  |                      |                   |
|------------|---------------|-----------------|------------|------------------|----------------------|-------------------|
| ≈100,500   | ≈25,600       | ≈71%            | 30.0       | ≈\$56,000        | \$1,594              | ≈\$595,000        |
| POPULATION | HOUSING UNITS | RENTER-OCCUPIED | MEDIAN AGE | MEDIAN HH INCOME | MEDIAN GROSS RENT/MO | MEDIAN HOME VALUE |

## NEIGHBORHOOD CONTEXT

ZIP 90011 is one of the most densely populated residential submarkets in the City of Los Angeles, part of the Historic South-Central / South Los Angeles area — heavily renter-occupied, with roughly seven in ten households renting rather than owning. The corridor is an established, built-out residential neighborhood with a mix of single-family homes, duplexes, and small-to-mid-size apartment buildings, consistent with the R4-1 zoning found along and near Griffith Ave.

## INVESTMENT CONSIDERATIONS

A high renter-occupancy rate combined with median gross rents well below citywide averages points to strong, durable rental demand and room for rent growth as new, higher-quality units are delivered in the submarket. Proximity to Downtown Los Angeles, major employment centers, and the I-10/I-110 freeway corridors supports continued demand from the local workforce for well-located rental housing near transit and commuting routes.

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*This information is deemed reliable but not guaranteed. Buyer to independently verify all information prior to purchase.*