



Conceptual
Rendering



Auction Starting Bid: \$400,000
Auction dates are July 13 - 15, 2026

Register to Bid
Click Here



Register to Bid
Click Here

Land Development Opportunity
4159 S. Central Avenue
Los Angeles, CA 90011

The Ghobadi Team
Apartment Building Specialists

Our Mission

Our mission is to provide our clients with proven, personalized service that not only achieves—but exceeds—their investment objectives. Through a spirit of honesty, integrity and ingenuity, our team of brokerage, research and marketing professionals with expertise in the Los Angeles, San Fernando Valley and Tri-Cities markets aims to maximize returns while safeguarding the best interests of our clients.

Guiding Principles

Honesty | Integrity | Experience | Market Knowledge

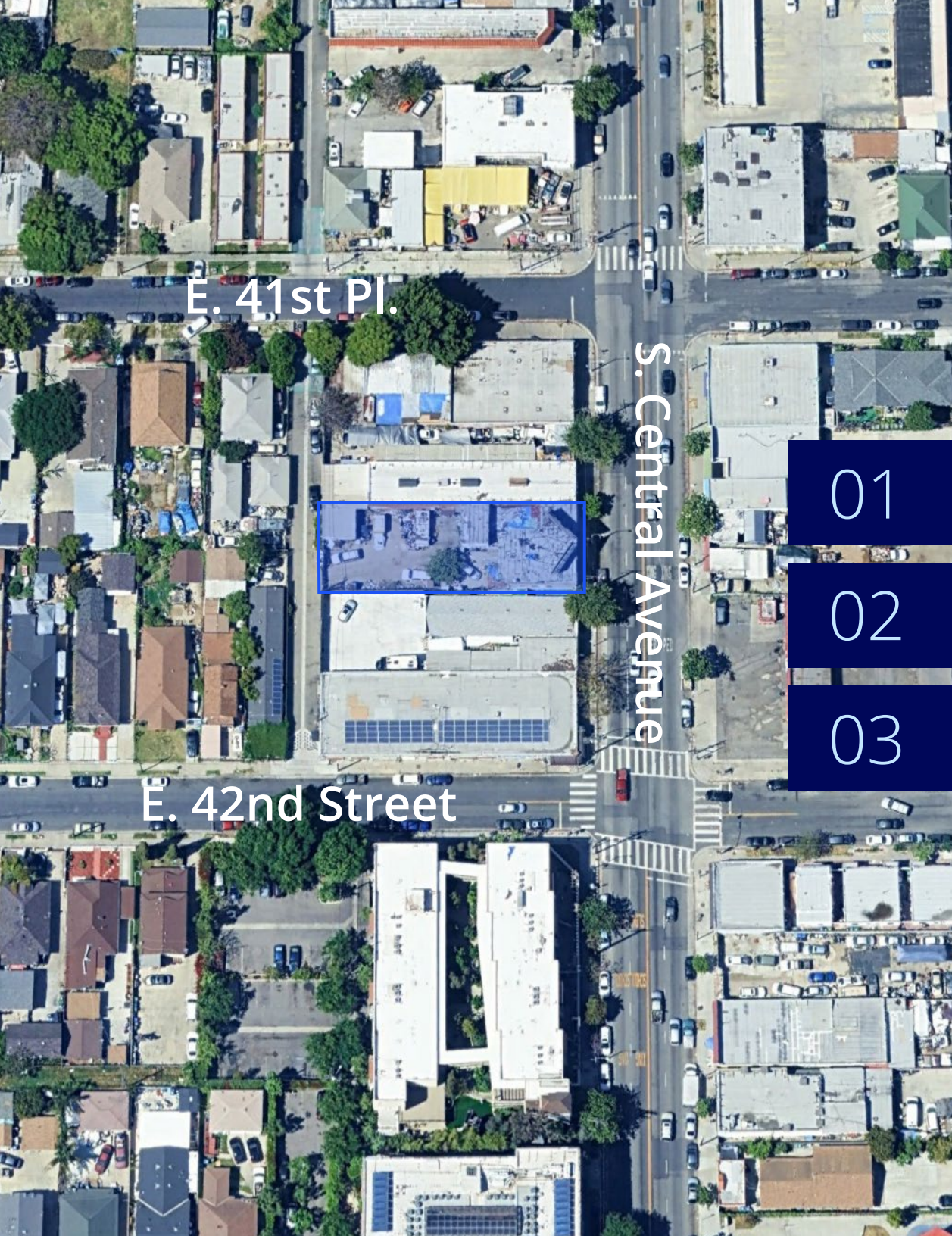


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01

Property
Profile

4159 S Central Avenue

Land Development Opportunity

4159 S. Central Avenue
Los Angeles, CA 90011

Address

5115-022-003

APN

RTI Project

Status

46 (45 one-bed & 1 studio)

Number of Units

±21,520 square feet

Project Building Area

±7,598 square feet

Lot Size

RTI Project - Ready to pull the permit and start construction

LAC2-2D-CPIO

Zoning

4

Stories

None

Parking Spaces

44 (40 long term & 4 short term)

Bicycle Parking Spaces

Yes

Laundry Facility

Tier 2

Transit Oriented Community (TOC)

Unit Mix

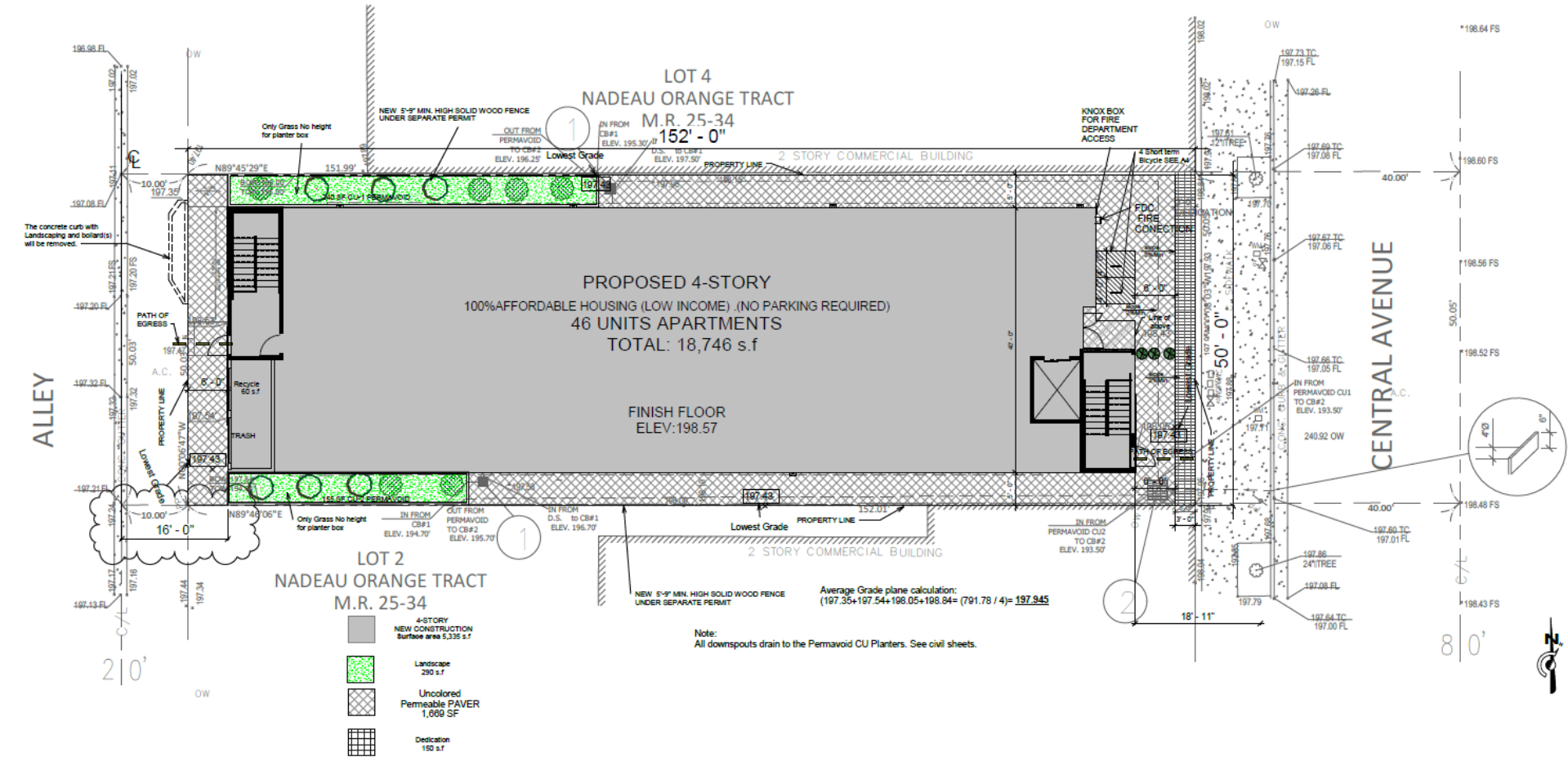
45

1-Bed Units

1

Studio

Site Plan

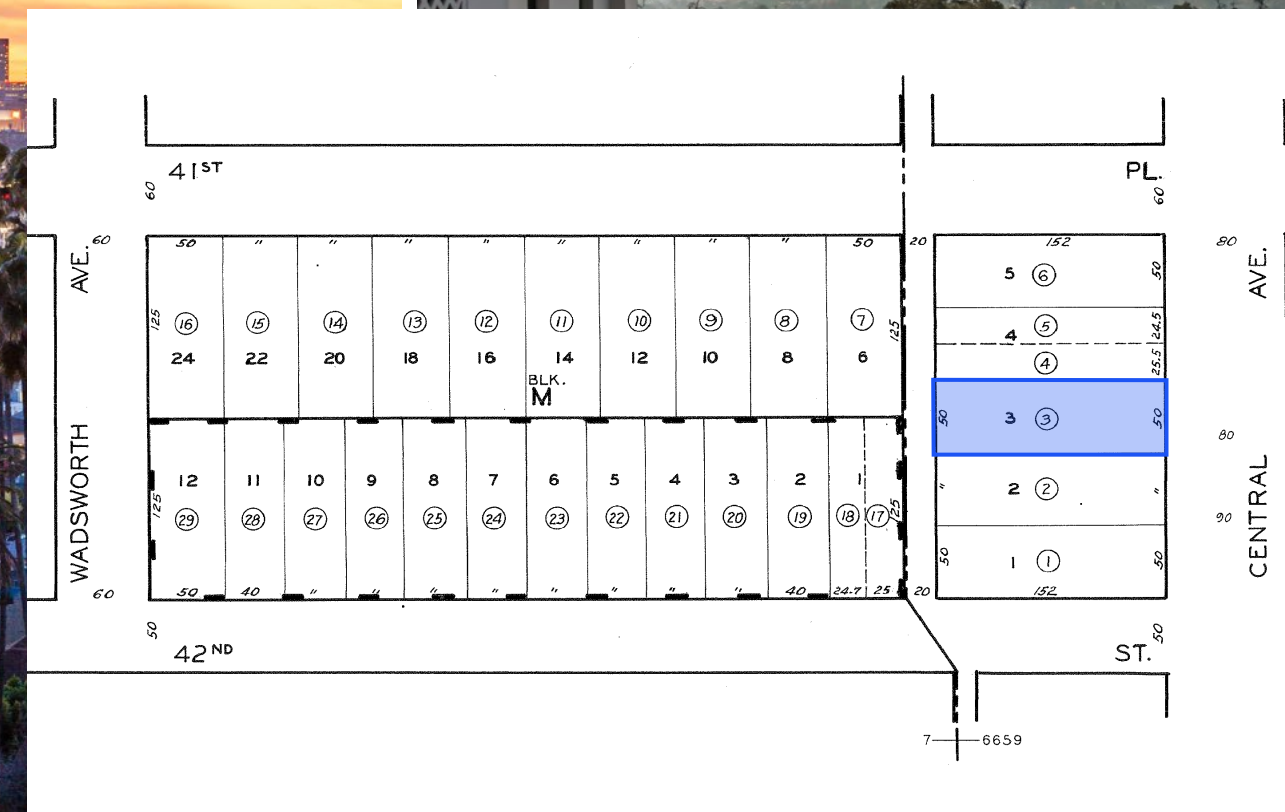


Property Highlights

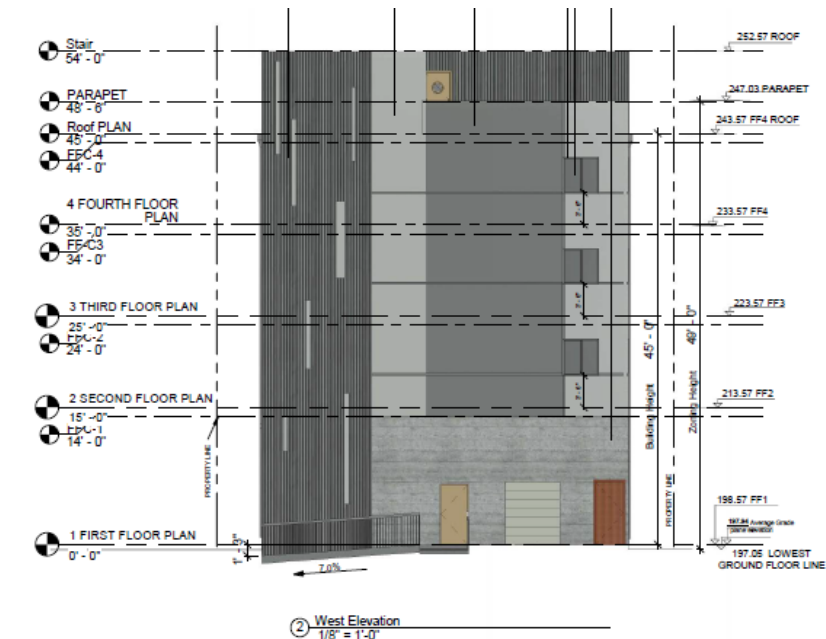
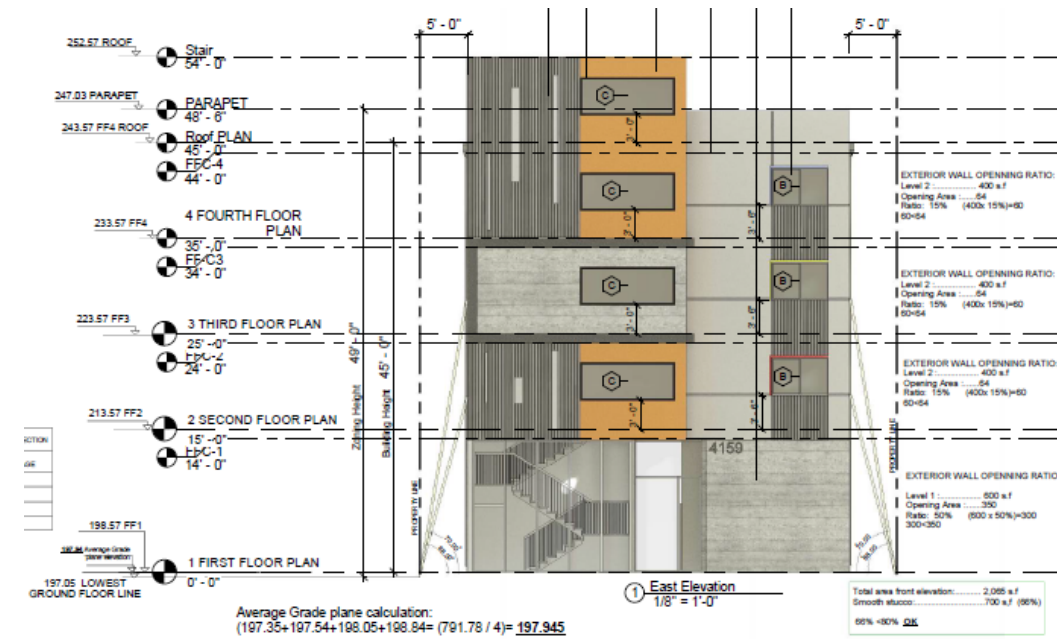
- ◆ 46-unit RTI project
- ◆ Minimum requirement per TOC guideline for Tier 2
- ◆ 100% Affordable - No parking required
- ◆ 40 Long term and 4 short term bicycle parking
- ◆ Lot size: ±7,598 square feet
- ◆ Gross Building Area: ±21,520 square feet
- ◆ Zoning: C2-2D-CPIO

NEW 4 STORY TYPE VA 46 UNITS (100% AFFORDABLE HOUSING, 1 VLI, 36 LI, and 8 MI) APARTMENT BUILDING, PER 12.22.A.25 INCENTIVES. CalOSHA permit must be obtained before construction is commenced

100 % PRIVATELY FUNDED, NO TAX CREDIT, NOT PUBLIC HOUSING, NO PARKING REQUIRED FOR 100 % AFFORDABLE HOUSES. FULLY SPRINKLER BUILDING



Elevations



PLANS APPROVED
City of Los Angeles
Department of City Planning
05/21/2025

02

Financials

Financials

Auction

Starting Bid: \$400,000

Auction Dates:

July 13 - 15, 2026

Units	46 Total
Project Building Area (SF)	±21,520
Lot Size (SF)	±7,598
Zoning	C2-2D-CPIO
APN	5115-022-003
Transit Oriented Community (TOC)	Tier 2



Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Rent Roll

Unit #	Unit Type	Unit SF	Status	Affordability Level
101	Studio	270	Vacant	Schedule IX - Low Income - HUD
102	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
103	1 Bed + 1 Bath	350	Vacant	Schedule VI - Moderate Income - HUD
104	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
105	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
106	1 Bed + 1 Bath	275	Vacant	Schedule VI - Very Low Income - HUD
107	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
108	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
109	1 Bed + 1 Bath	350	Vacant	Schedule VI - Moderate Income - HUD
110	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
201	1 Bed + 1 Bath	330	Vacant	Schedule VI - Moderate Income - HUD
202	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
203	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
204	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
205	1 Bed + 1 Bath	350	Vacant	Schedule VI - Moderate Income - HUD
206	1 Bed + 1 Bath	360	Vacant	Schedule IX - Low Income - HUD
207	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
208	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
209	1 Bed + 1 Bath	350	Vacant	Schedule VI - Low Income - HUD
210	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
211	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
212	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
301	1 Bed + 1 Bath	330	Vacant	Schedule IX - Low Income - HUD

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Unit #	Unit Type	Unit SF	Status	Affordability Level
302	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
303	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
304	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
305	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
306	1 Bed + 1 Bath	360	Vacant	Schedule VI - Moderate Income - HUD
307	1 Bed + 1 Bath	350	Vacant	Schedule VI - Moderate Income - HUD
308	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
309	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
310	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
311	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
312	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
401	1 Bed + 1 Bath	330	Vacant	Schedule VI - Moderate Income - HUD
402	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
403	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
404	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
405	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
406	1 Bed + 1 Bath	360	Vacant	Schedule IX - Low Income - HUD
407	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
408	1 Bed + 1 Bath	350	Vacant	Manager's Unit
409	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
410	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
411	1 Bed + 1 Bath	350	Vacant	Schedule IX - Low Income - HUD
412	1 Bed + 1 Bath	350	Vacant	Schedule VI - Moderate Income - HUD

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

Los Angeles Housing Department 2025 Income and Rent Limit - Land Use Schedule VI

City of Los Angeles



Karen Bass, Mayor

Tiena Johnson Hall, General Manager
Tricia Keane, Executive Officer

Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager
Craig Arceneaux, Acting Assistant General Manager

LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd, Ste 300
Los Angeles, CA 90026
Tel: 213.808.8808

housing.lacity.gov

LOS ANGELES HOUSING DEPARTMENT

2025 Income and Rent Limit - Land Use Schedule VI
Effective Date: July 1, 2025

	AMI	Net AMI	
2024 Area Median Income (AMI)	\$98,200	\$92,850	Change in AMI from 2024 = 8.6%
2025 Area Median Income (AMI)	\$106,600	\$100,100	Change in Net AMI from 2024 = 7.8%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
Acutely Low (15%)	\$11,200	\$12,800	\$14,400	\$16,000	\$17,300	\$18,550	\$19,850	\$21,100
Extremely Low (30%)	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100	\$52,750	\$56,400	\$60,000
Very Low (50%)	\$53,000	\$60,600	\$68,150	\$75,750	\$81,800	\$87,850	\$93,900	\$100,000
Low (80%)	\$84,850	\$96,950	\$109,050	\$121,150	\$130,850	\$140,550	\$150,250	\$159,950
Moderate (120%)	\$89,550	\$102,300	\$115,100	\$127,900	\$138,150	\$148,350	\$158,600	\$168,850

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size							
	Single	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	7-BR
Acutely Low (15%)	\$263	\$300	\$338	\$375	\$405	\$435	\$465	\$495
Extremely Low (30%)	\$526	\$601	\$676	\$751	\$811	\$871	\$931	\$991
Very Low (50%)	\$876	\$1,001	\$1,126	\$1,251	\$1,351	\$1,451	\$1,552	\$1,652
Low (60%)	\$1,051	\$1,201	\$1,351	\$1,502	\$1,622	\$1,742	\$1,862	\$1,982
Moderate (110%)	\$1,927	\$2,202	\$2,477	\$2,753	\$2,973	\$3,193	\$3,413	\$3,634

Los Angeles Housing Department 2024 Income and Rent Limit - Land Use Schedule IX

City of Los Angeles



Karen Bass, Mayor

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd, Ste 300
Los Angeles, CA 90026
Tel: 213.808.8808

housing.lacity.org

LOS ANGELES HOUSING DEPARTMENT

2024 Income and Rent Limit - Land Use Schedule IX
Effective Date: July 1, 2024

2023 Area Median Income (AMI)	\$98,200	
2024 Area Median Income (AMI)	\$98,200	Change in AMI from 2023 = 0%

Table I: Qualifying Maximum Income Levels Based on Family Size

Income Level	Family Size							
	One	Two	Three	Four	Five	Six	Seven	Eight
20% AMI	\$19,420	\$22,180	\$24,960	\$27,740	\$29,960	\$32,180	\$34,400	\$36,620
30% AMI	\$29,130	\$33,270	\$37,440	\$41,610	\$44,940	\$48,270	\$51,600	\$54,930
35% AMI	\$33,985	\$38,815	\$43,680	\$48,545	\$52,430	\$56,315	\$60,200	\$64,085
40% AMI	\$38,840	\$44,360	\$49,920	\$55,480	\$59,920	\$64,360	\$68,800	\$73,240
45% AMI	\$43,695	\$49,905	\$56,160	\$62,415	\$67,410	\$72,405	\$77,400	\$82,395
50% AMI	\$48,550	\$55,450	\$62,400	\$69,350	\$74,900	\$80,450	\$86,000	\$91,550
55% AMI	\$53,405	\$60,995	\$68,640	\$76,285	\$82,390	\$88,495	\$94,600	\$100,705
60% AMI	\$58,260	\$66,540	\$74,880	\$83,220	\$89,880	\$96,540	\$103,200	\$109,860
70% AMI	\$67,970	\$77,630	\$87,360	\$97,090	\$104,860	\$112,630	\$120,400	\$128,170
80% AMI	\$77,680	\$88,720	\$99,840	\$110,960	\$119,840	\$128,720	\$137,600	\$146,480
100% AMI	\$97,100	\$110,900	\$124,800	\$138,700	\$149,800	\$160,900	\$172,000	\$183,100
110% AMI	\$106,810	\$121,990	\$137,280	\$152,570	\$164,780	\$176,990	\$189,200	\$201,410
120% AMI	\$116,520	\$133,080	\$149,760	\$166,440	\$179,760	\$193,080	\$206,400	\$219,720

Table II: Maximum Allowable Rent Levels

Rent Level	Bedroom Size					
	Single	1-BR	2-BR	3-BR	4-BR	5-BR
20% AMI	\$485	\$520	\$624	\$721	\$804	\$887
30% AMI	\$728	\$780	\$936	\$1,081	\$1,206	\$1,331
35% AMI	\$849	\$910	\$1,092	\$1,262	\$1,407	\$1,553
40% AMI	\$971	\$1,040	\$1,248	\$1,442	\$1,609	\$1,775
45% AMI	\$1,092	\$1,170	\$1,404	\$1,622	\$1,810	\$1,997
50% AMI	\$1,213	\$1,300	\$1,560	\$1,803	\$2,011	\$2,219
55% AMI	\$1,335	\$1,430	\$1,716	\$1,983	\$2,212	\$2,441
60% AMI	\$1,456	\$1,560	\$1,872	\$2,163	\$2,413	\$2,663
70% AMI	\$1,699	\$1,820	\$2,184	\$2,524	\$2,815	\$3,107
80% AMI	\$1,942	\$2,080	\$2,496	\$2,885	\$3,218	\$3,551
100% AMI	\$2,426	\$2,600	\$3,120	\$3,606	\$4,022	\$4,438

03

Area
Overview

Neighborhood Essentials

Southeast Los Angeles is directly south of the Fashion District and east of the University of Southern California (USC). This large neighborhood is minutes from downtown Los Angeles, Hollywood, and Beverly Hills, with easy access to the 110 Freeway. This great location places you near sunny beaches, nature trails, and a bevy of leading employers. Students can access both USC and California State University Long Beach from their Southeast LA apartment.

This densely populated, diverse neighborhood features everything from food trucks and corner markets to wide sidewalks and residential areas filled with bungalows, ranch, and Spanish Colonial architecture. Southeast LA features palm trees and mountain views, tampered with gritty undertones to give it a cool, funky vibe. As for outdoor fun, take your pick between Catalina Island, Venice Beach, or the Santa Monica Pier. Nearby, you'll find more sunny beaches like White Point, Cabrillo, and Long Beach. Hike the trails of Mount San Antonio and Angeles National Forest or explore unique destinations like Turnbull Canyon, the Queen Mary, and the Gardens Casino.



Major Roads

Interstate 10 Freeway
7 min / 1.5 miles

Interstate 110 Freeway
7 min / 1.5 miles



Transportation

Vernon Station
17 min walk / 0.9 miles

Los Angeles Union Station
11 min / 4.2 miles

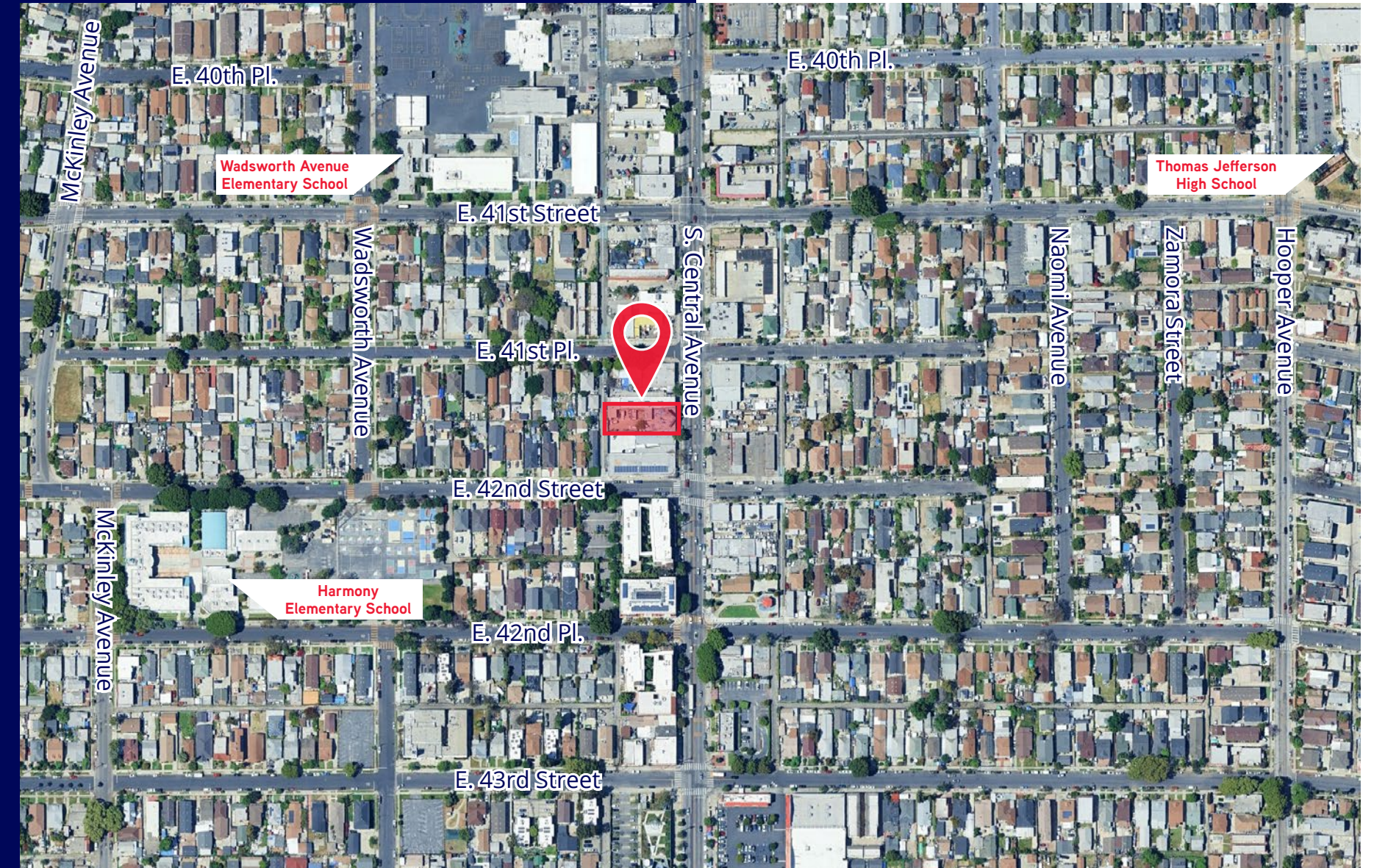
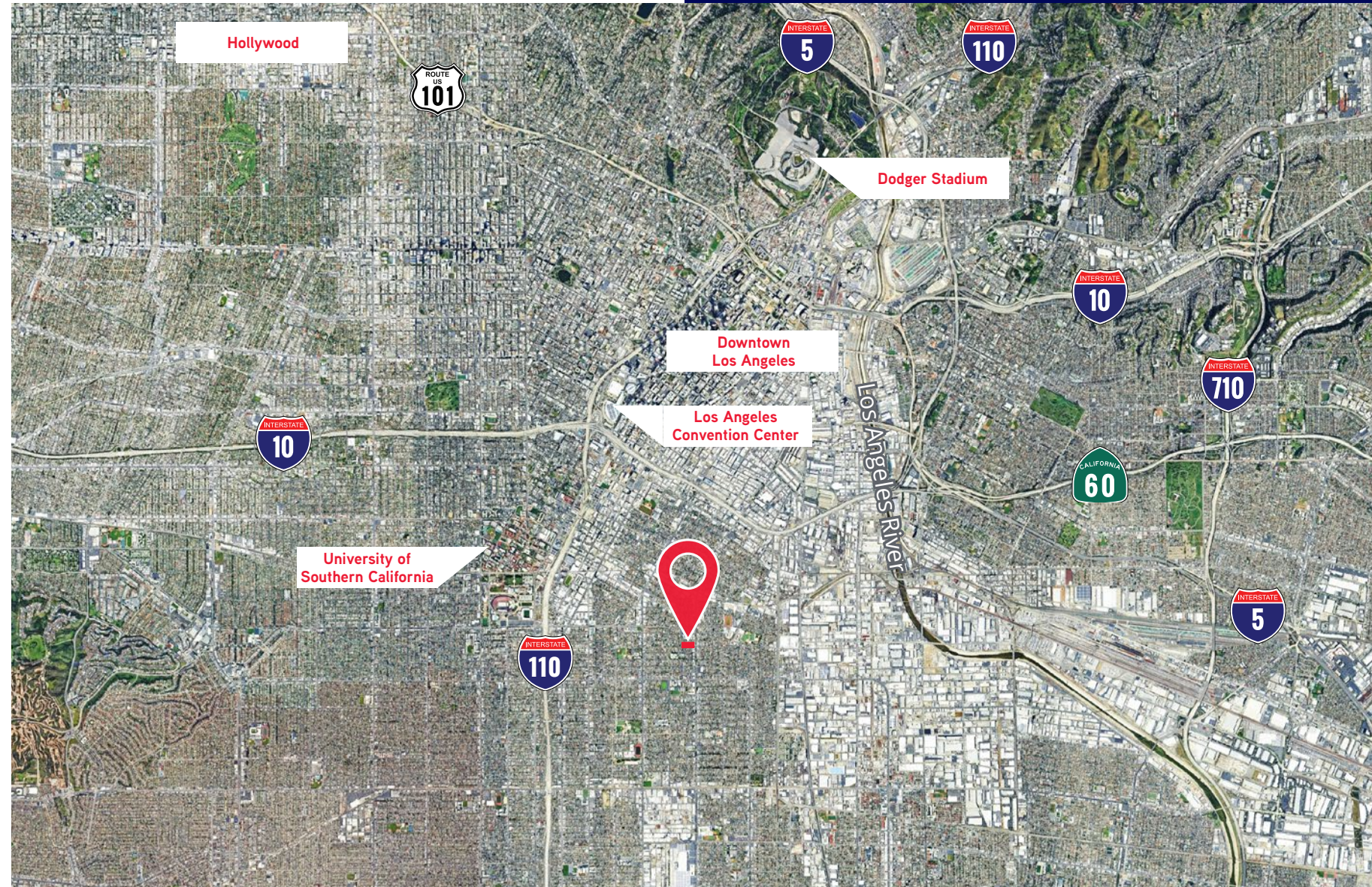


International Airports

Los Angeles (LAX)
23 min / 12.5 miles

Long Beach (Daugherty Field)
29 min / 20.7 miles

Aerial Map



Demographics



Rent Occupied
73.4% within a
1 mile radius of property



Household Growth
within a 3 mile radius is expected
to reach 2.8% by 2030



Population Growth
within a 3 mile radius is expected
to reach 0.04% by 2030

Demographic Overview

Population	1 Mile	3 Miles	5 Miles
Total Population Est. 2025	69,151	429,537	1,283,850
Male	51.1%	51.4%	50.6%
Female	48.9%	48.6%	49.4%
Race & Ethnicity			
White	9.2%	14.6%	13.1%
Black	7.6%	11.6%	13.2%
American Indian/Alaska Native	3.7%	2.7%	2.7%
Asian	0.9%	6.5%	9.1%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
Other	64.3%	50.8%	47.8%
Two or More Races	14.3%	13.7%	14.0%
Income			
Average Household Income	\$79,614	\$83,702	\$83,359
Median Household Income	\$59,130	\$58,119	\$60,959
Housing			
Median Housing Value	\$621,214	\$697,490	\$725,301
Owner Occupied	26.6%	20.4%	22.5%
Renter Occupied	73.4%	79.6%	77.5%

Source: American Community Survey (ACS), Esri and Bureau of Labor Statistics, U.S. Census

Top Employers

Top Employers	Number of Employees		
	1 Mile	3 Miles	5 Miles
Transportation/Material Moving	4,463	24,056	69,956
Production	4,096	18,154	47,714
Construction/Extraction	3,140	14,770	43,385
Building/Grounds Cleaning/ Maintenance	2,778	14,215	41,881
Office/Administrative Support	2,739	18,552	59,199
Sales and Sales Related	2,517	16,880	52,034
Food Preparation/Serving Related	2,426	13,439	47,258
Healthcare Support	1,626	8,971	32,800
Education/Training/Library	1,229	8,628	25,407
Management	1,044	12,984	42,271
Installation/Maintenance/Repair	1,043	4,861	13,734
Personal Care/Service	948	4,862	15,583
Protective Service	824	4,351	12,964



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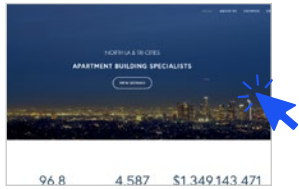
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Team Website



Team Brochure



Disclaimer

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Los Angeles, CA 90011

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