



±6,500 SF CORNER LOT

R4-1 MEDIUM RESIDENTIAL — MULTIFAMILY DEVELOPMENT OPPORTUNITY

2315 GRIFFITH AVE
LOS ANGELES, CA 90011

APN: 5131-019-013

PROPERTY HIGHLIGHTS

- ±6,500 SF corner lot at Griffith Ave & E 24th St
- Zoned R4-1 - Medium Density Residential
- Ideal for multifamily / apartment development (subject to buyer verification of allowable density)
- High-visibility corner location with dual street frontage
- Established South Los Angeles residential corridor
- Minutes to I-10 & I-110 Freeways
- Close proximity to Downtown Los Angeles
- Surrounded by dense, established residential rental base

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AERIAL VIEW — GRIFFITH AVE / E 24TH ST, LOS ANGELES, CA



R4-1 MEDIUM RESIDENTIAL ZONE

2315 GRIFFITH AVE, LOS ANGELES, CA 90011 — CITY OF LOS ANGELES MUNICIPAL CODE (LAMC) SUMMARY

ZONE SNAPSHOT

Zone Designation	R4-1 – Multiple Dwelling Zone, Height District 1 (LAMC Sec. 12.11)
Permitted Use	Multi-family residential (apartments/condos) at any density permitted by the zone, plus all uses allowed in R1/R2/R3
Density Standard	1 dwelling unit per 400 SF of lot area
Est. Max Units (this 6,500 SF lot)	≈ 16 units (6,500 ÷ 400)*
Floor Area Ratio (FAR)	3:1 in Height District 1
Est. Max Buildable Area	≈ 19,500 SF (6,500 SF × 3.0 FAR)*
Max Lot Coverage	60%
Height Limit	No fixed foot limit for all-residential buildings in HD1 (governed instead by FAR/setbacks) – verify current limit with LADBS/ZIMAS
Setbacks (typical)	Front: 15 ft · Side: 5 ft or 10% of lot width · Rear: 15 ft
Parking	Per LAMC 12.21 A.4 (confirm current ratios – transit/AB 2097 exemptions may apply)
Open Space	Required for developments of 6+ units (LAMC 12.21 G)
Recent Update	Ord. No. 188,479 (eff. 2/11/25) sets a citywide minimum density of 1 unit per 2,000 SF for qualifying Housing Development Projects

WHAT THIS MEANS FOR THIS SITE

- R4-1 is one of the City's higher-density residential zones, permitting apartment or condominium development with no fixed unit cap — density is instead controlled by lot area, FAR, setbacks, and lot coverage.
- At the LAMC density standard of 400 SF per unit, this 6,500 SF corner lot could support roughly 16 units, subject to verification of exact lot dimensions, applicable overlays, and current code.
- The 3:1 FAR in Height District 1 allows an estimated 19,500 SF of buildable floor area — ample room for a mid-rise apartment building once parking, open space, and setbacks are accounted for.
- The corner location (dual street frontage on Griffith Ave & E 24th St) can simplify vehicle access, parking layout, and unit exposure/light compared to a mid-block lot.
- Any project should be confirmed against the parcel's current ZIMAS zoning detail, applicable overlays or Q/D conditions, and the latest citywide density and parking ordinances (including recent state housing law changes) before finalizing a program.

BUYER DUE DILIGENCE

Buyer and buyer's design/entitlement team should independently confirm all zoning, density, FAR, height, parking, and setback figures directly with the LA Department of City Planning and LADBS prior to purchase or design.

This page is a general informational summary of R4-1 zoning standards under the Los Angeles Municipal Code (LAMC Sec. 12.11, 12.21, and related sections) as of this flyer's preparation date. It is not a substitute for a zoning verification letter, ZIMAS parcel report, or consultation with the LA Department of City Planning / Department of Building and Safety. Development potential figures (unit count, buildable area) are estimates only and do not account for lot-specific conditions, overlays, easements, dedications, or code changes.

NEIGHBORHOOD & MARKET SNAPSHOT

ZIP CODE 90011 — SOUTH LOS ANGELES / HISTORIC SOUTH-CENTRAL

KEY STATISTICS

≈100,500

POPULATION

≈25,600

HOUSING UNITS

≈71%

RENTER-OCCUPIED

30.0

MEDIAN AGE

≈\$56,000

MEDIAN HH INCOME

\$1,594

MEDIAN GROSS RENT / MO

≈\$595,000

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. The area is 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.

Demographic and housing data are approximate figures compiled from publicly available U.S. Census Bureau / American Community Survey (ACS) estimates and third-party data aggregators for ZIP Code 90011. Figures are provided for general informational purposes only and should be independently verified before use in any investment decision.