

LAND FOR SALE

FULLY ENTITLED DEVELOPMENT SITE

HAYMAKERS
COMMERCIAL REAL ESTATE

7210 South Western Avenue

Los Angeles, California 90047



COMMERCIAL / RETAIL CONCEPT

CONCEPTUAL RENDERING



MULTIFAMILY CONCEPT · UP TO 67 UNITS

CONCEPTUAL RENDERING

OFFERED AT

\$950,000

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01 THE OPPORTUNITY

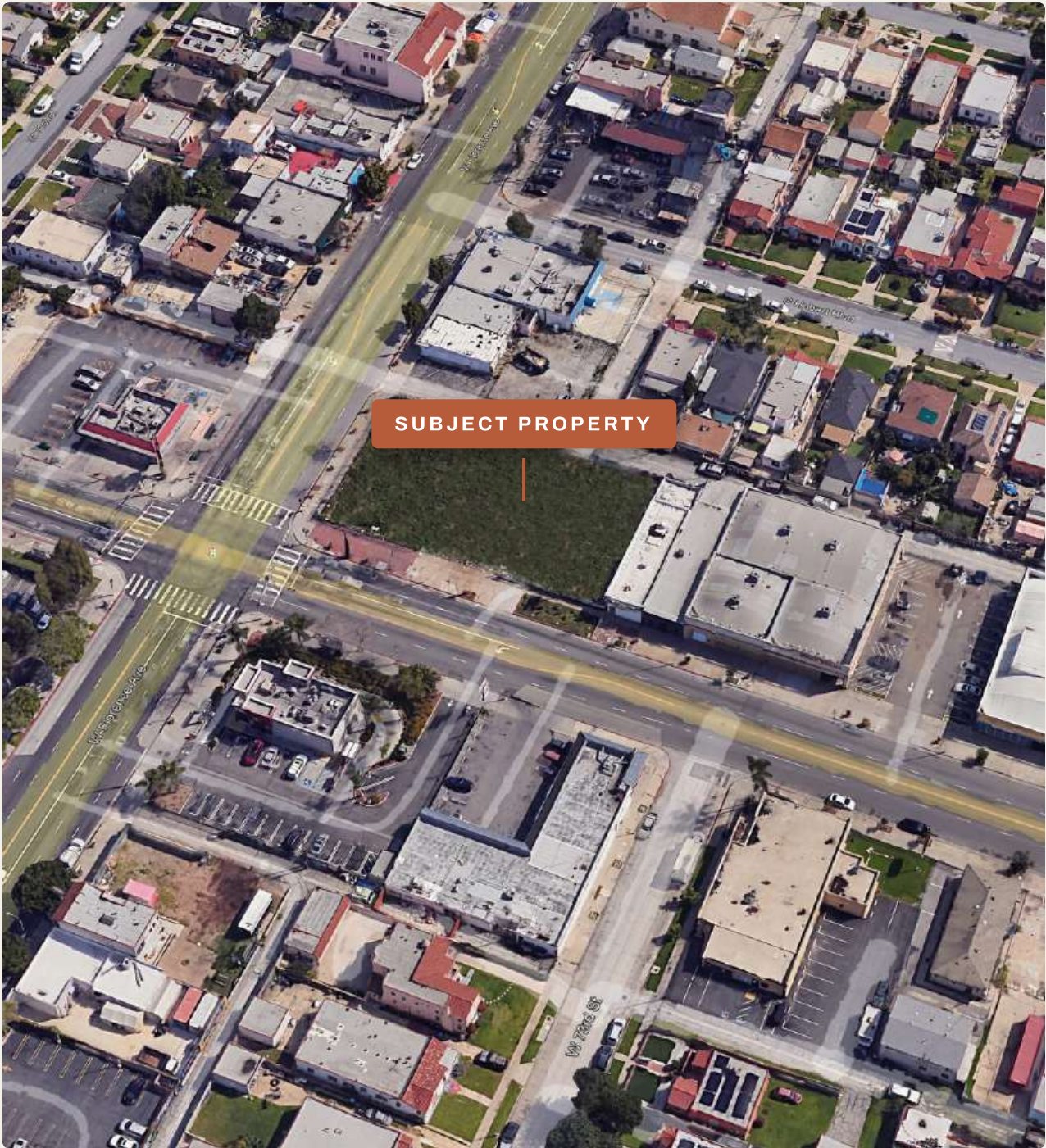
Property Overview

A fully entitled, RTI-permitted development site on one of South Los Angeles's most active transit corridors – build commercial as-of-right today, or unlock a multifamily project of up to 67 units.

PROPERTY DETAILS

Address	7210 S. Western Ave, LA 90047
Total Land Area	±13,200 SF
Entitled Buildable Area	±3,750 SF
Development Potential	Up to 67 multifamily units
Offered At	\$950,000
APNs	6018-001-002, -003, -004, -024
Traffic Counts	~68,200 VPD at intersection
Parking	17 spaces
Zoning	C2-2D-CPIO

7210 S. Western Avenue
Los Angeles, CA 90047
FULLY ENTITLED DEVELOPMENT SITE



±13,200 SF · S. WESTERN AVE · JUST SOUTH OF W. FLORENCE AVE

02 WHY 7210 S. WESTERN Property Highlights

FULLY ENTITLED & RTI PERMITS

The site carries RTI (ready-to-issue) permits for ground-up construction of a 3,750 SF single-story commercial/retail building — ideal for retail, restaurant, medical office, urgent care, cannabis, banking and similar uses. Break ground immediately on a flexible building with broad market appeal.

FLEXIBLE C2-2D-CPIO ZONING

Zoning supports commercial, multifamily and mixed-use development. Build up to **33 units as-of-right**, unlock up to **67 units** (≈57 market-rate) via California's State Density Bonus Law (AB 1287 double-stack), or **±54 units** through the City's Transit Oriented Communities (TOC) program — each offering increased FAR, reduced parking, and ground-floor retail in a mixed-use configuration.

33

AS-OF-RIGHT

67

DENSITY BONUS

54

TOC PROGRAM

7210 S. Western Avenue

Los Angeles, CA 90047

FULLY ENTITLED DEVELOPMENT SITE

68,200 VPD

Signalized Intersection, Heavy Traffic

Located just south of Florence Avenue at the signalized intersection of S. Western Avenue — over 68,200 vehicles per day.

120 ft FRONTAGE

Excellent Visibility & Access

120 feet of frontage along S. Western Avenue delivers tremendous exposure to traffic along both Western and Florence Avenues.

1M+ WITHIN 5 MI

Dense Urban Infill Location

Over 1 million residents live within a 5-mile radius, with a daytime population of 400,000 within 3 miles.

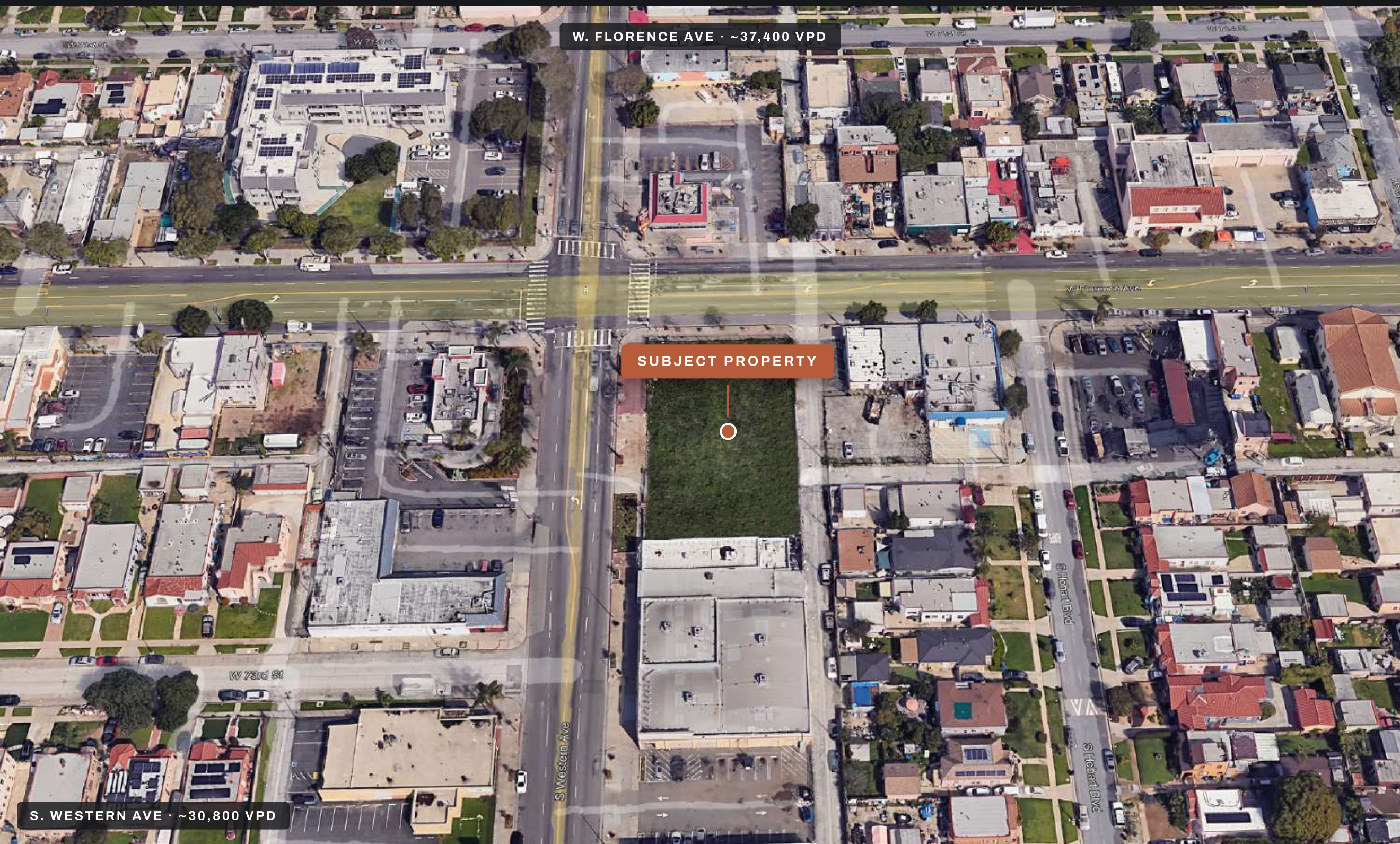
\$91,800 AVG HH INCOME

Strong Demographics & Retail Demand

40,000+ residents within 1 mile earning a 2025 median / average household income of ~\$70,800 / ~\$91,800 drive demand for neighborhood retail.

03 SITE CONTEXT
Aerial View

7210 S. Western Avenue
Los Angeles, CA 90047



04 ENTITLED PLANS Site Plan

7210 S. Western Avenue

Los Angeles, CA 90047

FULLY ENTITLED DEVELOPMENT SITE

The entitled site plan for the ±3,750 SF single-story commercial building, with surface parking and Western Avenue frontage.

BUILDING FOOTPRINT

±3,750 SF

PARKING

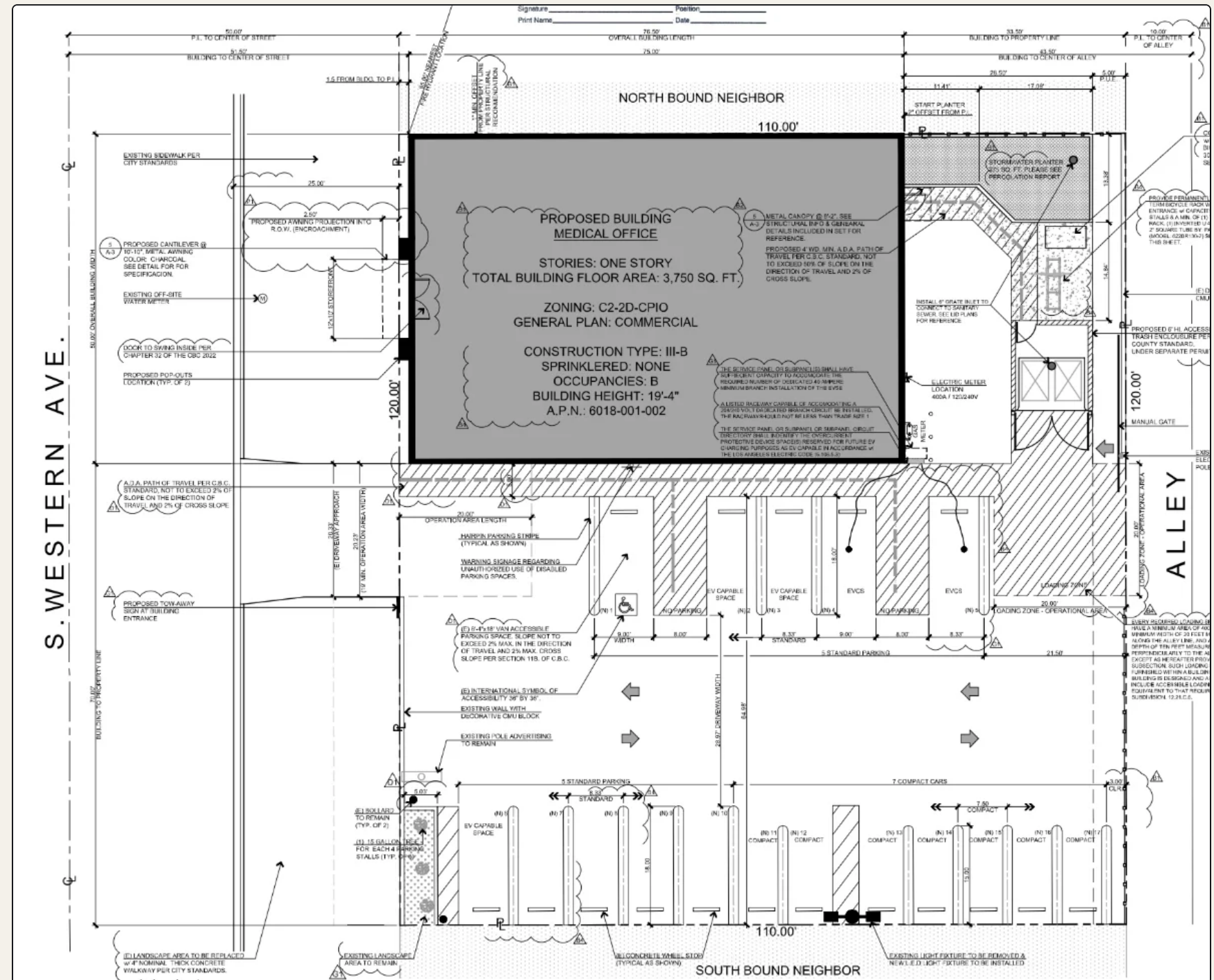
17 spaces

FRONTAGE

120 ft on S. Western

LOT AREA

±13,200 SF



05 ASSEMBLAGE

Parcel Map

7210 S. Western Avenue

Los Angeles, CA 90047

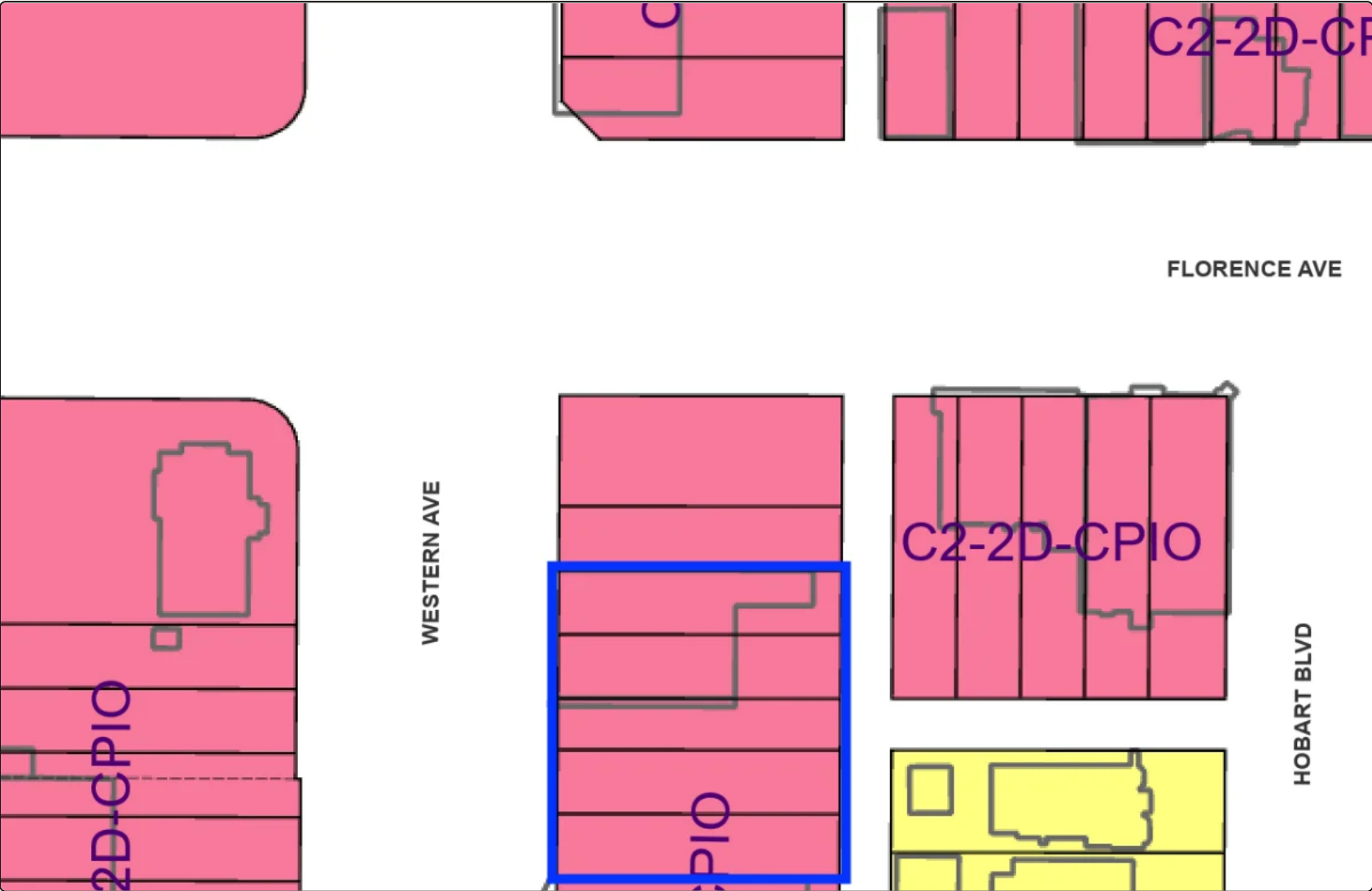
FULLY ENTITLED DEVELOPMENT SITE

A four-parcel assemblage totaling ±13,200 SF fronting S. Western Avenue.

- APNs
- 6018-001-002
- 6018-001-003
- 6018-001-004
- 6018-001-024

COMBINED LAND AREA

±13,200 SF



LOS ANGELES COUNTY ASSESSOR PARCEL MAP

06 SCENARIO ONE · BUILD AS-OF-RIGHT

Commercial Renderings

7210 S. Western Avenue

Los Angeles, CA 90047

±3,750 SF · SINGLE-STORY RETAIL / MEDICAL



Conceptual renderings of the entitled single-story commercial building — flexible for retail, restaurant, medical office, urgent care, banking and similar neighborhood-serving uses. Conceptual only; may vary from permitted plans.

07 SCENARIO TWO · MAXIMIZE DENSITY Multifamily Development

7210 S. Western Avenue
Los Angeles, CA 90047
UP TO 67 UNITS · MIXED-USE



CONCEPTUAL MULTIFAMILY RENDERING · UP TO 67 UNITS

The 13,200 SF lot is a compelling canvas for a multifamily or mixed-use project in one of South LA's most active transit corridors. The flexible C2-2D-CPIO zoning and California's density-bonus and TOC incentives allow a developer to build well beyond base density — with ground-floor retail, increased FAR, and reduced parking — while the signalized intersection and 68,200 VPD deliver visibility few infill sites can match.

33

UNITS AS-OF-RIGHT
Base C2 zoning

67

UNITS · DENSITY
BONUS
AB 1287 double-stack · ≈57
market-rate

54

UNITS · TOC
Transit Oriented
Communities

08 TRADE AREA & LOCATION

Nearby Retailers

7210 S. Western Avenue

Los Angeles, CA 90047

CENTRAL SOUTH LA · 110 & 105 FREEWAYS

Centrally positioned in South Los Angeles with immediate access to the 110 and 105 freeways and the region's densest infill submarkets – surrounded by established national and regional retailers.

WITHIN 1 MILE

40,000+ residents

WITHIN 5 MILES

1M+ residents

DAYTIME POP · 3 MILES

400,000



EXCLUSIVELY LISTED BY

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Fully Entitled Development Site · Los Angeles, CA 90047

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\$950K

OFFERED AT

±13,200 SF

LAND AREA

67

UNITS POTENTIAL

A rare, fully entitled canvas on a high-traffic transit corridor — ready to build commercial today or scale to a 67-unit mixed-use development.

Disclaimer: This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective parties may require to evaluate a transaction at the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including drawings, plans, prospective agreements and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of a potential transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding. Haymakers and the Haymakers logo are service marks of Haymakers Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Haymakers Inc. Property renderings are for illustrative purposes only and may vary from the construction drawings, permitted plans, and completed Property. Use of these renderings without the express written consent of the owner is prohibited.