



# 4215 Huntington Dr

Ally Commercial Real Estate is pleased to present **4215 Huntington Drive North, a prime multifamily development site in El Sereno, Los Angeles**. The property includes architectural plans for a modern apartment community designed to capture strong rental demand in a supply-constrained market.

**Average rents in El Sereno are over \$2,000/month, with studios up nearly 30% year-over-year, reflecting strong absorption and affordability pressure.** With Los Angeles vacancy at just ~5% and limited new supply projected, this site offers investors a rare chance to deliver much-needed housing in one of LA's fastest-growing submarkets.

## property highlights

**LOT SF:** 8,215 SF

**PRICE:** \$899,000 (\$109 PSF)

**ZONING:** [Q]C2-1 Q = CANNOT BE 100% RESIDENTIAL

## project highlights

**UNITS:** 22

**STORIES:**

- 3 RESIDENTIAL LEVELS
- 1 PARKING/COMMERCIAL LEVEL

**PARKING:** 13

**UNIT TYPES:** (14) 1 BEDROOMS & (8) STUDIOS

**COMMERCIAL AREA:** 1 COMMERCIAL SPACE = 437 SF

**TOTAL FLOOR AREA:** 16,215 SF



**\$899,000**

ASKING PRICE

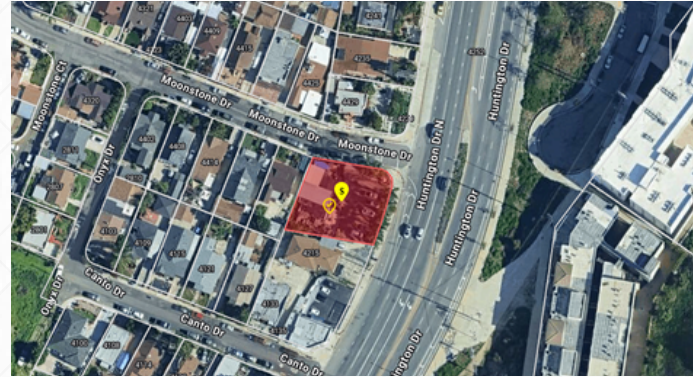
**8,215 SF**

SQUARE FOOTAGE

**22 UNIT**

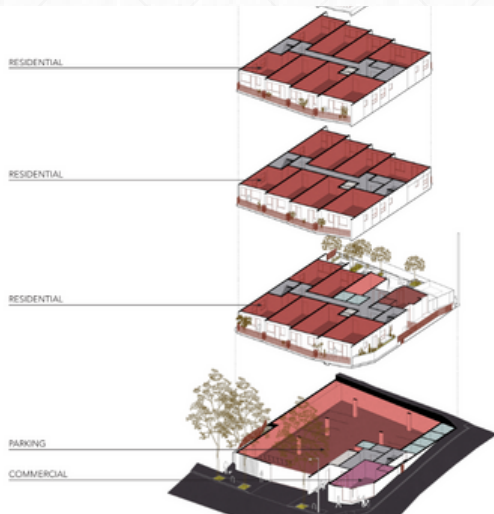
ENTITLED UNITS

**current property: flat, vacant land**



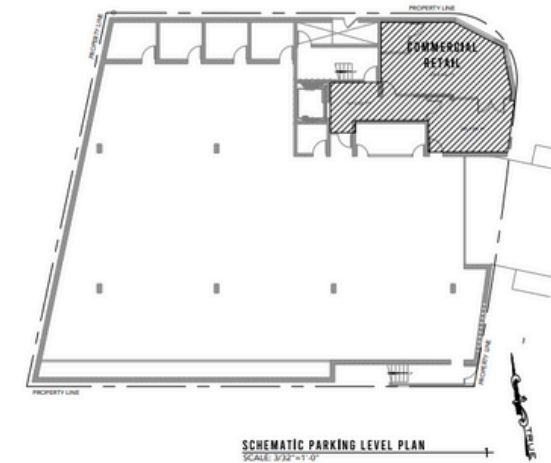
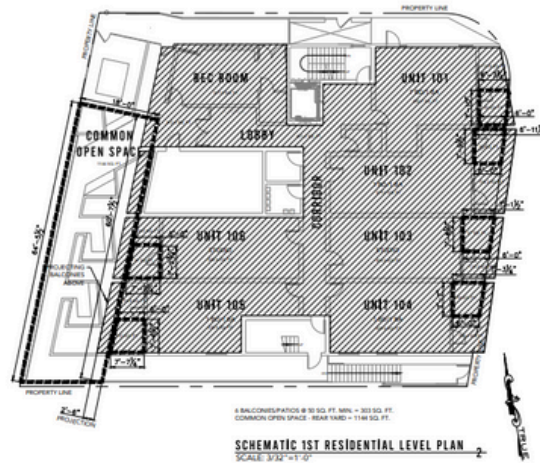
**apn: 5209-032-029**

project plans : entitled 22 units



**ZONING CODE FLOOR AREA**

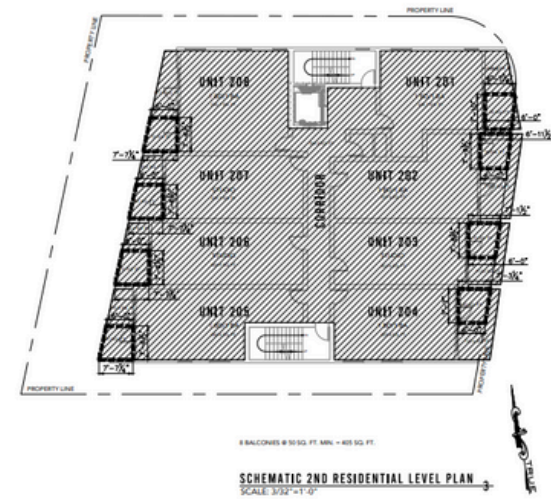
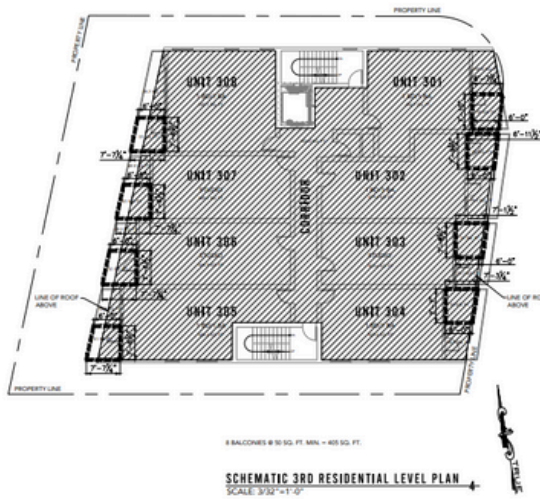
TOTAL	16,215 SF
PARKING/COMMERCIAL LEVEL	875 SF
1ST RESIDENTIAL LEVEL	4,860 SF
2ND RESIDENTIAL LEVEL	5,395 SF
3RD RESIDENTIAL LEVEL	5,085 SF



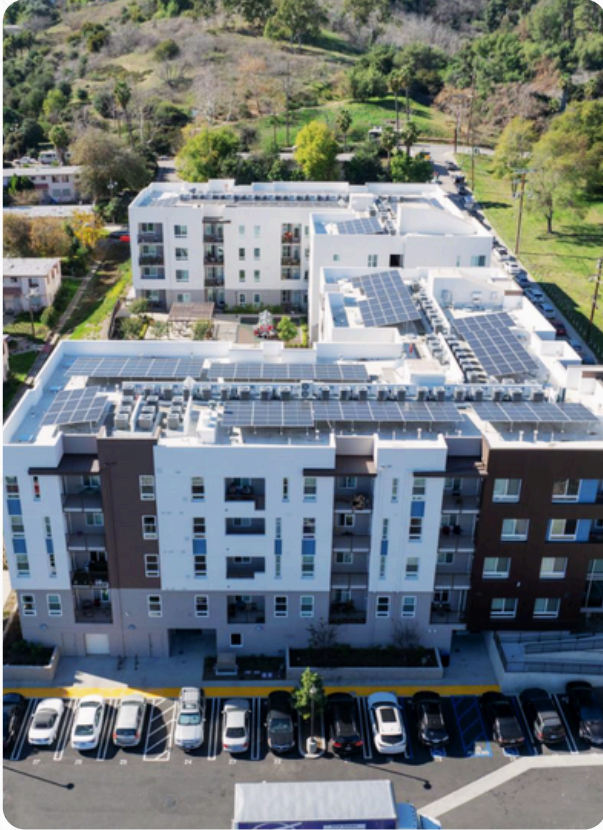
**OPEN SPACE TABULATION**

UNIT Type	QUANTITY	RATIO	SQ. FT.
1 BEDROOM	14	100	1400
STUDIO	8	100	800
Total Required:			2200
Common Open Space and Private Open Space are 40% For 2,200 SF Total Required Open Space, 1,100 SF in Common and 1,100 SF in Private (50 SF per unit).			
PROVIDED:			
Private Balconies/Patios (50 SF min)			1,113
Common Open Space - Rear Yard			1,144
Total Provided:			2257

NOTE: SEE LANDSCAPE PLANS FOR TREES & PLANTING



nearby development



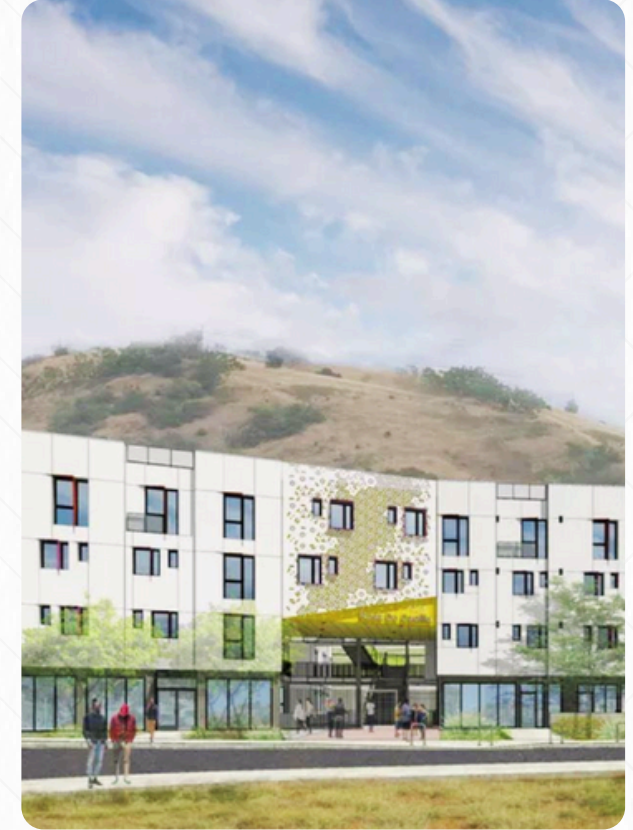
**Rose Hill Courts I**

89 units  
2023



**Rose Hill Courts II**

89 units  
2027



**Rosa De Castilla**

85 units  
2021

## demographics

## EXCELLENT ACCESSIBILITY

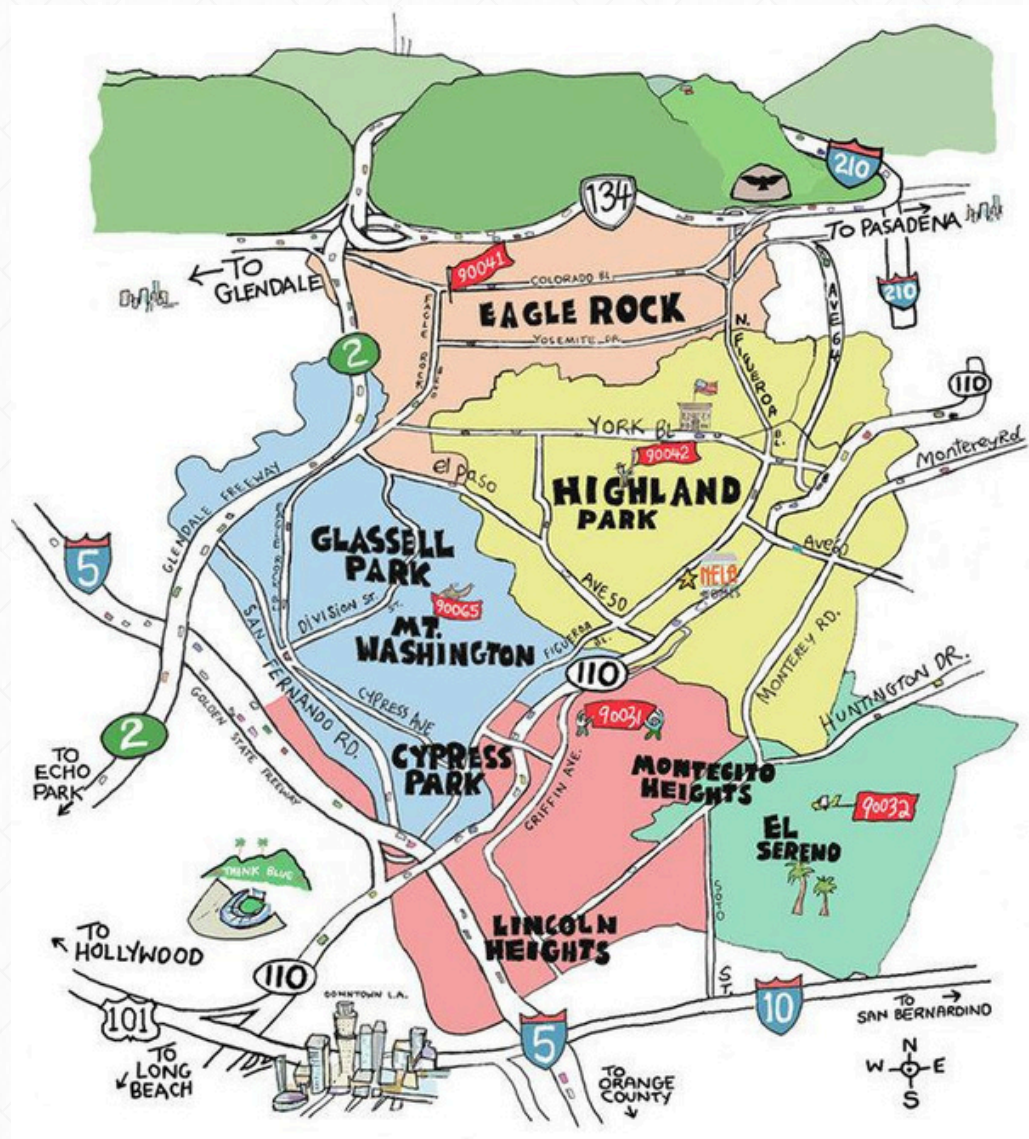
Proximity to DTLA, USC, CAL State LA, and Pasadena = employment + student demand. **Quick access to I-10, I-710, and I-110 freeways**, connecting the site to all parts of the LA Basin. Located directly on Huntington Drive, a wide arterial street that connects El Sereno, **South Pasadena, Highland Park, and Downtown LA.**

## STRONG RENTAL MARKET

**El Sereno's renter share (~48%)** is much higher than the U.S. average (~35%), and in line with the broader Los Angeles market. Median home price ~\$770K+ = high barrier to ownership, sustaining renter demand.

Studios up nearly **30% YOY** in El Sereno = pressure on supply (from approximately **\$1,637 to \$2,100**) in the latest period

Median household income ~\$68K - **\$80K supports ~\$2,000-\$2,500 rents.**





# MEET OUR TEAM



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