

1306
LINWOOD
AVENUE

762
COLUMBIA
AVENUE

1312
LINWOOD
AVENUE

FOR SALE

DTLA
WESTLAKE
DEVELOPMENT
OPPORTUNITY

\$6,995,000

1306-1312 LINWOOD AVE

(Contiguous lots)

- 12,480 SF
- TOC Tier 2
- Potential buildable units: 100*

762 COLUMBIA AVENUE

(Separate corner parcel)

- 6,547 SF
- TOC Tier 1
- Potential buildable units: 50*

Combined Total Lot = 19,027 SF

Combined Total Units: 150 Units

Zoning: R5(CW)-U/6

- *Opportunity to develop 150 Units within a dynamic urban location*
- *Linwood and Columbia parcels can be sold both together or separately*
- *Central accessibility to major freeways*

LISTING TEAM



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**Buyer to verify*



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ZONING: R5(CW)-U/6

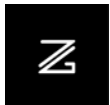
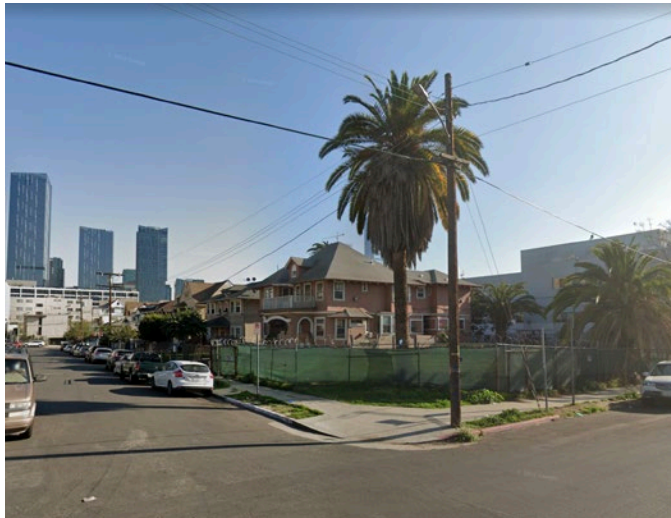
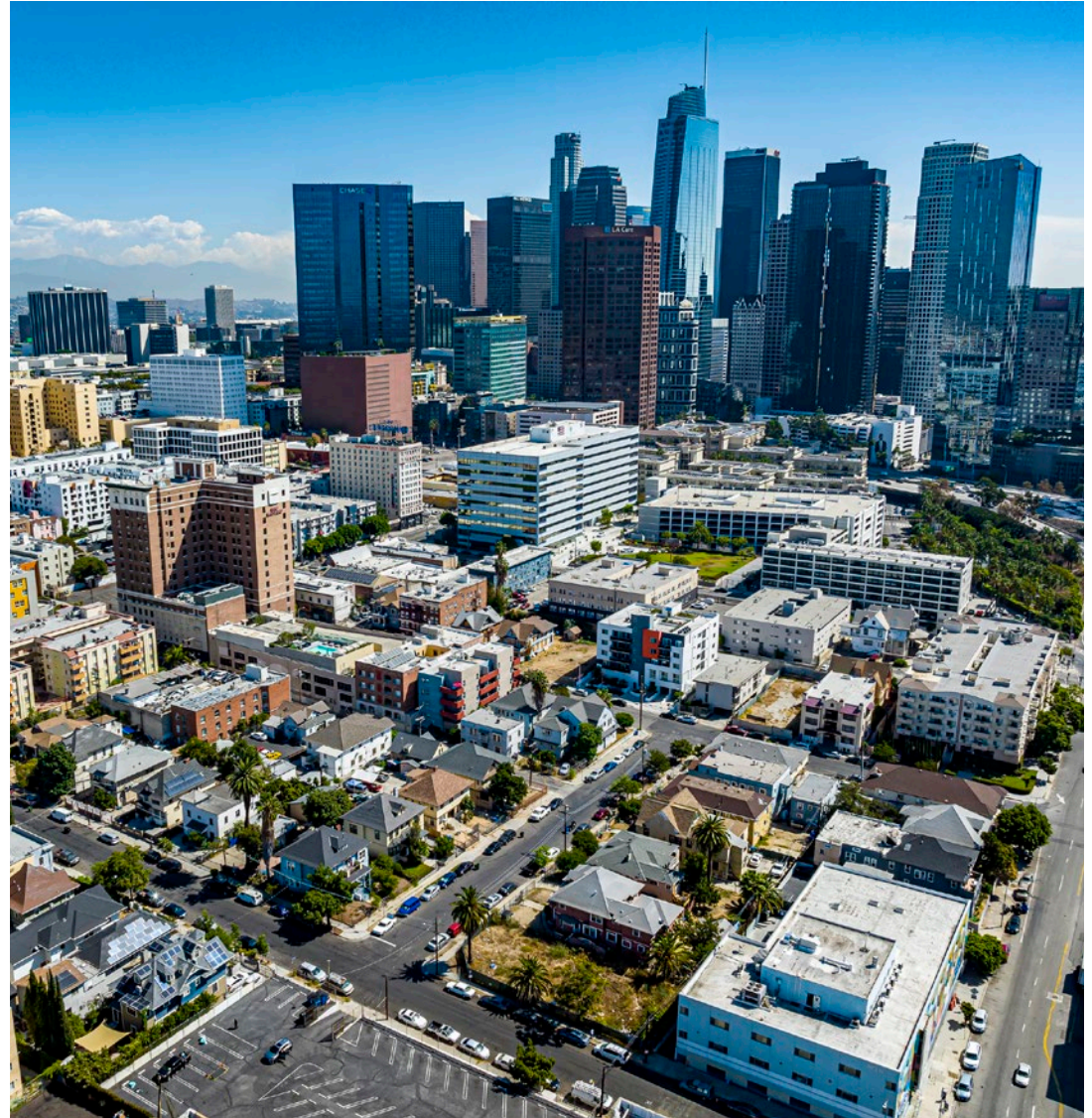
R5(CW) MULTIPLE DWELLING CATEGORY. Floor area associated with a hotel use in the RS(CW) Category within the areas bounded by the heavy dashed lines shown on Map Nos. 2 and 3 in Subsection E of this Section shall be counted as residential density for the purposes of this Specific Plan, but shall comply with all other commercial Project requirements of this Specific Plan. The minimum lot area per guest room shall be 200 square feet. *Per LA City Planning.

*Buyer to verify



FOR SALE

1306-1312 LINWOOD AVENUE + 762 COLUMBIA AVE, LOS ANGELES, CA 90017



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NEARBY DEVELOPMENTS

1



1532 Cambria Street at Union
57 Units

2



744 Hartford Ave at Linwood St
24 units

3



1331 W 7th Street at Valencia St
87 units

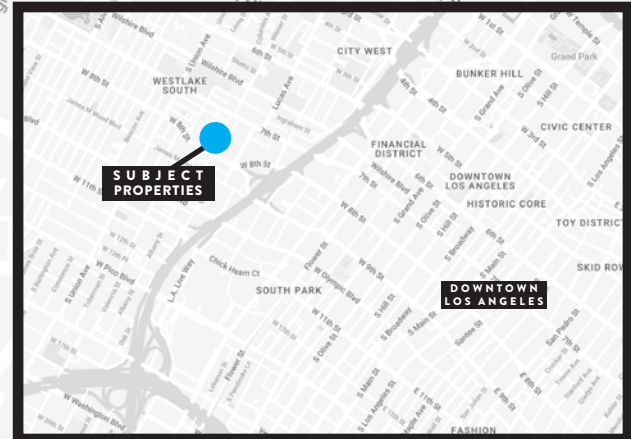
4



1301 W 7th Street at Witmer St
76 units

SUBJECT PROPERTIES

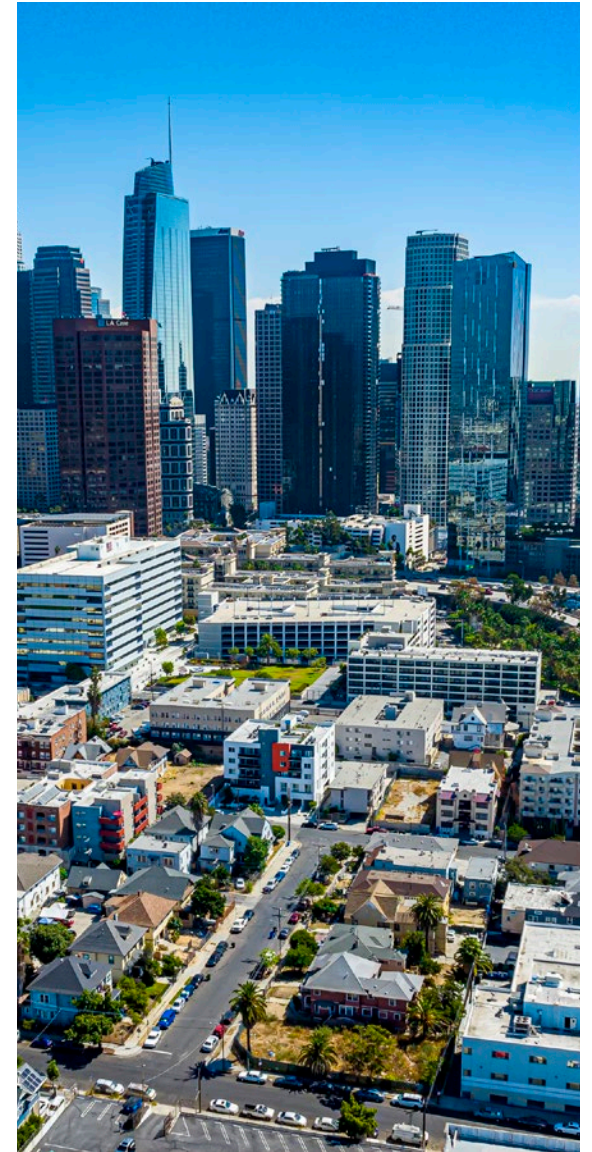
crypto.com ARENA



DEVELOPMENT ANALYSIS

1306-1312 LINWOOD AVENUE + 762 COLUMBIA AVE, LOS ANGELES, CA 90017

	1312 & 1314 Linwood	762 Columbia	Totals
Assessor Parcel #s	5143011005 & 6	5143011001	
Lot Area (SF)	12,480	6,547	19,027
Lot Area (acres)	0.29	0.15	0.44
General Plan Land Use Designation	<i>High Density Residential</i>		
Los Angeles Transit Oriented Community	Tier 2	Tier 1	
Existing Zoning Designation	R5(CW)-U/6	R5(CW)-U/6	
DENSITY			
Minimum Lot Area Per Dwelling Unit	200	200	
Maximum Units, Baseline	62.4	32.735	95.14
Maximum Units w/ TOC Tier	100	50	150
F.A.R.			
Buildable Site Area	12,480	6,547	19,027.00
Floor Area Ratio	6	6	6.00
Maximum F.A.R. Baseline	74,880	39,282	114,162.00
Floor Area Ratio w/ TOC Tier	8.7	8.4	
Maximum F.A.R. w/ TOC Tier	10,8576	54,994.8	163,570.80
HEIGHT,MAX			
Maximum Height	U	U	
Maximum Height w/ TOC	U	U	



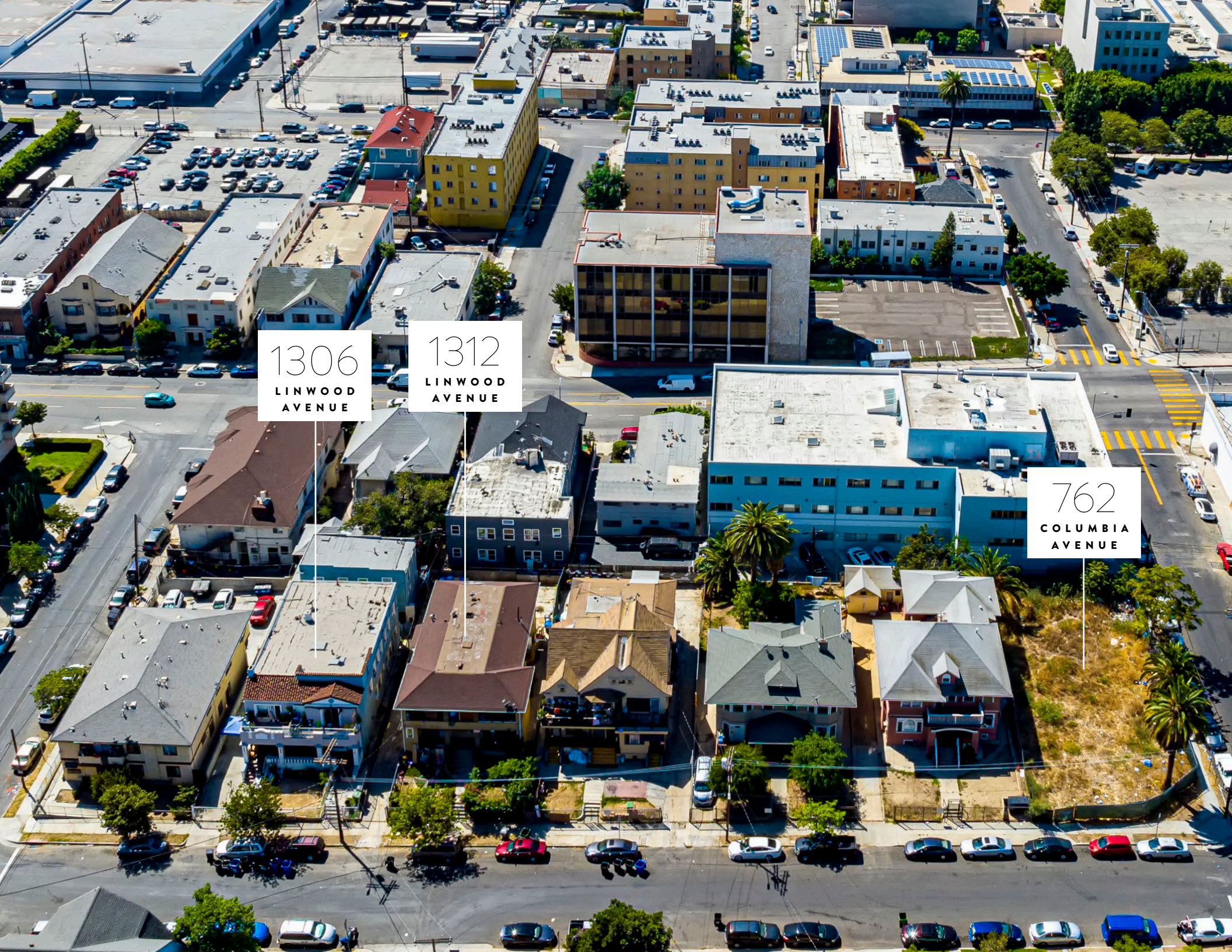
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