

OFFERING MEMORANDUM

# *SB8 EXEMPT* DEVELOPMENT OPPORTUNITY IN PALMS

3626  
WATSEKA  
AVE

3626 WATSEKA AVE, LOS ANGELES, CA 90034

**km** Kidder  
Mathews

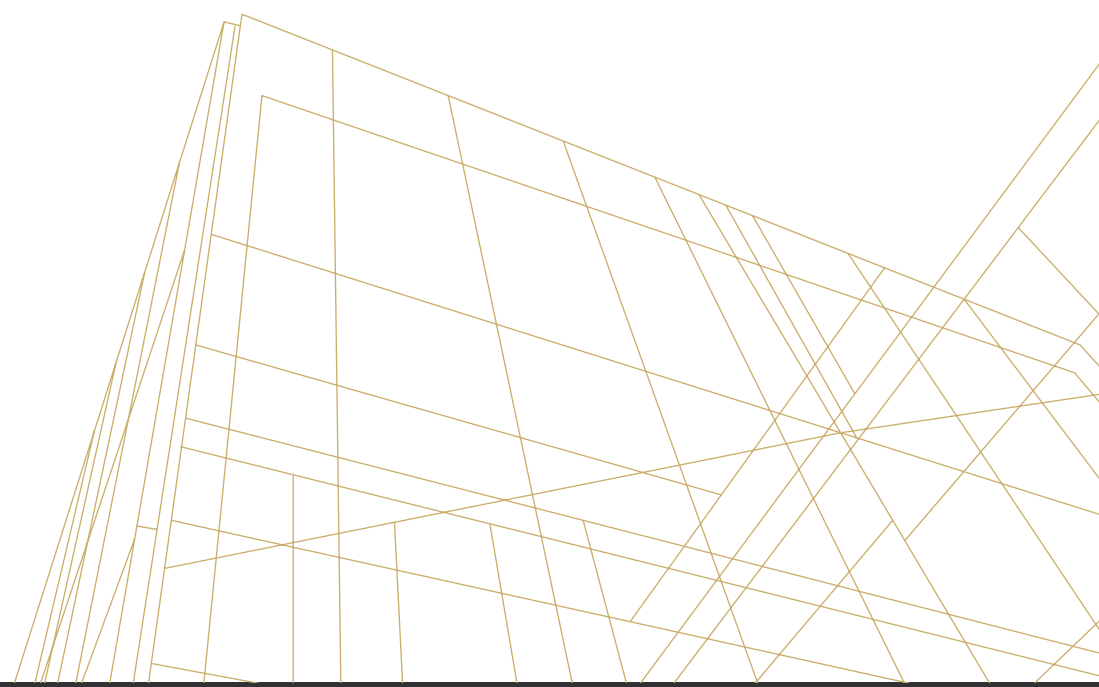
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DTLA

3626  
WATSEKA  
AVE

WATSEKA AVE

# EXECUTIVE SUMMARY

*Section 01*

# SB8 EXEMPT DEVELOPMENT OPPORTUNITY

*We are pleased to present an SB8 exempt development opportunity located at 3626 Watseka Ave in the Palms neighborhood of Los Angeles.*

The subject property is zoned for residential use with an existing ±1,904 square foot three-bedroom one-bathroom home that is currently vacant, eliminating the need for tenant relocation and allowing for demolition and immediate development planning.

The site consists of approximately ±6,535 square feet of LAR3-zoned land and benefits from Tier 3 Transit Oriented Communities (TOC) incentives. This zoning designation provides a compelling opportunity for developers to pursue a variety of project types, including market-rate multifamily housing with TOC density bonuses, affordable housing developments, or a multi-duplex configuration.

Strategically located directly south of the 10 freeway, Exposition Blvd and the Metro E Line station and three blocks north of Venice Blvd in Palms, the property offers excellent access to public transportation, with multiple nearby bus lines, as well as convenient proximity to the 405 Freeway. The site is ideally positioned within a high-demand rental market, surrounded by some of the West Side's most sought-after neighborhoods, including Culver City, Mar Vista, Venice, Santa Monica, Baldwin Hills, Beverly Wood and more.

For more information, please contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com



Address	3626 Watseka Ave, Los Angeles, CA 90034
Improvements	±1,904 SF Single Family Home
Land Size	±6,535 SF
Zoning	LAR3
TOC	Tier 3
SB8 Exempt	Yes
<b>Listing Price</b>	<b>\$1,895,000</b>

# EXECUTIVE SUMMARY

HOLLYWOOD

HAMILTON  
HIGH SCHOOL



DTLA



SYD  
KRONENTHAL  
PARK



METRO E LINE

3626  
WATSEKA  
AVE



# EXECUTIVE SUMMARY





DTLA



3626  
WATSEKA  
AVE



WATSEKA AVE

# LOCATION OVERVIEW

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