



Conceptual
Rendering



Auction Starting Bid: \$450,000

Auction dates are June 13-15, 2026

Register to Bid
Click Here



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Click Here

2709-2713 W. Florence Avenue
Los Angeles, CA 90043

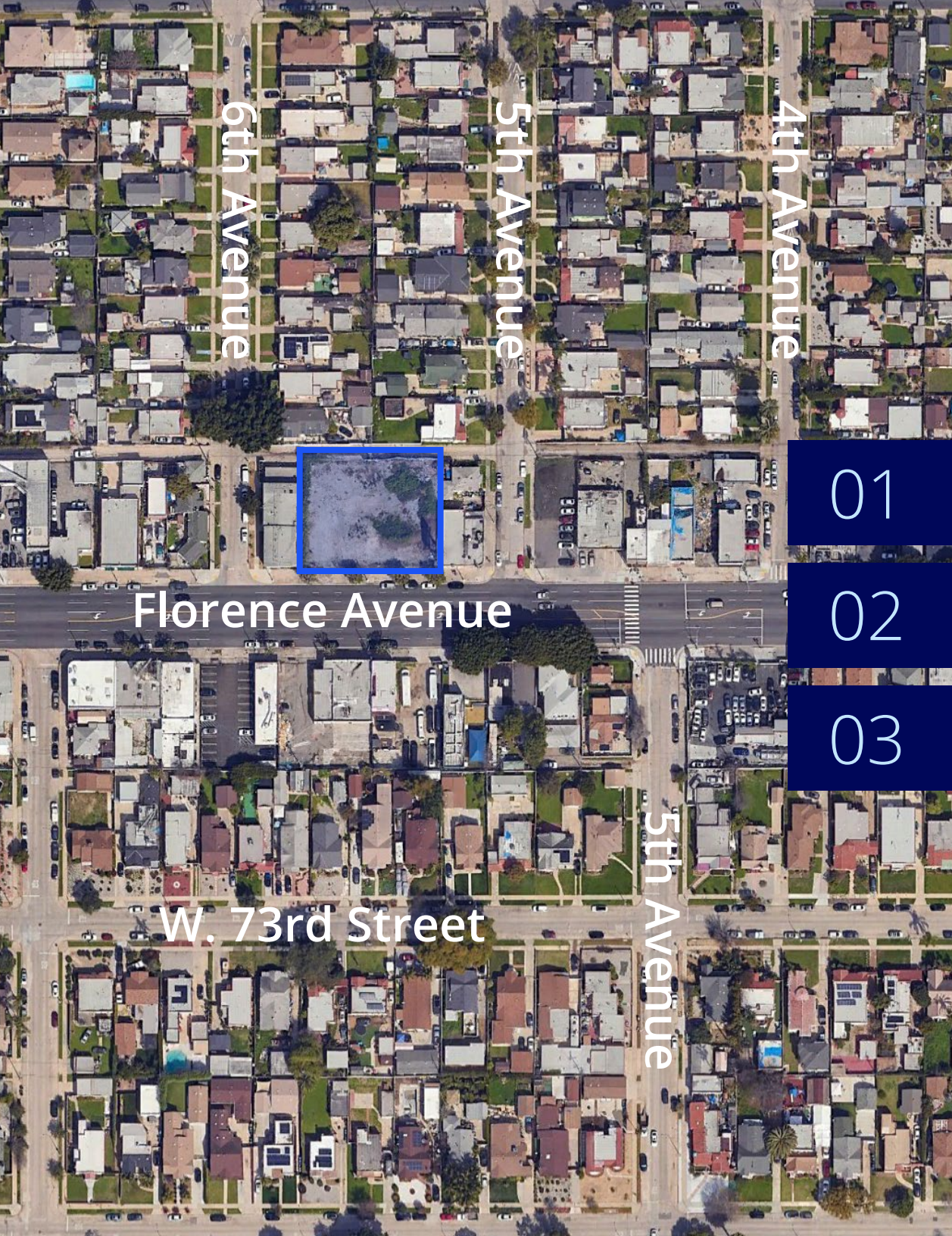
The Ghobadi Team
Apartment Building Specialists

Our Mission

Our mission is to provide our clients with proven, personalized service that not only achieves—but exceeds—their investment objectives. Through a spirit of honesty, integrity and ingenuity, our team of brokerage, research and marketing professionals with expertise in the Los Angeles, San Fernando Valley and Tri-Cities markets aims to maximize returns while safeguarding the best interests of our clients.

Guiding Principles

Honesty | Integrity | Experience | Market Knowledge



6th Avenue

5th Avenue

4th Avenue

Florence Avenue

W. 73rd Street

5th Avenue

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01

Property
Profile

Redevelopment Information

Project: 3-Story, 54 Unit Apartment Building
TOC Project, 100% Affordable Housing

Property Snapshot

2709-2713 W. Florence Avenue
Los Angeles, CA 90043

Address

C2-1VL-CPIO

Zoning

4008-024-028

APN

3

Stories

RTI

Status

None

Parking Spaces

54

Number of Units

54

Bicycle Parking Spaces

±30,210 square feet

Project Building Area

Tier 2

Transit Oriented Community (TOC)

±17,357 square feet

Lot Size

Privately funded project,
not subject to prevailing wages

Unit Mix

50
1-Bed Units

4
Studio

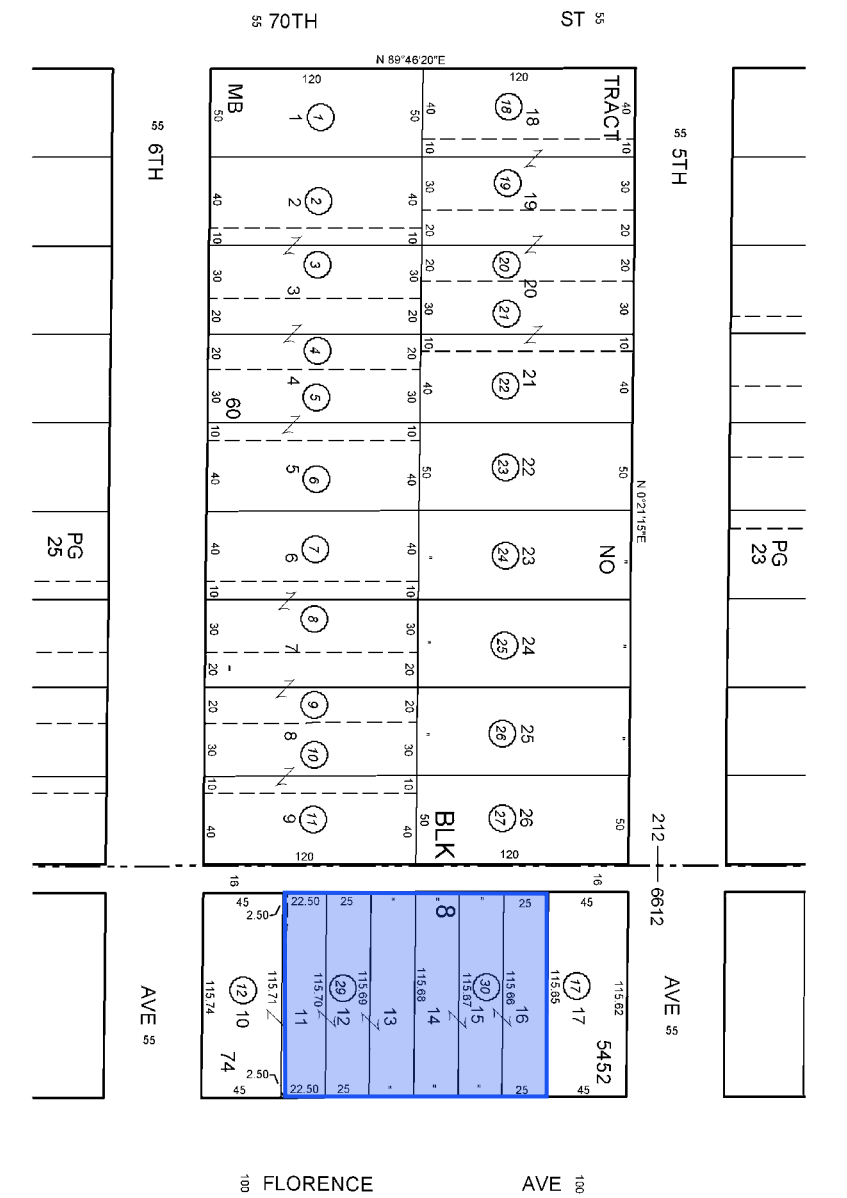
Conceptual Rendering



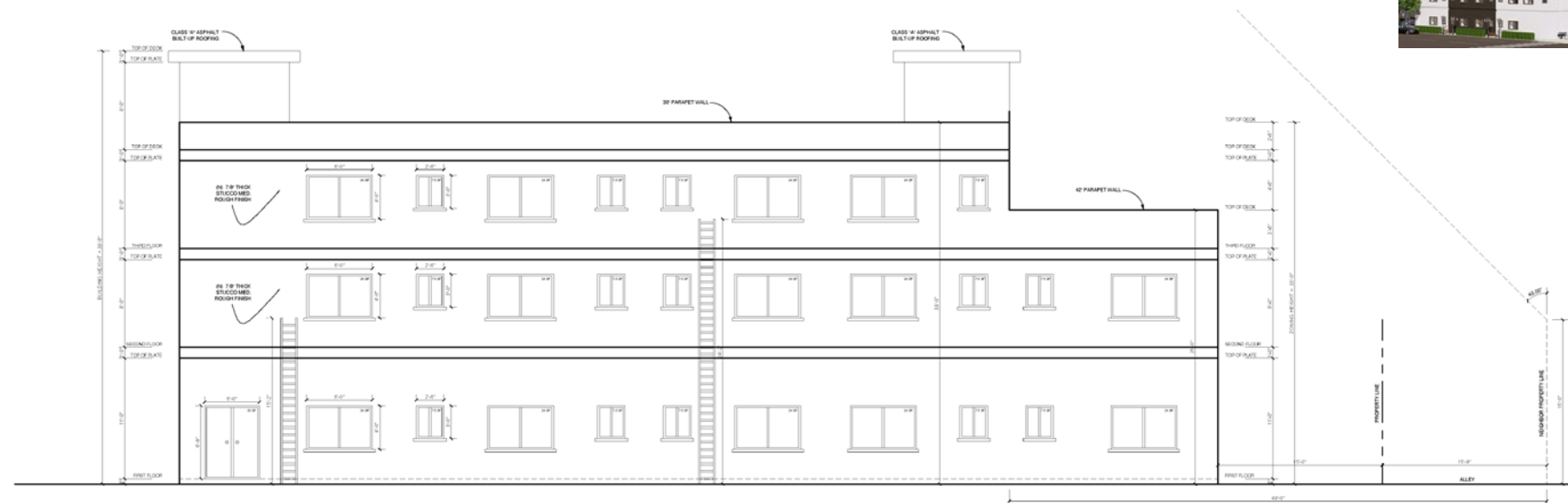
Property Highlights

54-unit apartment building TOC project: Two 27-unit apartment buildings, 3 stories, fully sprinklered (NFPA 13). 100% affordable housing (no parking required). 100% privately funded, not public housing, no tax credit received.

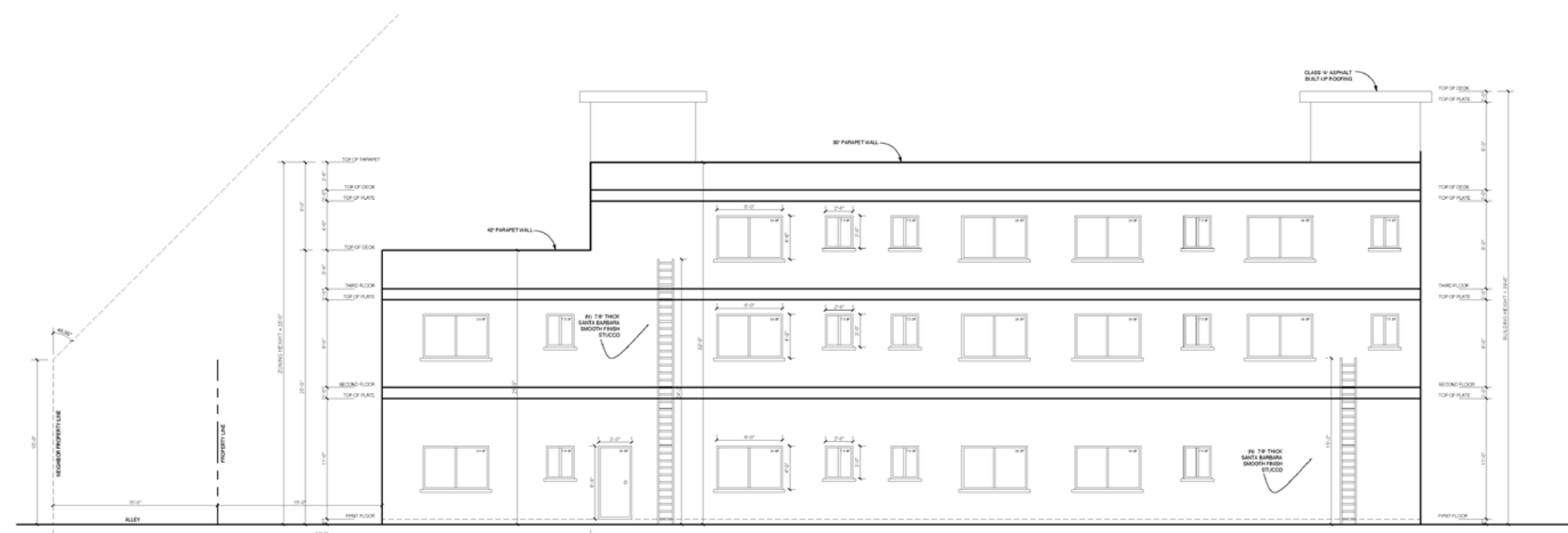
- ◆ 54-unit project. RTI
- ◆ Two 27-unit buildings on one parcel
- ◆ 3 stories, fully sprinklered
- ◆ 100% Affordable
- ◆ TOC Project with no parking
- ◆ Lot size: ±17,357 square feet
- ◆ Project Building Area: ±30,210 square feet
- ◆ Zoning: C2-1VL-CPIO



Elevations



RIGHT ELEVATION
SCALE : 3/16" = 1'-0"



LEFT ELEVATION
SCALE : 3/16" = 1'-0"

Rent Roll



2709 W. Florence Avenue

Unit #	Unit Type	Unit SF	Notes
101	1 Bed + 1 Bath	431	Vacant
102	1 Bed + 1 Bath	429	Vacant
103	1 Bed + 1 Bath	429	Vacant
104	1 Bed + 1 Bath	429	Vacant
105	1 Bed + 1 Bath	429	Vacant
106	1 Bed + 1 Bath	429	Vacant
107	1 Bed + 1 Bath	429	Vacant
108	1 Bed + 1 Bath	429	Vacant
109	1 Bed + 1 Bath	429	Vacant
200	Studio	343	Vacant
201	1 Bed + 1 Bath	473	Vacant
202	1 Bed + 1 Bath	412	Vacant
203	1 Bed + 1 Bath	412	Vacant
204	1 Bed + 1 Bath	412	Vacant
205	1 Bed + 1 Bath	412	Vacant
206	1 Bed + 1 Bath	412	Vacant
207	1 Bed + 1 Bath	412	Vacant
208	1 Bed + 1 Bath	412	Vacant
300	Studio	343	Vacant
301	1 Bed + 1 Bath	473	Vacant
302	1 Bed + 1 Bath	412	Vacant
303	1 Bed + 1 Bath	412	Vacant
304	1 Bed + 1 Bath	412	Vacant
305	1 Bed + 1 Bath	412	Vacant
306	1 Bed + 1 Bath	412	Vacant
307	1 Bed + 1 Bath	412	Vacant
308	1 Bed + 1 Bath	412	Vacant

2713 W. Florence Avenue

Unit #	Unit Type	Unit SF	Notes
101	1 Bed + 1 Bath	431	Vacant
102	1 Bed + 1 Bath	429	Vacant
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308	1 Bed + 1 Bath	412	Vacant

02

Financials

Financials

Auction

Starting Bid: \$450,000

Auction Dates:
June 13-15, 2026

Units	54 Total
Project Building Area (SF)	30,210
Lot Size (SF)	17,357
Zoning	C2-1VL-CPIO
APN	4008-024-028
Transit Oriented Community (TOC)	Tier 2



** Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed.
The user is required to conduct their own due diligence and verification.*

03

Area
Overview

Neighborhood Essentials

Historic South-Central Los Angeles is a storied neighborhood in the South Los Angeles region. South LA is home to the University of Southern California, a top-ranking university founded in 1880, a close-knit community, and a rich past.

Renting an apartment in South Central LA places you in an active neighborhood near many LA hotspots. This neighborhood had one of America's first jazz scenes (often nicknamed the West Coast Harlem) and was home to Kid Ory, a famous trombonist, and bandleader. Today, South Central LA offers residents terrific proximity to downtown, USC, and a variety of historic sites in addition to numerous freeways.



Major Roads

Interstate 405 Freeway
12 min / 3.0 miles

Interstate 110 Freeway
12 min / 2.5 miles



Transportation

Fairview Heights Station
15 min walk / 0.8 miles

Los Angeles Union Station
17 min / 10.4 miles

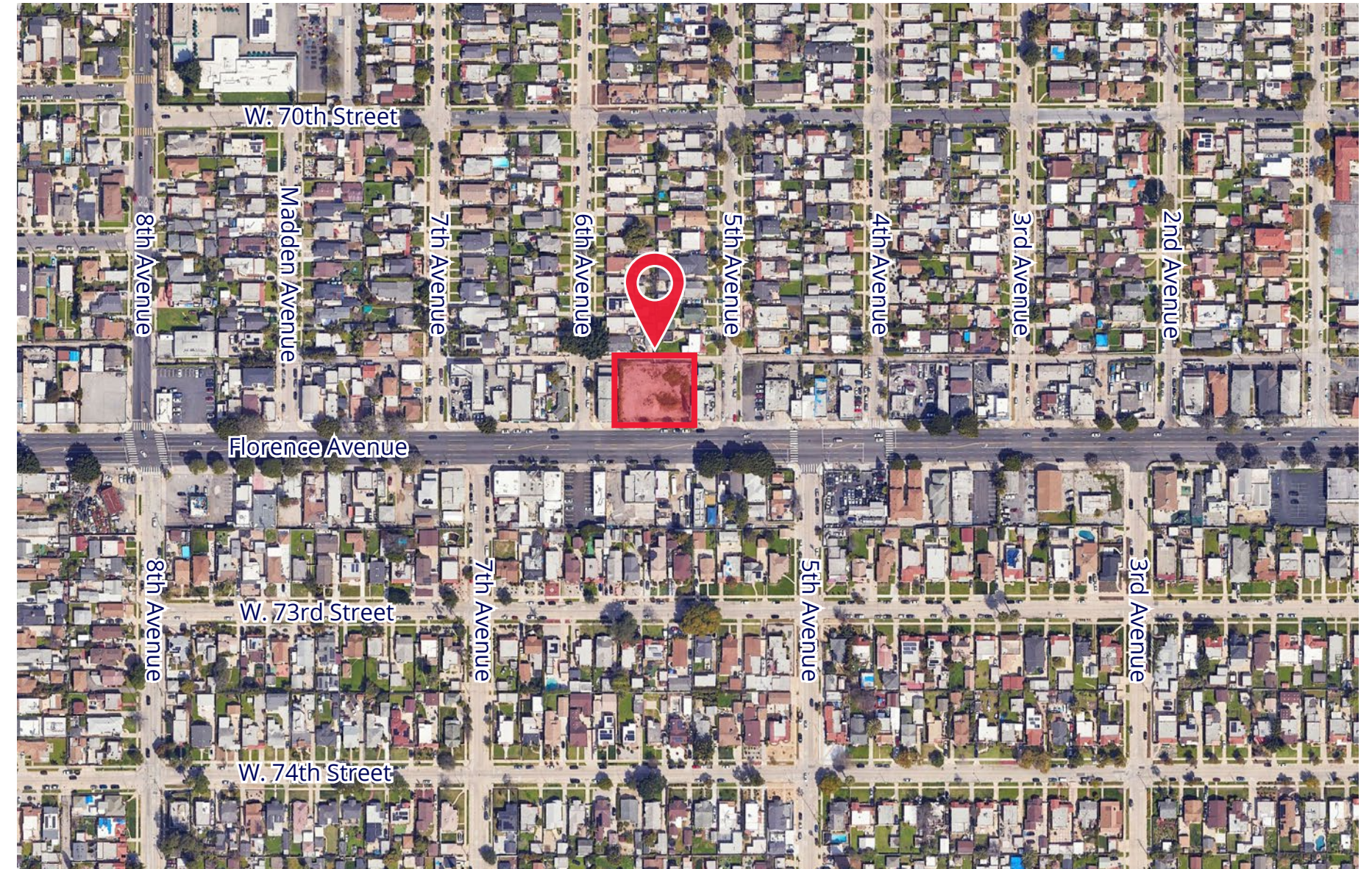
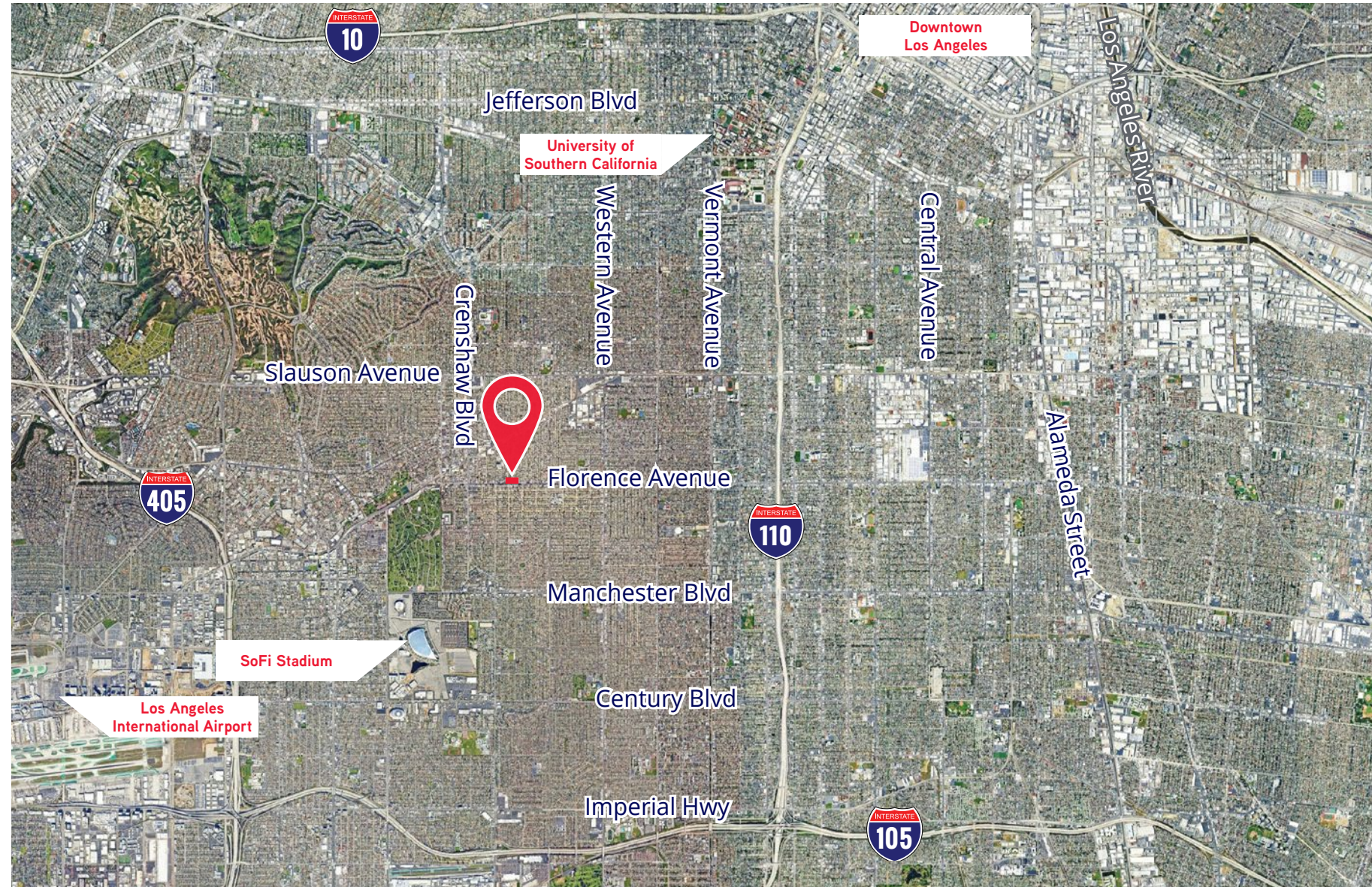


International Airports

Los Angeles (LAX)
12 min / 6.1 miles

Long Beach (Daugherty Field)
27 min / 19.4 miles

Aerial Map



Demographics



Rent Occupied
53.5% within a
1 mile radius of property



Household Growth
within a 3 mile radius is expected
to reach 0.76% by 2030



Population Growth
within a 3 mile radius is expected
to reach -1.04% by 2030

Demographic Overview

Population	1 Mile	3 Miles	5 Miles
Total Population Est. 2025	37,717	383,475	1,026,533
Male	47.2%	48.1%	49.0%
Female	52.8%	51.9%	51.0%
Race & Ethnicity			
White	6.7%	8.0%	11.8%
Black	51.3%	37.1%	25.7%
American Indian/Alaska Native	2.0%	2.1%	2.3%
Asian	1.1%	1.6%	4.2%
Hawaiian/Pacific Islander	0.1%	0.2%	0.2%
Other	28.0%	38.8%	42.6%
Two or More Races	10.9%	12.3%	13.2%
Income			
Average Household Income	\$88,914	\$93,642	\$96,880
Median Household Income	\$63,635	\$69,101	\$69,055
Housing			
Median Housing Value	\$790,108	\$800,214	\$811,447
Owner Occupied	46.5%	38.7%	34.8%
Renter Occupied	53.5%	61.3%	65.2%

Source: American Community Survey (ACS), Esri and Bureau of Labor Statistics, U.S. Census

Top Employers

Top Employers	Number of Employees		
	1 Mile	3 Miles	5 Miles
Management	2,067	14,025	35,999
Transportation/Material Moving	2,054	20,610	56,127
Office/Administrative Support	1,914	21,946	53,584
Sales and Sales Related	1,224	14,557	38,807
Healthcare Support	1,035	10,018	25,608
Building/Grounds Cleaning/Maintenance	1,021	13,139	34,464
Food Preparation/Serving Related	963	11,350	31,720
Healthcare Practitioner/Technician	919	6,222	17,600
Construction/Extraction	862	10,851	30,325
Education/Training/Library	791	8,451	23,146
Protective Service	765	6,593	14,220
Personal Care/Service	680	5,798	13,805
Business/Financial	625	6,501	18,342



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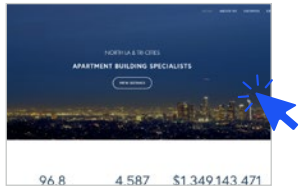
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Team Website



Team Brochure



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 investors may require to evaluate a purchase of 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. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases 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.



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