

6629 - 6633 PINE AVENUE, BELL, CA 90201
POTENTIAL 10 UNIT 'FOR SALE DEVELOPMENT'



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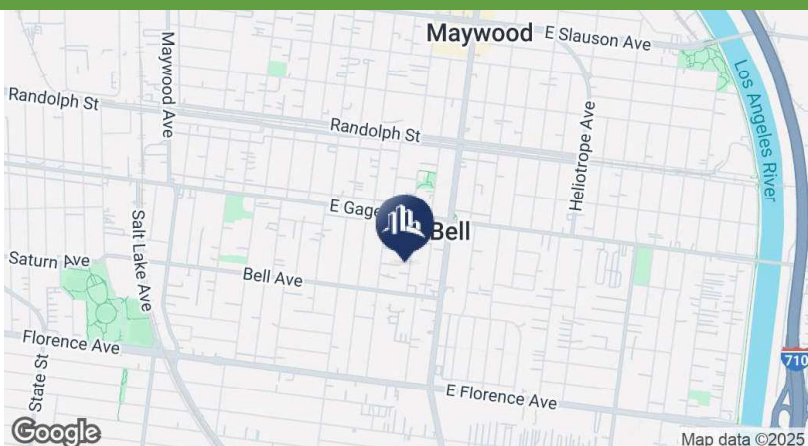
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PROPERTY INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$870,000
Total Lot Size:	14,000 SF
Approximate Net Development Footage:	12,360 SF
Price / Acre:	\$2,706,943
Zoning:	R3
Market:	South East Los Angeles
Submarket:	Mid Cities

PROPERTY OVERVIEW

Offered for Sale as a FOR SALE DEVELOPMENT opportunity, the Property comprises approximately 14,000 square feet of land. It consists of 4 wood-frame buildings that must be torn down for development. The current Zoning is R3. Per the City Planning Department, the zoning allows for 30 units per acre with a density bonus for affordable housing.

The Property has a total of approximately 12,360 buildable square feet due to a pending Easement/Parcel that currently serves as a Driveway, allowing access to an Apartment Building located to the rear of the property at 6633 1/4th Pine, and is also available for sale.

THE PROPERTY CAN BE PURCHASED WITH THE ADJACENT APARTMENT BUILDING AT 6633 1/4 - 6633 3/4 PINE AVENUE.

PROPERTY HIGHLIGHTS

- Zoned R3 for potential 10-unit townhome or condominium development
- Possibility of greater density for affordable housing
- Seller is pro-development

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PROPERTY INFORMATION

PROPERTY DESCRIPTION



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LOCATION DESCRIPTION

Situated just to the North of Bell High School, the Property rests in a low-density clean residential neighborhood comprised of low-density single-family and multi-family living units and is just South of Gage Avenue.

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PROPERTY INFORMATION

ADDITIONAL PHOTOS - EXISTING BUILDINGS



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PROPERTY INFORMATION

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- - Zoned R3 for potential 10-unit townhome or condominium development
- - Seller is pro-development
- - All Utilities to Site
- - Situated in a low-density area amongst Single Family Homes and smaller Apartment Buildings
- - Seller will work with Buyer to achieve a 'For Sale' development

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Zoning and Density
6629 – 6633 Pine
14,000 Square Feet

Zoning: BLR3YY

Lots: 6325-017-092, 093

Total Square Footage – 14,000

- **Less Driveway to Rear Apartments – 6633 1/4th Pine - Approximately 1,680SF (12 SF x 140 SF).**

Total Buildable Square Footage – 12,320 Square Feet

**Density: 30 Units per Acre plus 15% Affordable Bonus
– Per City of Bell**

**Potential Units: 8.48 plus Affordability Bonus – 9.75
or 10 Units**

DEVELOPMENT INFORMATION

SITE PLANS



Red Border - Subject Property, Yellow Border - Driveway (Pending Easement/Parcel) to the Rear Apartment Building also in Yellow

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LOCATION INFORMATION



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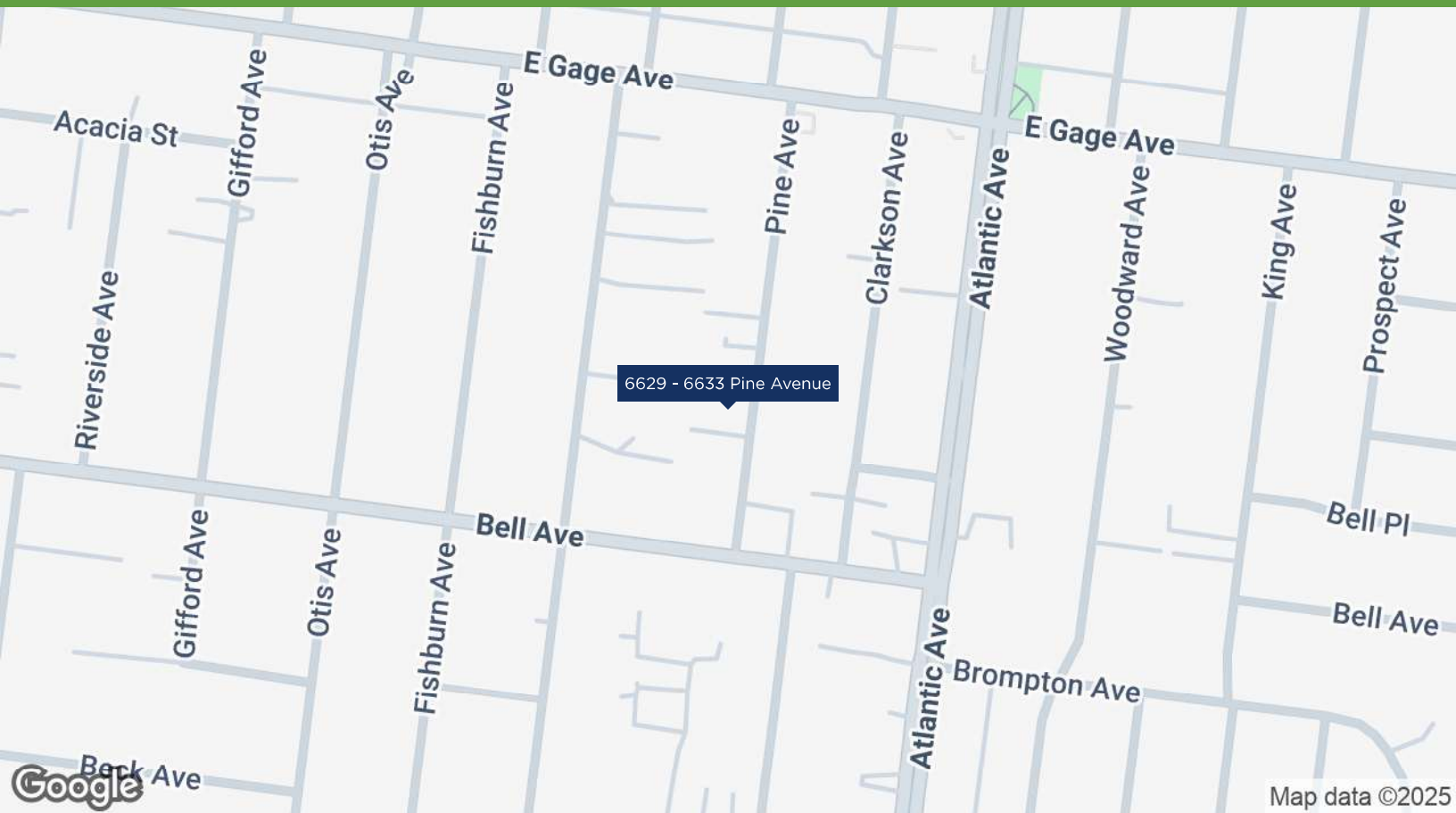


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LOCATION INFORMATION

LOCATION MAP



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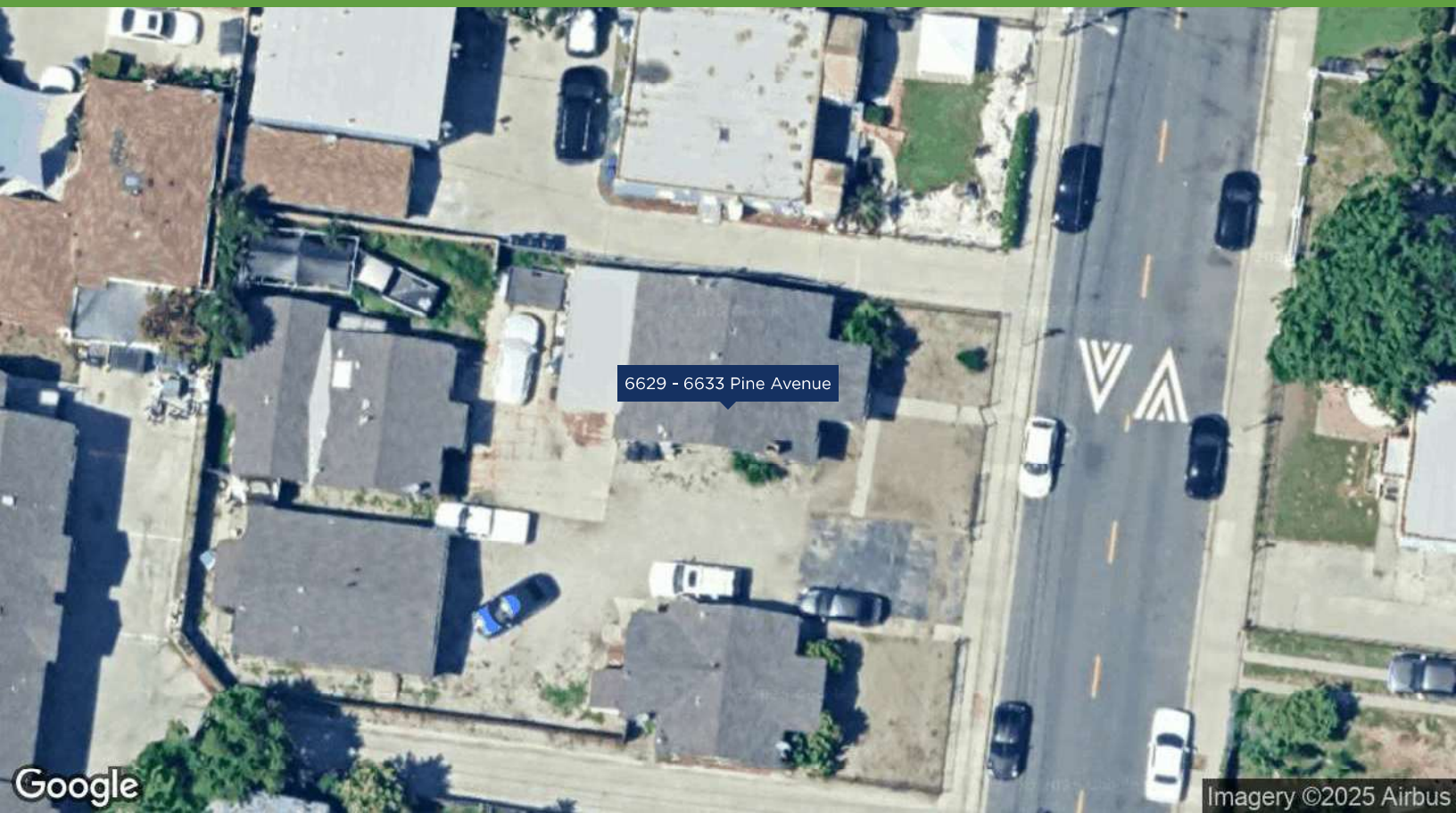


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LOCATION INFORMATION

AERIAL MAP



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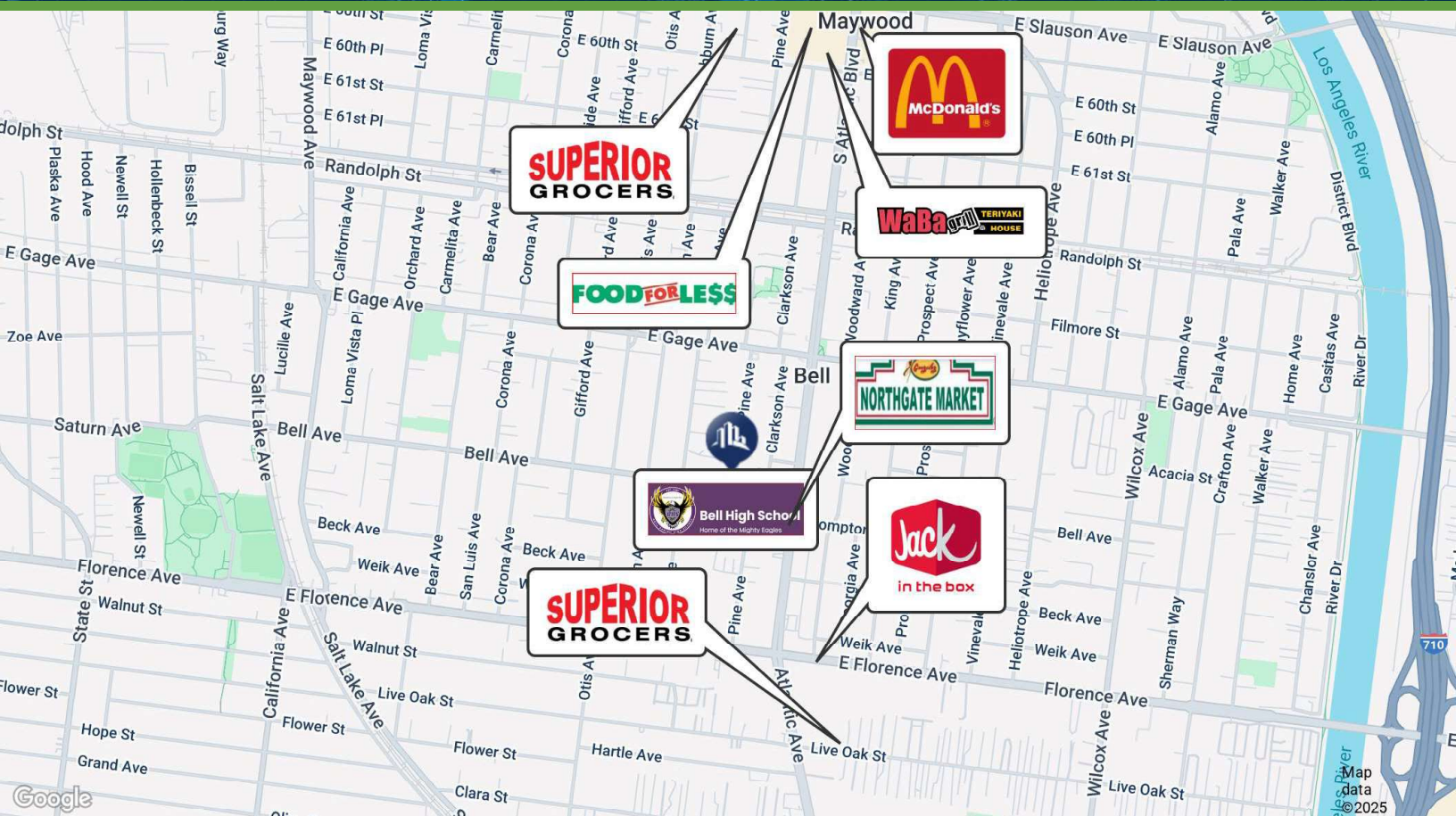


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LOCATION INFORMATION

RETAILER MAP



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DEMOGRAPHICS



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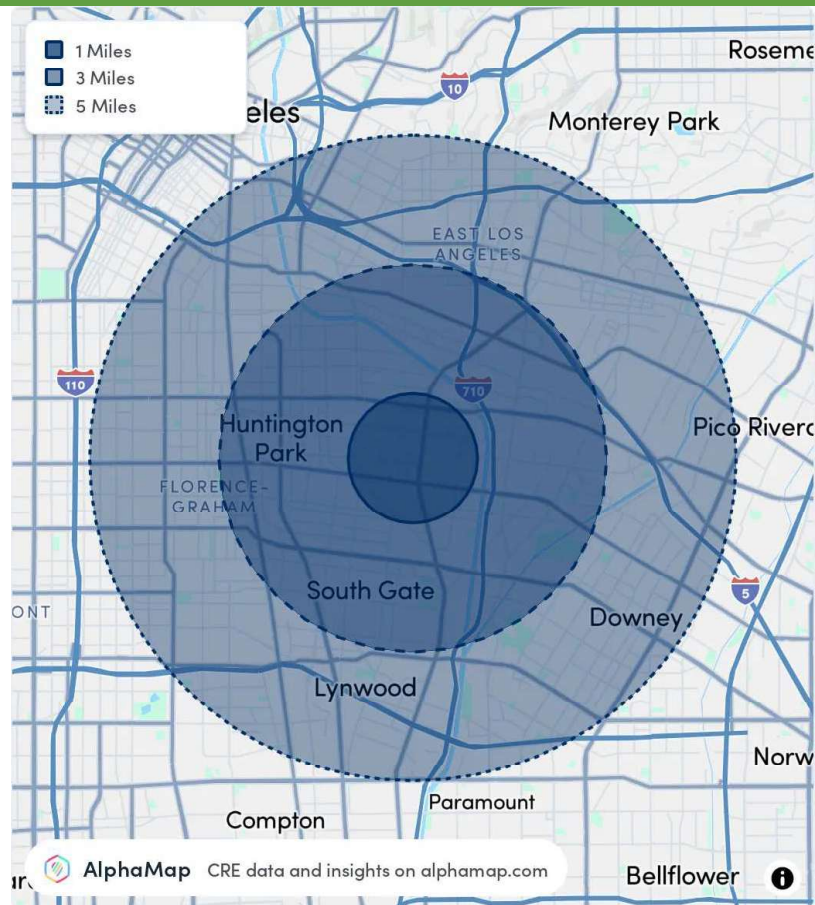
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DEMOGRAPHICS

AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	60,320	300,430	900,177
Average Age	36	36	36
Average Age (Male)	35	35	35
Average Age (Female)	37	37	37
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	16,259	79,746	237,072
Persons per HH	3,7	3,8	3,8
Average HH Income	\$73,362	\$76,553	\$79,315
Average House Value	\$643,479	\$658,719	\$675,243
Per Capita Income	\$19,827	\$20,145	\$20,872

Map and demographics data derived from AlphaMap



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