

DEVELOPMENT SITE



Description: Two Single Family Residences

- **Land:** Approximately 15,000 SF
- **Zoning:** R3-1, TOC3
- **Uses:** Affordable Housing, Student Housing, Market Rate Condominiums
- Third Party Reports Available
- **Potential In Place Income:** \$54,000 Annually Gross
- **Asking Price:** \$3,250,000

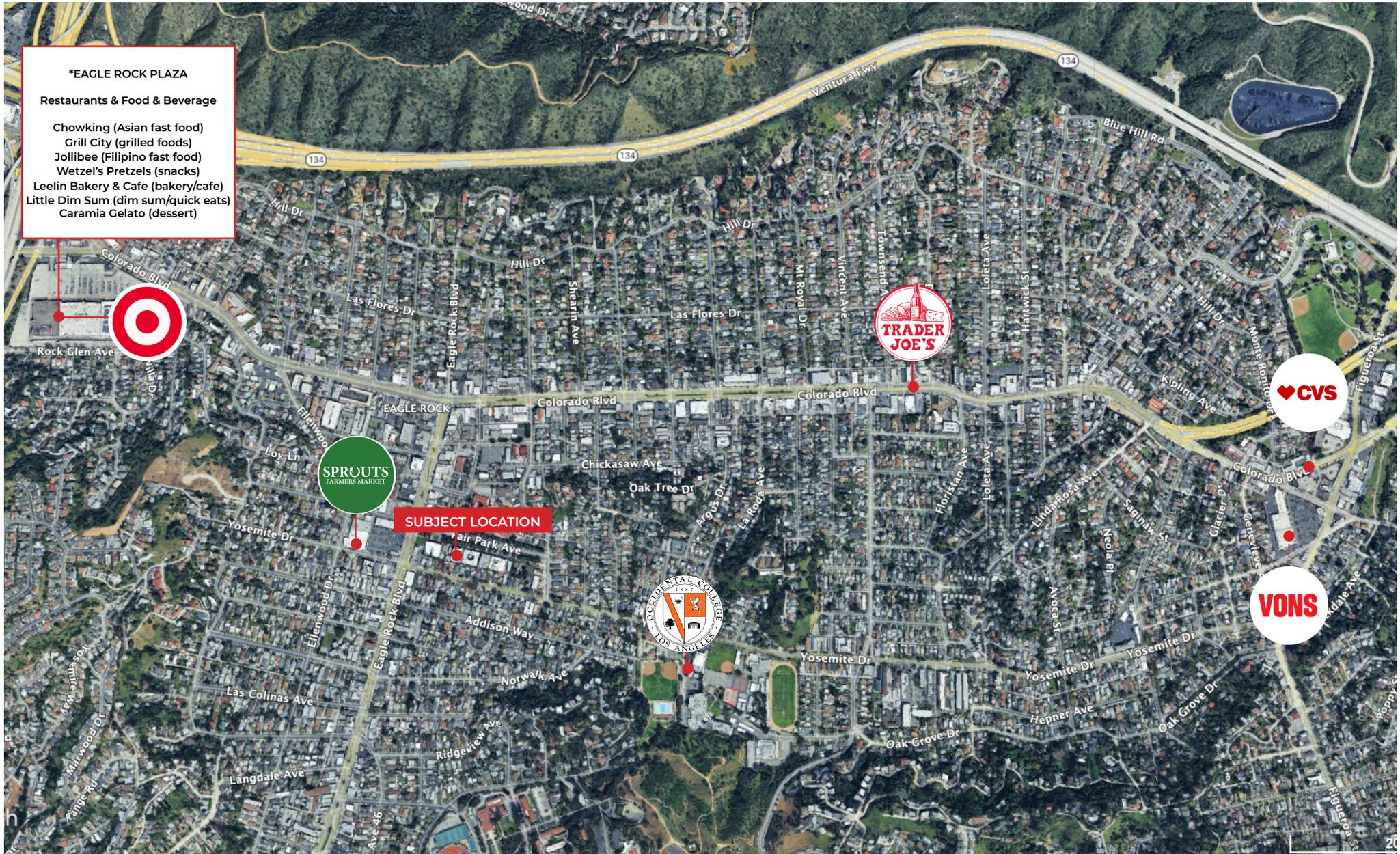
2016-2020 FAIR PARK AVE
EAGLE ROCK, CA, 90041

PROPERTY DETAILS
ASSUMING MAX FAR UNDER ED-1 APPLICATION



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|---|---|
| Jurisdiction | City of Los Angeles |
| Address | 2016 & 2020 Fair Park Ave |
| Lot size | 14,994sf (0.344ac) |
| Zoning | R3-1 |
| Stories | 7 |
| Construction Type | Levels 1-2: Type IA Levels 3-7: Type IIIA |
| Height (level 1 to roof level) | 75ft (10ft per level) |
| Average Floor Plate | 10,200sf approx. |
| Unit Count | 102 approx. or 78  |
| Unit Mix (tentative) | 25 studios 77 1bd or 19 studios and 59 1bd |
| Circulation | Open corridors Open/ exterior exit stairs (2) 3,500lbs elevator (2) |
| Amenities | Communal space at Level 1 Communal roof deck Shared laundry |
| Management | Office Janitors non profit assuming Welfare Exemption |
| Other | No parking No basement |

ESSENTIAL RETAIL



***EAGLE ROCK PLAZA**
Restaurants & Food & Beverage

- Chowking (Asian fast food)
- Grill City (grilled foods)
- Jollibee (Filipino fast food)
- Wetzel's Pretzels (snacks)
- Leelin Bakery & Cafe (bakery/cafe)
- Little Dim Sum (dim sum/quick eats)
- Caramia Gelato (dessert)

*Eagle Rock Plaza has over 60 stores and specialty retailers

NEARBY RESTAURANTS



Contact:

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