

# 3643-3647

**WHITTIER BLVD**  
LOS ANGELES, CA 90023

Marcus & Millichap  
THE NEEMA GROUP



Development Opportunity Totaling 17,337 SF of Land in  
Boyle Heights Zoned {Q}C2-1-CUGU in a Tier 1 TOC









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# PROPERTY SUMMARY

## PROPERTY OVERVIEW

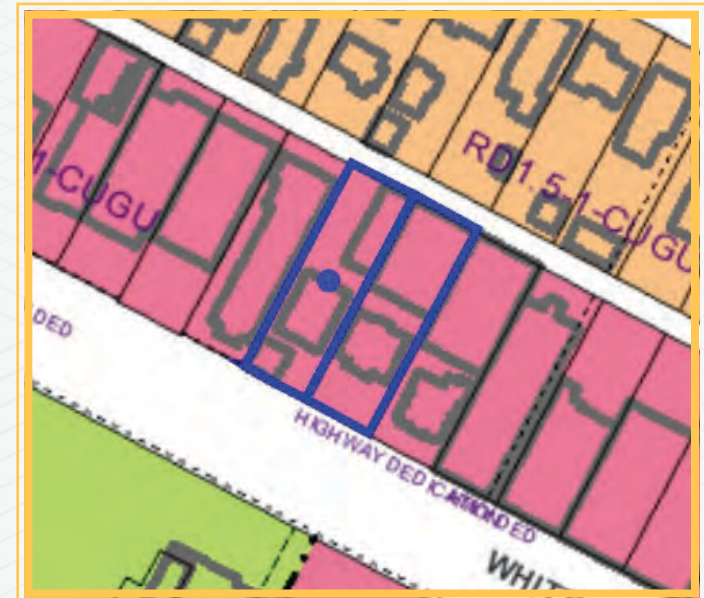
ADDRESS:	3643 - 3647 Whittier Blvd Los Angeles, CA 90023
OFFERING PRICE:	\$3,400,000
PRICE PER SF LAND	\$196
PRICE PER BUILDABLE UNIT	\$51,515
APN'S	5188-008-032, 5188-008-031
ZONING	[Q]C2-1-CUGU - Tier 1
APPROXIMATE LOT SIZE:	17,337

## DEVELOPMENT SCENARIO

TOTAL LOT SIZE	17,337
MINIMUM AREA PER DWELLING UNIT	400
UNITS BY-RIGHT	43.34
TOC TIER 1	50%
TOTAL UNITS	66.00

8%	Extremely Low Income	5
11%	Very Low Income	7
20%	Low Income	13

## [Q]C2-1-CUGU - Tier 1 ZONING



\*Buyer to conduct own due diligence and verify development information. Marcus & Millichap and the Seller have not made any investigation and makes no warranty or representation with respect to the development potential. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, however the information contained herein is not a substitute for a thorough due diligence investigation.

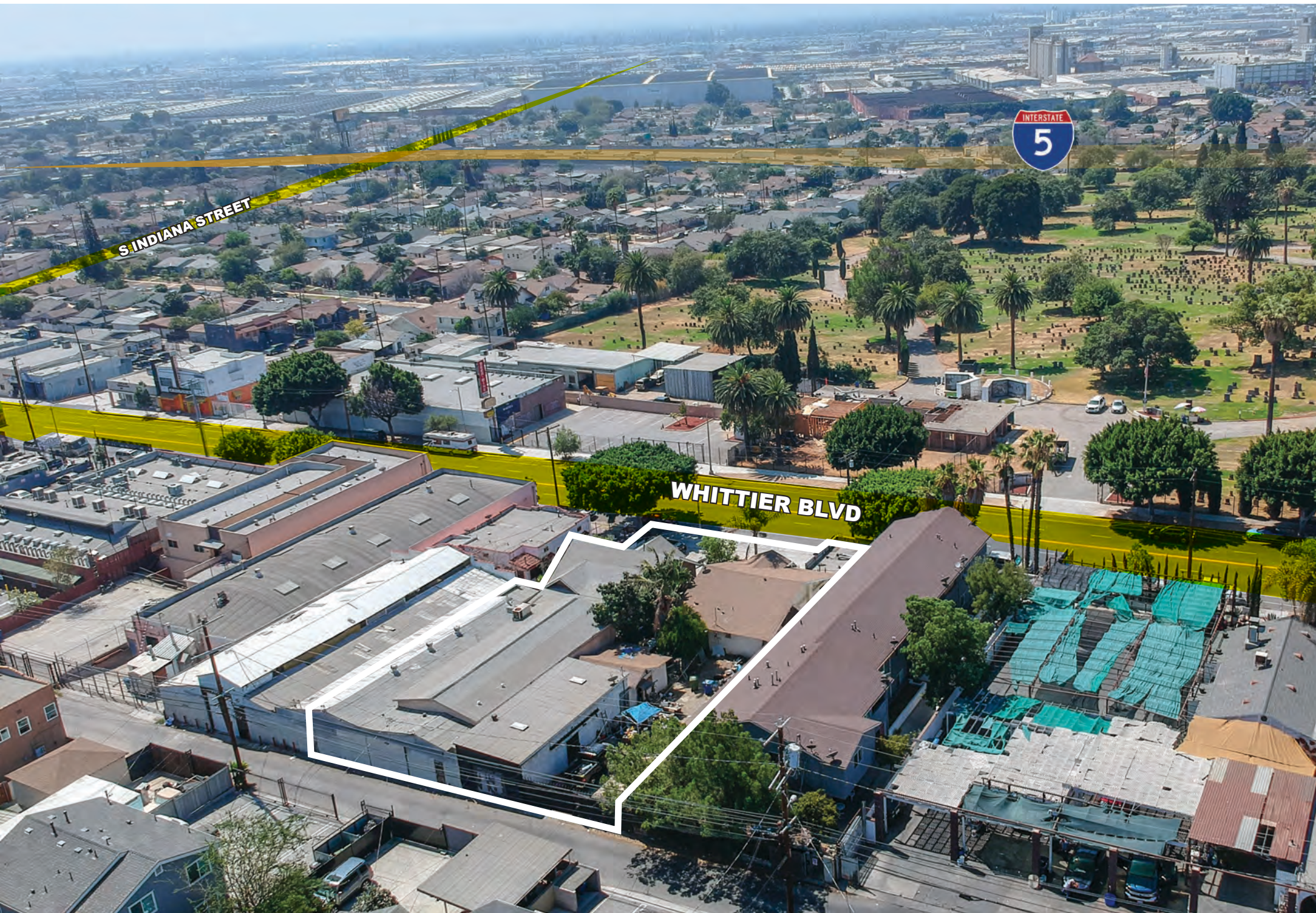




# INVESTMENT HIGHLIGHTS

- The subject properties total  $\pm 17,337$  SF gross land area in the Boyle Heights neighborhood just east of Interstate 5 Freeway on Whittier Blvd between Indiana Street and Esperanza Street
- Opportunity to acquire an highly visible location on a main thoroughfare of Los Angeles zoned [Q]C2-1-CUGU - Tier 1 in the heart of Boyle Heights
- 3643 - 3647 Whittier Blvd offers an investor residential redevelopment opportunity within 3 miles of DTLA, and 4 miles of USC
- The properties are currently vacant
- A high Walkscore of 86; this location is a walker's paradise located in Boyle Heights so daily errands do not require a car
- A short 15-minute walk to the Metro Gold Line at Indiana St with connection to Union Station, Highland Park, Pasadena and Citrus College











# SALES COMPARABLES



★ **3643 - 3647 WHITTIER BLVD  
LOS ANGELES, CA 90023**

Sale Price	\$3,400,000
Lot Size	17,337
Price/SF Land	\$196
Zoning	[Q]C2-1-CUGU - Tier 1
Date Sold	N/A



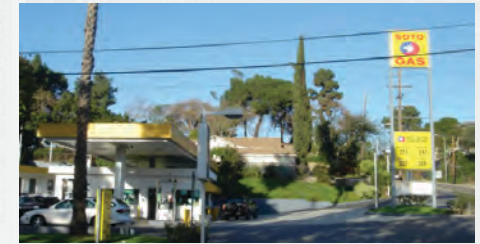
**1 1031 N CUMMINGS ST  
LOS ANGELES, CA 90033**

Sale Price	\$3,136,000
Lot Size	8,520
Price/SF Land	\$368
Zoning	LAR3
Date Sold	5/16/22



**2 1526 E 7TH ST  
LOS ANGELES, CA 90021**

Sale Price	\$58,913,702
Lot Size	107,875
Price/SF Land	\$546
Zoning	M3
Date Sold	12/30/20



**3 1203 N SOTO ST  
LOS ANGELES, CA 90033**

Sale Price	\$5,500,000
Lot Size	20,242
Price/SF Land	\$272
Zoning	C2
Date Sold	10/30/20





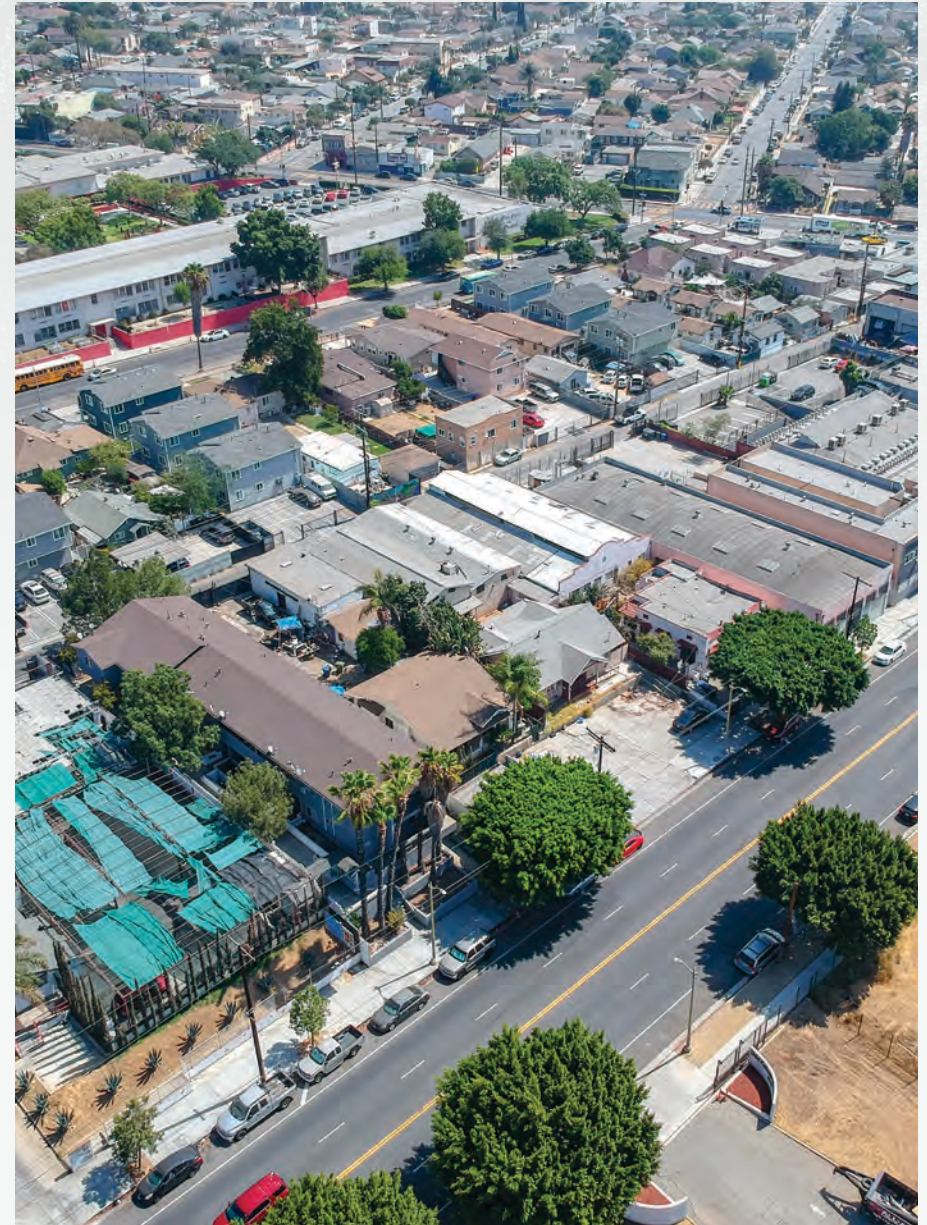
**4** 1522-1570 INDUSTRIAL ST  
 LOS ANGELES, CA 90021

Sale Price	\$21,798,961
Lot Size	99,992
Price/SF Land	\$218
Zoning	LAM3
Date Sold	7/31/20

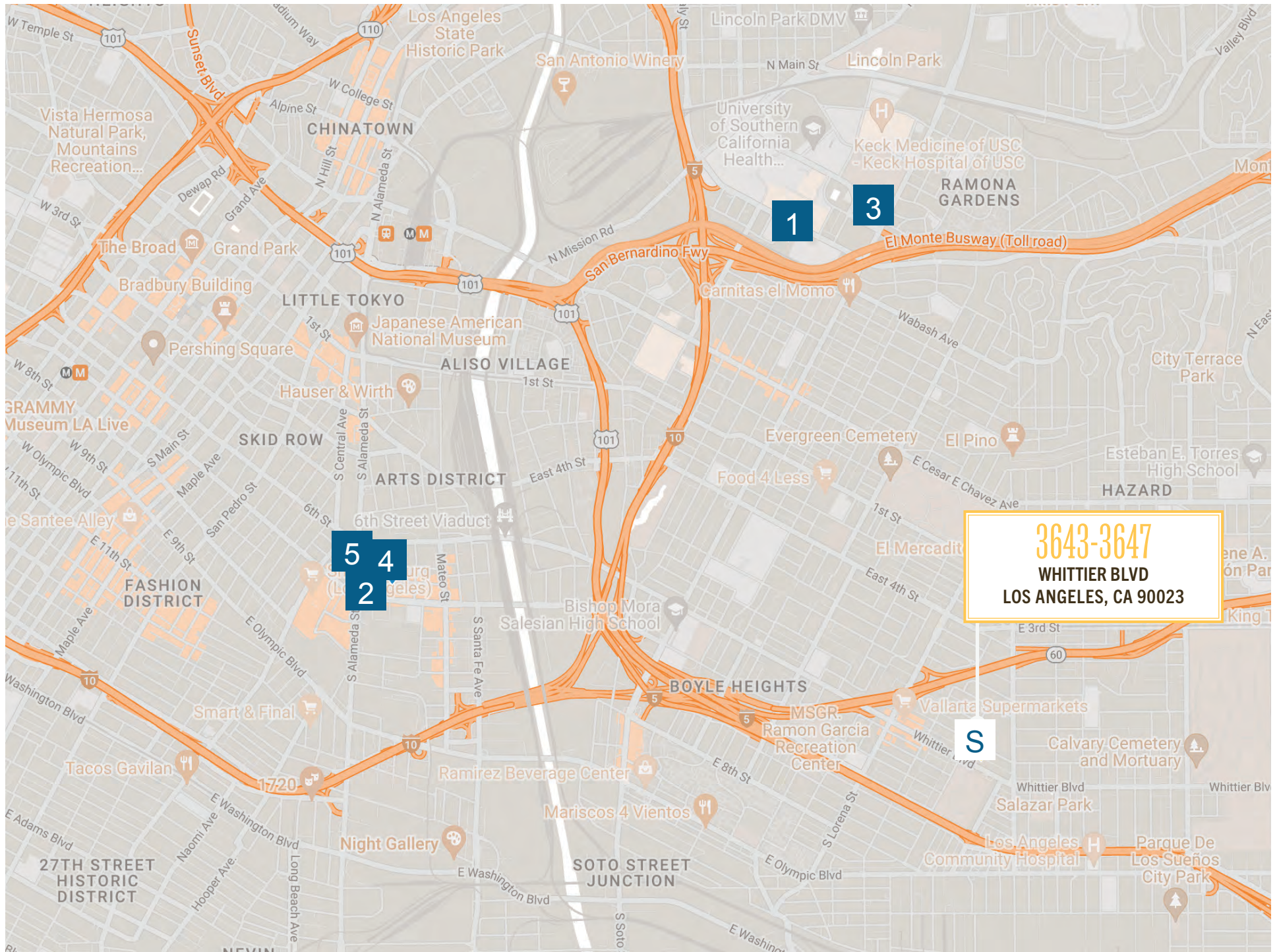


**5** 668 S ALAMEDA ST  
 LOS ANGELES, CA 90021

Sale Price	\$18,801,039
Lot Size	64,003
Price/SF Land	\$294
Zoning	LAM3
Date Sold	7/31/20









3643-3647

WHITTIER BLVD  
LOS ANGELES, CA 90023





# AREA OVERVIEW

## Boyle Heights

Located just east of downtown Los Angeles and south of Lincoln Heights, Boyle Heights is one of Los Angeles' most historic and vibrant neighborhoods. Currently in the path of development, the city proposed the Boyle Heights Community Plan to promote and encourage its economy, mobility, health and sustainability while preserving its rich history and cultural diversity. Hemmed by major freeways and in close proximity to major employment hubs, local residents of Boyle Heights not only have convenient access to the 10, 5 and 710 freeways, but also several public transportation options and amenities in walking distance.

With the \$5 billion wave of developments sweeping across downtown Los Angeles and the Arts District, Boyle Heights is now seeing sizable public investments into the city to improve public infrastructures and to rebuild its community for economic growth.

From the Breed Street Shul to Mariachi Plaza, the history of Boyle Heights is something to experience. Hollenbeck Park, the old Santa Fe Railroad hospital are just some of the iconic locations in the neighborhood. For over nine decades the Sears Building has been an architectural and commercial beacon for residents and commuters in Los Angeles. The 1.8 million-square-foot Sears complex was one of Los Angeles' largest building projects during the 1920s. The property is currently in a redevelopment phase that will feature a mixture of housing, retail space and potentially a hotel









# 6<sup>th</sup> STREET VIADUCT

One of America's most famous and iconic bridges, the Sixth Street Viaduct, acts as a vital connection between the growing Arts District on the west side of the Los Angeles River and the historic neighborhood of Boyle Heights on the east side. The bridge, built in 1932, spans nearly 3,500 feet across the river and has been used to represent Los Angeles's more gritty side in countless movies, music videos and TV commercials, including riverbed car chases. Yet, due to a rare chemical reaction in the cement supports and seismic vulnerability, the Sixth Street Viaduct will soon be demolished and replaced. The \$449 million project to replace the beloved bridge, the Sixth Street Viaduct Replacement Project, is the largest bridge project in the history of Los Angeles. With funding from the Federal Highway Transportation Administration and CALTrans, the project is being led by the City's award-winning Bureau of Engineering.

The design of the bridge, known as "The Ribbon of Light", was created by Los Angeles architect Michael Maltzan, winner of the City's international design contest in 2012. Maltzan is part of the HNTB design-build team and contractors Skanska and Stacy and Witbeck.

The spectacular design of the new bridge and the many parks, open spaces and community features on, next to and below the bridge, is bringing together a working collaboration of residents, elected officials, business leaders, schools, labor unions, cyclists, neighborhood activists and artists and many more, never before seen in a public infrastructure project in Los Angeles.

The 6th street bridge project opened in the summer of 2022.











**ROWDTLA**

- Rappahannock Oyster Bar
- 7th St Produce
- Banks Jorunal
- Athletic Club
- Cafe Dulce
- Hayato
- Kato
- Pikunico
- Smorgasburg

**1** **M**

**Little Toyko**

**M**

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# NEIGHBORHOOD AMENITIES

## MAP KEY



RESTAURANTS



SHOPPING



GROCERY STORES



BREWERY & BARS



BANKS



PARKS



ENTERTAINMENT



SCHOOLS

1

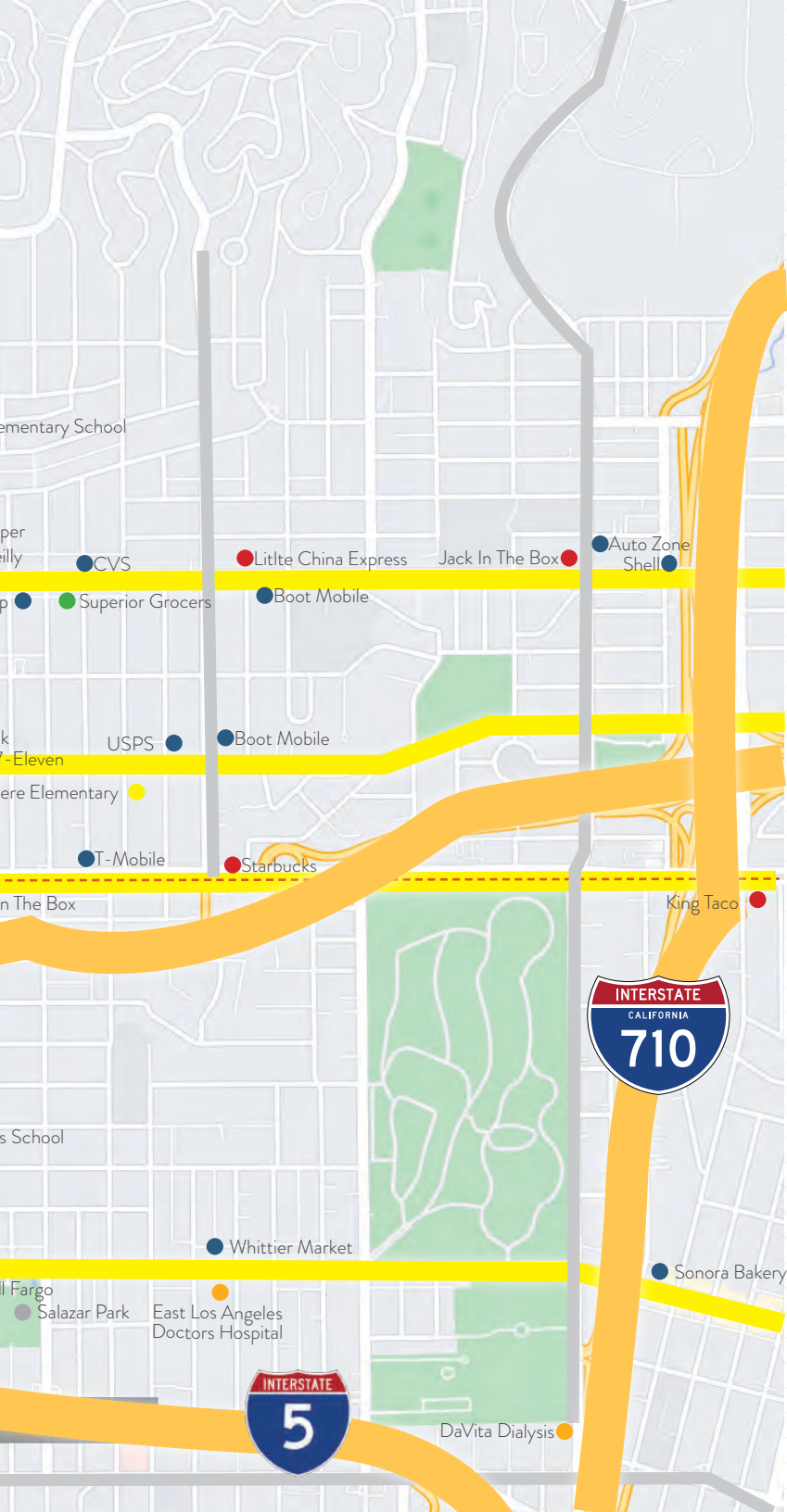
LITTLE TOYKO

2

ROWDTLA

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METRO GOLD LINE





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