

Exclusive Listing- Westlake Area Development Opportunity

126 N Park View Street | Los Angeles | CA 90026



Executive Summary

The Growth Investment Group is proud to present this prime Los Angeles R3 development opportunity. The property is located in the Westlake area of Los Angeles, in between Historic Filipino town, and Rampart Village, just minutes from Echo Park and Silver lake. Within close proximity to those gentrifying pockets and its access to downtown, this property is very desirable for local developers looking to take on a new Multi-Family development project with by-right potential.

The site is located 1 mile North of the Westlake/ MacArthur Park Metro Stop, and 1 mile South of Sunset Blvd. The current lot is completely undeveloped and unentitled, giving the new owner the opportunity to create their dream development from the beginning. New products in these areas will demand top dollar for rents, and help meet demand for affluent young professionals looking to be close to Downtown. The property is also close to US 101 and not far from the 110 FWYs.

Property Overview

Asking Price	\$825,000	Lot Size	7,998 SF
Price Per Sqft	\$103	Zoning	LAR3
APN	5157-011-006		
	Lot 6		

Exclusively listed by:

Justin McCardle

Director | CalBRE# 01895720



+1.909.486.2069



Justin@growthinvestmentgroup.com

Exclusive Listing- Westlake Area Development Opportunity

126 N Park View Street | Los Angeles | CA 90026



Investment Highlights

- Wonderful opportunity to develop a new multi-family project in a central LA location
- Less than a 10 minute drive to Central Downtown LA, Arts District, Financial District, etc.
- Area is rapidly gentrifying and within close proximity to prime areas such as Silver Lake, Koreatown, and Westlake
- Prime opportunity to develop BRAND NEW construction per city regulation
- Walk Score of 86- VERY WALKABLE to public transportation (i.e., Metro), restaurants, shopping, parks, schools, etc.

Justin McCardle

Director
Dir 909.486.2069
justin@growthinvestmentgroup.com
License No. 01895720

Han Widjaja Chen, CCIM

President
Dir 626.594.4900 | Fax 626.316.7551
Han.Chen@GrowthInvestmentGroup.com
Broker License No. 01749321

Leo Shaw

Vice President
Dir 626.716.6968
leo.shaw@growthinvestmentgroup.com
Broker License No. 01879962

Marc Schwartz

Broker Associate
Dir 626.491.9060
marcschwartz@GrowthInvestmentGroup.com
License No. 01515007

Matthew Guerra

Broker Associate
Dir 626.898.9740
mguerra@growthinvestmentgroup.com
License No. 02022646

Jeanelle Mountford

Broker Associate
Dir 626.898.9710
jmountford@growthinvestmentgroup.com
License No. 01737872

Sandy Cheng

Marketing
Dir 626.594.4901
sandy@growthinvestmentgroup.com

