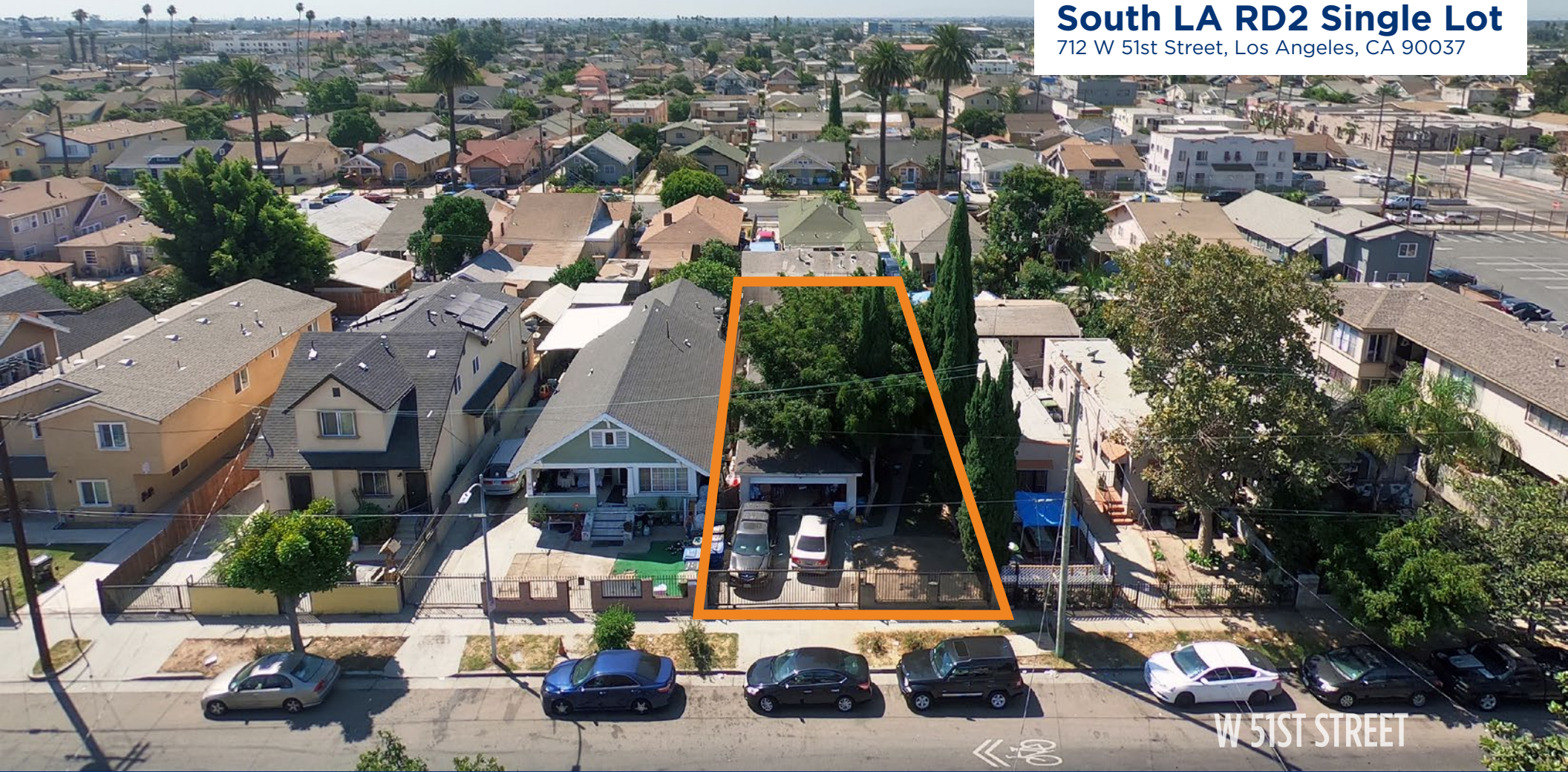


South LA RD2 Single Lot

712 W 51st Street, Los Angeles, CA 90037



- “Bite size” investment/development opportunity zoned RD2-1
- **672/SF single family residence** on a flat **4,395/SF Lot**
- Potential to add square footage to the existing home
- Potential to add a 2nd unit to the rear of the lot through the ADU or “by-right” zoning process
- 1.5 miles from Exposition Park, USC, Banc of California Stadium and renovated L.A. Coliseum

Listing Price: \$380,000

DRE# 02041783



Vinco Vinco Realty Group

P 323-303-3410 | F 323-952-5004 | vcrealtygroup.com

Disclaimer Notice

The information contained herein has been prepared as a preliminary set of information. No representation is made as to the legal validity or accuracy expressed or implied in this brochure. The information has been obtained by sources we believe to be true and this information is submitted subject to errors, omissions, changes or withdrawals without notice.

All parties receiving this information must not rely on the accuracy of this information and must take appropriate independent measures to confirm the accuracy of the information contained herein during a due diligence review of records, files and documents that constitute reliable sources of information.

DRE# 02041783



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Location Map of Area

● Location

Site Description

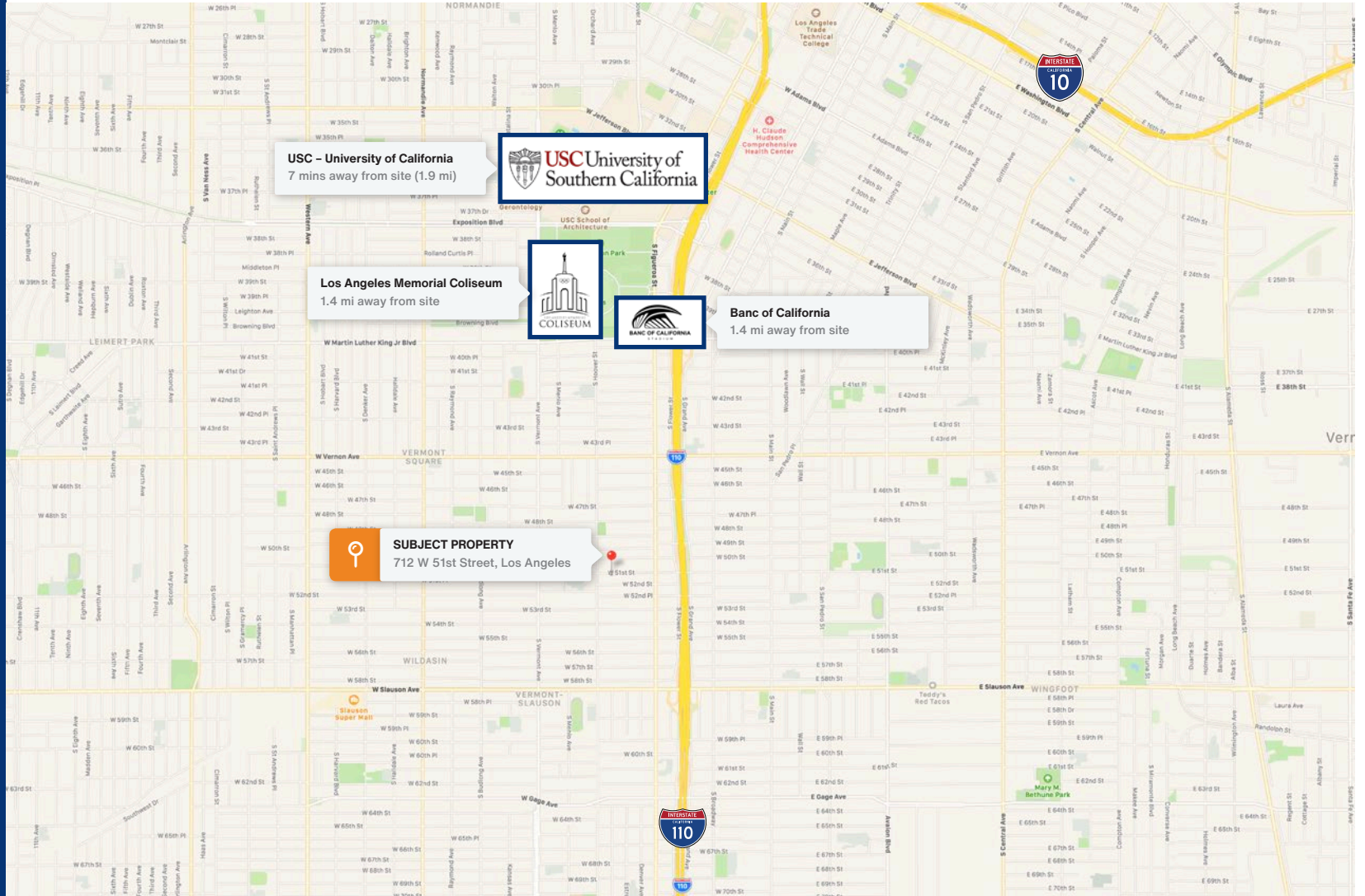
Site Aerial

Parcel Map

Site Dimensions

ZIMAS – Building Line

Contact





● Location

Site Description

Site Aerial

Parcel Map

Site Dimensions

ZIMAS – Building Line

Contact

Location (cont.)

Amenities around USC



USC VILLAGE

USC Village offers unique shops, restaurants, and lifestyle amenities with convenient validated parking. There’s something for everyone at USC Village.



LOS ANGELES MEMORIAL COLISEUM

The home of the USC Trojans and the L.A. Rams. Will be the home of the 2028 Los Angeles Olympic games.



BANC OF CALIFORNIA STADIUM

LAFc’s home which seats 22,000 seats bringing \$350 million in private investment to South Los Angeles.



LUCAS MUSEUM OF NARRATIVE ART

The Lucas Museum features a bold new architectural design, and will be a one-of-a-kind gathering place to experience collections, films and exhibitions.



EXPOSITION PARK

More than an urban park with outdoor recreational activities, Exposition Park is a collection of world-class museums, educational and sport facilities and entertainment venues.



METRO – EXPO PARK/USC

The Expo Line expands from Santa Monica to Downtown Los Angeles.



Site Description

We are proud to present this “bite size” deal in the heart of South Los Angeles. This investment opportunity gives an investor/developer the option to expand the 672/SF single family residence or build a second unit in the rear of the lot through the ADU process or the allowed “by-right” density.

The property is located 1.5 miles from the prestigious University of Southern California (USC), Exposition Park/LA Coliseum (future epicenter for the Olympic games) and the newly built Banc of California.

ADDRESS

712 W 51st St.
Los Angeles, CA 90037

APNs

5001-031-007

TOTAL LOT SF

4,395

ZONING

RD2-1

GENERAL PLAN

Low Medium II Residential

TOC TIER

1

DIMENSION

40' x 110' (See Parcel Map)

TYPE

Single Family Residence

TOPOGRAPHY

Flat

COUNCIL DISTRICT

CD 9 - Curren D. Price, Jr.

PRICE

\$380,000

2
BED

1
BATH

1954
YEAR
BUILT

672
TOTAL
SF

4,395
TOTAL
LOT SF



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Site Aerial

- Location
- Site Description
- Site Aerial
- Parcel Map
- Site Dimensions
- ZIMAS – Building Line
- Contact





Parcel Map

Location

Site Description

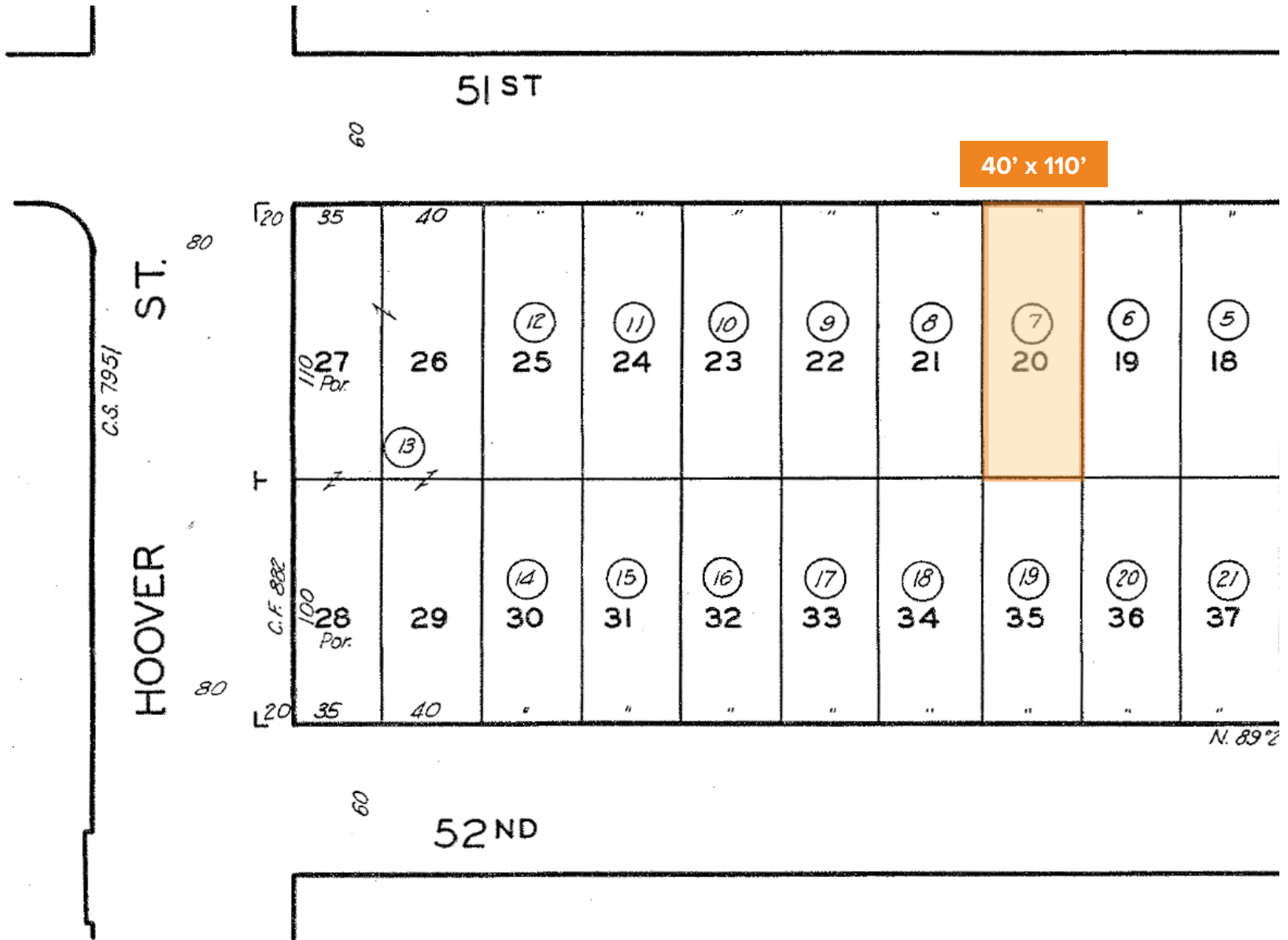
Site Aerial

● Parcel Map

Site Dimensions

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Contact





Site Dimensions

Location

Site Description

Site Aerial

Parcel Map

● Site Dimensions

ZIMAS – Building Line

Contact





ZIMAS – Building Line

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ZIMAS
Public

Search	Reports	Resources	News	Help
<p>712 W 51ST ST Font: A A A +/-</p> <p>Address/Legal</p> <p>Site Address: 712 W 51ST ST ZIP Code: 90037 PIN Number: 111A201 389 Lot/Parcel Area (Calculated): 4,395.0 (ac ft) Thomas Brothers Grid: PAGE 674 - GRID B4 Assessor Parcel No. (APN): 5001091007 Tract: RAYNOR AND RIDDLE PALM PLADE Map Reference: M B 8-108 Block: None Lot: 20 Lrb (Lot Out Reference): None Map Sheet: 1088201 Map Sheet: 111A201</p> <p>Jurisdictional</p> <p>Community Plan Area: South Los Angeles Area Planning Commission: South Los Angeles Neighborhood Council: Voices Council District: CD 9 - Curren D. Price, Jr. Census Tract #: 2321 20 ADBS District Office: Los Angeles Metro Building Permit Info: View</p> <p>Planning and Zoning</p> <p>Special Notes: Z1-2477 South Los Angeles Community Plan Adoption</p> <p>Zoning: RD2-1 Zoning Information (Z1): Z1-2474 LOS ANGELES STATE ENTERPRISE ZONE Zoning Information (Z1): Z1-2477 South Los Angeles Community Plan Adoption Zoning Information (Z1): Z1-1231 South Los Angeles Alcohol Sales</p> <p>General Plan Land Use: Low/Medium Density Residential General Plan Note(s): Yes Hillside Area (Zoning Code): No Specific Plan Area: South Los Angeles Alcohol Sales Subarea: None Historic Preservation Review: No Historic Places LA: View CDC: Community Design: None Overlay: None PIO: Community Plan Imp.: None Overlay: None UGU: Clean Up-Green Up: None HCR: Hillside Construction: No Regulation: None NSO: Neighborhood Stabilization Overlay: No POD: Pedestrian Oriented Districts: None RFA: Residential Floor Area District: None RVD: River Implementation: No Overlay: No SN: Sign District: No SB 35 Eligibility: View Streetscape: No Adaptive Reuse Incentive Area: None Affordable Housing Linkage Fee: None Residential Market Area: Low Non-Residential Market Area: Low Transit Oriented Communities (TOC): Tier 1 CRA - Community Redevelopment Agency: None Central City Parking: No Downtown Parking: No Building Line: 20 100 Ft School Zone: Active: 52nd Street Elementary School 100 Ft Park Zone: No vascrpt: </p>				



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- Location
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- Site Dimensions
- ZIMAS – Building Line
- **Contact**



Vinco Vinco Realty Group has been retained exclusively by the seller(s) to represent and market this property exclusively. Please submit all proposals and inquiries to the listing agent(s) above.



PRESENTED BY:
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 F: 323-303-3410

chris@vcrealtygroup.com

BRE#: 01917060

We strive to support buyers, sellers and investors achieve their real estate goals by leveraging our team of ethical, experienced professionals to provide sound advice and unparalleled market knowledge and negotiation skills.

“Turning transactions into relationships.”



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