

6510 S. Main Street  
Los Angeles, CA, 90003

Subject  
Property

Main Street



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## Offering Summary:

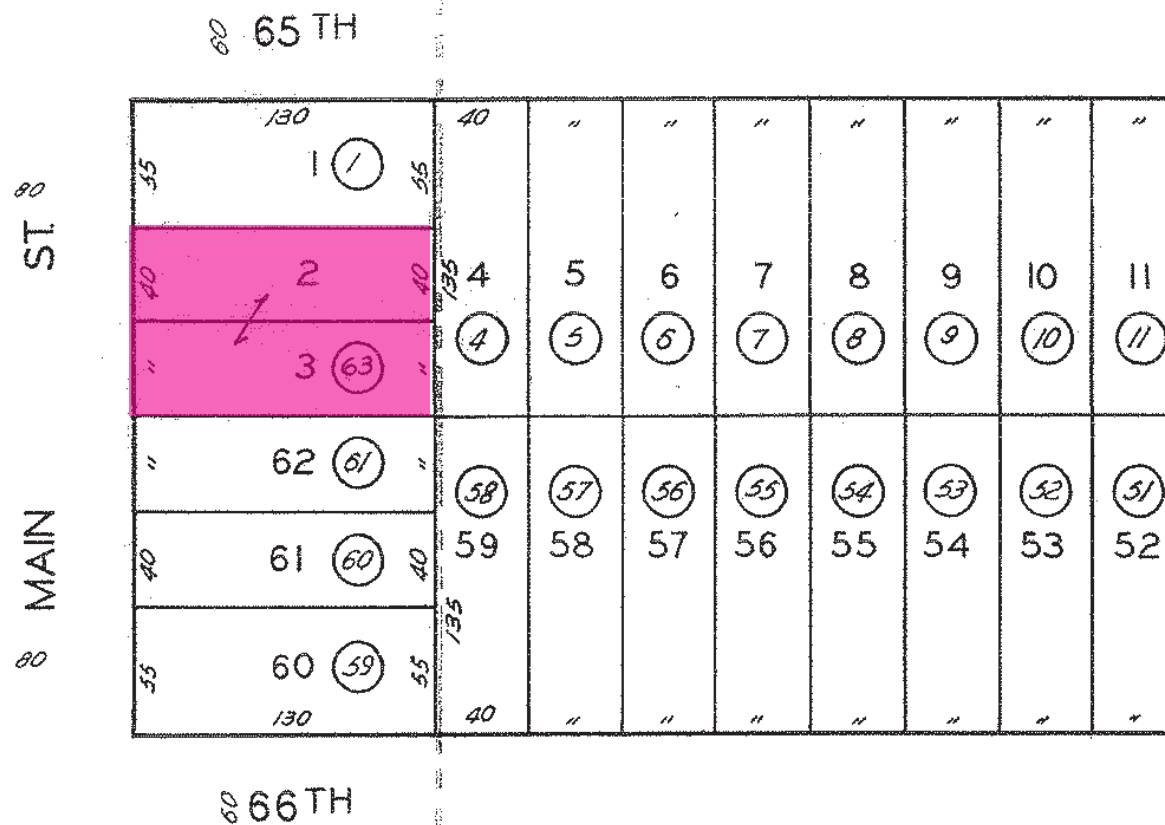
PROPERTY	VACANT COMMERCIAL LAND
ADDRESS	6506 - 6510 S. MAIN STREET, LOS ANGELES, CA 90003
LOT SIZE	+ /- 10,400 SQUARE FT (PER ASSESSOR)
POTENTIAL USE	MULTI FAMILY PROJECT DEVELOPMENT
ZONING	C2-1VL-CPIO
PRICE	\$1,595,000

## Exclusively Listed By:

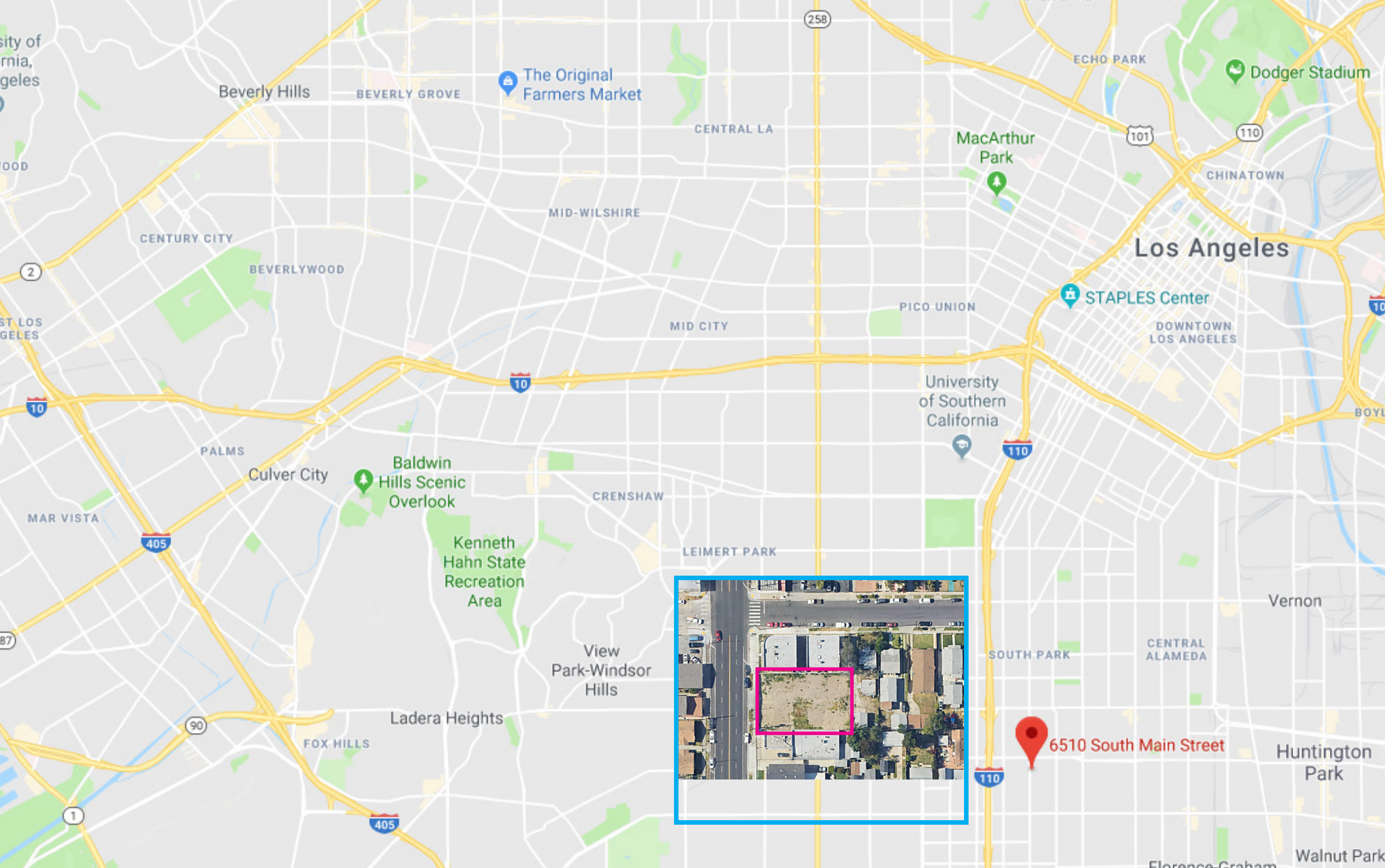
**RAMI MEHERABAN**  
Director  
Peak Commercial - RJ Feder & Associates Team  
D. 323.471.4747  
E. [RamiM@peakcommercial.com](mailto:RamiM@peakcommercial.com)  
CalBRE#01957846

# Parcel Map

APN: 6011001063  
LOT SIZE: 10,400 SF







## REGIONAL REFERENCE MAP

**PEAK**  
COMMERCIAL



# THE OFFERING

Introducing a prime investment opportunity. This flat, vacant commercial lot spans 10,400 square feet and is zoned C2-1VL-CPIO - ideal for a multi-family project development. Using TOC incentives, the property presents an opportunity for a 42 unit 100% affordable housing project. In addition, this is an ED1 eligible site which allows an expedited process for 100% affordable developments.

Demolition of existing structures has been completed, there are no tenants to relocate (no hefty relocation fees to pay), this is a vacant, leveled lot that's ready to go. These existing conditions amount to substantial costs savings compared to other land & proposed project offerings.

Benefit from the convenience of ready-to-use reports and studies from the previous development approval process, streamlining your project timeline and expenses. Recent RTI status for a market rate project further sets the stage for seamless approval of an updated project design.

Surrounded by recent successful developments in the area, this property stands out as a great opportunity for developers looking to join a proven location with recent developments. Priced attractively below its appraisal value, this offering provides an exceptional opportunity to step into a well-positioned investment with tremendous potential.

There are several new developments in the area, including 3 developments in very close proximity to the property on Main Street:

6714 S Main St - Marcella Gardens, A 60 Unit Affordable Housing Development Completed in 2023

6706 S Main St - Ruth Teague Homes, A 52 Unit Development to be completed in 2024

6901 S Main St - The Residences on Main, A 50 unit Affordable housing development completed in 2020



An aerial photograph of a residential neighborhood. The image shows several houses with different roof colors (brown, grey, white) and green lawns. A large, rectangular, light-brown vacant lot is prominent in the center-right of the image. To the right of the lot is a paved road with a crosswalk and several parked cars. The overall scene is a typical suburban street view.

# Deal Highlights

- Prime opportunity for a 42 unit 100% affordable housing project
- An ED1 eligible site - allows an expedited process for 100% affordable developments
- Demolition complete, no tenants to relocate, vacant, leveled land
- Recent reports & studies available for Buyer to re-use
- Received RTI status for 20 unit market rate project within the past 12 (Clear path for updated project approval)
- Priced below appraisal value

**2 adjacent Duplexes  
Completed 2022**



**Macella Gardens  
6714 S. Main Street**

**60 units**

**Ruth Teague Homes  
6706 S. Main Street**



**52 Units**

**6510 S. MAIN ST.**



**The Residences on Main  
6901 S. Main Street  
50 Units**

**Proposed \$46MM Broadway-Manchester  
Streetscape Improvements Project**



**PEAK**  
COMMERCIAL

**AREA DEVELOPMENTS MAP**

THE INFORMATION PROVIDED HEREIN IS FROM SOURCES WE BELIEVE ARE RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO REPRESENTATIONS, GUARANTEES OR WARRANTIES ABOUT IT.



Address	Lot Size (SF)	Zoning	Price Sold	# of Buildable Units	Price Per Unit / Land	Price PSF Land	Date Sold
<b>A 7301 S Broadway</b> Los Angeles, CA 90003	6,447	C2	\$1,900,000	45	\$42,222	\$295	1/4/2024
<b>B 5318 S Hoover St</b> Los Angeles, CA 90037	14,474	C2	\$2,400,000	57	\$42,105	\$166	10/18/2023
<b>C 4345 Woodlawn Ave</b> Los Angeles, CA 90011	7,020	C2	\$1,300,000	28	\$46,429	\$185	10/13/2023
<b>D 836-842 W 42nd Pl</b> Los Angeles, CA 90037	14,170	R3	\$1,900,000	32	\$59,375	\$134	10/23/2023
<b>E 3451 W Slauson Ave</b> Los Angeles, CA 90043	14,190	C2	\$2,300,000	63	\$36,508	\$162	10/27/2023
<b>Average:</b>	<b>11,260</b>		<b>\$1,960,000</b>	<b>45</b>	<b>\$45,328</b>	<b>\$188</b>	
<b>Subject Property:</b>	<b>10,400</b>	<b>C2-1VL-CPIO</b>	<b>\$1,595,000</b>	<b>42</b>	<b>\$37,976</b>	<b>\$153</b>	

## SALE COMPARABLES



# Recently Approved Design Received RTI Status for a 20 Unit Development

**PLANS APPROVED**  
City of Los Angeles  
Department of City Planning

DATE: 03/21/2023 PAGE NO. 1 of 48  
CDS NO: 18010-20000-02713  
ADM-2021-2755-CPIOC  
PLANNER: Helen Jadali  
NOTES:

## PROPOSED 20-UNITS 4-STORY APARTMENT BUILDING MIXED - USE 6506 S MAIN ST #1-20, LOS ANGELES, CA 90003

City of Los Angeles, Department of Building & Safety  
GREEN APPROVED PLANS

Re-stamped on  
03/09/2023

By: M. Scott Ayers Date:

Application No./Permit No.: 18010-20000-02713 17 sheets total

• This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to the Green Building Code.  
• The stamping of this plan SHALL NOT be construed to be approval of a violation of any provisions of any Ordinance or Law.

CITY OF LOS ANGELES  
DEPARTMENT OF BUILDING AND SAFETY  
DISABLED ACCESS SECTION

This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.

The stamping of this set of plans and specifications shall not be held to permit or to be an approval of the violation of any provisions of federal, state, and local laws and ordinances related to accessibility to public accommodations and housing.

By: *Offe Con...* Total of: 15 Sheets  
Date: 03/08/2023 18010-20000-02713

### PROJECT INFORMATION

**PROJECT ADDRESS:**  
6506 S MAIN ST #1-20, LOS ANGELES, CA 90003

**LEGAL DESCRIPTION:**  
ASSESSOR PARCEL NO. (APN): 6011001063  
TRACT: THE MC CARTHY COMPANY'S GREATER LOS ANGELES TRACT  
MAP REFERENCE: M B 9-134/135  
LOT: 2.3  
MAP SHEET: 105B205  
BLOCK: 3  
PIN #: 105B205 1261, 105B205 1267

#### PROJECT OWNER AND ADDRESS:

RAMI BEN-MOSHE  
4615 WINNETKA CIR, WOODLAND HILLS, CA 91364

#### PLANNING AND ZONING INFORMATION:

PROPOSED: 100% PRIVATELY FUNDED 20-UNITS 4-STORY APARTMENT BUILDING MIXED-USE (COMMERCIAL- 710 SQ FT)

ZONING: [O]C2-1  
LOT AREA: 5,200.4 SQ. FT. +5,200.3 SQ. FT. = 10,400.7  
ALLOWABLE HEIGHT: 45 FEET  
FAR (PER ZONING): 1.80

#### BUILDING CODE INFORMATION:

GOVERNING JURISDICTION: CITY OF LOS ANGELES  
APPLICABLE CODES: 2020 LOS ANGELES BUILDING CODE (LABC)  
GROUP OF OCCUPANCY: R-2/S-2  
TYPE OF CONSTRUCTION: TYPE III-A  
SPRINKLER: YES / NFPA 13 SPRINKLER  
BUILDING RATE: ONE HR. RATED  
EXTERIOR WALLS: TWO HR. RATED

#### BUILDING SUMMARY:

PROJECT INFORMATION:  
(100% PRIVATE FUNDING)  
(NOT A PUBLIC HOUSING)  
(NO TAX CREDIT RECEIVED)

UNITS COUNT:  
2 BEDROOM + 2 BATHROOM: 14 UNITS  
1 BEDROOM + 1 BATHROOM: 6 UNITS  
REC. ROOM (OPEN-SPACE): 01 ROOM

#### TOC HOUSING SUMMARY:

LOT 2 5,200.4 TOTAL 10,400.7 SF.  
LOT 3 5,200.3  
BASE DENSITY 10,400.7 / 800 SF. = 13 UNITS

UNITS ALLOWED BY RIGHT (PER LAMC):  
10,400.7 / 800 SF. = 13 UNITS

PER TOC TIER 3: 13 UNITS x 1.5 = 19.5 = 20 UNITS

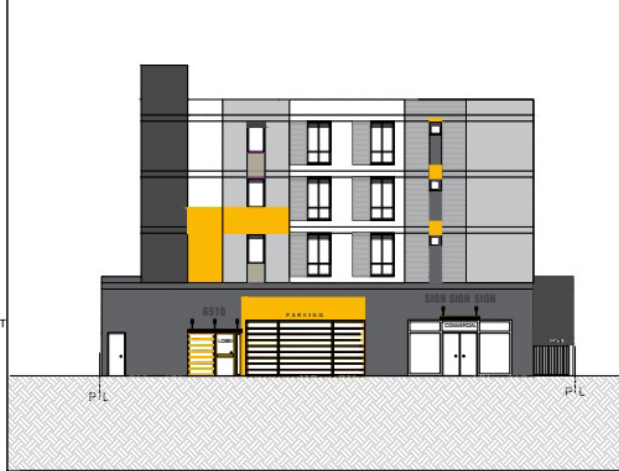
PROPOSED: 20 UNITS  
Market Rate: 18 UNITS  
Extremely Low Income: 2 UNITS  
Total # of Units Proposed: 20 UNITS

Number of Density Increase Units: 0 UNITS  
Percent Density Increase Requested: 0 %  
Percent of Affordable Set Aside: 8 %

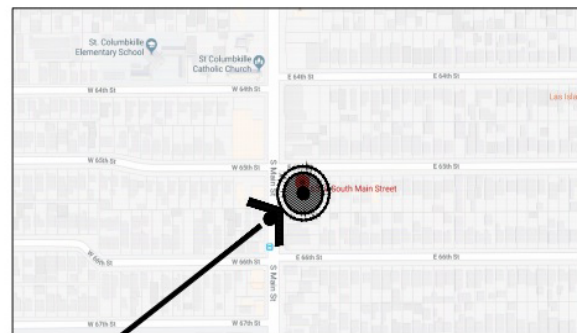
20 UNITS x 8% = 1.6 = 2 Units Set Aside

#### PARKING SUMMARY PER TOC (TIER 1):

REQUIRED AUTOMOBILE PARKING:  
REQUIRED HALF A AUTOMOBILE PARKING PER BEDROOM, PER TIER 1  
REQUIRED 1 AUTOMOBILE PARKING PER 500 SQ. FT. FOR COMMERCIAL



### VICINITY MAP



6506 S MAIN ST #1-20, LOS ANGELES  
CA 90003

### NOTES

#### CODE:

- 2020 LOS ANGELES BUILDING CODE (LABC) BASED ON 2020 CALIFORNIA BUILDING CODE (CBC), GRN, PLUMBING, MECHANICAL, ELECTRICAL & ENERGY CODES ARE APPLICABLE IN THIS PROJECT.  
- 2-HOUR STANDBY POWER SHALL BE PROVIDED FOR THE ELEVATOR PER 1009.2.1 LABC 2017  
- AN AUTOMATIC NFPA-13 SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING. (LABC 903.2.1-903.2.19, UNDER SEPARATE PERMIT)

### INDEX OF DRAWINGS

SHEET	TITLE	SHEET	TITLE
A-0.0	COVER SHEET	T-1	CE-1R, MF-1R & MANDATORY REQUIREMENTS
A-0.1	TOPOGRAPHY	T-2	CE-1R, MF-1R & MANDATORY REQUIREMENTS
A-1.1	SITE PLAN	T-3	CE-1R, MF-1R & MANDATORY REQUIREMENTS
A-1.2	DEMOLITION PLAN	T-4	CE-1R, MF-1R & MANDATORY REQUIREMENTS
G-1.0	R&R PLAN		
A-2.0	FIRST FLOOR PLAN	S-0.1	GENERAL NOTES
A-2.1	SECOND FLOOR PLAN	S-1	TYPICAL DETAILS I
A-2.2	THIRD FLOOR PLAN	S-2	TYPICAL DETAILS II
A-2.3	FOURTH FLOOR PLAN	S-3	CONCRETE DETAILS
A-2.4	ROOF PLAN	S-4	ROOF FRAMING / SECOND FLOOR WALL PLAN
A-2.5	LAYOUT PLANS	S-5	SECOND FLOOR FRAMING / FIRST FLOOR WALL PLAN
A-2.7	ELEVATIONS	S-6	1ST FL CONCRETE SLAB AND ANCHORAGE PLAN
A-3.0	ELEVATIONS	S-7	FOUNDATION PLAN
A-3.1	ELEVATIONS	S-8	PARING WALLS PLAN
A-4.0	SECTIONS	S-9	CONCRETE SLAB
A-5.0	DOORS & WINDOWS SCHEDULE	S-10	CONCRETE SLAB
AD-1	ARCHITECTURAL DETAILS	S-11	CONCRETE SLAB
AD-2	ARCHITECTURAL DETAILS	S-12	CONCRETE SLAB
N-1.0	GENERAL NOTES		
N-1.2	GENERAL NOTES		
N-1.3	SOIL APPROVAL + TOC		
N-2.0	ACCESSIBILITY NOTES		
N-2.3	ACCESSIBILITY NOTES		
GRN-1.0	GREEN NOTES		
GRN-1.1	GREEN NOTES		
L-0	LANDSCAPING		
L-6	LANDSCAPING		

### PROJECT DIRECTORY

#### DESIGN BY:

NAME : FMI DESIGN, ENGINEERING & CONSTRUCTION  
ADD : 19730 VENTURA BLVD., #5 WOODLAND HILLS, CA 91364  
TEL : (818) 231-8475  
FAX : (818) 932-0419  
E-MAIL : yugh@aol.com

#### STRUCTURAL ENGINEER:

NAME : JOHN SOLIMAN, P.E. JSA ENGINEERING INC  
ADD : 451 W. BONITA AVE., #13 SAN DIMAS, CA 91773  
TEL : (951) 368-8143  
E-MAIL : john@jso-la.com

#### ENERGY CONSULTANT:

NAME : PERFECT DESIGN & ENGINEERING, INC.  
ADD : 2416 W. VALLEY BLVD. ALHAMBRA, CA 91803  
TEL : (626) 289-8838  
FAX : (626) 289-4913  
E-MAIL : PERFECTAA@aol.com

#### SOIL ENGINEER:

NAME : SUBSURFACE DESIGNS INC. JON MAHN  
ADD : 12848 FOOTHILL BLVD SYLMAR, CA 91342  
TEL : (818) 859-1255  
E-MAIL : JON@SUBSURFACEDSIGNS.COM

#### SURVEYOR:

NAME : MOLAI LAND & DESIGN  
ADD : 24308 BURBANK BLVD WOODLAND HILLS, CA 91367  
TEL : 818-325-9225  
FAX :  
E-MAIL : MOLAI22@YAHOO.COM

#### LANDSCAPE ARCHITECT:

NAME :  
ADD :  
TEL :  
FAX :  
E-MAIL :

#### ELECTRICAL ENGINEER:

NAME :  
ADD :  
TEL :  
FAX :  
E-MAIL :

#### MECHANICAL ENGINEER:

NAME :  
ADD :  
TEL :  
FAX :  
E-MAIL :

### ATTACHMENT "A"

Attachment "A"  
(7-3-99)

Job Address: 6506 S MAIN ST, LOS ANGELES, CA 90003 Permit #: 18010-20000-02713

DEPARTMENT OF BUILDING AND SAFETY  
Minimum Requirements for Construction Projects/  
Certification Statement

The following is intended as an attachment to the construction/grading plans and represent the minimum standards of good housekeeping which must be implemented on all sites as Development Construction Projects.

Development Construction Projects are defined as projects where there is less than two acres of disturbed soil, not located in designated hillside areas, and not in or adjacent to an environmental sensitive areas. Note: A project in a designated hillside area with less than two acres of disturbed soil and not in or adjacent to an environmental sensitive area may be classified as a Development Construction Project if the Grading Pre-inspection (GPI) is not required or the entire lot has a slope of ten percent or less.

- Erosion sediments and other pollutants must be retained on site and may not be transported from the site via ditches, swales, area drains, natural drainage course or wind.
- Stockpiles of earth and other construction-related materials must be protected from being transported from site by wind or water.
- Fuel, oils, solvents and other toxic materials must be stored in accordance with their labeling and are not to contaminate the soil nor the surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Excav or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete waste on-site until they can be disposed of as solid waste.
- Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of surrounding areas.



# Project Renderings

Interested parties who would like to proceed with a recently approved & Ready To Issue (RTI) 20 unit project with larger units, can re-use recently approved plans and obtain new approvals in very little time.





For more information please contact:

RAMI MEHERABAN

D. 323.471.4747

E. [RamiM@peakcommercial.com](mailto:RamiM@peakcommercial.com)

CalBRE#01957846

Peak Commercial does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the owner or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

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5900 Canoga Ave., Suite 110, Woodland Hills, CA 91367 OQce: 818-836-6717 Fax: 818-836-6718 CalBRE# 01985275



**FEDER & ASSOCIATES**  
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