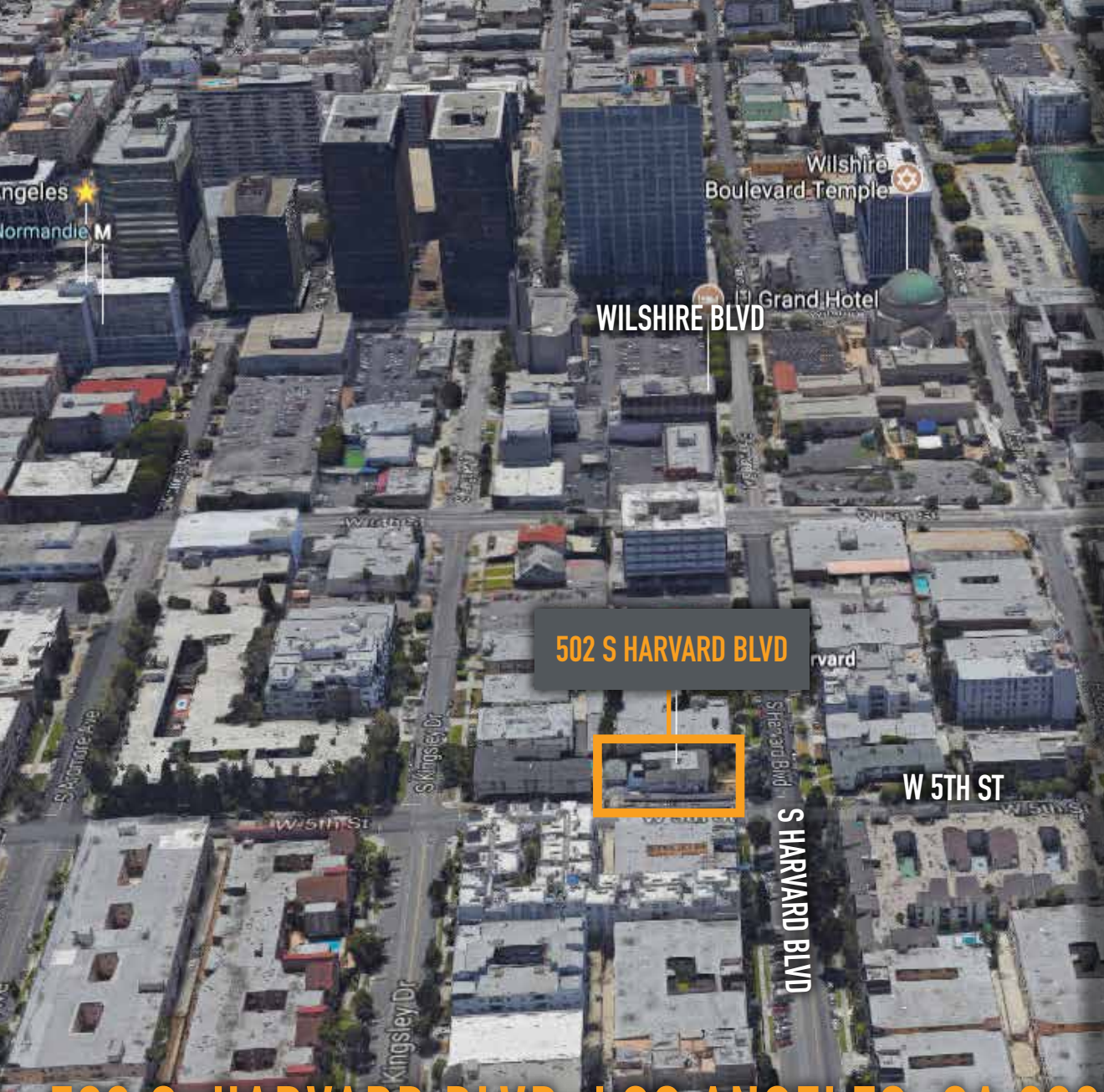




Walk Score



Walker's Paradise

91!

Transit Score



Excellent Transit

81!

- ZONED R4-2
- CORNER LOT
- 8,962SF LOT (PER ASSESSOR)
- PRIME KOREATOWN LOCATION
- 3 BLKS FROM WILSHIRE/NORMANDIE METRO STATION
- CLOSE TO SHOPS, RESTAURANTS, HOTELS, AND ENTERTAINMENT
- HIGH WALK SCORE AND TRANSIT SCORE
- LOT WILL BE DELIVERED WITHOUT STRUCTURE

ASKING PRICE: \$2,300,000

502 S. HARVARD BLVD. LOS ANGELES, CA 90020

DEVELOPMENT OPPORTUNITY



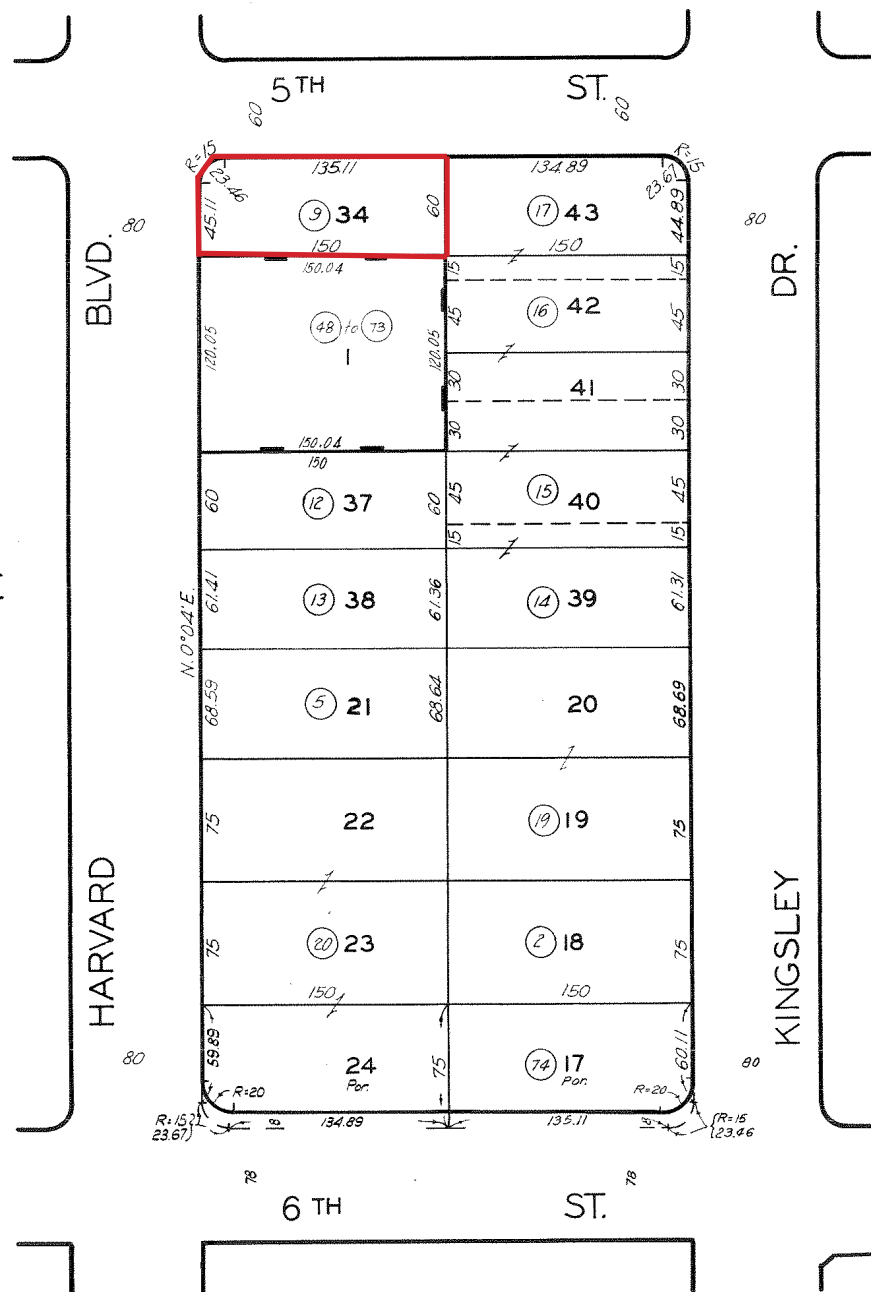
NRT

SUSAN LAU
BROKER ASSOCIATE
310.979.3960
SUSANLAU@GMAIL.COM
CalBRE #01516710

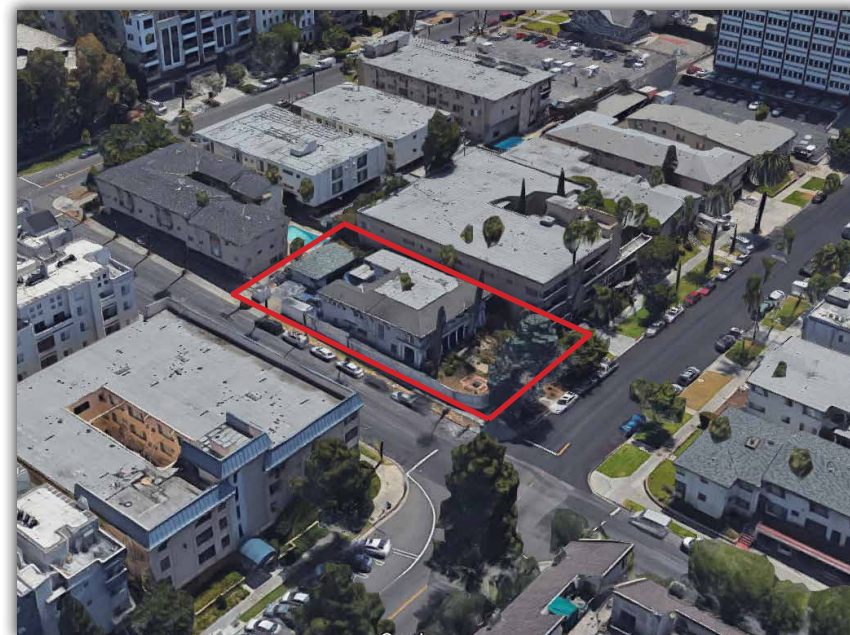
ERIC SACKLER,
DIRECTOR
310.979.4990
ERICSACKLER@GMAIL.COM
CalBRE #01057377

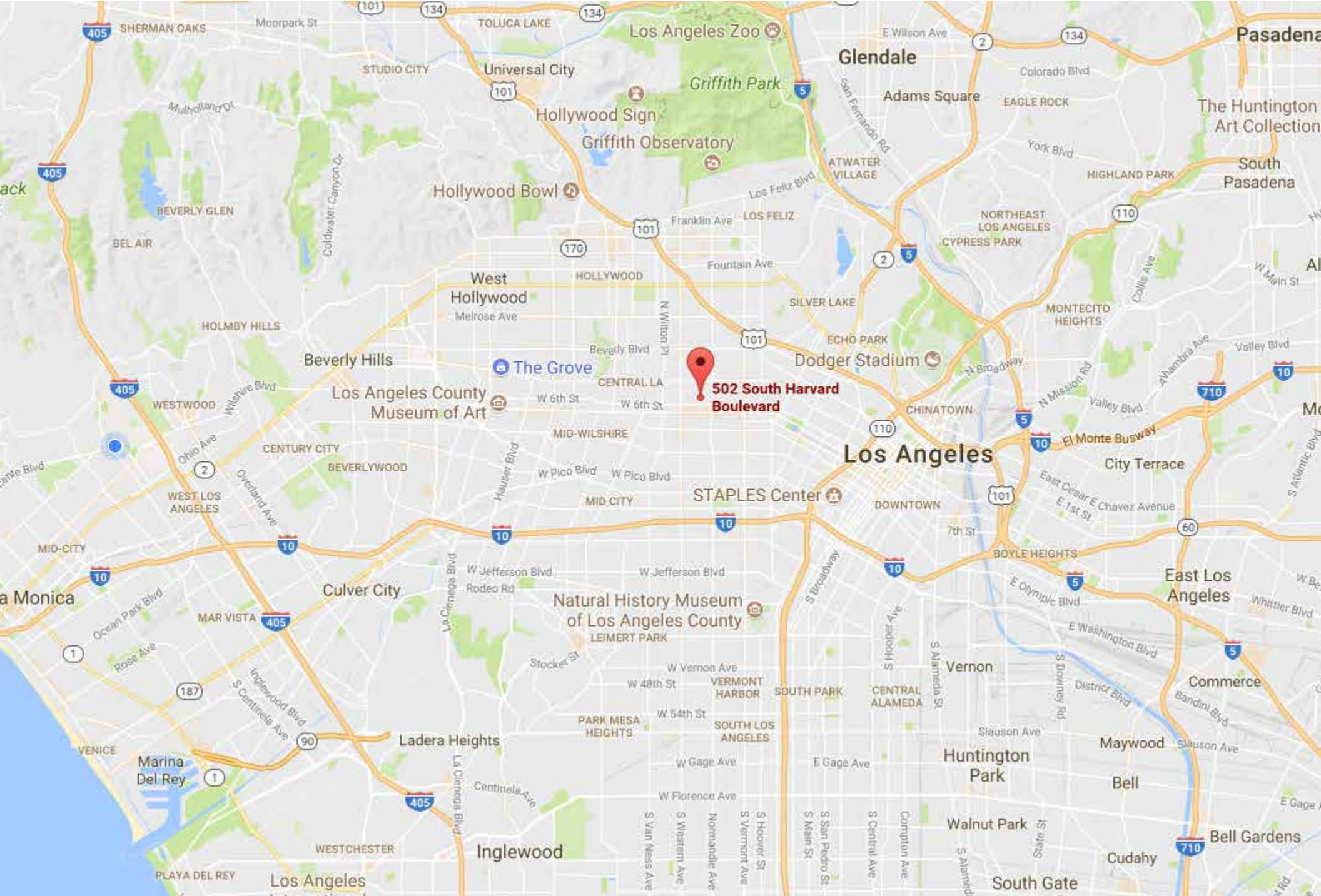
STON PLACE
 9 - 80
 CONDOMINIUM
 NO. 22782
 853 - 1 - 2

SEE: 217 -20



- APN # 5503-023-009
- 8,962 SF LOT (PER ASSESSOR)
- ZONED R4-2
- ZONING INFORMATION (ZI):
 - ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES
 - ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE
 - ZI-1940 WILSHIRE CENTER / KOREATOWN REDEVELOPMENT PROJECT





DEMOGRAPHICS - 1-3-5 Mile Radius

Population (1 mi)

128,000

Avg. HH Size (1 mi)

2.5

Avg. Age (1 mi)

37

Radius	1 Mile	3 Mile	5 Mile
Population:			
2017 Population	128,000	664,703	1,236,594
2022 Population	133,155	686,907	1,275,678
Pop Growth 2017-2022	4.0%	3.3%	3.2%
2017 Average Age	37	37	37
Households:			
2017 Households	50,226	248,509	470,129
2022 Households	52,132	256,509	484,682
Household Growth 2017-2022	3.8%	3.3%	3.1%
Median Household Income	\$35,146	\$37,797	\$41,807
Average Household Size	2.5	2.6	2.5
Average HH Vehicles	1	1	1
Housing:			
Median Home Value	\$648,019	\$717,818	\$683,282
Median Year Built	1964	1959	1957

