

# EXCLUSIVE LISTING!

3037 Atwater Ave, Los Angeles, CA 90039

Atwater Village Development Opportunity!



## SUMMARY

Subject Property:	3037 Atwater Ave, Los Angeles, CA 90039
Lot Size:	7,267 SF
APN#:	5436-032-035
Zoning:	[Q]RD1.5-1-RIO
Price:	\$1,348,000
Price Per SqFt LOT:	\$185
Existing Structure:	Vacant SFR (±660 SF)
Existing Structure Year Built:	1926

## Property Highlights

- Great development opportunity located in Atwater Village
- Unentitled giving the creative developer multiple possible scenarios that best fit their goals
- 7,200 SF Flat Lot, with RD1.5-1-RIO zoning
- Currently a vacant SFR
- Incredible location in Atwater Village, with close proximity to Glendale, Silverlake / Echo Park, Hollywood, and all of NELA, as well as DTLA.
- Near Shops and restaurants on Glendale Blvd with immediate access to Hyperion into Silverlake and Griffith Park.

## Development Options

### Option 1: 5 Units (By Right)

	Unit area	Total area
- Unit Summary (5 total units)		
- (3) attached multi-family, 3 stories	1,845 sf/ea	5,535 sf
- (2) detached ADUs, 2 stories	1,126 sf/ea	2,252 sf
- Option 1 total development area		7,787 sf

### Option 2: 8 Units (By Right)

	Unit area	Total area
- Unit Summary (8 total units)		
- (2) duplex units, 3 stories	1,290 sf/ea	5,160 sf
- (4) ADUs, 2 stories	646 sf/ea	2,584 sf
- Option 2 total development area		7,744 sf

### Option 3: 4 Units- Small lot Subdivision

- Possible ADU's.

**-Recent new product sales in the area are +/- \$800/SF  
(Refer to OM for Sales Comparables)**



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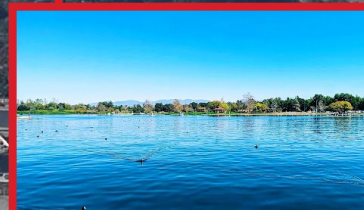
**GIG**  
GROWTH INVESTMENT GROUP  
CALIFORNIA



**DODGER STADIUM**



**DOWNTOWN LA**

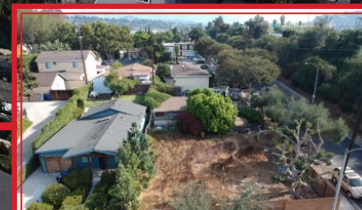


**SILVER LAKE DOG PARK**

**2 FWY**

**LOS ANGELES RIVER**

**GROWTH INVESTMENT GROUP**



**3037 ATWATER AVE**

**HAN WIDJAJA CHEN, CCIM**  
DIR. 626.594.4900 DRE# 01749321

**JUSTIN MCCARDLE**  
DIR. 909.486.2069 DRE# 01895720

**ALEX SHERMAN**  
DIR. 626.380.0477 DRE# 02236501



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**BARNSDALL ART PARK**



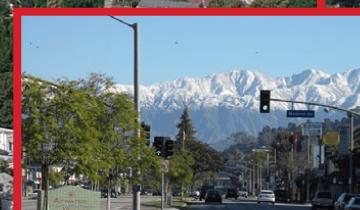
**GRIFFITH OBSERVATORY**



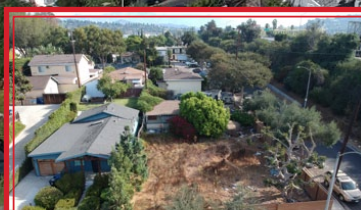
**CHILDREN'S HOSPITAL LA**



**LOS ANGELES ZOO**



**ATWATER VILLAGE**



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