

LAND  
**FOR SALE ± 7,867 SF | PARCEL**  
**CONSTRUCT 4-UNITS | 2,100 SF EACH**  
800 S. LORRAINE BLVD. | LOS ANGELES | CA 90005



FOR MORE INFORMATION, CONTACT:

**MICHAEL WURTZEL**  
ASSOCIATE  
D: 805.384.8843 | M: 213.705.6454  
michael.wurtzel@daumcommercial.com  
CA LICENSE: #01916821



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## PROPERTY HIGHLIGHTS

- Vacant Corner Parcel Lorraine Blvd. / 8th St., Windsor Village area of Los Angeles, adjacent to Hancock Park west of Western Ave. in the Mid-Wilshire sub-market.
- The Project Consists of a Lot 4 Lot Small Lot Subdivision. Each Lot Could be Improved with a 2,100 SF, 3 Story Single Family Residence with Parking Located in Attached 2 Car Garages in Each Unit.
- Located in Transit Priority Area (TPA), within half mile of Major Transit Station, TOC Tier 3
- Walking distance to Wilshire / Western Metro Station and Wiltern Theater.
- No Demolition Costs
- New Construction is not subject to Rent Control.

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**\$1,700,000**

S. LORRAINE BLVD.



# RENDERINGS



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# PHOTOS



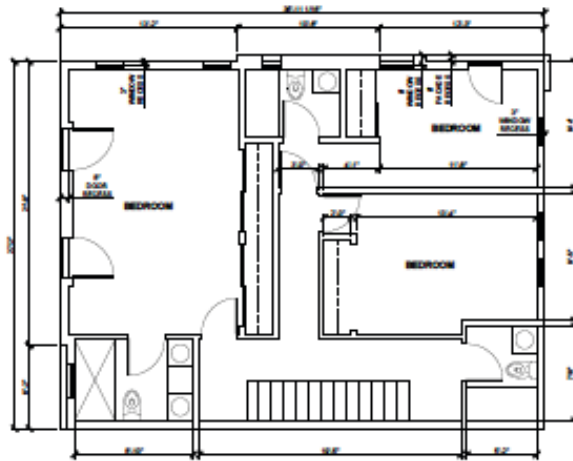
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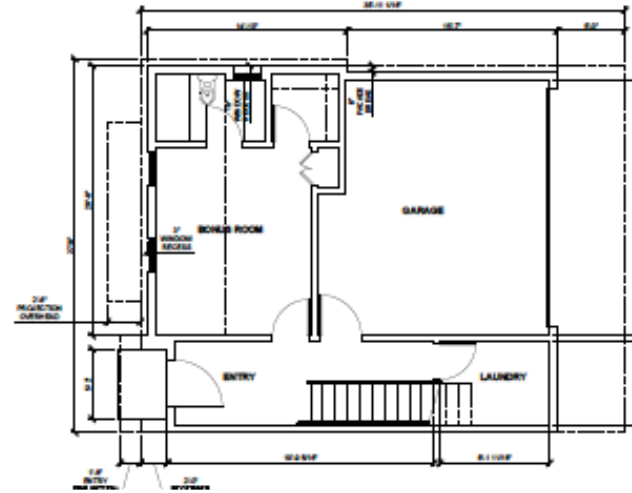
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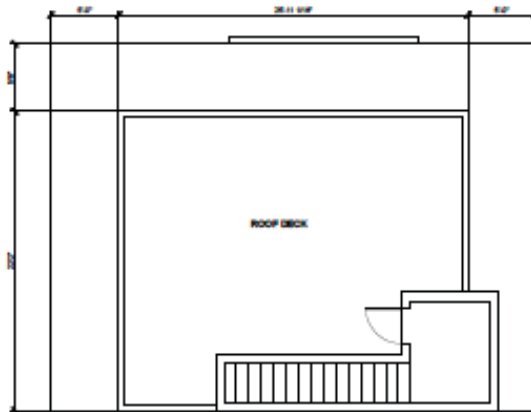
# FLOOR PLANS



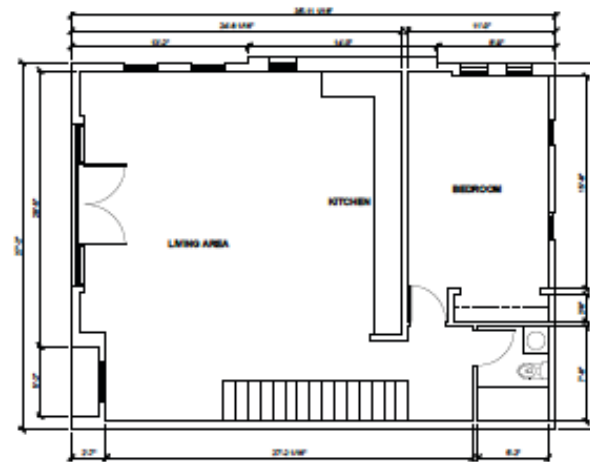
TYPICAL THIRD FLOOR PLAN



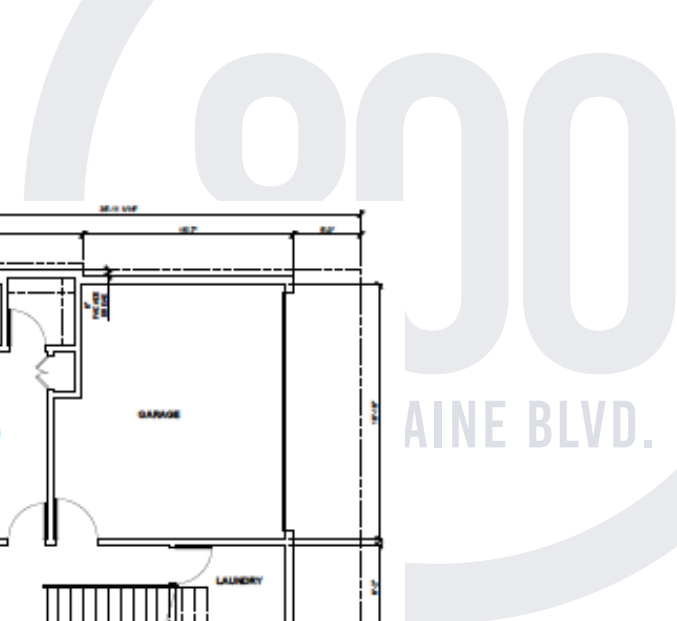
TYPICAL FIRST FLOOR PLAN



TYPICAL ROOF PLAN



TYPICAL SECOND FLOOR PLAN



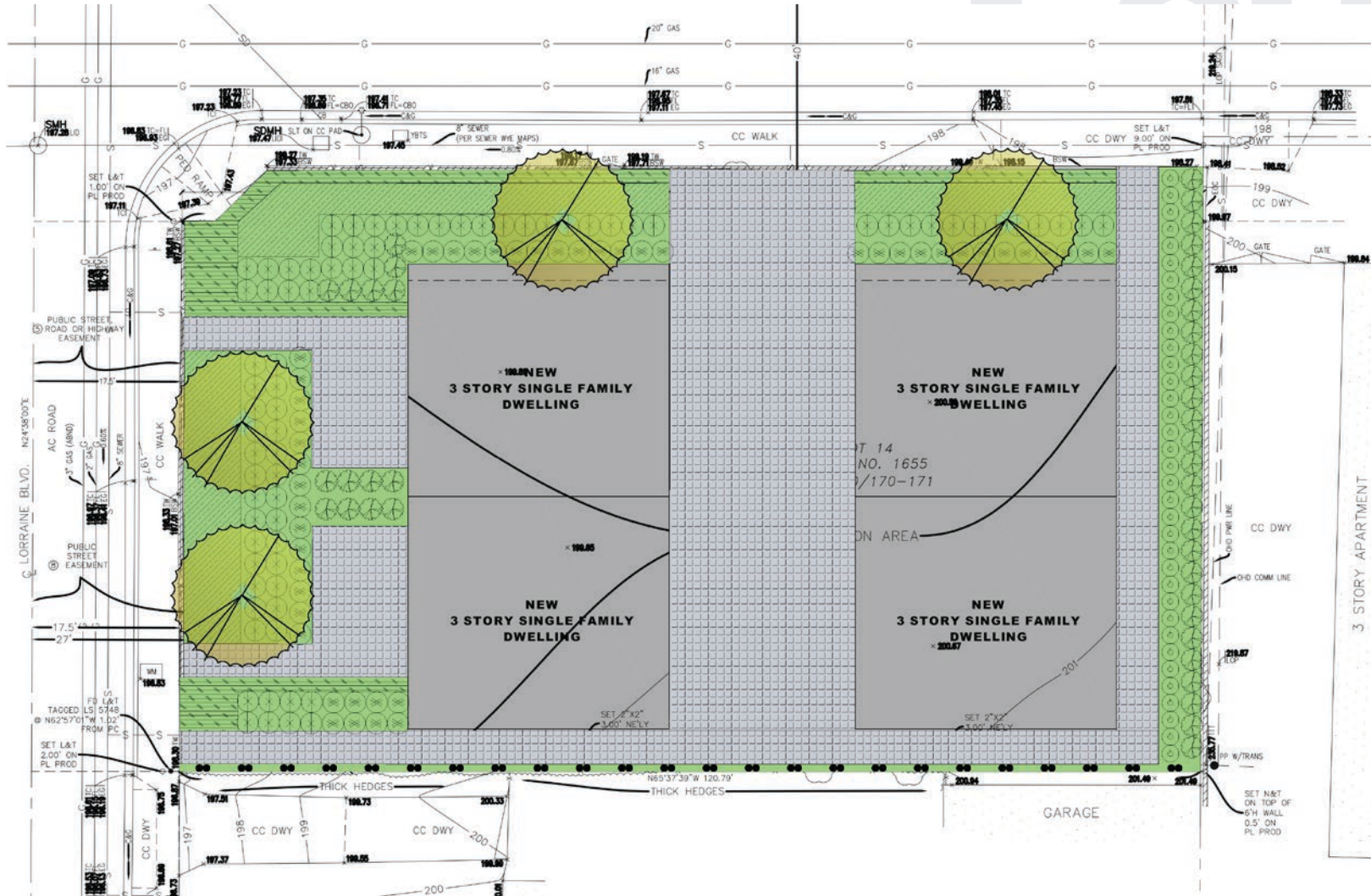
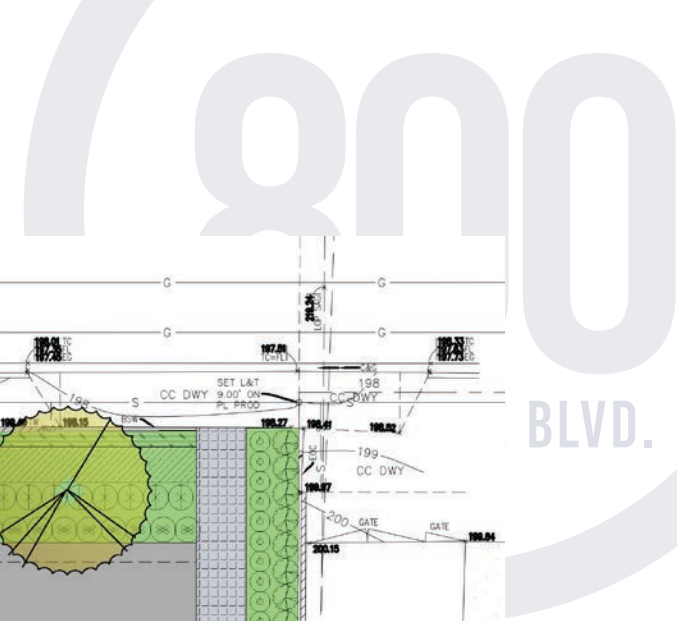
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# SITE PLAN



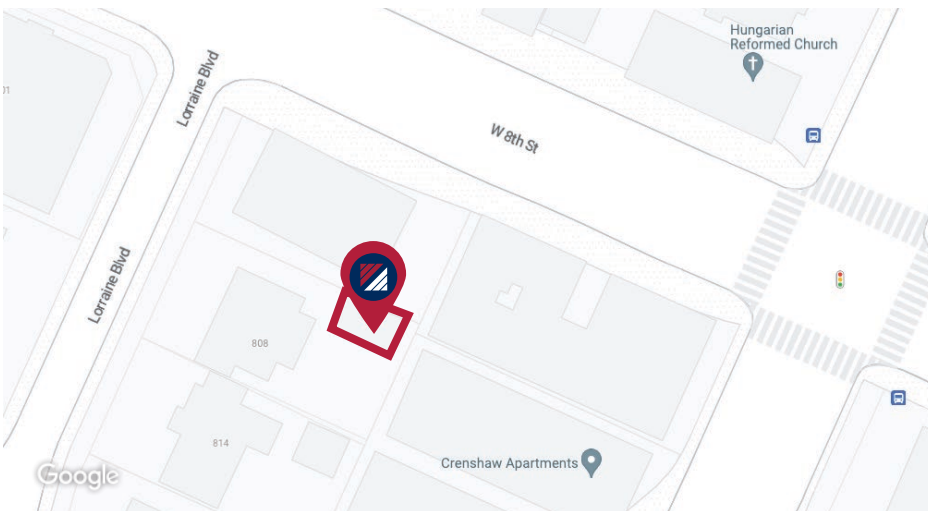
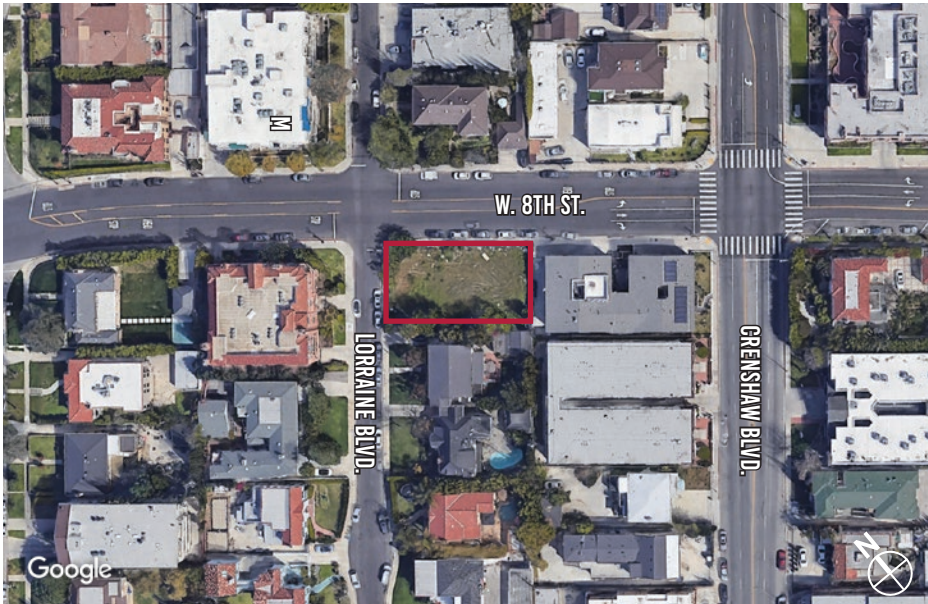
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# DEMOGRAPHICS + LOCATION MAPS



## DEMOGRAPHICS

	2 Miles	5 Miles	10 Miles
<b>Population:</b>			
2010 Population	267,698	1,176,191	3,364,708
2022 Population	285,639	1,248,466	3,456,646
2027 Population Projection	284,663	1,243,019	3,421,036
<b>Avg Household Income</b>			
Median Household Income	\$127,246	\$131,859	\$114,432
<b>Total Specified Consumer Spending (\$)</b>	<b>\$2.8B</b>	<b>\$13.9B</b>	<b>\$39.3B</b>
<b>Employment:</b>			
Total Businesses	14,656	84,336	193,531
Employees	118,336	683,832	1,758,350

## TRAFFIC COUNT

Collection St.	Cross Street	Cross St Dist.	Traffic Vol.	Dist From Subject
W. 8 th St.	Lorraine Blvd. NW	5,828	2022	0.01 mi
W. 8 th St.	S. Windsor Blvd. W	4,293	2022	0.05 mi
W. 8 th St.	Crenshaw Blvd. NW	6,565	2022	0.07 mi
Crenshaw Blvd.	W 8th St. NE	29,291	2022	0.10 mi
Lorraine Blvd.	W 8th St. SW	686	2022	0.10 mi
Crenshaw Blvd.	Wilshire Blvd. NE	25,119	2022	0.13 mi
Wilshire Blvd.	S. Windsor Blvd. W.	45,497	2022	0.18 mi
W. 8 th St.	S. Norton Ave. NW	10,064	2022	0.20 mi
Wilshire Blvd.	Lorraine Blvd. W	43,487	2022	0.20 mi
Wilshire Blvd.	Crenshaw Blvd. W	42,109	2022	0.22 mi

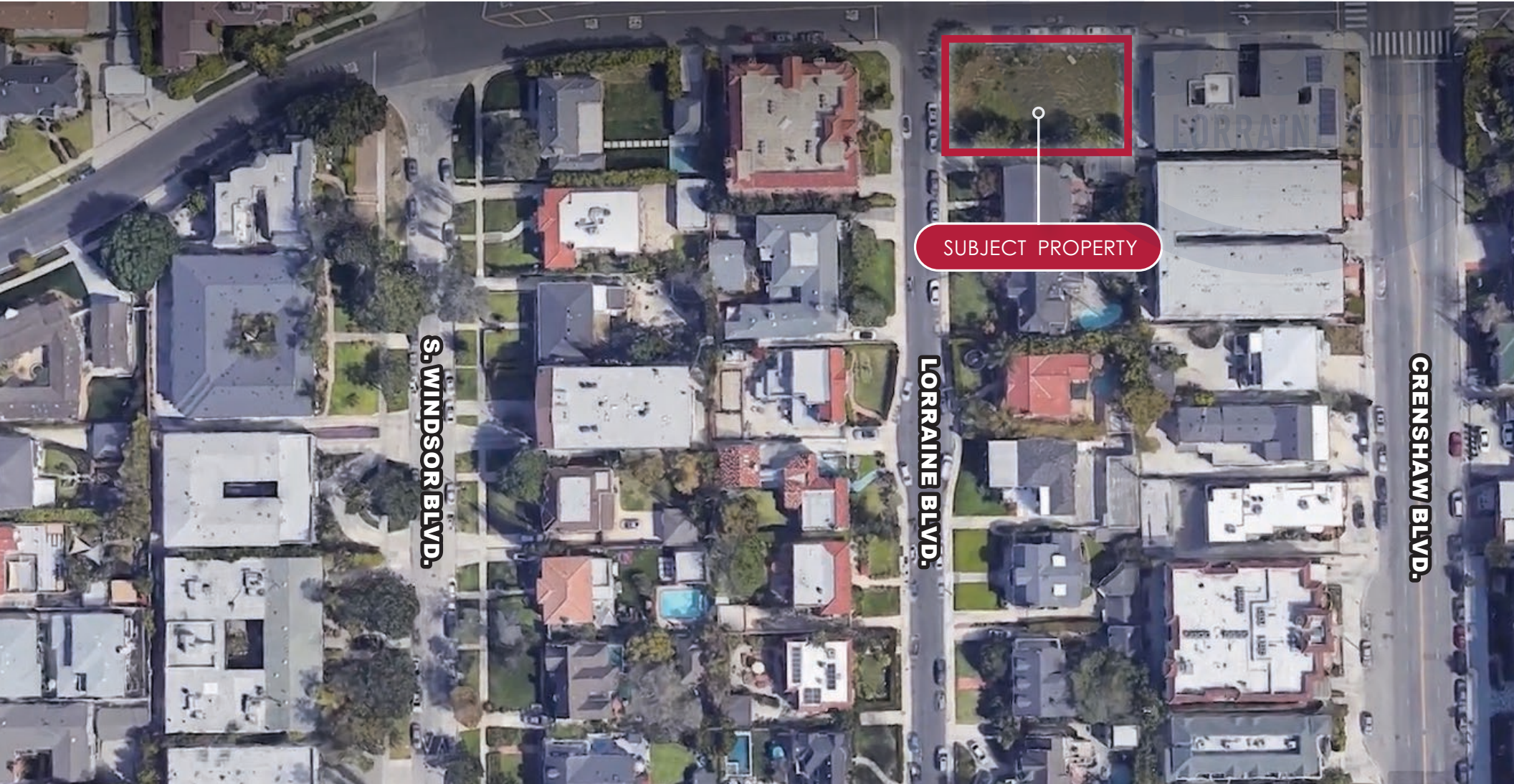
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# AERIAL



SUBJECT PROPERTY

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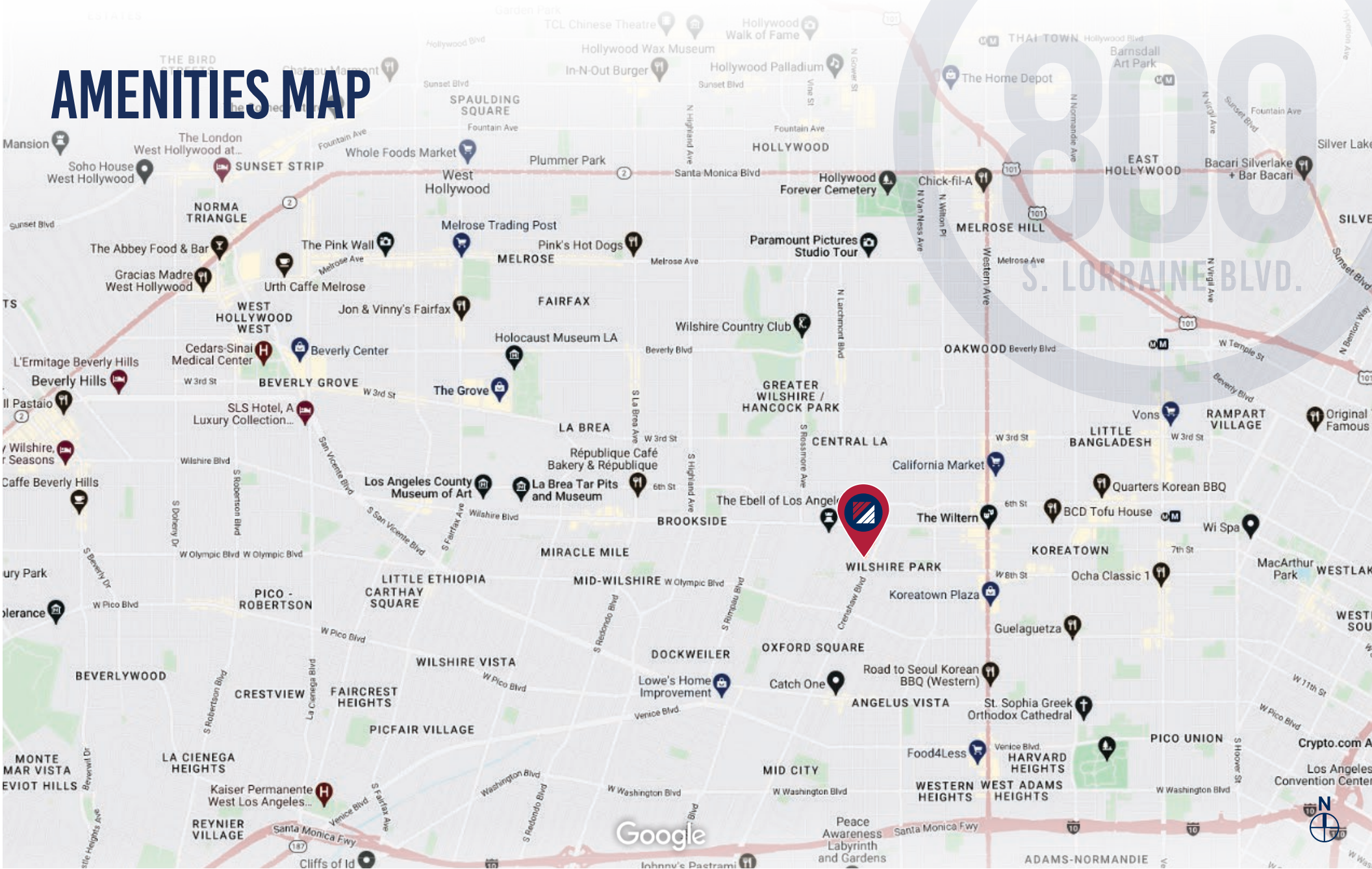
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# AMENITIES MAP



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