

Lender-Owned



Priced at \$2,300,000

9413 S Main Street

Los Angeles, CA 90003

Build 100+ Units by 100% Affordable Housing or 39± by TOC / DB
19,109 SF of CM-1-CPIO Tier 1 Land

PARTNERSCRE
Svidler | Petito | Sayani

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9413 S Main Street

The Offering

Dario Svidler, Jordan Petito, and Ariel Sayani of PartnersCRE are pleased to present for sale a **redevelopment opportunity** located at 9413 S Main St., Los Angeles, CA 90003.

The property consists of **19,109 SF of CM-1-CPIO Tier 1 ED1 Eligible land** on a corner lot that is backed by a 20 foot wide alley.

With 147 feet by 130 feet of land, and direct access to an alley, a future building design has room for creativity, especially with the option to limit or **eliminate all parking by use of AB 2097** - Main St. features a few Bus Lines along with the **Vermont/Main DASH line** for future tenants!

Build 39± Units by TOC or DB, or focus exclusively on Affordable Housing and **build 100+ Units on site!**

The property is in need of a little love and care, but it will be **delivered vacant** at the close of Escrow.

Highlights

- Corner Lot with 20 Foot Wide Alley
- 147 Feet of frontage on Main St and 130 Feet of frontage on 95th St
- Build 100+ Units of 100% Affordable Housing
- Build 39± Units by TOC or DB
- Zoned CM-1-CPIO Tier 1 TOC
- ED 1 and AB2097 Eligible

At a Glance

\$2,300,000

Price

Tier 1

Transit Oriented Communities

Delivered Vacant

Existing Property

ED 1 Eligible

Broadway-Manchester

CM-1-CPIO

Zoning

19,109 Sq Ft

Lot Size

147 x 130 Feet

Lot Dimensions

6053-007-024

APN

AB 2097 Eligible for Reduced Parking

100% Affordable Housing

Proposed Development

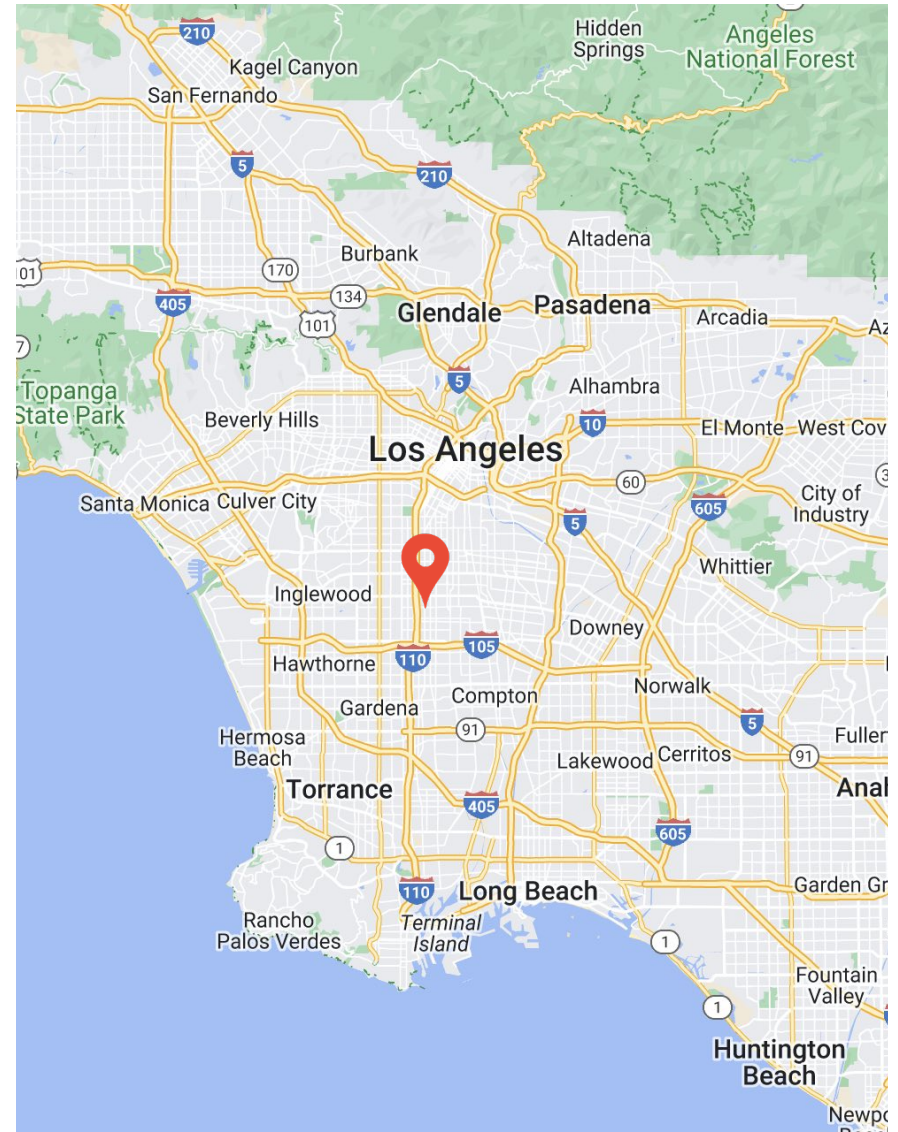
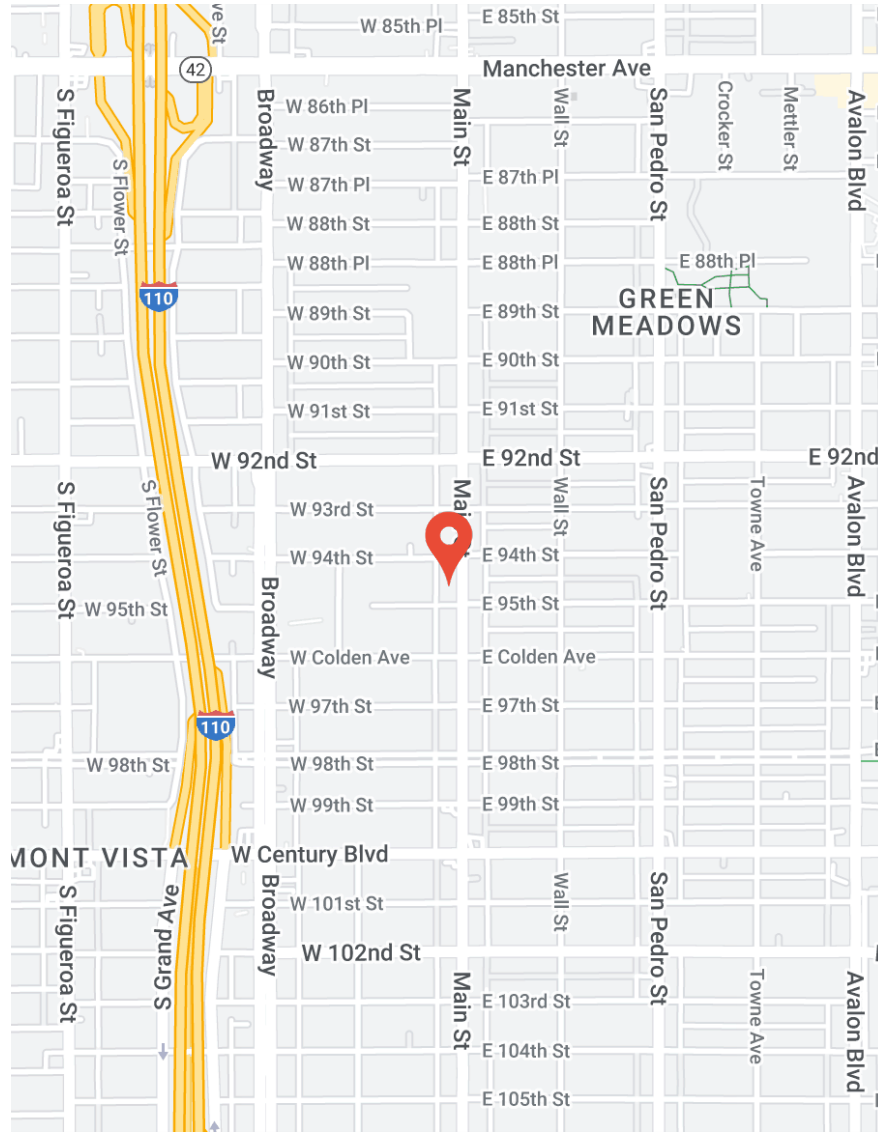
100+ Affordable Units

Possible Project Density

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9413 S Main Street

Location Map



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9413 S Main Street

Brick Work

Development Potential (By-Right)	
Maximum FAR	1.5:1
Maximum Height	
Feet	None
Stories	None
Minimum Setbacks	
Front	0 ft.
Side	0 ft. for commercial uses; 5 ft. for residential uses. +1 ft for each story over 2nd, not to exceed 16 ft
Back	0 ft. for commercial uses, 15 ft. for residential uses. +1 ft for each story over 3rd; 20 ft max
Max Buildable Area, Footprint	19,109 sq. ft.
Max Buildable Area, Envelope	30,869 sq. ft.
Max Dwelling Units	25
Affordable Units Required	None
Parking Required	1 space per unit with less than 3 habitable rooms 1.5 spaces per unit with 3 habitable rooms 2 spaces per unit with more than 3 habitable rooms 1 space per guest room (first 30)
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	The building height shall be stepped-back within a 45 degree angle as measured 15 feet above grade. For Density Bonus Projects or TOC Projects, the required height transition applies only to the first 25 feet of depth as measured from the property line of the lot in the more restrictive zone.
Required Open Space	100 sq ft per unit with less than 3 habitable rooms 125 sq ft per unit with 3 habitable rooms 175 sq ft per unit with more than 3 habitable rooms
Other Development Notes	

Development Potential (with TOC or DB)	
Maximum FAR	4.2:1
Maximum Height	
Feet	None
Stories	None
Minimum Setbacks	
Front	0 ft.
Side	0 ft. for ground floor commercial; 5 ft. for residential
Back	0 ft. for commercial uses, 5 ft. for residential uses
Max Buildable Area, Footprint	19,109 sq. ft.
Max Buildable Area, Envelope	56,592 sq. ft.
Max Dwelling Units	39
Affordable Units Required	At least 8% for Extremely Low Income, or 11% for Very Low Income, or 20% for Low Income
Parking Required	Shall not exceed 0.5 space per unit; Eligible for 0 parking per AB2097
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	The building height shall be stepped-back within a 45 degree angle as measured 15 feet above grade. For Density Bonus Projects or TOC Projects, the required height transition applies only to the first 25 feet of depth as measured from the property line of the lot in the more restrictive zone.
Required Open Space	Up to 20% decrease in required open space
Other Development Notes	

CM-1-CPIO	39	19,109 sq. ft.	Tier 1	1
Zone/District	Max Unit	Lot Size	TOC	Lots

Jurisdictional	
Legal Description	Lot 12 TR 5340
Land Use	Hybrid Industrial
Area Planning Commission	South Los Angeles
Community Plan Area	Southeast Los Angeles
Neighborhood Council	Empowerment Congress Southeast
Council District	8
Councilmember	N/A

Restrictions	
Rent Stabilization Ordinance	No
Community Design Overlay	No
Historic Preservation Overlay	No
Specific Plan	Yes
Q/T Conditions	No
D Limitations	No
Coastal Zone	No
Community Redevelopment Agency	No
Hillside Area	No
Baseline Mansionsization Ordinance	No
Interim Control Ordinance	No
River Improvement Overlay	No
Community Plan Implementation Overlay	Yes
Opportunity Zone	No
Other	None

Red Flags	
Site is located in the South Los Angeles Alcohol Sales Specific Plan, which may impact the development of the site.	
Site is located in the Southeast Los Angeles Community Plan Implementation Overlay, which may impact the development of the site.	

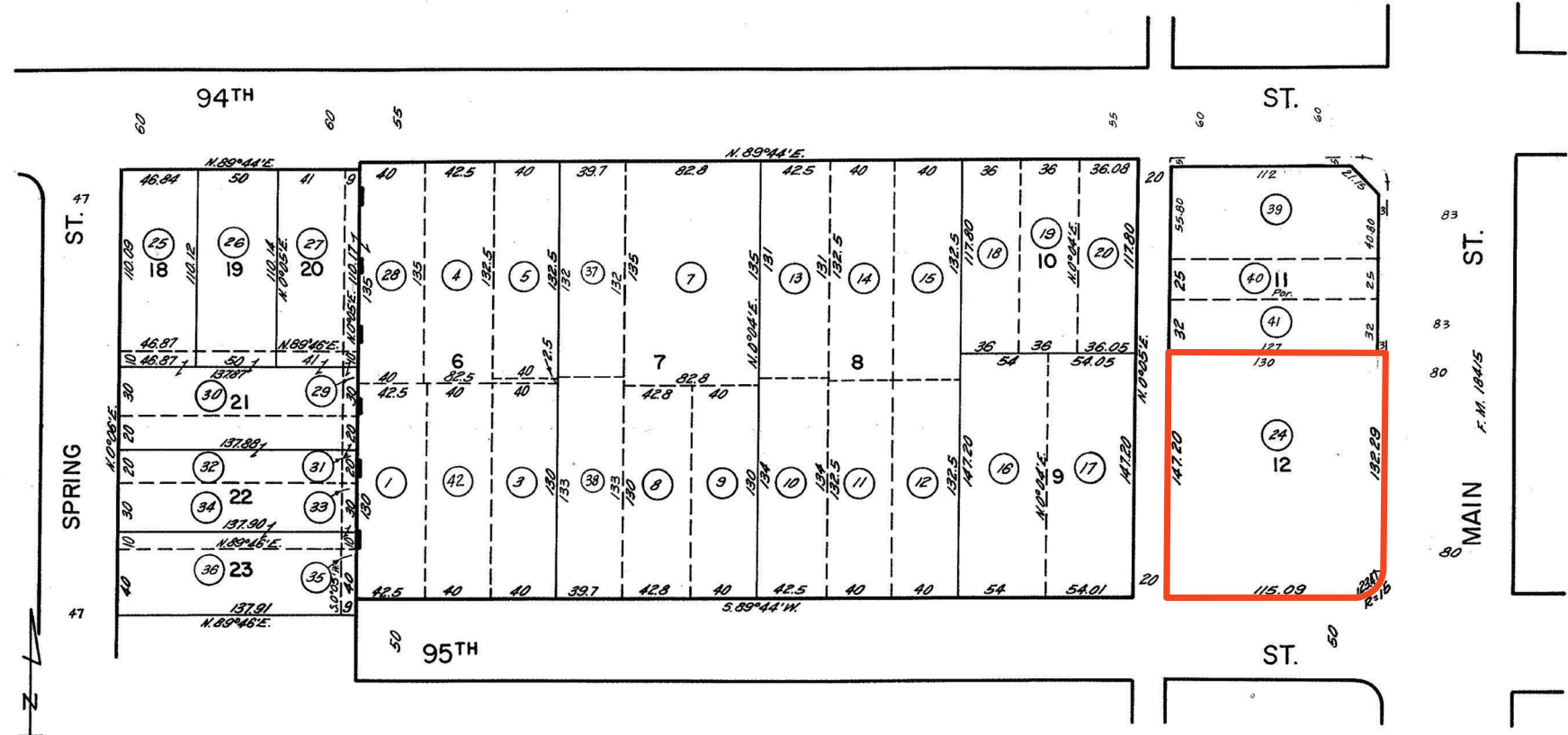
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9413 S Main Street

Parcel Map

6053 | 7
 SCALE 1" = 60'
 1997

REVISED
 3-25-64
 770110807
 96040315001001-14
 96101102001001-14



TRACT NO. 4540
 M.B. 45-76

TRACT NO. 5340
 M.B. 93-6

CODE
 461

FOR PREV. ASSM'T. SEE: 603-21 & 22

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

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9413 S Main Street

Zimas Report



City of Los Angeles Department of City Planning

1/10/2024
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

9413 S MAIN ST
9415 S MAIN ST
9417 S MAIN ST
9423 S MAIN ST
9425 S MAIN ST
109 W 95TH ST
111 W 95TH ST

ZIP CODES

90003

RECENT ACTIVITY

None

CASE NUMBERS

ADM-2021-10724-CPIOC
CPC-3658
CPC-2019-3715-CU-DB
CPC-2010-2278-GPA
CPC-2008-3942-CU
CPC-2008-1553-CPU
CPC-2007-3827-ICO
CPC-2005-8250-ICO
CPC-1990-346-CA
CPC-1986-827-GPC
CPC-1983-506
ORD-98662
ORD-185925
ORD-185924-SA3030
ORD-180103
ORD-177557
ORD-171682
ORD-171681
ORD-167354-SA4320
ORD-162128
ZA-19XX-17463
ZA-1991-604-CUZ
ENV-2019-3716-EAF
ENV-2010-2279-CE
ENV-2008-3943-EAF
ENV-2008-1780-EIR
ENV-2007-3828-CE

Address/Legal Information

PIN Number 093A203 20
Lot/Parcel Area (Calculated) 19,108.9 (sq ft)
Thomas Brothers Grid PAGE 704 - GRID C4
Assessor Parcel No. (APN) 6053007024
Tract TR 5340
Map Reference M B 93-6
Block None
Lot 12
Arb (Lot Cut Reference) None
Map Sheet 093A203

Jurisdictional Information

Community Plan Area Southeast Los Angeles
Area Planning Commission South Los Angeles
Neighborhood Council Empowerment Congress Southeast Area
Council District CD 8 - Marqueece Harris-Dawson
Census Tract # 2405.00
LADBS District Office Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review ADM-2021-10724-CPIOC

Planning and Zoning Information

Special Notes None
Zoning CM-1-CPIO
Zoning Information (ZI)
ZI-2374 State Enterprise Zone: Los Angeles
ZI-2483 Community Plan Implementation Overlay: Southeast Los Angeles
ZI-2452 Transit Priority Area in the City of Los Angeles
ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1

General Plan Land Use Hybrid Industrial
General Plan Note(s) Yes
Hillside Area (Zoning Code) No
Specific Plan Area SOUTH LOS ANGELES ALCOHOL SALES
Subarea None
Special Land Use / Zoning None
Historic Preservation Review No
Historic Preservation Overlay Zone None
Other Historic Designations None
Mills Act Contract None
CDO: Community Design Overlay None
CPIO: Community Plan Imp. Overlay Southeast Los Angeles
Subarea Hybrid
CUGU: Clean Up-Green Up None
HCR: Hillside Construction Regulation No
NSO: Neighborhood Stabilization Overlay No
POD: Pedestrian Oriented Districts None

RBP: Restaurant Beverage Program Eligible Area None
RFA: Residential Floor Area District None
RIO: River Implementation Overlay No
SN: Sign District No
AB 2334: Very Low VMT Yes
AB 2097: Reduced Parking Areas Yes
Streetscape No
Adaptive Reuse Incentive Area None
Affordable Housing Linkage Fee
Residential Market Area Low
Non-Residential Market Area Low
Transit Oriented Communities (TOC) Tier 1
ED 1 Eligibility Eligible Site
RPA: Redevelopment Project Area None
Central City Parking No
Downtown Parking No
Building Line None
500 Ft School Zone No
500 Ft Park Zone No

Assessor Information

Assessor Parcel No. (APN) 6053007024
APN Area (Co. Public Works)* 0.437 (ac)
Use Code 0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Assessed Land Val. \$286,003
Assessed Improvement Val. \$245,978
Last Owner Change 05/09/2017
Last Sale Amount \$9
Tax Rate Area 461
Deed Ref No. (City Clerk) 943167
927680
707194
707193
685212
513931
398749
362472
362471
3-484
295358
268690
26267
2337762
1304680
0602044
Building 1
Year Built 1949
Number of Units 10
Number of Bedrooms 0
Number of Bathrooms 0
Building Square Footage 3,000.0 (sq ft)
Building 2 No data for building 2
Building 3 No data for building 3
Building 4 No data for building 4

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(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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Zimas Report

Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 6053007024]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	2.7971496
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
Economic Development Areas	
Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	https://housing.lacity.org
Rent Stabilization Ordinance (RSO)	No [APN: 6053007024]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A

SB 166 Units	N/A
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	South
Division / Station	Southeast
Reporting District	1822
Fire Information	
Bureau	South
Battalion	13
District / Fire Station	64
Red Flag Restricted Parking	No

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Zimas Report

ZIMAS PUBLIC

Generalized Zoning

01/04/2024

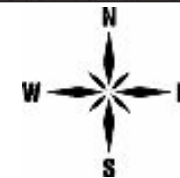
City of Los Angeles
Department of City Planning



Address: 9413 S MAIN ST
APN: 6053007024
PIN #: 093A203 20

Tract: TR 5340
Block: None
Lot: 12
Arb: None

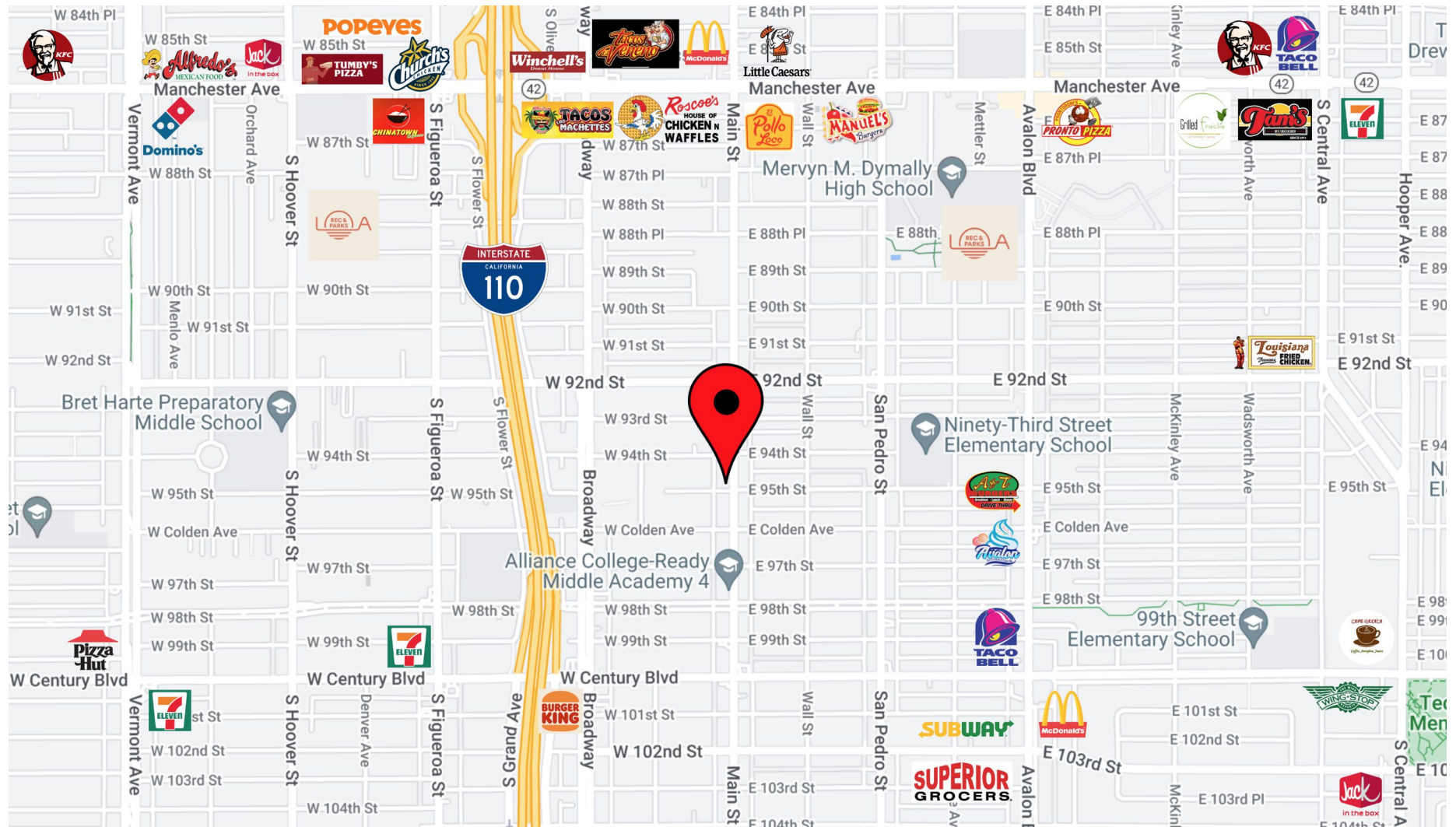
Zoning: CM-1-CPIO
General Plan: Hybrid Industrial



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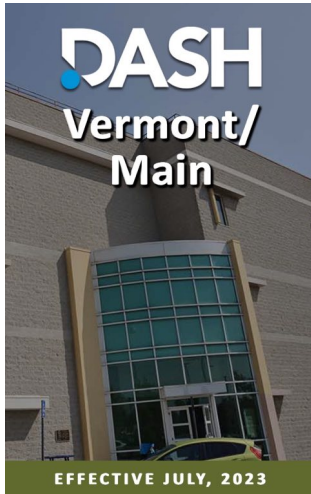
Area Map



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9413 S Main Street

LADOT Transit DASH



EFFECTIVE JULY, 2023
A PATIR DEL JULIO, 2023

DAYS OF SERVICE

DASH Vermont/Main operates every day of the week. No service on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

DASH FARES					
RIDER	CASH FARE	TAP FARE ⁵	7-DAY DASH PASS	31-DAY DASH PASS	FREE WITH THESE PASSES
REGULAR	50¢	35¢	\$5.00	\$18.00	U-PASS
CHILDREN ¹	Free	—	—	—	31-DAY LADOT PASS
SENIOR/DISABLED/MEDICARE ²	25¢	15¢	\$2.50 ³	\$9.00 ³	EZ TRANSIT PASS
CITYRIDE PARTICIPANT ⁴	Free	—	—	—	METROLINK TICKET OR PASS ACCESS SERVICES ID TAP CARD ⁵



SCHEDULE

The DASH Bus arrives every 15 to 20 minutes between the hours of 6am and 7pm on weekdays and 9am and 6pm on weekends. Schedules are subject to traffic, weather and other conditions and subject to change.

<https://www.ladottransit.com/dash/routes/vermontmain/vermontmain.html>



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PARTNERSCRE

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