



**Brand New Construction**

**Priced at \$4,695,000**

**Not Subject to Rent Control  
Opportunity Zone**

**3438 S. Potomac Ave.  
Los Angeles, CA 90016**

**PARTNERSCRE  
SVIDLER**

**3 Brand New Duplexes on a 9,242 SF Lot in West Adams  
A Stone's Throw from the Farmdale Expo Metro Line Station**





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# 3438 S. Potomac Ave.

## Property Overview

Partners CRE is proud to exclusively present for sale a **100% Brand New Construction, Non-Rent Controlled 6 Unit Residential Project** consisting of **3 Duplexes** in the heart of **West Adams**. There is the potential to **convert garages into ADUs**, Buyer to investigate. This property is **not subject to LA City nor State Rent Control**.

With **Condo-Level Finishes** and **Top-of-the-Line Appliances**, these **generous units** have at least one full bathroom per bedroom. Consisting of **two 4+4s, two 3+4s** and **two 3+3.5s**, there are a total of **12 parking spaces on site**, including **four private garages**.

**Spacious living rooms** with guest bathrooms and **open kitchens** are found on the second floor, with all units having **bedrooms on the ground floor and third floor**, and the front units having a bedroom on the second floor as well. Each bathroom features their own modern tile; the front units have **walk-in closets**. Stackable **laundry connections** in every home, the front units also feature covered balconies. All units will share the outdoor space in the back of the property.

**Less than a quarter mile** to the Farmdale Station of the **Expo / E Metro Lightrail Line**, hop on a train and head to Santa Monica or DTLA! Or stay in the area and enjoy what this central West Adams location has to offer, with **parks, restaurants, shopping, nightlife** and more within a short walk. The massive change that has happened in the area in recent years has also brought more jobs.

Get breakfast at Highly Likely, swing by the Thinkspace Project Gallery, spend the afternoon at Rancho Cienega Recreation Center...or hop on the Metro and be at the beach in no time at all! These homes have what your future tenants desire! The property is in an **Opportunity Zone!**

## At a Glance

<b>Not Subject to Rent Control</b>	
<b>9,144 SF</b> Rentable Square Footage	<b>9,243 SF</b> Lot Square Footage
<b>3 Buildings</b> Property	<b>6 Units</b> Property
<b>100% Brand New Construction</b> Property	
<b>Convert Garages to ADUs</b> Potential	
<b>0.2 Miles to the Expo / E Metro Station</b>	
<b>Very Walkable</b> Walk Score Rating	<b>12 Parking Spaces</b> Features
<b>Condo-Level</b> Finishes	<b>Solar Panels</b> Features
<b>Top of the Line</b> Appliances	<b>5046-008-015</b> APN



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## Unit Mix

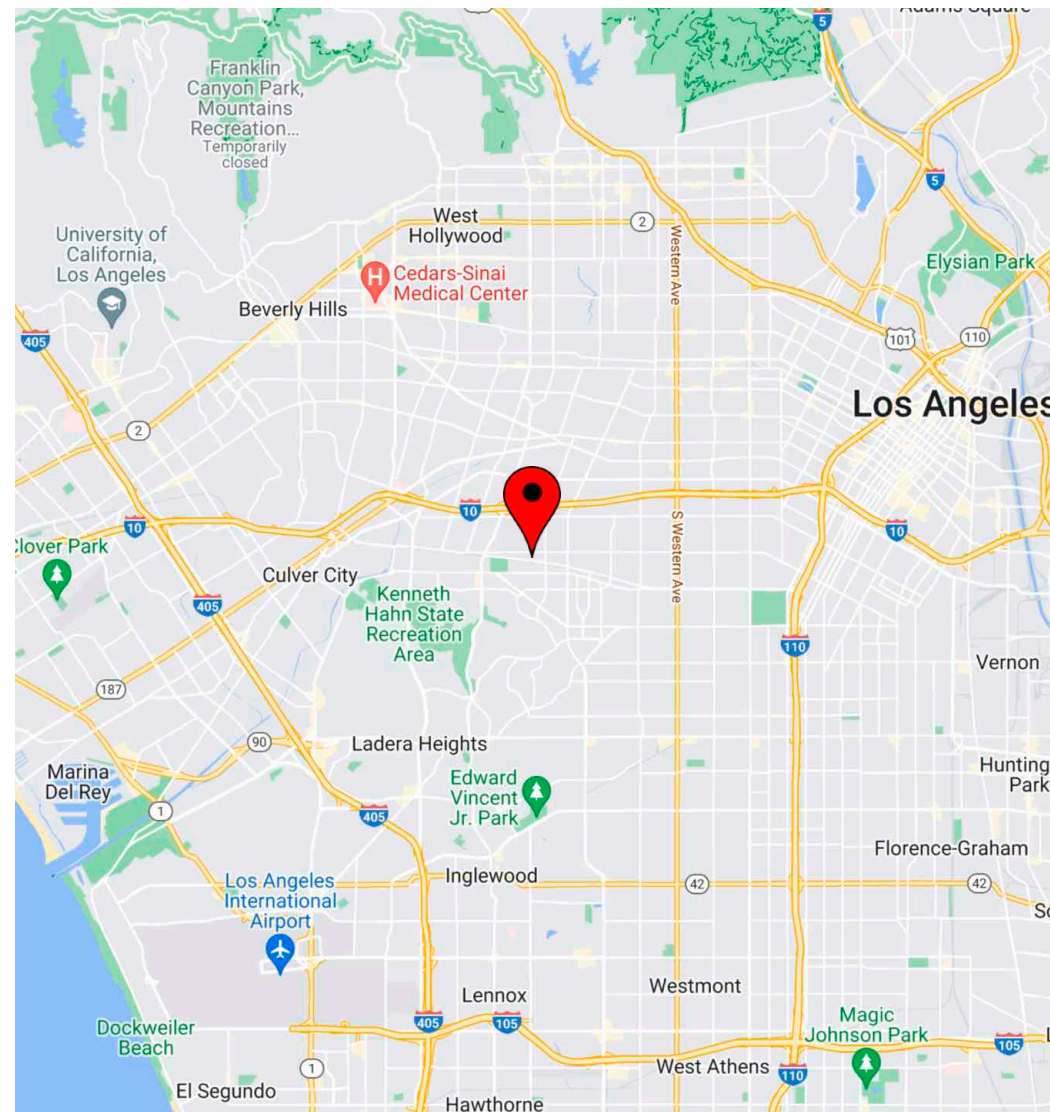
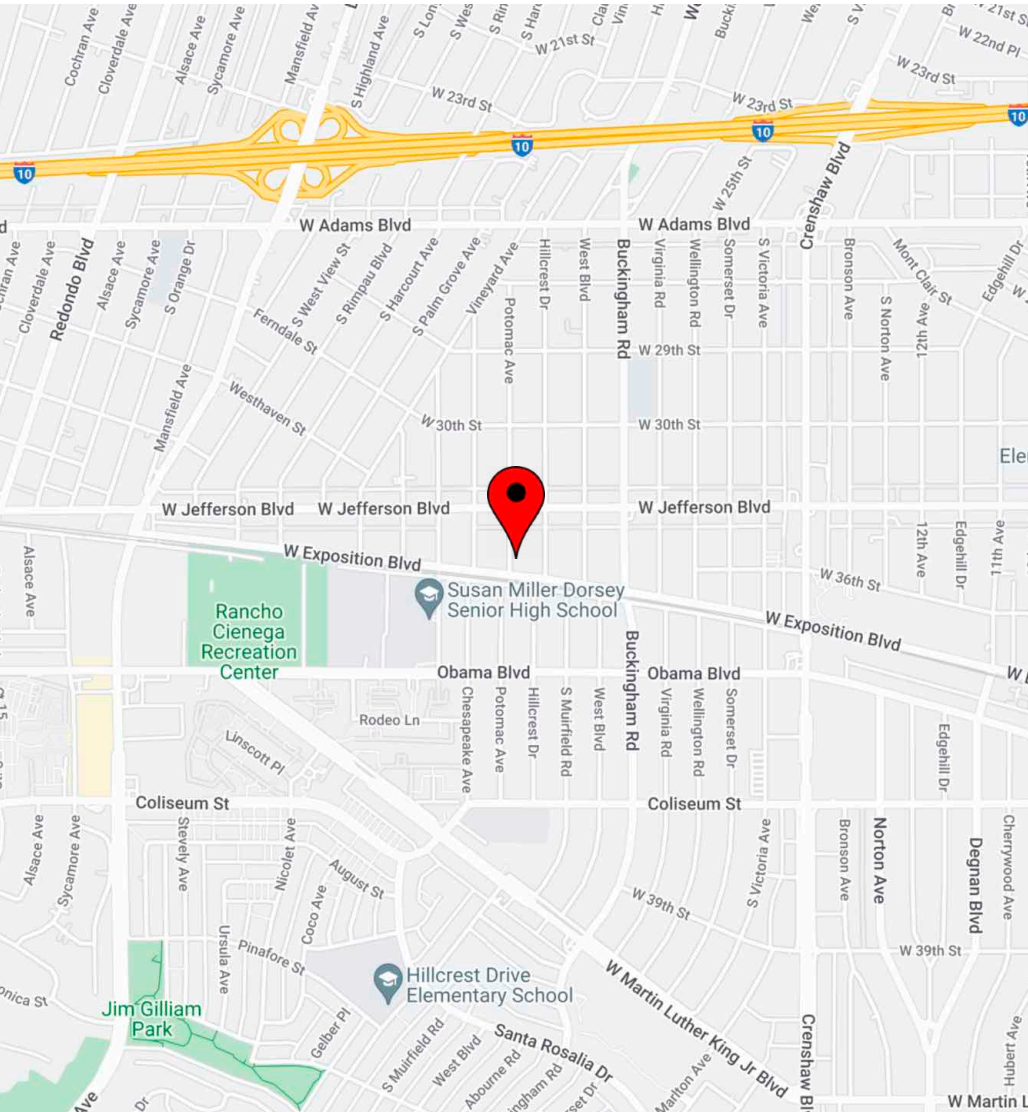
All 3 Story Townhouse-Style Units					
Unit ID	Building	Unit Mix	Unit SF	Parking Spaces	Garage SF
A	1	4+4	1,858	2 Car Garage - Side-by-Side	370
B	1	4+4	1,858	2 Car Garage - Side-by-Side	370
C	2	3+4	1,472	2 Car Garage - Tandem	355
D	2	3+3.5	1,242	2 Parking Spaces - Open to Sky	
E	3	3+4	1,472	2 Car Garage - Tandem	355
F	3	3+3.5	1,242	2 Parking Spaces - Open to Sky	
		<b>Total:</b>	<b>9,144</b>	<b>12 Parking Spaces</b>	<b>1,450</b>

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# 3438 S. Potomac Ave.

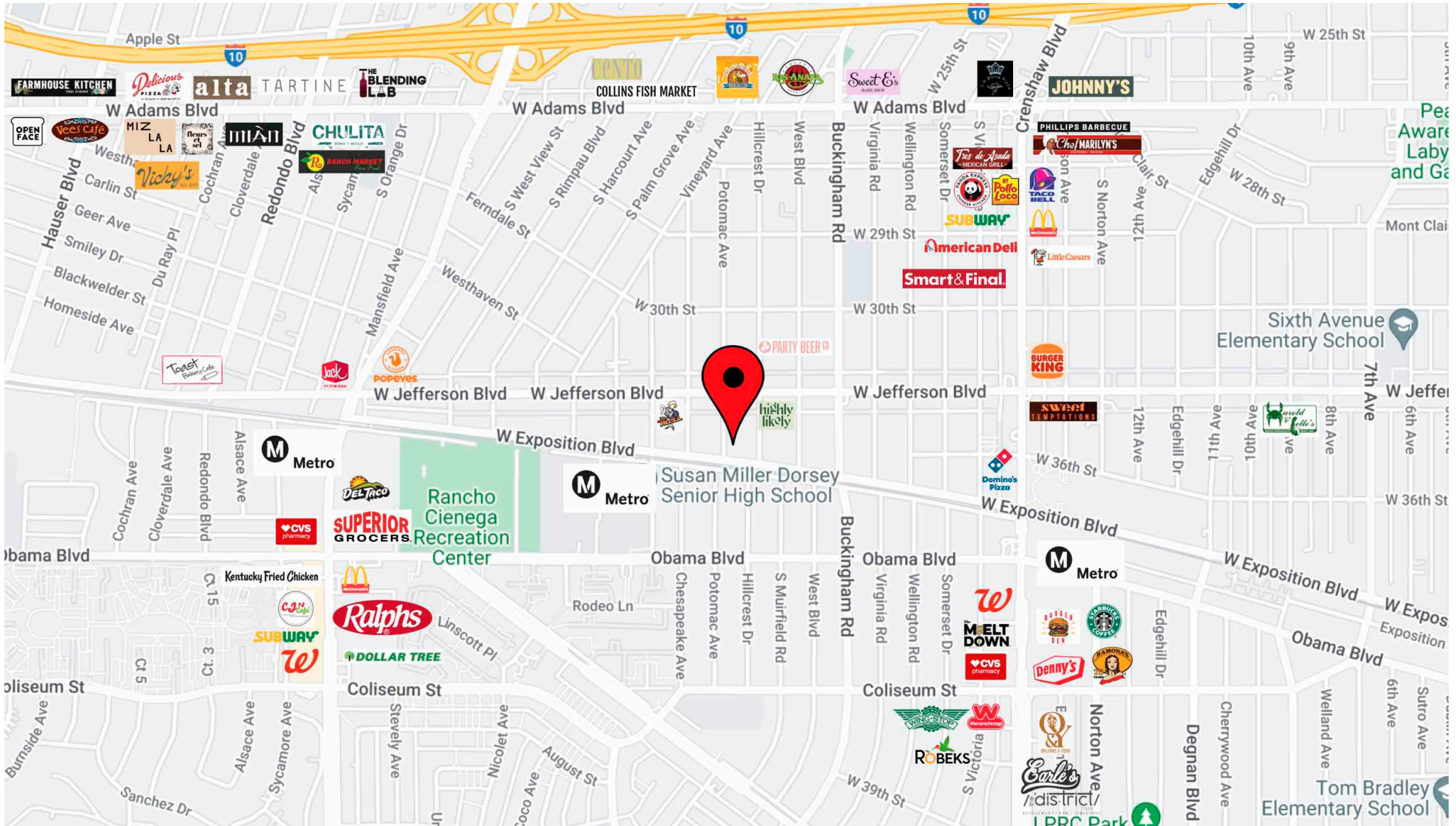
## Maps



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# 3438 S. Potomac Ave.

## Area Map



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## Expo / E Metro Line

The E Line (formerly the Expo Line from 2012–2019) is a 22-mile (35 km) light rail line in Los Angeles County, California. It is one of the six lines of the Los Angeles Metro Rail system, operated by the Los Angeles County Metropolitan Transportation Authority (Metro). The E Line runs east-west and serves 29 stations between East Los Angeles and Santa Monica. It interlines and shares five stations with the A Line in Downtown Los Angeles. Service operates for approximately 19 hours with headways of up to 8 minutes during peak hours. The E Line, the second-busiest light rail line in the system, saw an average of 41,902 passengers on weekdays in October 2023.

The majority of the E Line's western section from Downtown Los Angeles to Santa Monica follows the original right-of-way of the Los Angeles and Independence Railroad steam railroad, built in 1875. Regular service on those railroad tracks ended in 1988 and was bought by Metro in the 1990s. Formal studies to convert the old line into light rail began in 2000, and construction on its first phase from Downtown Los Angeles to Culver City opened in 2012 as the Expo Line. The segment to Santa Monica opened later in 2016. The line was named the Expo Line since most of it follows or runs in the median of Exposition Boulevard. It was renamed the E Line in late 2019 while retaining the aqua-colored line and icons used to designate it on maps.

After the Regional Connector opened in June 2023, the E Line underwent significant expansion. The E Line was extended to East Los Angeles using a portion of the L Line light rail line. The project connected the existing E Line tracks in Downtown Los Angeles to the L Line tracks via a new tunnel underneath Downtown Los Angeles. With this change, the L Line service ended and was replaced with the E Line. The line's color designation changed to gold to reflect its expanded route and integration with the L Line tracks.



[https://en.wikipedia.org/wiki/E\\_Line\\_\(Los\\_Angeles\\_Metro\)](https://en.wikipedia.org/wiki/E_Line_(Los_Angeles_Metro))

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# 3438 S. Potomac Ave.

## Walk Score

Walk Score  
**78**

### Very Walkable

Most errands can be accomplished on foot.

Transit Score  
**61**

### Good Transit

Many nearby public transportation options.

Bike Score  
**75**

### Very Bikeable

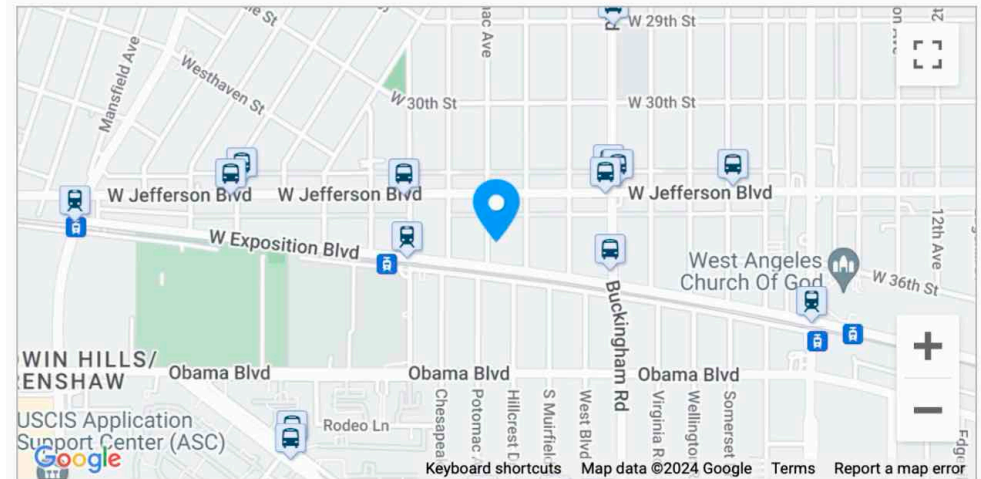
Biking is convenient for most trips.

## About this Location

3438 Potomac Avenue has a Walk Score of 78 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

3438 Potomac Avenue is a four minute walk from the Metro E Line (Expo) at the Farmdale Station stop.

This location is in the West Adams neighborhood in Los Angeles. Nearby parks include Vineyard Recreation Center, Jim Gilliam Recreation Center and Baldwin Hills Recreation Center.



### Rail lines:

Metro E Line (Expo) 0.1 mi

### Bus lines:

35/38 Metro Local Line	0.2 mi	Midtown DASH Midtown	0.2 mi
Crenshaw Counterclockwise...	0.4 mi	Crenshaw Clockwise DASH ...	0.4 mi
105 Metro Local Line	0.5 mi		

Walk Score® 

<https://www.walkscore.com/score/3438-potomac-ave-los-angeles-ca-90016>

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## Opportunity Zone



For further details, please refer to the website of California Community & Place-Based Solutions.

[Click Here for Further Details](#)

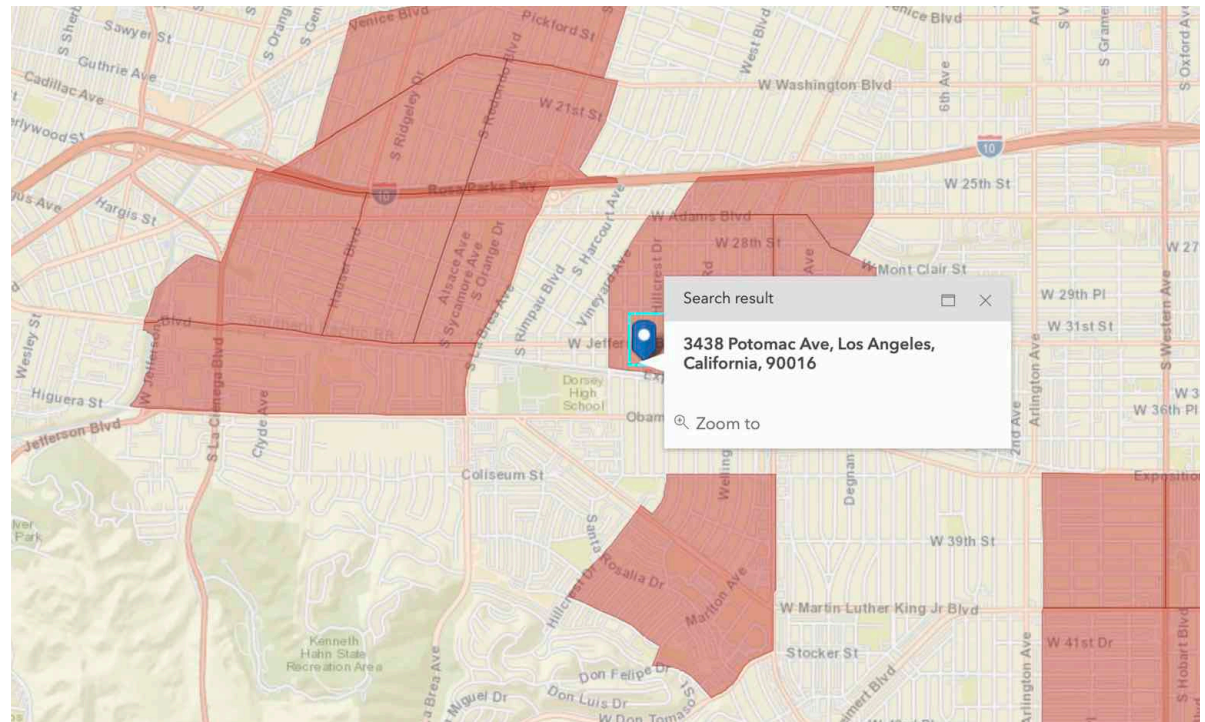
[Click Here to Search Map Below](#)



Opportunity Zones are census tracts added to the federal tax code that must meet one of three criteria under the definition of “low-income community” in Internal Revenue Code Section 45D(e). These criteria are defined by both poverty and median family income.

Opportunity Zones incentivize investment and economic development in distressed communities by providing federal tax benefits to investors for qualified uses. The incentive enables a temporary deferral on capital gains for qualified investments through a Qualified Opportunity Fund (QOF) established with the Internal Revenue Service (IRS).

Investors can defer federal capital gains taxes on the invested gain amounts until there is an event that reduces or terminates the qualifying investment in the QOF, or December 31, 2026, whichever is earlier. In addition, if the investor holds the investment in the QOF for at least 10 years, the investor is not required to pay federal capital gains taxes on any realized gains from the investment. All QOFs must hold at least 90 percent of assets in qualifying Opportunity Zone properties or businesses.



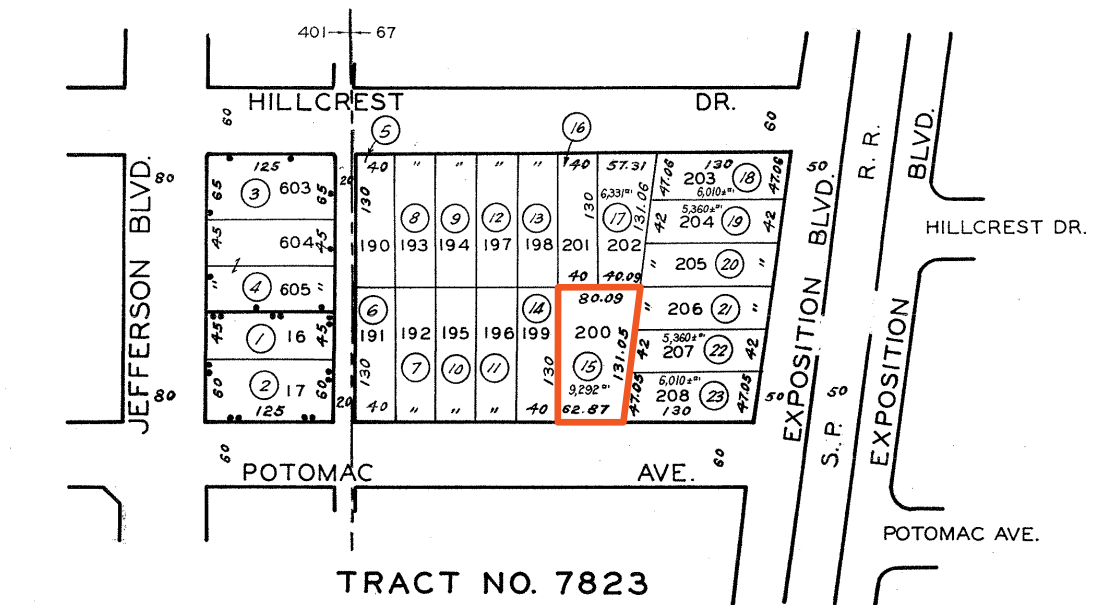
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# 3438 S. Potomac Ave.

## Parcel Map

5046 | 8 | 1997  
 SCALE 1" = 100'

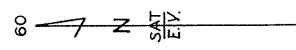
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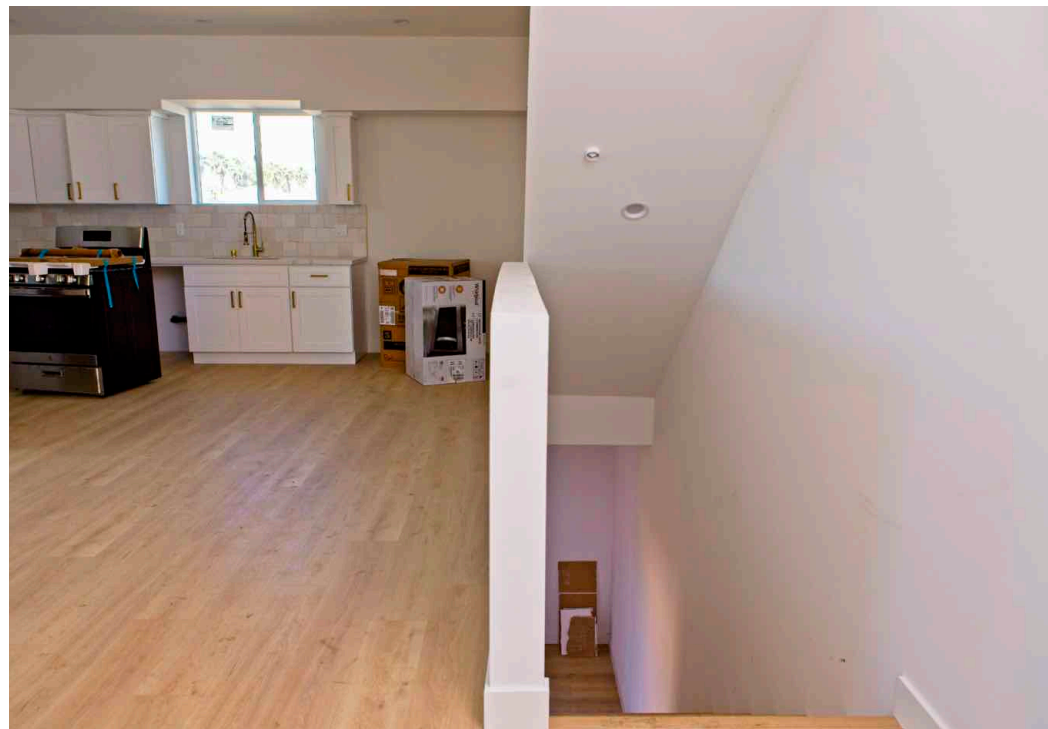
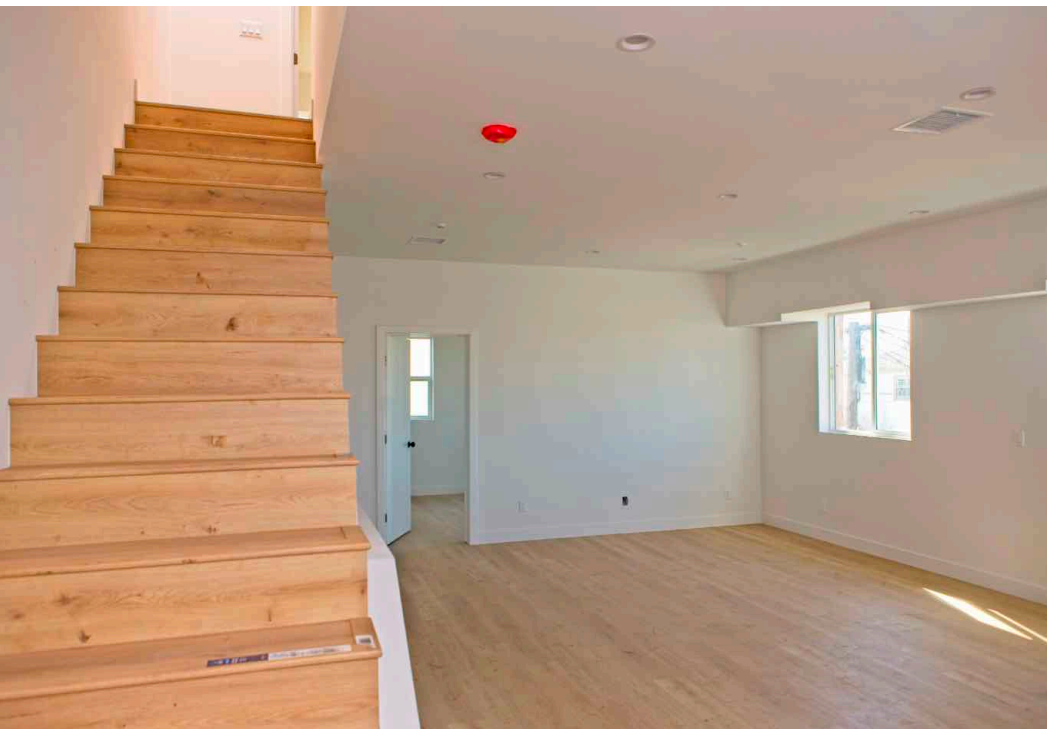
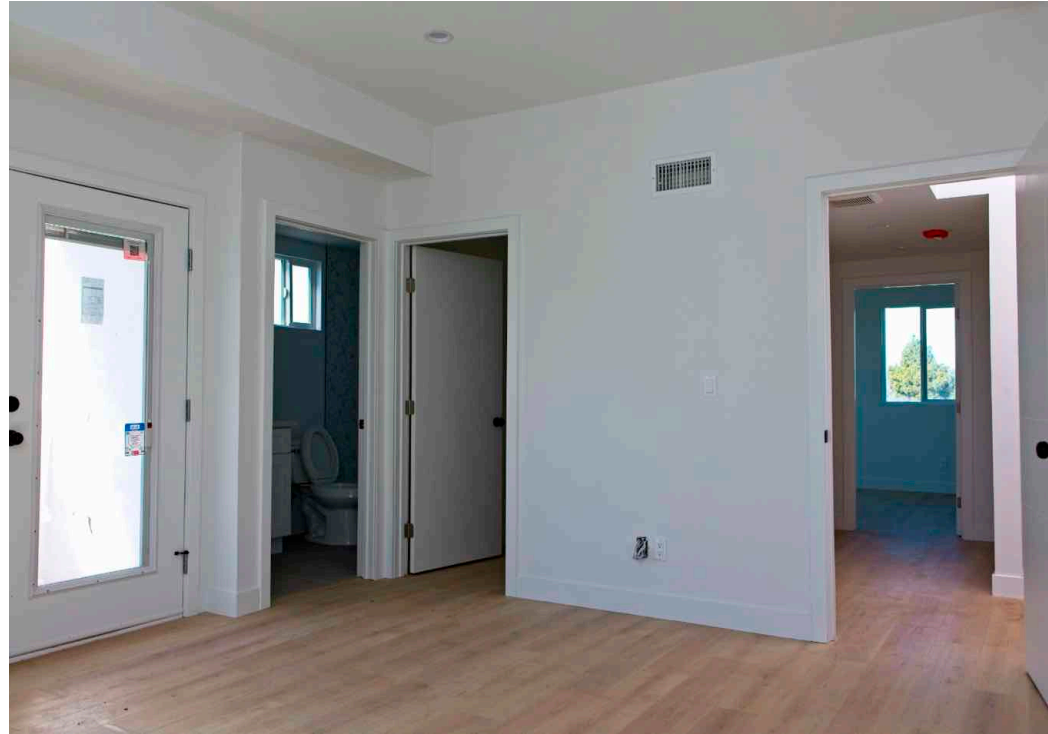
CODE  
 67  
 401  
 FOR PREV. ASSMT. SEE: 1059-8

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.

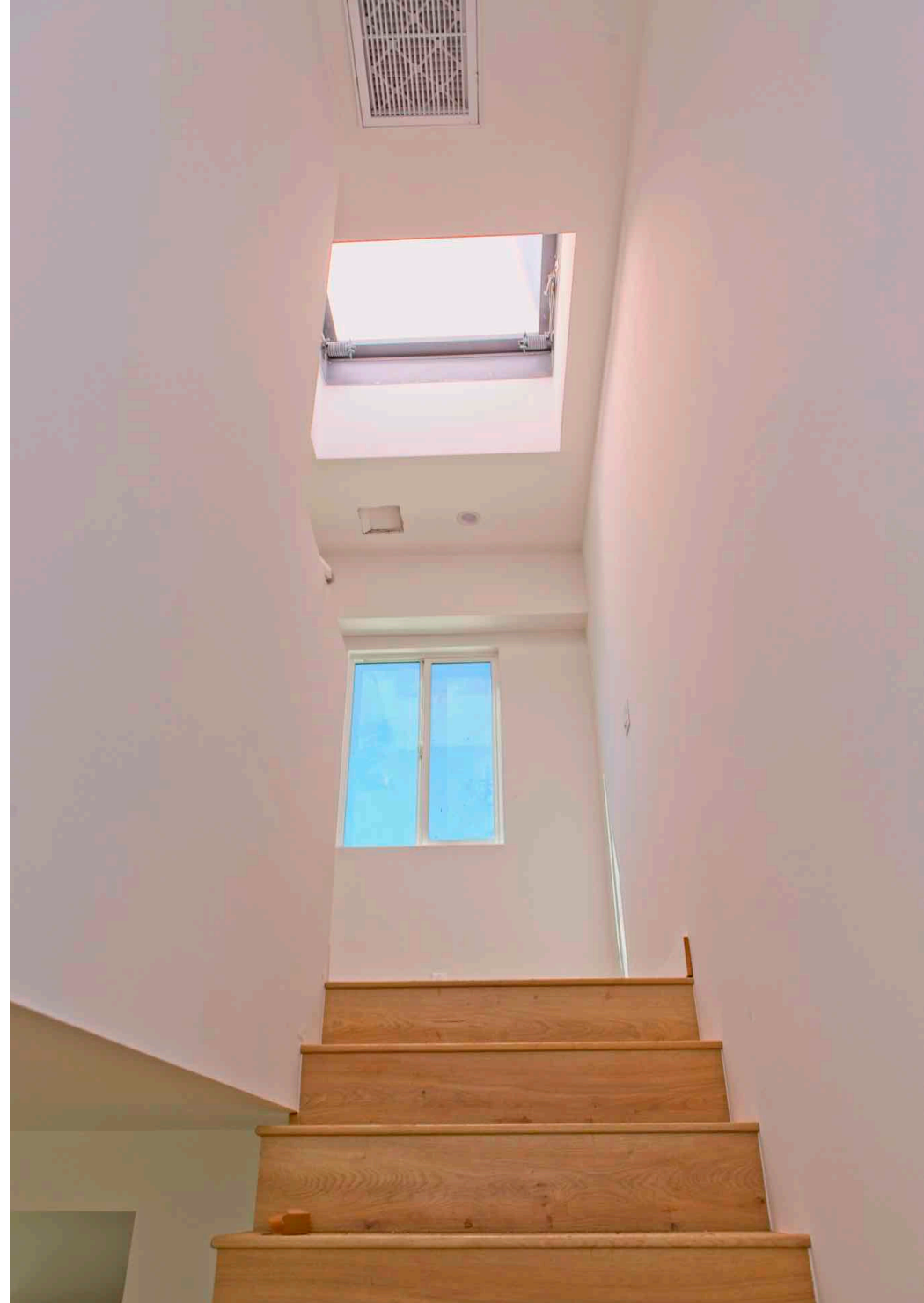
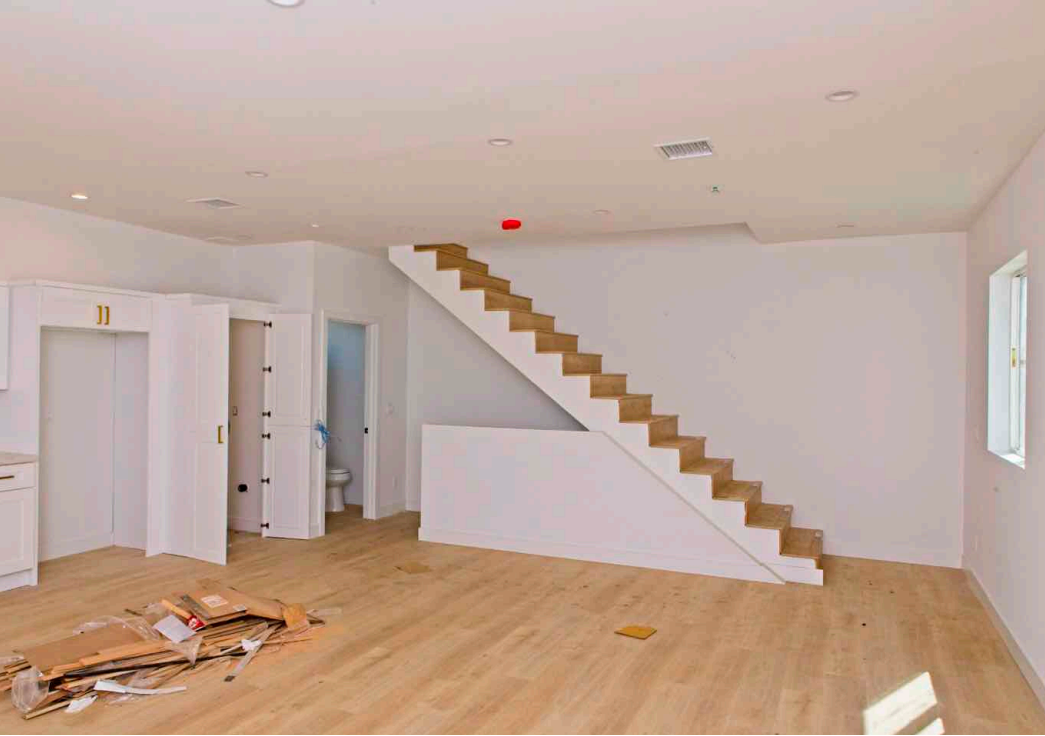
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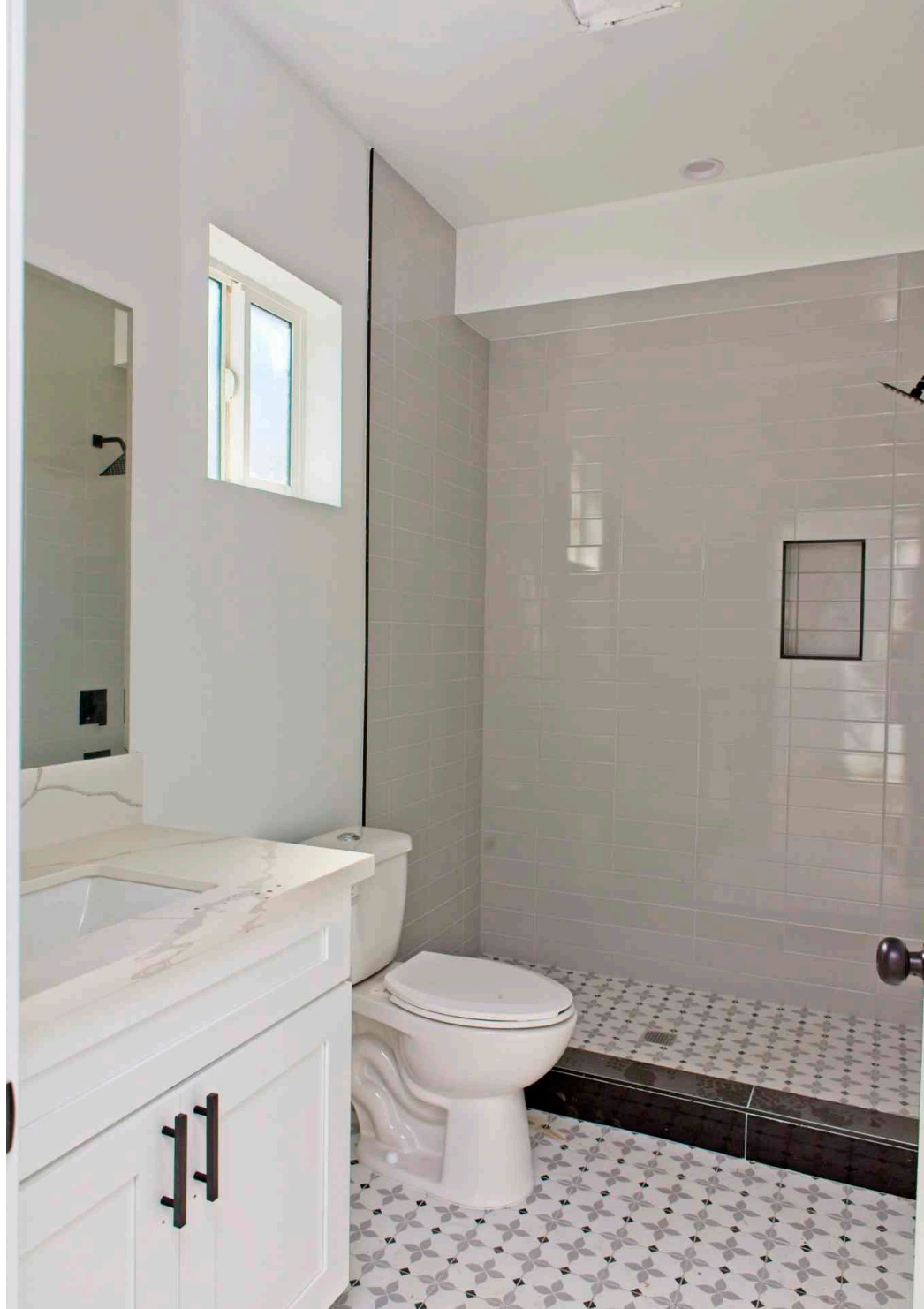








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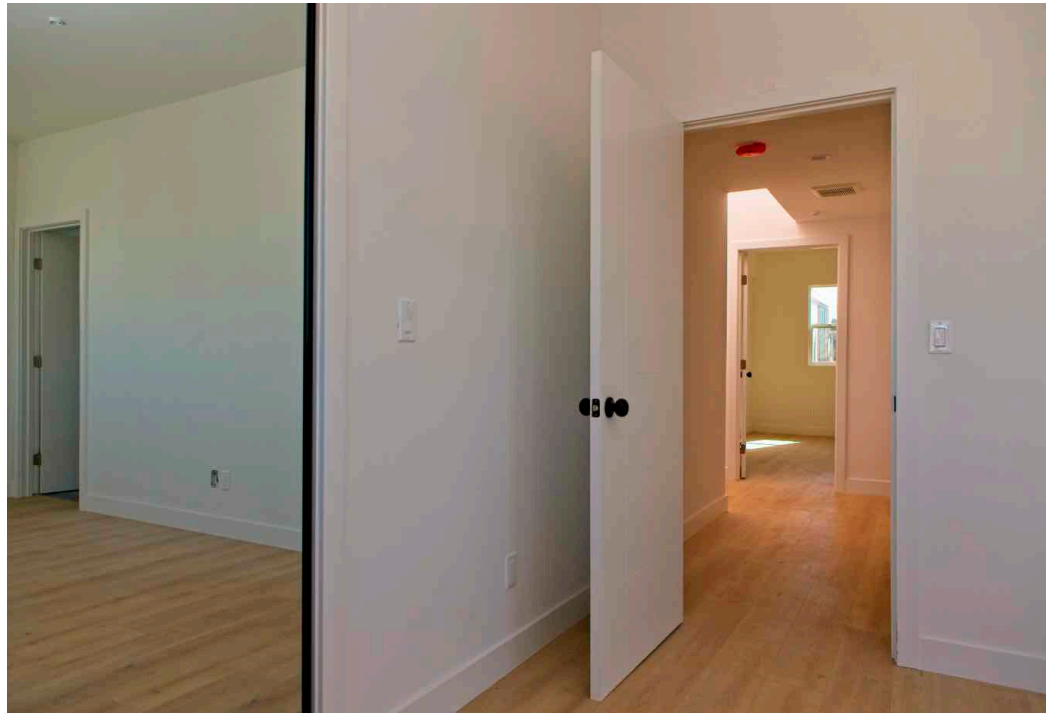


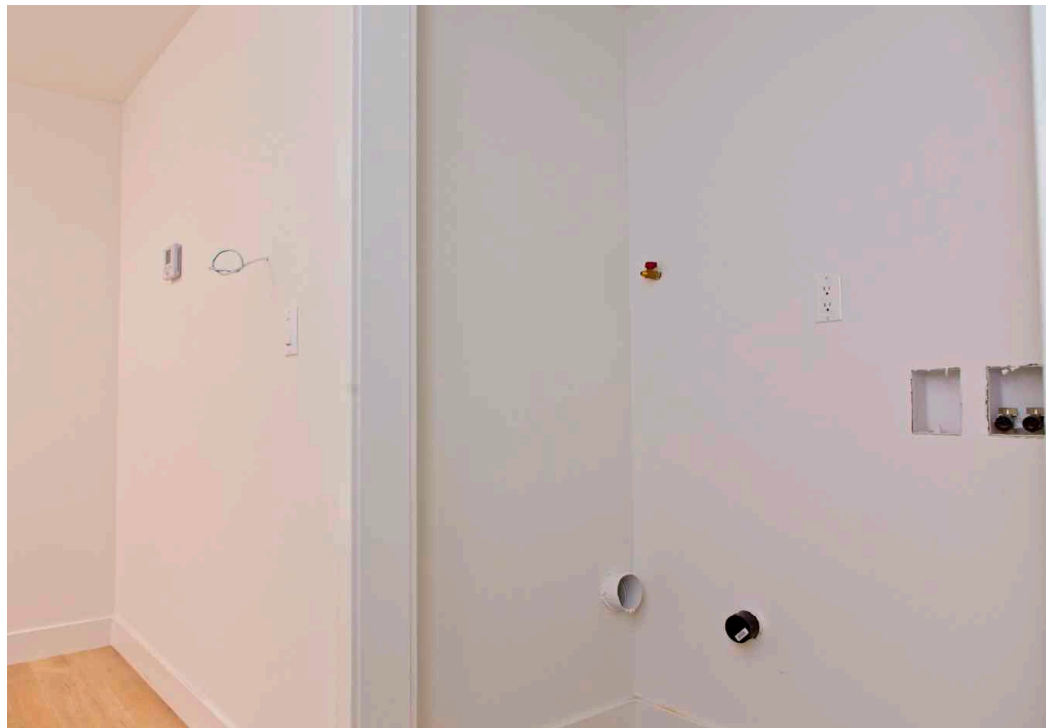
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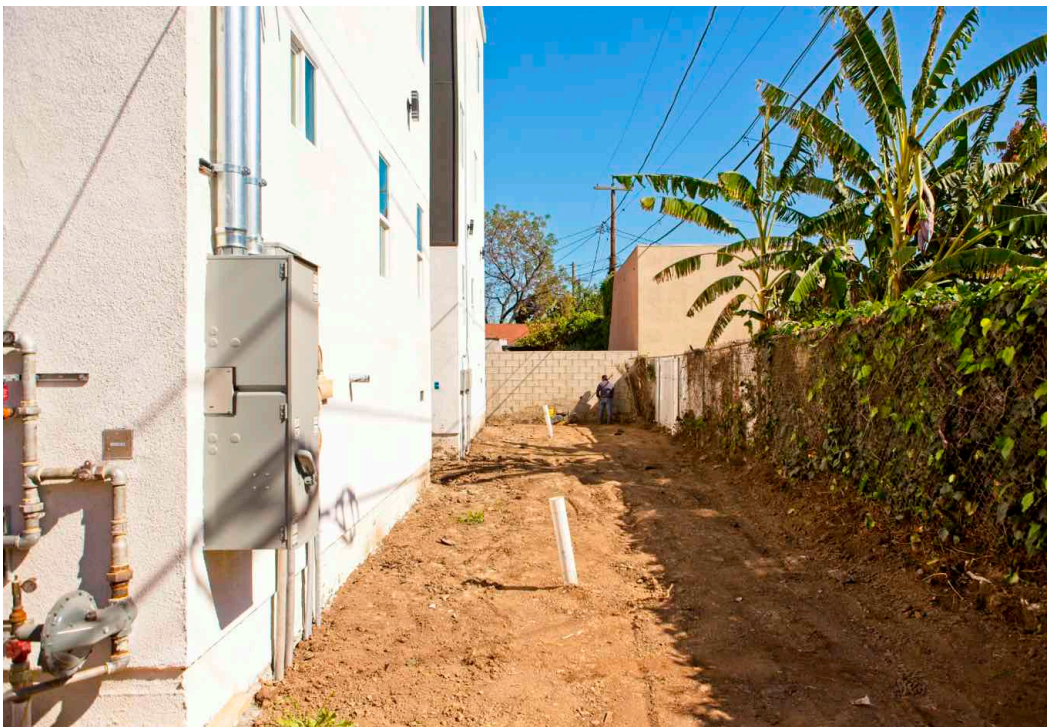














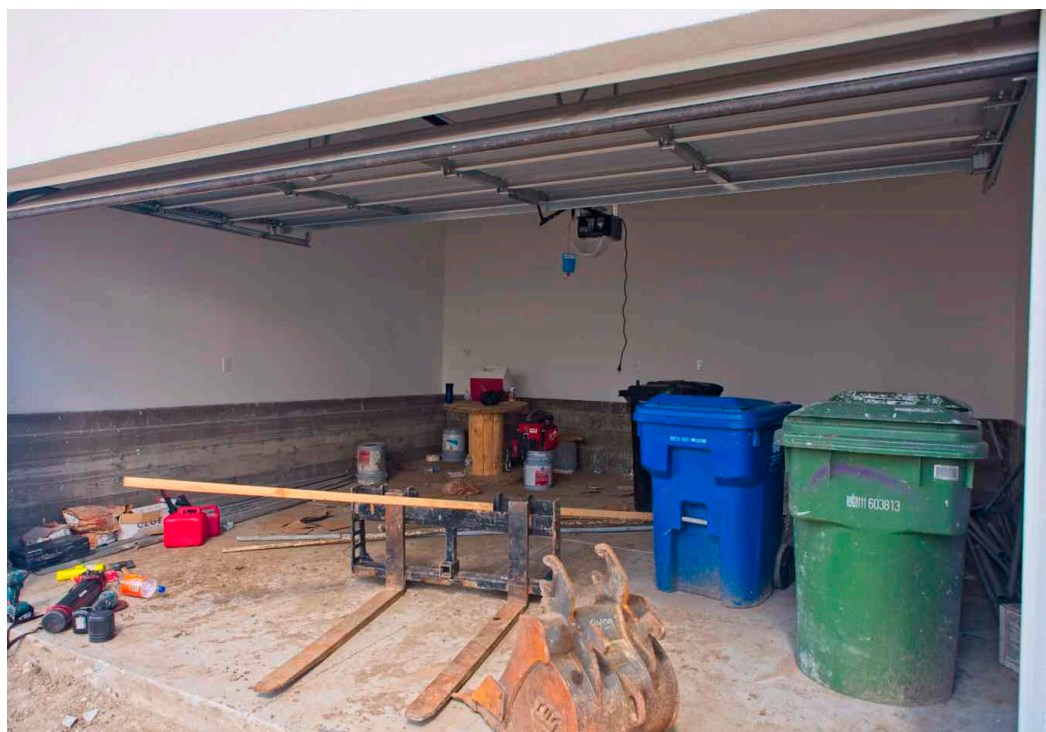
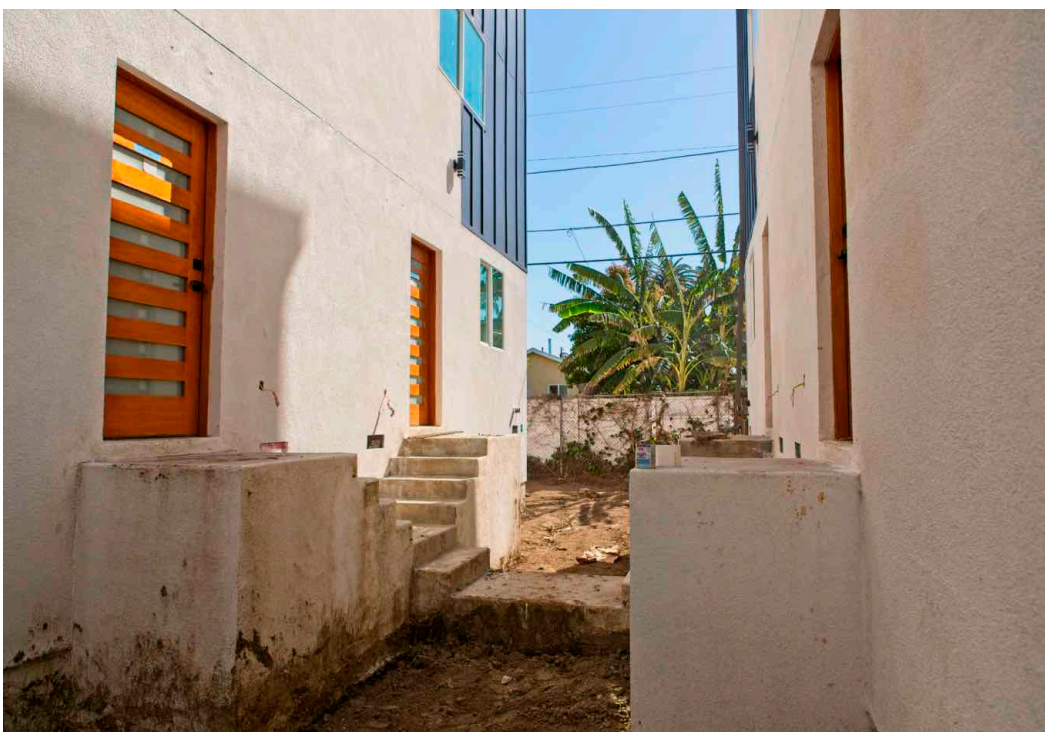


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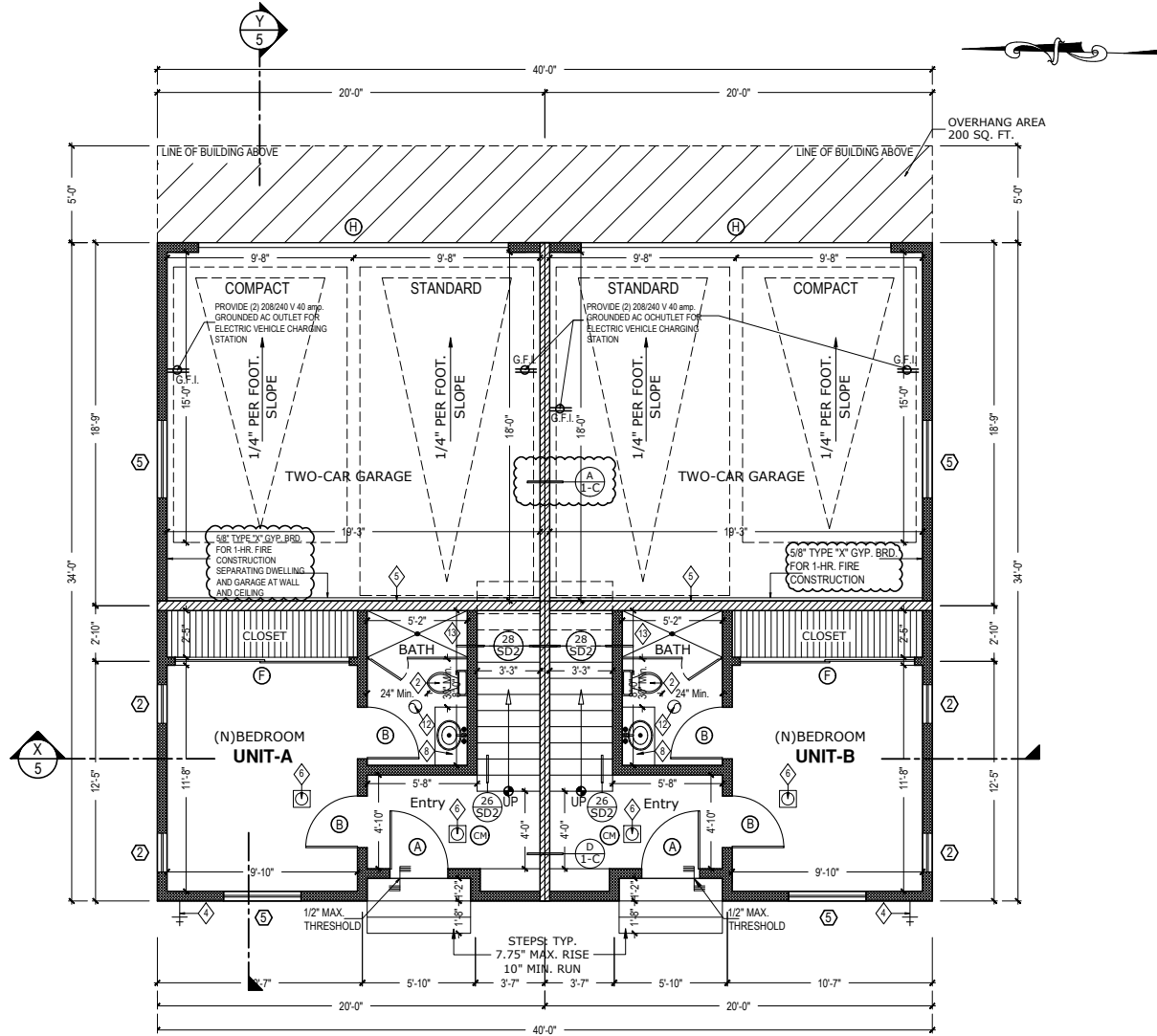






# 3438 S. Potomac Ave.

## Plans - Building 1 - First Floor Plan

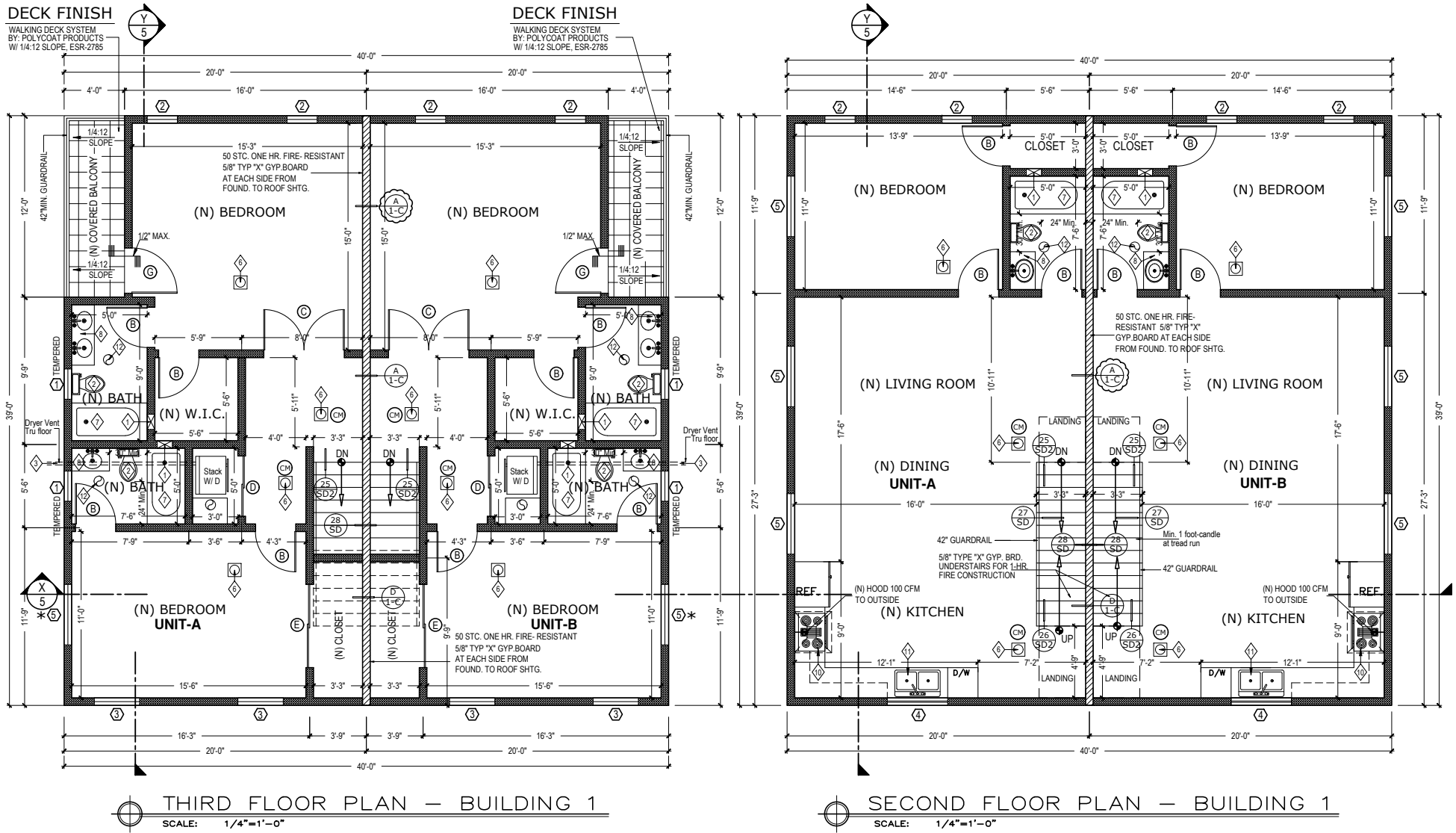



**FIRST FLOOR PLAN — BUILDING 1**  
 SCALE: 1/4"=1'-0"

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# 3438 S. Potomac Ave.

## Plans - Building 1 - Second and Third Floor Plan

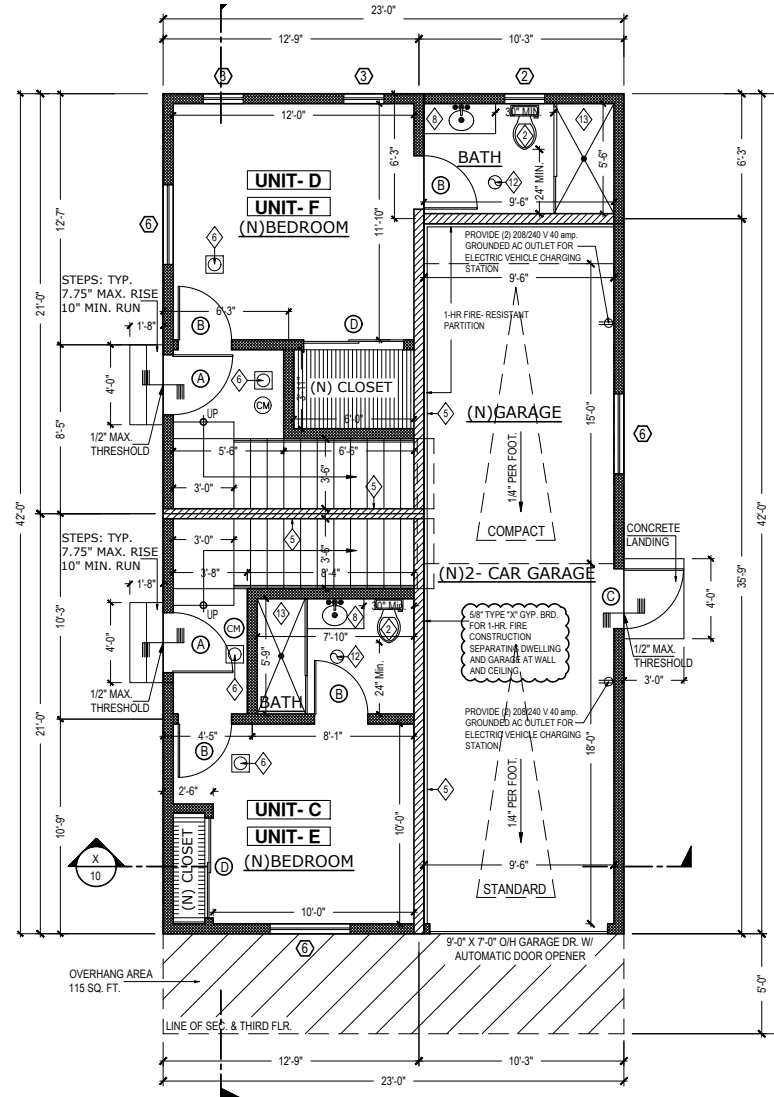


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# 3438 S. Potomac Ave.

## Plans - Buildings 2 and 3 - First Floor Plan

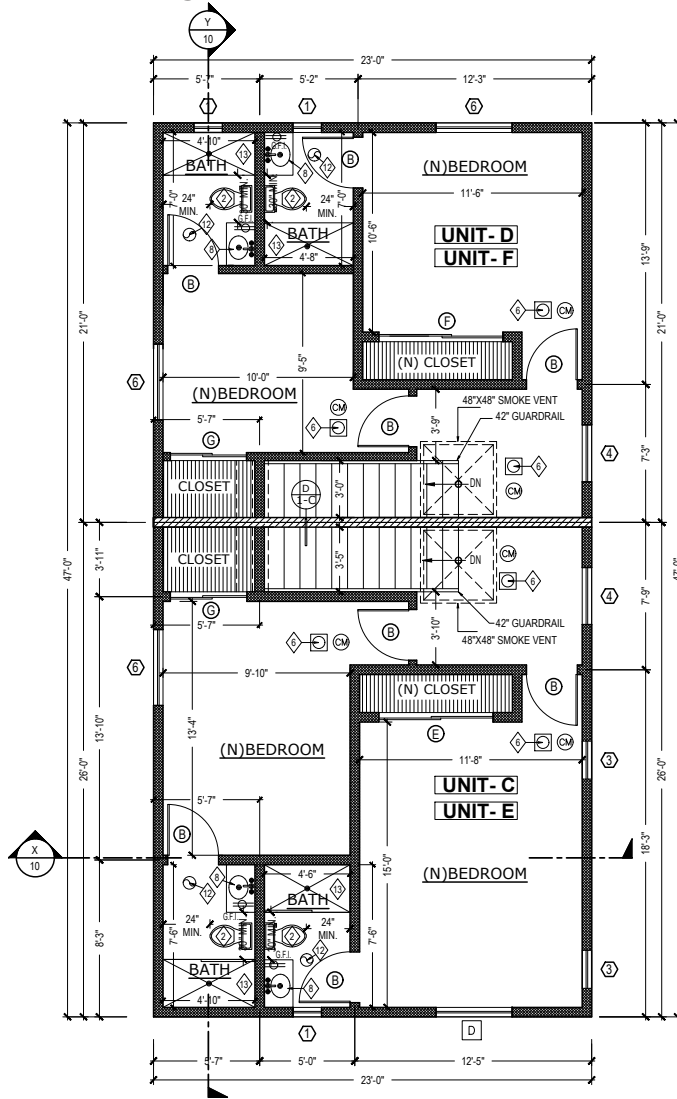


FIRST FLOOR PLAN — BUILDING N\*2-N\*3  
SCALE: 1/4"=1'-0"

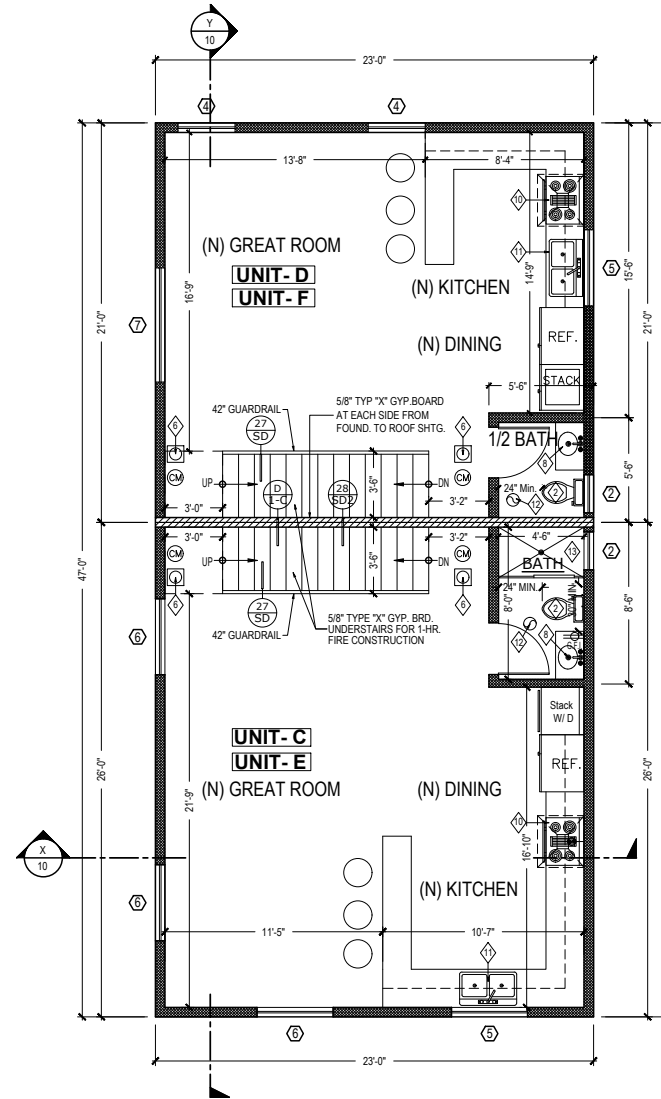
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# 3438 S. Potomac Ave.

## Plans - Buildings 2 and 3 - Second and Third Floor Plan



THIRD FLOOR PLAN — BUILDING N\*2—N\*3  
SCALE: 1/4"=1'-0"



SECOND FLOOR PLAN — BUILDING N\*2—N\*3  
SCALE: 1/4"=1'-0"

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**kw**  
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