Marcus & Millichap
TUVIA GROUP
LOS ANGELES MULTIFAMILY

202 BELMONT AVE

LOS ANGELES, CA 90026

SOLID SOUTH ECHO PARK LOCATION • 5,930 SF VACANT CORNER LOT • DEVELOP UP TO SEVEN (7) UNITS* • ONLY $105 PER SF

CHIP MIXED-INCOME INCENTIVE OPPORTUNITY • APPROXIMATELY 17,790 SF OF ALLOWABLE BASE FLOOR AREA • NO MINIMUM PARKING REQUIREMENT

202 Belmont Ave

MARKETING PACKAGE

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EXCLUSIVELY LISTED BY

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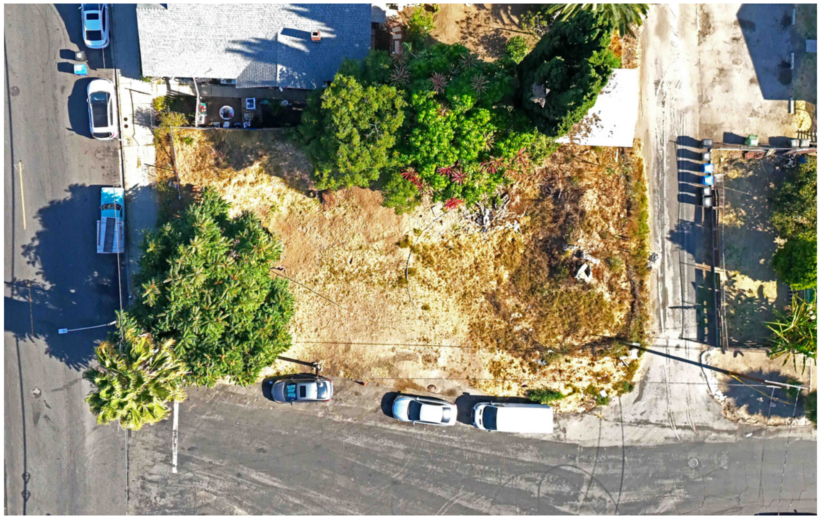


EXECUTIVE SUMMARY

202 BELMONT AVE

APN: 5159-018-001

OFFERING PRICE

$625,000

PRICE PER LAND SF

$105.40

BY-RIGHT UNITS

3

PRICE PER BY-RIGHT UNIT

$208,333

VITAL DATA

By-Right Units	3
Lot Size	5,930 SF
Current Use	Vacant Land
Zoning	LARD1.5

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present a 5,930 SF vacant lot located at 202 Belmont Ave in Los Angeles, California. The subject property is located in a solid South Echo Park location, just north of Beverly Blvd and east of Alvarado St.

South Echo Park offers a central Los Angeles location just northwest of Downtown, combining neighborhood character with convenient access to major employment, dining, and entertainment destinations. The area is positioned near Echo Park Lake, Sunset Boulevard, Historic Filipinotown, Westlake, and the greater Downtown core. Residents benefit from proximity to the 101, 110, and 2 freeways, along with nearby bus service connecting surrounding communities. A mix of historic residences, multifamily properties, local restaurants, cafés, and independent businesses contributes to the neighborhood's distinctive appeal. South Echo Park remains a compelling rental market for residents seeking an urban lifestyle near Downtown Los Angeles.

Positioned on a 5,930-square-foot vacant corner lot in South Echo Park, the property presents a flexible development opportunity with multiple strategies to maximize value. The site offers a base density of three units and may support up to seven units through CHIP's Mixed Income Incentive Program, including one designated affordable unit. Located within a Tier 1 Transit Oriented Incentive Area, the property benefits from approximately 17,790 square feet of allowable base floor area, no minimum automobile parking requirement, and a potential height increase to approximately 56 feet. The location provides immediate access to the 101 and 110 freeways, Metro B Line, major commercial corridors, parks, dining, shopping, and Downtown Los Angeles.

Offered at a low basis in a solid South Echo Park location, the property has flexible development potential on a corner lot.

INVESTMENT HIGHLIGHTS

- Solid South Echo Park Location
- 5,930 SF Vacant Corner Lot
- Blank Canvas - Multiple Strategies to Maximize Value
- Opportunity to Utilize CHIP's Mixed Income Incentive Program
- Base Density of Three (3) Units
- Potential for up to Seven (7) Units Through CHIP's 60% Density Increase - One (1) Unit Designated Affordable
- Located Within a Tier 1 Transit Oriented Incentive Area
- Approximately 17,790 SF of Allowable Base Floor Area
- No Minimum Automobile Parking Requirement
- Potential Height Increase of One Story or up to 11 Feet, Reaching Approximately 56 Feet
- Extensive Preliminary Site Investigation and Development Work has been Completed, Including:

  Topographic Survey - 2023

  Geotechnical Investigation

  Methane Shallow Soil Gas Testing

  Oil Well Investigation/CalGEM Review - Historical Oil Well Identified on the Property and Removed. Buyer to Confirm.

- Dominant Access to Commercial Corridors - Beverly Blvd, Alvarado St, Temple St, and 3rd St
- Immediate Access to the 101 and 110 Freeways
- Conveniently Located Near the Metro B Line (Westlake/MacArthur Park Station), Providing Easy Access to Various Parts of LA
- Nearby MacArthur Park, Echo Park Lake, and Vista Hermosa Natural Park for Outdoor Activities
- Close Proximity to Many Local Amenities such as Laveta, Clark Street Bakery, Tribal Cafe, Target, LA Downtown Medical Center, Gigis Cafe Cubano, Boba Guys, Starbucks Coffee, Ross Dress for Less, Grier-Musser Museum, Smart & Final, Wi Spa, and Superior Grocers

** Development potential is preliminary and subject to independent verification, project design, affordability requirements, and approval by the City of Los Angeles.*

NEARBY RETAIL & AMENITIES

1. Boba Guys Rideback Ranch - 1670 Beverly Blvd

2. Vista Hermosa Natural Park - 100 N Toluca St

3. Laveta - 318 Glendale Blvd

4. Tribal Cafe - 1651 W Temple St

5. Target - 330 N Westlake Ave

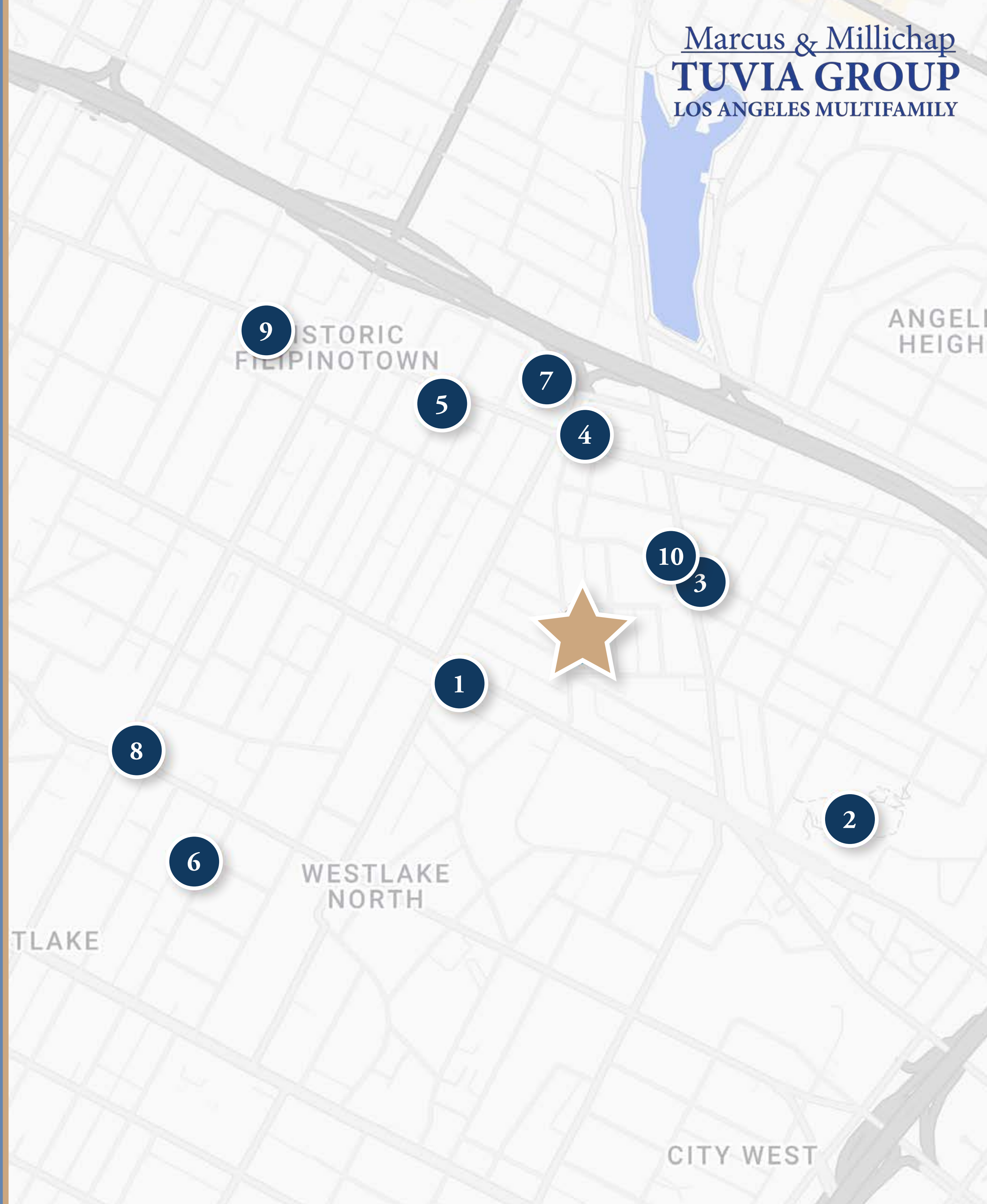
6. Grier-Musser Museum - 403 S Bonnie Brae St

7. LA Downtown Medical Center - 1711 W Temple St

8. Starbucks Coffee Company - 230 S Alvarado St

9. Gigis Cafe Cubano - 2200 W Temple St

10. Clark Street Bakery - 331 Glendale Blvd

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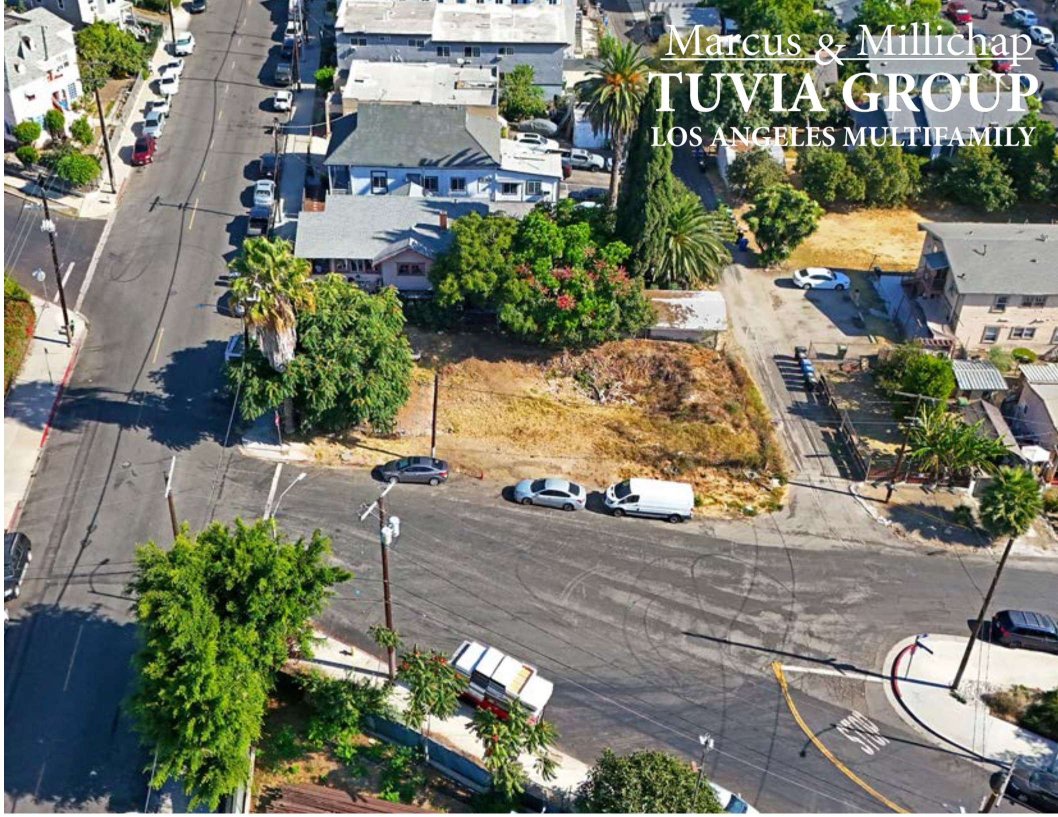
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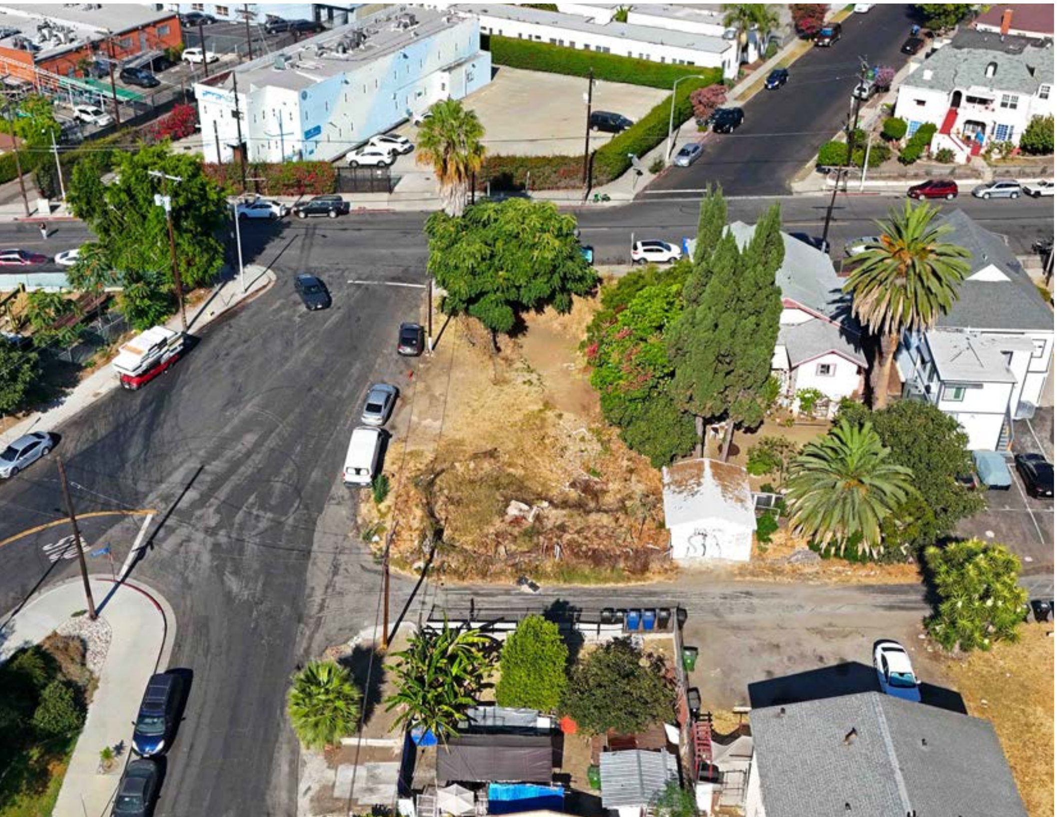
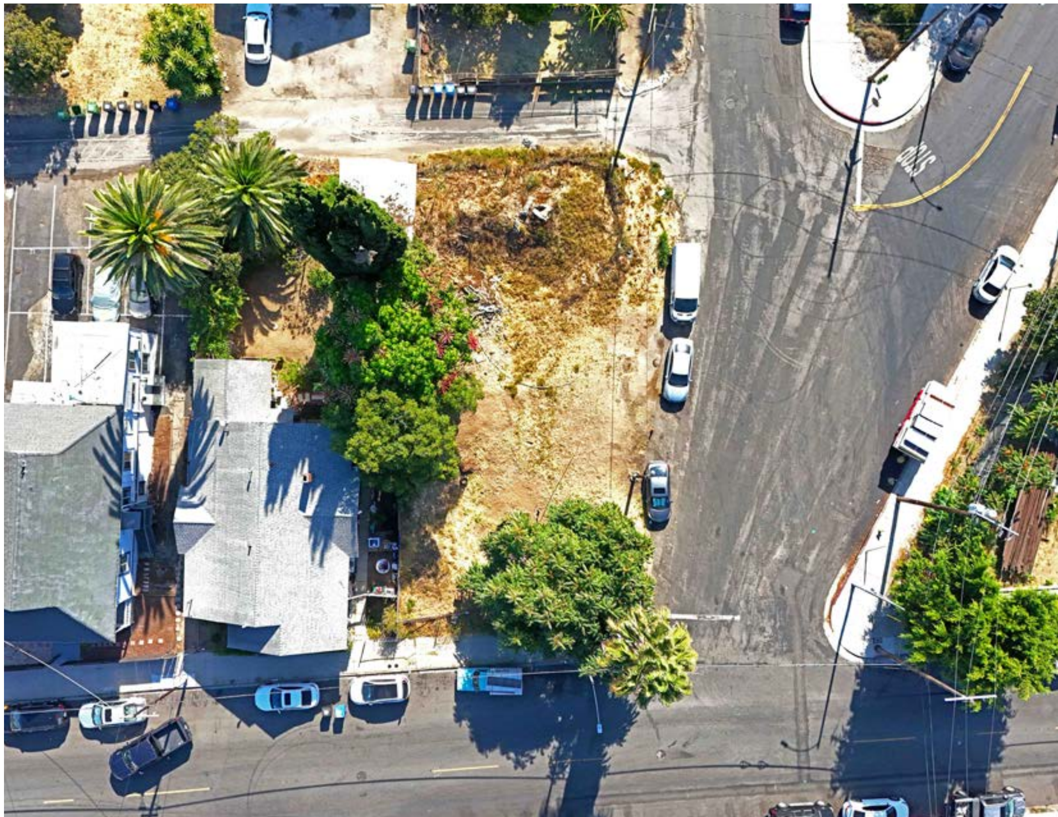

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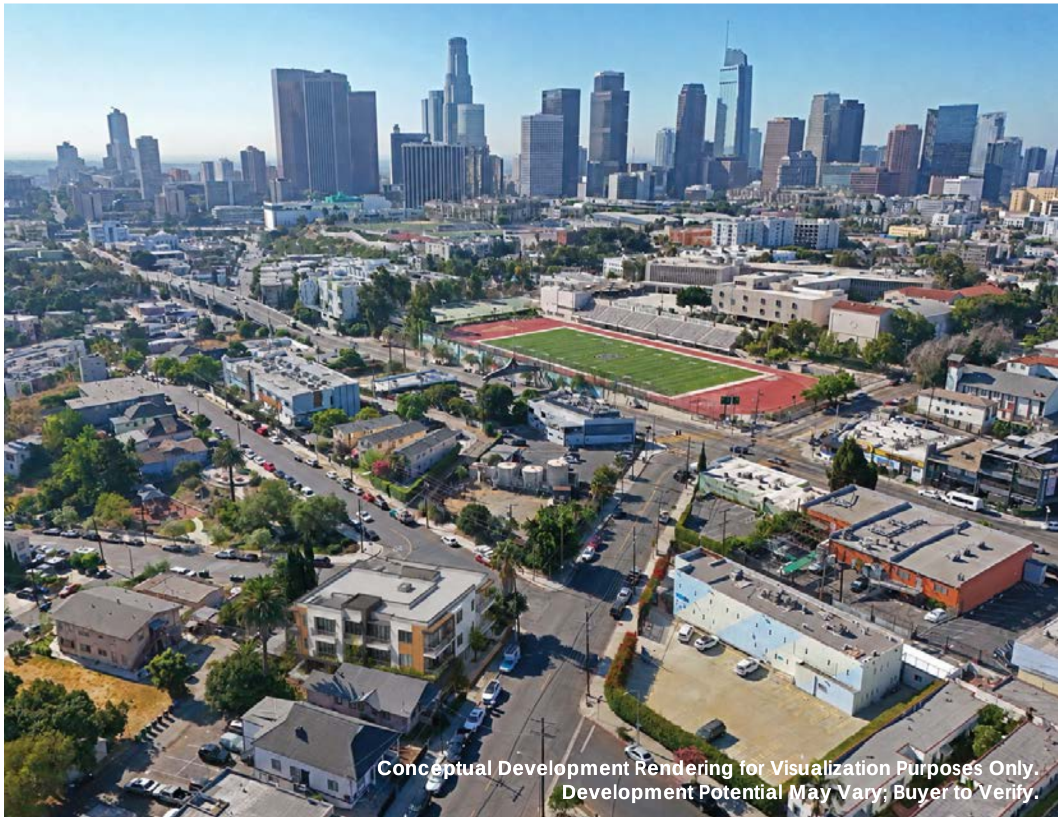

Conceptual Development Rendering for Visualization Purposes Only.
Development Potential May Vary; Buyer to Verify.


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SALES COMPARABLES

	COMPARATIVE PROPERTIES	SALE PRICE	ZONING	PRICE/SF	LOT SIZE
	200 Belmont Ave	**$625,000**	**LARD1.5**	**$105.40**	**5,930 SF**
1.	314 S Harvard Blvd	$1,380,517	LAR3	$153.20	9,011 SF
2.	1242 Fedora St	$1,086,000	LAR3	$183.82	5,908 SF
3.	701 N Rampart Blvd	$1,383,000	LARD2	$189.19	7,310 SF
4.	801-809 N Alvarado St	$1,750,000	C2-1VL	$138.03	12,678 SF
5.	3019 W 6th St	$1,200,000	LAC2	$250.42	4,792 SF
6.	312 N Coronado St	$850,000	LAR3-1VL	$145.62	5,837 SF

SALES COMPARABLES

200 BELMONT AVE
LOS ANGELES, CA 90026

PRICING INFORMATION	
List Price	$625,000
Zoning	LARD1.5-1-O
Density	1,500
Price/SF	$105.40
Lot Size	5,930 SF

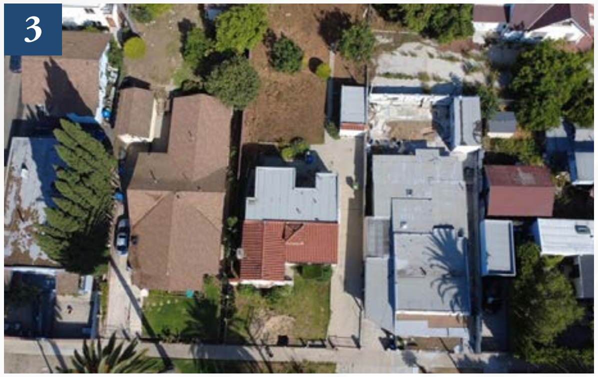
314 S HARVARD BLVD
LOS ANGELES, CA 90020

PRICING INFORMATION	
Sale Price	$1,380,517
COE Date	4/29/2026
Zoning	LAR3
Density	800
Price/SF	$153.20
Lot Size	9,011 SF

1242 FEDORA ST
LOS ANGELES, CA 90006

PRICING INFORMATION	
Sale Price	$1,086,000
COE Date	10/17/2025
Zoning	LAR3
Density	800
Price/SF	$183.82
Lot Size	5,908 SF

SALES COMPARABLES



701 N RAMPART BLVD
LOS ANGELES, CA 90026

PRICING INFORMATION	
Sale Price	$1,383,000
COE Date	9/12/2025
Zoning	LARD2
Density	2,000
Price/SF	$189.19
Lot Size	7,310 SF

801-809 N ALVARADO ST
LOS ANGELES, CA 90026

PRICING INFORMATION	
Sale Price	$1,750,000
COE Date	9/5/2025
Zoning	C2-1VL
Density	400
Price/SF	$138.03
Lot Size	12,678 SF

3019 W 6TH ST
LOS ANGELES, CA 90020

PRICING INFORMATION	
Sale Price	$1,200,000
COE Date	2/25/2025
Zoning	LAC2
Density	400
Price/SF	$250.42
Lot Size	4,792 SF

SALES COMPARABLES

312 N CORONADO ST

LOS ANGELES, CA 90026

PRICING INFORMATION	
Sale Price	$850,000
COE Date	1/3/2025
Zoning	LAR3-1VL
Density	800
Price/SF	$145.62
Lot Size	5,837 SF

ECHO PARK

A Rapidly Gentrifying Community with Endless Retail Options

Echo Park Lake

LOCATION HIGHLIGHTS

Echo Park is a dynamic and culturally vibrant submarket in Los Angeles, home to roughly 33,161 residents with a median age of 38. The neighborhood's median household income is approximately $95,706, with the average household income closer to $118,493, reflecting a mix of long-term residents and younger professionals moving into the area.

Echo Park's housing stock blends historic Victorian and Craftsman homes with newer multifamily and mixed-use developments, driving both buyer and rental demand. Recent projects include a 62-unit apartment building at 222 N Alvarado St, with in-place rents averaging $2,450 per month and comparable one-bedroom units renting between $2,340–$2,790.

Larger developments are also underway, including Sunset + Everett, a 327-unit mixed-use project with ground-floor retail and affordable housing, slated for completion within the next few years, and The Court Residences, a 189-unit workforce housing project targeting households earning up to 80% of Area Median Income.

Echo Park combines urban energy, walkable streets, vibrant dining and nightlife, and access to green spaces like Echo Park Lake, making it a compelling submarket for both residents and investors.

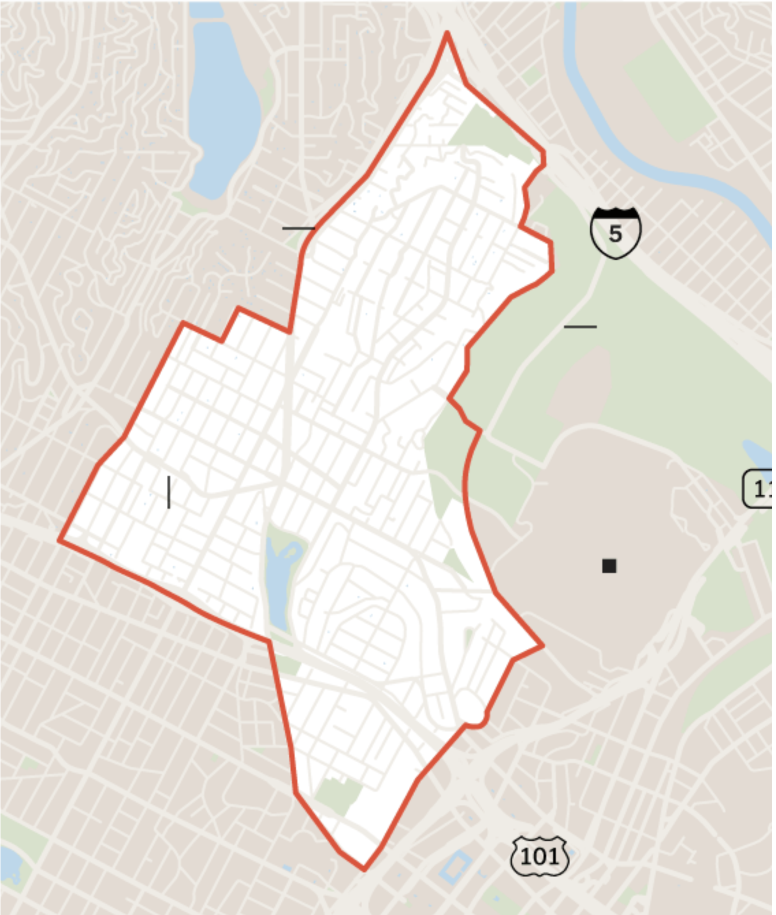
Average Household Income of $95,706

Competitive Local Housing Market with Low Vacancy Rates

Population of 544,947 Within a Three (3) Mile Radius

ECHO PARK OVERVIEW

93	62	50
WALK SCORE	TRANSIT SCORE	BIKE SCORE
WALKER'S PARADISE Daily errands do not require a car	GOOD TRANSIT Many nearby public transportation options	BIKEABLE Some bike infrastructure



Echo Park is one of Los Angeles's most dynamic and culturally rich submarkets, offering a blend of historic charm, urban vibrancy, and ongoing real estate growth. Situated just northwest of Downtown LA, the neighborhood benefits from a central location with easy access to freeways, nearby job centers, and surrounding communities such as Silver Lake, Westlake, and Echo Park Lake. Its tree-lined streets, historic Victorian and Craftsman homes, and hillside bungalows provide a visually distinctive streetscape, while new multifamily and mixed-use developments have expanded housing options and contributed to rising property values. The area is highly walkable, with scores ranging from the low 80s to mid-90s depending on the block, and offers good public transit connections as well as moderate bikeability, making it appealing to young professionals and families alike.

Amenities in Echo Park are abundant and diverse. Residents enjoy the iconic Echo Park Lake, with its paddle boats, walking paths, and regular community events. The neighborhood also features an eclectic array of restaurants, cafes, bars, boutique retail, and independent galleries, particularly along Sunset Boulevard, Alvarado Street, and near the Silver Lake border. Cultural offerings include annual festivals such as the Lotus Festival, live music venues, and public art installations, reinforcing the area's reputation as a creative hub.

Echo Park's real estate market is active and competitive, with recent developments like the 62-unit Alvarado Street apartments and the larger Sunset + Everett project bringing modern amenities, mixed-use options, and affordable housing components to the neighborhood. This growth reflects a broader trend of redevelopment and investment that balances historic preservation with modern urban living. With its combination of central location, lifestyle amenities, walkability, and a strong pipeline of both market-rate and affordable housing, Echo Park continues to attract residents seeking an authentic LA experience, making it a prime submarket for homeowners, renters, and investors alike.

MARKET OVERVIEW

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	92,072	554,302	1,187,929
2025 Estimate			
Total Population	90,421	545,022	1,174,559
2020 Census			
Total Population	88,309	534,959	1,184,848
2010 Census			
Total Population	88,406	523,908	1,184,726
Daytime Population			
2025 Estimate	181,942	792,816	1,348,278

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	38,430	236,864	474,143
2025 Estimate			
Total Households	37,020	229,362	462,042
Average (Mean) Household Size	2.5	2.3	2.6
2020 Census			
Total Households	34,332	215,133	439,149
2010 Census			
Total Households	30,808	189,814	400,253

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
$250,000 or More	4.1%	5.4%	6.3%
$200,000-$249,999	2.1%	2.8%	3.2%
$150,000-$199,999	6.1%	6.7%	7.3%
$125,000-$149,999	4.3%	5.4%	5.9%
$100,000-$124,999	7.5%	8.3%	8.6%
$75,000-$99,999	12.4%	11.1%	11.6%
$50,000-$74,999	16.1%	15.2%	15.2%
$35,000-$49,999	10.9%	10.7%	10.6%
$25,000-$34,999	9.7%	9.1%	8.7%
$15,000-$24,999	8.8%	8.8%	8.4%
Under $15,000	17.9%	16.5%	14.2%
Average Household Income	$74,248	$81,699	$87,932
Median Household Income	$55,730	$60,903	$67,107
Per Capita Income	$31,925	$36,666	$36,522

MARKET OVERVIEW

POPULATION

In 2025, the population in your selected geography is 1,174,559. The population has changed by -0.86 since 2010. It is estimated that the population in your area will be 1,187,929 five years from now, which represents a change of 1.1 percent from the current year. The current population is 51.0 percent male and 49.0 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 40.0. The population density in your area is 14,953 people per square mile.

HOUSEHOLDS

There are currently 462,042 households in your selected geography. The number of households has changed by 15.44 since 2010. It is estimated that the number of households in your area will be 474,143 five years from now, which represents a change of 2.6 percent from the current year. The average household size in your area is 2.6 people.

INCOME

In 2025, the median household income for your selected geography is $67,107, compared with the U.S. average, which is currently $78,171.The median household income for your area has changed by 101.39 since 2010. It is estimated that the median household income in your area will be $79,806 five years from now, which represents a change of 18.9 percent from the current year.

The current year per capita income in your area is $36,522, compared with the U.S. average, which is $41,680. The current year's average household income in your area is $87,932, compared with the U.S. average, which is $103,571.

EMPLOYMENT

In 2025, 607,639 people in your selected area were employed. The 2010 Census revealed that 47.7 percent of employees are in white-collar occupations in this geography, and 26.2 percent are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 33.00 minutes.

HOUSING

The median housing value in your area was $918,369 in 2025, compared with the U.S. median of $333,538. In 2010, there were 82,802.00 owner-occupied housing units and 317,458.00 renter-occupied housing units in your area.

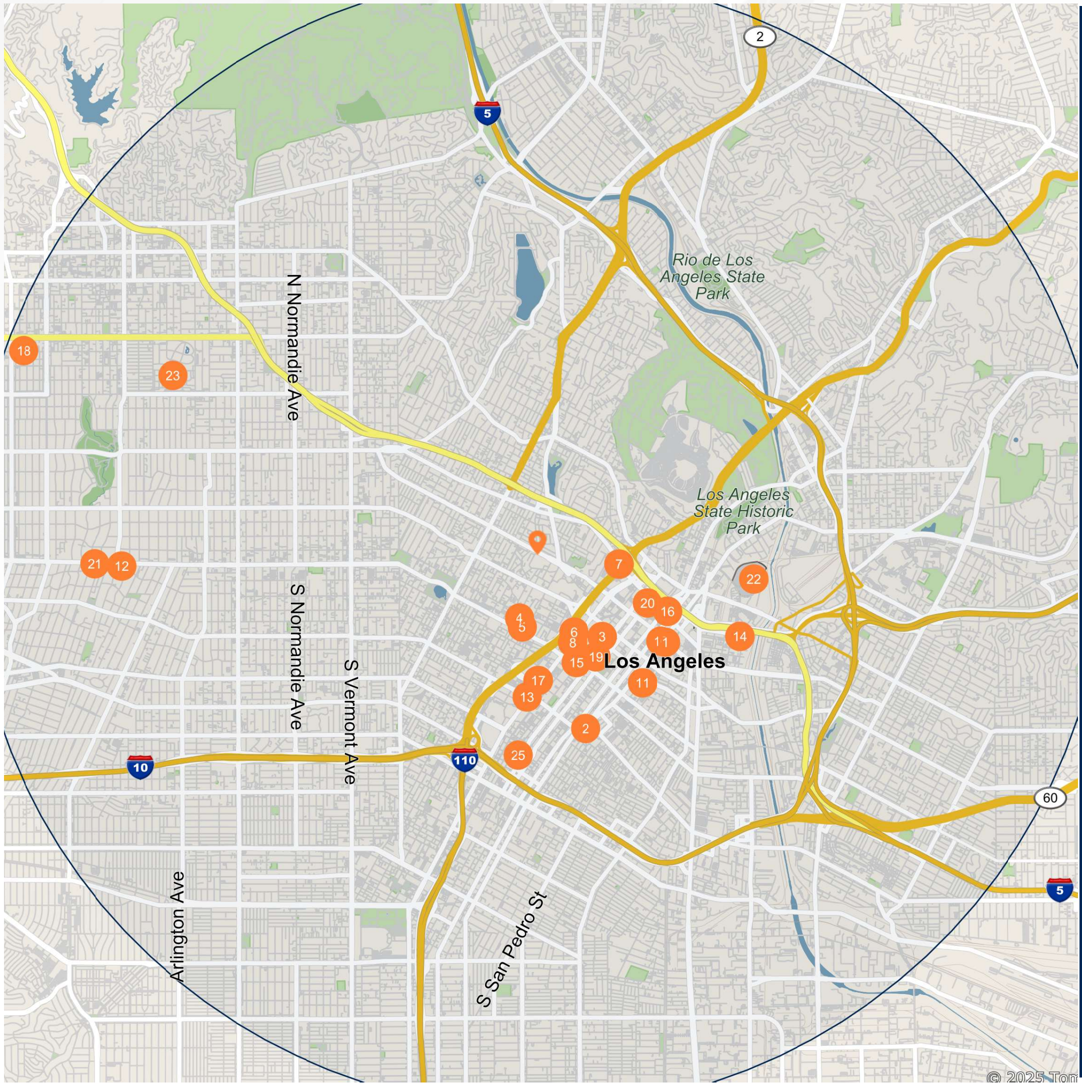
EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 32.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 5.2 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 11.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.2 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 22.5 percent in the selected area compared with the 19.6 percent in the U.S.

MARKET OVERVIEW



	Major Employers	Employees
1	City of Los Angeles-Dept of Transportation	25,000
2	F21 Opco LLC-Forever21	14,971
3	Ocm Pe Holdings LP-	10,000
4	The Orthopedic Institute of-	5,008
5	Samaritan Imaging Center-	5,005
6	Mufg Union Bank Foundation-	4,200
7	Disneyland International-Disneyland	4,000
8	Disneyland International-Disneyland	4,000
9	Wynn Las Vegas LLC-	3,169
10	City of Los Angeles-Police Dept	3,000
11	Golden International-	2,968
12	Mercury Insurance Services LLC-Mercury Insurance	2,945
13	Sbeeg Holdings LLC-	2,693
14	Shryne Group Inc-	2,500
15	Krung Thai Bank Public Co Ltd-Los Angeles Branch	2,247
16	Los Angeles Cnty Dst Attys Off-Lada	2,222
17	John Hancock Life Insur Co USA-John Hancock	2,000
18	Rsg Group USA Inc-Golds Gym	2,000
19	Kimball Office Inc-	1,959
20	County of Los Angeles-	1,947
21	Truck Underwriters Association-	1,767
22	Los Angles Cnty Mtro Trnsp Aut-Lacmta	1,738
23	Paramount Pictures Corporation-Paramount Studios	1,700
24	County of Los Angeles-Sheriffs Dept	1,593
25	Califrnia Hosp Med Ctr Fndtion-	1,500

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PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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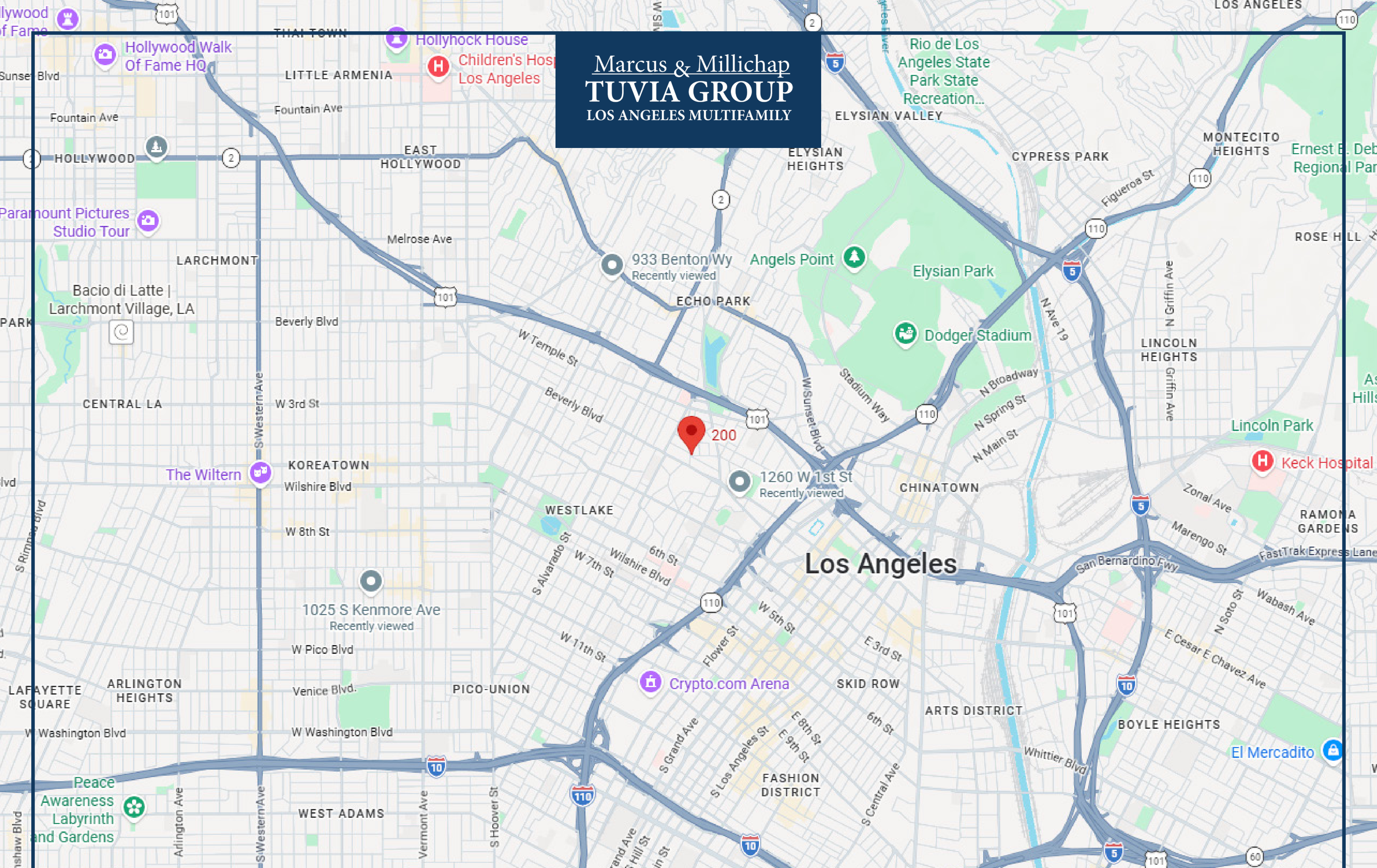

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