

Marcus & Millichap
FUVIA GROUP
LOS ANGELES MULTIFAMILY

3548 SABINA ST

LOS ANGELES, CA 90023

IDEAL ED1 DEVELOPMENT OPPORTUNITY

GOOD BOYLE HEIGHTS LOCATION • RTI PLANS FOR 32-UNIT 100% AFFORDABLE PROJECT • 14,780 SF PROPOSED BUILDING - ALL ONE-BEDROOM UNITS
8,997 SF SINGLE LOT ZONED RD1.5 • THREE-STORY TYPE VA CONSTRUCTION (LOWERED COSTS)

3548 SABINA ST

MARKETING PACKAGE

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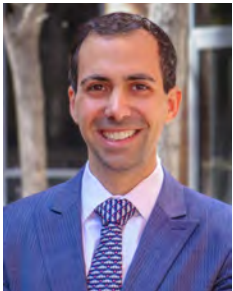
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EXCLUSIVELY LISTED BY



JASON TUVIA

Senior Managing Director Investments
Senior Director - National Multi Housing Group
Encino Office
Tel: (818) 212-2735
Cell: (818) 448-4415
jason.tuvia@marcusmillichap.com
License: CA 01772495



EXECUTIVE SUMMARY

3548 SABINA ST

APN: 5188-006-012

OFFERING PRICE

\$1,225,000

PRICE PER LAND SF

\$136.16

PROPOSED UNITS

32

PRICE PER PROPOSED UNIT

\$38,281

VITAL DATA

Lot Size	8,997 SF
Current Use	Residential
Zoning	RD1.5-1-CUGU

INVESTMENT OVERVIEW

Marcus and Millichap is pleased to present an 8,997 SF Lot with RTI plans located at 3548 Sabina St in Los Angeles, California. The subject property is located in a good Boyle Heights location, just north of Whittier Blvd and west of Indiana St.

Boyle Heights is a historic, densely populated neighborhood east of Downtown Los Angeles, known for its cultural heritage and strong Latino roots. The submarket offers relatively affordable multifamily housing compared to nearby urban cores, attracting investors seeking value-add opportunities. Proximity to Downtown, USC Health Sciences Campus, and major transit lines—including the Metro Gold Line—supports rental demand. The area features a mix of older housing stock with renovation potential and limited new development. Retail corridors along Cesar Chavez Avenue and First Street provide local amenities. Ongoing public and private investment continues to improve infrastructure, positioning Boyle Heights as an emerging submarket with long-term growth potential.

This offering presents a good Boyle Heights development opportunity on an 8,997 SF lot with RTI plans for a 32-unit, 100% affordable project comprised of 75% (24 units) low-income, 22% (7 units) moderate-income, and 3% (1 unit) market-rate units. The project features a streamlined unit mix of all one-bedroom units within a three-story Type V-A building totaling 14,780 SF. The property has a very efficient stacked layout for reduced construction costs. In addition, there is alley access in the back. Notably, the absence of extremely low-income units supports higher scheduled rents, with projected one-bedroom rents of approximately \$2,200 at 80% AMI. The property offers strong access to major corridors, freeways, the Metro E Line, and nearby amenities.

Overall, this is a rare opportunity to develop an RTI 32-unit affordable project with an efficient one-bedroom unit mix, favorable income targeting that supports stronger rents, and a cost-effective Type V-A design in a solid Boyle Heights location.



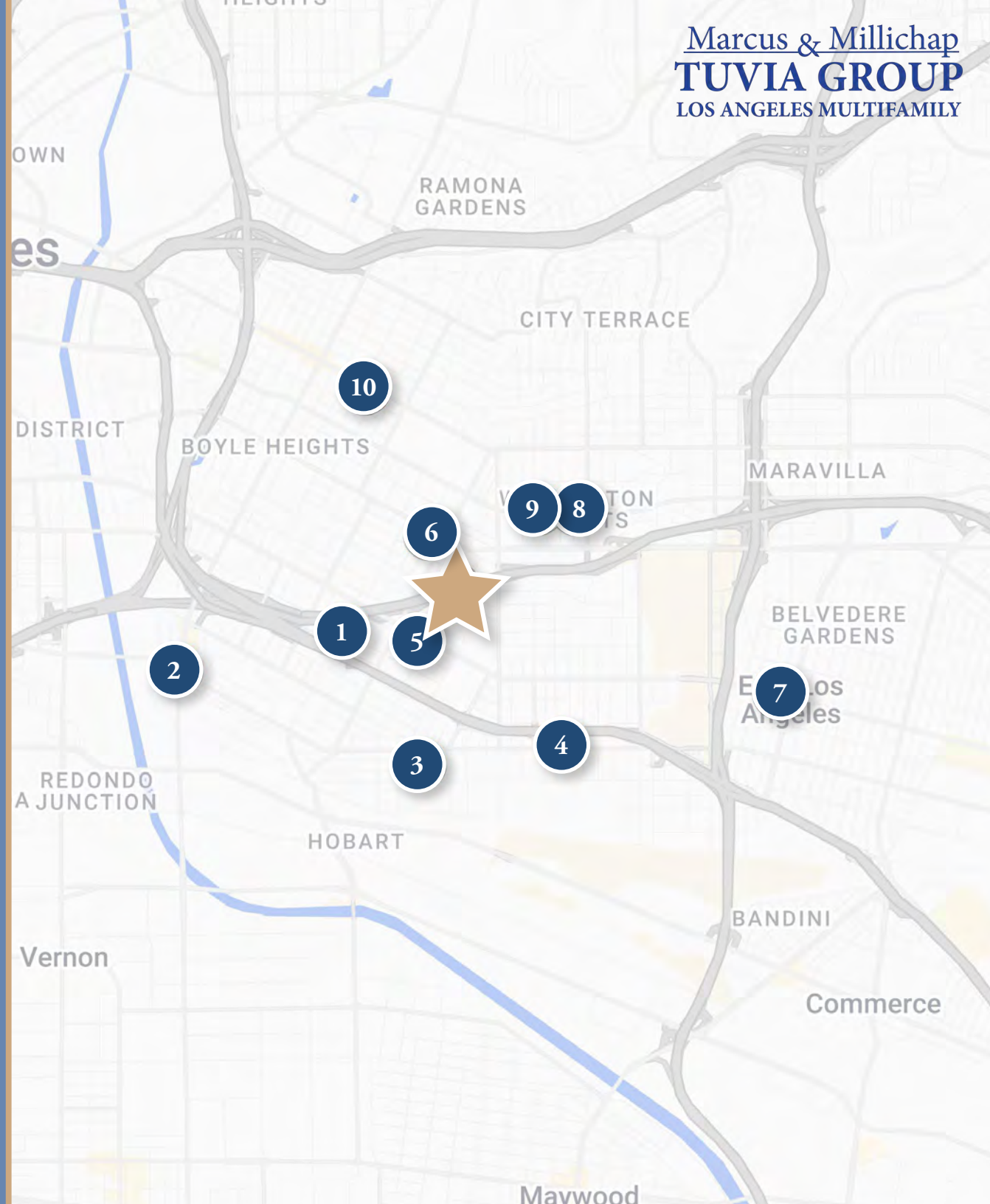
INVESTMENT HIGHLIGHTS

- ✓ Good Boyle Heights Location
- ✓ 8,997 SF Single Lot
- ✓ RTI Plans for 32-Unit 100% Affordable Project - 75% (24 Units) Low-Income, 22% (7 Units) Moderate-Income, and 3% (1 Unit) Market Rent
- ✓ Streamlined Unit Mix - All One-Bedroom Units
- ✓ Three-Story Type VA Construction (Lower Construction Costs)
- ✓ 14,780 SF Proposed Building
- ✓ Alley Access in the Back with Efficient Floor Plan for Lowered Construction Costs
- ✓ No Extremely Low-Income Units - Much Higher Scheduled Rents than Typical ED1 Projects
- ✓ Projected One-Bedroom Rents are ~\$2,200+ at the 80% AMI Level Based on Current Housing Department Schedules
- ✓ Dominant Access to Commercial Corridors - Whittier Blvd, Indiana St, and Olympic Blvd
- ✓ Immediate Access to the 5, 60, 710, 10, and 101 Freeways
- ✓ Conveniently Located Near the Metro E Line Light Rail Station (Indiana), Providing Easy Access to Various Parts of LA
- ✓ Nearby Salazar Park and Ramon Garcia Recreation Center for Outdoor Activities
- ✓ Close Proximity to Many Nearby Amenities such as Starbucks Coffee Company, Vallarta Supermarkets, East Los Angeles Hospital, Nike Community Store - East LA, CVS Pharmacy, The Paramount (Live Music Venue), Anhello Coffee, First Street Burgers, Citadel Outlets, and Target



NEARBY RETAIL & AMENITIES

1. Ramon Garcia Recreation Center - 1016 Fresno St
2. Starbucks Coffee Company - 2675 E Olympic Blvd
3. CVS Pharmacy - 3644 E Olympic Blvd
4. LA Community Hospital - 4081 E Olympic Blvd
5. McDonald's - 3458 Whittier Blvd
6. CafeNiña - 3264 E 4th St
7. Nike Community Store - 4585 Whittier Blvd
8. First Street Burgers - 3737 1st St
9. Anhelos Coffee - 3609 1st St
10. The Paramount - 2708 E Cesar E Chavez Ave







AI-Generated Rendering of Completed 100% Affordable Project
at 3548 Sabina Street

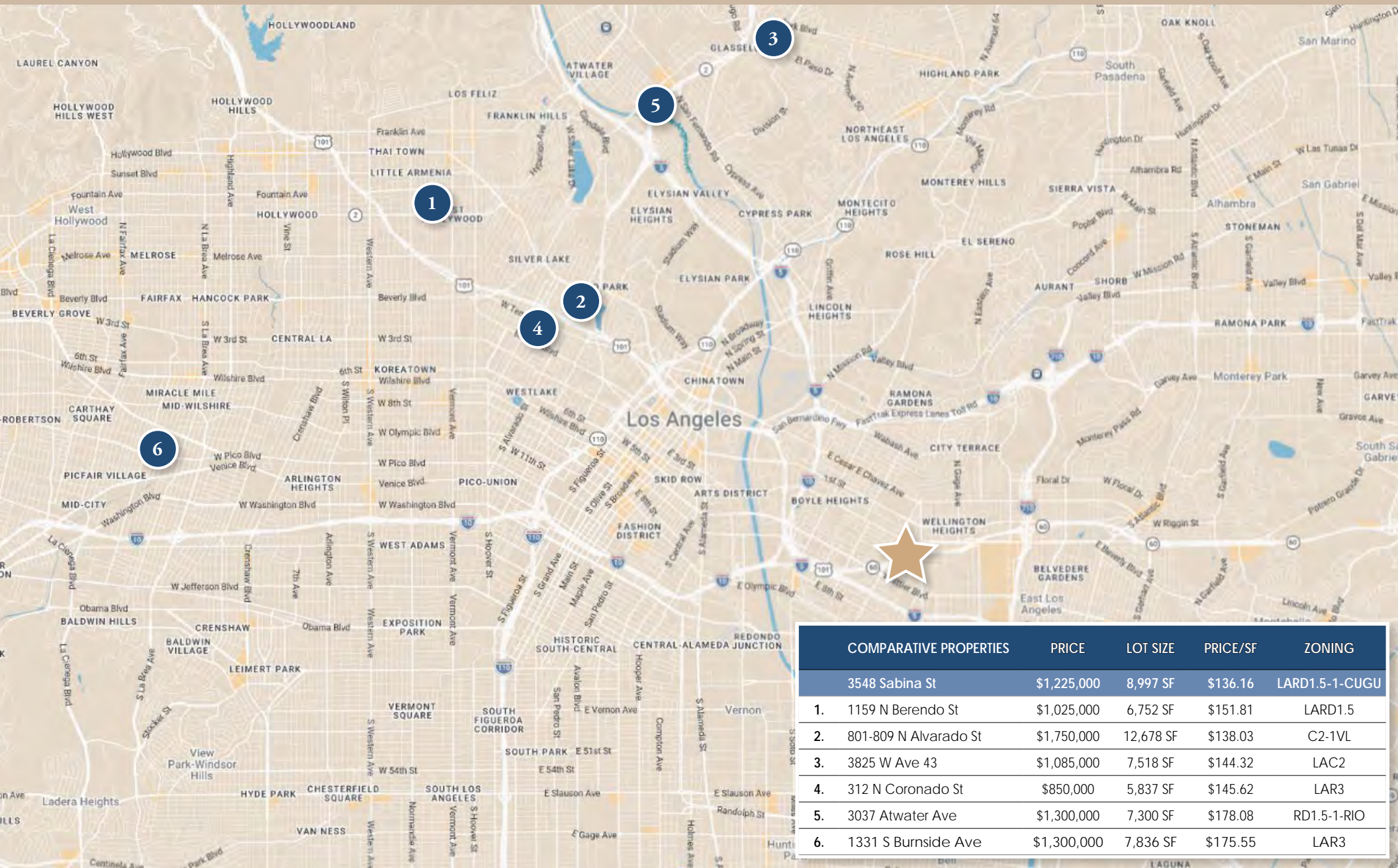
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SALES COMPARABLES



	COMPARATIVE PROPERTIES	PRICE	LOT SIZE	PRICE/SF	ZONING
	3548 Sabina St	\$1,225,000	8,997 SF	\$136.16	LARD1.5-1-CUGU
1.	1159 N Berendo St	\$1,025,000	6,752 SF	\$151.81	LARD1.5
2.	801-809 N Alvarado St	\$1,750,000	12,678 SF	\$138.03	C2-1VL
3.	3825 W Ave 43	\$1,085,000	7,518 SF	\$144.32	LAC2
4.	312 N Coronado St	\$850,000	5,837 SF	\$145.62	LAR3
5.	3037 Atwater Ave	\$1,300,000	7,300 SF	\$178.08	RD1.5-1-RIO
6.	1331 S Burnside Ave	\$1,300,000	7,836 SF	\$175.55	LAR3

SALES COMPARABLES



3548 SABINA ST
LOS ANGELES, CA 90023

PRICING INFORMATION

List Price	\$1,225,000
Lot Size	8,997 SF
Price/SF	\$136.16
Zoning	LARD1.5-1-CUGU
Notes	RTI for 32 Units
Price/Proposed Unit	\$38,281



1159 N BERENDO ST
LOS ANGELES, CA 90029

PRICING INFORMATION

Sale Price	\$1,025,000
COE Date	12/30/2025
Lot Size	6,752 SF
Price/SF	\$151.81
Zoning	LARD1.5
Sale Notes	-
Price/Proposed Unit	-



801-809 N ALVARADO ST
LOS ANGELES, CA 90026

PRICING INFORMATION

Sale Price	\$1,750,000
COE Date	9/5/2025
Lot Size	12,678 SF
Price/SF	\$138.03
Zoning	C2-1VL
Sale Notes	RTI for 55 Units
Price/Proposed Unit	\$31,818

SALES COMPARABLES



3825 W AVE 43
LOS ANGELES, CA 90041

PRICING INFORMATION

Sale Price	\$1,085,000
COE Date	4/22/2025
Lot Size	7,518 SF
Price/SF	\$144.32
Zoning	LAC2
Sale Notes	-
Price/Proposed Unit	-



312 N CORONADO ST
LOS ANGELES, CA 90026

PRICING INFORMATION

Sale Price	\$850,000
COE Date	1/3/2025
Lot Size	5,837 SF
Price/SF	\$145.62
Zoning	LAR3
Sale Notes	-
Price/Proposed Unit	-



3037 ATWATER AVE
LOS ANGELES, CA 90039

PRICING INFORMATION

Sale Price	\$1,300,000
COE Date	3/14/2025
Lot Size	7,300 SF
Price/SF	\$178.08
Zoning	RD1.5-1-RIO
Sale Notes	-
Price/Proposed Unit	-

SALES COMPARABLES



1331 S BURNSIDE AVE
LOS ANGELES, CA 90019

PRICING INFORMATION

Sale Price	\$1,300,000
COE Date	4/30/2025
Lot Size	7,836 SF
Price/SF	\$175.55
Zoning	LAR3
Sale Notes	-
Price/Proposed Unit	-

BOYLE HEIGHTS

Cultural Los Angeles Within Minutes of Downtown LA



LOCATION HIGHLIGHTS

Boyle Heights is a densely populated, historic Eastside neighborhood of Los Angeles with roughly 80-85,000 residents and about 22,500 to 23,000 households. The average household size is large—around 3 to 4 people per household—reflecting its family-oriented character. Approximately 75% of housing units are renter-occupied. The population is overwhelmingly Latino/Hispanic, with strong immigrant communities and a vibrant local culture. The median household income is modest: estimates range from \$50,000 to \$57,000/year, with somewhat lower income in certain tracts. The average household income is higher but still constrained by cost pressures and lower incomes in older housing stocks.

In terms of developments, Boyle Heights is going through an active phase of updating its regulatory framework and project pipeline. The recently adopted Boyle Heights Community Plan (approved in 2024) anticipates space for thousands of new housing units (both market-rate and affordable), jobs, and population growth by 2040. It emphasizes affordable housing incentives, especially family-sized units and lower income tiers, along transit corridors and near the L.A. River, while working to protect existing residents from displacement. Among specific real estate projects are a seven-story mixed-use building on South Soto Street with 123 apartments plus retail, and a 28-unit apartment building proposed near East Cesar Chavez Avenue, both with provisions for affordable units.

Overall, Boyle Heights combines its rich cultural identity, central location just east of Downtown L.A., and growing infrastructure investment. For residents, this means more housing choices near transit, newer amenity offerings, and stronger land use protections. For investors or developers, the balancing act lies in navigating affordability mandates, community advocacy, and rising demand—making Boyle Heights both one of the more challenging but potentially rewarding submarkets in Greater LA.



Average Household Income of \$62,041



Strong Gentrification Process Over the Last Five (5) Years



Population of 287,003 Within a Three (3) Mile Radius

Mariachi Plaza

BOYLE HEIGHTS MARKET OVERVIEW

83

WALK SCORE

VERY WALKABLE

Most errands can be accomplished by foot

67

TRANSIT SCORE

GOOD TRANSIT

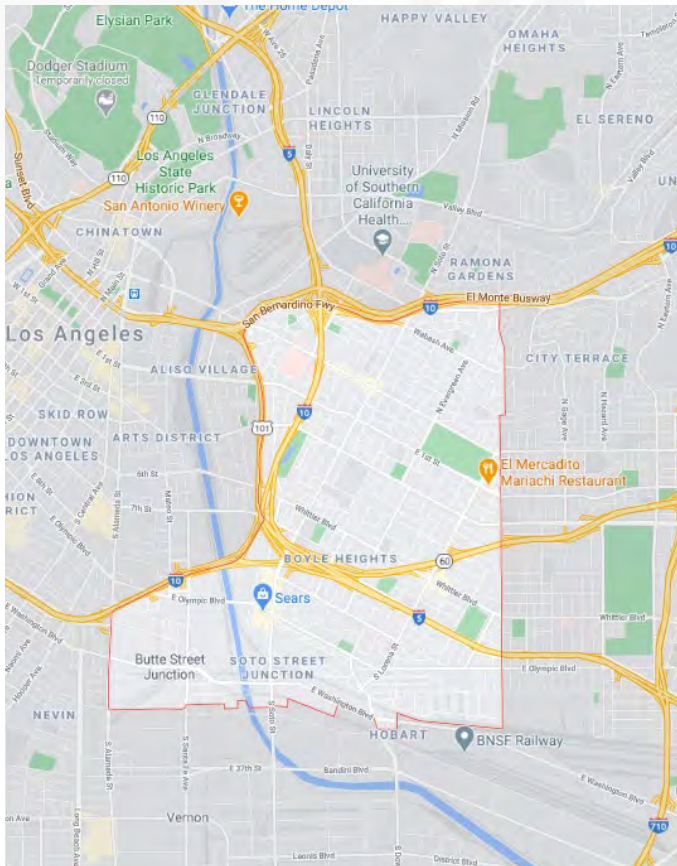
Many nearby public transportation options

56

BIKE SCORE

BIKEABLE

Some bike infrastructure



Boyle Heights is a historic and culturally rich neighborhood located just east of Downtown Los Angeles. With a population of approximately 80,000 residents, the area boasts a vibrant Latino community, contributing to its dynamic cultural landscape. The neighborhood's central location offers convenient access to major employment centers, educational institutions, and healthcare facilities, making it an attractive option for both residents and investors.

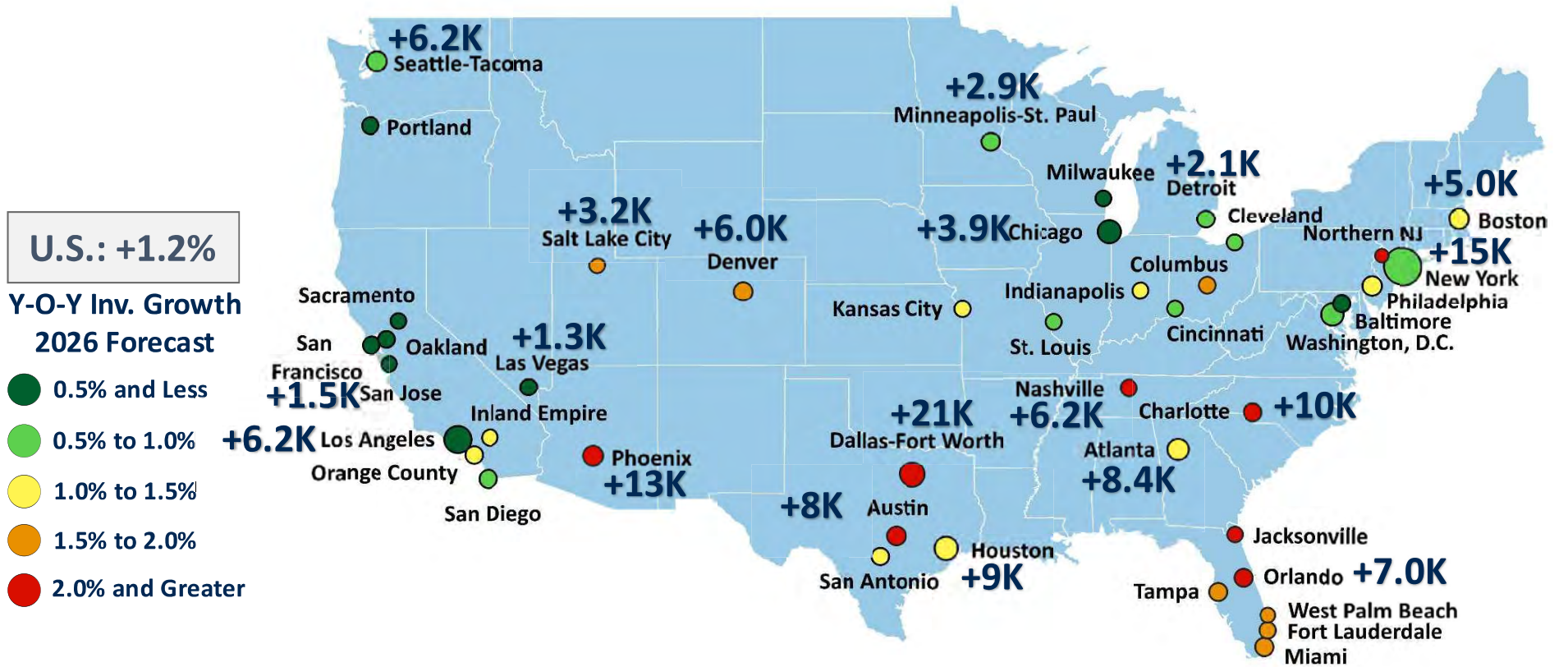
Boyle Heights is undergoing significant transformation, with several developments aimed at addressing housing needs and enhancing community amenities. Notably, the Lorena Plaza project, a four-story mixed-use development, offers 48 units of affordable housing for low-income families and households that have experienced homelessness, with half of the units set aside for veterans. Units at the property include studios and one- to three-bedroom apartments. This project reflects the community's commitment to providing supportive housing options.

Another major development is the Los Lirios project, a five-story apartment complex featuring 64 units of affordable housing. Located next to the Metro E Line Soto Station, this transit-oriented development aims to serve families earning between 30 and 50 percent of the Area Median Income. The project also includes supportive housing for residents who previously experienced homelessness. Los Lirios represents a collaborative effort between BRIDGE Housing, LA Metro, and the East Los Angeles Community Corporation.

Boyle Heights is known for its strong sense of community and active neighborhood associations. Residents enjoy a variety of local amenities, including parks, schools, and community centers. The neighborhood's rich cultural heritage is celebrated through events and festivals, fostering a tight-knit community atmosphere. Additionally, ongoing infrastructure improvements are enhancing the area's appeal, contributing to its continued growth and development.

MARKET OVERVIEW

2026 Multifamily Inventory Growth: Easing In Most Metros – Still Elevated In Sunbelt



Bubble size correlated to total inventory amount
Sources: Marcus & Millichap Research Services, RealPage, Inc.

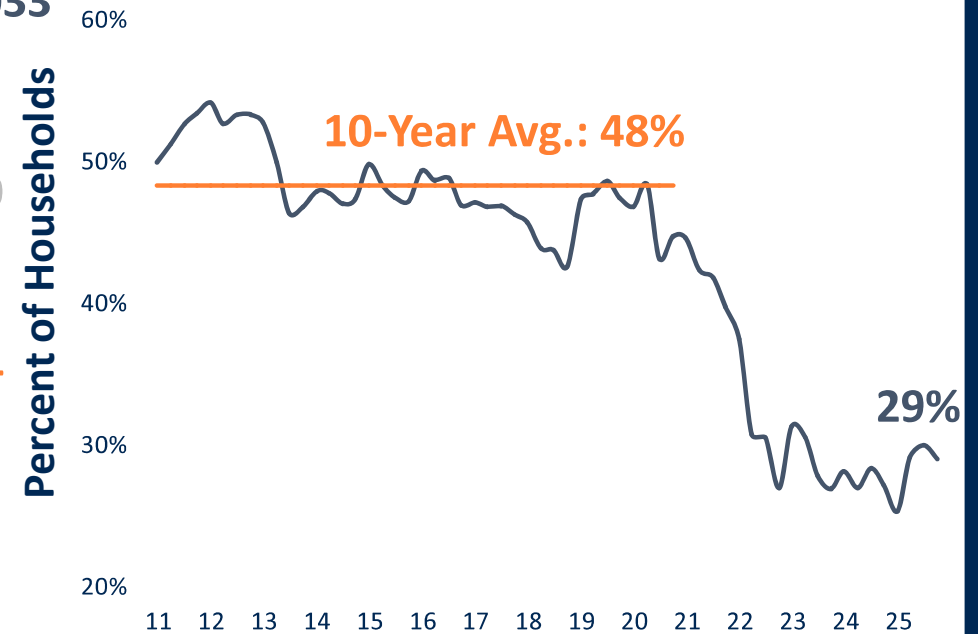
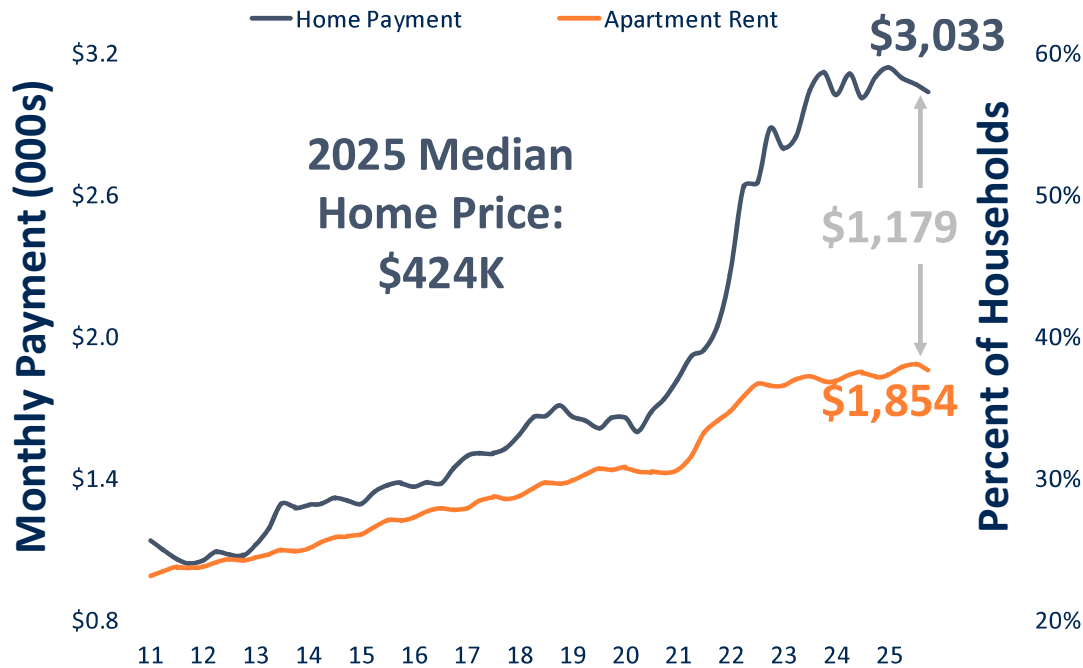
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MARKET OVERVIEW

Housing Affordability Gap Remains Wide; Loan Qualification A Significant Homebuyer Barrier

Affordability Gap Between Monthly Home Payment and Apartment Rent

Share of Households That Qualify For Loan on Median-Priced Home

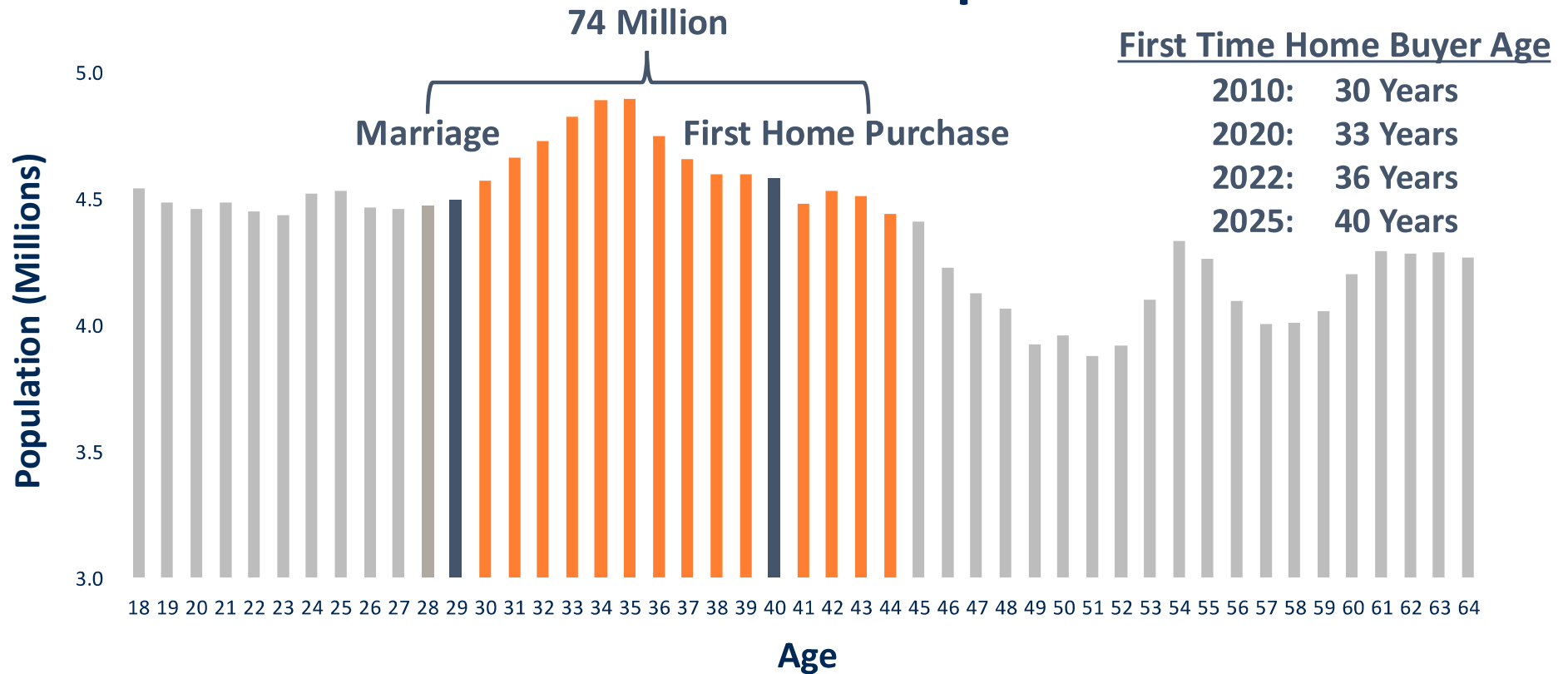


Mortgage payments based on median home price for a 30-year fixed rate mortgage, 90% LTV, taxes, insurance, and PMI; 27% mortgage payment coverage ratio
Sources: Marcus & Millichap Research Services, RealPage, Inc., Freddie Mac, National Association of Realtors, U.S. Census Bureau

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MARKET OVERVIEW

Demographics Are Shaping Multifamily Needs; Millennial Generation Drives Apartment Demand



Age of marriage as of 2024; first home purchase as of 2025
 Population by single year of age estimated for 2025 year-end
 Sources: Marcus & Millichap Research Services, U.S. Census Bureau, National Association of Realtors

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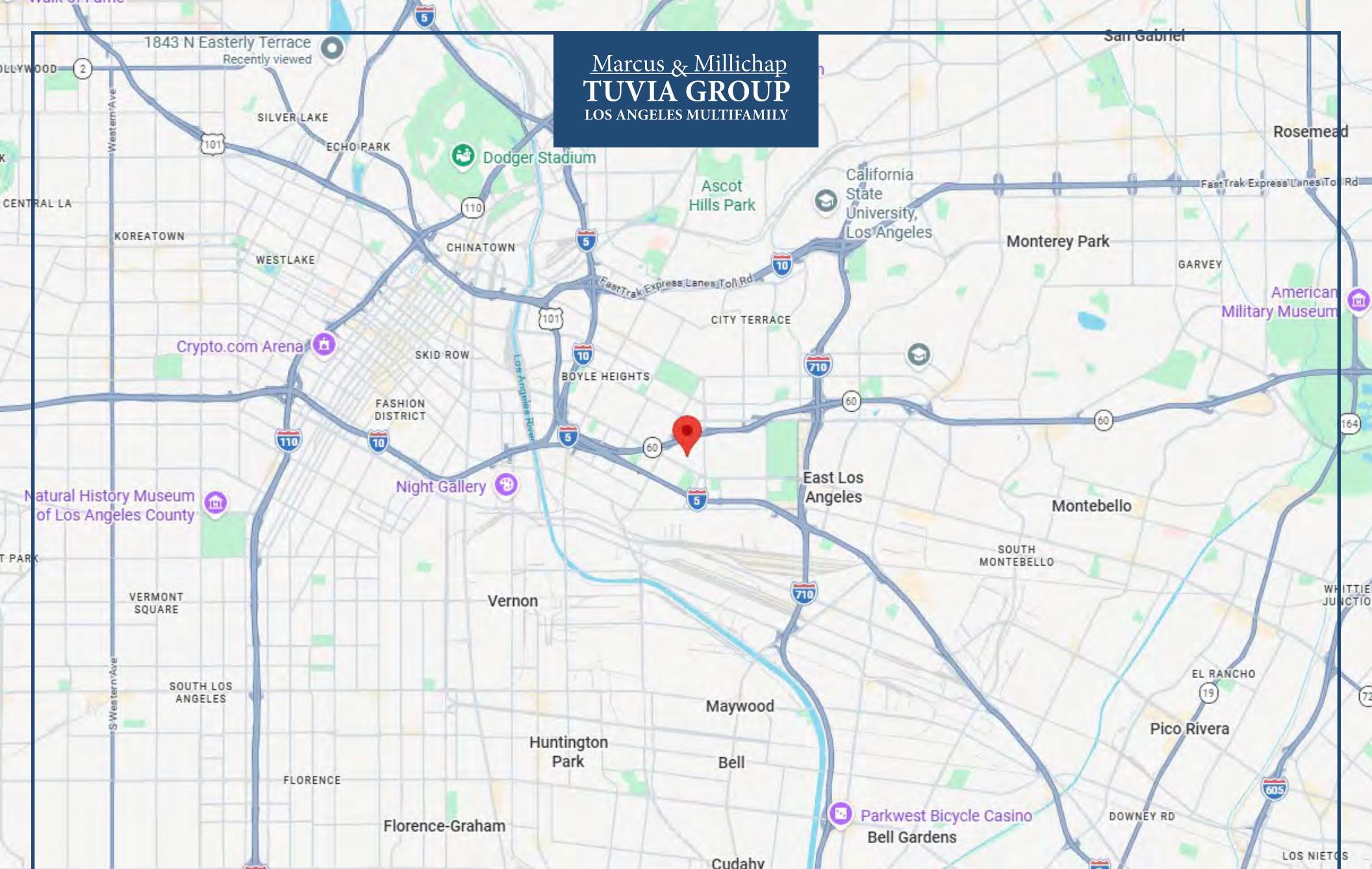
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