



616 N. Juanita Ave.  
Virgil Village

Urban  
Hillsides  
Real Estate

AVENUE 8

\$1,295,000

## SFR Sold for Land Value - Prime Virgil Village Location

Virgil Village Opportunity Zone SFR sold for land value. Gentle downslope at the front then flat 7,502 square foot lot (50 x 150) zoned R3 and TOC Tier 3. Similar upslope parcel across the street has been approved for a 17-unit residential apartment building. Centrally located with easy access to subways (1/2 mile to Vermont & Santa Monica station), public transportation (1/2 block) and LACC. Virgil Village neighborhood near Melrose and Vermont with a thriving commercial corridor. Probate sale with full authority. No court confirmation needed. Buyer to verify all details.

Price: \$1,295,000

Sale Type: Investment

Zone: R3 and TOC Tier 3

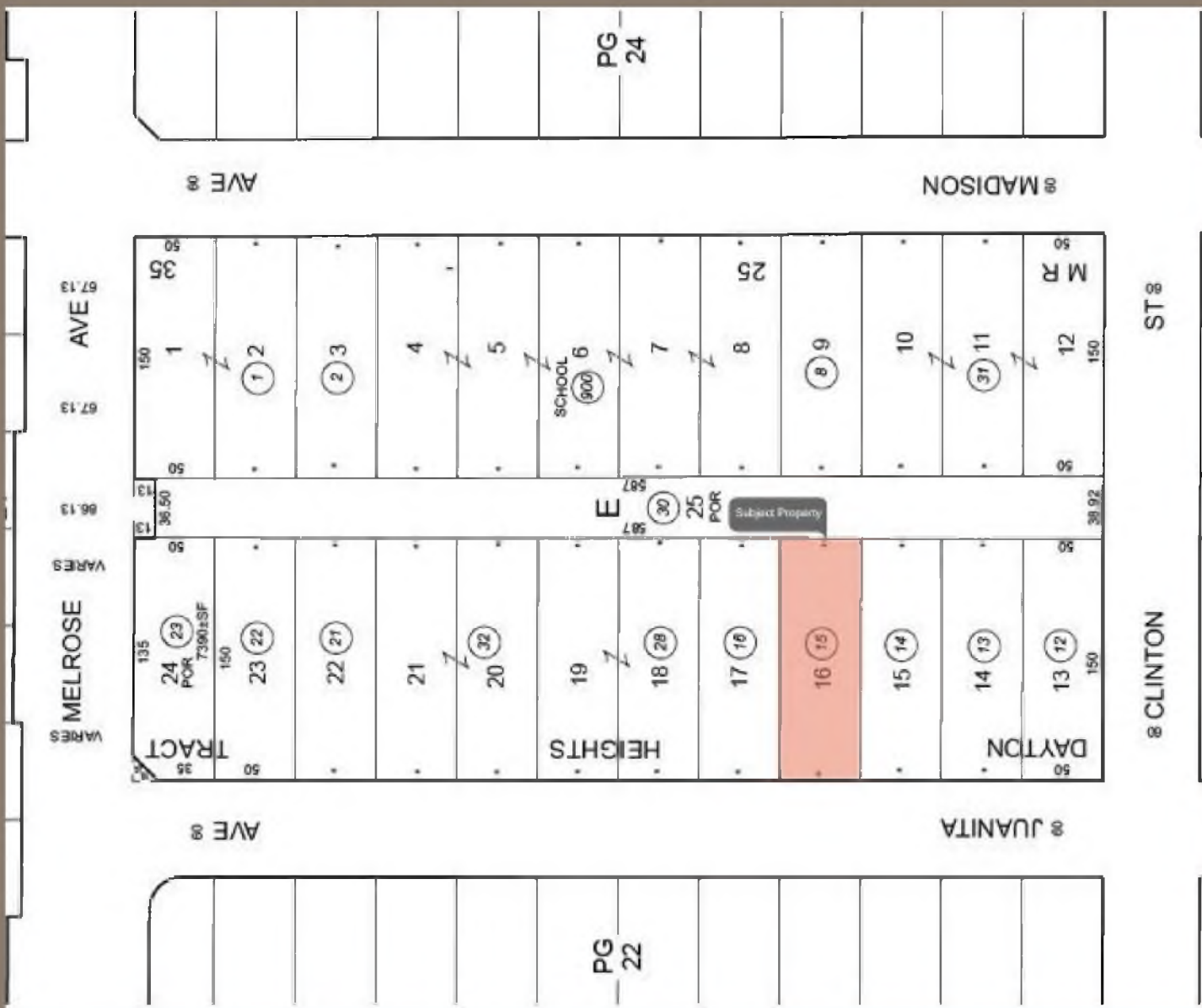
Lot Size: 7,502 sq ft (approx)

Opportunity Zone: Yes

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# The Offering

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



Parcel Map

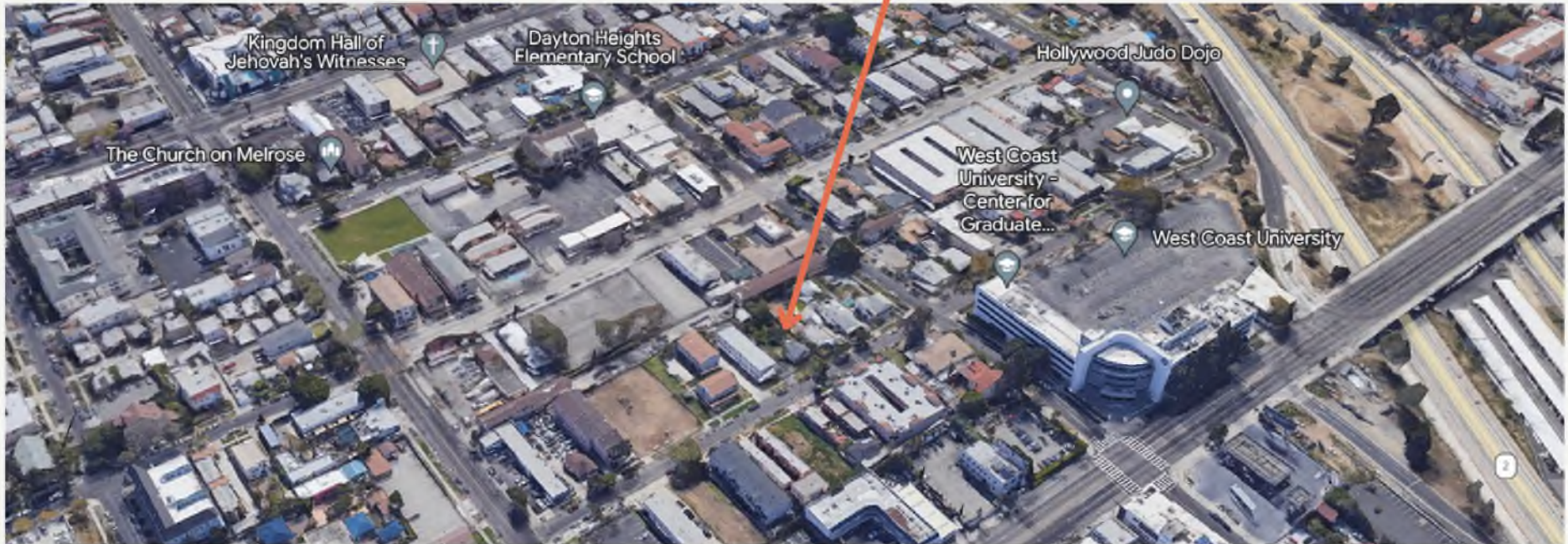








616 N. Juanita Ave.







3-D images at  
[urbanhillsides.com/616-juanita](http://urbanhillsides.com/616-juanita)

Estimated population: 59,621      Median age: 35.5  
Occupancy: Owner - 14.41%    Rented - 75.68%    Vacant - 9.91%  
Workforce: Blue Collar - 17.92%    White Collar - 82.08%

Walk Score® - Very Walkable (88)      Bike Score® - Very Bikeable (75)      Noise Level - 41 db

### Transit - Subway

Vermont/Santa Monica Station - 11 min walk    0.6 mi  
Vermont/Beverly - 11 min walk    0.7 mi  
Vermont/Sunset - 2 min drive    1.2 mi  
Wilshire/Vermont - 3 min drive    1.7 mi  
Wilshire/Normandie - 4 min drive    2.2 mi

### Transportation - Commuter Rail

Glendale Commuter Rail (Ventura County, Antelope Valley Lines) - 8 min drive    4.2 mi  
Union Station Commuter Rail - 10 min drive    4.4 mi  
Cal State LA Commuter Rail (San Bernardino Line) - 11 min drive    8.4 mi  
Downtown Burbank Commuter Rail (Ventura County, Antelope Valley Lines) - 14 min drive    8.4 mi  
Burbank-Bob Hope Airport Commuter Rail (Ventura County Line) - 18 min drive    11.1 mi

### Airport

Bob Hope Airport - 19 min drive    11.4 mi  
Los Angeles International Airport - 27 min drive    15.6 mi

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# Community

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90004

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### Website

[urbanhillsides.com](http://urbanhillsides.com)

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