

OFFERING MEMORANDUM

3609-3615 RICHARDSON DR

Los Angeles, CA 90065

2 Vacant Lots in Glassell Park

COMPASS
COMMERCIAL

PINNACLE
ESTATE PROPERTIES, INC.



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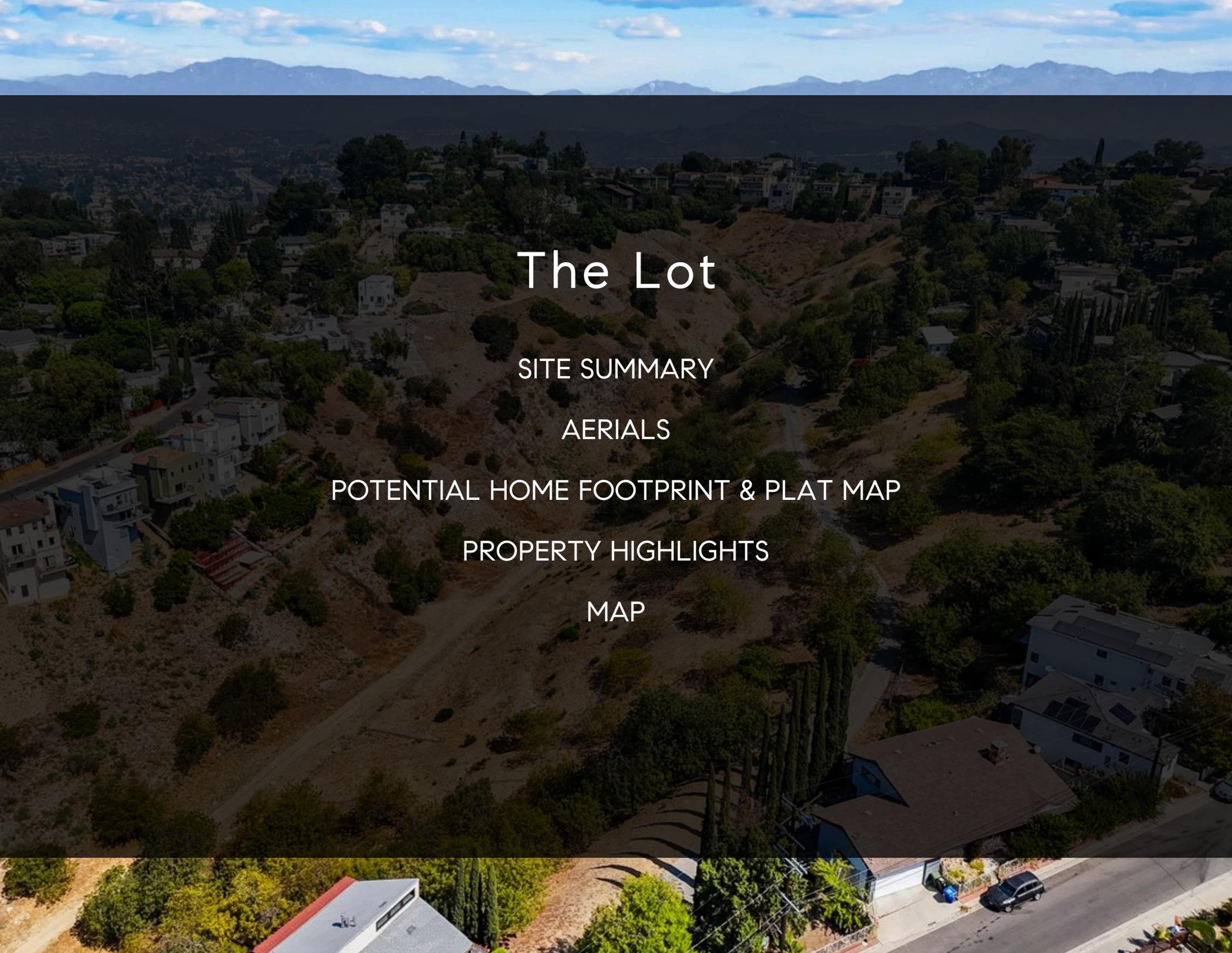
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An aerial photograph of a residential neighborhood on a hillside. The houses are scattered across the slope, with some larger multi-story buildings and many smaller ones. The terrain is a mix of dirt and greenery. In the background, a range of mountains is visible under a blue sky with scattered clouds. The text is overlaid in white on a dark semi-transparent background.

The Lot

SITE SUMMARY

AERIALS

POTENTIAL HOME FOOTPRINT & PLAT MAP

PROPERTY HIGHLIGHTS

MAP

Executive Summary

An incredible opportunity for development awaits at 3609 & 3615 Richardson Dr, located in the vibrant neighborhood of Glassell Park. This hillside lot comes with a major head start: Seller has a survey, geological survey, arborist reports, architectural & structural plans, and renderings (some may need updating). The plans call for a 2,660 SF and 2,596 SF 3-story modern homes with a street level garage and views towards DTLA. Located on a paved street just off Cazador St, there are homes just a few doors down from the subject property. It's central location near trendy eateries, shops, and easy freeway access, Glassell Park continues to rise as one of Los Angeles' most desirable communities. Don't miss your chance to bring a vision to life on this ready-to-go parcel. *CAN BE SOLD TOGETHER OR SEPARATE.*

OFFERED AT

3609: \$95,000

3615: \$95,000

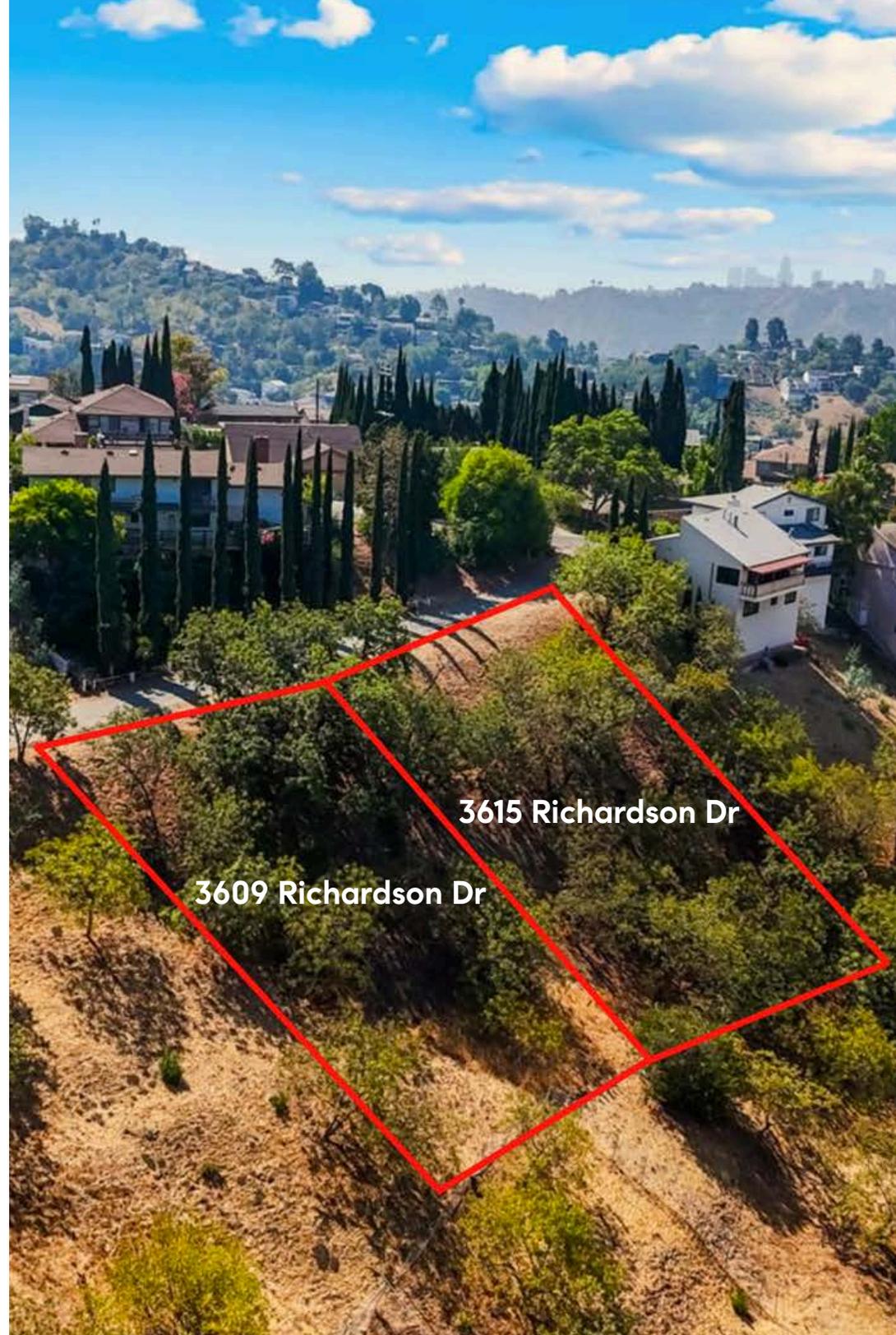
LOT HIGHLIGHTS

PROPERTY TYPE Vacant Lot

ZONING LARE20

3609 RICHARDSON: 5,698 Lot SF (\$16.67/Lot SF)

3615 RICHARDSON: 5,520 Lot SF (17.21/Lot SF)





SITE SUMMARY

THE OFFERING

Address	3609-3615 Richardson Dr Los Angeles, CA 90065
Property Type	Vacant Lot
Assessor's Parcel	3609: 5462-011-018 3615: 5462-011-019

SITE DESCRIPTION

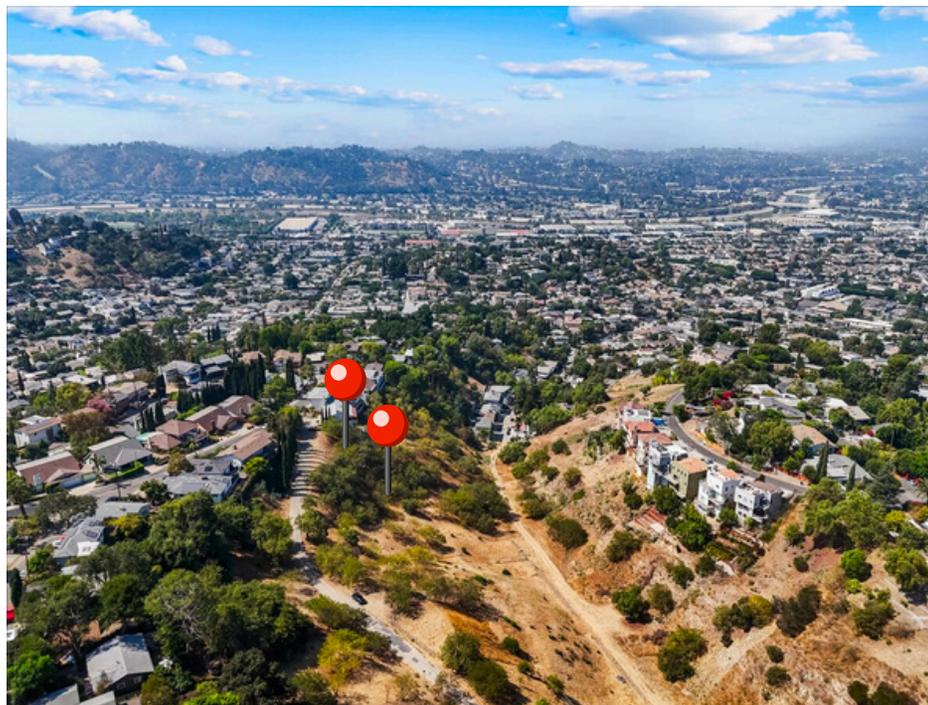
Lot Size	± 3609: 5,698 Lot SF ± 3615: 5,520 Lot SF
Year Built	N/A
Zoning	LARE20



3609 & 3615 Richardson Dr



Aerial Facing East



Aerial Facing South



Aerial Facing North

Engineered Plans



2,596 SF & 2,660 SF 3-Story Modern Homes



Street Level Garage View Facing North



View Facing West



Aerial of Homes Facing South



3609 Richardson Dr
5,698 Lot SF

3615 Richardson Dr
5,520 Lot SF

View Facing North

Glendale



Atwater Village

Glassell Park



Highland Park

Mount Washington

Richardson Dr

Cazador St

Parish Ave



View Facing South

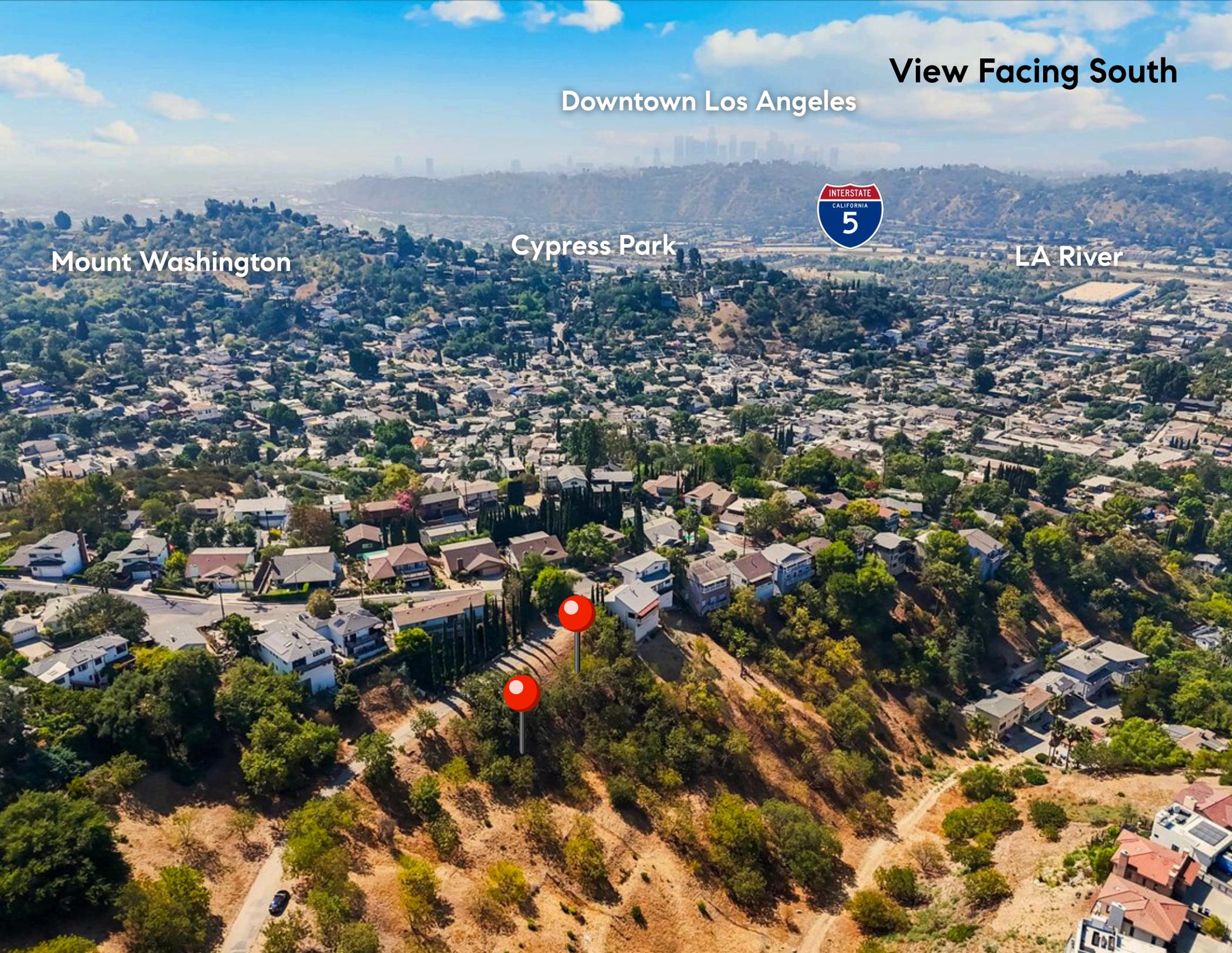
Downtown Los Angeles



Mount Washington

Cypress Park

LA River





View Facing West

Elysian Park

Elysian Valley



Glassell Park

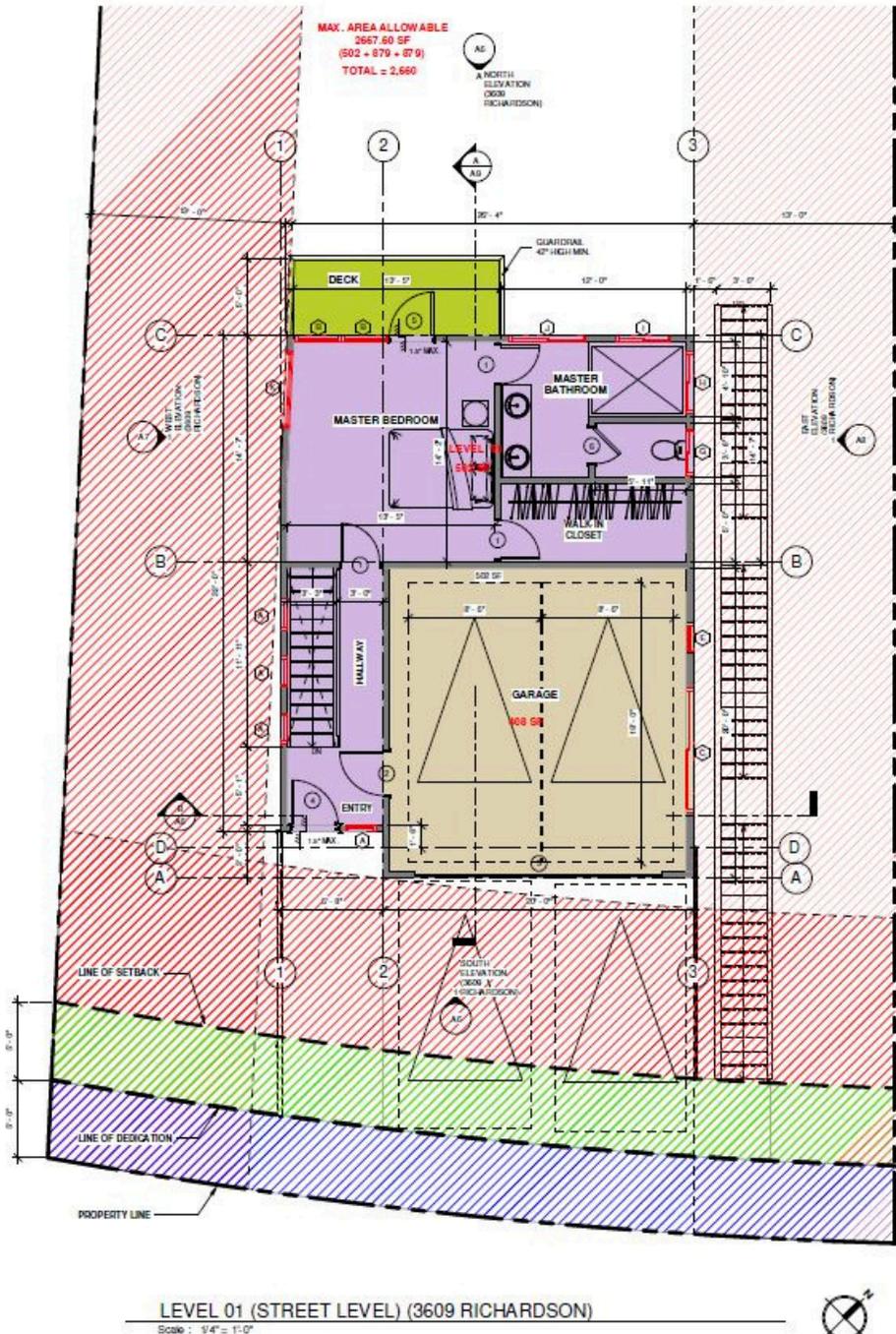


3609 Richardson Dr - Engineered Floor Plan Level 1

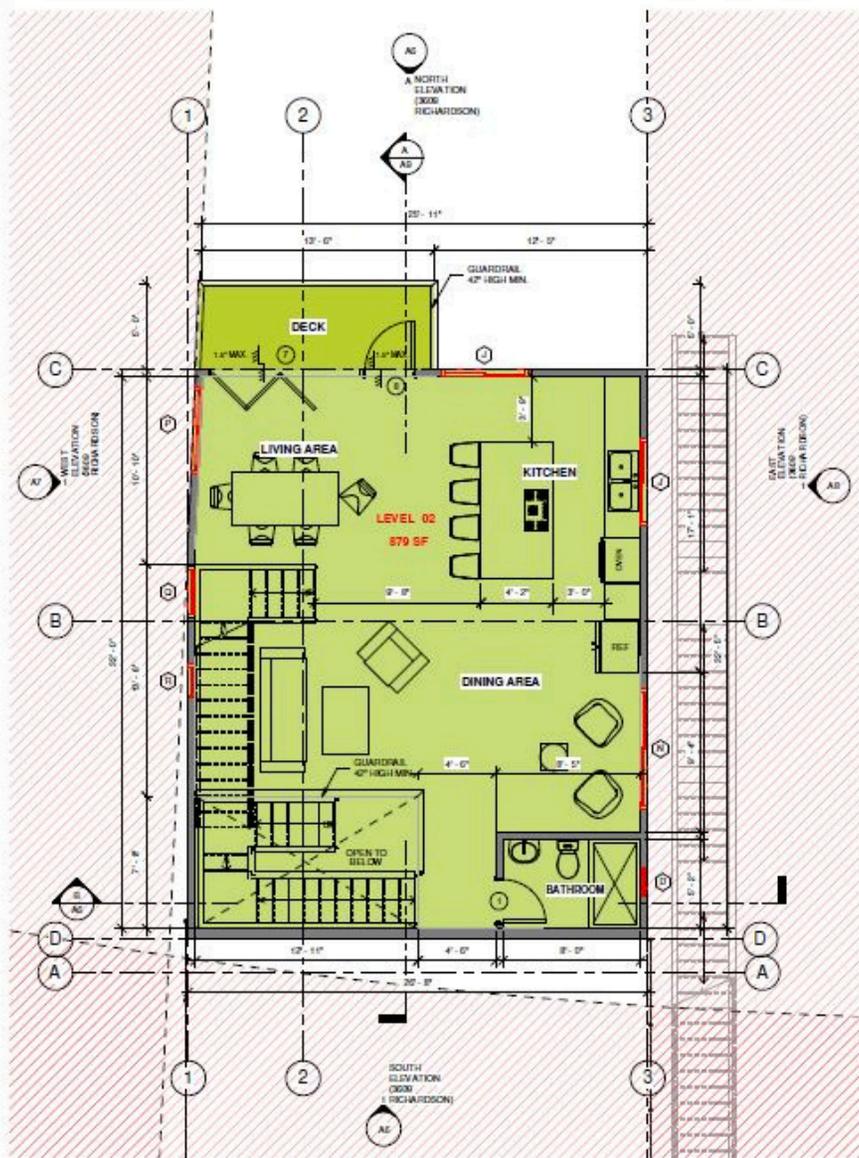
(Contact Dana for 3615 Richardson Dr Floor Plan)

Level 1 (Street/Garage Level - 502 SF):

- **Garage (408 SF):** Spacious 2-car garage with direct access to the entryway.
- **Main Entry:** Leads into the home with stairs connecting to the upper levels.
- **Master Suite:**
 - **Bedroom:** Positioned at the rear for added privacy.
 - **Bathroom:** Ensuite with modern layout.
 - **Walk-in Closet:** Large storage and dressing area.
- **Outdoor Deck:** Private deck connected to the master suite, offering fresh air and light.
- **Hallway Access:** Circulates between the entry, bedroom, and garage.
- **Natural Light:** Windows and a sliding door provide outdoor access and light into the bedroom and deck.



3609 Richardson Dr - Engineered Floor Plan Level 2



LEVEL 02 (3609 RICHARDSON)

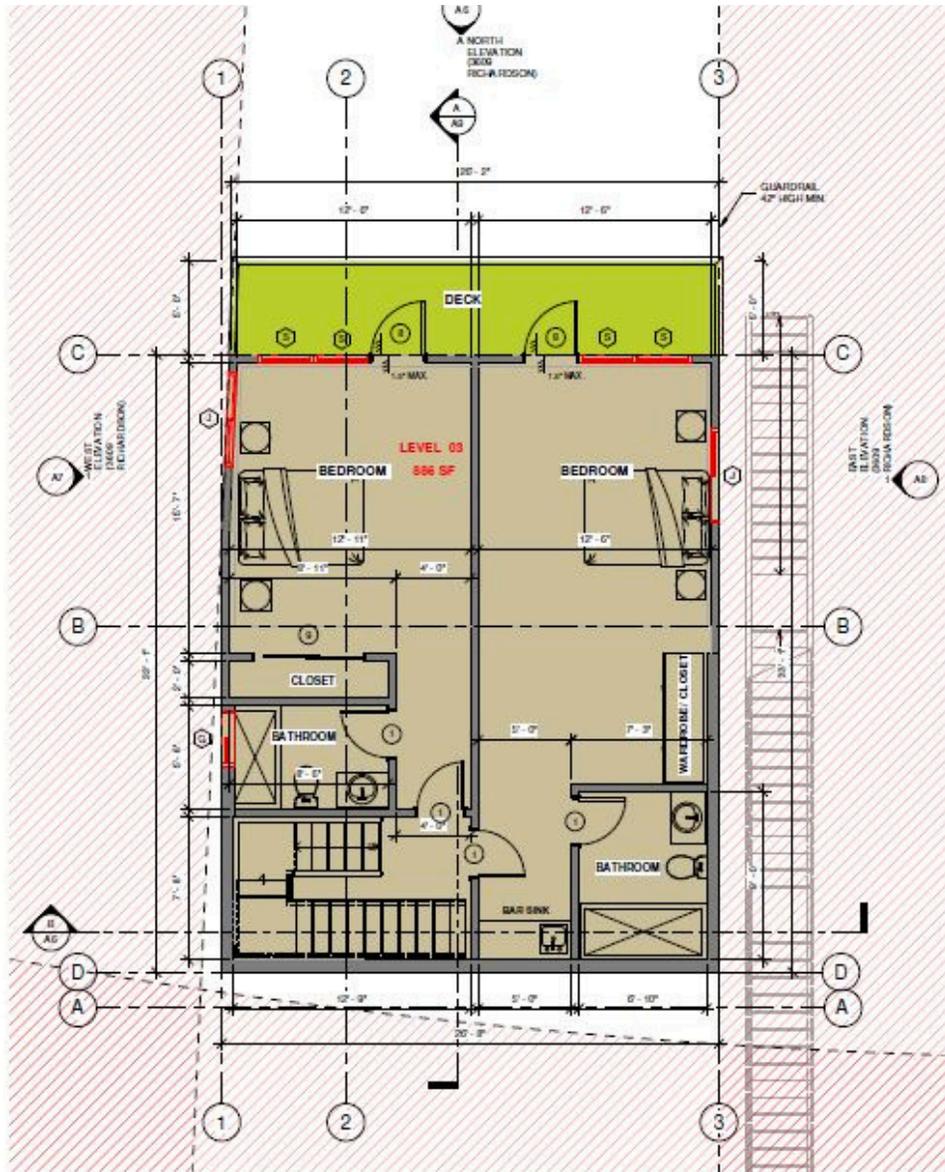
Scale: 1/4" = 1'-0"



Level 02 (Main Living Level - 879 SF):

- **Open Living Area:** Spacious living room designed for comfort and entertaining, with large windows bringing in natural light.
- **Kitchen:** Centrally located, open-concept kitchen with modern layout and direct connection to dining and living areas.
- **Dining Area:** Adjacent to the kitchen, ideal for gatherings and family meals.
- **Bathroom:** Conveniently located guest bathroom on this level.
- **Deck:** Outdoor deck extending from the living space, creating indoor-outdoor flow.
- **Open to Below:** Double-height ceiling above the entry on Level 01, giving an airy, dramatic effect.
- **Circulation:** Staircases connect up to the bedroom level (Level 3) and down to the garage/master suite (Level 1).

3609 Richardson Dr - Engineered Floor Plan Level 3



LEVEL 03 (3609 RICHARDSON)

Scale: 1/4" = 1'-0"

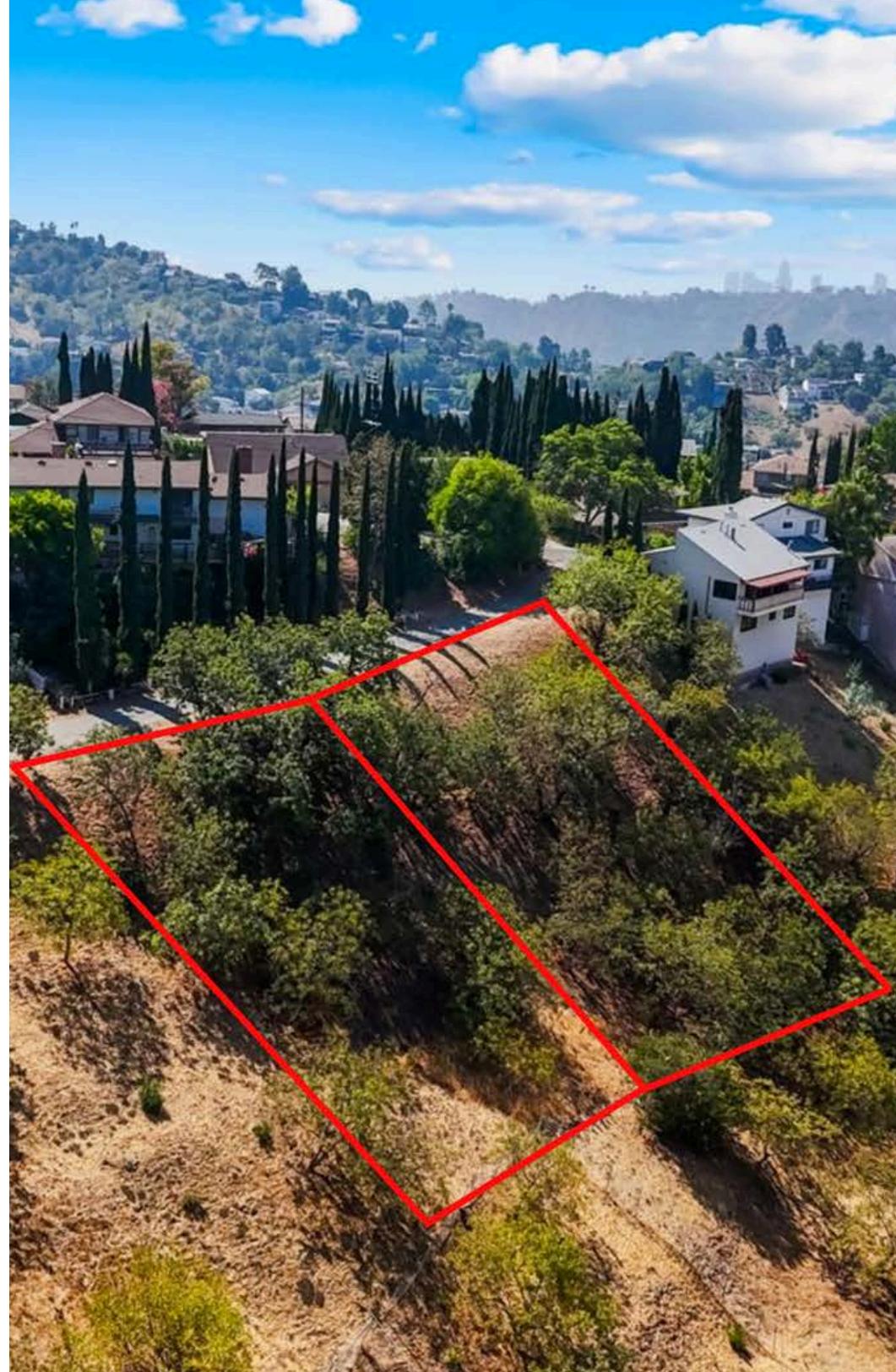


Level 03 (Bedroom Level - 886 SF)

- **Bedrooms (2):** Two well-sized bedrooms, each with closet space for storage and organization.
- **Bathrooms (2):** One full bathroom serving the secondary bedroom and another bathroom conveniently placed for added functionality.
- **Bar Sink Area:** A compact wet bar with sink, perfect for entertaining or enjoying refreshments near the deck.
- **Wardrobe/Closet:** Additional storage area that enhances organization.
- **Deck:** Outdoor deck providing private open-air space with views, extending the living experience.
- **Circulation:** Central hallway and stairs connecting down to Level 02 and up to the roof deck.
- **Natural Light:** Multiple sliding and fixed dual-glazed windows maximize daylight throughout the bedrooms and common spaces.

Lots & Deal Highlights

- Seller has a survey, soils report, renderings, and engineered plans already in place
- 5,698 and 5,520 SF Lots
- Perfect for an investor, or owner who wants to build their dream home
- Hillside views facing North-West
- Centrally located in Glassell Park near Elysian Park, Downtown LA, and Glendale
- Easy access to the 2 and 5 freeways
- Nearby to the LA river bike path with tons of trendy shops, stores, cafes, and restaurants
- Less than 5 miles away from Elysian Park and Dodger Stadium





Market Overview

NEIGHBORHOOD

NEIGHBORHOOD GUIDE

Glassell Park is a diverse and evolving neighborhood nestled in the San Rafael Hills of Northeast Los Angeles. Known for its hilly terrain and scenic views, the area offers a mix of residential charm and urban convenience. The median sale price for homes in Glassell Park is approximately \$1.22 million, reflecting an 11.1% year-over-year increase.

SHOPS

Out of the Closet

Bridge Thrift

GROCERIES

Whole Foods

Costco

BANKS

US Bank

East West Bank

RESTAURANTS

Big Ants BBQ

Dunsmoor

BARs

The Grant

Verdugo Bar

CAFES

Spoke

Little Barn Coffee House

PARKS

Cerritos Park

Griffith Park

FITNESS

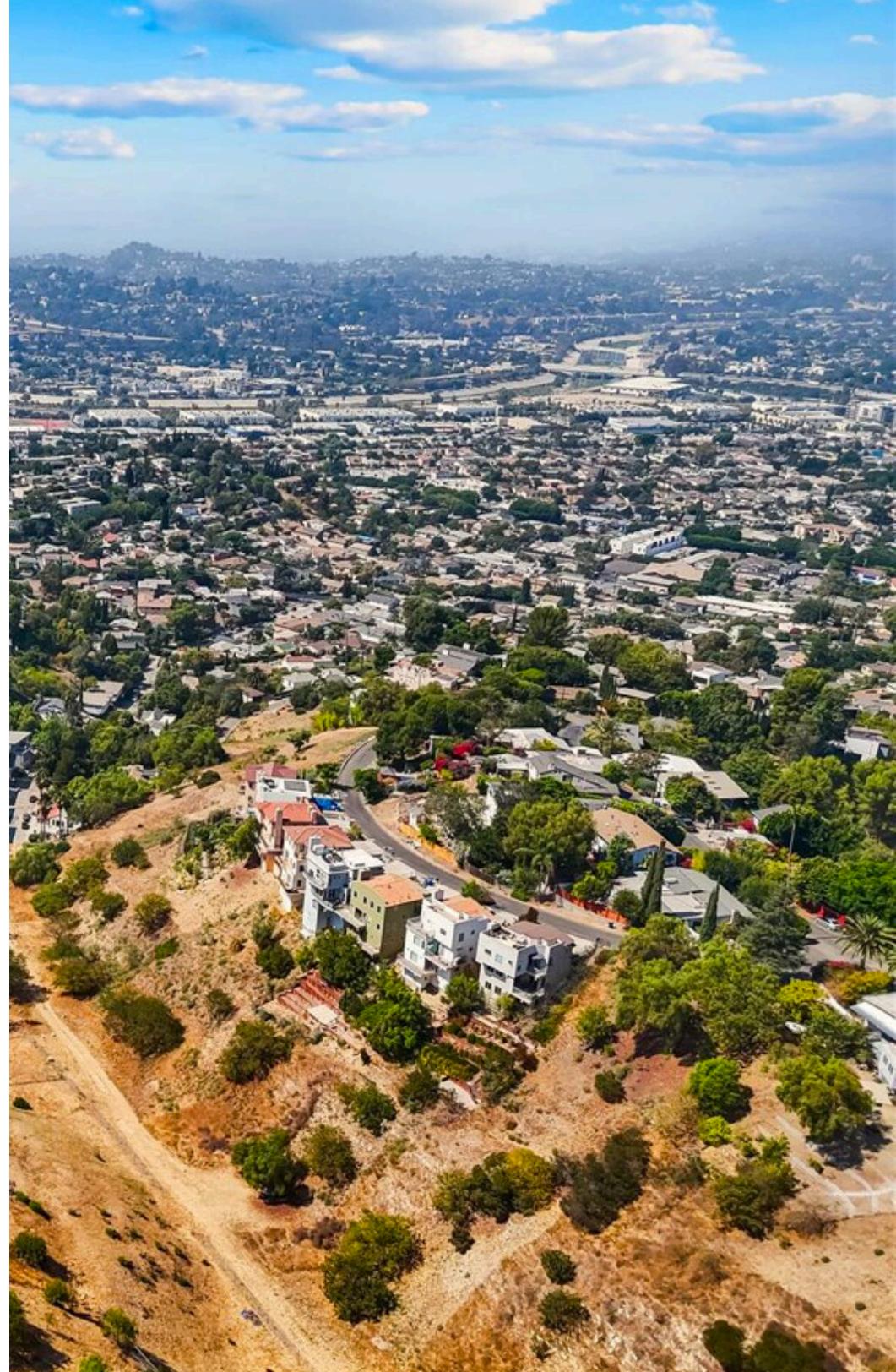
Club Pilates

Everybody Gym

SCHOOLS

Occidental College

PUC High School





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