



PROPERTY DETAIL

Address	229 S. Main Street Placentia, CA 92870
Ownership	Former Placentia Redevelopment Agency (Now Housing Successor Agency)
Zoning	Low-Medium Density Multiple Family District (R2)
City	City of Placentia
County	County of Orange
Parcel No.	339-364-18
Land Area	+/- 0.134 acres (5,850 square feet)
Sale Type	"as-is" / "where-is"
Offer Deadline	Monday, June 11, 2018 @ 5:00PM PST

SITE HIGHLIGHTS

- Located in the heart of Old Town Placentia
- Strong Demographics
- Approximately 1.5 miles from Cal State Fullerton and minutes from 57 and 91 Freeways
- Walking distance to restaurants, shops, and parks
- 5 minute walk to future Metrolink Station platform in Old Town Placentia
- Zoning permits single and multi-family dwelling units
- Max lot coverage is 50%; Single family and multi-family residential permitted under R-2 zoning.
- Standards for residential development: 50% maximum lot coverage; 30 feet maximum height with zoning code exceptions up to 35 feet
- Less than a mile from Smart & Final, Northgate Gonzalez Market, and Sam's Club
- City is one of 20 finalists for the 2018 All-America City Award

CONTACT



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SITE LOCATION PERSPECTIVE



View looking west on S. Main St.

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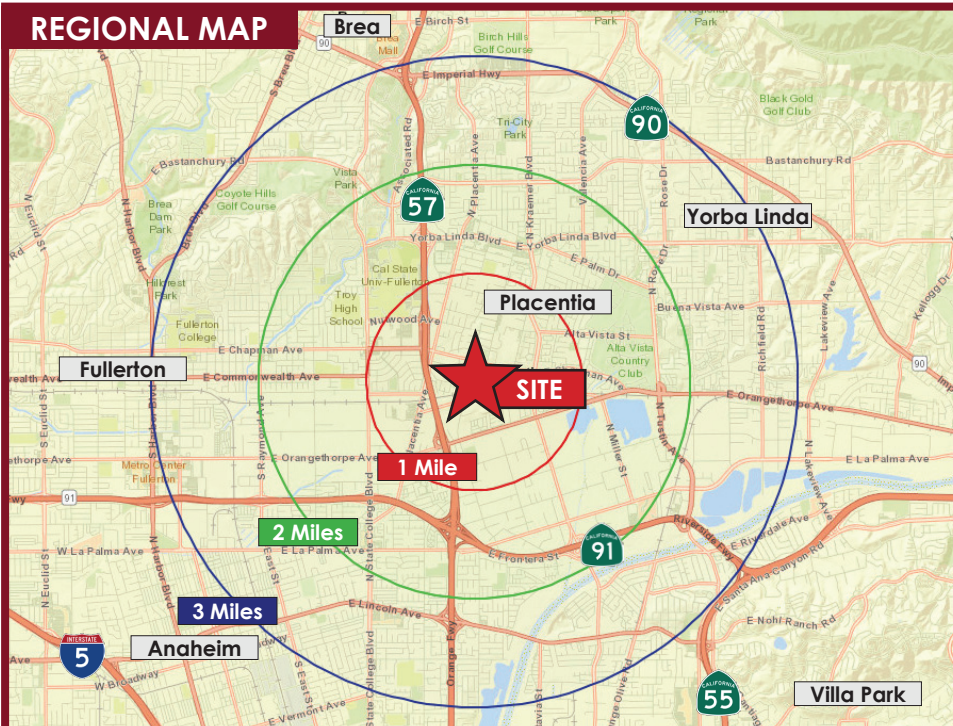
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* Kosmont Real Estate Services, dba "Kosmont Realty"

DEMOGRAPHIC INFORMATION - 2017

	1 MILE	2 MILES	3 MILES
POPULATION	25,774	91,705	194,951
HOUSEHOLDS	8,256	29,022	60,412
INCOME & HOME VALUES			
Avg. Household Income	\$74,605	\$85,826	\$95,697
Avg. Home Value	\$487,329	\$553,457	\$579,140

REGIONAL MAP



DISCLAIMER: Do not rely on any measurements or placements of any improvements depicted or shown herein, as they are estimates only. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified the data and make no guarantee, warranty or representations whatsoever. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the Property. The value of this transaction to you depends on multiple factors, which should be evaluated by your tax, financial, and legal advisors. No express or implied representations have been made regarding any conditions pertaining to soil and/or toxic waste, hazardous materials, and/or undesirable substances in or on the Property. You and your advisors should conduct a careful, independent investigation of the Property to determine to your satisfaction the suitability of the Property for your needs. Development entitlements and final sale subject to City/Public Agency approval. The Seller may continue to solicit offers beyond the Offer Deadline if, in its respective sole determination, is not satisfied with the offers received.