

\$2,650,000 - 921 W 30th Street, Los Angeles

MLS® #25619647

\$2,650,000

10 Bedroom, 8.00 Bathroom, 4,997 sqft

Residential Income on 0 Acres

N/A, Los Angeles,

We are pleased to present the opportunity to acquire 921-923 W. 30th Street, a rare large-lot multi-structure student housing asset located steps away from the University of Southern California, USC Village, and the new state-of-the-art Rawlinson Stadium. Nestled in the heart of Fraternity Row within the DPS Patrol Zone, the property offers unmatched proximity to campus, world-class facilities, and student life, with a gated entry providing added privacy and security, making it one of the most desirable locations in the USC submarket. The property sits on an expansive 9,857 SF LARD1.5-zoned lot and is comprised of two well-maintained buildings: a renovated front house featuring four (4) bedrooms and three (3) bathrooms, and a rear structure built in 2013 with six (6) bedrooms and five (5) bathrooms. Both units are in excellent condition with modern finishes, updated systems, and in-unit laundry, making them highly desirable for student tenants. Given the property's lot size and layout, there is an excellent opportunity to add multiple full-size ADUs, significantly enhancing future income and overall value. A strategic investor could also explore adding additional bedrooms and bathrooms to the existing structures to further boost cash flow and rental potential. Large parcels of this scale north of campus are extremely rare, and the ability to unlock additional value through future improvements makes this an ideal long-term hold. Zoning allows for seven (7) units by right and up to ten



(10) units utilizing Tier 3 TOC incentives, providing optionality for future redevelopment or more extensive expansion down the line. (buyer to verify all zoning/development information) Strategically positioned across from USC and The Village, 921-923 W. 30th Street combines rare investment potential with flexibility for growth. Its scale and zoning allow for creative options, whether adding ADUs, reconfiguring layouts to add bedrooms and baths, or planning a future redevelopment, all within the heart of USC's strongest rental demand pocket.

Essential Information

MLS® #	25619647
Price	\$2,650,000
Bedrooms	10
Bathrooms	8.00
Square Footage	4,997
Acres	0.23
Type	Residential Income
Status	Closed
Listing Agent	Adam Shamooelian
Listing Office	Keller Williams Beverly Hills

Community Information

Address	921 W 30th Street
Area	C42 - Downtown L.A.
Subdivision	N/A
City	Los Angeles
County	Los Angeles
Zip Code	90007

Amenities

Parking Spaces	10
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Interior

# of Stories	2
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Stories Two

Additional Information

Date Listed November 17th, 2025
Days on Market 21
Zoning LARD1.5
Short Sale N
RE / Bank Owned N

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