



LaTerra Development is a privately owned, Los Angeles based land investment and development company, focused on urban infill locations in California. We specialize in project entitlement, land development/re-development, and community design. Our mission is to create dynamic mixed-use and residential developments that provide positive fiscal impacts to neighborhood communities, while utilizing designs to incorporate green building practices and sustainable materials.

LaTerra Acquires San Pedro Infill Development Site

1-6-14

Acquired by LaTerra Development in 2014, this San Pedro infill development site is ideally situated in the historic San Pedro Arts District, and will provide future residents with the ability to walk to numerous art studios, cafes, restaurants and bars. In addition, the site is only a short walk to the newly revitalized harbor waterfront.

The site had previously been entitled for a five story, 47 unit condominium project. LaTerra Development plans to reposition the project by re-entitling the site for 24 fee-simple homes under the popular City of Los Angeles Small Lot Ordinance. The homes are planned to have direct access garages, and rooftop decks providing valuable private outdoor open space, taking advantage of views of the harbor and the magnificent Vincent Thomas San Pedro Bridge.

San Pedro is linked to Downtown Los Angeles by the 110 freeway and is only 20 minutes away utilizing the new Fastrack commuter lanes. Inspired by its unique access to employment centers and waterfront lifestyle, the San Pedro community is undergoing a vast revitalization creating a themed destination connecting the city of Los Angeles, and the local San Pedro community to its waterfront amenities. Two upcoming major projects planned for the area in close proximity to the LaTerra Development site are the 30 acre Port of Los Angeles Ports O' Call Village, and the \$500 million Alta Sea urban marine research center.



For more information regarding LaTerra investments please contact (310) 552-0065 or info@LaTerraDev.com