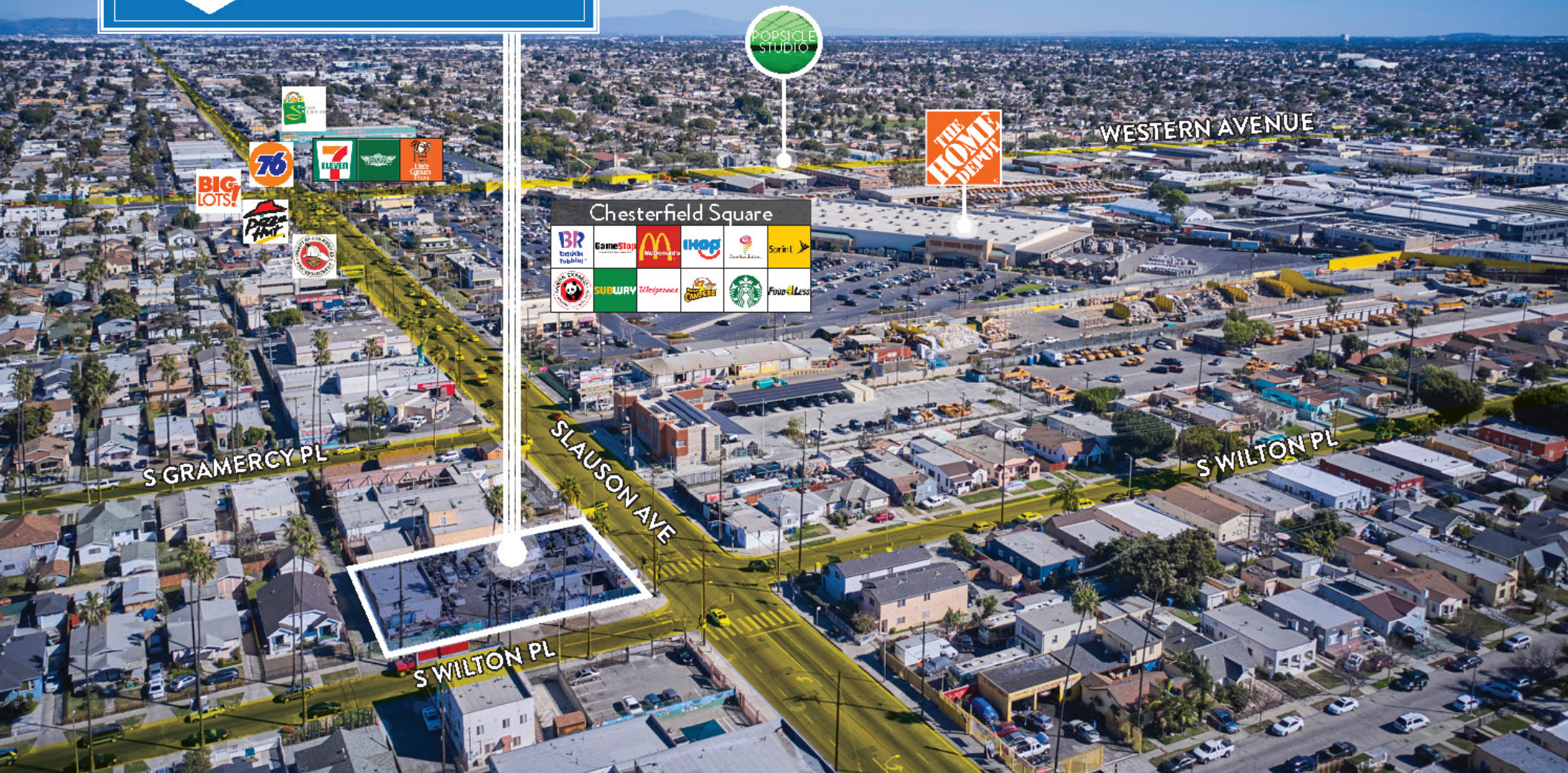




Marcus & Millichap
THE NEEMA GROUP

Development Site Offered at a Low PPSF of \$96



2027 West Slauson Avenue Los Angeles, CA 90047

A +/- 12,520 SF Development Lot Zoned C2-1VL-CPIO in a Tier 1 TOC

PRESENTED BY:

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2020 Marcus & Millichap





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OFFERING
SUMMARY

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MARKET
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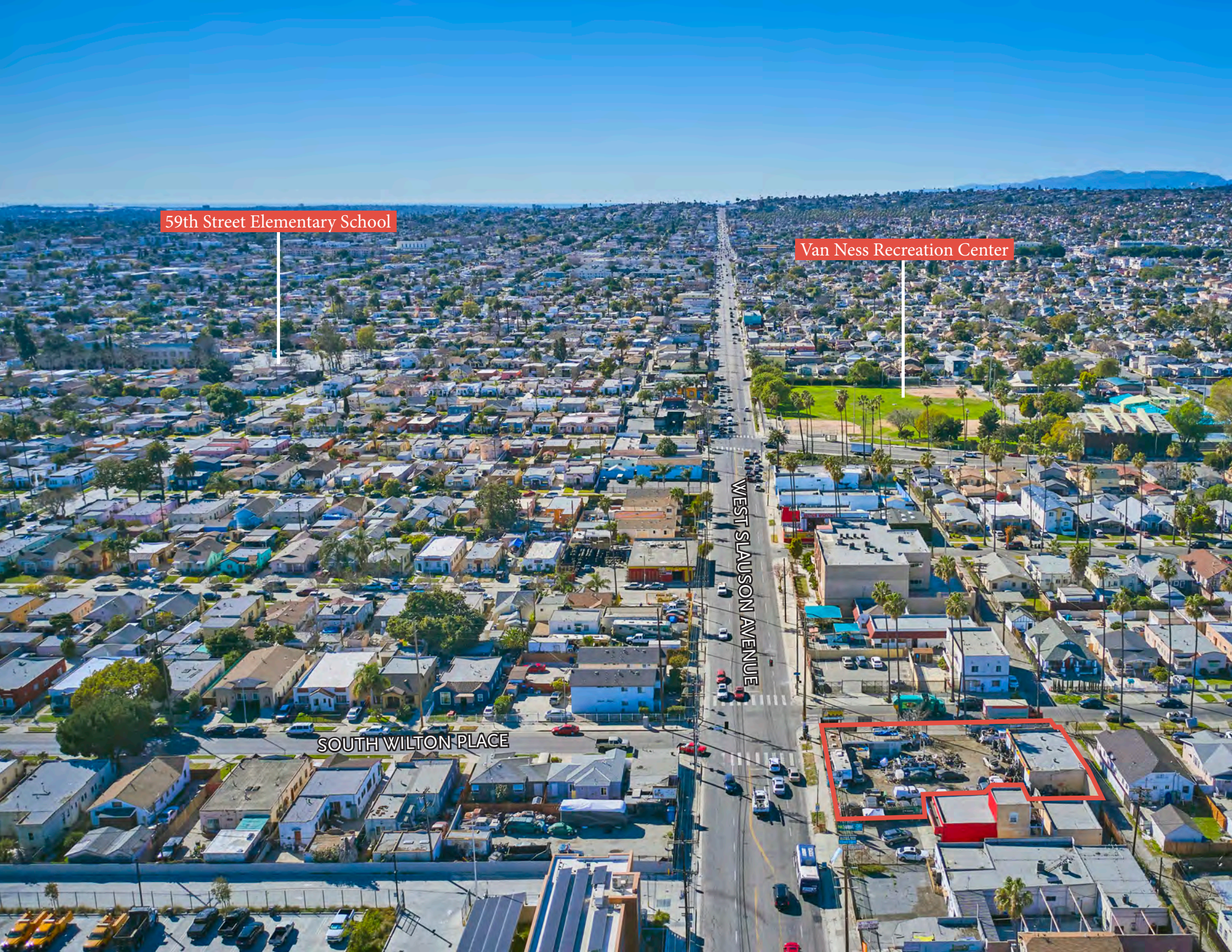
AREA
OVERVIEW

59th Street Elementary School

Van Ness Recreation Center

WEST SLAUSSON AVENUE

SOUTH WILTON PLACE





INVESTMENT HIGHLIGHTS

- 2027 W Slauson Ave is an Owner-User or Development Opportunity in a Central Hyde Park Location on the Corner of S Wilton Pl Across from the Slauson Super Mall
- Auto Repair Shop Perfectly Suited for an Owner-User Seeking a Site to Operate
- Billboard Income of \$100 per Month on a Month-to-Month Lease
- +/- 12,520 SF Development Lot Zoned C2-1VL-CPIO in a Tier 1 TOC
- Opportunity to Build up to 47 Units Utilizing the TOC Benefits
- Development Site Offered at a Low PPSF of \$96
- The Hyde Park Neighborhood Features A Half-Dozen New Construction Development Projects Underway as of 2020
- 2027 W Slauson Ave is a Highly-Visible Hyde Park location With a Walk Score of 75. It is a Short Walk to Van Ness Recreation Center, Chesterfield Park, Slauson Super Mall, and 59th St Elementary School



THE OFFERING

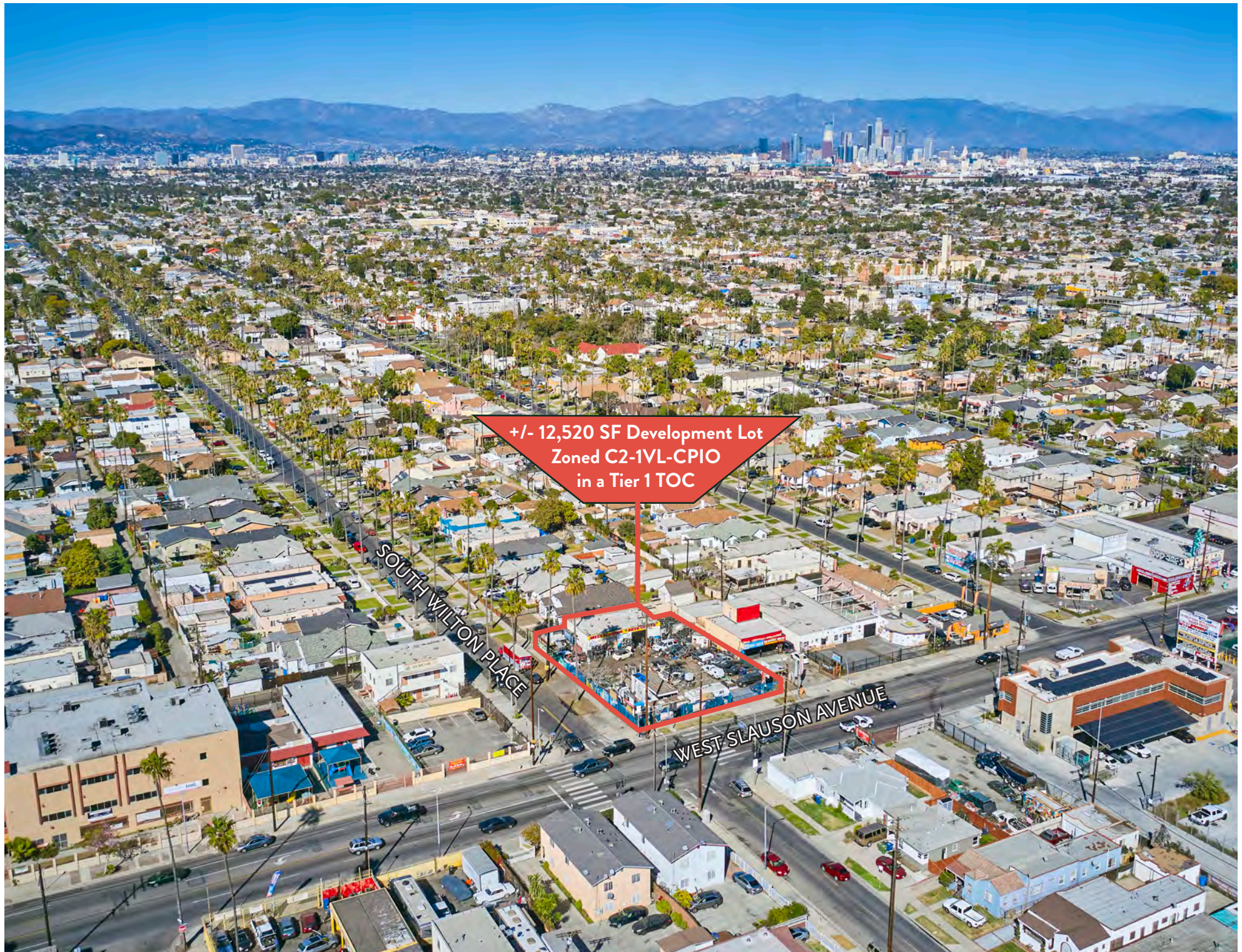
Address	2027 West Slauson Avenue
Price	\$1,200,000
Building SF	1,746 SF
Land SF	12,510 SF
Price / SF Land	\$96
Zoning	C2-1VL-CPIO in a Tier 1 TOC



DEVELOPMENT INFO

Total Lot Size:	12,510
Minimum Area Per Dwelling Unit:	400
Units By Right:	31
TOC Tier 1 Density Increase:	50%
Total Units:	47

*Buyer to conduct own due diligence and verify development information. Marcus & Millichap and the Seller have not made any investigation and makes no warranty or representation with respect to the development potential. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable, however the information contained herein is not a substitute for a thorough due diligence investigation.



+/- 12,520 SF Development Lot
Zoned C2-1VL-CPIO
in a Tier 1 TOC

SOUTH WILTON PLACE

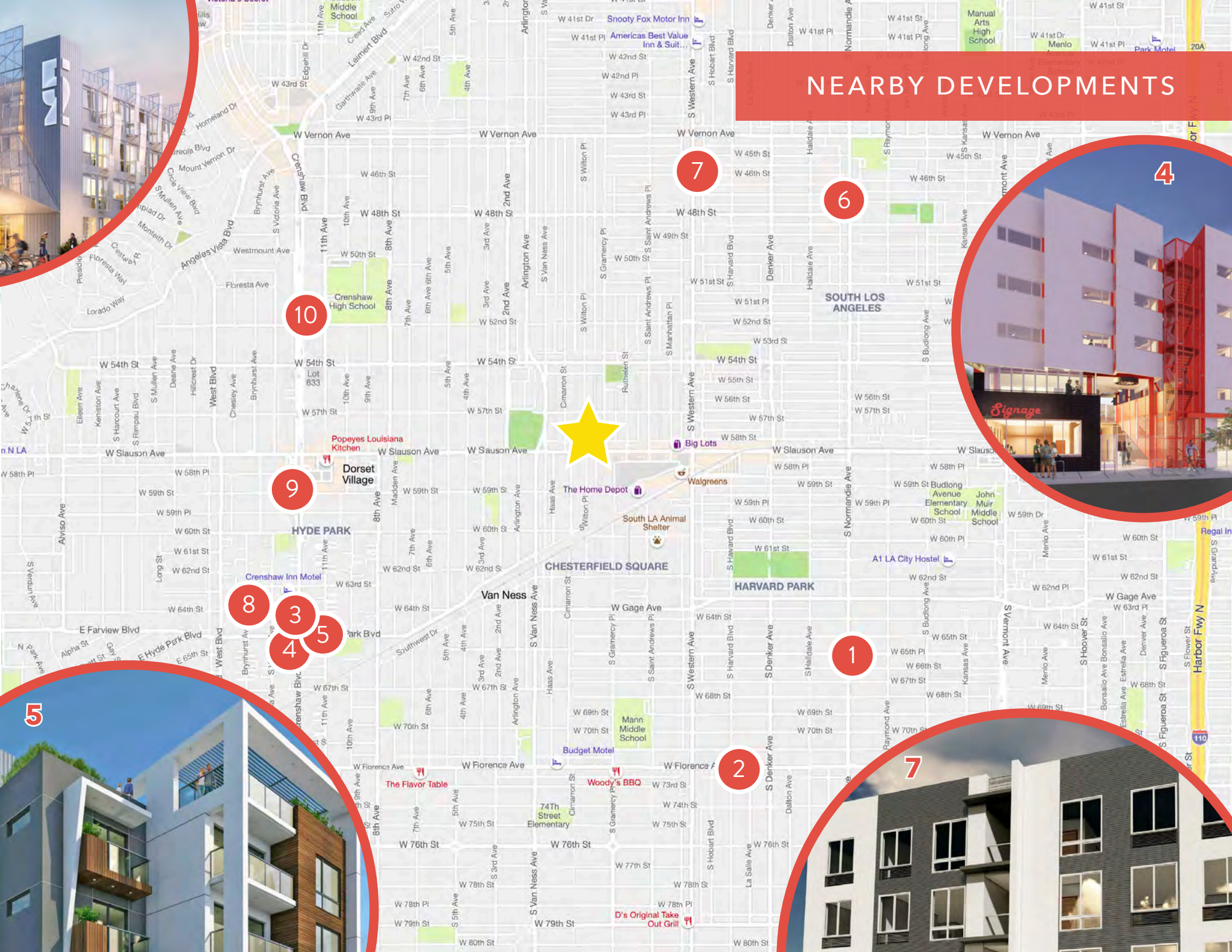
WEST SLAUSON AVENUE



NEARBY DEVELOPMENTS

within 1.5mi of the Subject Property

- | | |
|---|---|
| 1 6550-6570 S Normandie Ave
<i>Proposed Apartment Project for 93 Units</i> | 6 Chesterfield Apartments - 4719 S Normandie Ave
<i>Proposed Affordable Housing Project Totaling 43 Units</i> |
| 2 1650 W Florence Ave
<i>128-Unit Apartment Project Currently Under Construction</i> | 7 4604-4612 S Western Ave
<i>Proposed Supportive Housing Development Totaling 49 Units</i> |
| 3 Hope on Hyde Park - 6501 Crenshaw Blvd
<i>Proposed Affordable Housing Project Totaling 98 Units</i> | 8 6336 Brynhurst Ave
<i>Proposed 15,370 SF Apartment Project</i> |
| 4 The Depot on Hyde Park - 6527-6531 Crenshaw Blvd
<i>Proposed Affordable Housing Project Totaling 43 Units</i> | 9 5909-5913 Crenshaw Blvd
<i>Proposed 99-Unit Development</i> |
| 5 6515 Crenshaw Blvd
<i>Proposed 24 Apartment Units</i> | 10 5154 Crenshaw Blvd
<i>79-Unit Proposed Apartment Project</i> |



NEARBY DEVELOPMENTS





WEST SLAUSON AVENUE

SOUTH WILTON PLACE





2027 W Slauson Ave
Los Angeles, CA 90047



Offering Price	\$1,200,000	Price per SF Land	\$96
Building SF	1,746	Zoning	C2-1VL-CPIO (Tier 1)
Land SF	12,510		

AREA OVERVIEW

HYDE PARK

Hyde Park is one of the oldest neighborhoods in the city of Los Angeles. Leimert Park flanks Hyde Park to the north, Vermont Square is to the east, Inglewood to the south and View Park-Windsor Hills and Ladera Heights to the west.

Crenshaw Boulevard is one of Los Angeles' most heavily trafficked thoroughfares, west of the 110 Freeway and south of the 10 Freeway. Many development projects are underway just to the north of the subject property as well as the new NFL stadium that will be surrounded by a planned community made up of thousand of new homes.





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