

Marcus & Millichap  
THE NEEMA GROUP

# 6208-6212 WEST BLVD

LOS ANGELES, CA 90043

Ideal Development Opportunity | Double Lot Totaling 21,026 SF in Hyde Park  
ED-1 Eligible | Zoned R3-1 in a Tier 3 TOC | \$114 PSF at the Asking Price





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# EXECUTIVE SUMMARY

6208-6212 WEST BLVD

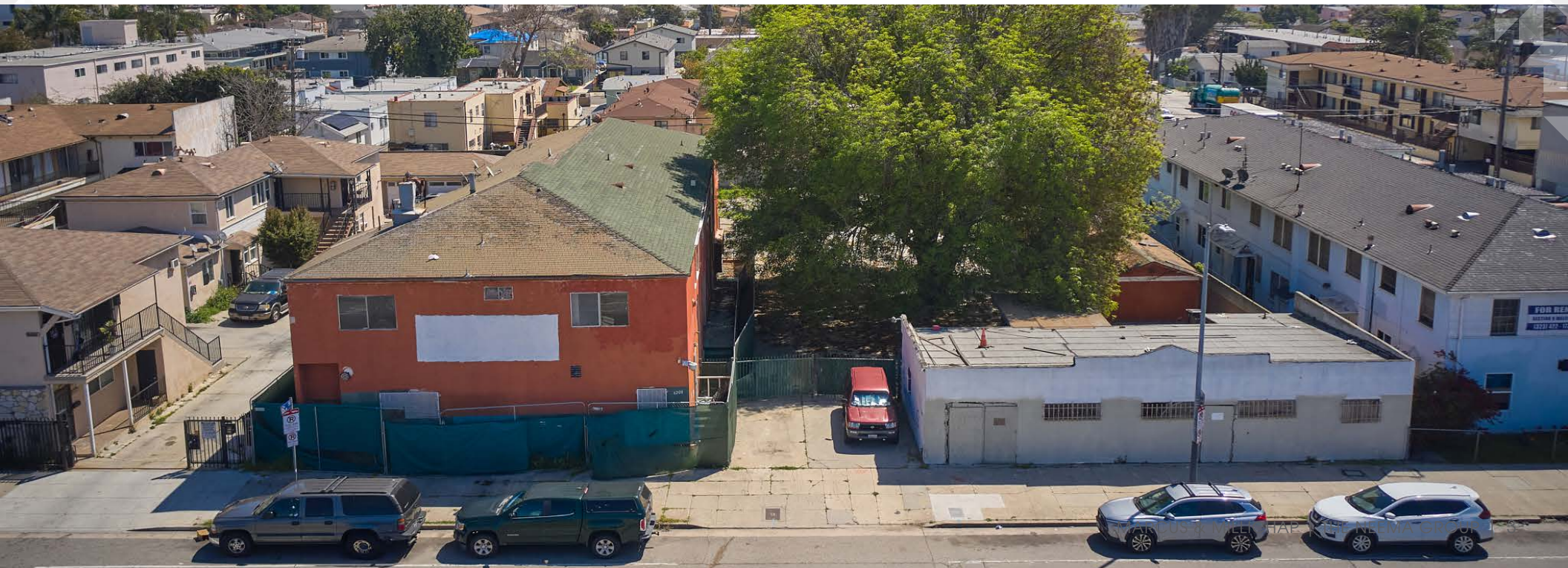
The Neema Group is excited to offer a unique development opportunity located at 6208-6212 West Blvd in the evolving Hyde Park neighborhood of Los Angeles. This promising site comprises a double lot totaling 21,026 square feet, zoned R3-1 within a Tier 3 Transit Oriented Community (TOC). The property is set to be delivered vacant at escrow closure, requiring no tenant relocations or buyouts.

Currently, the site is unentitled, providing a potential for developers to construct 26 units by-right. With the utilization of TOC incentives, the development potential can be increased to a maximum of 46 units. Additionally, leveraging AB 2345 could allow for unlimited density, particularly if a 100% affordable housing project is pursued, which would also benefit from an expedited entitlement process through ED1.

The property is strategically located less than three miles from major entertainment and sports complexes such as SoFi Stadium, the Kia Forum, Hollywood Park Casino, and the upcoming Intuit Dome development in Inglewood. Furthermore, it is two miles north of Baldwin Hills Crenshaw Plaza.

Hyde Park's neighborhood is undergoing rapid gentrification, highlighted by recent large-scale developments like Hope on Hyde Park and West Terrace Apartments, both completed in 2023, and Fairview Heights Apartments built in 2022. Numerous other projects are planned or currently underway.

This site's dense, infill location boasts a population exceeding one million within a five-mile radius, offering excellent connectivity. Its central location facilitates easy commuting to key areas such as Inglewood, the Westside, the South Bay, and other parts of South Los Angeles. It is also conveniently situated near multiple metro local lines along E Hyde Park Blvd and Crenshaw Blvd, enhancing accessibility to public transportation.





# PROPERTY SUMMARY

## PROPERTY INFORMATION

ADDRESS: 6208-6212 West Blvd  
Los Angeles, CA 90043

APNS: 4006-006-026 & 4006-006-027

ZONING: R3-1

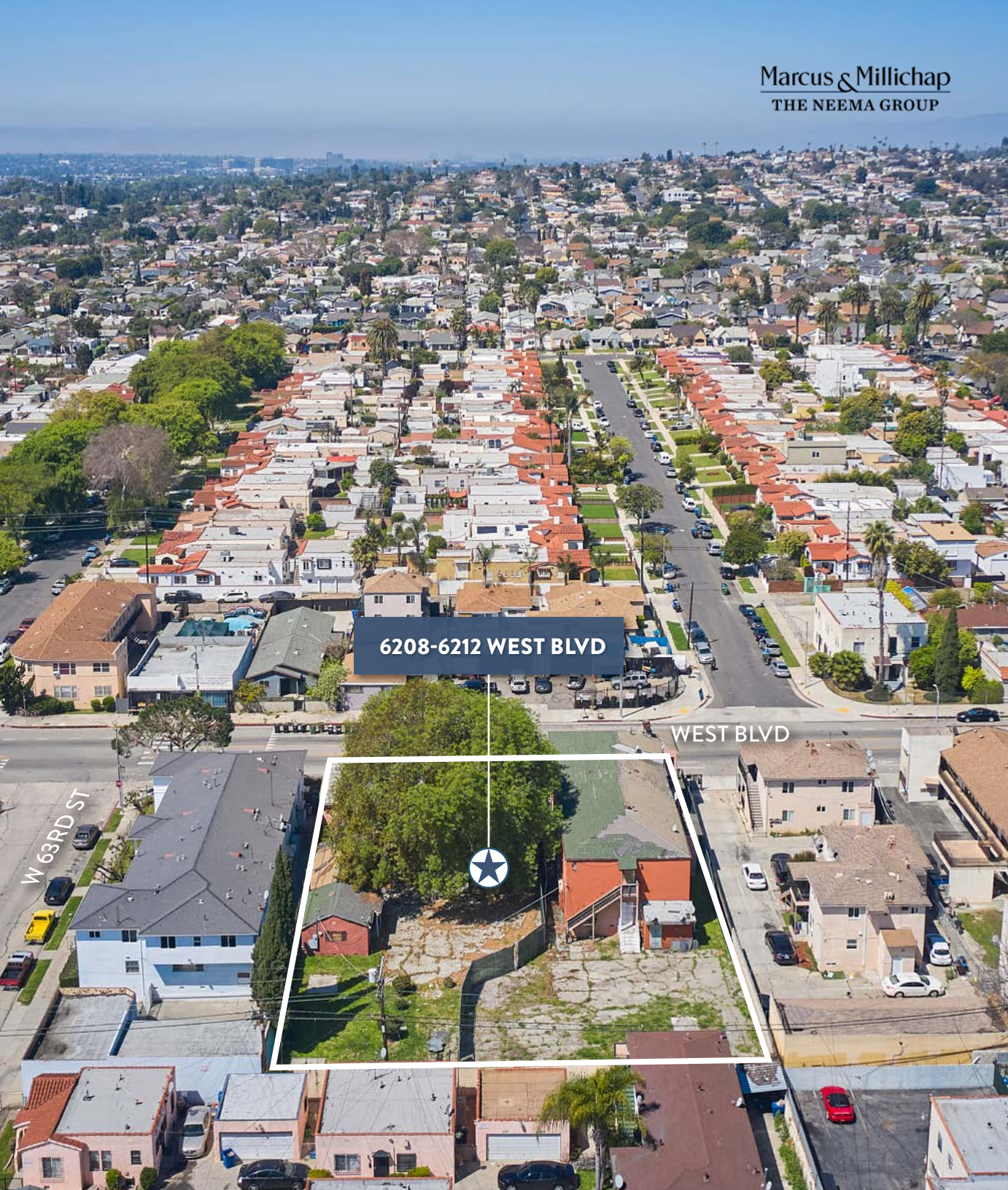
TOC: Tier 3

LOT SIZE: 21,026

## PRICING INFORMATION

SALE PRICE: \$2,400,000

PRICE / LAND SF: \$114





# INVESTMENT HIGHLIGHTS

◆◆◆  
The Neema Group is pleased to present a development opportunity at 6208-6212 West Blvd in the Hyde Park neighborhood of Los Angeles

◆◆◆  
The site is a double lot totaling 21,026 SF zoned R3-1 in a Tier 3 TOC; the property will be delivered vacant at the close of escrow with no tenant relocation or buyouts required

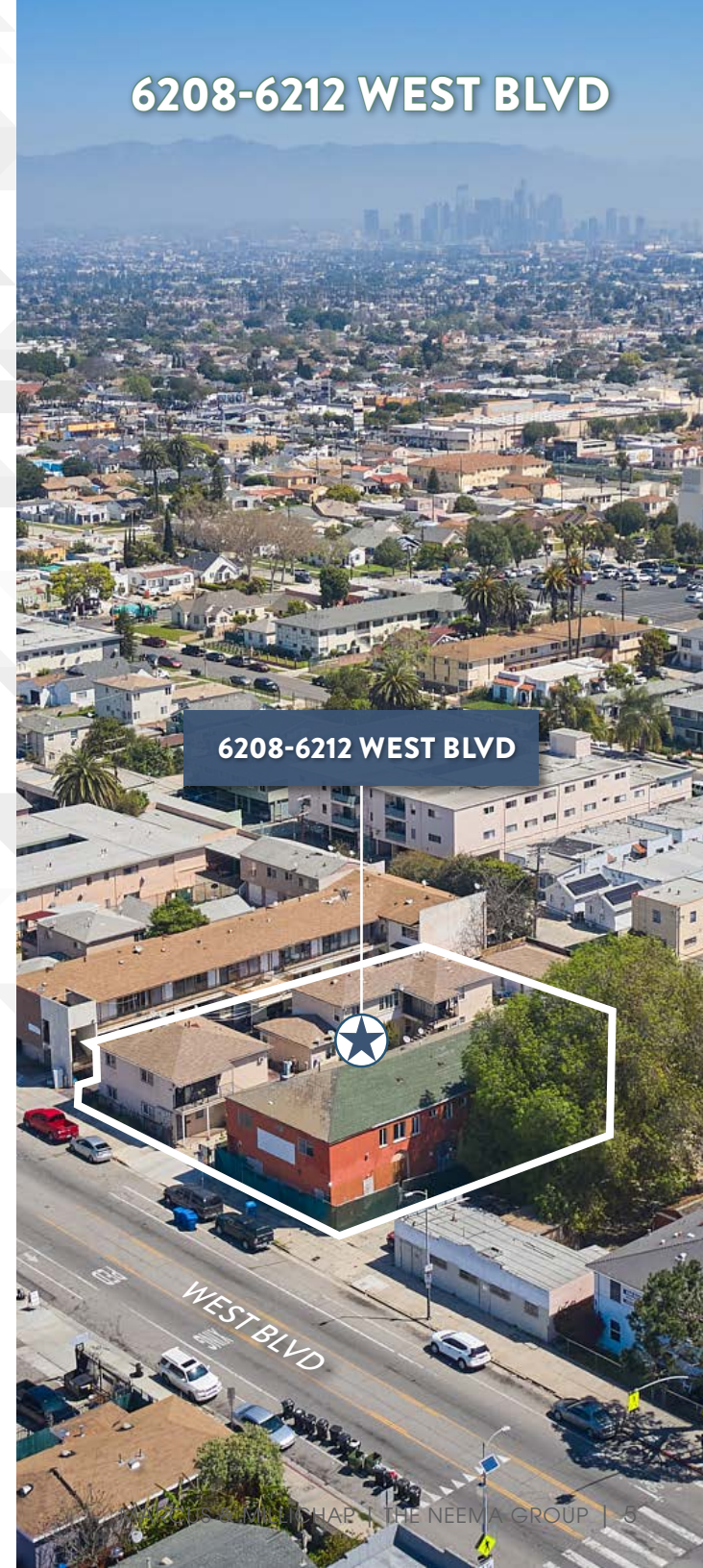
◆◆◆  
Currently unentitled, this is an opportunity to build 26 units by-right or up to 46 units if the TOC incentives are utilized; there is also potential to achieve unlimited density via AB 2345 and expedited entitlement process through Executive Directive 1 if a 100% affordable housing project is pursued

◆◆◆  
Located less than three miles from SoFi Stadium, the Kia Forum, Hollywood Park Casino, and planned Intuit Dome development in Inglewood; to the north, the subject property is two miles from the Baldwin Hills Crenshaw Plaza

◆◆◆  
The neighborhood continues to gentrify at a rapid pace with many large-scale developments in the neighborhood such as Hope on Hyde Park at 6501 Crenshaw Blvd built in 2023, West Terrace Apartments at 6576-6604 West Blvd built in 2023, and Fairview Heights Apartments at 923 E Redondo Blvd built in 2022, among many other projects planned and under construction

◆◆◆  
Dense, infill location with a population of over 1 MM people in a five-mile radius; the central location allows for an easy commute to Inglewood, the Westside, the South Bay, and throughout South Los Angeles; walking distance to multiple metro local lines along E Hyde Park Blvd and Crenshaw Blvd

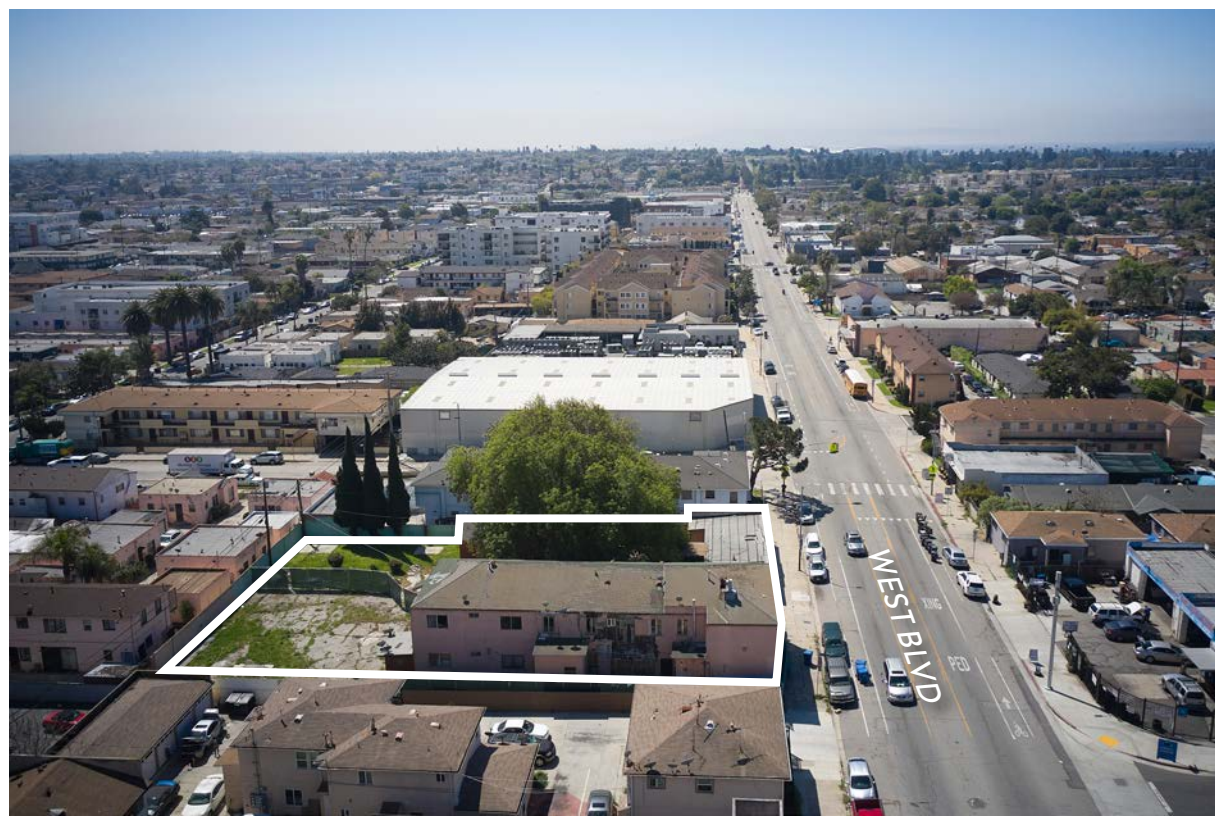
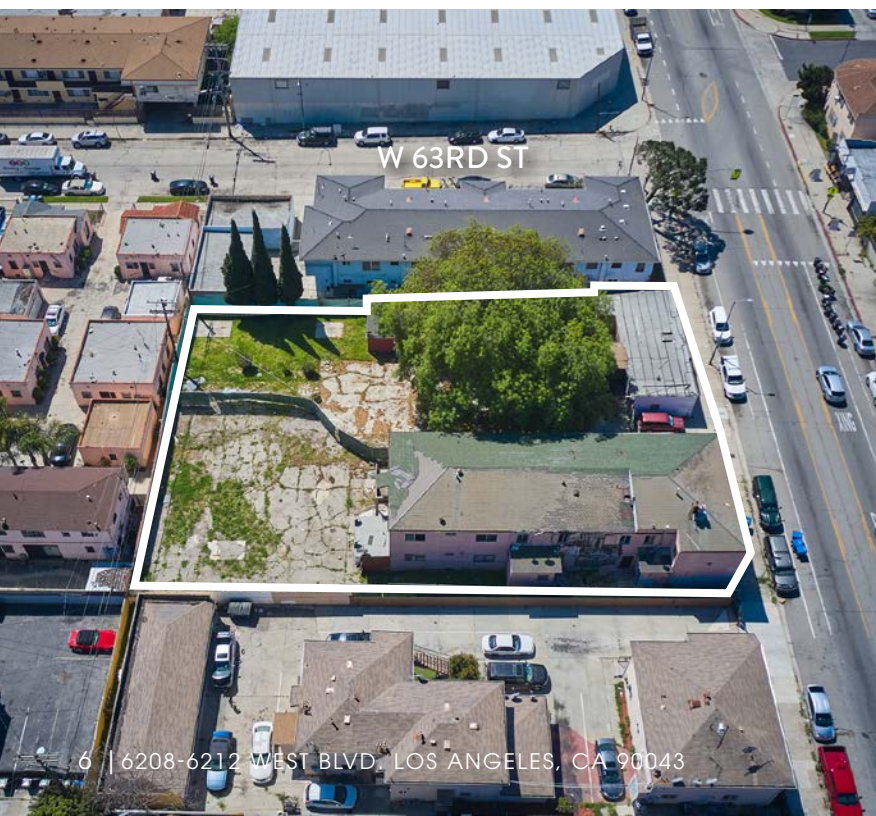
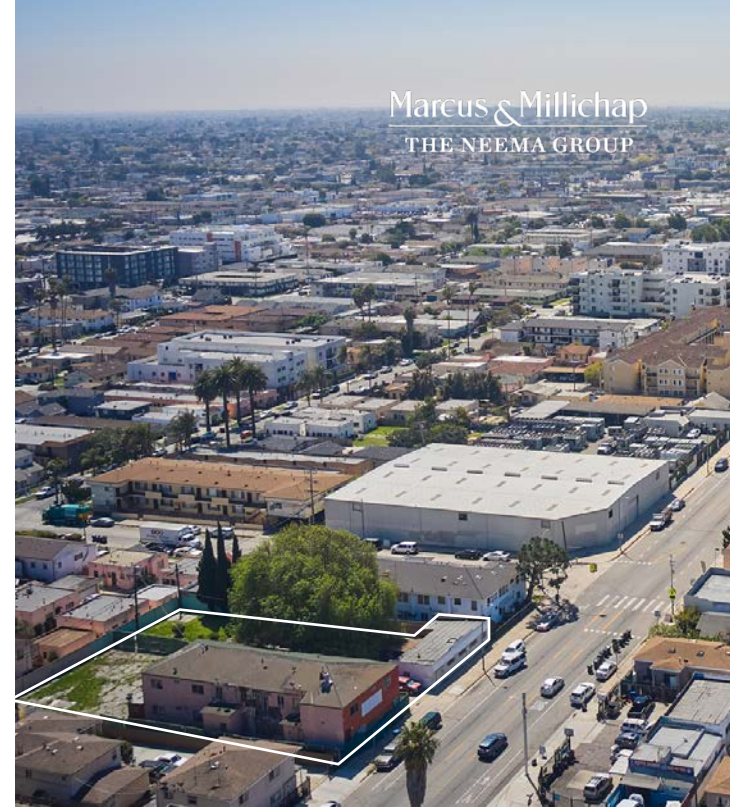
6208-6212 WEST BLVD



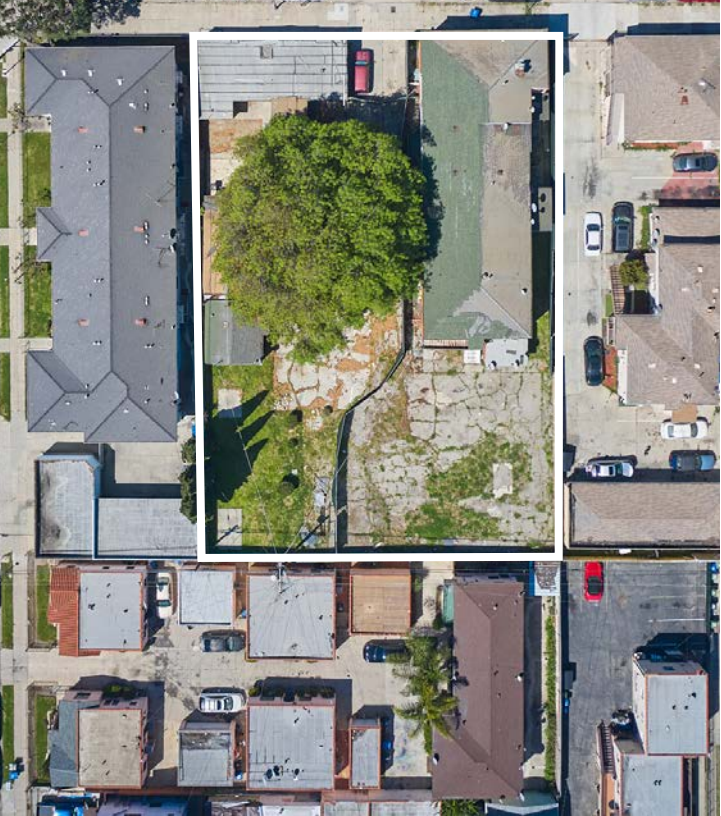
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# NEARBY RETAIL & AMENITIES

## TRANSPORTATION

- |   |                            |
|---|----------------------------|
| 1 | Hyde Park Station          |
| 2 | Crenshaw / 63rd            |
| 3 | Hyde Park / West           |
| 4 | Fairview Heights Station   |
| 5 | Downtown Inglewood Station |

## SCHOOLS

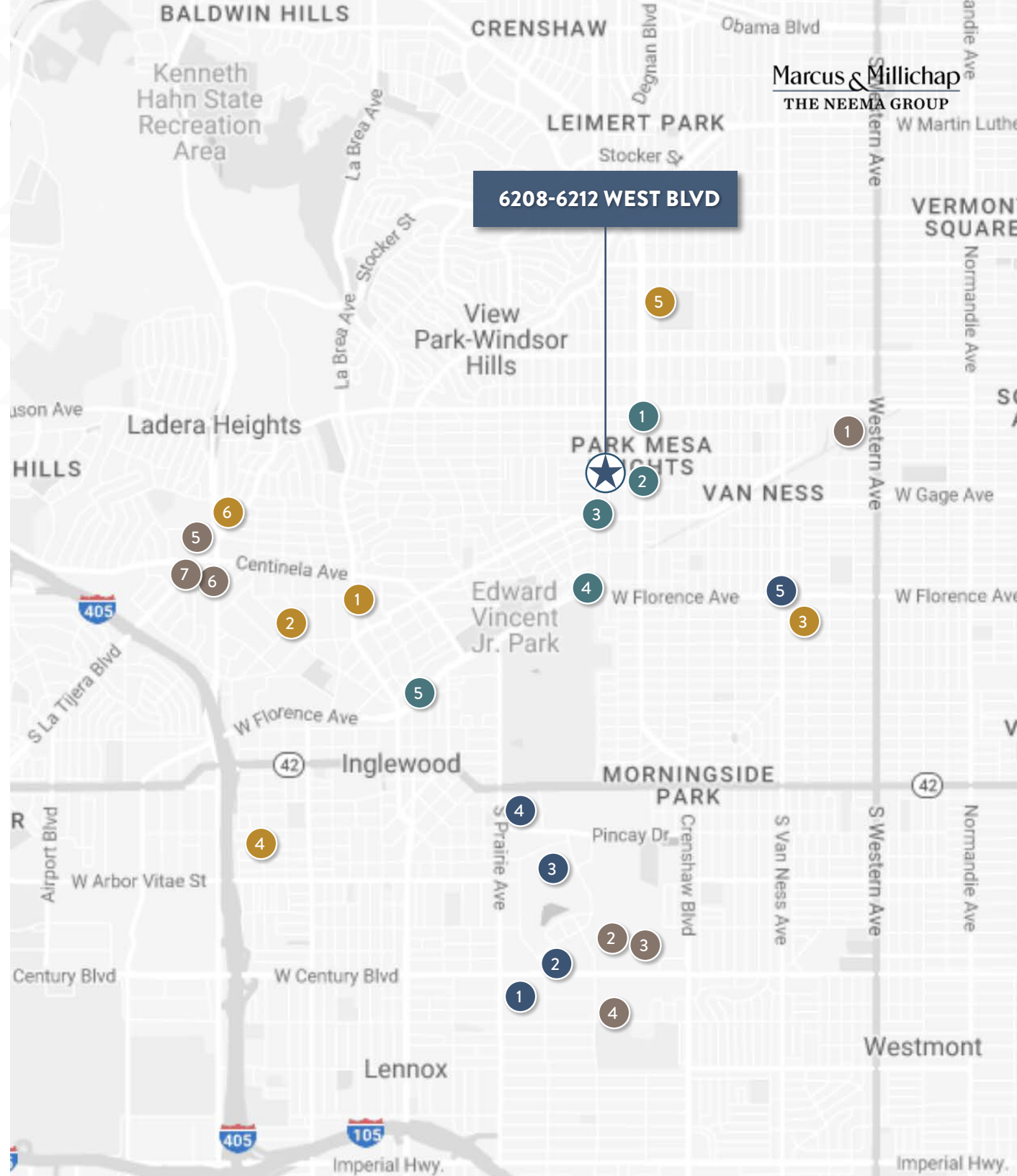
- |   |                                      |
|---|--------------------------------------|
| 1 | Wilder's Preparatory Academy Charter |
| 2 | Highland Elementary School           |
| 3 | 74th Street Elementary School        |
| 4 | Oak Street Elementary School         |
| 5 | Crenshaw High School                 |
| 6 | La Tijera Elementary School          |

## RETAIL

- |   |                  |
|---|------------------|
| 1 | The Home Depot   |
| 7 | Target           |
| 2 | The Home Depot   |
| 3 | Costco Wholesale |
| 4 | Ralphs           |
| 5 | Amazon Fresh     |
| 6 | Marshalls        |

## MISC

- |   |                          |
|---|--------------------------|
| 1 | Intuit Dome              |
| 2 | Hollywood Park Casino    |
| 3 | SoFi Stadium             |
| 4 | Kia Forum                |
| 5 | Hyde Park Branch Library |





Hyde Park / West      Kia Forum      Downtown Inglewood Station

Fairview Heights Station

Intuit Dome

3  
4  
3

4

5

6208-6212 WEST BLVD





# AREA OVERVIEW

## Hyde Park

Hyde Park is a neighborhood in Los Angeles, California with a population of 36,102. Hyde Park is in Los Angeles County. Living in Hyde Park offers residents an urban suburban mix feel and most residents rent their homes. In Hyde Park there are a lot of parks. Residents of Hyde Park have access to parks including Van Ness Playground and North Park and Edward Vincent Jr Park.

## Inglewood

Inglewood offers a high quality of life for city residents with plenty of local attractions. The California Science Center is a free attraction that is a great way to introduce children to the wonders of science. The hands-on displays let children's imaginations run wild. Exposition Park might be the most relaxing area in the city with the fountain that flows year-round standing tall in the center of the park. Wende Museum is a must see for history buffs since it chronicles the Cold War in-depth.

Inglewood has a good collection of public, private, and charter schools that may play a role in your decision making process. When selecting a home for purchase or rent, you will want to check the boundaries to see if your child can go to a highly-rated school. Some of the area's top schools include Animo Inglewood Charter School, Wilder's Preparatory Academy, and City Honors College Prep School. Each of these educational options set a child up for future success at one of the many colleges in the LA area.



HOLLYWOOD PARK



INTUIT DOME





## SoFi Stadium

Located in Inglewood, CA, SoFi Stadium is the first indoor-outdoor stadium ever built and is home to the Los Angeles Rams and the Los Angeles Chargers. Construction began for the 71-acre stadium in late 2016 and completed in 2020 with total construction costs exceeding \$5 Billion, making it the most expensive stadium ever built in the US. SoFi Stadium was built with the plan to host college and NFL football games, concerts, and other sporting events.

Not only will SoFi Stadium host the LA Rams and LA Chargers home games, but it will also host major sporting events in the coming years. Most recently, SoFi hosted the LA Bowl on December 18, 2021 which featured college football teams Utah State Aggies and Oregon State Beavers, with total attendance exceeding 29,000 people. On February 13, 2022, the stadium hosted Super Bowl LVI which was estimated to contribute an overall economic impact between \$234 million and \$477 million. Between 2023 - 2028, SoFi stadium will host WrestleMania 39, the opening and closing ceremonies for the 2028 Summer Olympics, and has put out a bid to host the FIFA World Cup in 2026.

With a total seating capacity exceeding 70,000, SoFi stadium has also become a major attraction for artists when seeking out venues for their concert tours. In 2021, SoFi hosted numerous artists including Justin Bieber, Chance the Rapper, and the Rolling Stones. In 2022, SoFi will host Coldplay, Kenny Chesney, and the Red Hot Chili Peppers.

SoFi Stadium is the anchor of a larger master development plan, Hollywood Park, which will feature 5 million SF of office space., 890,000 SF of retail space, 3,000 new residential units, a 300-room hotel, and a 6,000-seat performance venue.



# SALES COMPARABLES



**6208-6212 WEST BLVD**  
LOS ANGELES, CA 90043

<b>PRICE</b>	\$2,400,000
<b>EXISTING UNITS</b>	3
<b>ZONING</b>	R3-1
<b>TOC</b>	Tier 3
<b>LOT SIZE</b>	21,026
<b>PRICE / LAND SF</b>	\$114
<b>SALE DATE</b>	N/A



**6409 11TH AVE**  
LOS ANGELES, CA 90043

<b>PRICE</b>	\$1,225,000
<b>EXISTING UNITS</b>	3
<b>ZONING</b>	R3
<b>TOC</b>	Tier 3
<b>LOT SIZE</b>	7,572
<b>PRICE / LAND SF</b>	\$162
<b>SALE DATE</b>	On Market



**6715 10TH AVE**  
LOS ANGELES, CA 90043

<b>PRICE</b>	\$1,145,000
<b>EXISTING UNITS</b>	7
<b>ZONING</b>	R3
<b>TOC</b>	Tier 3
<b>LOT SIZE</b>	11,333
<b>PRICE / LAND SF</b>	\$101
<b>SALE DATE</b>	On Market



**6321 11TH AVE**  
LOS ANGELES, CA 90043

<b>PRICE</b>	\$1,150,000
<b>EXISTING UNITS</b>	3
<b>ZONING</b>	R3
<b>TOC</b>	Tier 3
<b>LOT SIZE</b>	11,361
<b>PRICE / LAND SF</b>	\$101
<b>SALE DATE</b>	Under Contract





**6401 11TH AVE**  
LOS ANGELES, CA 90043

<b>PRICE</b>	\$80,000
<b>EXISTING UNITS</b>	4
<b>ZONING</b>	R3
<b>TOC</b>	Tier 3
<b>LOT SIZE</b>	7,573
<b>PRICE / LAND SF</b>	\$103
<b>SALE DATE</b>	4/13/2023



**6320 CRENSHAW BLVD**  
LOS ANGELES, CA 90043

<b>PRICE</b>	\$1,387,500
<b>EXISTING UNITS</b>	
<b>ZONING</b>	C2-2D-SP
<b>TOC</b>	Tier 3
<b>LOT SIZE</b>	10,773
<b>PRICE / LAND SF</b>	\$129
<b>SALE DATE</b>	12/6/2023



**3321 W 63RD STREET**  
LOS ANGELES, CA 90043

<b>PRICE</b>	\$930,000
<b>EXISTING UNITS</b>	2
<b>ZONING</b>	C2
<b>TOC</b>	Tier 3
<b>LOT SIZE</b>	7,990
<b>PRICE / LAND SF</b>	\$116
<b>SALE DATE</b>	12/9/2022



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