

**DELIVERED VACANT**

# 6001 S BROADWAY

LOS ANGELES, CA 90003

2024 CONSTRUCTION | AFFORDABLE HOUSING INVESTMENT OPPORTUNITY | 60 UNITS, ALL ONE-BEDROOM UNITS



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# 6001 S BROADWAY

LOS ANGELES, CA 90003

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**Marcus & Millichap**  
THE NEEMA GROUP



The Neema Group of Marcus & Millichap is pleased to present a new construction affordable housing investment opportunity at 6001 S Broadway in South Los Angeles located between Slauson Ave & W Gage Ave.

Built in 2024, the four-story building totals 38,862 SF and consists of 60 efficiently designed one-bedrooms ranging from 360-569 SF; 39 of the 60 units have a patio or balcony. The property will be delivered vacant at the close of escrow, allowing an investor to execute their lease-up strategy and cash flow immediately.

The building has a secure entrance that leads to a ground floor 1,084 SF recreation room that can be converted to an office space for supportive services. In addition, there is a bicycle

storage room with 48 spaces, an Amazon hub & mailbox area and three laundry rooms on floors 2-4.

Excellent transit location with multiple Metro bus line stops along Broadway, including a stop just steps from the subject property at Broadway & W 61st St. Ideal location to commute to employment hubs throughout South Los Angeles, Huntington Park, Vernon, and Downtown Los Angeles. Walking distance to several schools including 61st St Elementary, Juanita Tate Elementary, and St Columbkille School; walking distance to neighborhood retail and amenities. One block east of the 110 Freeway with convenient access from W Gage Ave or Slauson Ave.

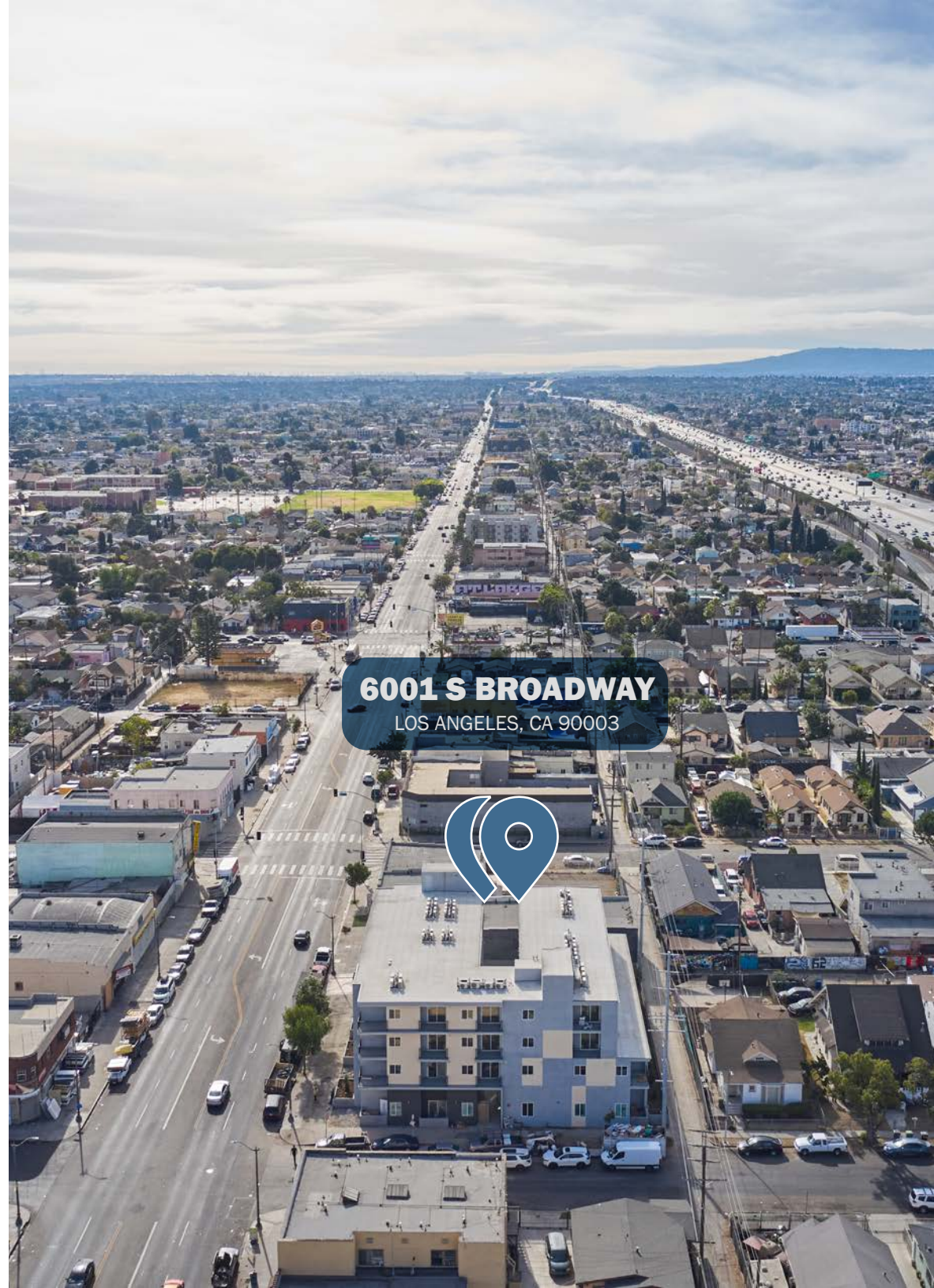
# PROPERTY SUMMARY

## PROPERTY INFORMATION

ADDRESS:	6001 S Broadway Los Angeles, CA 90003
NUMBER OF UNITS:	60
APPROX. GROSS SF:	38,862
APPROX. LOT SIZE:	15,623 SF
YEAR BUILT:	2024
PARCEL NUMBER:	6005-004-021
PROPERTY TYPE:	Multi-Family
UNIT MIX:	(60) 1 Bdr/ 1 Bath

## PRICING INFORMATION

SALE PRICE:	Contact Agents for Pricing
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# INVESTMENT HIGHLIGHTS

## §

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Ideal location to commute to employment hubs throughout South Los Angeles, Huntington Park, Vernon, and Downtown Los Angeles.

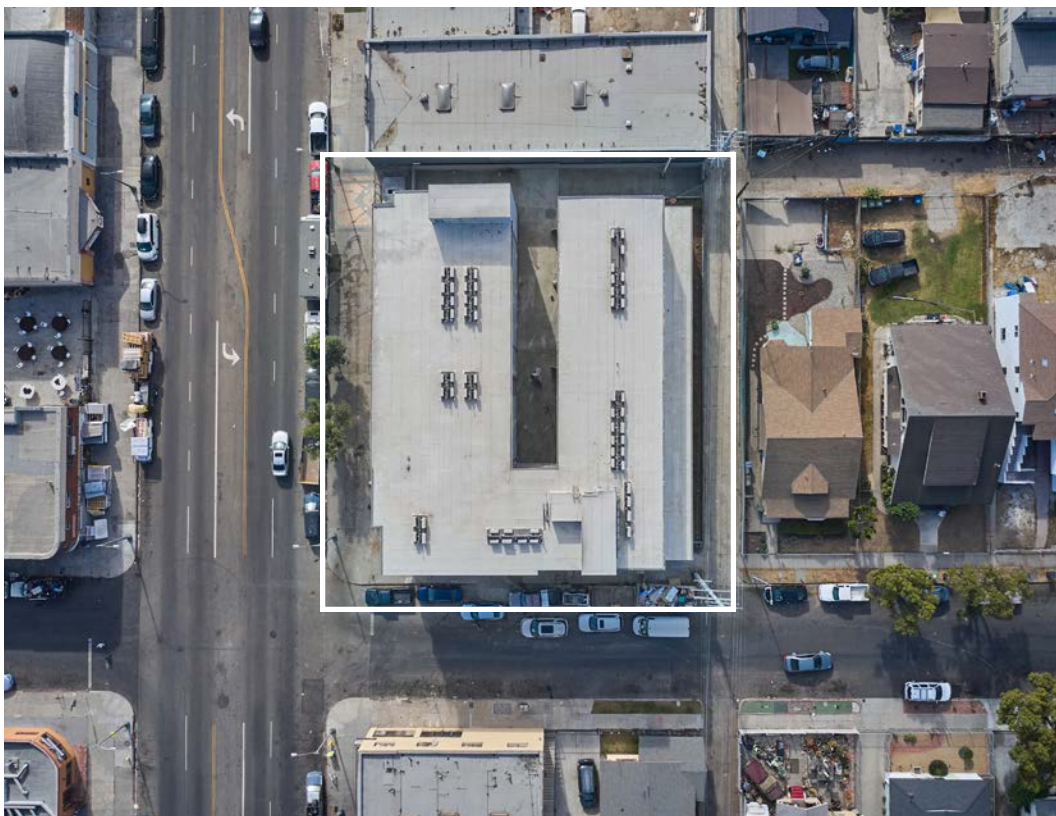
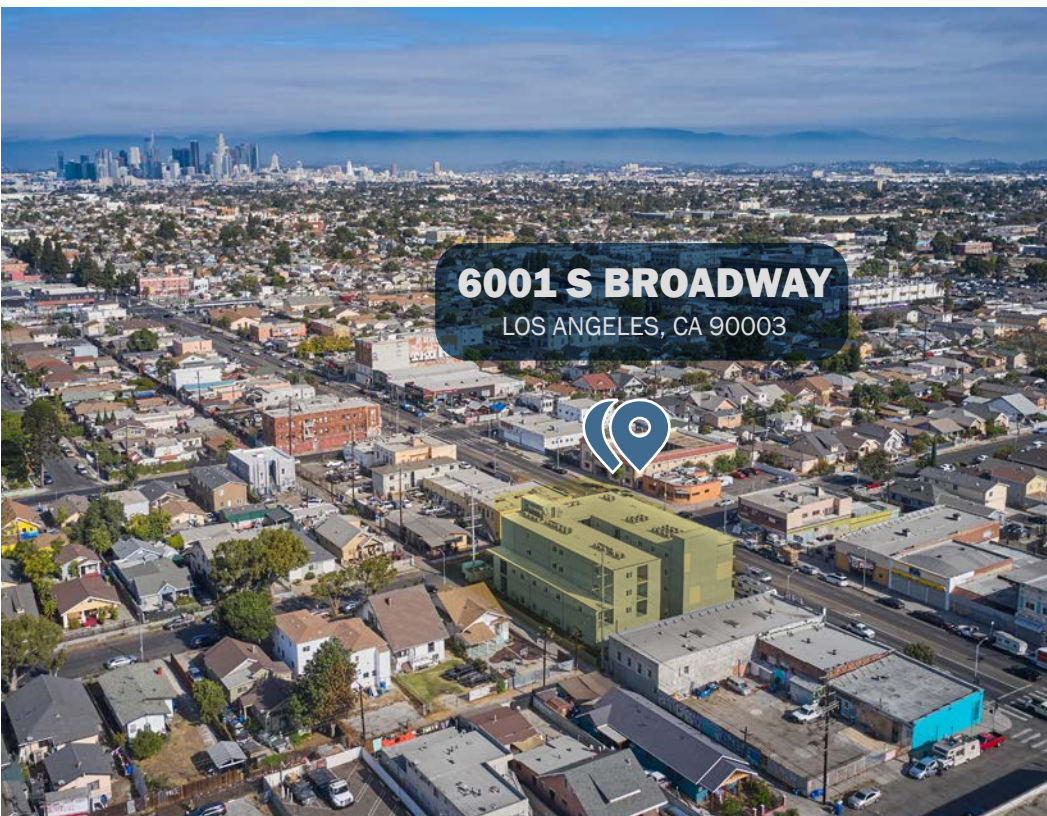
## §

Walking distance to several schools including 61st St Elementary, Juanita Tate Elementary, and St Columbkille School; walking distance to neighborhood retail and amenities.

## §

One block east of the 110 Freeway with convenient access from W Gage Ave or Slauson Ave.





# AREA OVERVIEW

## South Los Angeles

### MULTI-CULTURALLY AND ECONOMICALLY DIVERSE

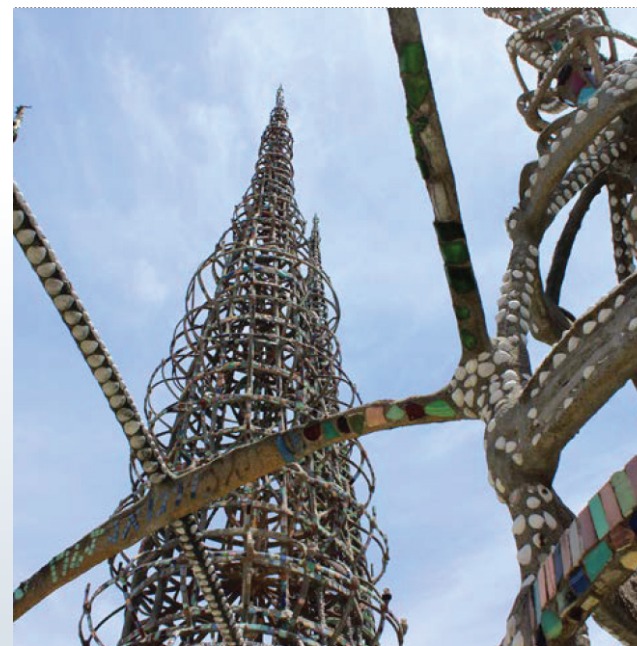
South LA is a large region of Los Angeles made up of the neighborhoods south of Downtown L.A. This area is multi-culturally and economically diverse and offers residents a dense suburban feel in a historic market of Los Angeles. Residents can take advantage of the area's many food and entertainment spaces within walking distance of the subject properties.

The more noteworthy news for the area is the great revitalization plan for South Los Angeles. For the first time in decades, major development projects are underway in South L.A. The most recently completed, an incredible state of the art NFL stadium in Inglewood - and it will be surrounded by a master-planned community made up of thousands of new homes and entertainment / dining options.

The development wave doesn't stop there. New restaurants, grocery stores, and shops are in the pipeline for neighborhoods from West Adams to Watts. The Lucas Museum of Narrative Art, South L.A. Wetlands Park, Hollywood Park, Clipper's Arena, and Magic Johnson Park are some more examples of developments currently underway. With USC located nearby this is an excellent off-campus housing option for some USC students. Working professionals will also appreciate being less than four three miles from Downtown LA. Outdoor recreation is available within two miles from all properties.

At Exposition Park which features the Banc of California Stadium to the north, and Julian C. Dixon Park to the south. Solid retail and restaurant amenities are available across numerous surrounding commercial corridors such as Figueroa Street, which is accessible within short walking distance.

Situated in a solid South Los Angeles location.





# SOUTH LOS ANGELES

## METRO CRENSHAW/LAX LINE – TRANSIT PROJECT

The Metro Crenshaw/LAX Line will extend from the existing Metro Exposition Line at Crenshaw and Exposition Boulevards. The Line will travel 8.5 miles to the Metro Green Line and will serve the cities of Los Angeles, Inglewood and El Segundo; and portions of unincorporated Los Angeles County. The new Metro Rail extension will offer an alternative transportation option to congested roadways and provide significant environmental benefits, economic development and employment opportunities throughout Los Angeles County. Riders will be able to make easy connections within the entire Metro Rail system, municipal bus lines and other regional transportation services.

The Crenshaw/LAX Transit Project will serve the Crenshaw District, Inglewood, Westchester and surrounding area with eight stations. The Crenshaw/LAX Project is one of 12 transit projects funded by Measure R, the half-cent sales tax approved by Los Angeles County voters in 2008.



# NEARBY RETAIL & AMENITIES

## PUBLIC TRANSPORTATION

- 1 Broadway / Slauson
- 2 Vermont/ Vernon
- 3 Florence/ Hoover

## SCHOOLS

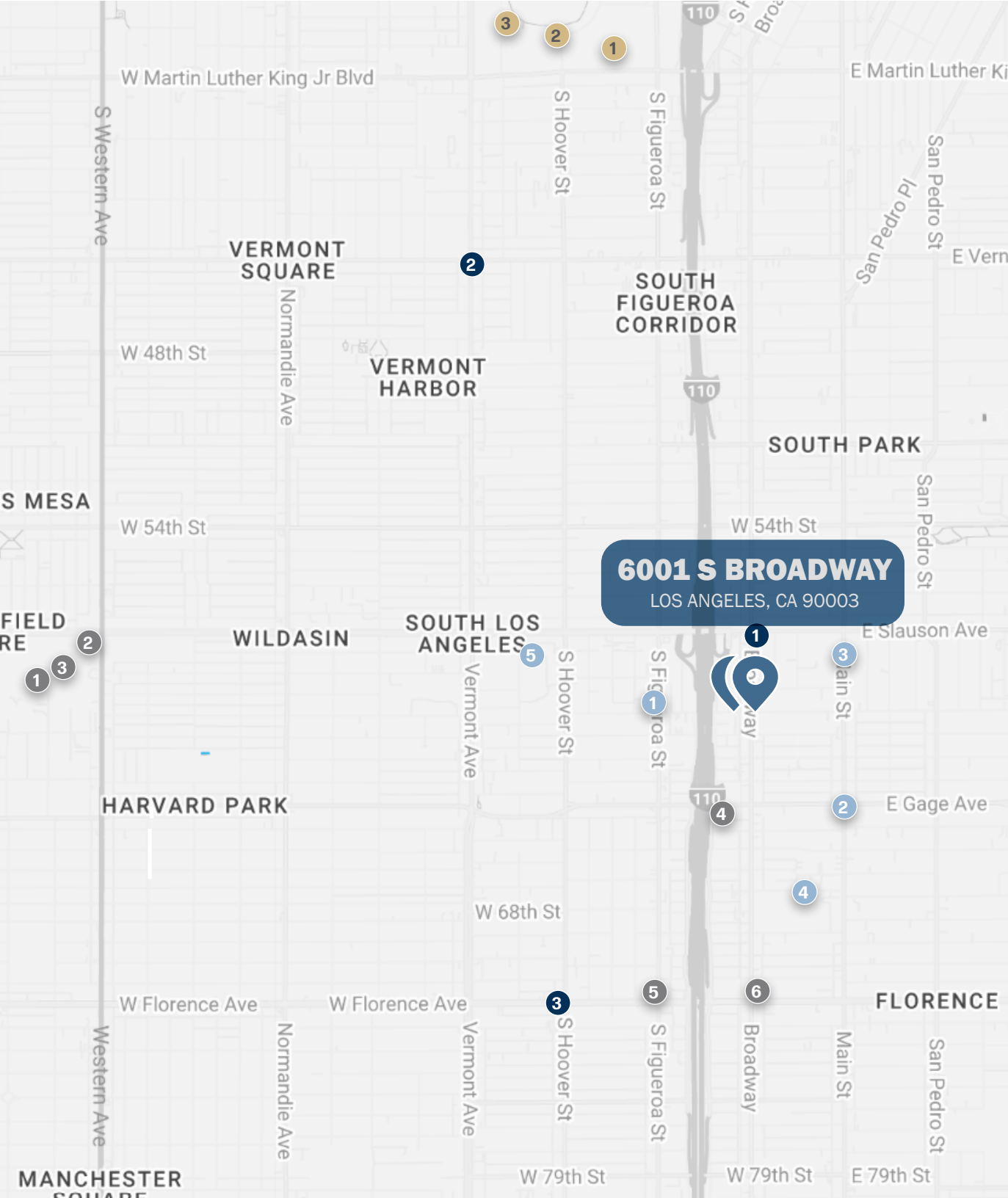
- 1 61st St Elementary School
- 2 St. Columbkille School
- 3 Juanita Tate Elementary
- 4 Bethune Middle School
- 5 Augustus Hawkins High School

## RETAIL

- 1 Food 4 Less
- 2 Walgreens
- 3 The Home Depot
- 4 ARCO
- 5 McDonald's
- 6 Jack in the Box

## MISCELLANEOUS

- 1 BMO Stadium
- 2 LA Memorial Coliseum
- 3 Natural History Museum of Los Angeles County






 DOWNTOWN LOS ANGELES

 USC



 SOUTH LOS ANGELES



 BROADWAY/SLAUSON STOP

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S BROADWAY

# RENT ROLL

NO. OF UNITS	UNIT NO.	UNIT SF	UNIT TYPE	NOTES
1	101	500	1+1	Vacant
2	102	433	1+1	Vacant
3	103	482	1+1	Vacant
4	104	398	1+1	Vacant
5	105	398	1+1	Vacant
6	106	398	1+1	Vacant
7	107	393	1+1	Vacant
8	108	393	1+1	Vacant
9	109	490	1+1	Vacant
10	110	350	1+1	Vacant
11	111	403	1+1	Vacant
12	112	432	1+1	Vacant
13	113	500	1+1	Vacant
14	201	500	1+1	Vacant
15	202	453	1+1	Vacant
16	203	433	1+1	Vacant
17	204	482	1+1	Vacant
18	205	428	1+1	Vacant
19	206	428	1+1	Vacant
20	207	536	1+1	Vacant
21	208	393	1+1	Vacant
22	209	393	1+1	Vacant
23	210	490	1+1	Vacant
24	211	500	1+1	Vacant
25	212	432	1+1	Vacant
26	213	515	1+1	Vacant
27	214	475	1+1	Vacant
28	215	435	1+1	Vacant
29	216	413	1+1	Vacant
30	217	350	1+1	Vacant

NO. OF UNITS	UNIT NO.	UNIT SF	UNIT TYPE	NOTES
31	301	455	1+1	Vacant
32	302	453	1+1	Vacant
33	303	433	1+1	Vacant
34	304	482	1+1	Vacant
35	305	428	1+1	Vacant
36	306	428	1+1	Vacant
37	307	536	1+1	Vacant
38	308	393	1+1	Vacant
39	309	393	1+1	Vacant
40	310	490	1+1	Vacant
41	311	350	1+1	Vacant
42	312	475	1+1	Vacant
43	313	435	1+1	Vacant
44	314	413	1+1	Vacant
45	315	350	1+1	Vacant
46	401	455	1+1	Vacant
47	402	453	1+1	Vacant
48	403	433	1+1	Vacant
49	404	482	1+1	Vacant
50	405	428	1+1	Vacant
51	406	428	1+1	Vacant
52	407	568	1+1	Vacant
53	408	393	1+1	Vacant
54	409	393	1+1	Vacant
55	410	490	1+1	Vacant
56	411	350	1+1	Vacant
57	412	475	1+1	Vacant
58	413	435	1+1	Vacant
59	414	413	1+1	Vacant
60	415	350	1+1	Vacant



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OFFERING MEMORANDUM

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