

5710 S FIGUEROA ST

*Zoned for commercial
and residential uses!*



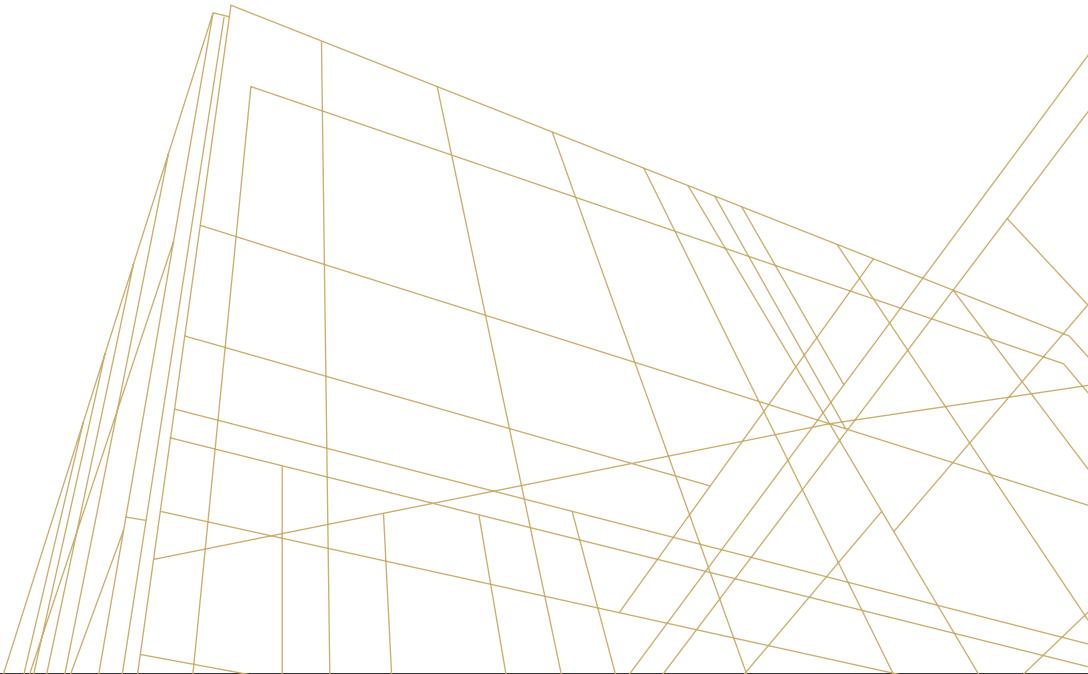
LOS ANGELES, CA 90037

km Kidder
Mathews

TABLE OF CONTENTS

01
EXECUTIVE
SUMMARY

02
LOCATION
OVERVIEW



Exclusively listed by

VINCENT COOK
Senior Associate
310.405.3654
vincent.cook@kidder.com
LIC N° 02012324

CASEY LINS
Senior Vice President
213.225.7223
casey.lins@kidder.com
LIC N° 01902650

KIDDER.COM

km **Kidder**
Mathews

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



EXECUTIVE SUMMARY

Section 01

EXCELLENT LAND DEVELOPMENT OPPORTUNITY

We are pleased to present a 100% vacant land development opportunity located at 5710 S Figueroa St, Los Angeles, CA 90037! Zoned for commercial or residential uses and without any existing structures or improvements, no demolishing needs to occur, offering flexibility and a phenomenal project for any buyer.

Totaling ±5,400 SF of LAC2-1VL-CPIO zoned land with Tier 3 TOC, there's potential for a developer to execute on either a market rate residential development, affordable housing development, or even a contractor who needs yard space for storage.

Utilizing TOC incentives, there's potential for a 24-unit market rate development project. As a 100% affordable ED1 development, there's potential for a ±28-unit development with no parking requirements with an affordable stick-on grade type construction.

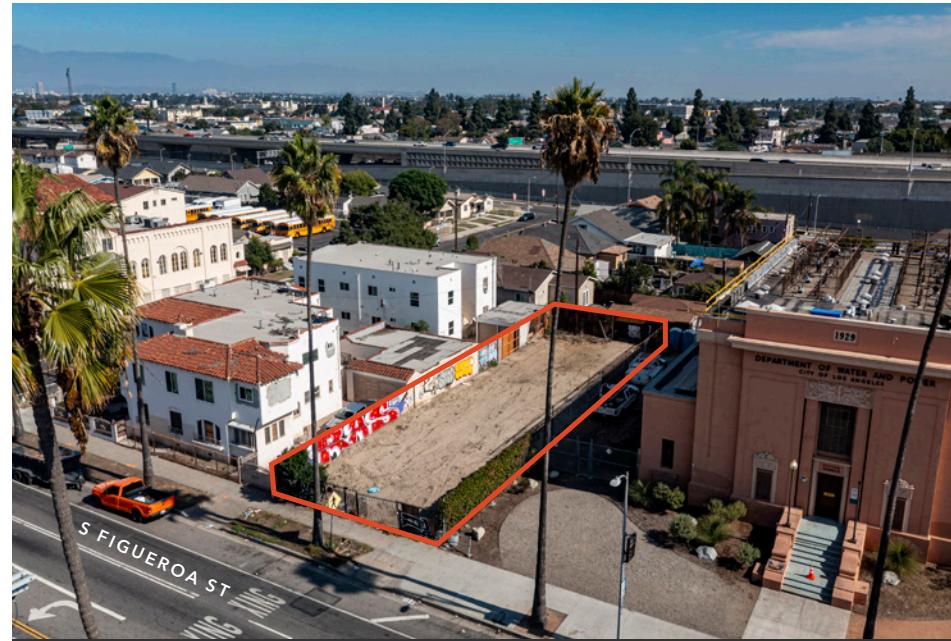
Utilizing commercial zoning, potential

allowable uses include retail, retail with limited manufacturing, theaters, hotels, broadcasting studios, parking buildings, parks and playgrounds, auto sales, churches, schools and more.

Located one block west of the 110 Freeway nearby numerous bus stops and in close proximity to Downtown Los Angeles, the property is well positioned for a developer seeking a well-located property with high rental demands, or for a commercial user needing affordable land to operate their business on.

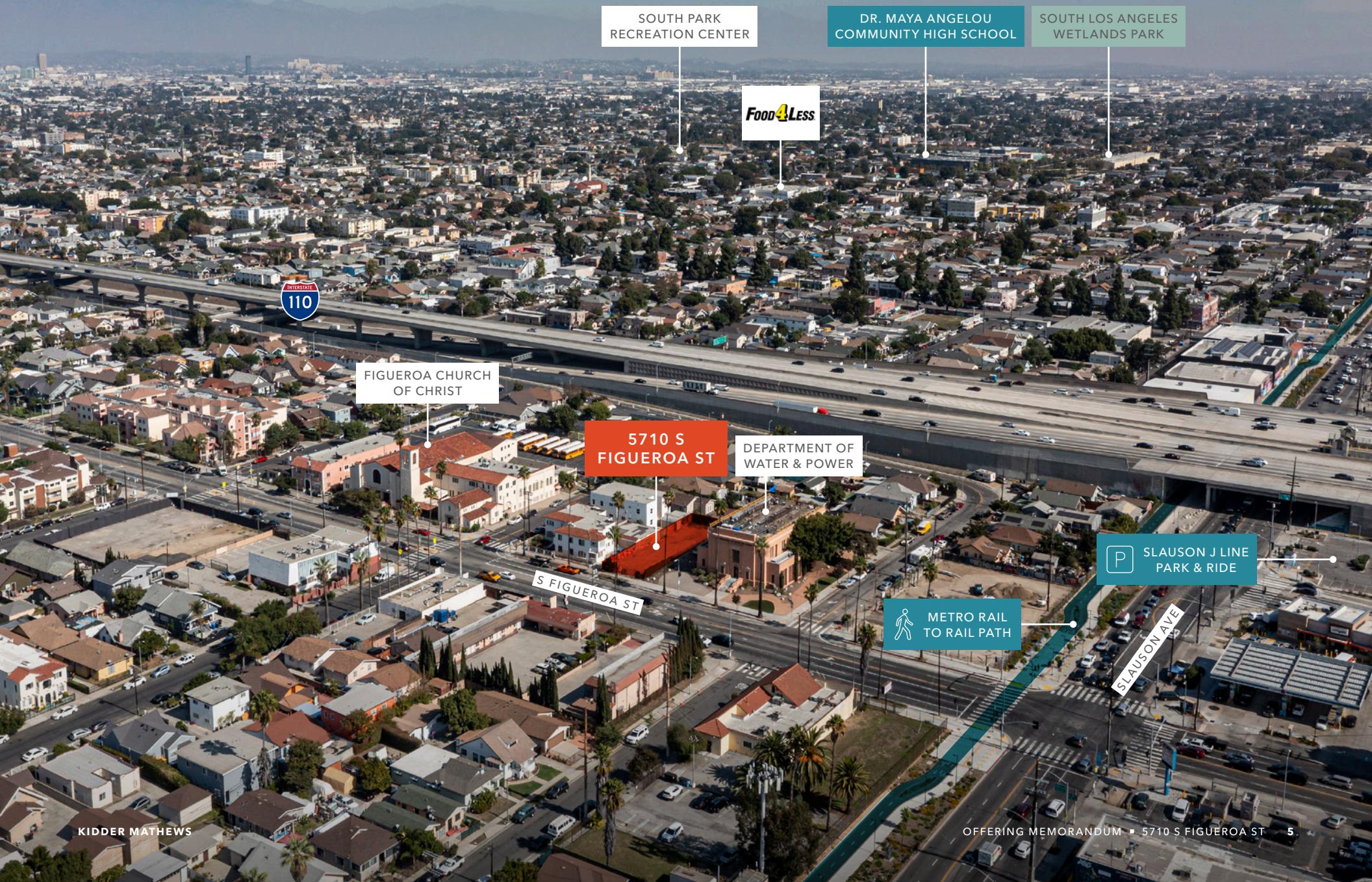
Nearby developments include the installation of the Slauson bike path, which provides significant upgrades for transportation throughout the surrounding community. Buyer shall complete their own due diligence to determine the development potential.

For more information, please contact Vince Cook at 310.405.3654 or Vincent.Cook@kidder.com.



ADDRESS	5710 S Figueroa St, Los Angeles, CA
APN	5001-037-009
BUILDING SIZE	None (Vacant Land)
LAND SIZE	5,400 SF
ZONING	LAC2-1VL-CPIO
TOC	Tier 3
ED1 ELIGIBLE	Yes
PRICE/SF	\$125
PRICE	\$675,000

EXECUTIVE SUMMARY





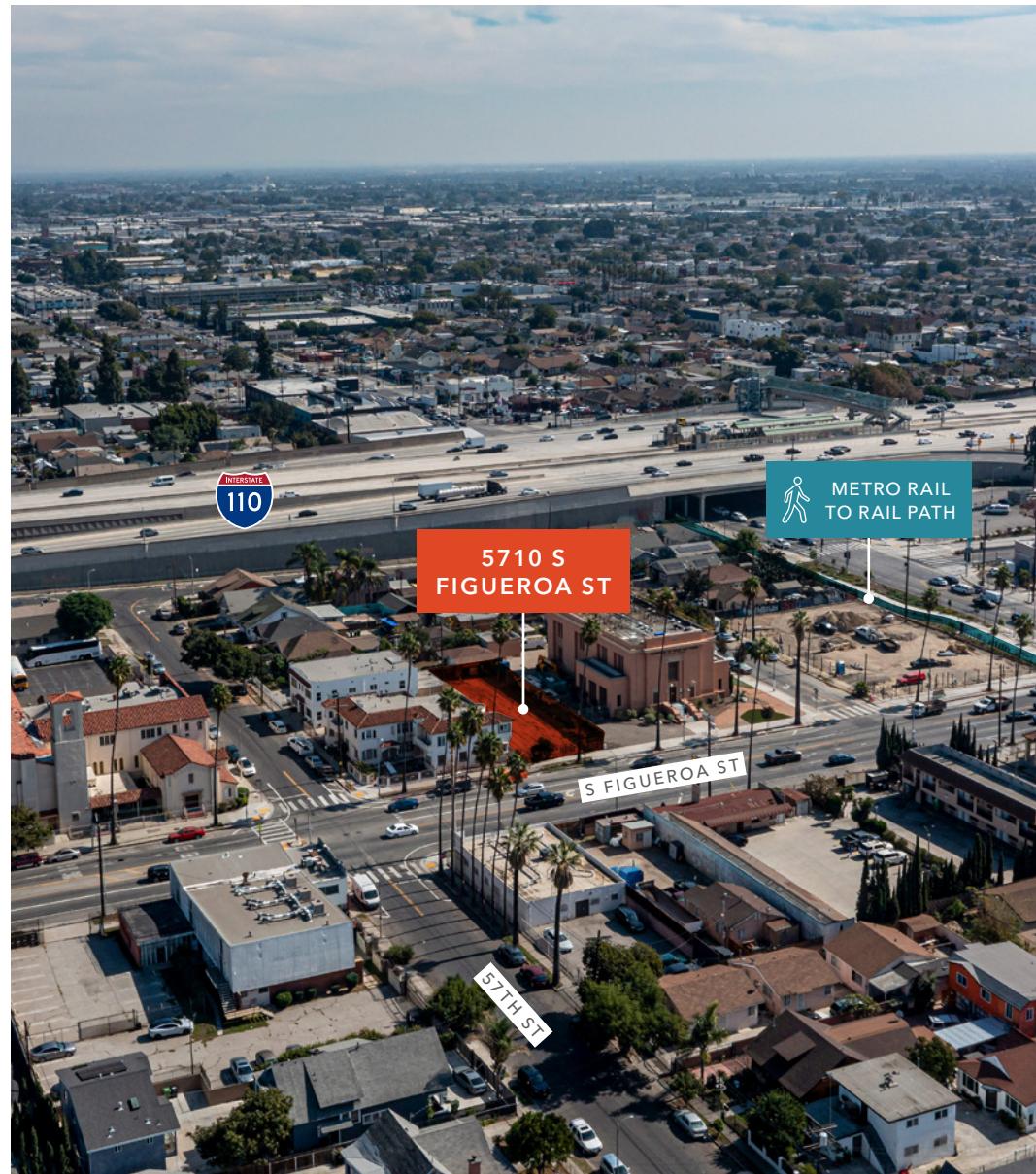
LOCATION OVERVIEW

Section 02

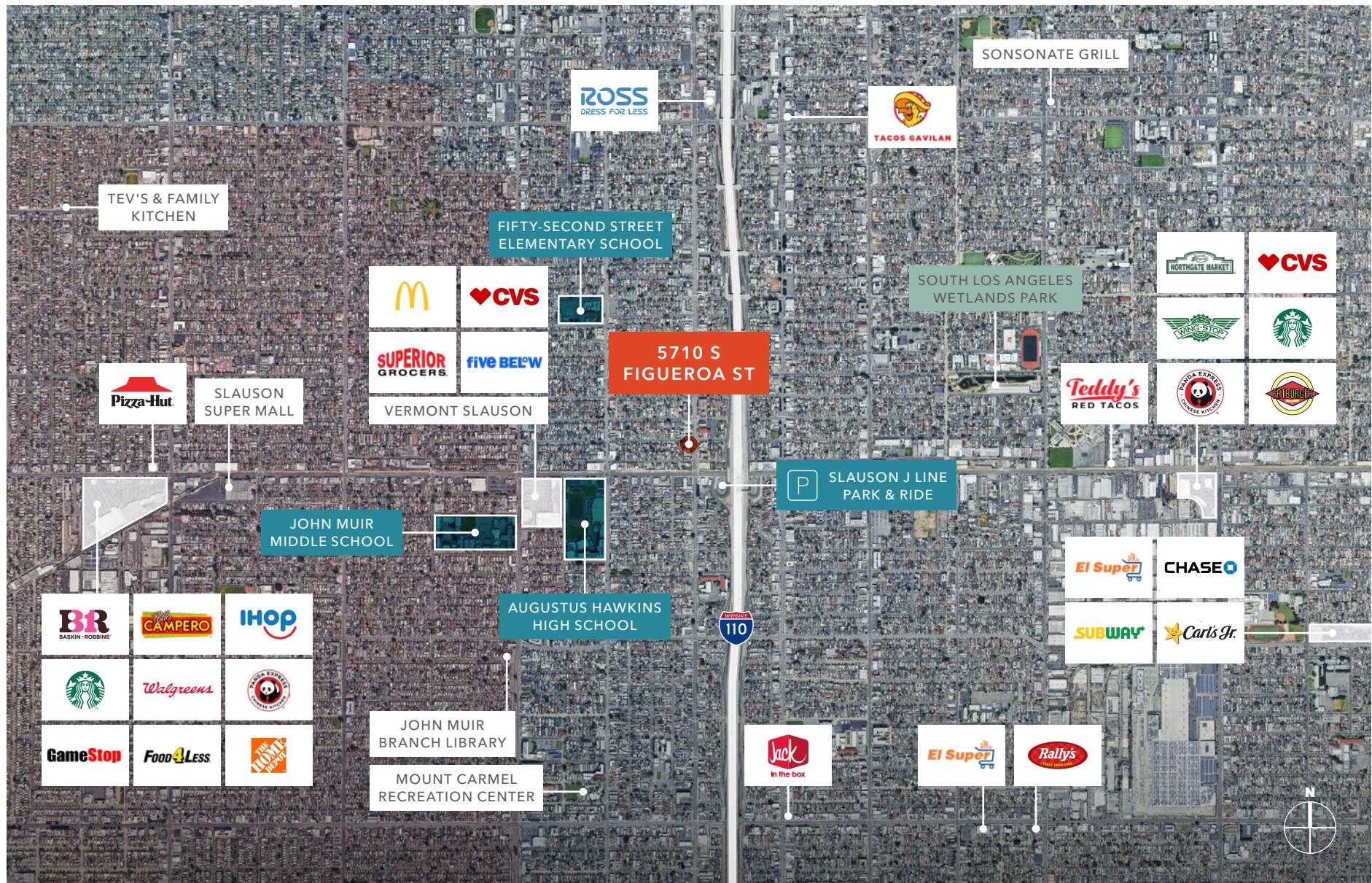
SLAUSON *BIKE & PEDESTRIAN PATH*

*Located adjacent to the subject property!
A rendering of the Hyde Park/Chesterfield Square section of L.A. Metro's Rail to Rail Active Transportation Project, which was completed in May of 2025.*

→ VIEW LAIST.COM



LOCATION OVERVIEW



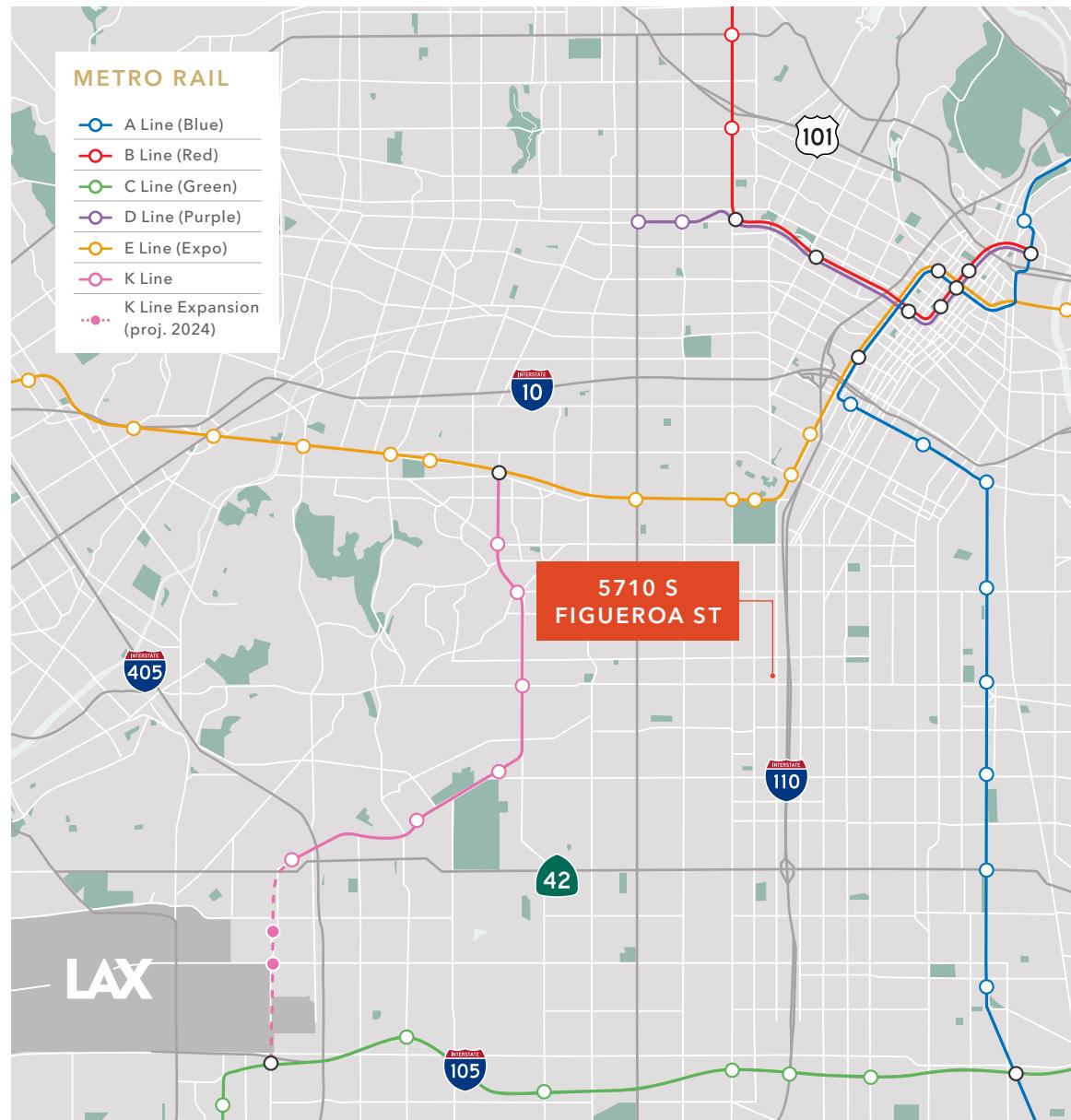
CRENSHAW/ LAX TRANSIT PROJECT

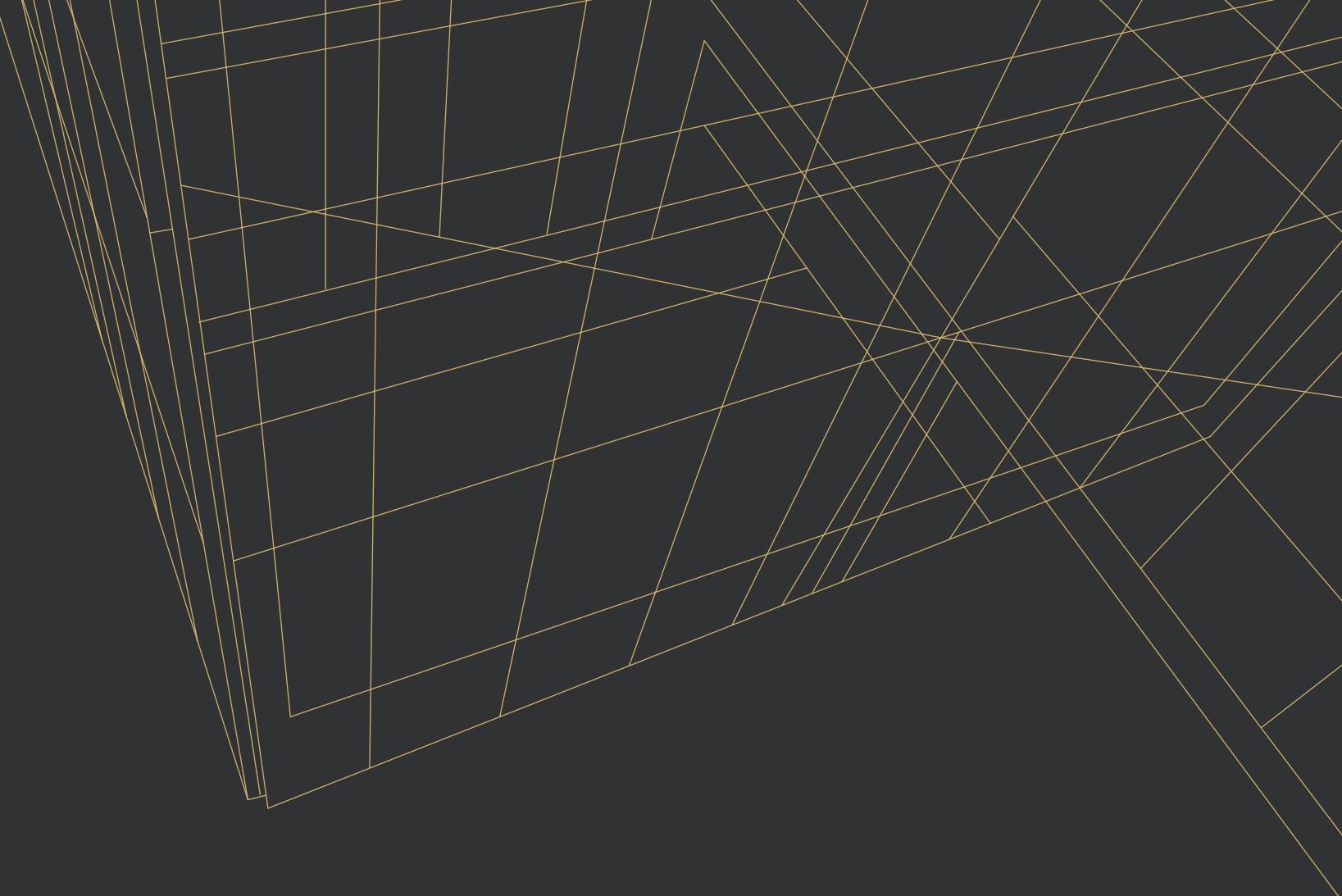
The new Crenshaw/LAX Transit Project opened fall 2022, bringing more travel options and access to opportunity.

This project extends from the E Line (Expo) at Expo/Crenshaw Station and merges with the C Line (Green) at Aviation/LAX Station, connecting the Crenshaw Corridor, Inglewood and El Segundo.

The K Line will serve the Crenshaw District, Inglewood, Westchester and surrounding areas with eight new stations:

- Expo/Crenshaw
- Martin Luther King Jr.
- Leimart Park
- Hyde Park
- Fairview Heights
- Downtown Inglewood
- Westchester/Veterans
- Aviation/Century





Exclusively listed by

VINCENT COOK
Senior Associate
310.405.3654
vincent.cook@kidder.com
LIC N° 02012324

CASEY LINS
Senior Vice President
213.225.7223
casey.lins@kidder.com
LIC N° 01902650

KIDDER.COM

km **Kidder**
Mathews