

OFFERING MEMORANDUM

# 5710 S FIGUEROA ST

*Zoned for commercial  
and residential uses!*



LOS ANGELES, CA 90037

**km** Kidder  
Mathews



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*Exclusively listed by*

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# 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.

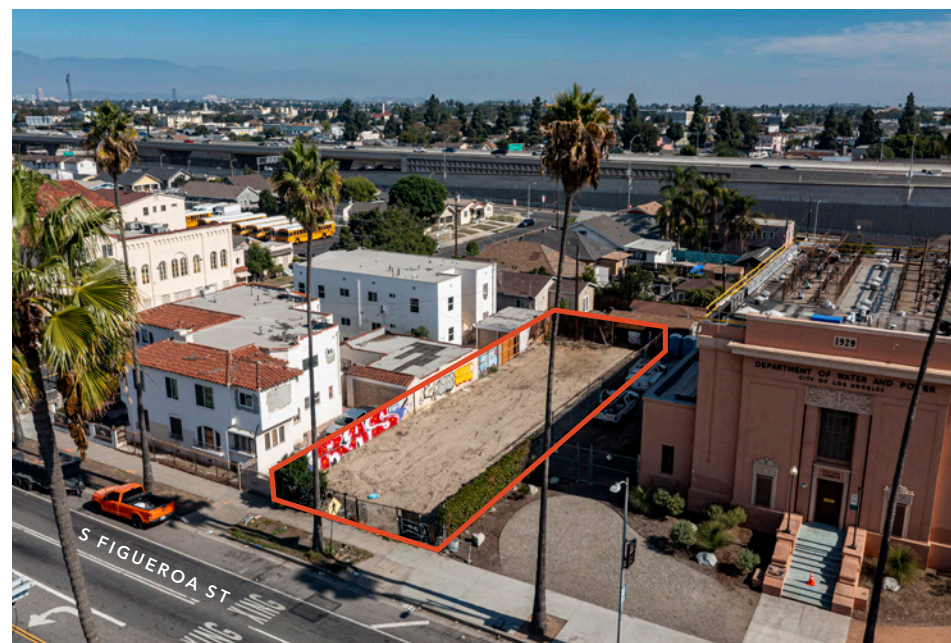
Utilizing commercial zoning, potential

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.

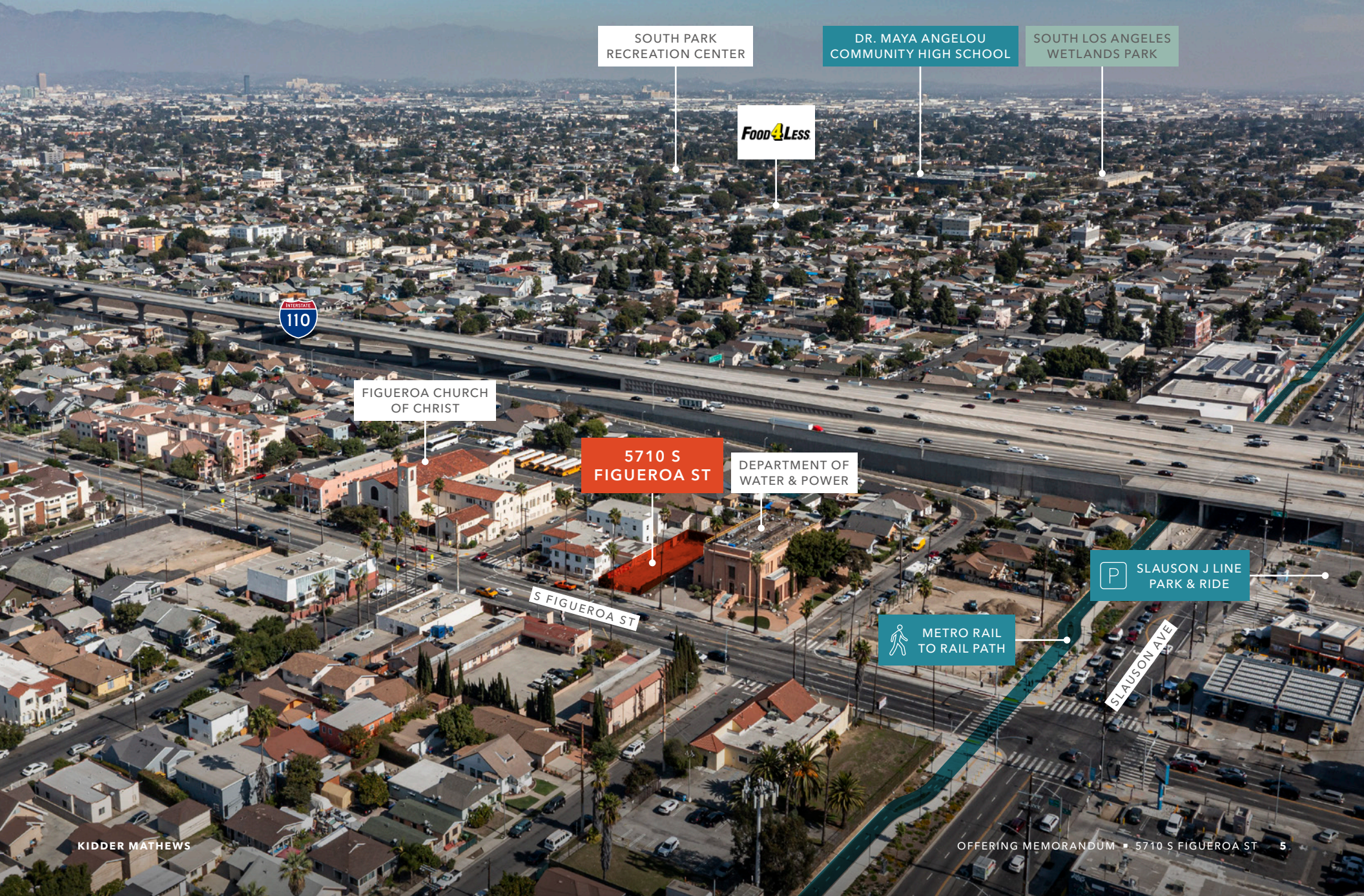
For more information, please contact Vince Cook at 310.405.3654 or [Vincent.Cook@kidder.com](mailto:Vincent.Cook@kidder.com).



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



SOUTH PARK  
RECREATION CENTER

DR. MAYA ANGELOU  
COMMUNITY HIGH SCHOOL

SOUTH LOS ANGELES  
WETLANDS PARK



FIGUEROA CHURCH  
OF CHRIST

5710 S  
FIGUEROA ST

DEPARTMENT OF  
WATER & POWER

P SLAUSON J LINE  
PARK & RIDE

METRO RAIL  
TO RAIL PATH

SLAUSON AVE





# LOCATION OVERVIEW

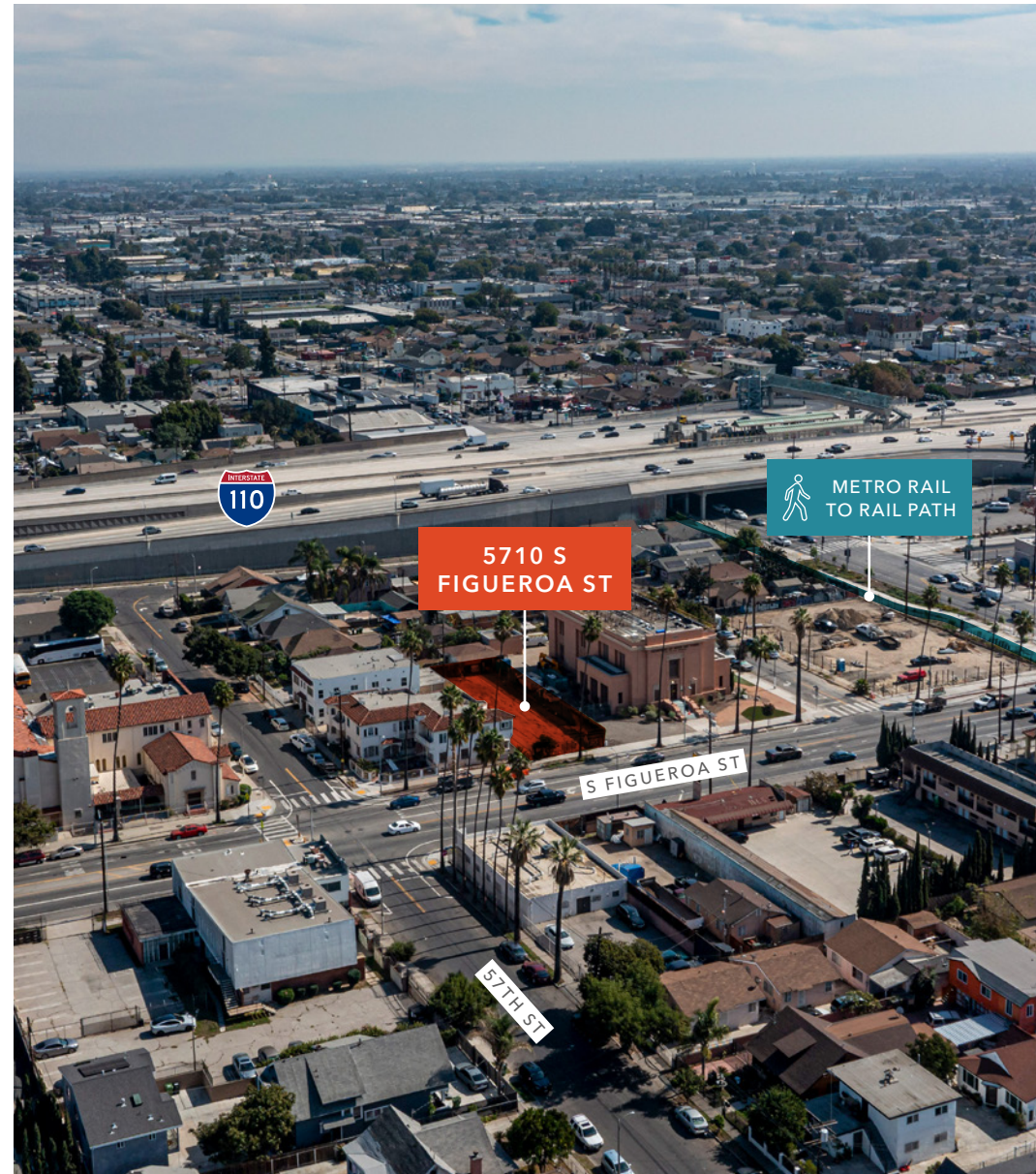
*Section 02*



# SLAUSON *BIKE & PEDESTRIAN* PATH

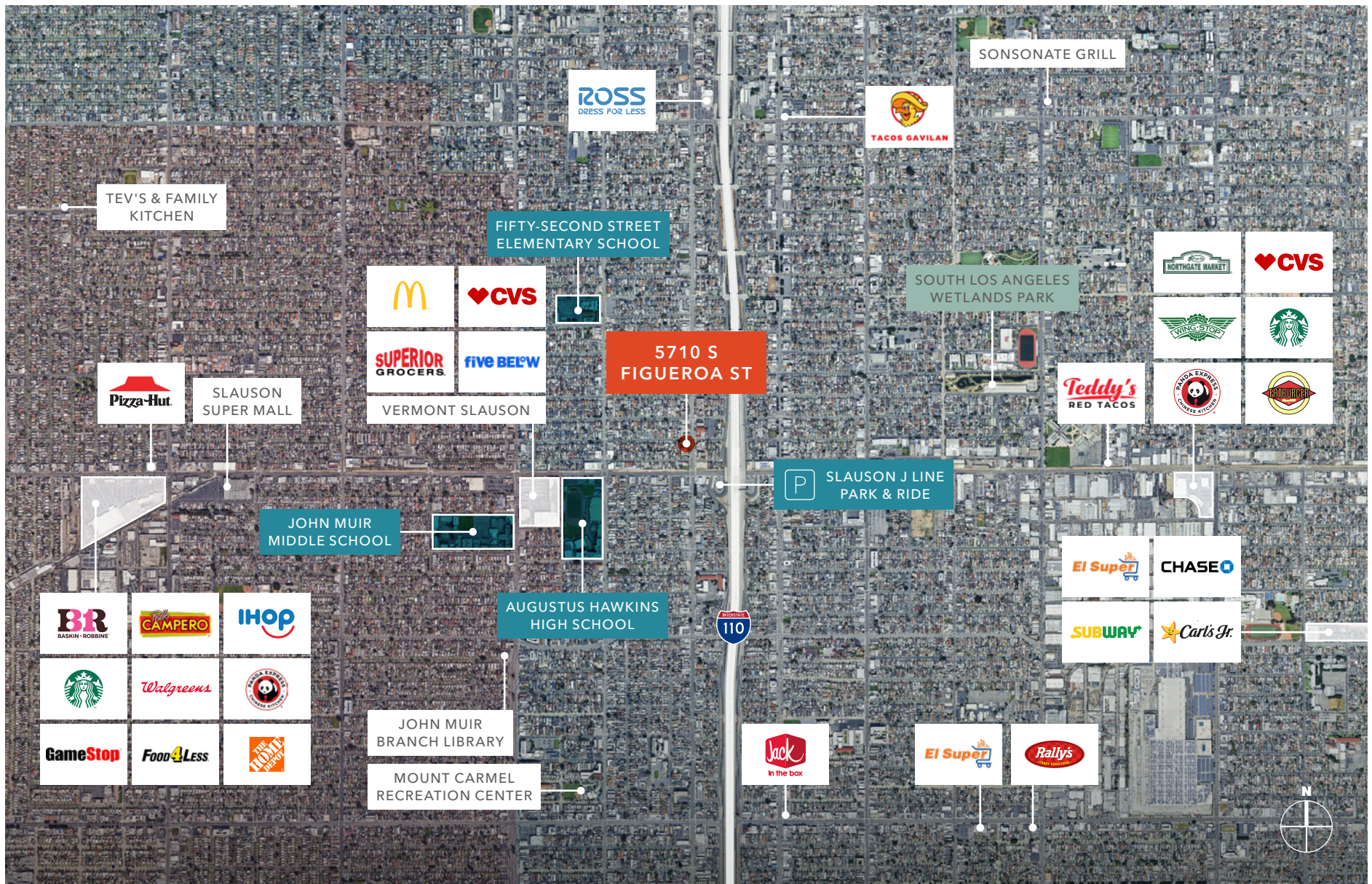
*Located adjacent to the subject property!  
A rendering of the Hyde Park/Chesterfield  
Square section of L.A. Metro's Rail to Rail  
Active Transportation Project, which was  
completed in May of 2025.*

→ [VIEW LAIST.COM](https://www.laist.com)





## LOCATION OVERVIEW





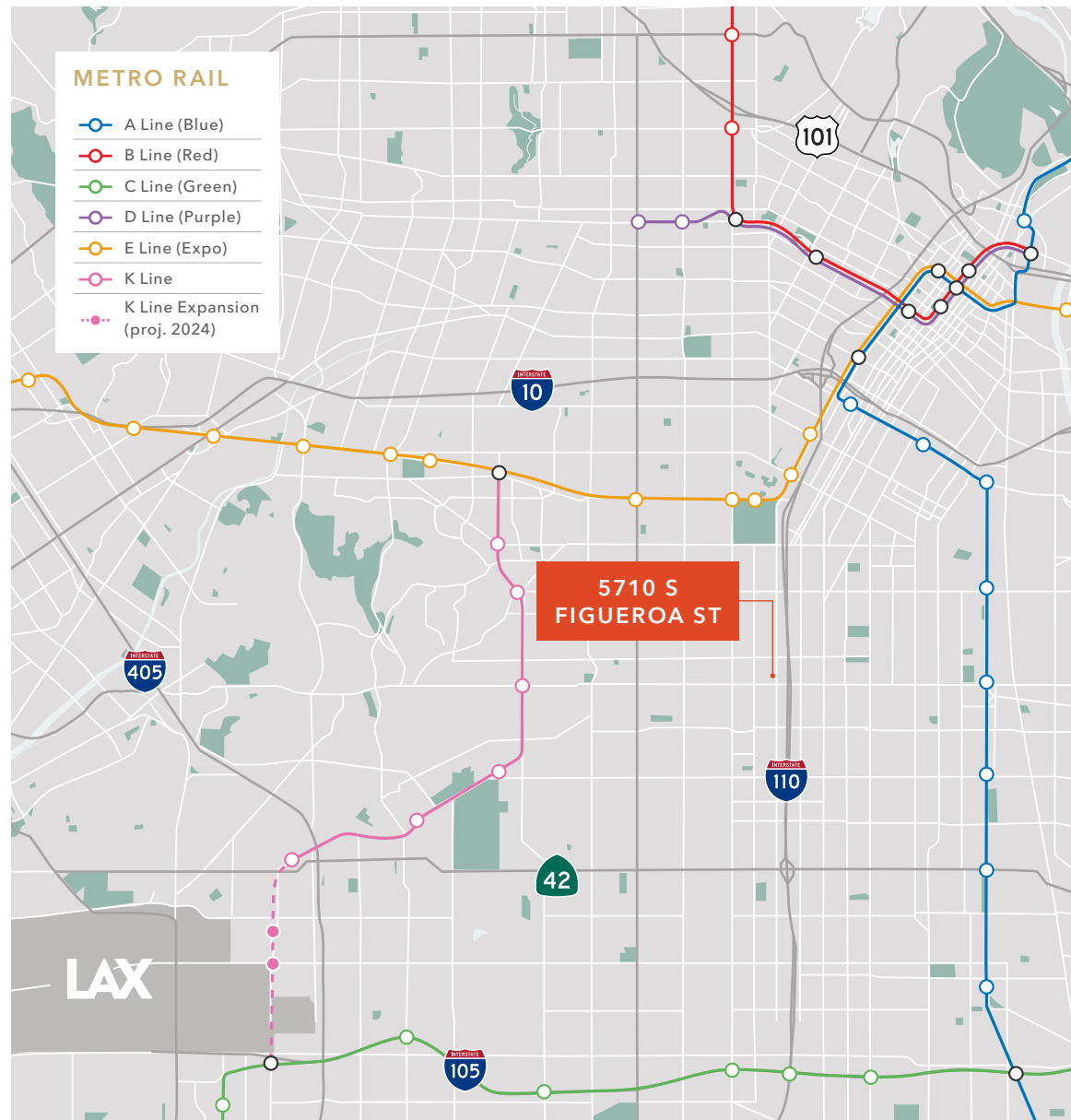
# CRENSHAW/ LAX TRANSIT PROJECT

*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







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