

OFFERING MEMORANDUM



# *OWNER-USER* OPPORTUNITY ±75,000 SF MEDIA CAMPUS

5955-5959 S WESTERN AVE | LOS ANGELES, CA

**km** Kidder  
Mathews

# TABLE OF CONTENTS

01

EXECUTIVE  
SUMMARY

02

PROPERTY  
OVERVIEW

03

LOCATION  
OVERVIEW

*Exclusively  
listed by*

JAY MARTINEZ  
Senior Vice President  
424.653.1841  
jay.martinez@kidder.com  
LIC N° 01367663

FRED AFRAMIAN  
Senior Vice President  
818.867.9029  
fred.aframian@kidder.com  
LIC N° 01748185

KIDDER.COM



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.



An abstract geometric line drawing in a light gold color, consisting of numerous intersecting lines that form a complex, multi-faceted structure resembling a stylized building or a series of overlapping planes. It is positioned on the left side of the page, extending from the bottom towards the top.

# EXECUTIVE SUMMARY

---

*Section 01*

*Kidder Mathews is pleased to present for sale 5955-5959 S Western Ave, an exciting opportunity for an owner-user to establish a foothold in the South LA market.*

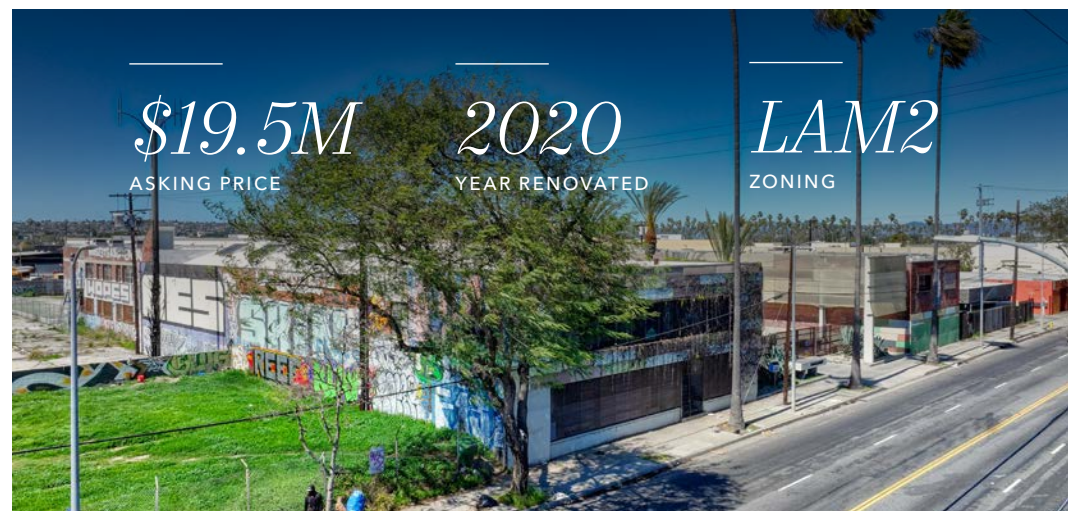
Comprised of 75,000 SF between two structurally fortified buildings, this property is turn key for a showroom use or further creative office conversion. Previously occupied by a hardware firm, the property could easily be converted to an aesthetically-pleasing media campus, trade or design school, or a headquarters for local nonprofits. Utilizing the property's favorable zoning, space flexibility, and ample parking (95 spaces), 5955 S Western could also earn significant revenue through short/medium term leases to studios or production companies looking for pricing relief from the Hollywood/Weho Submarkets.

The asset is situated in the only pocket of industrial properties on S Western between Inglewood and the 10 freeway, with national credit tenants nearby on Slauson such as Home Depot and Food 4 Less. The property to the North of asset is occupied by filming studios, illustrating a potential use and synergistic opportunity

for growth in the near future for the area. The asset lies within the State Enterprise Zone and Opportunity Zone, while also not within 500 ft. of a school or sensitive use, allowing for a wide breadth of uses.

The lack of competing product in the larger Los Angeles metro market makes this asset attractive for significant users with the need for larger footprints. The enclosed nature of the site makes it an attractive opportunity to convert the premises to a 'campus' for their respective business, or divide the buildings and supplement debt service via leasing portions of either structure.

Due to the size of the parcel, districting, and market data, this property could also lend itself to an affordable housing development. Utilizing new ED-1 and SB330 incentives, an experienced builder could maximize GLA on this site and create a truly unique project on the South Western corridor.



ADDRESS	5955-9595 S Western Ave Los Angeles, CA 90047
TOTAL BUILDING SIZE	±75,000 SF
GROSS LAND SIZE	±74,096 SF / 1.7 AC
CONSTRUCITON TYPE	Brick masonry
BUILDING / STORIES	2 buildings / 2 stories each
POTENTIAL USES	Filming location, creative office, corporate HQ, trade school
BUILDING / STORIES	2 buildings / 2 stories each
PARCEL NO.	6001-014-003
PARKING SPACES	±50 spaces via easement (60th street)
YEAR BUILT / RENOVATED	1924 / 2020
PROPERTY TYPE	Institutional
HWY ACCESS	110 Via Slauson, 10 Via Western



## INVESTMENT HIGHLIGHTS

Turnkey space for showroom use

Large, potentially contiguous spaces ( $\pm 15,000$  SF)

Opportunity for multi-tenant repositioning

High ceilings in Building B with mezzanine

Privately gated from S Western Ave

Rear parking access via easement on 60th St

Near 10 & 110 freeways

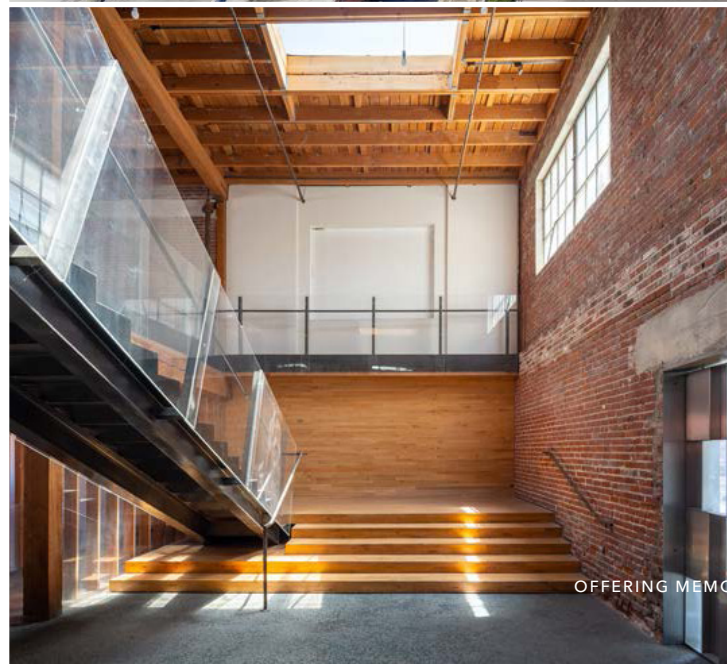
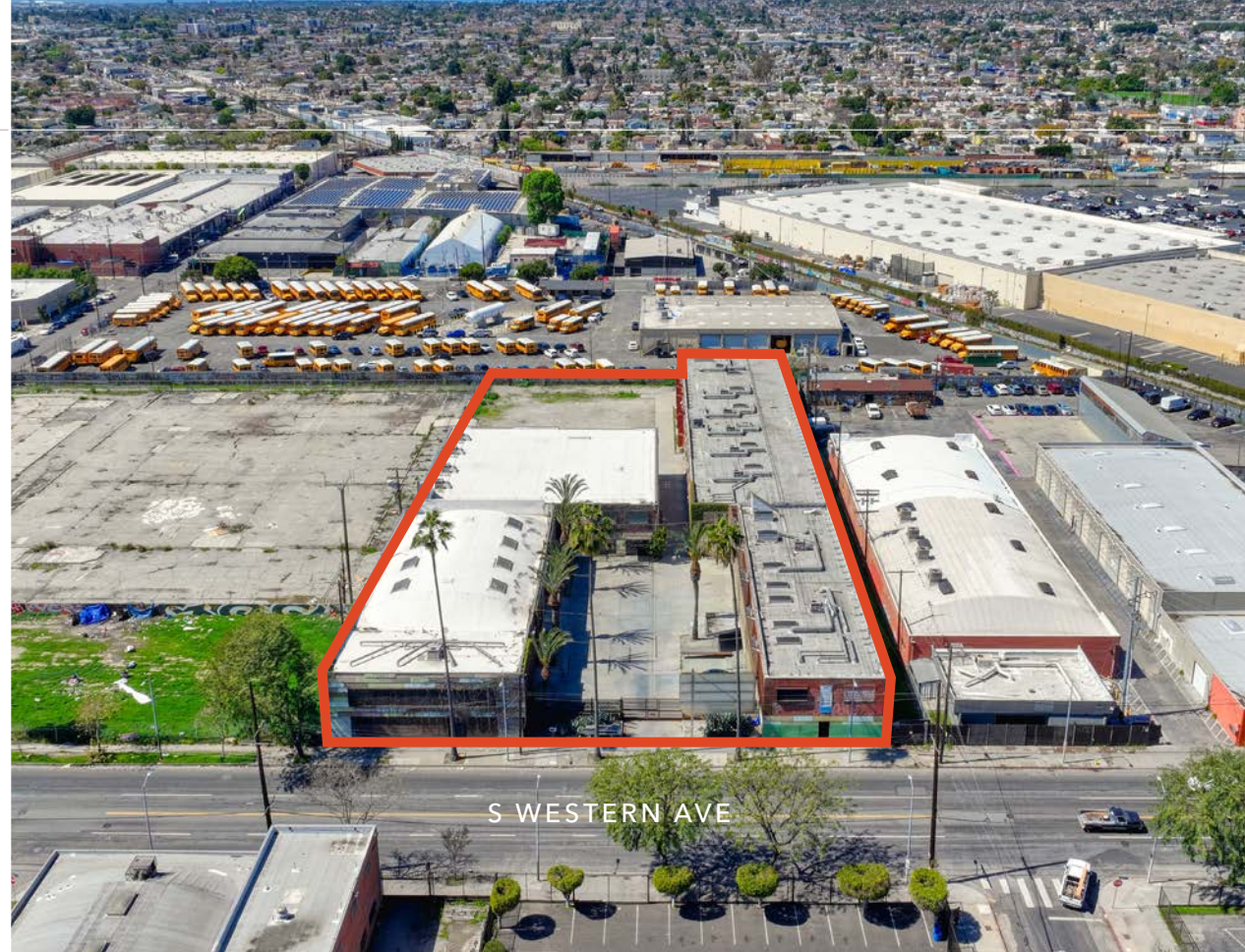
50+ parking spaces

Enterprise & opportunity zone

Tier 2 TOC

Near Slauson Bike Path Redevelopment

Seller-financing available to qualified buyers



An abstract line drawing in a light beige color, depicting a complex, multi-faceted geometric structure that resembles a modern building facade or a crystalline form. The lines intersect to create a grid of various-sized polygons, with some lines extending further outwards, creating a sense of depth and perspective. The overall shape is roughly triangular, with the base at the bottom left and the apex towards the top right.

# PROPERTY OVERVIEW

---

*Section 02*



# PROPERTY INFORMATION

## PROPERTY OVERVIEW

ADDRESS	5955-5959 S Western Ave, Los Angeles, CA 90047
PRICE	\$19,500,000
TOTAL BUILDING SIZE	±75,000 SF
PRICE / SF	\$260
LOT SIZE	±74,096 SF / 1.7 AC
PROPERTY TYPE	Institutional
YEAR BUILT / RENOVATED	1924 / 2020
BUILDING	2 buildings
STORIES	2 stories each building
PARKING SPACES	±50 spaces via easement (60th street)

## CONSTRUCTION & ZONING

CONSTRUCTION TYPE	Brick Masonry
POTENTIAL USES	Filming location, creative office, corporate HQ, trade school
ZONING	LAM2
PARCEL NUMBER	6001-014-003
HWY ACCESS	110 Via Slauson, 10 Via Western

75,000

TOTAL RSF

1.7 AC

LOT SIZE

2020

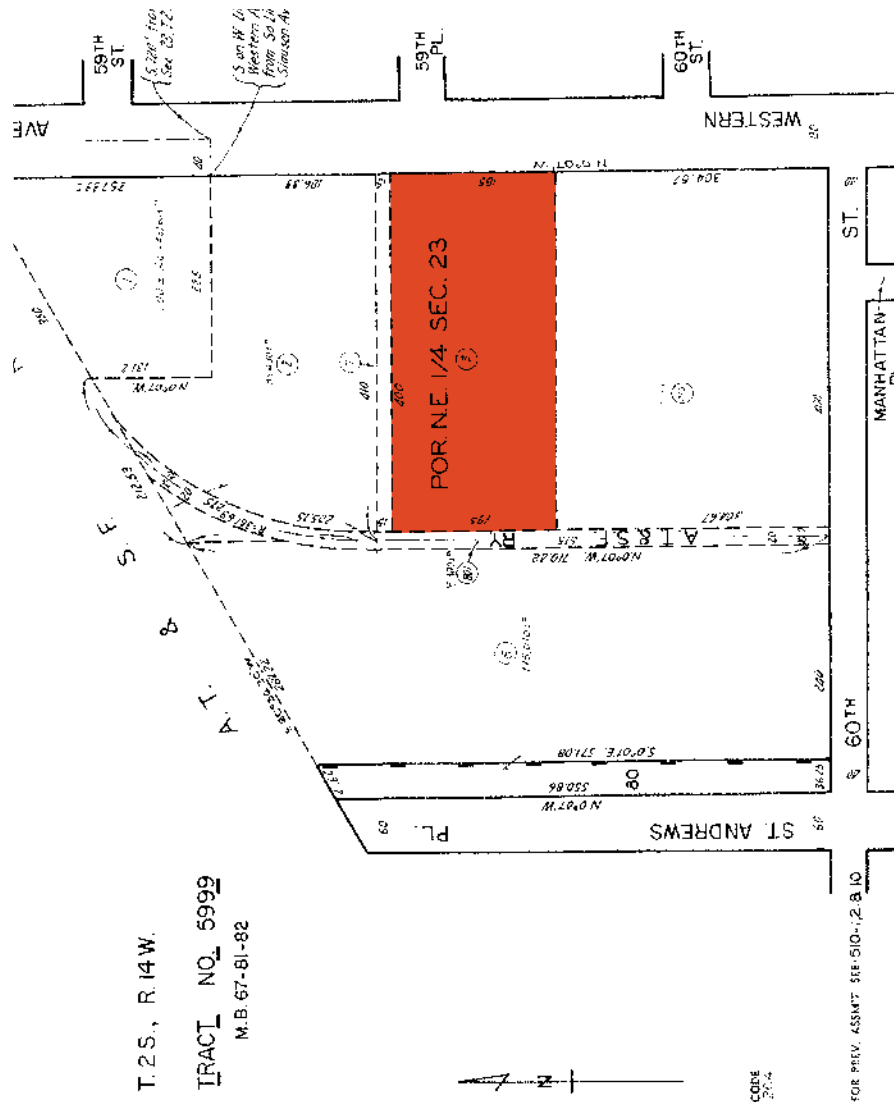
RENOVATED

LAM2

ZONING

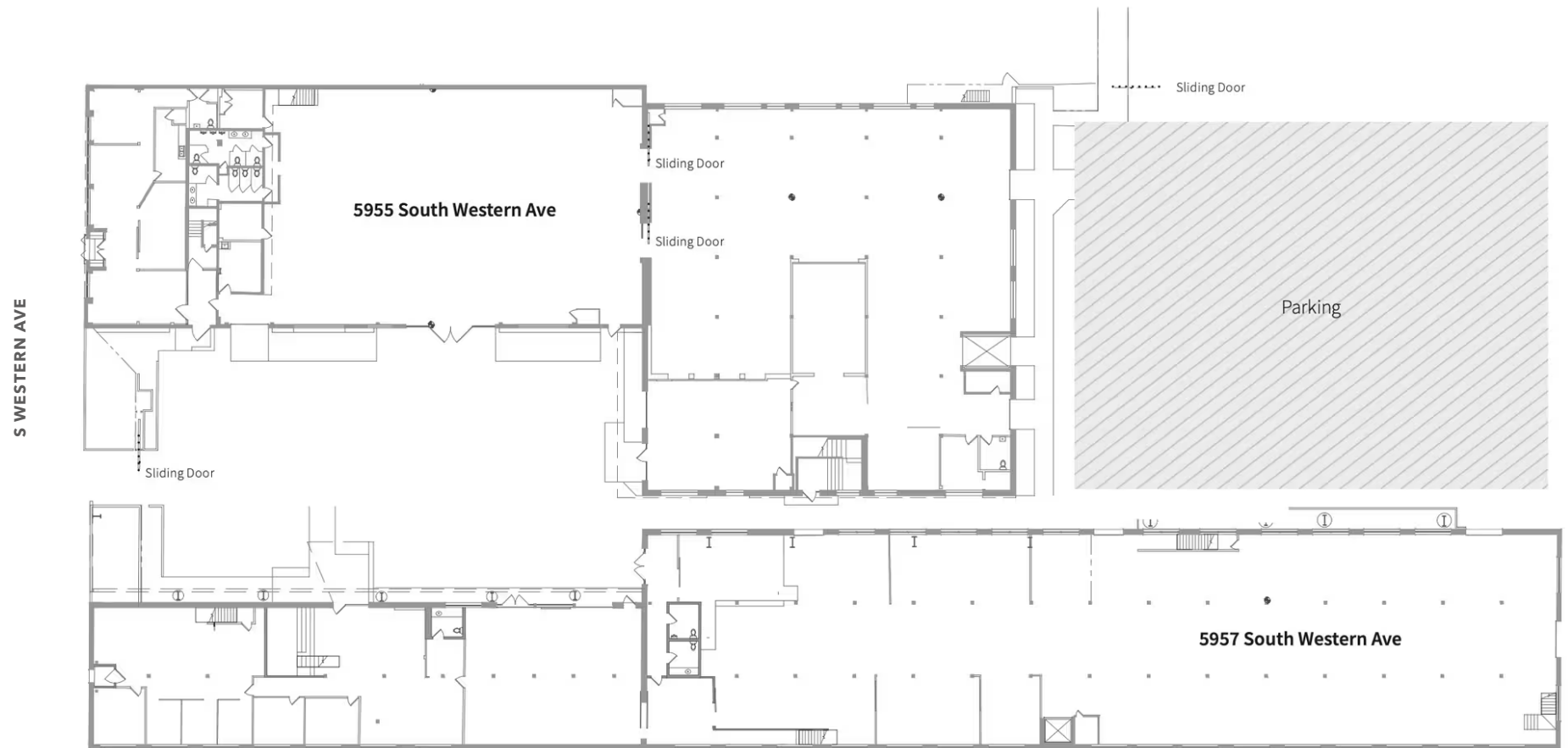


# PARCEL MAP

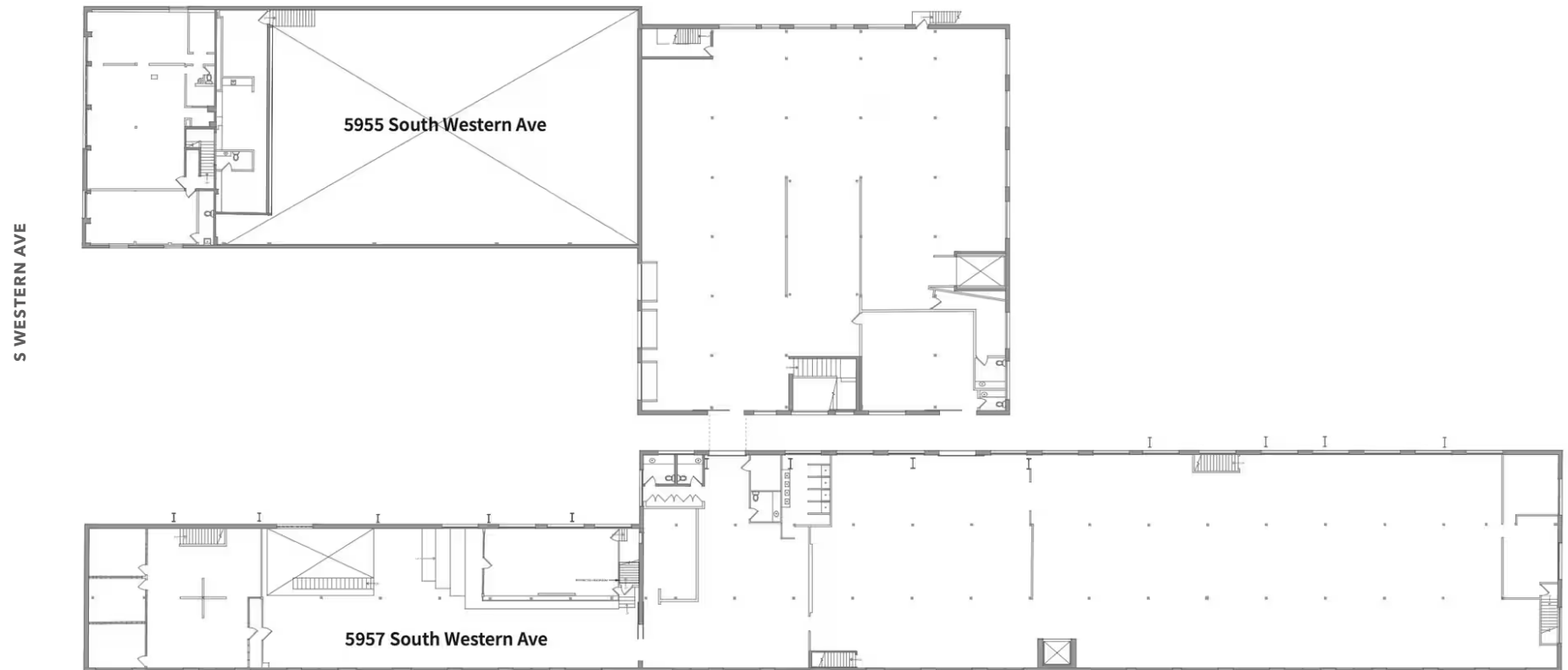




## FLOOR PLAN

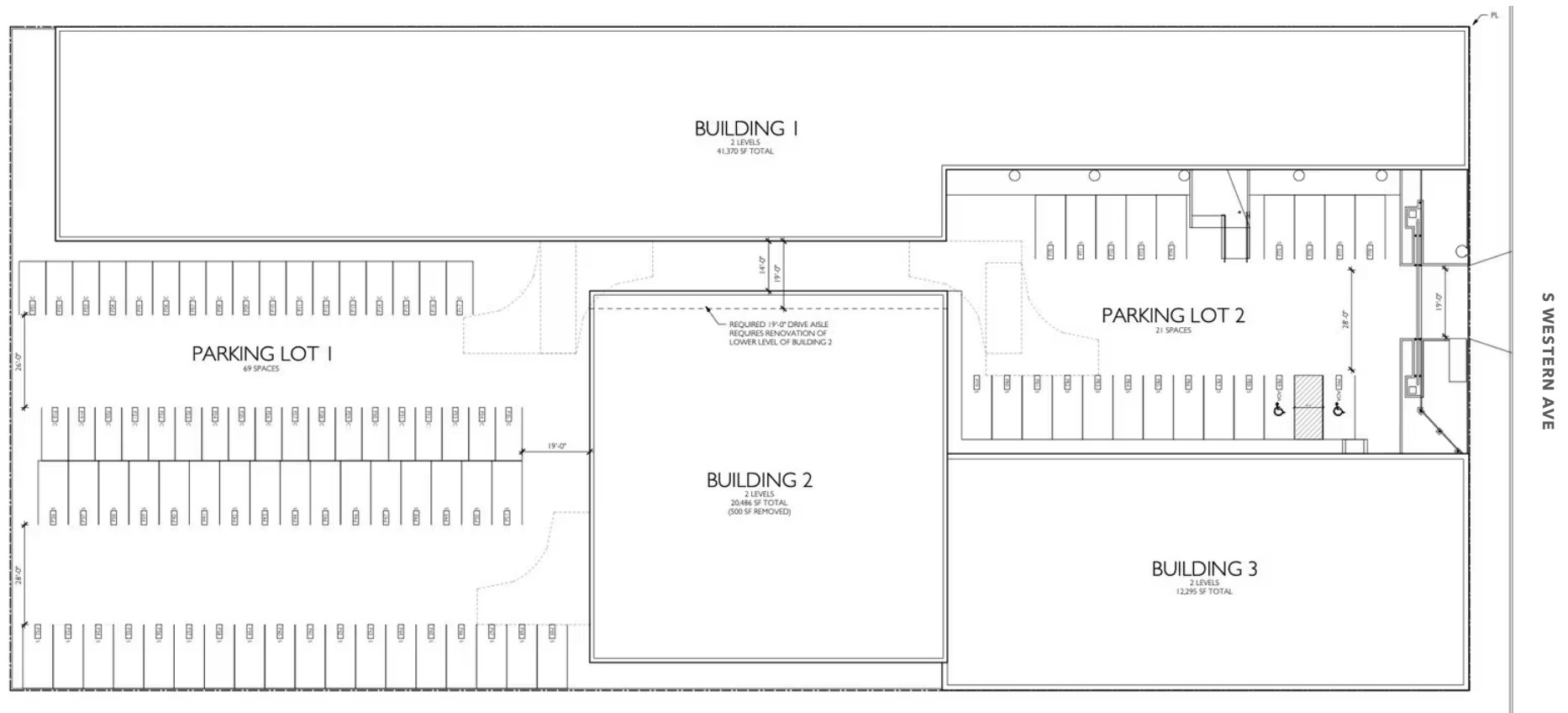


## FLOOR PLAN





## PROPOSED PARKING LOT PLAN

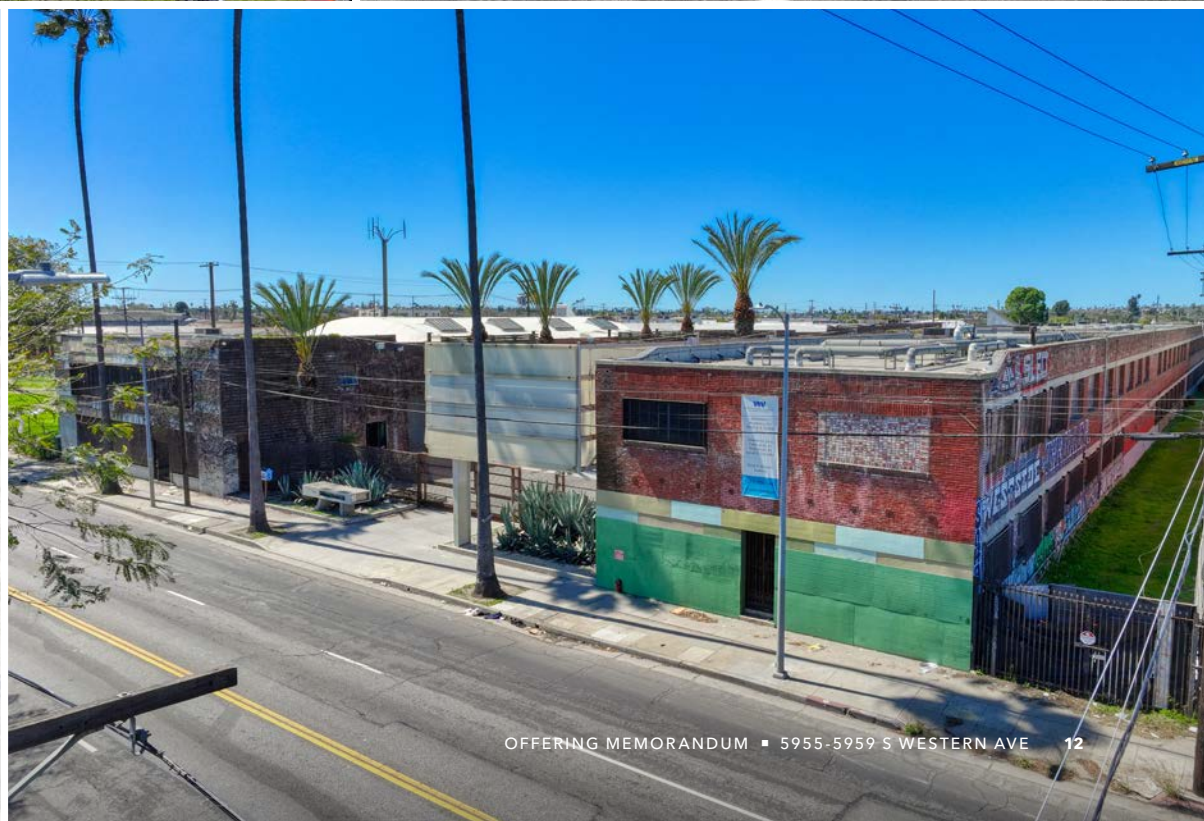




## PROPERTY OVERVIEW



KIDDER MATHEWS



OFFERING MEMORANDUM ■ 5955-5959 S WESTERN AVE 12



An abstract line drawing in a light beige color, depicting a complex, multi-faceted building facade. The drawing consists of numerous intersecting lines that create a sense of depth and perspective, suggesting a modern architectural structure. The lines vary in length and orientation, creating a dynamic and geometric composition.

# LOCATION OVERVIEW

---

*Section 03*

*South Los Angeles, a city in Southern California, has a range of luxurious low-rise and high-rise private multi-dwellings with first-rate amenities and services.*

The area, which is part of the rapidly growing South Los Angeles submarket, is now seeing renovations in both residential and commercial structures. Tenants who have leased most of the properties for an extended period guarantee a consistent flow of income.

Los Angeles, a thriving city close to the Central Business District, has the zip code 90043. The surrounding region contains several quaint communities of View Park-Windsor Hills, Hyde Park, Leimert Park, Inglewood, Baldwin Hills, Westchester, Ladera Heights, Culver City, Jefferson Park, Crenshaw, West Adams, Mid-City, Manchester Square, Westmont, and Vermont Knolls. The region is well-connected by major thoroughfares including the Santa Monica Freeway (I-10) and the Harbor Freeway (I-110), which offer convenient access to several regions of Los Angeles and assist transportation.

Los Angeles District 8, zip code 90047, is a charming and diverse neighborhood, ideal for living, working, raising a family, and enjoying its many amenities. Its prime location makes it ideal for developers, investors, and owner-users seeking a high-quality asset in a rapidly appreciating neighborhood. The neighborhood is just a short distance from some of the densest and fastest-growing areas in Los Angeles. South Los Angeles submarket is a major commercial center within the Los Angeles metropolitan area. The property is located on South Western Avenue in South Los Angeles's industrial business district. Slauson Avenue stretches eastward and westward. It is east of La Brea Avenue. West 60th Street is south, while Slauson and West Vernon Avenues are north.



## LOCATION OVERVIEW

FAMILY DOLLAR

metro  
by F. M. M.

WINGSTON

7  
ELEVEN

Little Caesars

SLAUSON AVE

SLAUSON  
SUPER MALL

5955 S  
WESTERN AVE

LA CITY LOT,  
M2, 122,000 SF

CHESTERFIELD SQUARE

THE  
HOME  
DEPOT

Food4Less

jamba

SUBWAY

Walgreens

PANDA EXPRESS  
CHINA KITCHEN

Starbucks

IHOP  
RESTAURANT

CAMPERO

McDonald's

BASKIN  
ROBBINS

H&R  
BLOCK

# NOTABLE LOCATIONS IN LOS ANGELES

### PRIMARY COMMERCE AREA

Downtown Los Angeles, the city's historic hub and a significant business and financial center, is where most of Central Los Angeles' trade is situated. The Fashion District is located in the southeast area of Downtown and serves as a central commerce hub for the fashion industry. It is home to numerous showrooms and wholesale shops that sell apparel, accessories, and textiles.

### THE STAPLES CENTER

The Los Angeles Lakers and Los Angeles Clippers reside here, and it also serves as a significant sports and entertainment location for other events like concerts.

### THE LOS ANGELES CONVENTION CENTER

It is a substantial conference and exhibition facility that holds numerous significant occasions and trade shows annually.

### THE WALT DISNEY CONCERT HALL

It is a renowned lecture hall that serves as the Los Angeles Philharmonic orchestra's center and presents a wide range of classical and modern musical acts.

### THE GRAND CENTRAL MARKET

It is a historic indoor market with several food vendors and courts serving diverse foods.





## NOTABLE LOS ANGELES LOCATIONS

### THE BROAD MUSEUM

It is a contemporary art museum with an extensive collection of works by artists like Andy Warhol, Jeff Koons, and Roy Lichtenstein.

### L.A. LIVE

LA sports and entertainment district that includes restaurants, bars, and the Microsoft Theater, which hosts concerts and other live events.

### THE REEF

A creative office space and event venue that hosts various events, including art exhibitions, concerts, and conferences.

### FIDM MUSEUM & GALLERIES

A museum that showcases the history of fashion and design, with a particular emphasis on the role of California in shaping the fashion industry.

### GRAMMY MUSEUM

A museum dedicated to the history of music and the Grammy Awards, with exhibits and interactive experiences that explore the cultural impact of music.







# LOS ANGELES DISTRICTS

## DOWNTOWN LOS ANGELES

The main commercial district of Central Los Angeles is Downtown Los Angeles, which is also the location of numerous offices, governmental buildings, and financial organizations.

## FASHION DISTRICT

A thriving region recognized for its wholesale fashion business where travelers may find a vast selection of clothing and accessories at affordable costs. The Fashion District, which lies east of South Park, is a thriving community well-known for its wholesale fashion sector and numerous fabric shops, street vendors, and chic boutiques.

## LITTLE TOKYO

It is a historic area of Central Los Angeles renowned for its diverse dining choices and Japanese cultural organizations.

## CHINATOWN

It is a thriving area of Central Los Angeles that is well-known for its traditional Chinese architecture, bright lanterns, busy street marketplaces, and numerous stores and eateries.

## BOYLE HEIGHTS

It is a diverse community in Los Angeles renowned for its thriving Hispanic culture and old-world architecture.



*The primary investment opportunity in Los Angeles is real estate development, notably in the categories of residential and commercial properties. Because of the downtown area's continued growth and revitalization, investors are noticing the increased demand for new houses and retail spaces.*

#### **SOUTH LOS ANGELES NEIGHBORHOODS**

##### **Hyde Park**

Hyde Park is a residential area with a variety of housing options and services that are vital to the Slauson Avenue district because of its historical significance and ethnic diversity.

##### **View Park-Windsor Hills**

The View Park-Windsor Hills neighborhood, a well-known residential area with magnificent homes and spectacular vistas, is conveniently close by, adding to the community's appeal.

##### **Baldwin Hills**

Baldwin Hills is a neighborhood close to Slauson Avenue that is well-known for its parks, hillside residences, and cultural and recreational options.

##### **Ladera Heights**

Ladera Heights is a wealthy community noted for its elegant residences, ideal location, and significance as a center for both residential and commercial business.

##### **Inglewood**

Inglewood is a notable neighbor with potential social and economic relations and a city well-known for

its sporting facilities, entertainment centers, and cultural events.

#### **SOUTH LOS ANGELES INTERSTATES**

##### **Interstate-10 (I-10)**

The Santa Monica Freeway connects downtown and the western part of Los Angeles to the east and west over the southern part of the city.

##### **Interstate-105 (I-105)**

The Glenn Anderson Freeway, located in the Greater Los Angeles urban region of the Los Angeles metropolitan area, is an east-west auxiliary route with heavy traffic during peak hours, particularly near major interchanges and urban neighborhoods.

##### **Interstate-110 (I-110)**

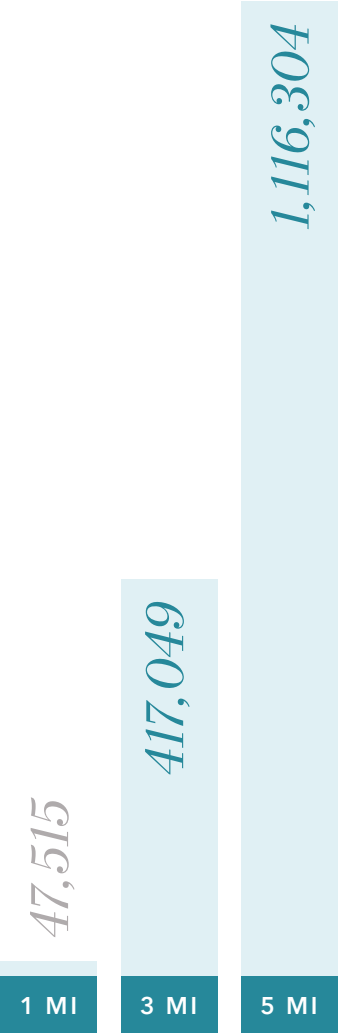
The Harbor Freeway runs to the east of the region and runs north-south, providing access to San Pedro, the Port of Los Angeles, and downtown Los Angeles.

##### **Interstate-405 (I-405)**

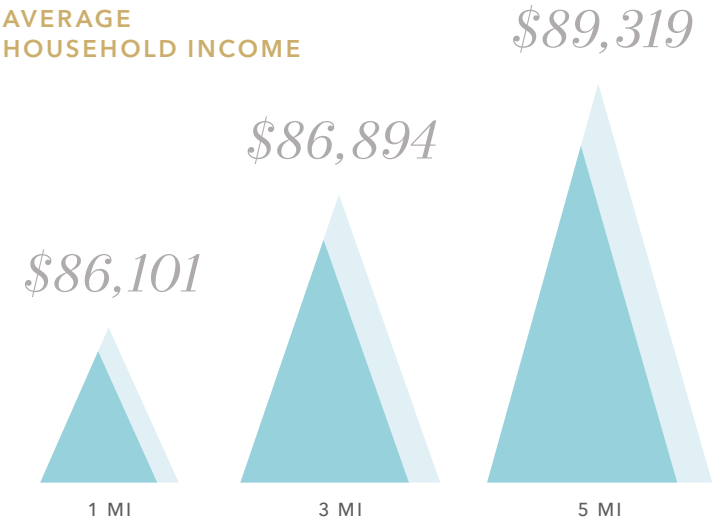
The San Diego Freeway, one of the busiest in the country, runs north-south and crosses the region to the west.

# DEMOGRAPHICS

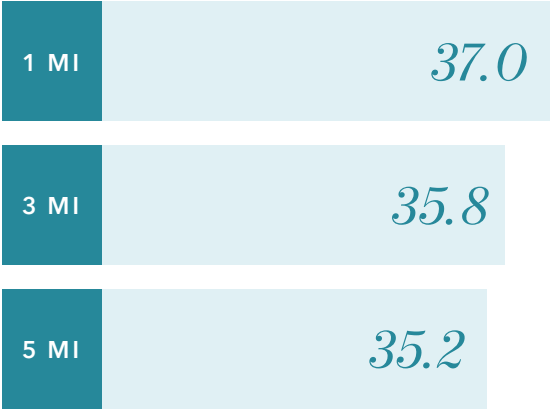
## POPULATION



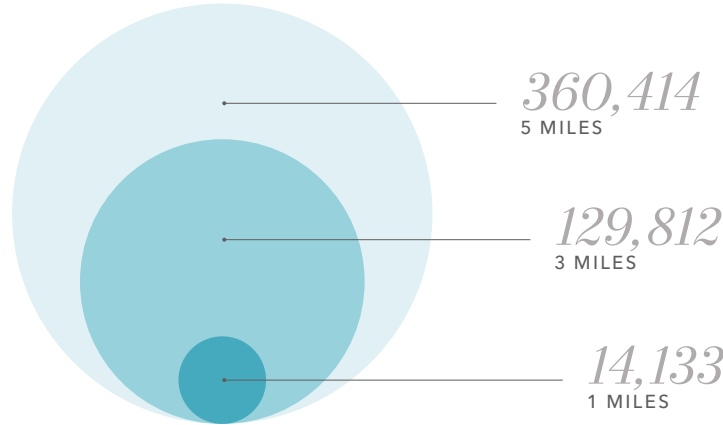
## AVERAGE HOUSEHOLD INCOME



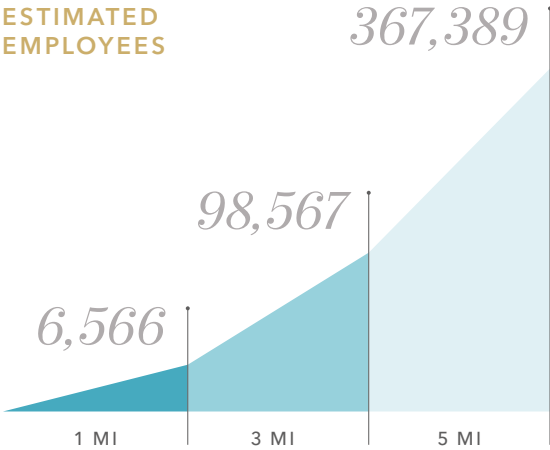
## MEDIAN AGE



## ESTIMATED HOUSEHOLDS



## ESTIMATED EMPLOYEES



Data Source: ©2023, Sites USA





*Exclusively listed by*

**JAY MARTINEZ**  
Senior Vice President  
424.653.1841  
jay.martinez@kidder.com  
LIC N° 01367663

**FRED AFRAMIAN**  
Senior Vice President  
818.867.9029  
fred.aframian@kidder.com  
LIC N° 01748185

**KIDDER.COM**

