3318 WEST JEFFERSON BLVD

exciting **owner/user** and **redevelopment** opportunity in **West Adams** area

10,007± sf building
Mixed-Use with Apartments

13,781± sf land
TOC Tier 3, Qualified Opp. Zone

JLL

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disclaimer

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investment overview

Purchase Price	$3,495,000
Interest	Fee Simple
Current Use	Mixed-Use Commercial / Apartments
Apartments	Four (4) 2 bed + 1 bath Units
Total Building SF (Improvements)	10,007± SF
Price per Building SF	$349
Year Built (Improvements)	1958
Total Land Area	13,781± SF
Price per Land SF	$254
Parking	Gated onsite surface parking lot
Zoning	C2 – 1VL – CPIO (Qualified Opportunity Zone)
TOC	Tier 3
APN	5044-006-001
Address	3318 W Jefferson Blvd. Los Angeles, CA 90018

investment highlights

JLL, as exclusive advisor, is pleased to present the opportunity to acquire 3318 West Jefferson Blvd. (the "Property") located in the trendy and energetic West Adams area of Los Angeles, California. Desirably situated on Jefferson Blvd just two short blocks east of the intersection of Crenshaw Blvd, the Property consists of approximately 10,007± total square feet of improvements in three separate buildings with a large gated surface parking lot, situated on approximately 13,781± square feet of land on a prominent, highly visible corner .

Prime Owner/User or Redevelopment, with Existing Income Stream – The Property offers the unique ability for an owner/user investor to occupy over 51% of the Property for SBA financing, while benefitting from an existing income stream from four (4) fully occupied apartment units. Additionally, a value-add investor/developer could either substantially remodel and reimagine the existing Property or pursue a full redevelopment utilizing the benefit of the Property's TOC Tier 3 designation and location within a Qualified Opportunity Zone.

IDEALLY SITUATED ON A LARGE, HIGHLY VISIBLE CORNER LOT WITH 106 FEET OF PRIME JEFFERSON BLVD FRONTAGE, WITHIN TWO BLOCKS OF THE METRO EXPO STATION AT CRENSHAW

VIBRANT AMENITY-RICH WEST ADAMS AREA, SURROUNDED BY SUBSTANTIAL REVITALIZATION AND REDEVELOPMENT, INCLUDING A BRAND-NEW CREATIVE OFFICE CAMPUS, AND RETAIL/MULTIFAMILY

STRATEGIC TRANSIT-ORIENTED LOCATION, WITH QUICK ACCESS TO ALL AREAS OF WEST LOS ANGELES AND DOWNTOWN VIA THE 10 FREEWAY, EXPO AND MANY MAJOR THOROUGHFARES

EXISTING APARTMENT UNITS PROVIDE IMMEDIATE INCOME STREAM FOR OWNER/USER (51%+ OCCUPANCY AVAILABLE NOW) OR INVESTOR/DEVELOPER DURING REDEVELOPMENT PLANNING

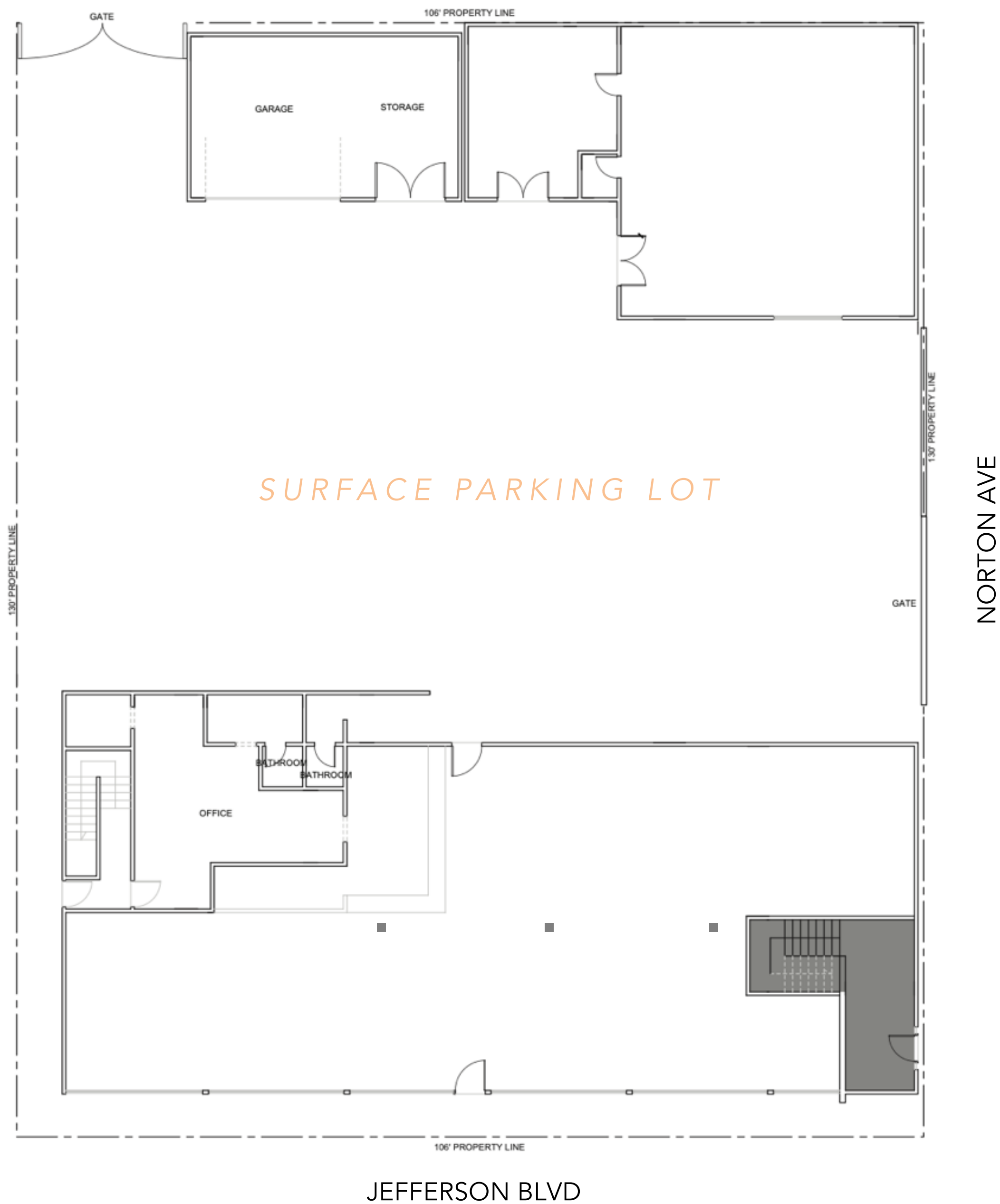
current apartment unit income (rent roll)

Unit	Unit Type	Lease Expiration	Current Monthly Rent	*Market Rent*
A	2 Bed + 1 Bath	MTM	$1,256	*$1,850*
B	2 Bed + 1 Bath	MTM	$1,200	*$1,850*
C	2 Bed + 1 Bath	MTM	$1,560	*$1,850*
D	2 Bed + 1 Bath	MTM	$1,715	*$1,850*
		Monthly Total:	$5,731	*$7,400*

**Units are separately metered for electricity and located on the second floor of the 3318 W Jefferson Blvd building. Note that the apartment units have an address of 3324 W Jefferson Blvd.*

3318 WEST JEFFERSON BLVD | LOS ANGELES

site plan (ground floor)



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(Site Plan not exact. Buyer to verify. 2nd floor is apartment units)

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area map

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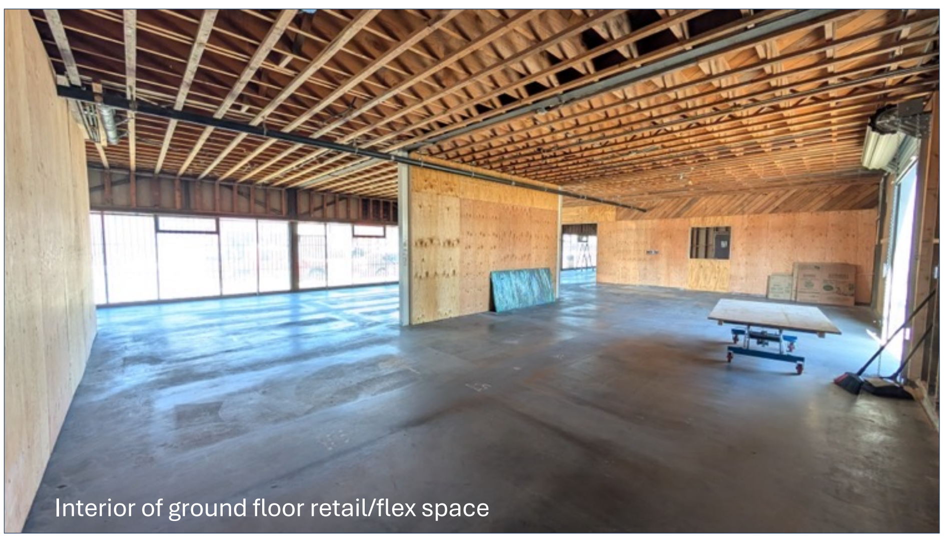
photos of property

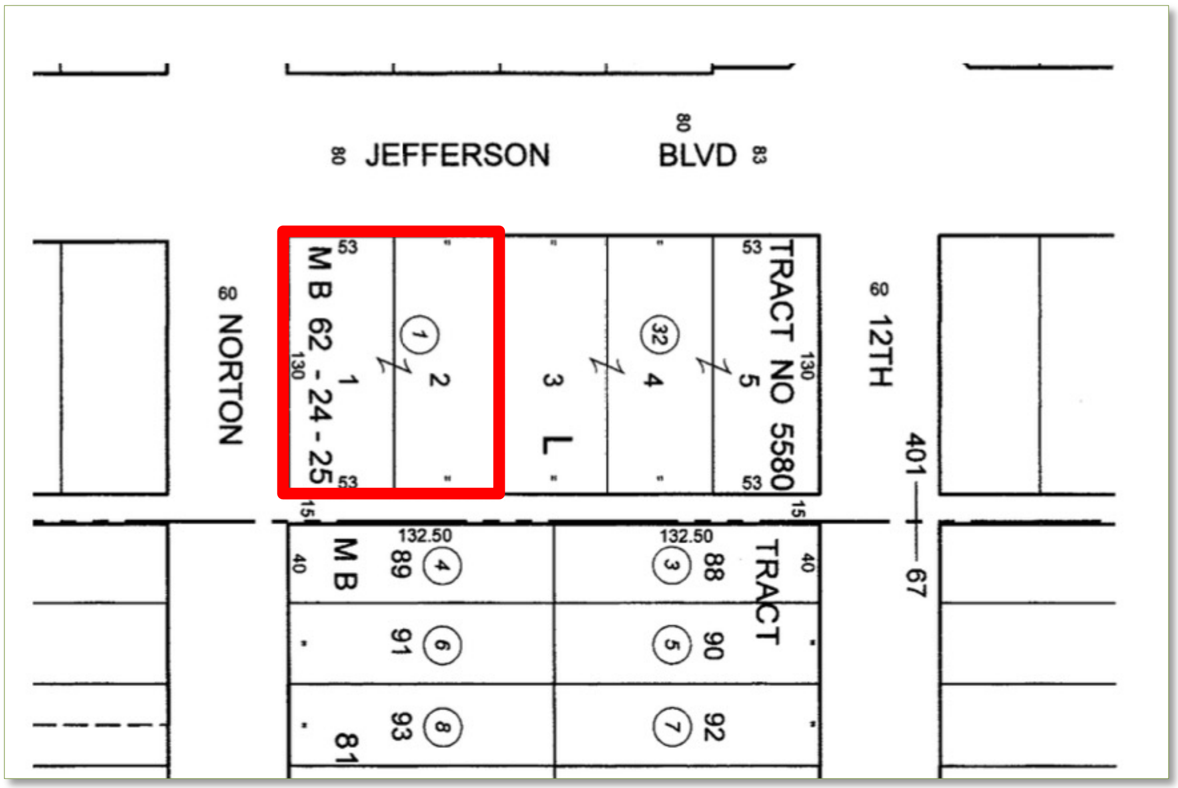
Interior of ground floor retail/flex space



Interior of ground floor retail/flex space

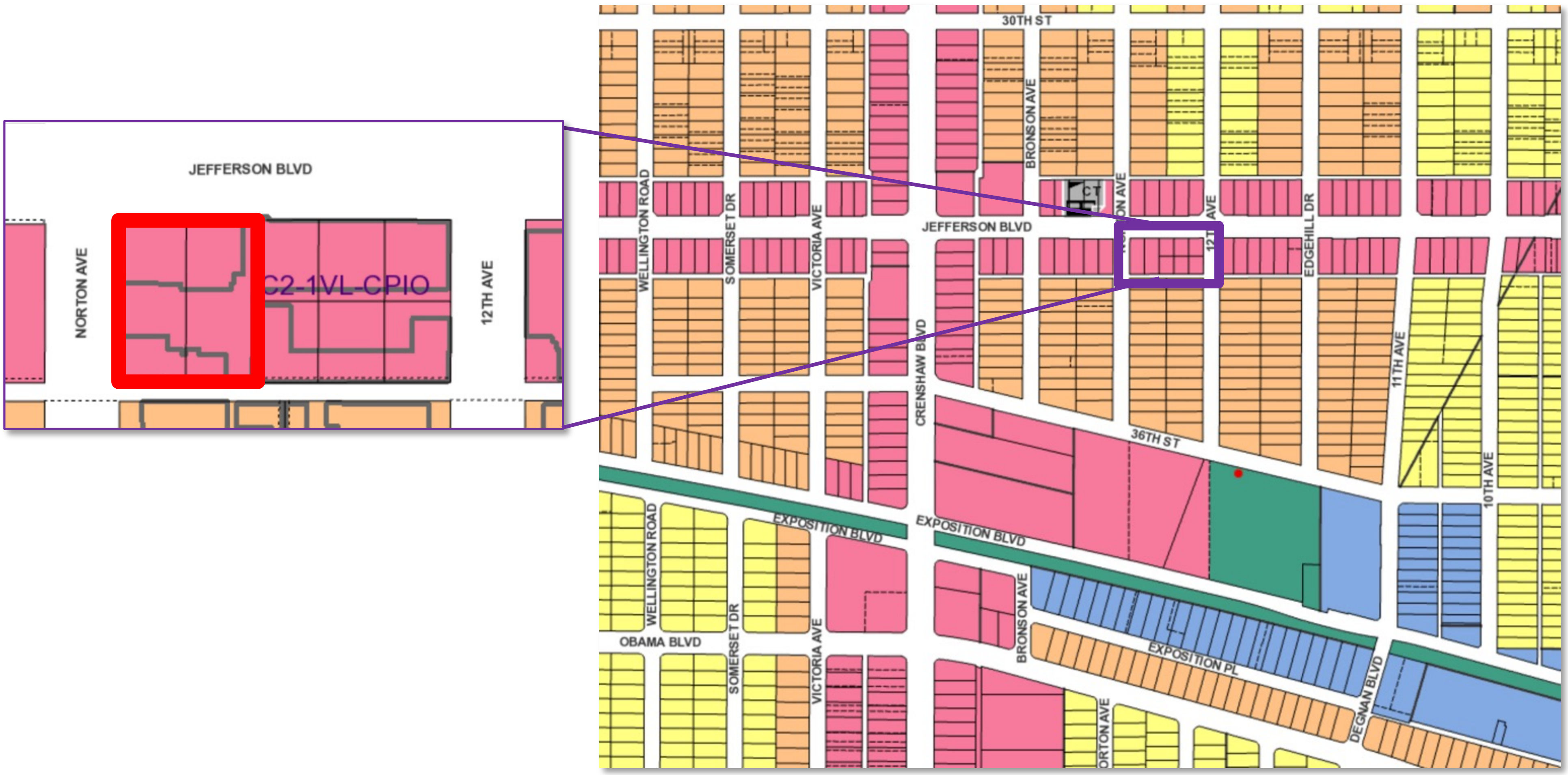
parcel/tract map

3318 W Jefferson Blvd is located on the southeast corner of Jefferson Blvd and S Norton Ave and situated on Lots 1 and 2 of Tract 5580 in the City of Los Angeles, in the County of Los Angeles, in the State of California.



zoning

3318 W Jefferson Blvd is located in the C2–1VL–CPIO zone; a Commercial Zone, which provides for a wide variety of retail, office, flex/industrial and multi-residential uses. ***The Property benefits by being located within a Tier 3 Transit Oriented Community (TOC) and Qualified Opportunity Zone (QOZ), providing potential preferential tax incentives for a buyer***. Prospective buyers for the Property can contact the Los Angeles City Planning Department to determine the feasibility of any intended use or contemplated plan to redevelopment. More information regarding the potential benefits of Qualified Opportunity Zones can be found on the IRS website here: [qualifiedopportunityzoneinfo]



demographic snapshot
2-mile radius around Property

demographics
2-mile radius

Median Home Value

$960,277

Population

185,773

Avg Household Income

$91,650

Total Employees

30,798

Consumer Spending

$1.9 Billion

Total Businesses

4,956