

OFFERING MEMORANDUM

AFFORDABLE HOUSING DEVELOPMENT OPPORTUNITY

10958
AVALON BLVD

E 109TH PL

AVALON BLVD

10958 AVALON BLVD, LOS ANGELES, CA 90061

km Kidder
Mathews

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Exclusively listed by

CASEY LINS

Senior Vice President

213.225.7223

casey.lins@kidder.com

LIC N° 01902650

VINCENT COOK

Senior Associate

310.405.3654

vincent.cook@kidder.com

LIC N° 02012324

KIDDER.COM



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EXECUTIVE SUMMARY

Section 01

AFFORDABLE HOUSING OPPORTUNITY

We are pleased to present 10958 Avalon Blvd, a compelling ±11,785-square-foot development opportunity priced at just \$97/SF in the heart of South Los Angeles. Situated on a prominent corner lot with alley access, the property is zoned LARD2-1 and benefits from a Tier 2 TOC designation, creating a variety of potential development avenues for investors and developers.

The site offers the opportunity to pursue either a market-rate residential development or an affordable housing project, with particularly attractive potential under Los Angeles' Executive Directive 1 (ED1) framework. A 100% affordable ED1 development could potentially accommodate approximately 80 residential units, with no on-site parking requirement, providing an efficient development scenario utilizing a cost-effective stick-built, at-grade construction approach.

The current ownership has also prepared plans for a 66-unit residential development, providing a valuable starting point for a prospective developer and demonstrating the site's residential potential.

Beyond residential development, the property's existing improvements may provide an opportunity for an owner-user or entrepreneurial operator to reposition and revive the site's previous automotive use. While the existing structures are currently in disrepair, the property's zoning, corner positioning, and accessibility create flexibility for a buyer evaluating multiple strategies.

The location provides excellent connectivity throughout Los Angeles, with the property positioned directly across from Alain LeRoy Locke College Preparatory Academy and convenient access to the 110 and 105 Freeways.

Multiple nearby bus routes further enhance accessibility, providing connectivity for both residents and employees. The combination of transit access, proximity to major employment centers, and a substantial surrounding residential population supports the area's long-term demand for well-located housing.

Buyer shall independently verify all zoning, TOC, ED1, unit-count, parking, density, development, and other property characteristics with the appropriate governmental agencies. All development concepts and unit counts are subject to Buyer's independent due diligence, approvals, and feasibility analysis.

For additional information or to discuss the opportunity, please contact Casey Lins at 714-333 6768 or Casey.Lins@kidder.com.



\$1.150M

LISTING PRICE

±11,785 SF

LAND SIZE

EXECUTIVE SUMMARY

DTLA



LINE 51 -
AVALON/108TH STOP

ALAIN LEROY
LOCKE COLLEGE
PREP ACADEMY

10958
AVALON BLVD

E 109TH PL

AVALON BLVD

EXECUTIVE SUMMARY

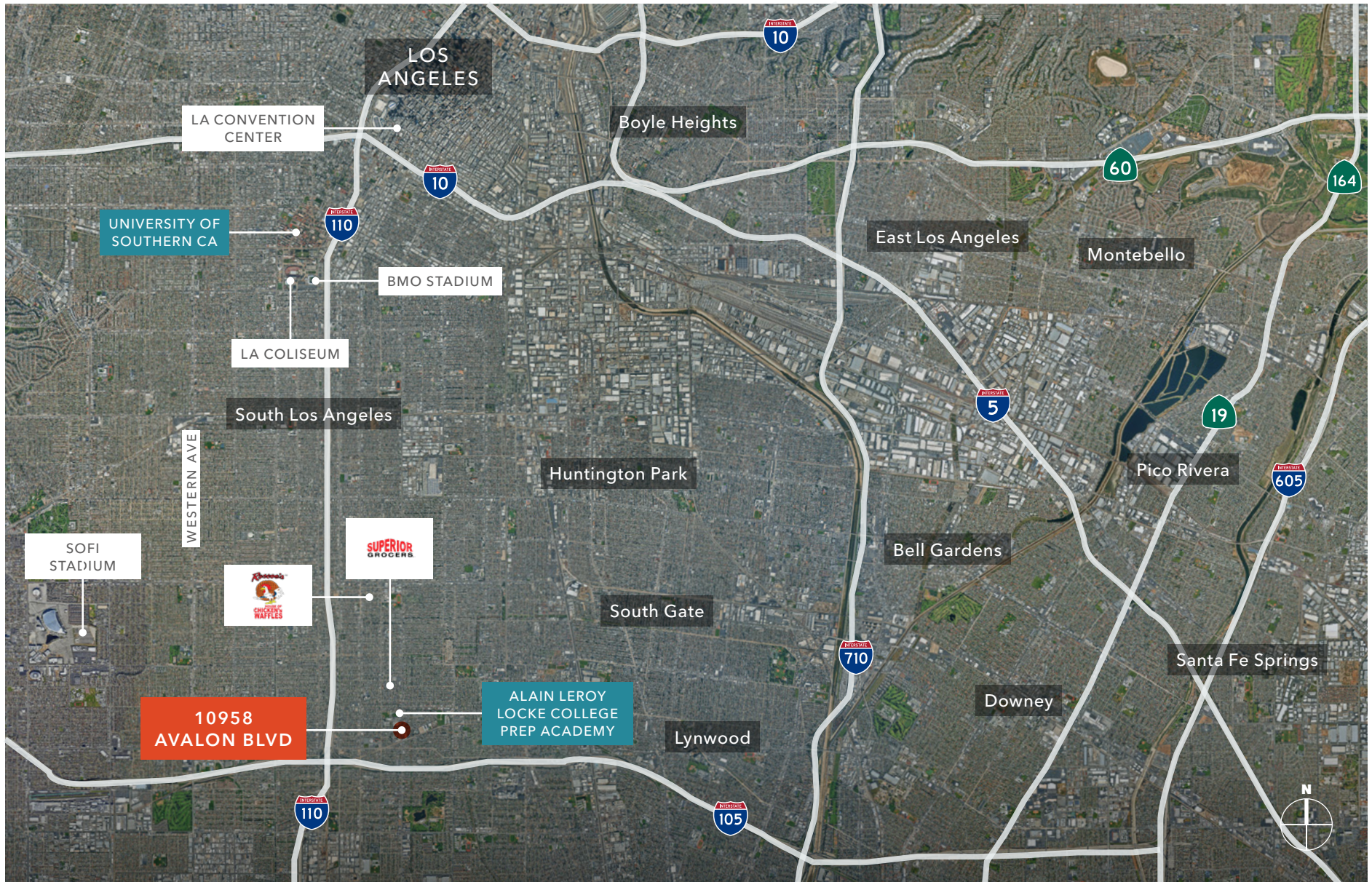


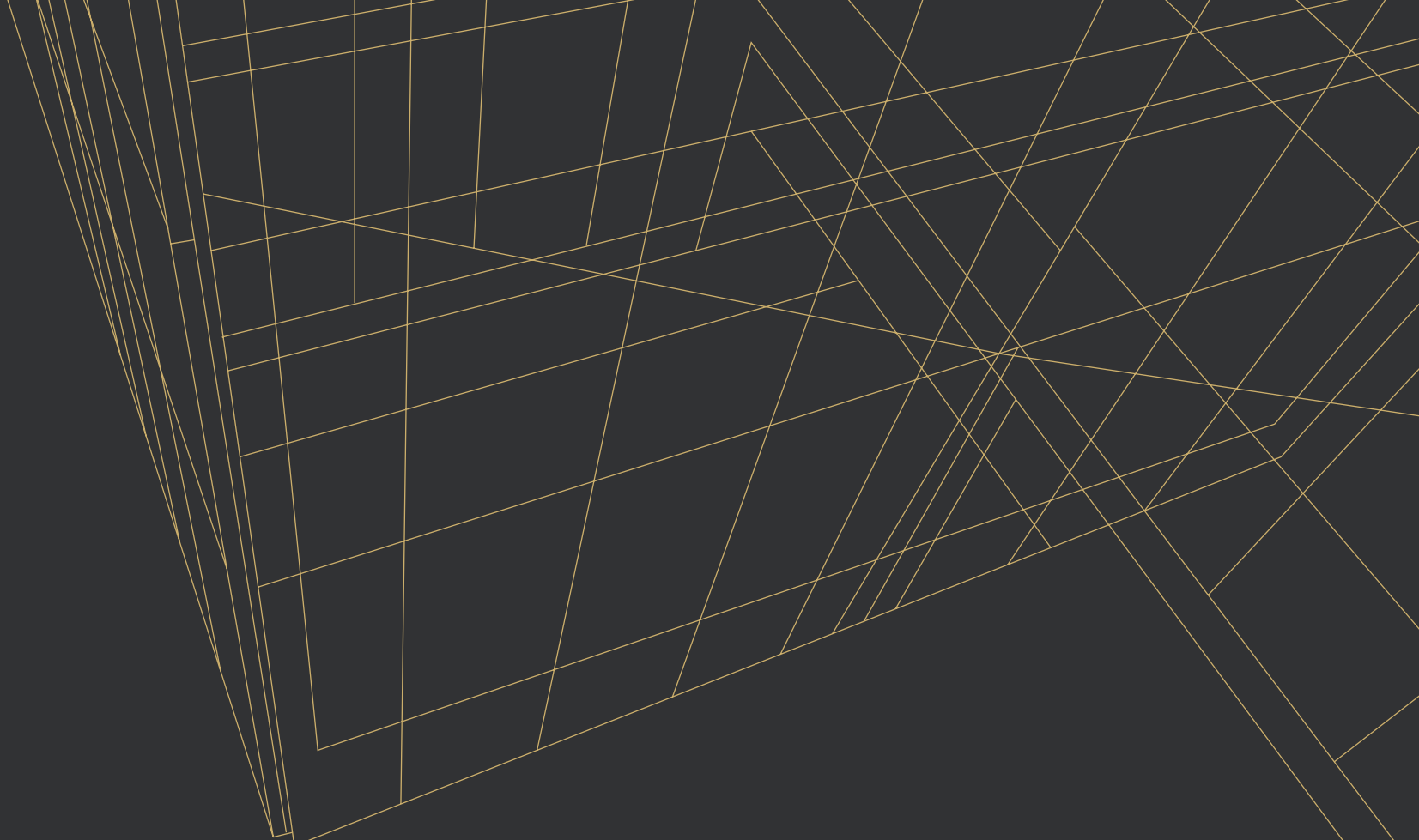


LOCATION OVERVIEW

Section 02

LOCATION OVERVIEW





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CASEY LINS

Senior Vice President

213.225.7223

casey.lins@kidder.com

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VINCENT COOK

Senior Associate

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