

# 2618 W MARTIN LUTHER KING JR BOULEVARD

Listing Price  
\$1,195,000

FOR SALE | WELL-POSITIONED DEVELOPMENT OPPORTUNITY | LOS ANGELES, CA 90008



SUBJECT  
PROPERTY

km Kidder  
Mathews

# TABLE OF CONTENTS

01

INVESTMENT SUMMARY

## EXCLUSIVELY LISTED BY

**CASEY LINS**

714.333.6768

casey.lins@kidder.com

LIC N° 01902650

**BARAK CASSILLY**

213.225.7234

barak.cassilly@kidder.com

LIC N° 02047004

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.





01

# INVESTMENT SUMMARY

THE OFFERING

PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS

NEIGHBORHOOD AMENITIES

TRANSIT PROJECT

MAP

# EXECUTIVE SUMMARY

2618 W Martin Luther King Jr Boulevard is a well-positioned development opportunity located in Leimert Park, one of the hottest submarkets throughout Los Angeles. The property consists of  $\pm 5,908$  SF of C2 land, positioned on a corner with alley access in the rear.

The property has approximately  $\pm 57'$  in width,  $\pm 105'$  in depth, and a  $\pm 20'$  alley in the rear to allow for ingress/egress flexibility on a new development. The current improvements, a 941 SF building that was previously a restaurant use, are in need of either demolition or a full rebuild.

Nearby developments include 195 units on Crenshaw Boulevard, the Baldwin Hills Crenshaw Plaza, and various creative offices off of Jefferson Boulevard. With its central location 2.5 miles from USC and just a 2-minute drive from LAX to Crenshaw Metro Rail Line, a new development is expected to be the property's highest and best use.

Buyers shall rely on their own due diligence to verify the development potential of the property within the City of Los Angeles.

**Contact Casey Lins at 714.333.6768 or [casey.lins@kidder.com](mailto:casey.lins@kidder.com) to schedule a walkthrough.**

## PROPERTY OVERVIEW

Address	2618 W Martin Luther King Jr Blvd, Los Angeles, CA 90008
Building Size	$\pm 941$ SF
Lot Size	$\pm 5,908$ SF
Zoning	C2
Lot Width	$\pm 57$ ft
Lot Depth	$\pm 105$ ft
Alley Width	$\pm 20$ ft
<b>Listing Price</b>	<b>\$1,195,000</b>



# NEIGHBORHOOD AMENITIES - JON & VINNY'S

The new Jon & Vinny's location straddles the Hyde Park/View Park border, on a very busy stretch of Slauson near Overhill.

The vibrant block has transformed considerably over the last few years, with neighboring spots like 2018's Hilltop Coffee + Kitchen and the barely-year-old Jerusalem Chicken (one of Eater LA's local restaurant picks) competing for customers alongside longstanding community staples like Simply Wholesome.

**MONA HOLMES**  
Eater Los Angeles

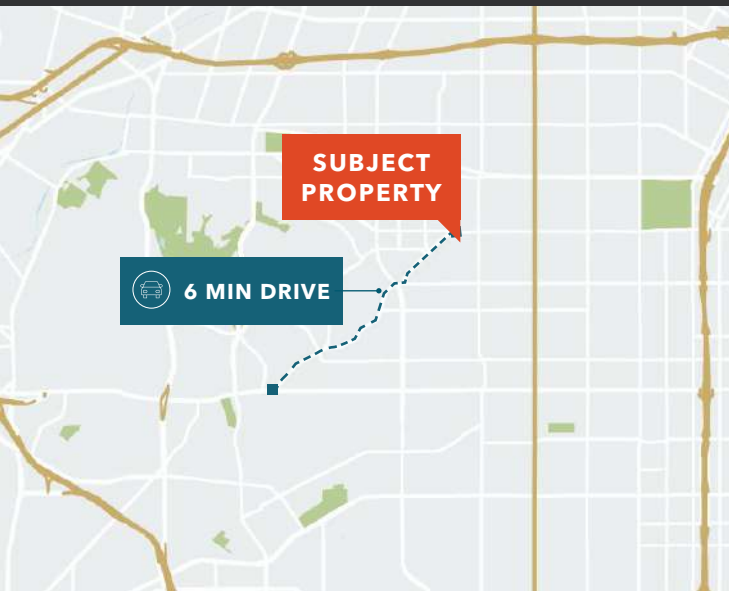
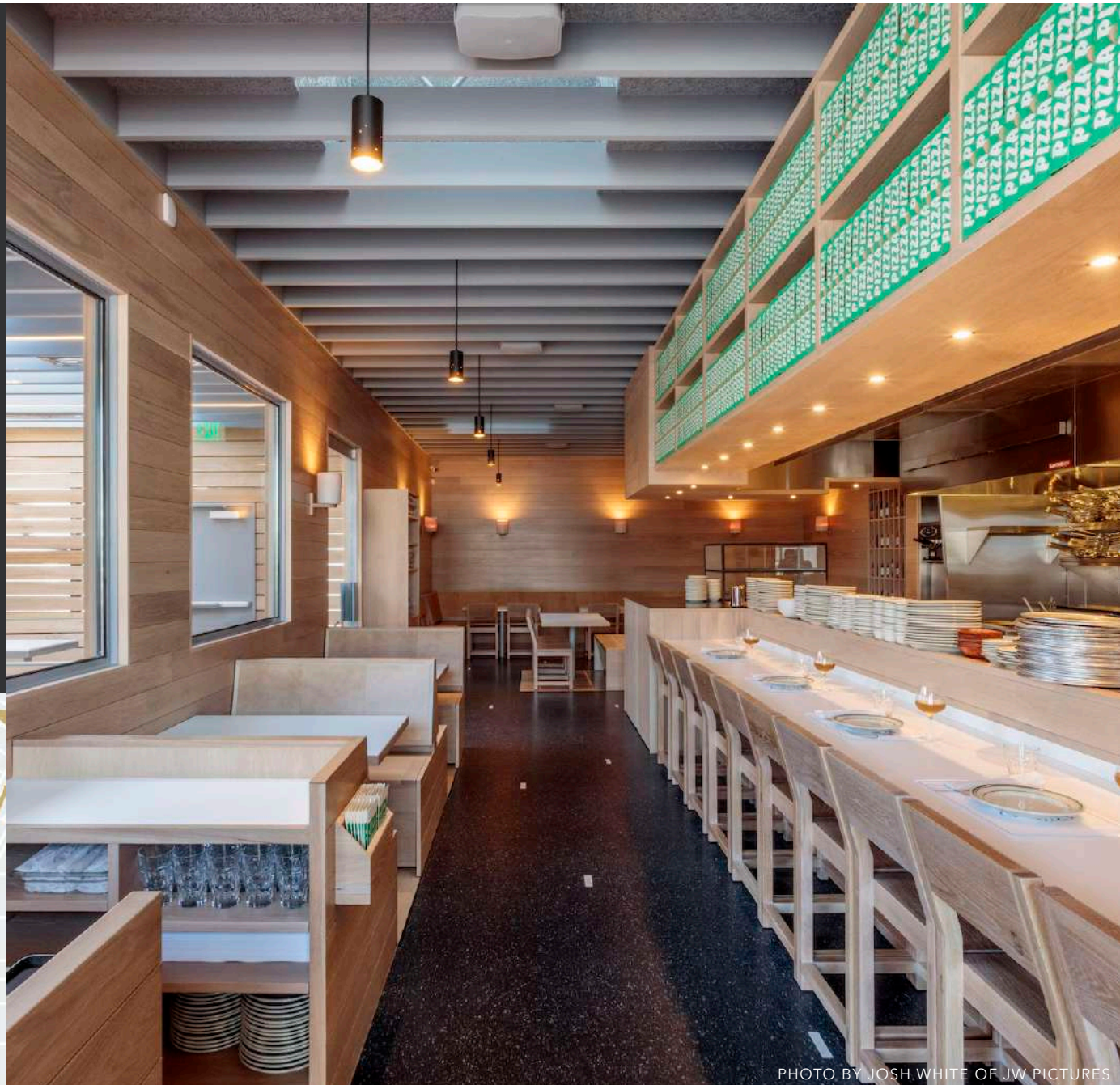


PHOTO BY JOSH WHITE OF JW PICTURES

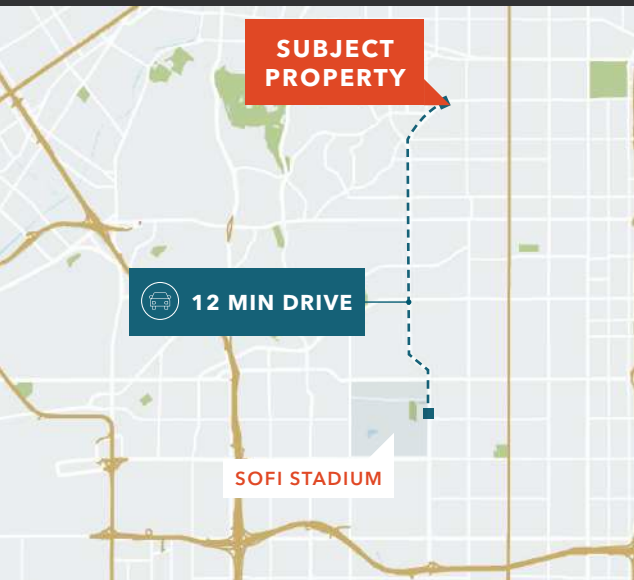
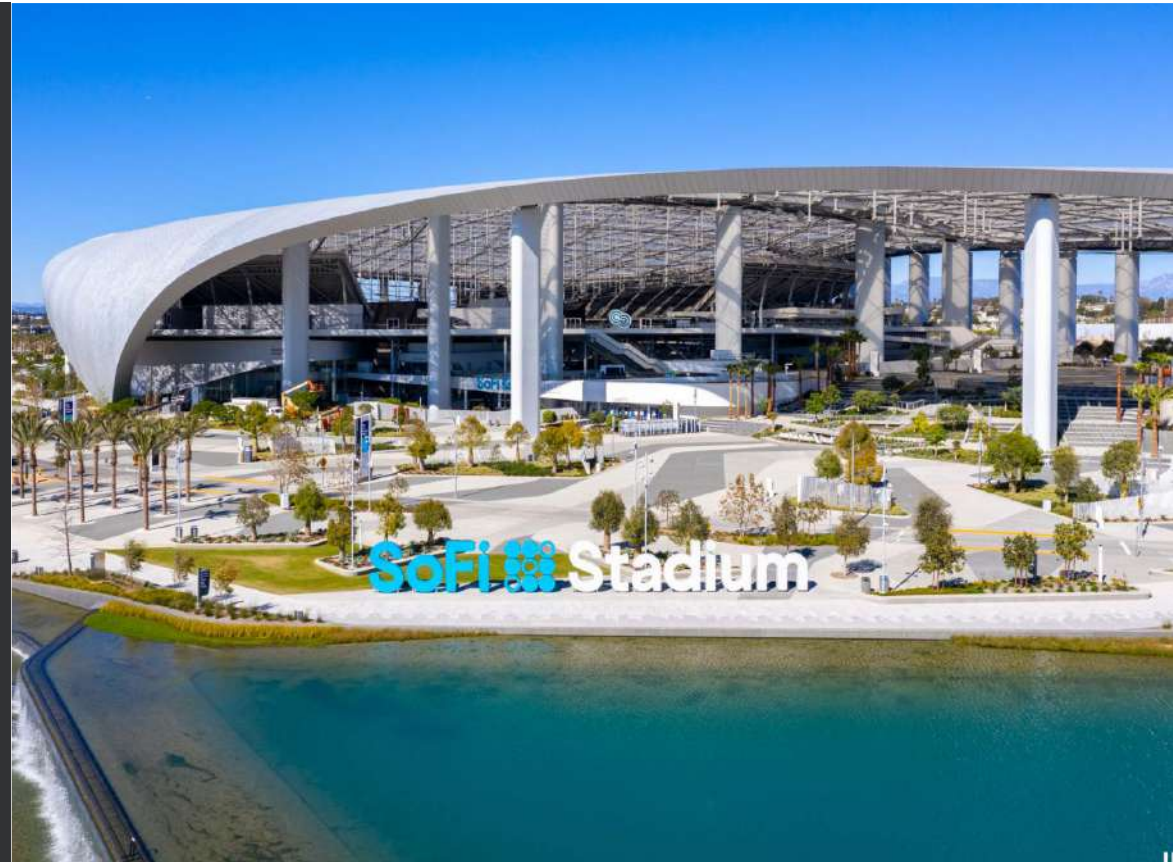
# NEIGHBORHOOD AMENITIES - SOFI STADIUM

SoFi Stadium is an unprecedented and unparalleled sports and entertainment destination built in Inglewood, CA, by Los Angeles Rams Owner/Chairman E. Stanley Kroenke.

The first indoor-outdoor stadium to be constructed, SoFi Stadium is the home of the Los Angeles Chargers and the Los Angeles Rams. The state-of-the-art stadium re-imagines the fan experience and will host a variety of events year round including Super Bowl LVI in 2022, the College Football Championship Game in 2023, and the Opening and Closing Ceremonies of the Olympic Games in 2028. The stadium is the centerpiece of a 298-acre mixed-use development featuring retail, commercial office space, a hotel, residential units, and outdoor park spaces.

**FROM SOFISTADIUM.COM**

SoFi Stadium



PHOTOS BY HUNTER KERHART ARCHITECTURAL PHOTOGRAPHY



# NEIGHBORHOOD AMENITIES




BALDWIN HILLS CRENSHAW

BALDWIN HILLS CRENSHAW



W 39TH ST

W MARTIN LUTHER KING JR BLVD

STOCKER ST

LEIMERT BLVD

TOM BRADLEY  
ELEMENTARY SCHOOL

TRANSFIGURATION  
ELEMENTARY SCHOOL

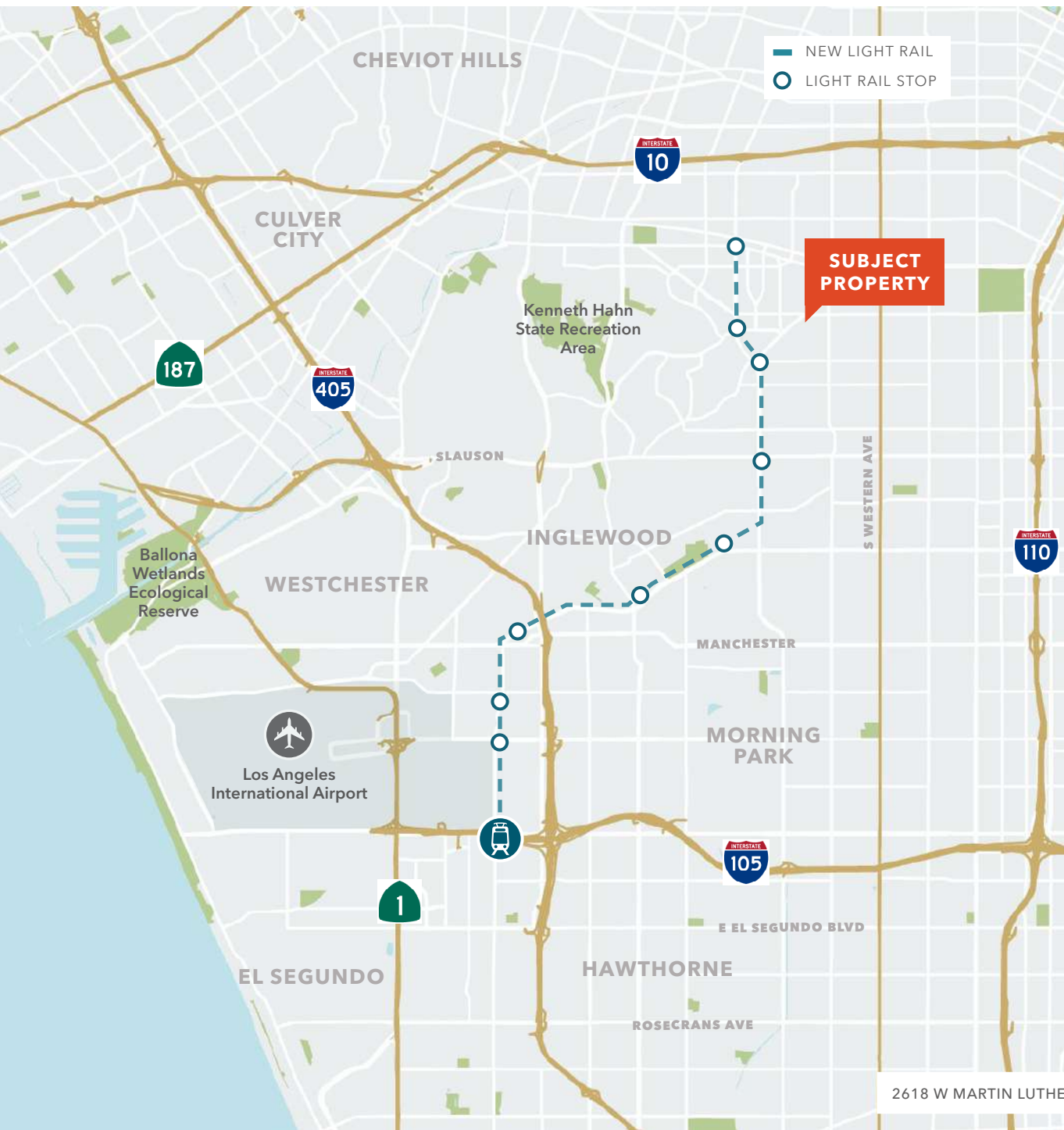
AUDUBON  
MIDDLE SCHOOL

**SUBJECT  
PROPERTY**

42ND STREET  
ELEMENTARY SCHOOL



# CRENSHAW/LAX TRANSIT PROJECT



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

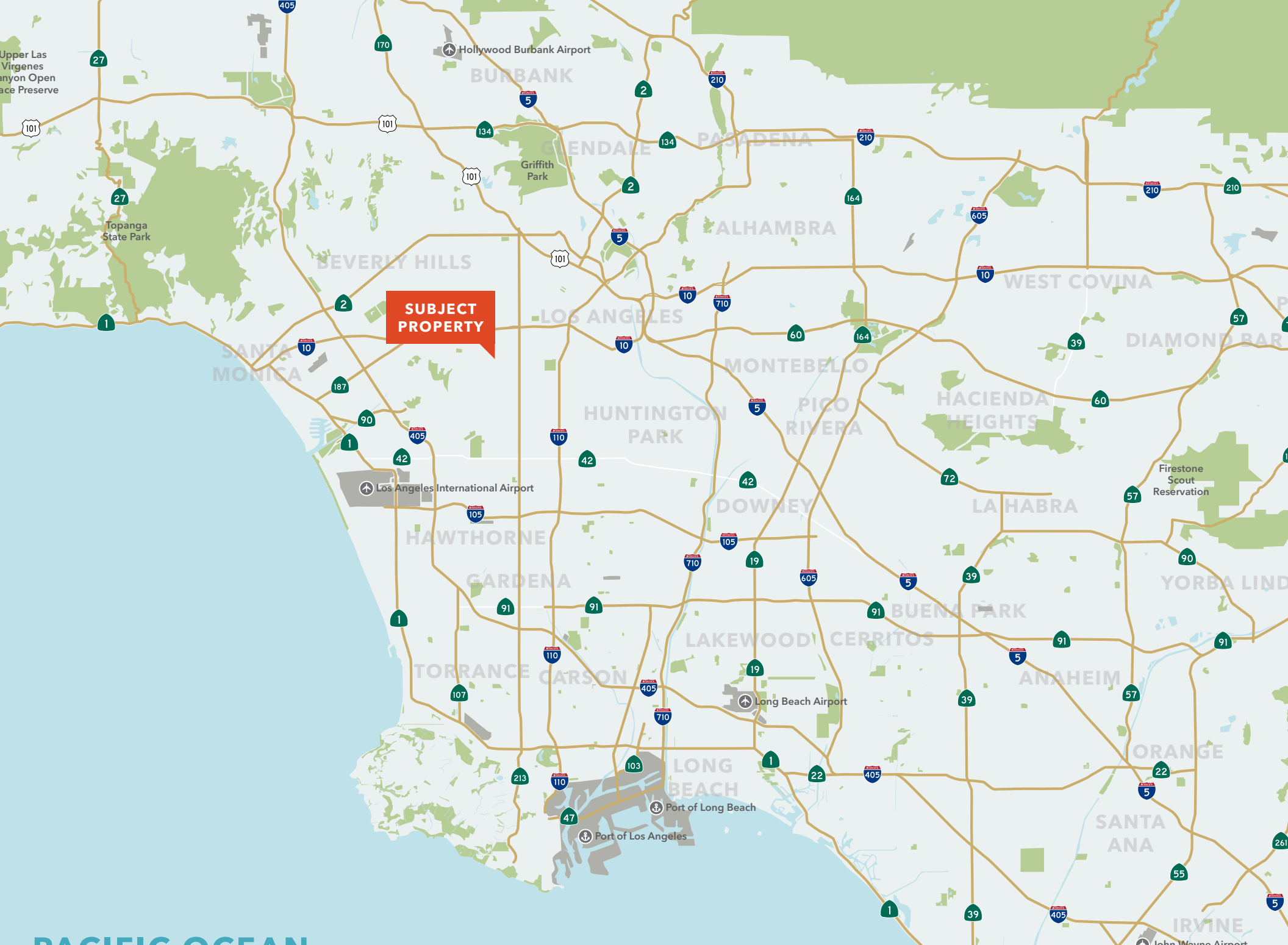
This project extends from the E Line (Expo) at Expo/Crenshaw Station and merges with the C Line (Green) at Aviation/LAX Station, connecting the Crenshaw Corridor, Inglewood and El Segundo.

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



Centrally located 2.5 miles from USC and just a 4-minute drive from Crenshaw Metro Rail Line



**SUBJECT  
PROPERTY**

**PACIFIC OCEAN**

## EXCLUSIVELY REPRESENTED BY

**CASEY LINS**

714.333.6768

[casey.lins@kidder.com](mailto:casey.lins@kidder.com)

LIC N° 01902650

**BARAK CASSILLY**

310.310.5508

[barak.cassilly@kidder.com](mailto:barak.cassilly@kidder.com)

LIC N° 02047004



KIDDER.COM