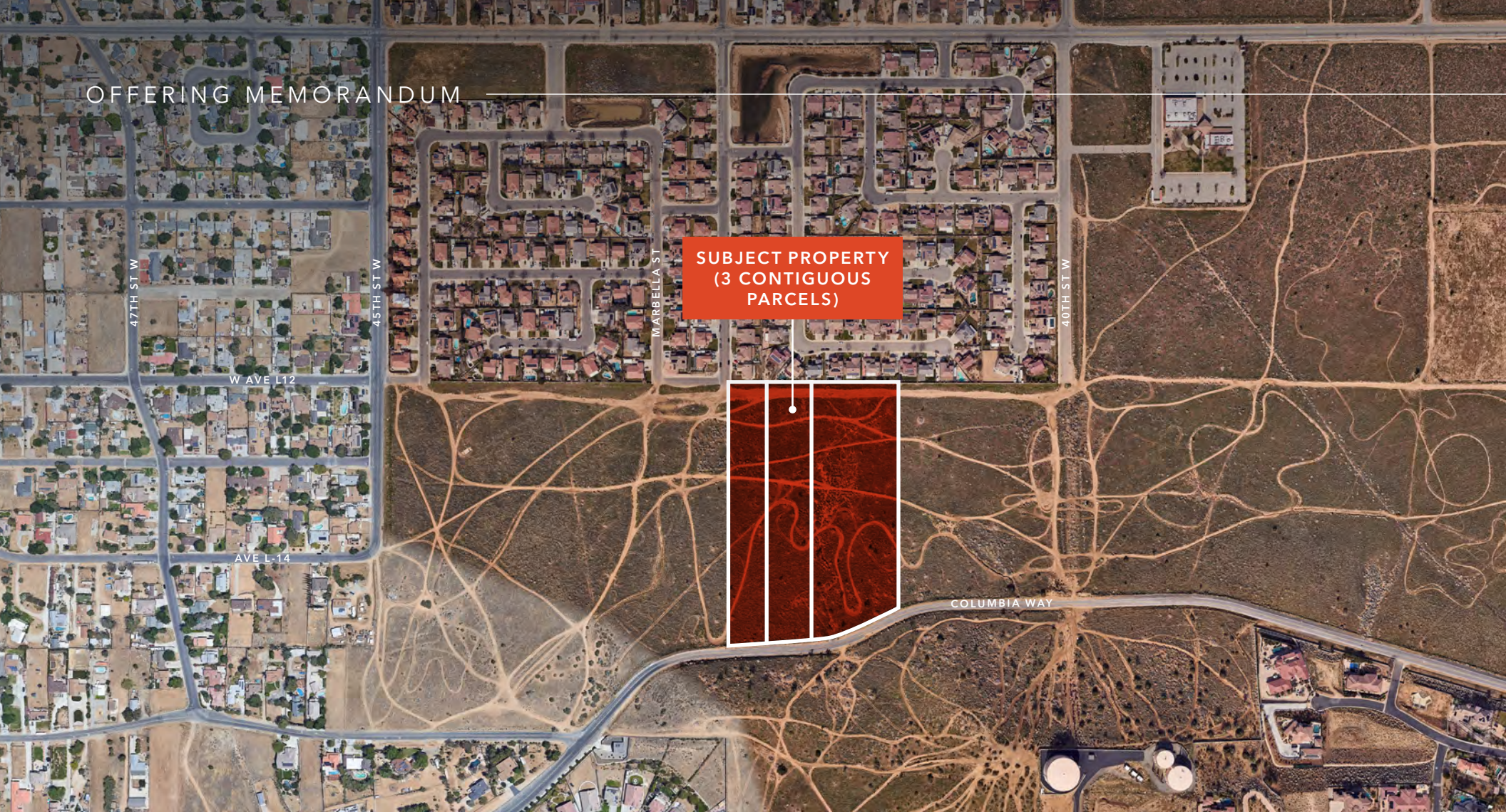


OFFERING MEMORANDUM



SUBJECT PROPERTY
(3 CONTIGUOUS
PARCELS)

14.16 ACRES OF RESIDENTIAL
LAND IN QUARTZ HILL, CA

COLUMBIA WAY & 42ND ST W, QUARTZ HILL, CA

*Exclusively
Listed by*

CALDER CONRAD
Vice President
505.401.1211
calder.conrad@kidder.com
LIC N° 01987879

PETER QUINN
Senior Vice President
858.864.8491
peter.quinn@kidder.com
LIC N° 00806439

KIDDER.COM



This is a confidential Offering Memorandum and is provided solely for your limited use and benefit in evaluating this investment opportunity.

Neither the Owner or Kidder Mathews, nor any of their respective directors, officers, affiliates or representatives make any representation, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating this investment opportunity and any offer you make to purchase the Property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivery and approved by the Owner and any conditions to the Owner's obligations have been satisfied or waived.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are confidential, that you will hold and treat them in the strictest confidence, that you will not disclose this Offering Memorandum to any of its contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) with the prior written authorization of Kidder Mathews and that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property and you will not use the Offering Memorandum or any of the content in any fashion or manner detrimental to the interest of Owner or Kidder Mathews.

By receipt of this Offering Memorandum, you have been advised that Kidder Mathews is acting as a broker exclusively on behalf of Seller in connection with the marketing and sale of the Property.

By receipt of this Offering Memorandum, you acknowledge receipt of the pamphlet entitled "The Law of Real Estate Agency" and/or any such required materials required by the State of Washington.

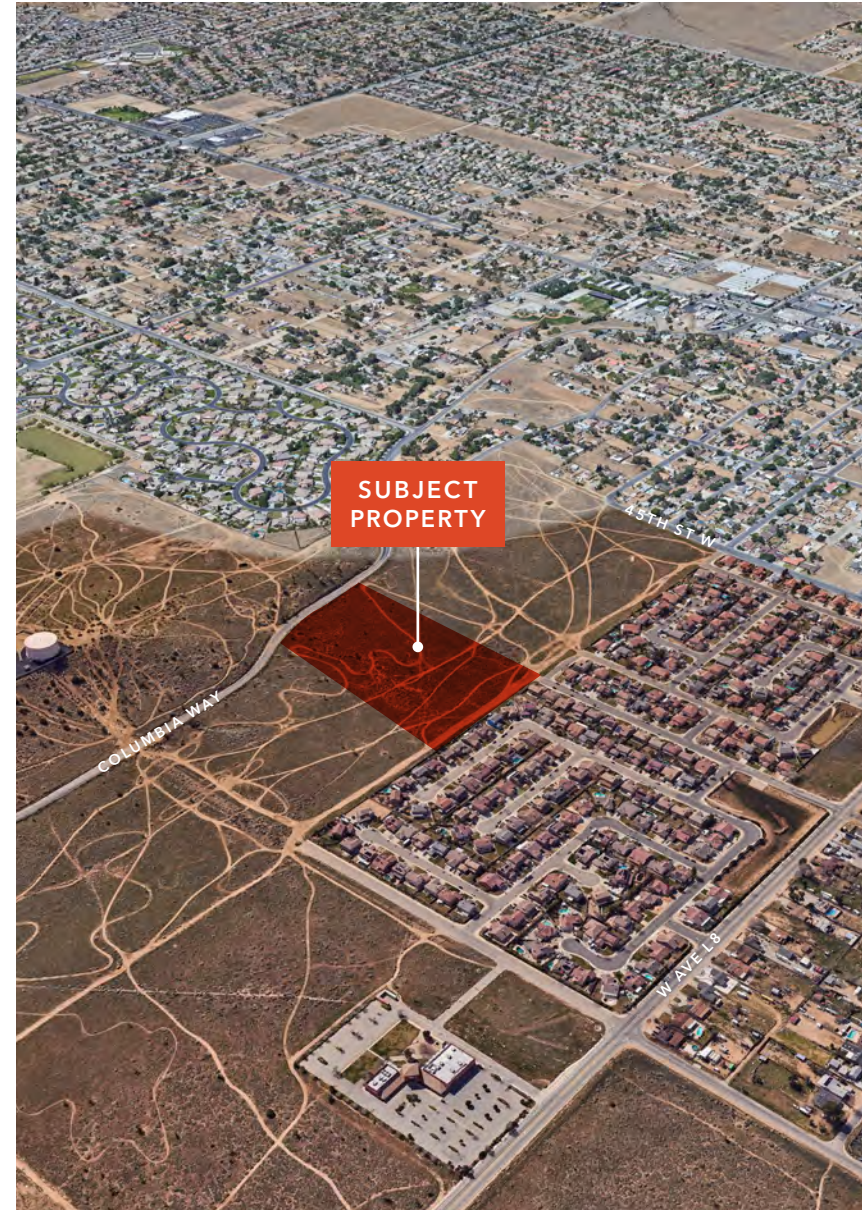
PREMIER OFFERING IN QUARTZ HILL

This Quartz Hill opportunity is located along W Avenue M and 40th Street West. Located in un-incorporated Los Angeles County. The site has frontage along W Ave M (Columbia Way) and access from the residential neighborhood at 42nd Street W or Ladera Way. The site consists of three contiguous parcels for a total of 14.16 acres of residential zoned land. Located 1.2 miles west of Paraclete High School and 0.8 miles south of Quartz Hill Town Center.

The topography has sloped topography with utilities located on Ladera way.

PURCHASE SUMMARY

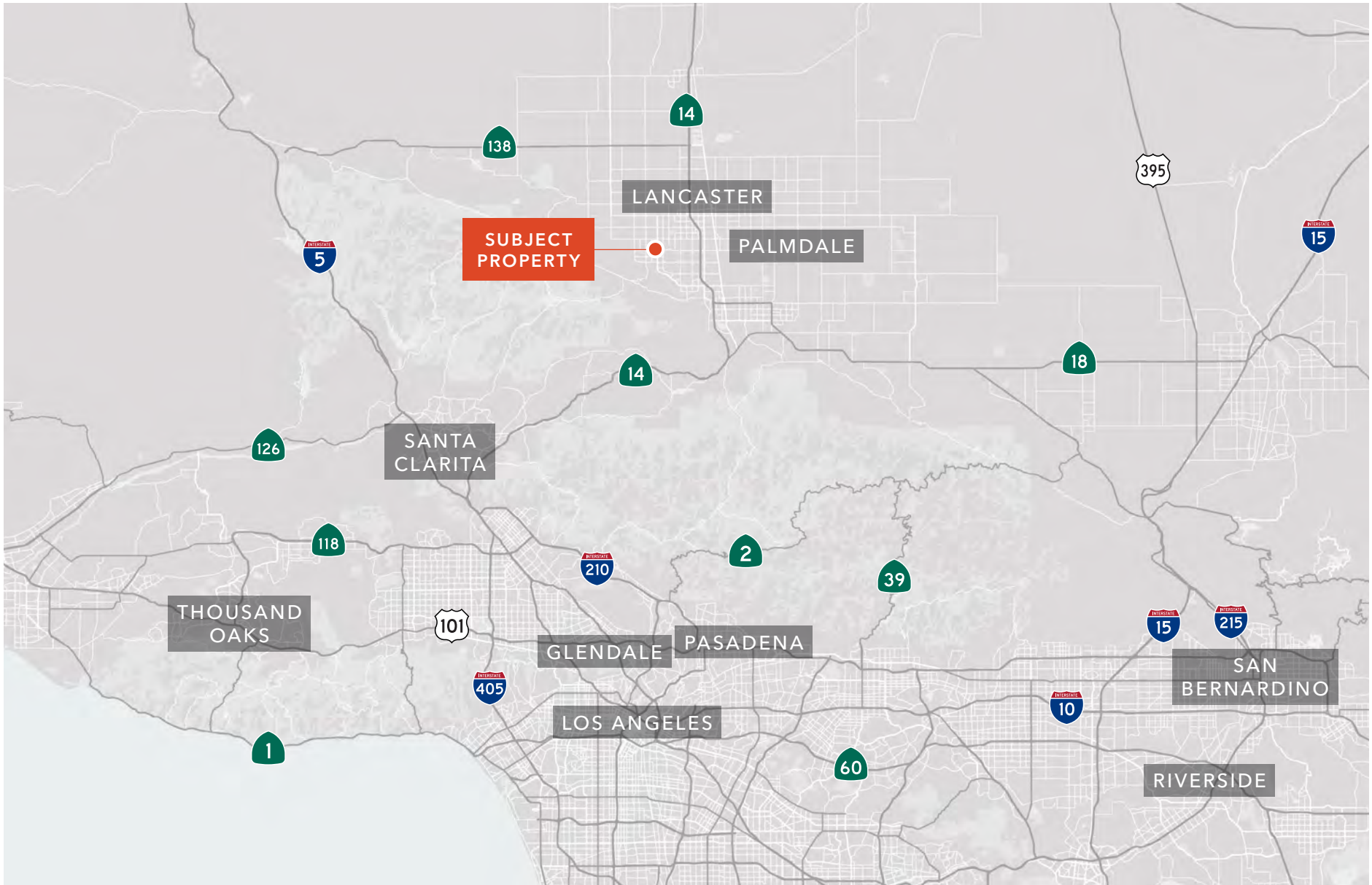
AGGREGATE ACRES	14.16
CONTIGUOUS PARCELS	3
PRICE GUIDANCE	\$230,000 acre
TERMS	Offerors should submit based on the development potential they can achieve
LOCATION	NW corner of W Ave M and 40th Street West
ZONING	Residential R-5
CURRENT SITE CONDITION	Vacant Land
UTILITIES	Available from Ladera Way or 42nd Street
TOPOGRAPHY	Flat, gentle grade, sloped
EXISTING IMPROVEMENTS ON SITE	NONE
STREET IMPROVEMENTS	NONE



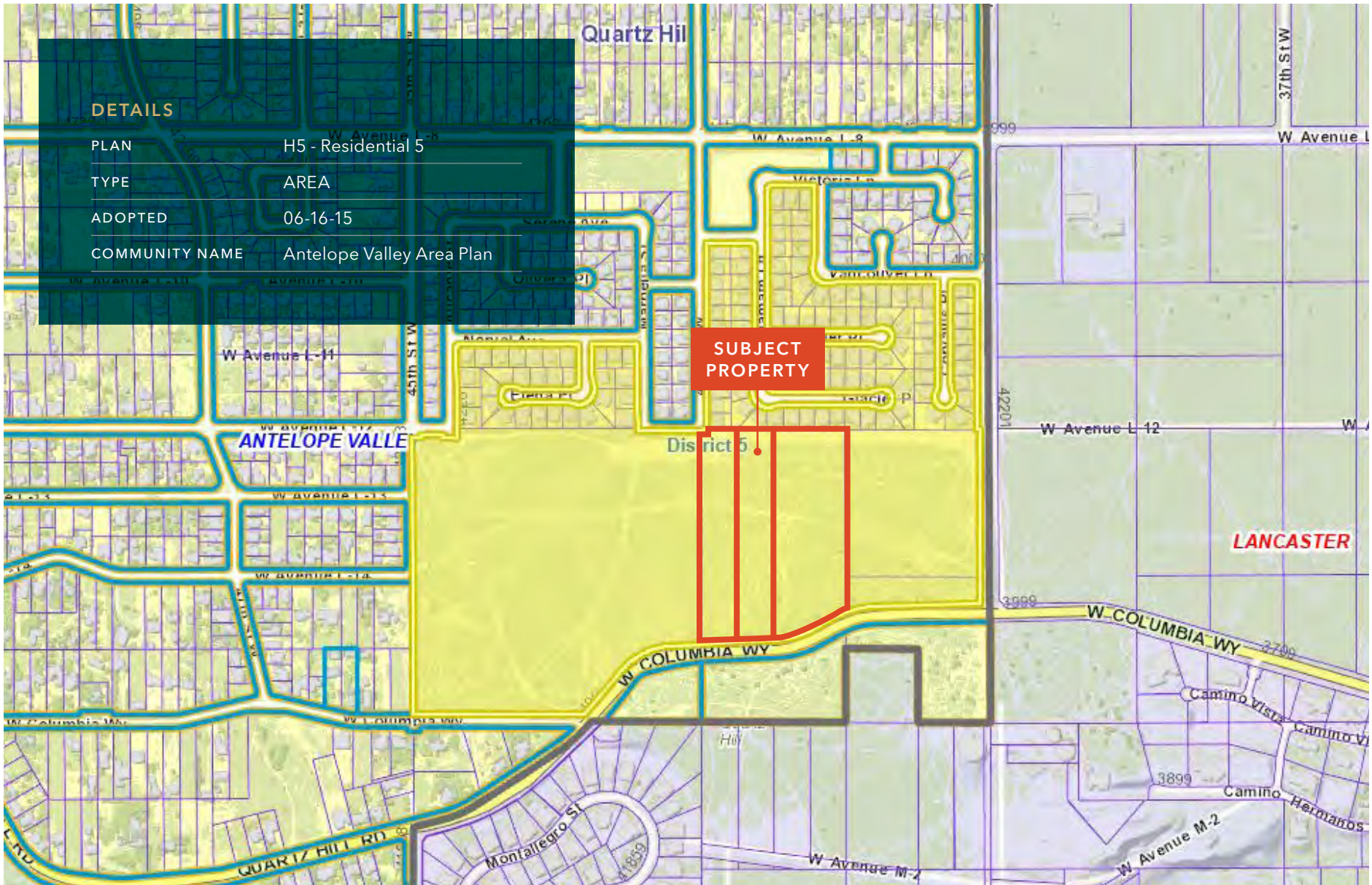
LOCATION OVERVIEW



LOCATION OVERVIEW



LOCATION OVERVIEW



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	10,547	65,581	119,569
2029 PROJECTION	9,995	62,559	114,923
2020 CENSUS	11,147	70,754	126,782
POPULATION FAMILY	81.9%	86.2%	81.6%
MEDIAN AGE	38.0	38.3	37.7

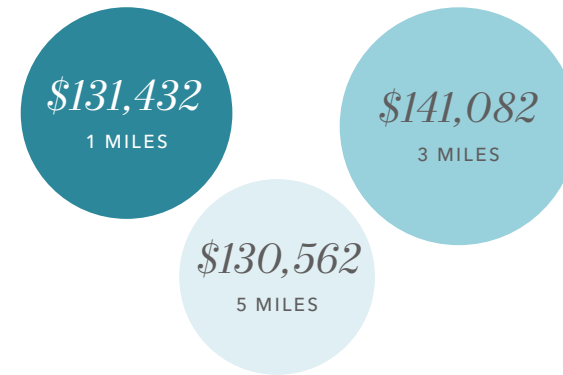
EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2024 MEDIAN HH INCOME	\$109,114	\$110,457	\$101,973
2024 PER CAPITA INCOME	\$45,101	\$46,959	\$43,076
TOTAL BUSINESSES	287	1,222	3,763
TOTAL EMPLOYEES	1,868	7,847	30,969

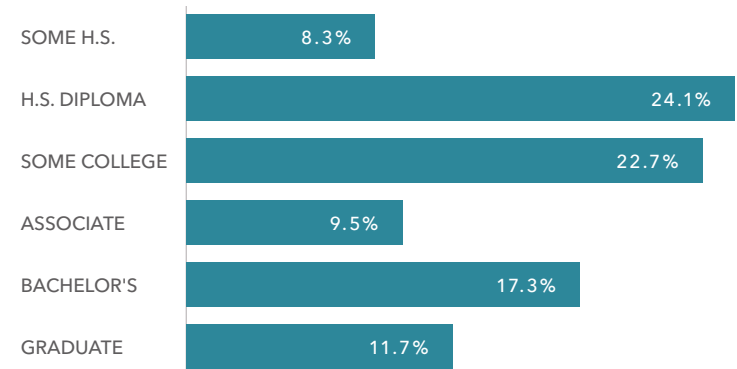
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	3,619	21,814	39,349
2029 PROJECTED	3,481	21,090	38,220
2020 CENSUS	3,725	22,840	40,700
AVERAGE HOUSEHOLD SIZE	2.9	3.0	2.9
OWNER-OCCUPIED	72.5%	75.6%	67.3%
RENTER-OCCUPIED	27.5%	24.4%	32.7%

AVERAGE HOUSEHOLD INCOME



EDUCATION



Data Source: ©2023, Sites USA

Exclusively listed by

CALDER CONRAD

Vice President

505.401.1211

calder.conrad@kidder.com

LIC N° 01987879

PETER QUINN

Senior Vice President

858.864.8491

peter.quinn@kidder.com

LIC N° 00806439

KIDDER.COM

