



**Reduced to \$899,000**

# 5400 S Broadway

South Los Angeles, CA 90037

Retail Property at Signalized Corner Perfect for Owner-User  
C2-1VL-CPIO Tier 2 - Build up to 28± Units

**PARTNERSCRE**  
Dario Svidler | Jon Tran

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# 5400 S Broadway

## The Offering

Partners CRE is proud to exclusively present for sale a free-standing **Retail Property** with **Development Potential**, perfect for owner-user, investor, or developer!

This prime retail property is situated on a **signalized corner on Broadway at 54<sup>th</sup> Street**. The property benefits from tremendous visibility, featuring **50 feet of frontage** on Broadway and **130 feet** on 54<sup>th</sup> St. The property is currently owner-occupied and will be **delivered vacant at the close of escrow**. The property is currently operating as a Marijuana Dispensary.

The site is perfectly suited for an **Owner-User** and seems well situated for the possibility of housing a **Marijuana Dispensary or other Marijuana Use**. The property's generous parking provisions is comprised of **9 side-by-side parking spaces**, (including one accessible space) as well as a **tandem space** that can accommodate up to 3 vehicles.

The owner has invested in significant capital improvements as the property has undergone thoughtful updates over the years, including the installation of **newer windows, electrical system enhancements**, and a **completely paid-off Solar Panel System**.

The **C2-1VL- CPIO Tier 2** zoning designation allows for potential development of up to **28± Units**, which would translate to just around **\$32K per door**, making the site perfect for **Low Income Housing**.

The property has easy access to the **110 freeway**, a **Very Walkable** designation by Walk Score and lots of restaurants and retail in the area.

The building features **roll-down doors, protected windows and gated parking**, ensuring both safety and convenience for its future occupants.

### At a Glance

**\$899,000**

Reduced Price

**C2-1VL-CPIO**

Zoning

**2,326±** Sq Ft

Building Size

**6,525±** Sq Ft

Lot Size

**\$32,107/Door**

Cost of Land per Possible Door

**\$387**

Price / Sq Ft of Building

**Tier 2**

TOC

**50 x 130.5**

Lot Dimensions

**28± Units**

Potential Unit Count

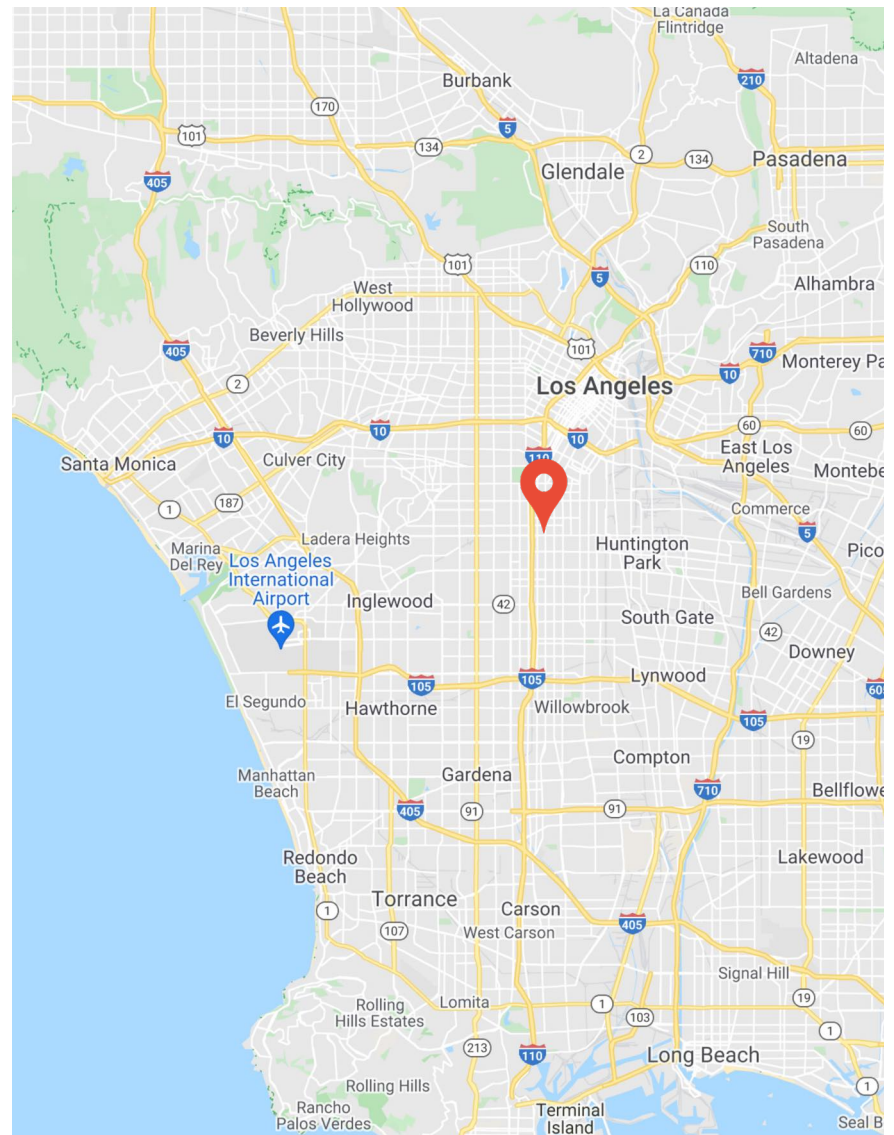
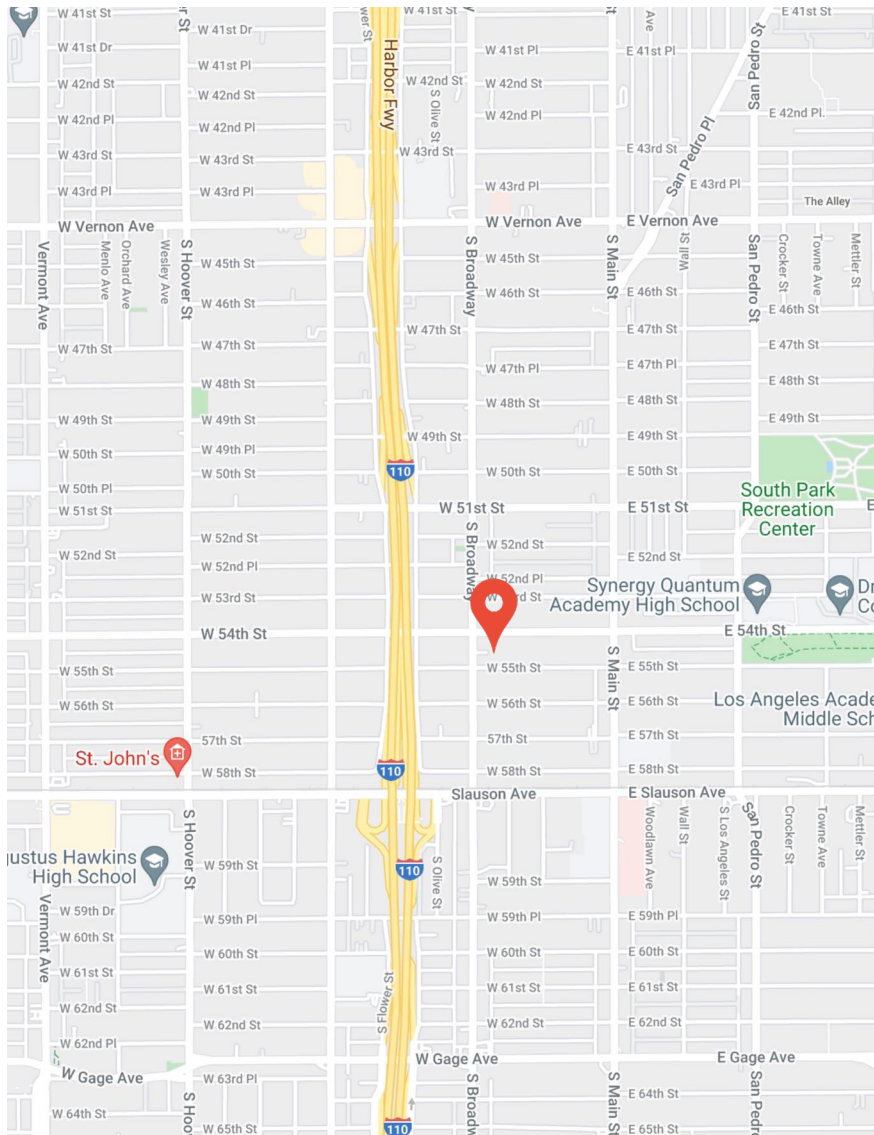
**5101-032-030**

APN

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations. \*ADUs (Accessory Dwelling Units) conversion to take place prior to Certificate of Occupancy. ELI - Extremely Low Income.

# 5400 S Broadway

## Location Map



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# 5400 S Broadway

## Area Map

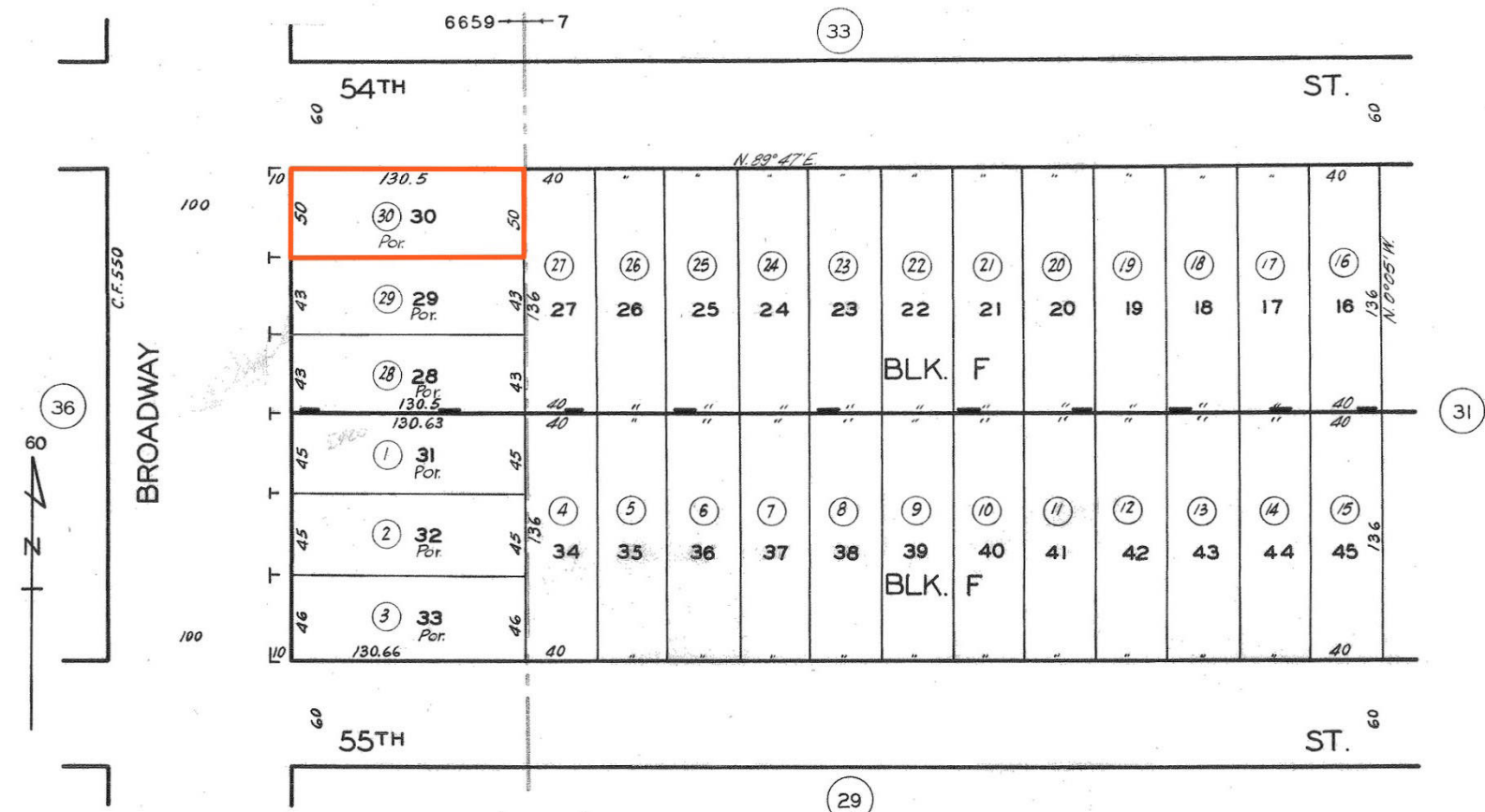


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# 5400 S Broadway

## Parcel Map

SCALE 1" = 60'



CODE  
7  
6659

THE MCCARTHY COMPANY'S  
FIFTY FIFTH STREET TRACT  
M. B. 8-72

THE MCCARTHY COMPANY'S MAIN ST.  
MONETA AVE. & FIGUEROA ST. TRACT NO. 2  
M. B. 8-159

FOR PREV. ASSM'T. SEE:  
5101 - 32

ASSESSOR'S MAP

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## Zimas Map



### City of Los Angeles Department of City Planning

#### 10/23/2023 PARCEL PROFILE REPORT

#### PROPERTY ADDRESSES

246 W 54TH ST  
5400 S BROADWAY

#### ZIP CODES

90037

#### RECENT ACTIVITY

None

#### CASE NUMBERS

CPC-2019-4000-GPA-ZC-HD-CPIOA  
CPC-2018-6005-CA  
CPC-2013-3169  
CPC-2010-2772-CRA  
CPC-2010-2278-GPA  
CPC-2008-1553-CPU  
CPC-2007-3827-ICO  
CPC-2004-2391-ICO  
CPC-1990-346-CA  
CPC-1986-827-GPC  
CPC-1983-506  
ORD-185925  
ORD-185924-SA1930  
ORD-180103  
ORD-176589  
ORD-171682  
ORD-171681  
ORD-167449-SA2912  
ORD-162128  
ENV-2019-4121-ND  
ENV-2018-6006-CE  
ENV-2013-3392-CE  
ENV-2013-3170-CE  
ENV-2010-2279-CE  
ENV-2008-1780-EIR  
ENV-2007-3828-CE  
ENV-2004-2409-CE-ICO

#### Address/Legal Information

PIN Number 108B201 598  
Lot/Parcel Area (Calculated) 6,525.3 (sq ft)  
Thomas Brothers Grid PAGE 674 - GRID C5  
Assessor Parcel No. (APN) 5101032030  
Tract THE MC CARTHY COMPANY'S MAIN STREET MONETA AVENUE AND FIGUEROA ST. TRACT NO. 2  
Map Reference M B 8-159  
Block F  
Lot FR 30  
Arb (Lot Cut Reference) None  
Map Sheet 108B201

#### Jurisdictional Information

Community Plan Area Southeast Los Angeles  
Area Planning Commission South Los Angeles  
Neighborhood Council Zapata-King  
Council District CD 9 - Curren D. Price Jr.  
Census Tract # 2328.00  
LADBS District Office Los Angeles Metro

#### Permitting and Zoning Compliance Information

Administrative Review None

#### Planning and Zoning Information

Special Notes None  
Zoning C2-1VL-CPIO  
Zoning Information (ZI) ZI-2488 Redevelopment Project Area: Council District 9  
ZI-2483 Community Plan Implementation Overlay: Southeast Los Angeles  
ZI-2427 Freeway Adjacent Advisory Notice for Sensitive Uses  
ZI-2374 State Enterprise Zone: Los Angeles  
ZI-1231 Specific Plan: South Los Angeles Alcohol Sales  
ZI-2452 Transit Priority Area in the City of Los Angeles  
ZI-2512 Housing Element Inventory of Sites  
ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1  
General Plan Land Use Neighborhood Commercial  
General Plan Note(s) Yes  
Hillside Area (Zoning Code) No  
Specific Plan Area SOUTH LOS ANGELES ALCOHOL SALES  
Subarea None  
Special Land Use / Zoning None  
Historic Preservation Review No  
Historic Preservation Overlay Zone None  
Other Historic Designations None  
Other Historic Survey Information None  
Mills Act Contract None  
CDO: Community Design Overlay None  
CPIO: Community Plan Imp. Overlay Southeast Los Angeles  
Subarea General Corridor

CUGU: Clean Up-Green Up None  
HCR: Hillside Construction Regulation No  
NSO: Neighborhood Stabilization Overlay No  
POD: Pedestrian Oriented Districts None  
RBP: Restaurant Beverage Program Eligible Area None  
RFA: Residential Floor Area District None  
RIO: River Implementation Overlay No  
SN: Sign District No  
AB 2334: Very Low VMT Yes  
AB 2097: Reduced Parking Areas Yes  
Streetscape No  
Adaptive Reuse Incentive Area None  
Affordable Housing Linkage Fee  
Residential Market Area Low  
Non-Residential Market Area Exempt (Prior to 2/17/21)  
Transit Oriented Communities (TOC) Tier 2  
ED 1 Eligibility Eligible Site  
RPA: Redevelopment Project Area Council District 9  
Central City Parking No  
Downtown Parking No  
Building Line None  
500 Ft School Zone No  
500 Ft Park Zone No

#### Assessor Information

Assessor Parcel No. (APN) 5101032030  
APN Area (Co. Public Works)\* 0.149 (ac)  
Use Code 1700 - Commercial - Office Building - One Story  
Assessed Land Val. \$168,894  
Assessed Improvement Val. \$499,800  
Last Owner Change 12/09/2021  
Last Sale Amount \$1,080,010  
Tax Rate Area 6659  
Deed Ref No. (City Clerk) 9-384  
1835607  
1699342  
1081447  
1-842

#### Building 1

Year Built 1935  
Building Class D5A  
Number of Units 3  
Number of Bedrooms 0  
Number of Bathrooms 0  
Building Square Footage 2,326.0 (sq ft)

#### Building 2

Year Built 1920  
Building Class D35B  
Number of Units 1  
Number of Bedrooms 1  
Number of Bathrooms 1  
Building Square Footage 600.0 (sq ft)

#### Building 3

#### Building 4

#### Building 5

No data for building 3  
No data for building 4  
No data for building 5

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## Zimas Map

Rent Stabilization Ordinance (RSO)	No [APN: 5101032030]
<b>Additional Information</b>	
Airport Hazard	None
Coastal Zone	None
Santa Monica Mountains Zone	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
<b>Seismic Hazards</b>	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.9642288
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Hubzone	Qualified
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	South Los Angeles Transit Empowerment Zone
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
<b>Housing</b>	
Direct all Inquiries to	Los Angeles Housing Department
Telephone	(866) 557-7368
Website	<a href="https://housing.lacity.org">https://housing.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No [APN: 5101032030]
Ellis Act Property	No
AB 1482: Tenant Protection Act	No
Housing Crisis Act Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	0.2 Units, Lower

Housing Use within Prior 5 Years	Yes
<b>Public Safety</b>	
Police Information	
Bureau	Central
Division / Station	Newton
Reporting District	1371
Fire Information	
Bureau	South
Battalion	13
District / Fire Station	33
Red Flag Restricted Parking	No

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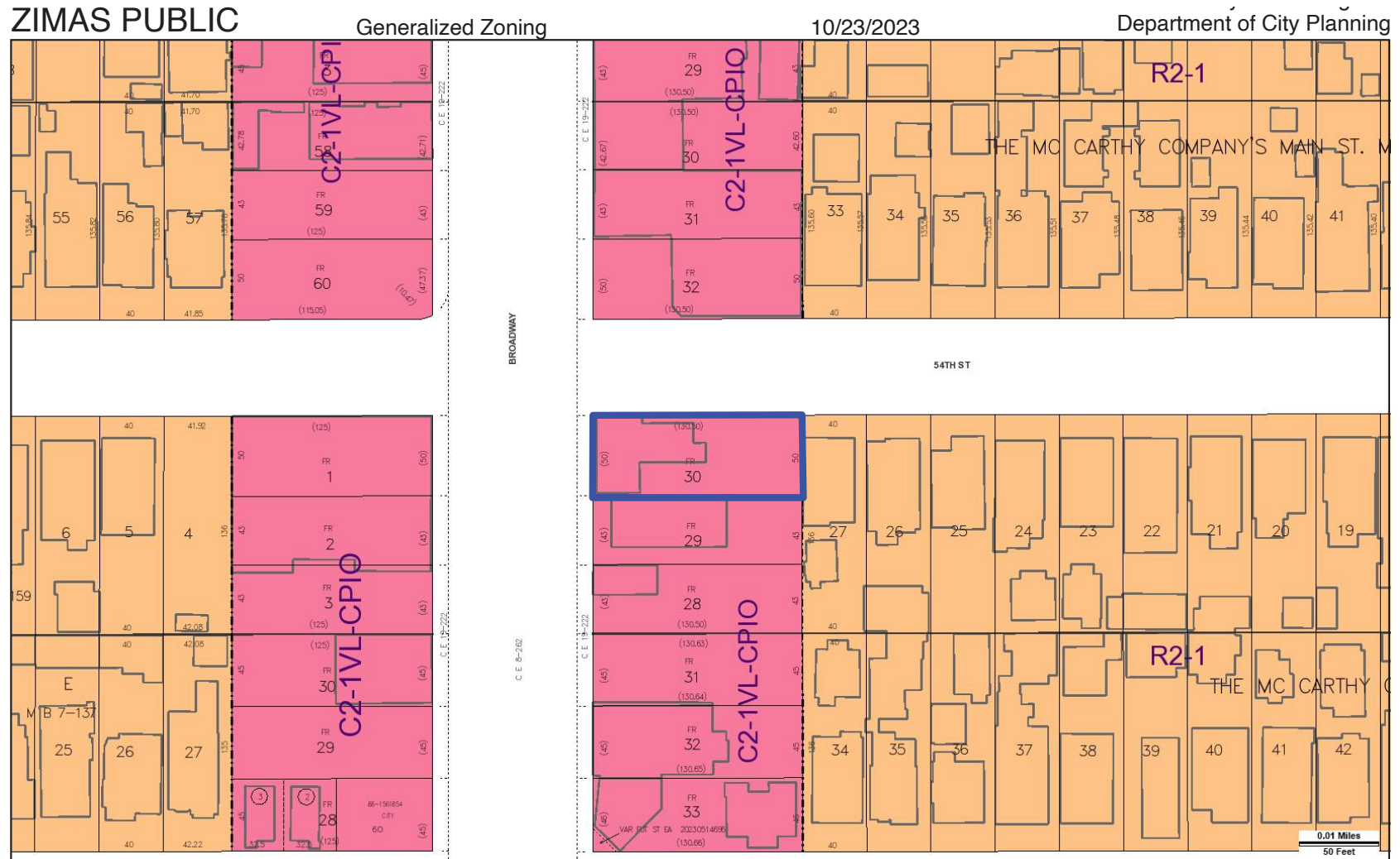
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## Zimas Map



Address: 5400 S BROADWAY

Tract: THE MC CARTHY COMPANY'S MAIN STREET MONETA AVENUE AND FIGUEROA ST. TRACT NO. 2

General Plan: Neighborhood Commercial

APN: 5101032030

Block: F

PIN #: 108B201 598

Lot: FR 30

Arb: None



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## Walk Score

### Walk Score®

Walk Score  
**79**

#### Very Walkable

Most errands can be accomplished on foot.

Transit Score  
**67**

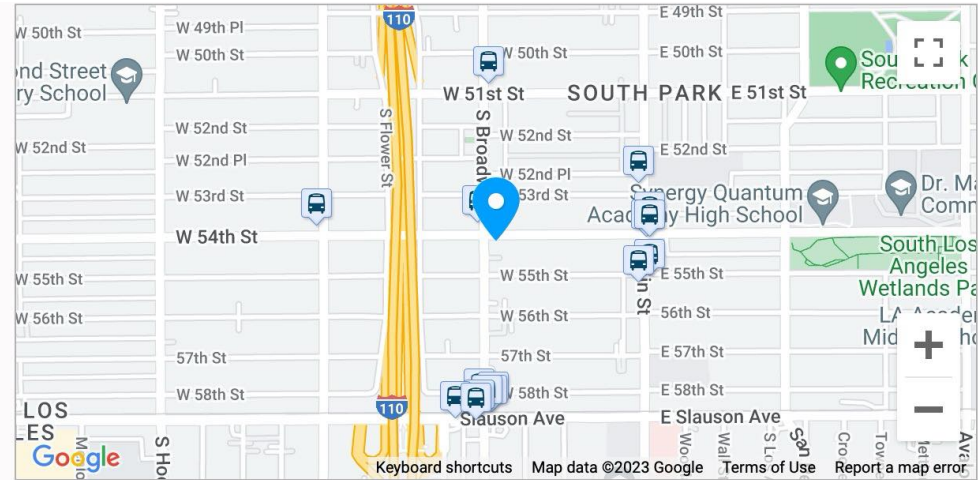
#### Good Transit

Many nearby public transportation options.

Bike Score  
**73**

#### Very Bikeable

Biking is convenient for most trips.



#### Bus lines:

45 Metro Local Line	0.0 mi	10/48 Metro Local Line	0.2 mi
SECC Southeast Counter-clo...	0.2 mi	SE C Southeast Clockwise	0.2 mi
108 Metro Local Line	0.3 mi	Vermont/Main Vermont/Ma...	0.3 mi
81 Metro Local Line	0.3 mi	VM C Vermont/Main Clockw...	0.3 mi

### About this Location

5400 South Broadway has a Walk Score of 79 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in Los Angeles. Nearby parks include Theresa Lindsay Park, Fortyeighth Street Park and South Park.

# Walk Score®

<https://www.walkscore.com/score/5400-s-broadway-los-angeles-ca-90037>

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## Brick & Work Report

Existing Conditions	
Floor Area	2,926 sq. ft. (combined)
Units	4 (combined)
Year Constructed	1920-1935
Assessed Improvement Value	\$170,643
Assessed Land Value	\$168,894

Development Potential (By-Right)	
Maximum FAR	1.5:1
Maximum Height	
Feet	45 ft. Minimum ground floor height of 14 ft.
Stories	3 Buildings used entirely for residential uses (and ground floor commercial in RAS zones) are only limited in height, not stories.
Minimum Setbacks	
Front	6 ft. For Mixed-Use Projects, no setback requirements shall apply to any portion of a street facing building frontage used for residential uses.
Side	0 ft. for commercial uses; 5 ft. for residential uses For Mixed-Use Projects, no setback requirements shall apply to any portion of a street facing building frontage used for residential uses.; for residential uses, add 1 foot of side setback for each story over 2, not to exceed 16 ft.
Back	0 ft. for commercial uses; 15 ft. for residential uses for residential uses, add 1 foot of back setback for each story over 3, not to exceed 20 ft.
Max Buildable Area, Footprint	6,525 sq. ft.
Max Buildable Area, Envelope	9,788 sq. ft.
Max Dwelling Units	16
Affordable Units Required	at least 15% of all new and rehabilitated dwelling units developed within the Project Area by public or private entities shall be available at affordable housing cost to persons and families of low- or moderate-income; and of such 15%, not less than 40% shall be available at affordable housing cost to very low-income households
Parking Required	1 space per unit with less than 3 habitable rooms 1.5 spaces per unit with 3 habitable rooms 2 spaces per unit with more than 3 habitable rooms 1 space per guest room (first 30)
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+

Zone/District	Max Unit	Lot Size	TOC	Lots
C2-1VL-CPIO	28	6,525 sq. ft.	Tier 2	1

Transitional Height Limitations	Where a parcel is either abutting or across an alley from a property in the RD 1.5 or more restrictive zone, the building height shall be stepped-back within a 45 degree angle as measured 15 feet above grade at the property line of the lot in the more restrictive zone
Required Open Space	100 sq ft per unit with less than 3 habitable rooms 125 sq ft per unit with 3 habitable rooms 175 sq ft per unit with more than 3 habitable rooms
Other Development Notes	

Development Potential (with TOC or DB)	
Maximum FAR	3.25:1
Maximum Height	
Feet	56 ft. Minimum ground floor height of 14 ft.; Projects located in a zone where the maximum height is 45 ft. or less, or located within a Specific Plan that limits height, height increases over 11 ft. must be stepped-back at least 15 ft. from the exterior face of the ground floor building located at any street frontage.
Stories	4 Buildings used entirely for residential uses (and ground floor commercial in RAS zones) are only limited in height, not stories.
Minimum Setbacks	
Front	6 ft. For Mixed-Use Projects, no setback requirements shall apply to any portion of a street facing building frontage used for residential uses.
Side	0 ft. for commercial uses; 5 ft. for residential uses For Mixed-Use Projects, no setback requirements shall apply to any portion of a street facing building frontage used for residential uses.
Back	0 ft. for commercial uses; 15 ft. for residential uses add 1 foot of back-setback for each story over 3, not to exceed 20 ft.
Max Buildable Area, Footprint	6,525 sq. ft.
Max Buildable Area, Envelope	21,206 sq. ft.
Max Dwelling Units	28
Affordable Units Required	at least 9% for Extremely Low Income, or 12% for Very Low Income, or 21% for Low Income
Parking Required	Shall not exceed 0.5 space per unit
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+

Transitional Height Limitations	Where a parcel is either abutting or across an alley from a property in the RD 1.5 or more restrictive zone, the building height shall be stepped-back within a 45 degree angle as measured 15 feet above grade at the property line of the lot in the more restrictive zone.  For all CPIO Affordable Housing Projects, Density Bonus Projects and TOC Projects, that are either abutting or across an alley from a property in the RD 1.5 or more restrictive zone, the required height transition applies only to the first 25 feet of depth as measured from the property line of the lot in the more restrictive zone.
Required Open Space	Up to 20% decrease in required open space
Other Development Notes	

Jurisdictional	
Legal Description	Lot FR 30, Block F, The Mc Carthy Company's Main Street Moneta Avenue and Figueroa St. TR NO. 2
Land Use	Neighborhood Commercial
Area Planning Commission	South Valley
Community Plan Area	Southeast Los Angeles
Neighborhood Council	Zapata-King
Council District	9
Councilmember	Curren D. Price, Jr.

Restrictions	
Rent Stabilization Ordinance	No
Community Design Overlay	No
Historic Preservation Overlay	No
Specific Plan	Yes
Q/T Conditions	No
D Limitations	No
Coastal Zone	No
Community Redevelopment Agency	Yes
Hillside Area	No
Baseline Mansionization Ordinance	No
Interim Control Ordinance	No
River Improvement Overlay	No
Community Plan Implementation Overlay	Yes
Opportunity Zone	No

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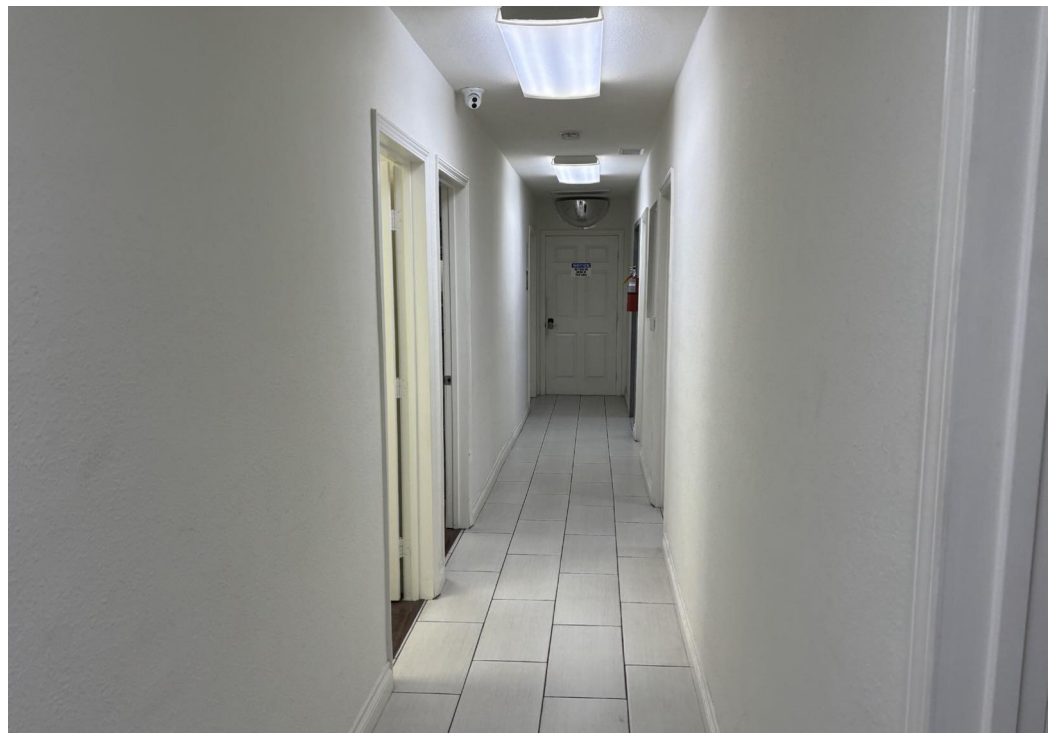






























# PARTNERSCRE

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