

OFFERING MEMORANDUM

WELL-POSITIONED DEVELOPMENT OPPORTUNITY IN LEIMERT PARK



2618 W MARTIN
LUTHER KING JR BLVD

2618 W MARTIN LUTHER KING JR BLVD
LOS ANGELES, CA 90008

km Kidder
Mathews

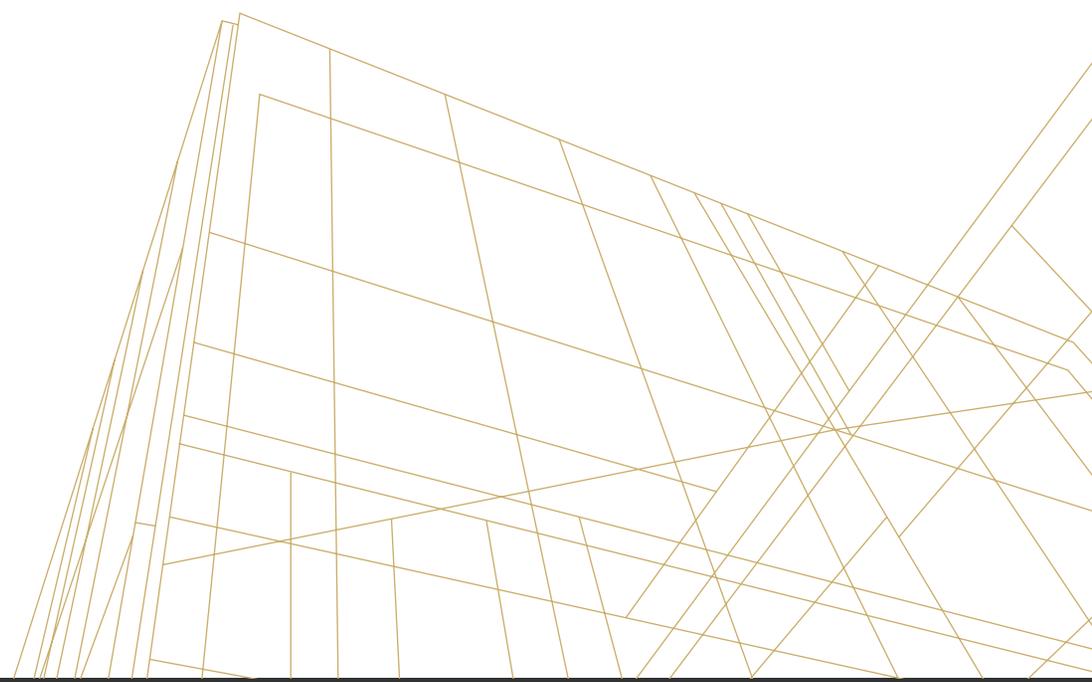
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DTLA



EXECUTIVE SUMMARY

Section 01

EXCELLENT LAND DEVELOPMENT OPPORTUNITY

2618 W Martin Luther King Jr Blvd is a well-positioned development opportunity located in Leimert Park, one of the hottest submarkets throughout Los Angeles.

The property consists of ±5,908 SF of C2 land, positioned on a corner with alley access in the rear.

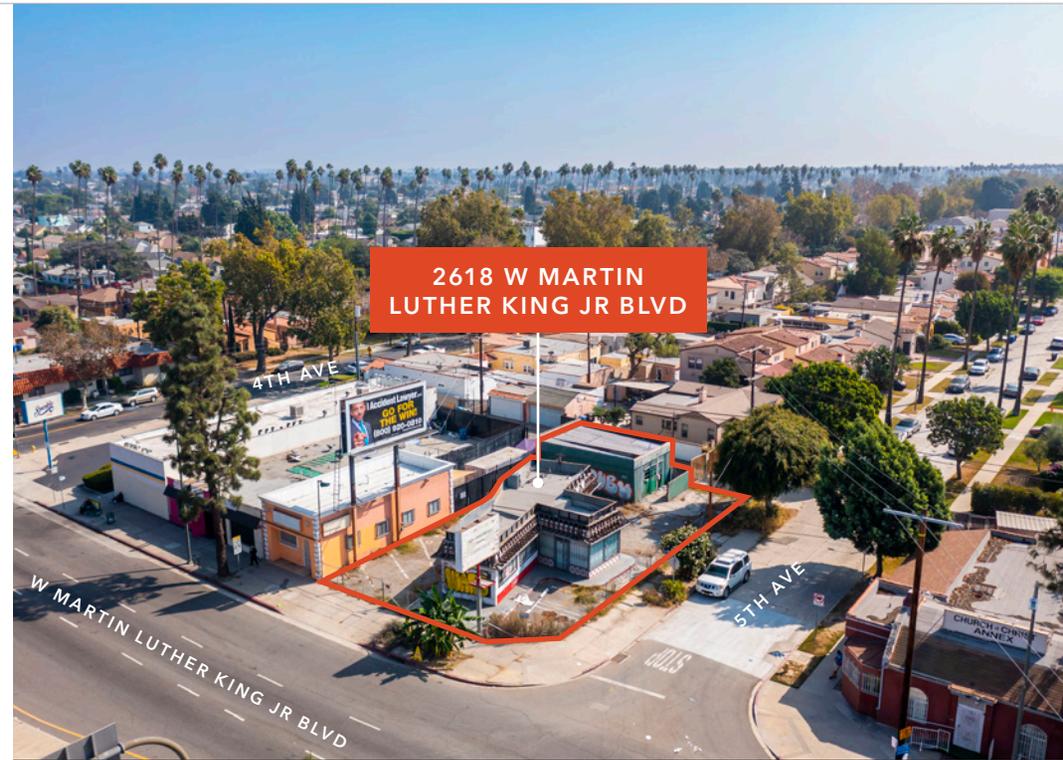
The property has approximately ±57' in width, ±105' in depth, and a ±20' alley in the rear to allow for ingress/egress flexibility on a new development. The current improvements, a 941 SF building that was previously a restaurant use, are in need of either demolition or a full rebuild.

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 to schedule a walkthrough.



2618 W MARTIN LUTHER KING JR BLVD

Address	2618 W Martin Luther King Jr Blvd, Los Angeles, CA 90008
Building Size	±941 SF
Lot Size	±5,908 SF
Zoning	C2
Lot Width	±57 ft
Lot Depth	±105 ft
Alley Width	±20 ft
Listing Price	\$795,000

EXECUTIVE SUMMARY

DTLA

LOS ANGELES
CONVENTION
CENTER

UNIVERSITY
OF SOUTHERN
CALIFORNIA

LA MEMORIAL
COLISEUM

BMO
STADIUM



TRANSFIGURATION
ELEMENTARY SCHOOL

Public
Storage

ROXTON AVE



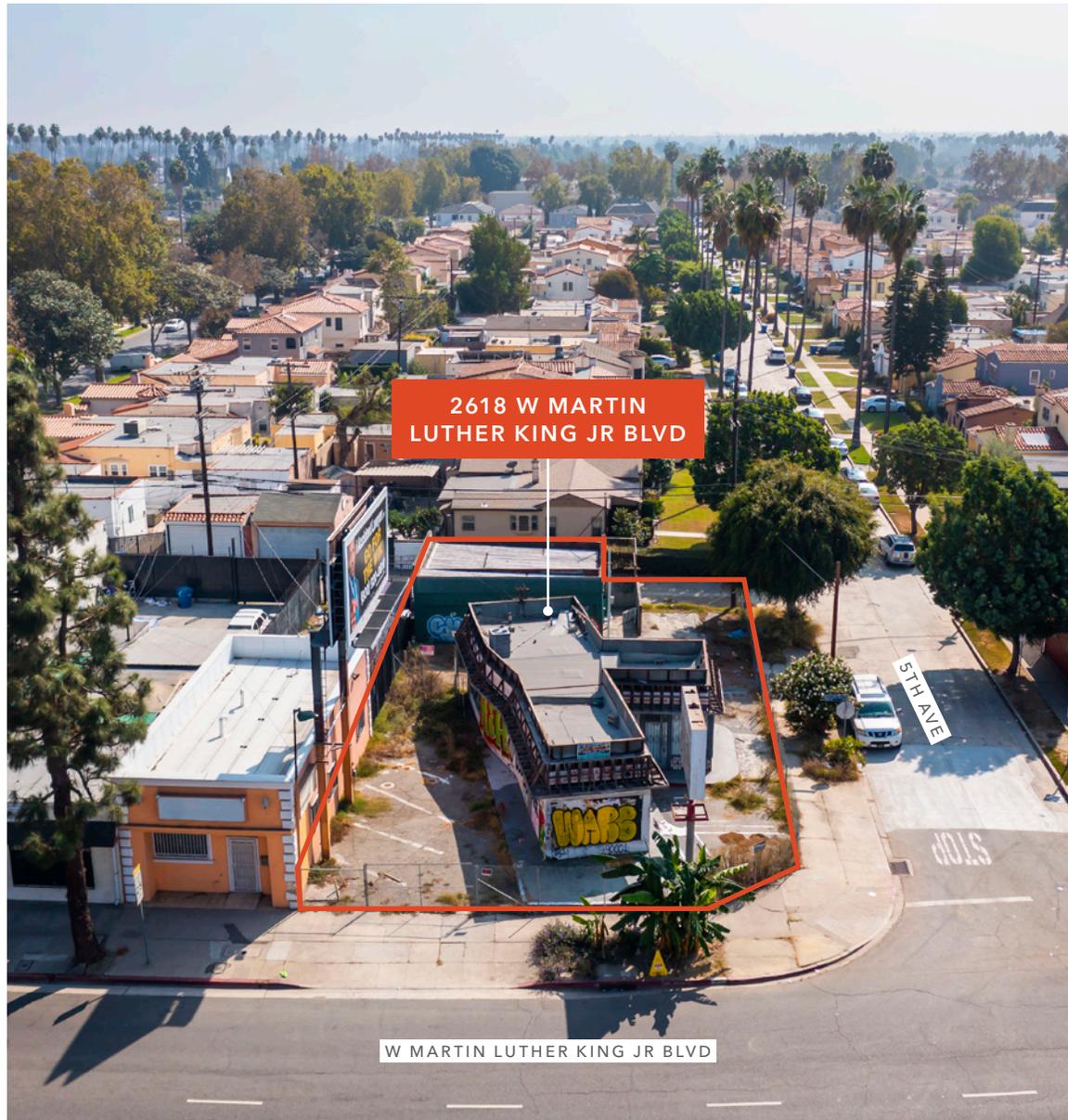
W MARTIN LUTHER KING JR BLVD

2618 W MARTIN
LUTHER KING JR BLVD

4TH AVE

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

EXECUTIVE SUMMARY



DTLA



LOCATION OVERVIEW

Section 02

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

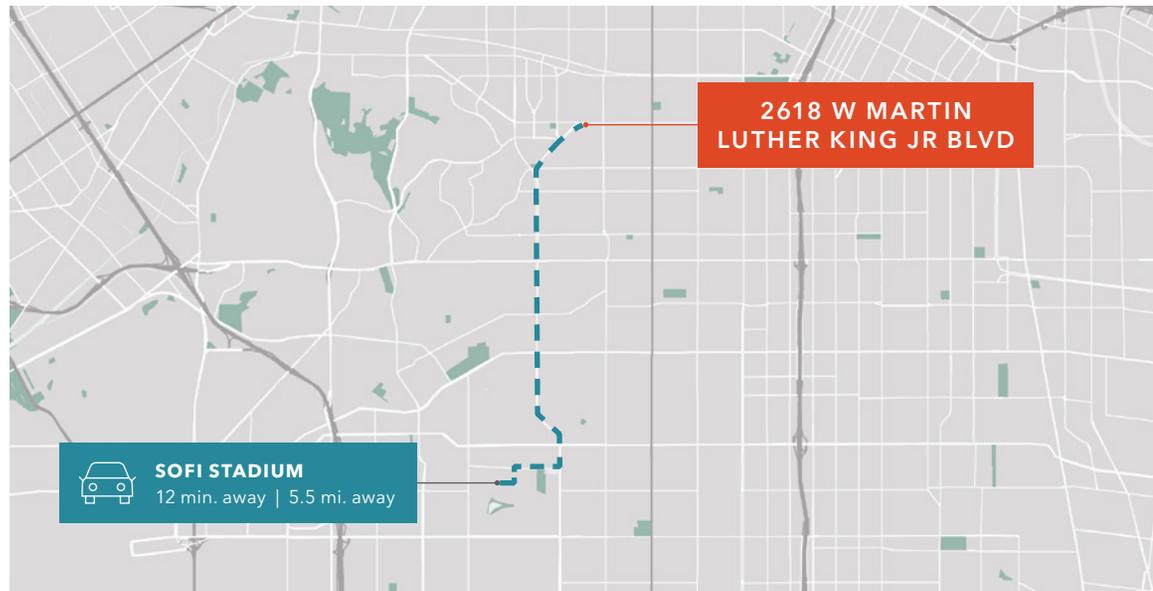


NEIGHBORHOOD AMENITIES *SOFI STADIUM*

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.

SOFISTADIUM.COM



LOCATION OVERVIEW



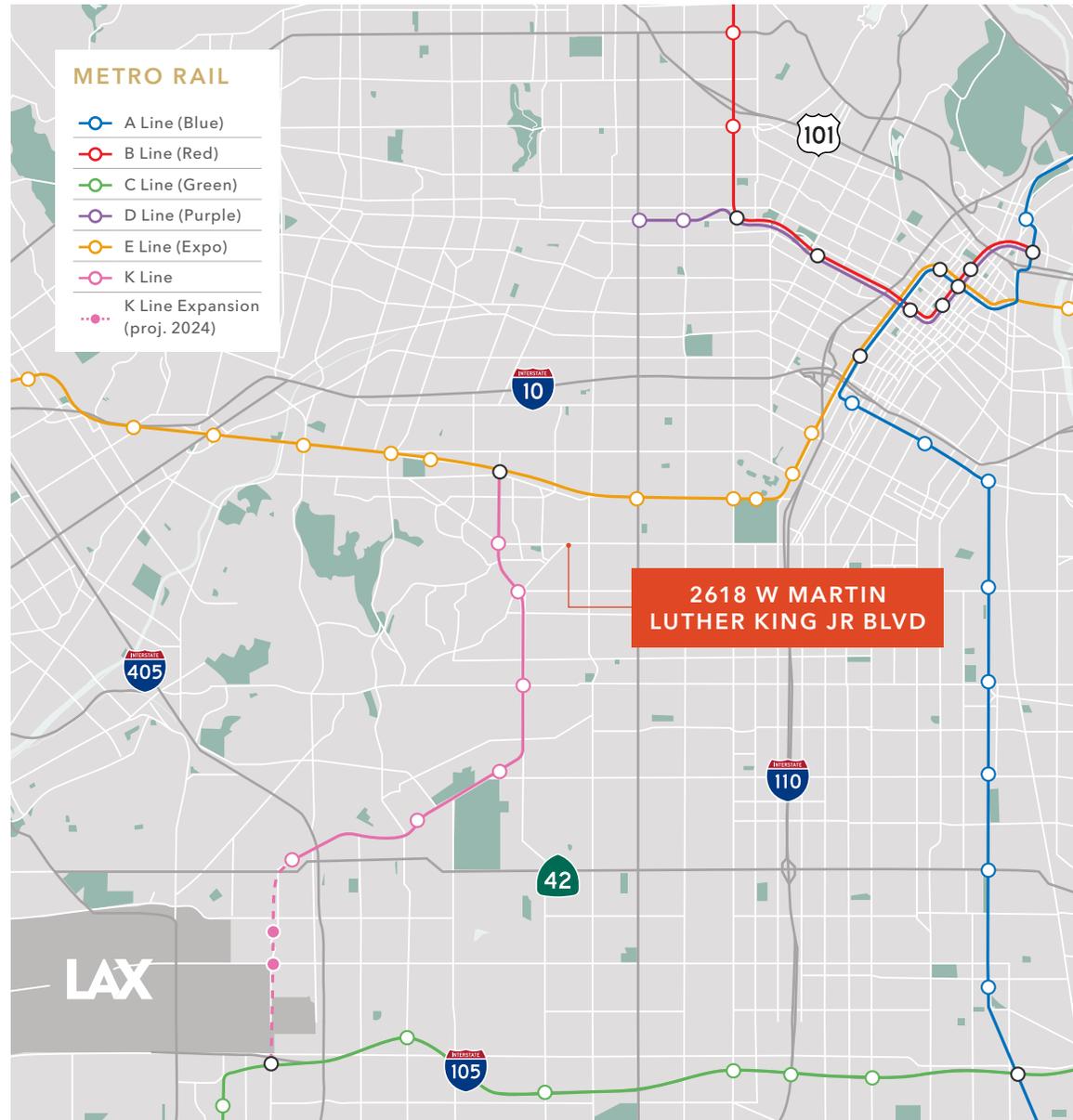
CRENSHAW/ LAX TRANSIT PROJECT

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



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