

For Sale

Owner User | Affordable Housing | **Redevelopment Opportunity**

6400 S Crenshaw Blvd. Los Angeles, CA 90043

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Offering Information

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Pricing & Property Detail



Pricing & Property Detail	
Address	6400 S Crenshaw Blvd. Los Angeles, CA 90043
Sale Price	PRICE REDUCED \$2,250,000 \$1,995,000
RBA	Approximately 4,000 SF
Land SF	10,771 SF
Price/Land SF	\$209 \$185
Stories	1
Occupancy Delivered	Vacant
Utilities	Water Sewer Electric Gas
Year Built	1929
Zoning	C2-2D - SP Allows For a Multitude of Uses Including Residential, Hotel, Office, Retail
General Plan	Land Use - Neighborhood Commercial
Specific Plan	Crenshaw corridor Specific Plan
Transit Oriented Community	Tier 3
APN	4006-010-021
Council Office CD13	CD8 Council Member Marqueece Harris-Dawson

Investment Highlights

6400 Crenshaw Blvd. Los Angeles, CA 90043

- Redevelopment Opportunity Residential | Affordable Housing
- 26 units “By Right”
- Up to 46 units - utilizing TOC Tier 3 incentives
- Expedited Entitlement - For 100% affordable
- 0.5 miles from the Hyde Park Metro Station
- Close proximity to DTLA, and the west side of Los Angeles.
- Owner User Property
- Close to Sofi Stadium.

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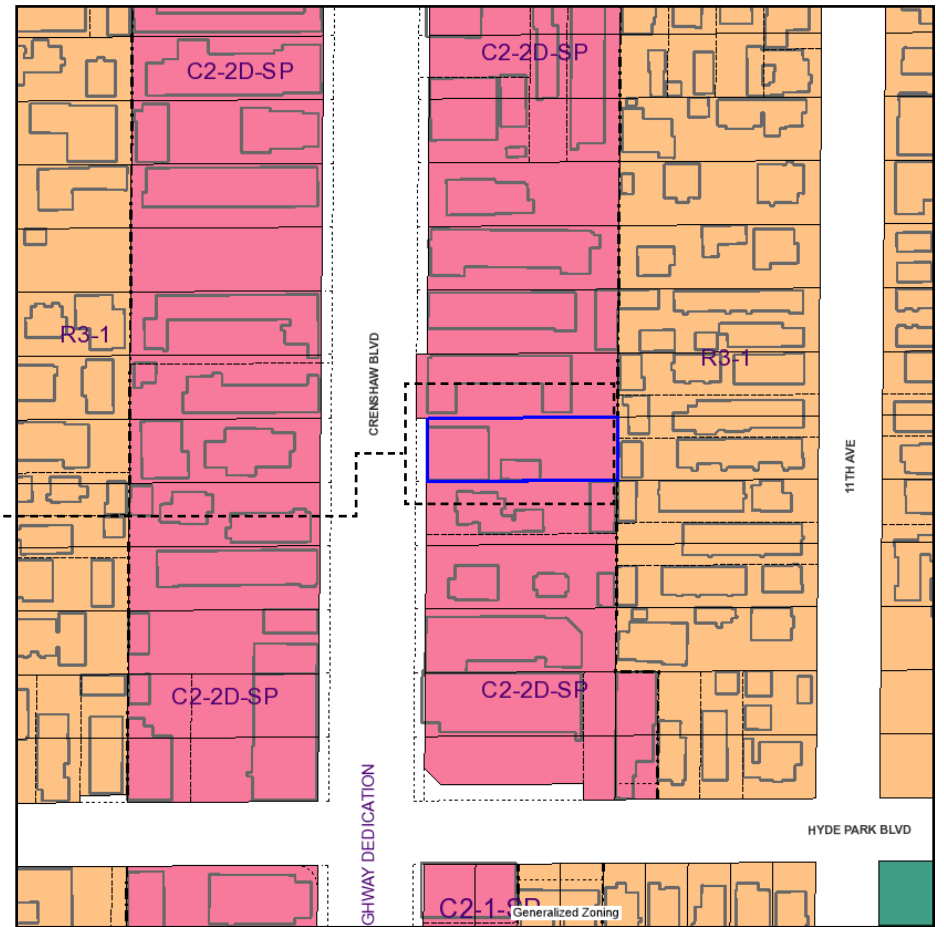
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Purchase Opportunity

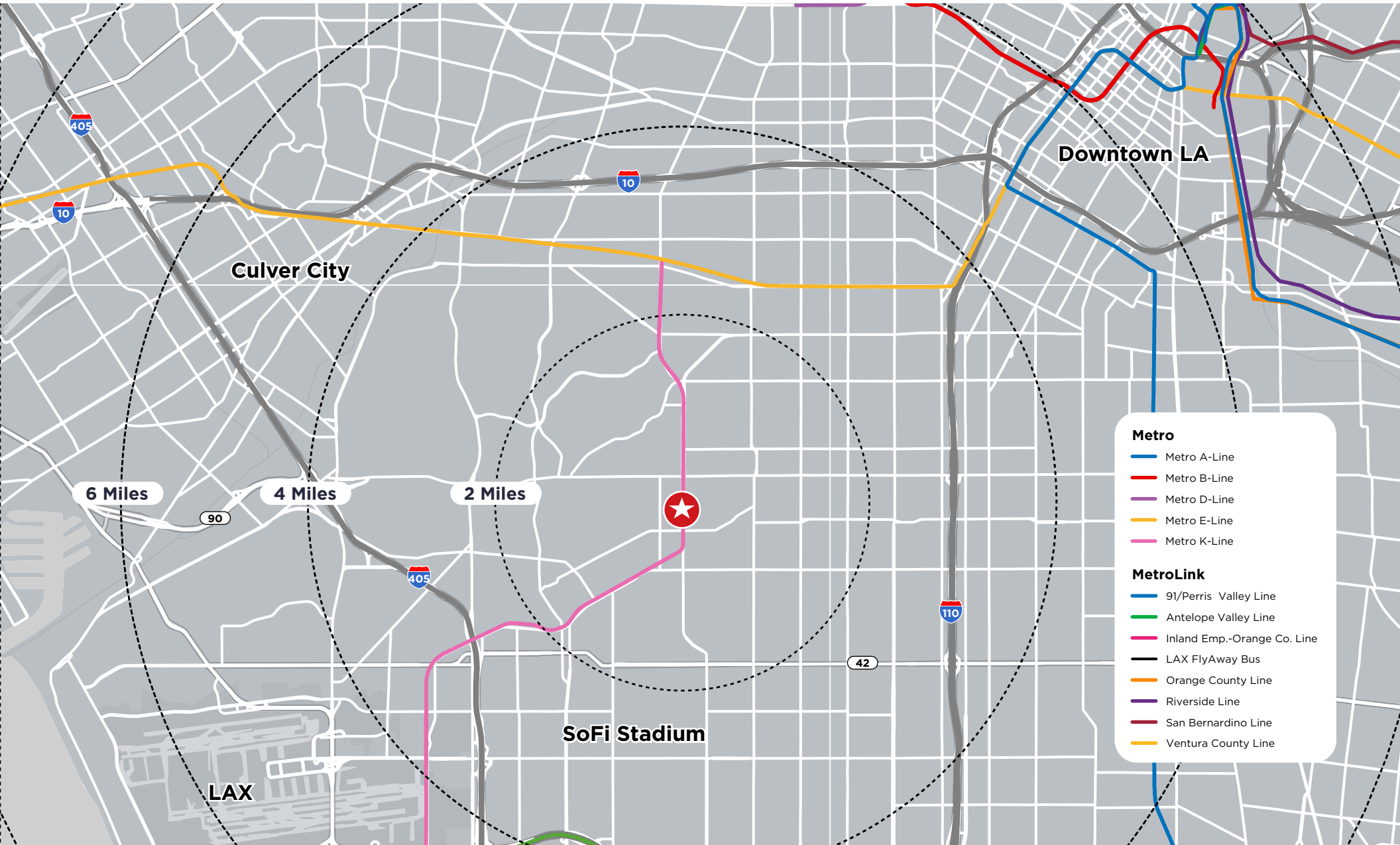
Savills is pleased to present an Owner User and/or a Redevelopment Opportunity at 6400 S Crenshaw Blvd. This is a 10,771 SF lot zoned C2-2D-SP and it is in a Tier 3 Transit Oriented Community (TOC) in the Hyde Park Neighborhood located on Crenshaw Boulevard between Hyde Park Boulevard to the South, and W 63rd Street to the North. There are two structures on the property that total approximately 4,000 SF in total. The property will be delivered vacant at the close of escrow. The property is currently unentitled, however a developer can build 26 units “By Right” and upwards of 46 units or more by applying the TOC incentives or by pursuing a 100% affordable housing project. The property is conveniently located just a short walk away from the Hyde Park Metro Station, and the property is within close proximity to SoFi Stadium, the South Bay, West Los Angeles, and DTLA.

Parcel Map



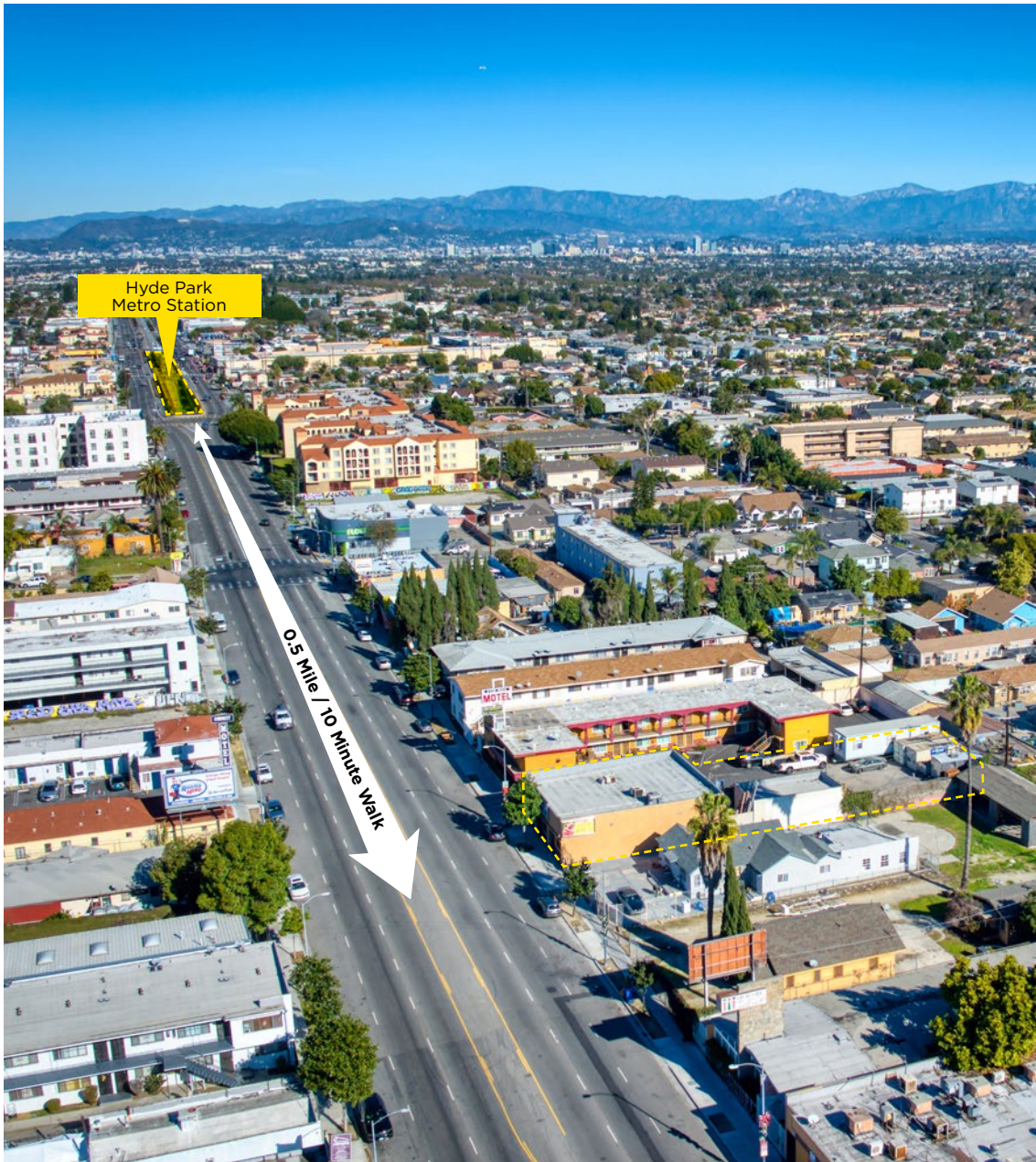
Regional Map

 6400 S Crenshaw Blvd.



- Metro**
- Metro A-Line
 - Metro B-Line
 - Metro D-Line
 - Metro E-Line
 - Metro K-Line
- MetroLink**
- 91/Perris Valley Line
 - Antelope Valley Line
 - Inland Emp.-Orange Co. Line
 - LAX FlyAway Bus
 - Orange County Line
 - Riverside Line
 - San Bernardino Line
 - Ventura County Line

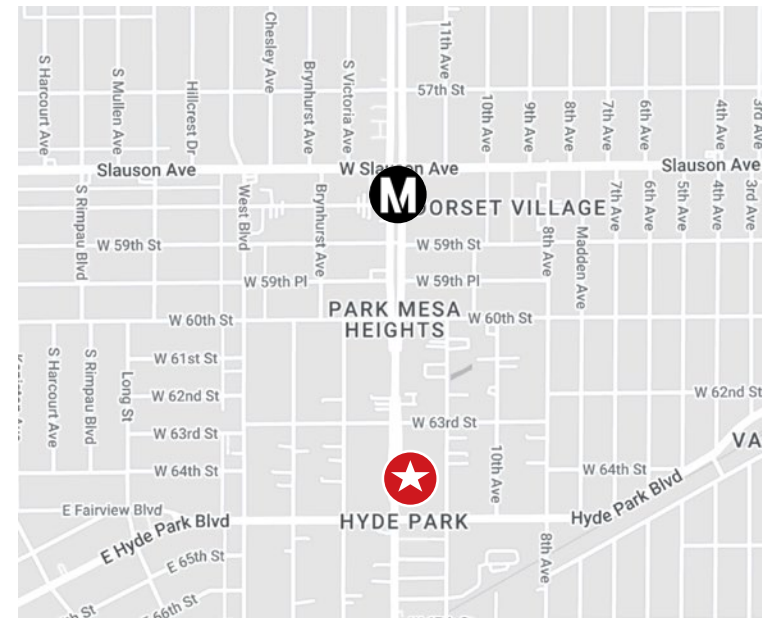
Freeway Access



Hyde Park station (Los Angeles Metro)

Hyde Park station is an at-grade light rail station on the K Line of the Los Angeles Metro Rail system. It is located in the median of Crenshaw Boulevard between its intersections with Slauson Avenue and 59th Street in the Hyde Park neighborhood of Los Angeles.

The K Line is a 5.9-mile (9.5 km) light rail line running north-south between the Jefferson Park and Westchester neighborhoods of Los Angeles, California, passing through various South Los Angeles neighborhoods and the city of Inglewood. It is one of six lines in the Los Angeles Metro Rail system operated by the Los Angeles County Metropolitan Transportation Authority (LACMTA). It opened on October 7, 2022, making it the system's newest line.



TOC Development Scenario

Development Potential (By-Right)	
Maxine FAR	3:1
Maximum Height	
Feet	None
Stories	None
Maximum Setbacks	
Feet	0 ft
Stories	0 ft for commercial uses, 5ft for residential uses. 1 ft. for each story over 2nd; not to exceed 16ft.
Back	0 ft for commercial uses, 5ft for residential uses. 1 ft. for each story over 3rd; 20 ft max.
Max Buildable Area Footprint	10,772 SF
Max Buildable Area Envelope	32,316 SF
Max Dwelling Units	26
Affordable Units Required	None
Parking Required	1 space per unit with less than 3 habitable rooms 1.5 spaces per unit with 3 habitable rooms 2 spaces per units 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 unit 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+

Development Potential (By-Right)

Transitional Height Limitations	<ol style="list-style-type: none"> 1. Where the rear or side yard property line is contiguous with that of a residential lot, or separated by an alley, the entire building shall be setback or individual floors “stepped back” one foot for every foot in height as measured 15 feet above grade at the residential property line. 2. Projects located opposite the front yard of residentially zoned land along local streets shall not exceed 30 ft in height for the first 50 ft of lot depth as measured from the commercial or industrial property line opposite the residentially zoned land. 3. In all instances, when the highest natural elevation of a residentially zoned property exceeds the grade of an adjacent commercial or industrial zoned property by more than five ft, the new commercial or industrial building may exceed the height specified at the property line by the number of ft represented by the difference in grade.
Required Open Space	<p>100 SF per unit with less than 3 habitable rooms</p> <p>125 SF per unit 3 habitable rooms</p> <p>175 SF per unit with more than 3 habitable rooms</p>
Other Development Notes	

Development Potential (With TOC or DB)

Maximum Far	4:35:1
Maximum Height	
Feet	None
Stories	None
Maximum Setbacks	
Feet	0 ft
Stories	0 ft for ground floor commercial, 5 ft. for residential
Back	0 ft for commercial uses, 5 ft. for residential uses
Max Buildable Area Footprint	10,772 SF
Max Buildable Area Envelope	32,316 SF
Max Dwelling Units	46
Affordable Units Required	At least 10% for extremely low income, or 14% for very low income, or 23% 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 unit for units 201+
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+

Property
Photos



Property Photos



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Property
Photos





Hyde Park
Metro Station

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