

For Sale

3150-3162  
EUCLID AVENUE



LYNWOOD, CA 90262

**CBRE**  
Boyett Team



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# 01 EXECUTIVE SUMMARY



*The Boyett Team at CBRE is pleased to present a 65,492 SF triple-lot multifamily redevelopment opportunity located at 3150-3162 Euclid Avenue, Lynwood, California. The subject property is located in a solid Lynwood location, west of N Long Beach Boulevard and north of E Rosecrans Avenue.*

Originally owner-occupied by a non-profit, this redevelopment opportunity will be delivered vacant with no history of leases. Totaling 65,492 SF across three (3) concurrent parcels with multifamily R-3 zoning, a developer can build up to 27 market rate units by-right, or 143 units by-right satisfying Lynwood's affordability requirements. This, in conjunction with the state density bonus under AB 2334, allows for over 250+ units ministerially. The site is located in a Qualified Census Tract (QCT) for 2025 & 2026. Residents will appreciate convenient access to the -105 freeway leading to major employment hubs in Inglewood & El Segundo to the west, and the -710 freeway leading south to Long Beach and north Los Angeles.

Situated in a solid Lynwood location, this offering presents a rare opportunity to acquire three (3) concurrent redevelopment sites at once totaling 65,492 SF with ministerial approval available for north of 250+ units.



## INVESTMENT HIGHLIGHTS

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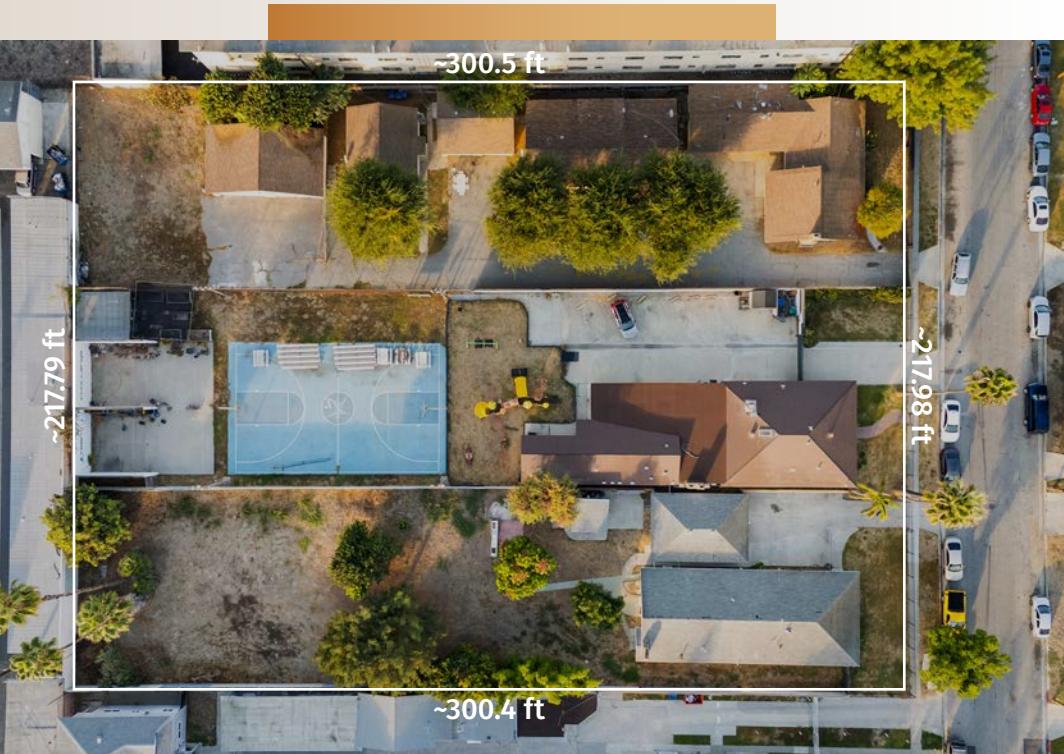
- + Solid Lynwood Location East of Inglewood and North of Long Beach
- + Three (3) Concurrent Parcels Totaling 65,492 SF
- + Zoned R-3 for Multifamily with No FAR Restrictions
- + Currently Owner-Occupied Lots will be Delivered Vacant with no History of Leases
- + Up to 27 Market Rate Units By-Right, 143 Units By-Right Satisfying Lynwood's Affordability Requirements
- + Potential to Utilize AB 2334 and Achieve Over 250+ Units with Ministerial Approval
- + Easy Access to -110 & -710 Freeways Leading to Major Employment Hubs Across Inglewood, El Segundo, Long Beach, & Los Angeles
- + Outdoor Recreation Available Nearby at Adolfo Medina Park



# 02 PROPERTY DESCRIPTION

## PROPERTY OVERVIEW

<b>Address</b>	3150-3162 Euclid Ave, Lynwood, CA 90262
<b>Market</b>	Lynwood
<b>Total Lot Size (SF)</b>	65,492 SF
<b>Total Lot Size (AC)</b>	1.5 AC
<b>Zoning</b>	R-3 (Multiple Family)
<b>APN</b>	6176-003-032, -033, & -034





# 03

## LYNWOOD OVERVIEW

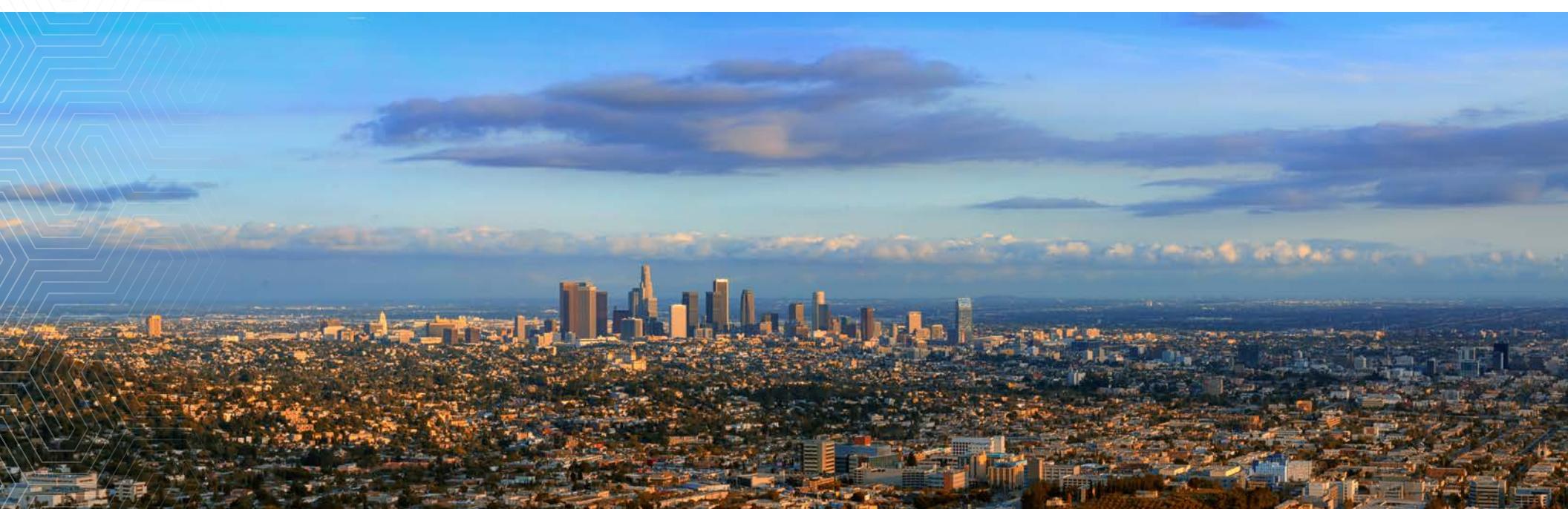
## LYNWOOD OVERVIEW

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Lynwood is a smaller city in the heart of Los Angeles County, a vibrant gem within the bustling Los Angeles Basin. Nestled between South Gate and Compton, this community offers a unique blend of rich Latino culture, history, and accessibility. Its location makes it ideal for those who want to be close to the action without the premium prices of more central urban areas.

Commuters will find Lynwood especially convenient. The city is well-connected by several major freeways, including the I-710 and I-105, and offers easy access to public transportation like the Metro C Line at Lynwood Station. Its proximity to popular areas such as Downtown LA, Long Beach, and Paramount makes it a practical choice for anyone needing to navigate the region quickly and efficiently.

The city is home to several notable landmarks and institutions. The Lynwood Unified School District serves as an educational hub, while parks like Lynwood City Park and Yvonne Burke-John D. Ham Park offer green spaces, recreation, and community gatherings. Healthcare access is excellent, with St. Francis Medical Center located right in the area. Just about 10 miles from Downtown Los Angeles, Lynwood offers the best of both worlds: urban convenience with a slightly slower, community-oriented pace. The city's eclectic vibe, walkable streets, and mix of cultures give it a unique charm that continues to attract new residents. With a dense population, lively atmosphere, and growing list of local amenities—from family-run eateries to cultural events at Plaza México—Lynwood is a city on the rise.



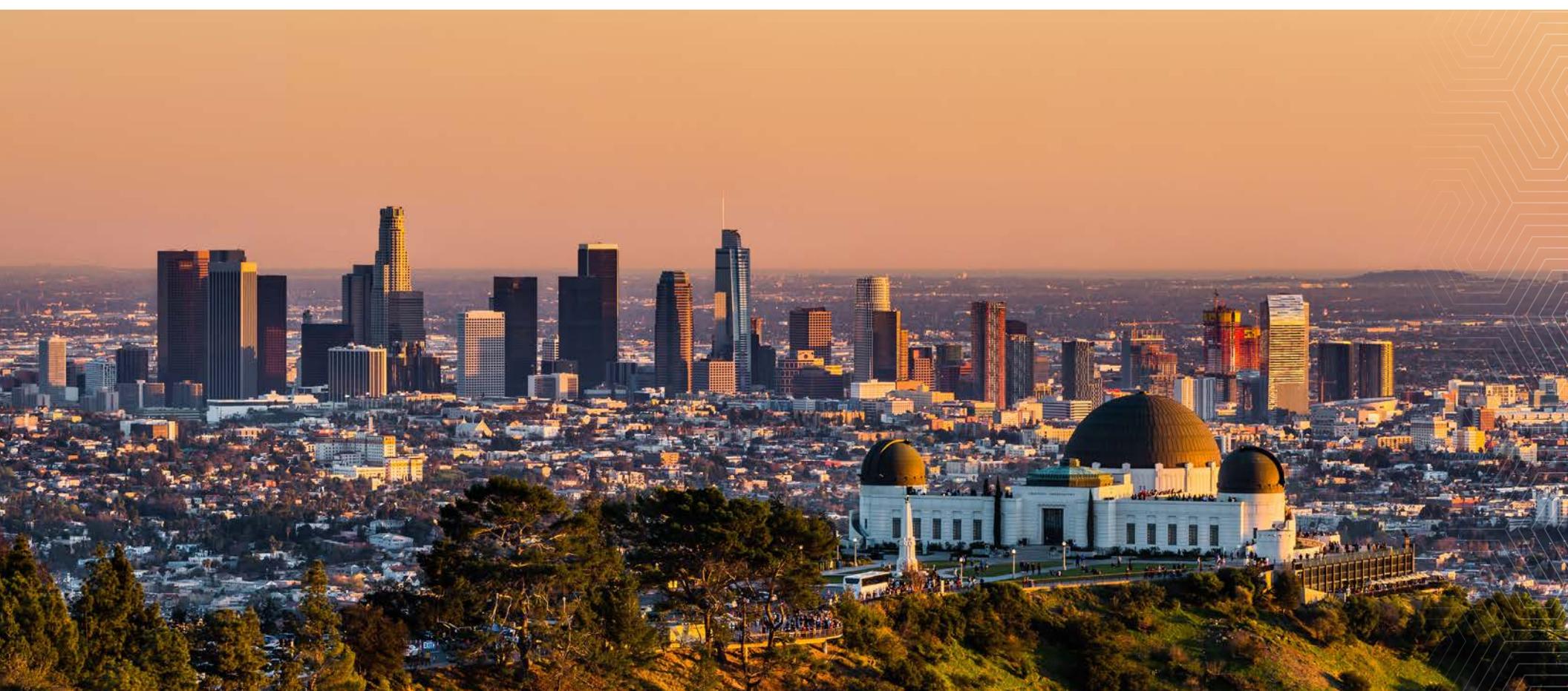


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## LOS ANGELES OVERVIEW

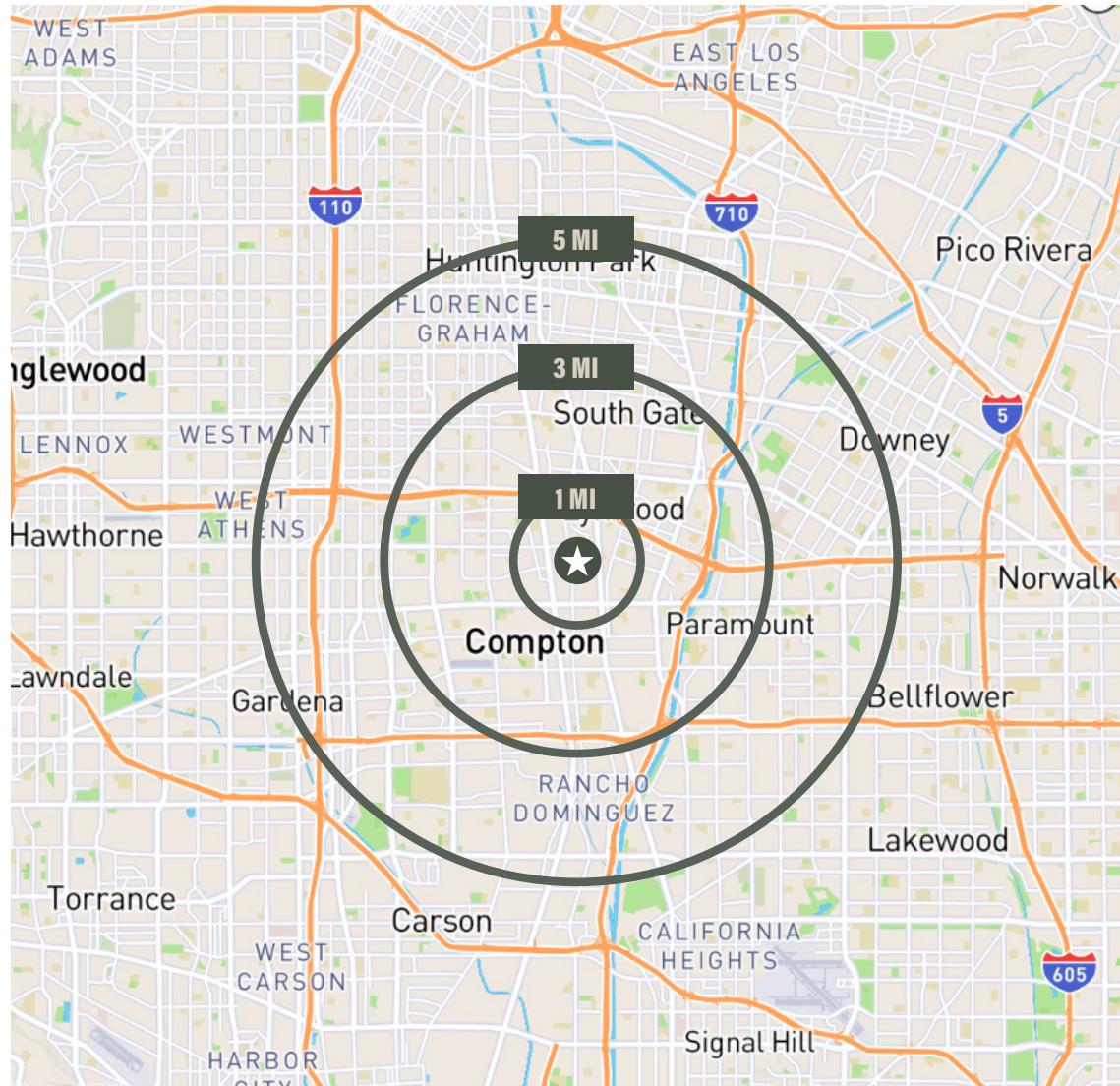
Los Angeles, is the second-most populous city in the United States, following New York City. Situated in Southern California, it sprawls across a broad coastal plain nestled between the San Gabriel Mountains and the Pacific Ocean. As of 2020, Los Angeles boasts approximately 3.9 million residents within its city limits. The city's landscape is diverse, ranging from the urban sprawl to the nearby beaches. It encompasses more than 900 square miles of desert, 75 miles of seacoast, and iconic landmarks like the Hollywood Hills and the Santa Monica Mountains.

LA is renowned as the entertainment capital of the world. It houses the American film industry, making it a hub for movie studios, theaters, and creative talent. The city's cultural scene is rich and varied, with museums, art galleries, music venues, and theaters. The pleasant Mediterranean climate, characterized by mild winters and warm, sunny summers, attracts residents and tourists alike. Whether you're exploring the iconic Hollywood Walk of Fame, relaxing on Santa Monica Beach, or attending a concert at the Crypto Arena, LA has something for everyone.



## DEMOCRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population - Current Year Estimate	43,940	343,059	903,792
2029 Population - Five Year Projection	43,287	336,013	885,253
2020 Population - Census	45,381	356,287	939,919
2010 Population - Census	47,488	356,707	933,886
2020-2024 Annual Population Growth Rate	-0.61%	-0.72%	-0.74%
2024-2029 Annual Population Growth Rate	-0.30%	-0.41%	-0.41%
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	10,879	88,531	248,376
2029 Households - Five Year Projection	10,956	88,712	248,833
2020 Households - Census	10,761	88,029	247,968
2010 Households - Census	10,188	82,263	234,187
2020-2024 Compound Annual Household Growth Rate	0.21%	0.11%	0.03%
2024-2029 Annual Household Growth Rate	0.14%	0.04%	0.04%
2024 Average Household Size	3.98	3.83	3.59
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$88,826	\$89,884	\$91,315
2029 Average Household Income	\$99,616	\$101,671	\$103,098
2024 Median Household Income	\$70,531	\$71,203	\$71,042
2029 Median Household Income	\$80,211	\$81,367	\$81,000
2024 Per Capita Income	\$21,990	\$23,254	\$25,206
2029 Per Capita Income	\$25,206	\$26,905	\$29,097
<b>HOUSING UNITS</b>			
2024 Housing Units	11,204	90,859	255,431
2024 Vacant Housing Units	325	2,328	7,055
2024 Occupied Housing Units	10,879	88,531	248,376
2024 Owner Occupied Housing Units	4,875	43,034	110,247
2024 Renter Occupied Housing Units	6,004	45,497	138,129
<b>EDUCATION</b>			
2024 Population 25 and Over	27,312	217,750	584,987
HS and Associates Degrees	13,993	112,350	301,913
Bachelor's Degree or Higher	2,659	27,738	88,852
<b>PLACE OF WORK</b>			
2024 Businesses	686	6,189	20,547
2024 Employees	6,681	61,448	208,515



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# 3150-3162 EUCLID AVENUE

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