

4082 S MAIN ST



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*Exclusively
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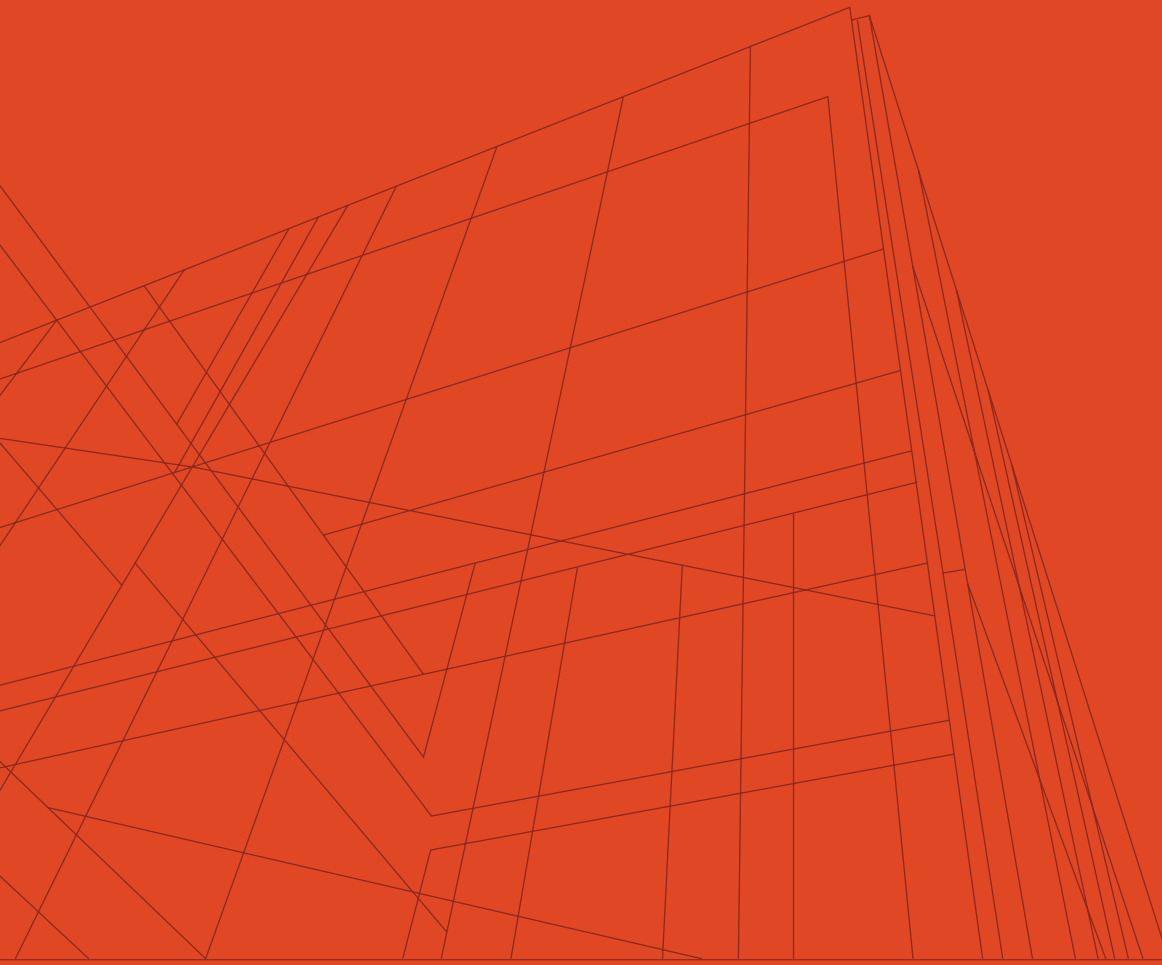
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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



PROPERTY OVERVIEW

Section 01

PROPERTY DETAILS

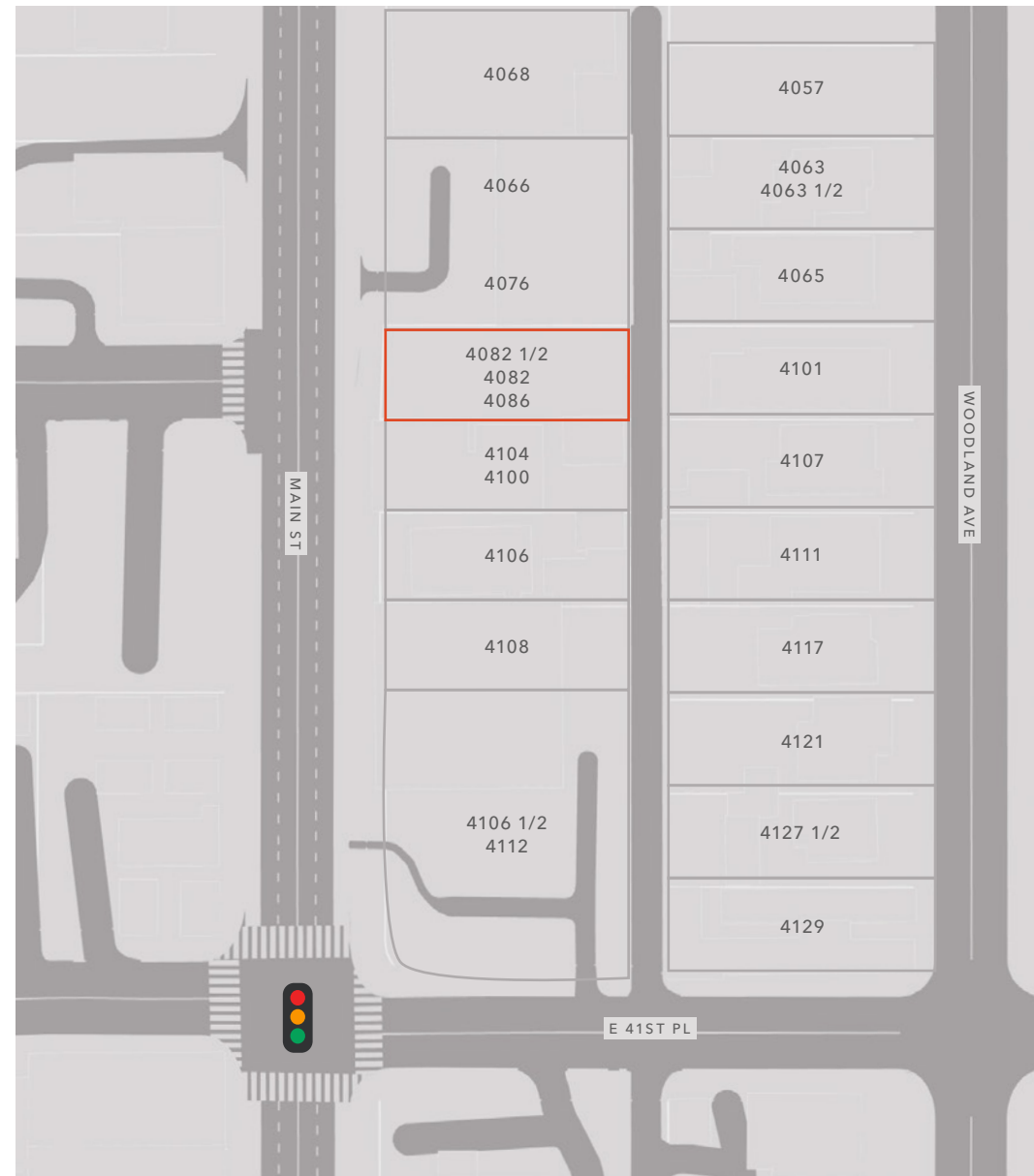
PROPERTY ADDRESS	4082 S Main St, Los Angeles CA 90037
SALE PRICE	\$1,000,000
PRICE PER SF	\$144.00
LOT SIZE	6,947 SF (0.16 AC)
APN	5113-030-008
ZONING	CM-1-CPIO
TRACT	South Woodlawn
TRANSIT ORIENTED COMMUNITIES (TOC)	Tier 2
TRANSIT ORIENTED INCENTIVE AREA (TOIA)	1
NEIGHBORHOOD COUNCIL	Zapata King NC

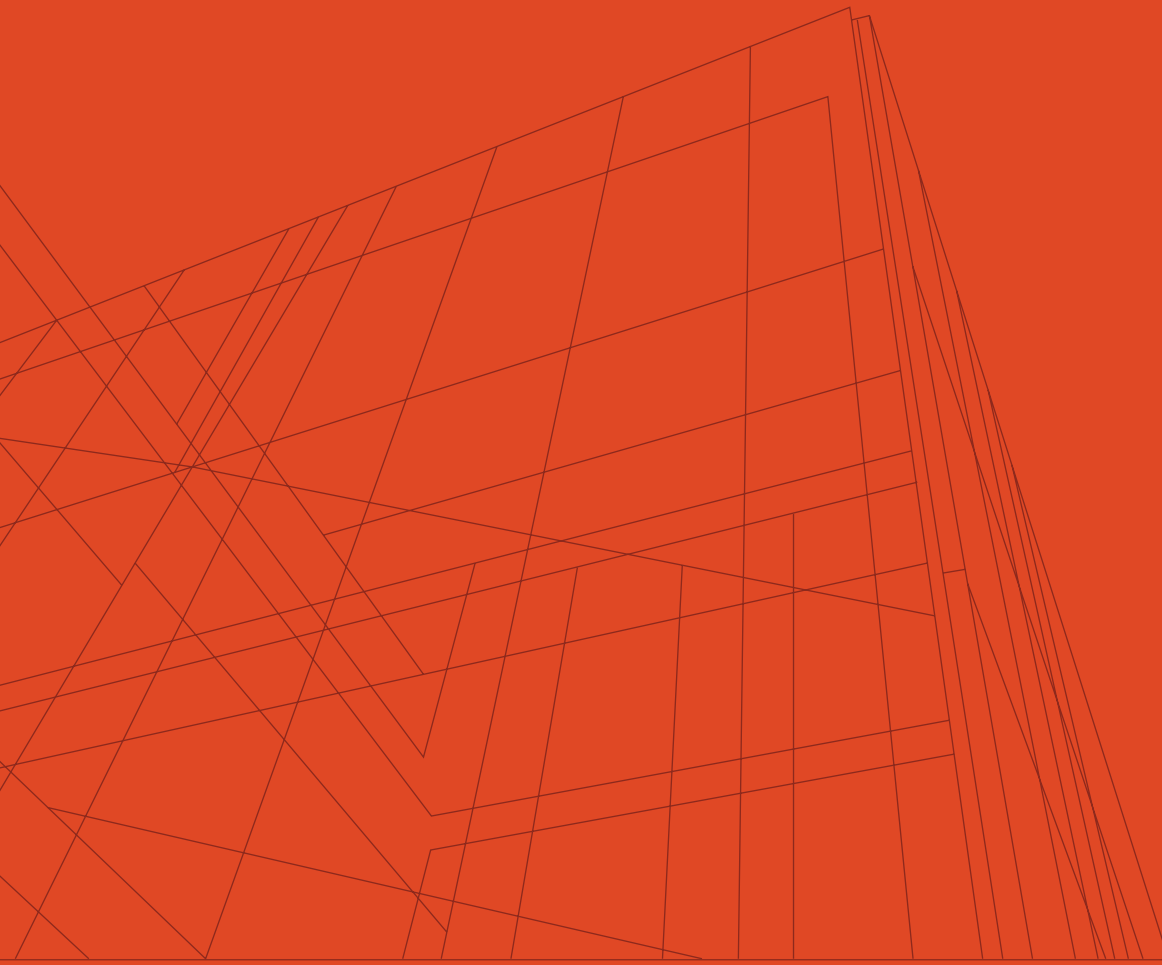
6,947 SF

LOT SIZE

\$1M

SALE PRICE





EXECUTIVE SUMMARY

VACANT DEVELOPMENT OPPORTUNITY

Kidder Mathews is pleased to present the opportunity to acquire a vacant development site located at 4082 S Main Street, Los Angeles, CA 90037, zoned CM-1. Situated in Los Angeles near USC, Exposition Park, and Downtown L.A., the property consists of an approximately 6,947 square foot lot and offers developers an opportunity to build in a supply constrained rental market.

Unlike many development opportunities throughout Los Angeles, the property is delivered vacant. Furthermore, the owner has obtained plans for a 5-story, 48 unit apartment building. Kidder Mathews would be pleased to share plans to qualified buyers.

4082 S Main Street is located in close proximity to the University of Southern California, the Los Angeles Memorial Coliseum & BMO Stadium, the Los Angeles Convention Center, LA Live, Downtown L.A., multiple Hospitals (including the California Hospital Medical Center), and multiple schools (including Los Angeles Trade Technical College and The Accelerated Schools). The property benefits from the deep nearby tenant base that serves healthcare, entertainment, business, and higher education.

The location also provides immediate access to Interstate 110 and Interstate 10, which connects the location to greater Southern California. Furthermore, there are two bus stops located within a few hundred feet of the property in either direction, offering convenient direct access to public transportation. The central location offers future tenants an attractive proposition.



INVESTMENT HIGHLIGHTS

4082 S Main Street is a 6,947 SF development site located in Los Angeles, just south of DTLA and adjacent to USC.

Fully vacant

Transit-Oriented Location

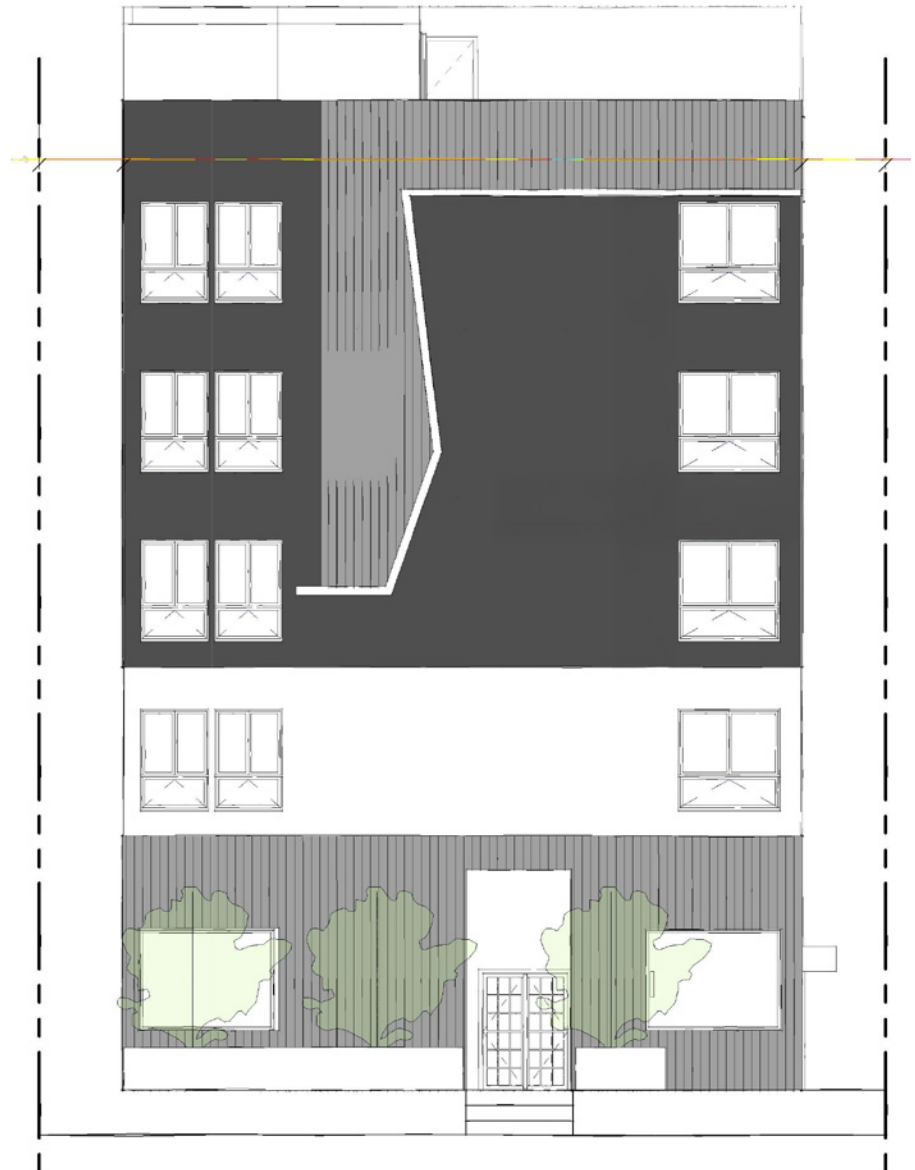
Owner has obtained plans

Central location near USC, DTLA, and major freeways

Surrounded by major employers

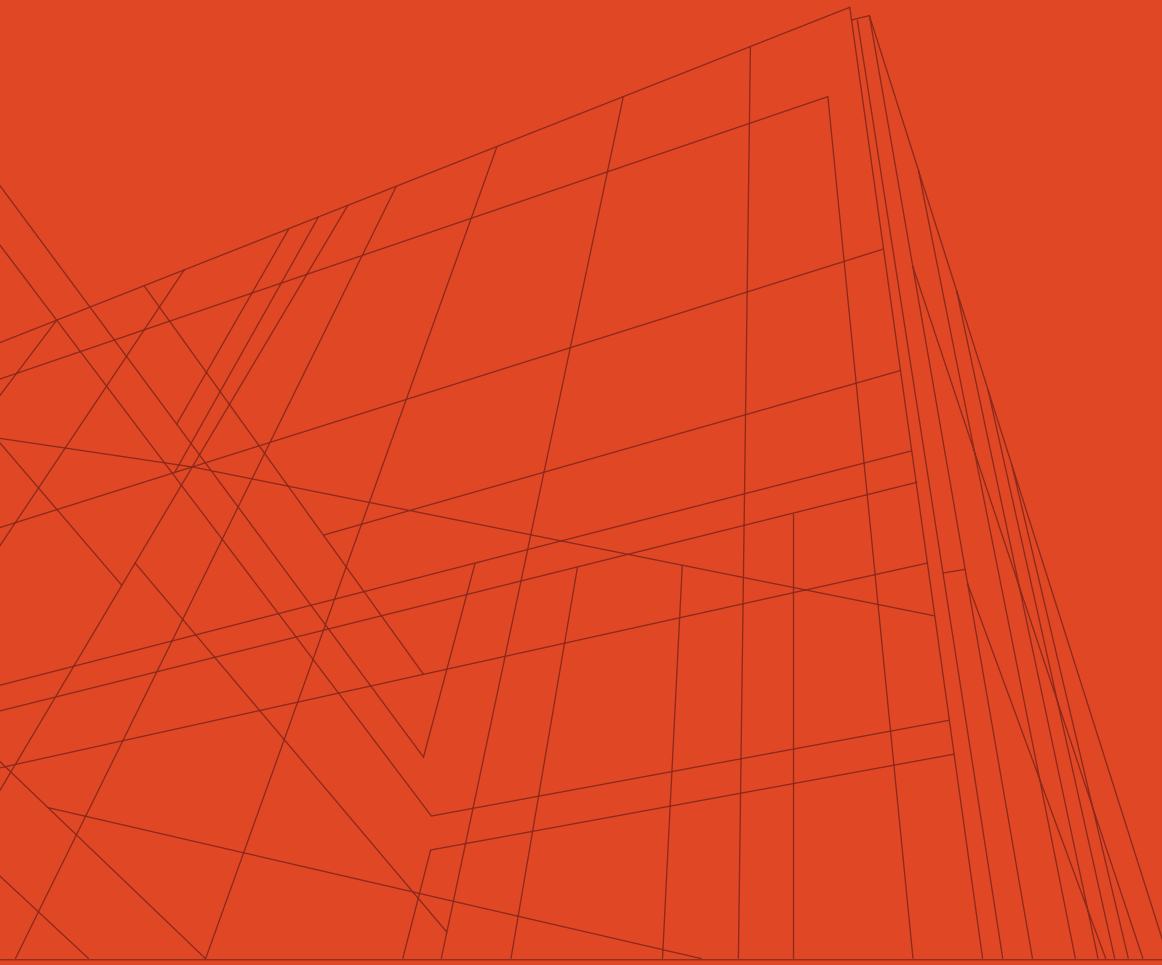
Located in transforming corridor

*Rendering from proposed plans



PROPOSED SITE PLAN



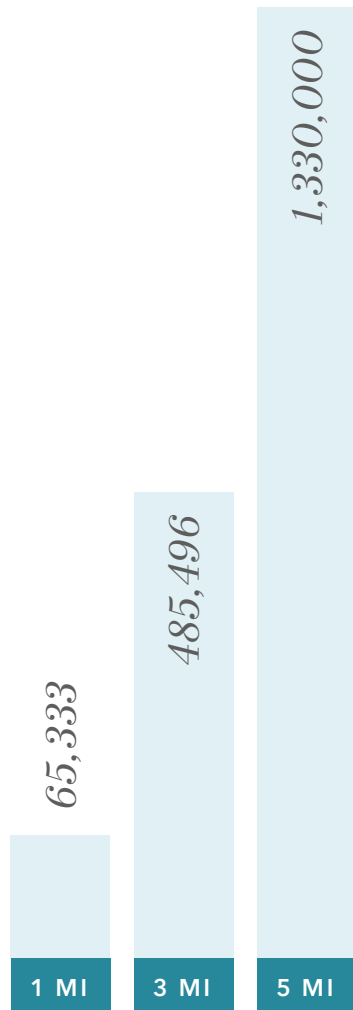


LOCATION OVERVIEW

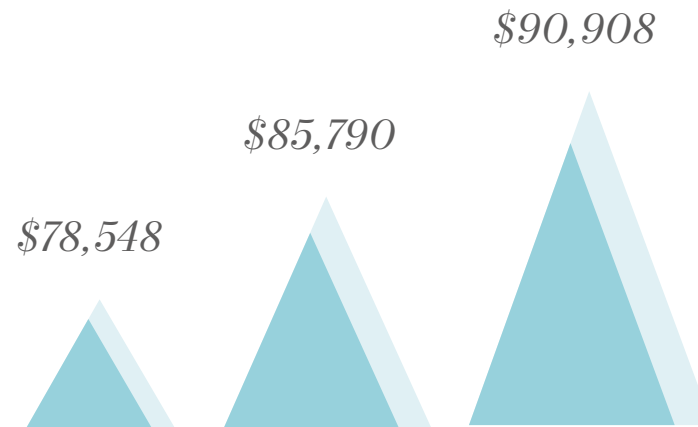
Section 03

DEMOGRAPHICS

ESTIMATED POPULATION



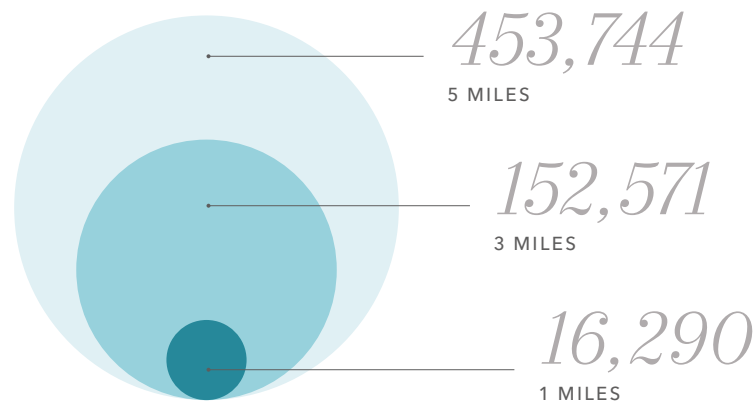
AVERAGE HOUSEHOLD INCOME



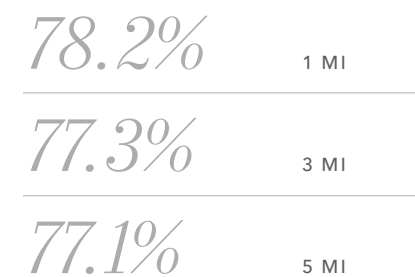
MEDIAN AGE



ESTIMATED HOUSEHOLDS



RENTER OCCUPIED



Data Source: ©2023, Sites USA

LOCATION OVERVIEW

PICO-UNION

DOWNTOWN
LOS ANGELES

4082 S MAIN STREET

is located in close proximity to the University of Southern California, the Los Angeles Memorial Coliseum & BMO Stadium, the Los Angeles Convention Center, LA Live, Downtown L.A., (including the California Hospital Medical Center), and multiple schools (including Los Angeles Trade Technical College and The Accelerated Schools). The property benefits from the deep nearby tenant base that serves healthcare, entertainment, business, and higher education.

DIGNITY HEALTH
MEDICAL CENTER

crypto.com

LA
LIVE

GRAMMY
MUSEUM

Los Angeles
CONVENTION CENTER

FASHION DISTRICT

ARTS DISTRICT

LA
TRADE TECH

SAN PEDRO ST.
ELEMENTARY

ADAMS BLVD

SANTEE
HIGH SCHOOL

SUPERIOR
GROCERS

MAPLE
PRIMARY CENTER

20TH ST
ELEMENTARY

TRINITY ST
ELEMENTARY

SOUTH CENTRAL

THOMAS JEFFERSON
HIGH SCHOOL

4082 S
MAIN ST

MARTIN LUTHER KING JR BLVD

HARMONY
ELEMENTARY

VERNON
MEDICAL CENTER

GILBERT LINDSAY
RECREATION CENTER

GEORGE WASHINGTON
CARVER MIDDLE SCHOOL

UNIVERSITY
PARK

USC

NATURAL
HISTORY
MUSEUM

100
LOS ANGELES
COLISEUM

BMO
STADIUM

EXPOSITION BLVD

VERMONT AVE

VERMONT
SQUARE

KIDDER MATHEWS

VERNON AVE

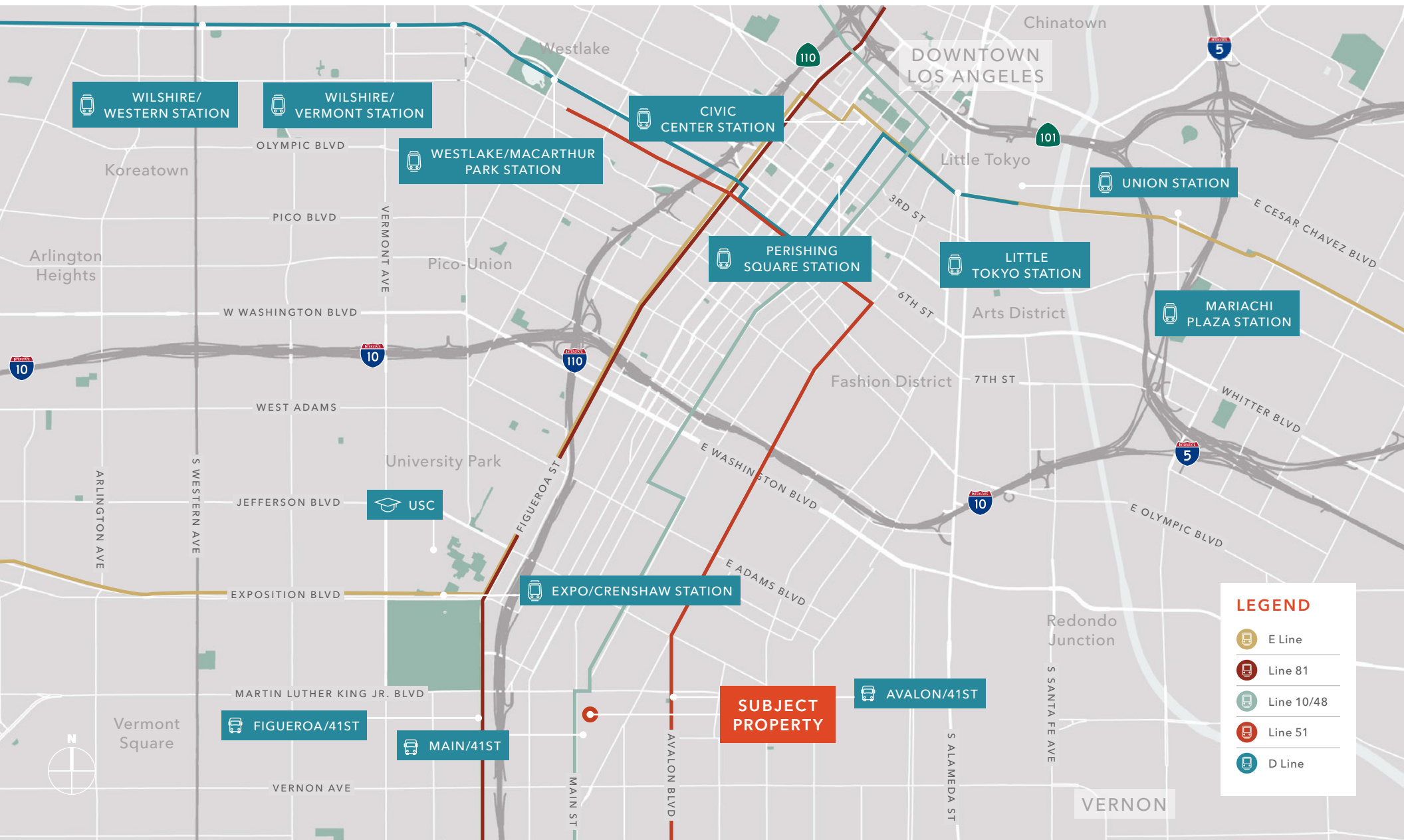
SOUTH FIGUEROA
CORRIDOR

MAIN ST

ALAMEDA AVE

LONG BEACH AVE

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