



Real Estate Group, Inc.

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RETAIL INVESTMENT WITH DEVELOPMENT PLAY

LOCATION: 2816-2822 South Robertson Blvd. Los Angeles, CA. In the heart of the SoRo Tech Corridor & just north of the 10 freeway exit at Robertson Blvd.

IMPROVEMENTS: Approximately 3,900 sq.ft. single-story retail building with alley access.

PARKING: 8 SINGLE STRIPED spaces behind the building off the Alley, possible to park more.

LAND: Approximately 6,070 sq.ft. **ZONED: LA-C4-1VL-cpio.** Please see next page for further development potentials.

HIGHLIGHTS:

- Immediately adjacent to Sony Apple Amazon and the new HQ's of HBO.
- 800 Amps 3-phase (4-wire) power.
- Rear loading/roll up door.
- less than 1/2 mile off the I-10 Frwy exit at Robertson Blvd.
- Perfect best of all 3 worlds purchase:
 1. Keep as a long-term investment & renew leases. Has 4 entrances from Robertson Blvd.
 2. develop approximately 45 rental housing units (Please verify with LA-DBS and planning departments). Enjoy positive cash flow till ready for development.

FOR FURTHER INFORMATION PLEASE CONTACT

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3. Move in and use as Owner user starting early-mid April 2026.

CURRENT INCOME: Annual NOI is approx. \$164,929.00. Both leases are on an NNN basis.

**RENOVATION
POTENTIALS:**

Renovate existing retail structure for 4 smaller retail units and higher rents/sq.ft. Eligible for the Al Fresco ordinance allowing sidewalk restaurant seating, parking relief and other city overlay programs/incentives. Please consult [lacity.Zimas.org](http://lacity.zimas.org).

**NEW DEVELOPMENT
POTENTIALS:**

All information mentioned below are guidelines which depending on the developers proposed plans can differ or change the density number and size of units. All parties are encouraged to contact the City of LA planning and building and safety departments and investigate independently the type of development and applicability of various development incentives that are available for this property.

- The subject property is zoned LA-C4-1VL-CPIO, possibly with no height restrictions for a new development and enjoys all the density guidelines as R4 zoning, allowing one dwelling unit for every approx. 400-450 sq. ft. Please refer to LAMC 12.22 A.25 SB 79 and other City and State Density Bonuses. Specific and additional density bonuses may also apply.
- can use State Density Bonus incentives, potentially up to additional 55% and increased height limitations.
- Please review the list of ordinances in ZIMAS parcel report under "Case Numbers" to further investigate development potentials.
- The property is in the TCOC "highest" category.

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