

OFFERING MEMORANDUM

11627 S MAIN ST

LOS ANGELES, CA 90061



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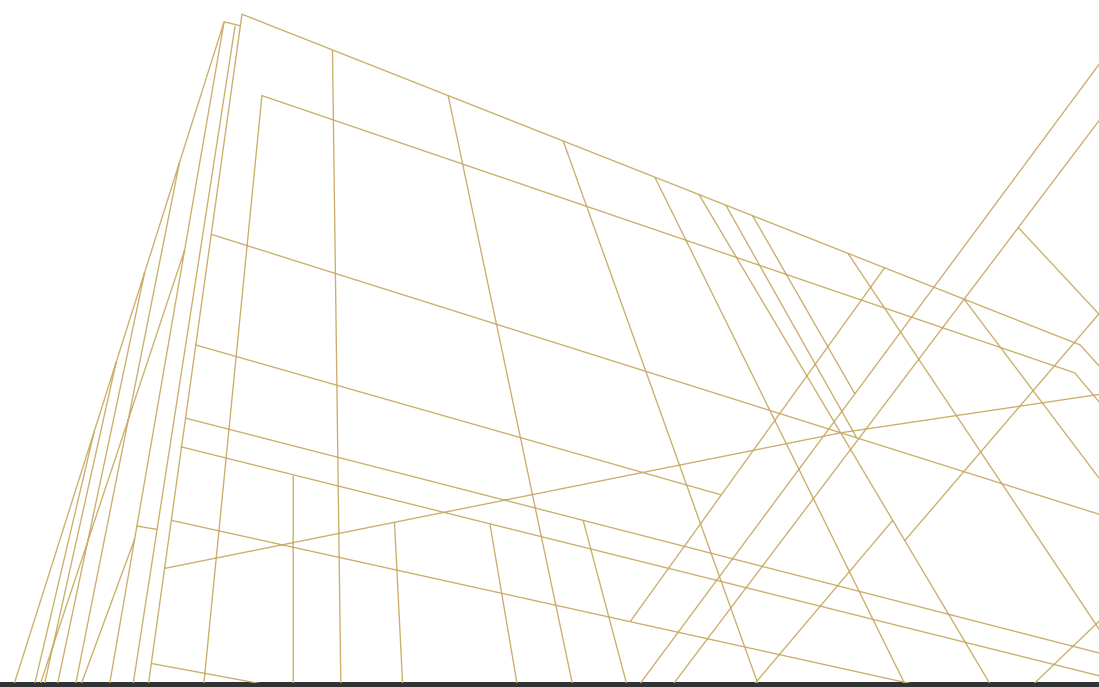
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EXECUTIVE SUMMARY

COMMERCIAL LOT FOR SALE OR LEASE

We are pleased to present 11627 S Main St Los Angeles, CA 90061 FOR SALE or FOR LEASE. The subject property consists of a 11,404sf lot that is strategically located in South LA off of S Main St and E 116th. Situated just south of Imperial Highway, the property is in close proximity to the 110 and 105 freeways as well as neighboring cities such as Gardena, Compton, Rosewood, Huntington Park, and South Gate. This location benefits from dynamic, diverse industry offering ample employment opportunity and convenient amenities to future tenants.

FOR SALE: This unique opportunity provides multiple strategies to the next buyer. The property can be operated as an investment with new commercial tenants, occupied entirely by the owner-operator, or a portion of the space can be occupied with the remainder leased. Additionally, there is potential for development. The property's LACM zoning provides a buyer the potential opportunity to re-develop as a 100% affordable ED1 eligible project or to utilize the existing commercial manufacturing zoning, which allows for the development and use of wholesale, storage, clinics, light manufacturing, apartments or child care services.

FOR LEASE: Also available for lease, this site caters towards users with an industrial outdoor storage (IOS) requirement and is well-suited for a multitude of commercial tenants such as contractors, builders, automotive services, manufacturers, logistics companies, truckers or storage users.

Strategically positioned in one of the densest rental markets in Los Angeles, the subject property caters to hundreds of thousands of tenants and customers in the neighborhood, providing easy access to multiple freeways and is serviced by numerous Metro Bus stops, ensuring convenient transportation options for both tenants and customers.

Contact Casey Lins at (714) 333-6768 or at casey.lins@kidder.com for additional information.



ADDRESS	11627 Main St, Los Angeles, CA 90061
PARCELS	6087-006-034
SALE TYPE	Investment
LAND SF GROSS	11,404 SF
LAND AC GROSS	0.26 AC
ZONING	LACM
FRONTAGE	100' on Main Street (with 2 curb cuts)
List Price	\$1,225,000

DEVELOPMENT SUMMARY

11,404

LAND
SIZE (SF)

TIER 3

TRANSIT ORIENTED
COMMUNITY (TOC)

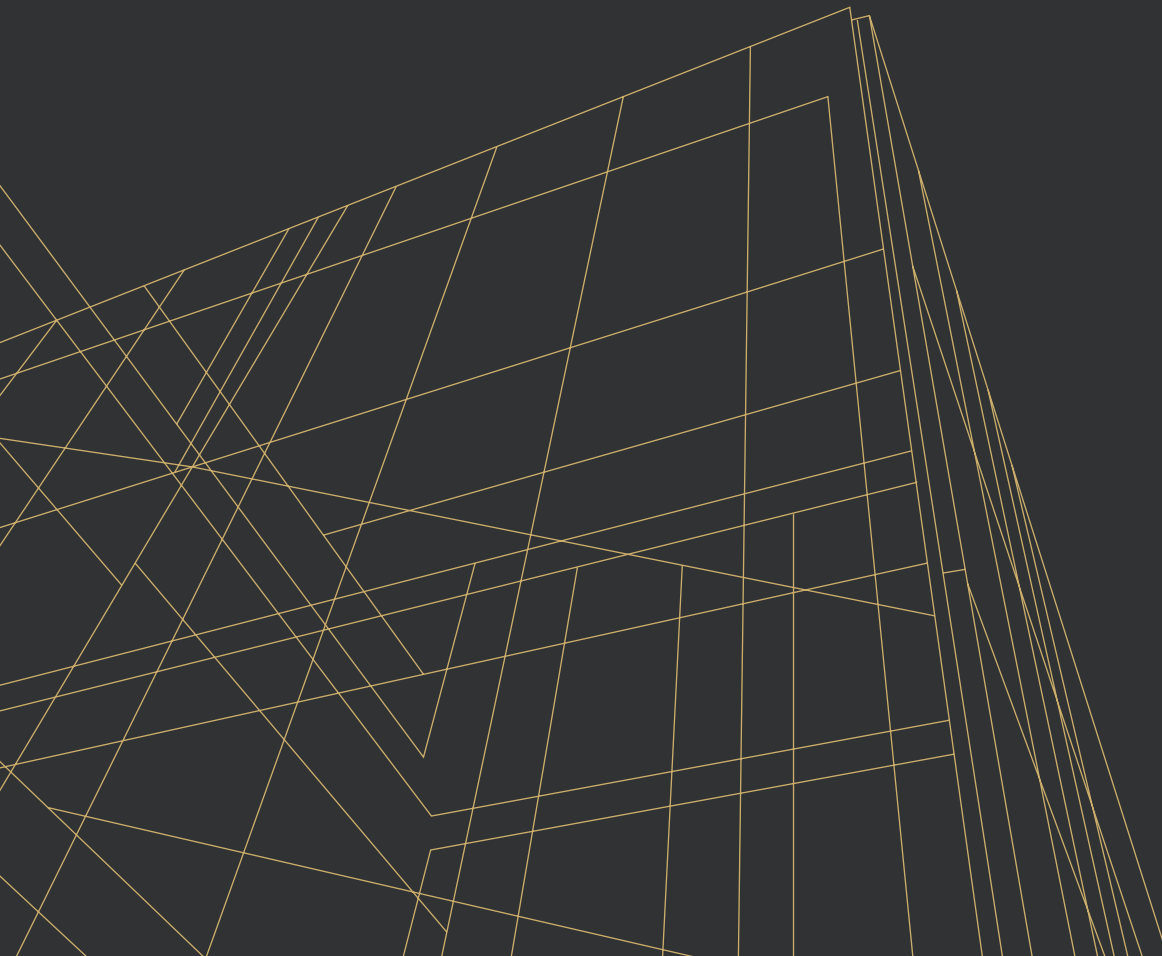
YES

OPPORTUNITY
ZONE

LAND SF	11,404 SF
ZONING	LACM
TOC	Tier 3
ED1 ELIGIBLE	Yes
ED1 POTENTIAL	65+ units
PRICE/SF LAND	\$107/SF

*Buyer shall complete their own due diligence to determine the development potential of the subject property





PROPERTY OVERVIEW

PROPERTY OVERVIEW



LINC HOUSING - CADENCE APARTMENTS

VERBUM DEI JESUIT HIGH SCHOOL

116TH STREET ELEMENTARY SCHOOL



SAMUEL GOMPERS MIDDLE SCHOOL



IMPERIAL HWY

E 116TH ST

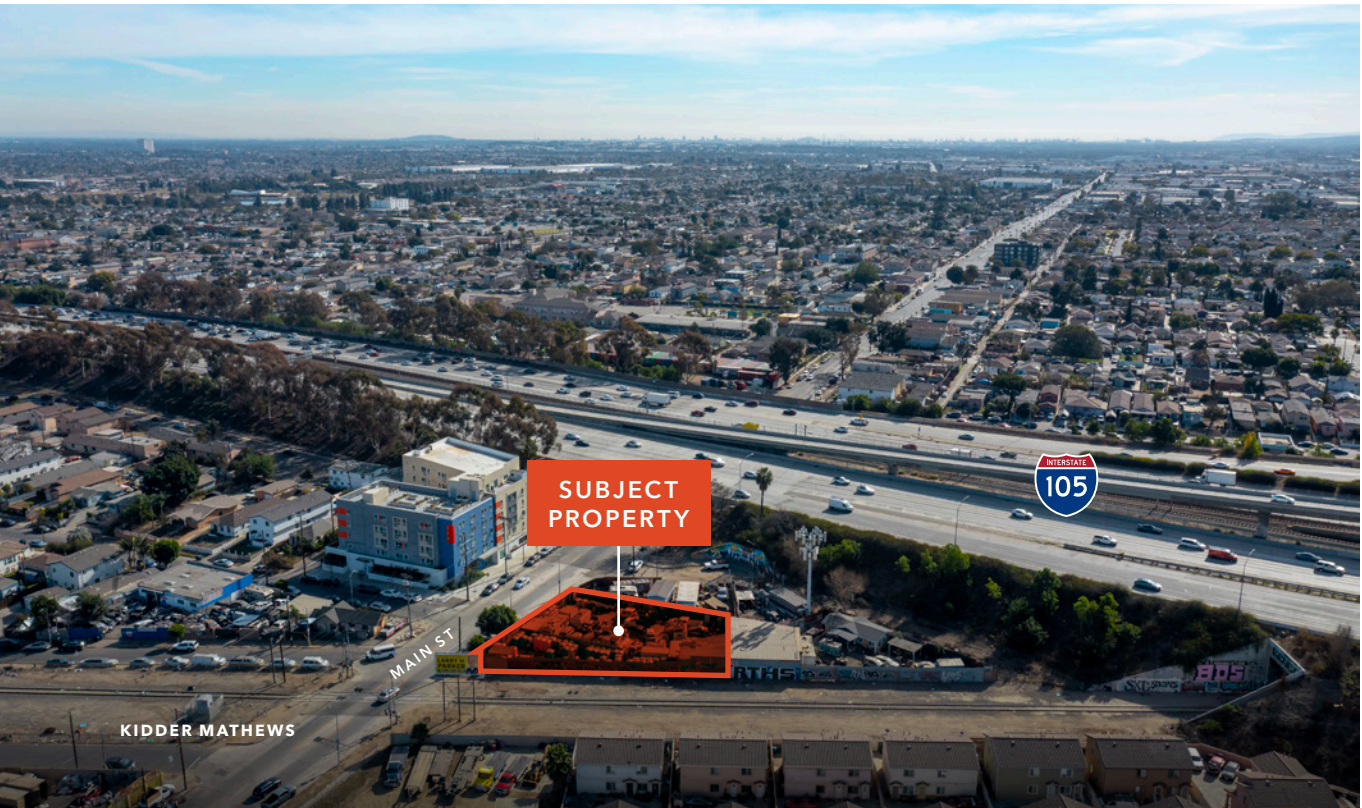
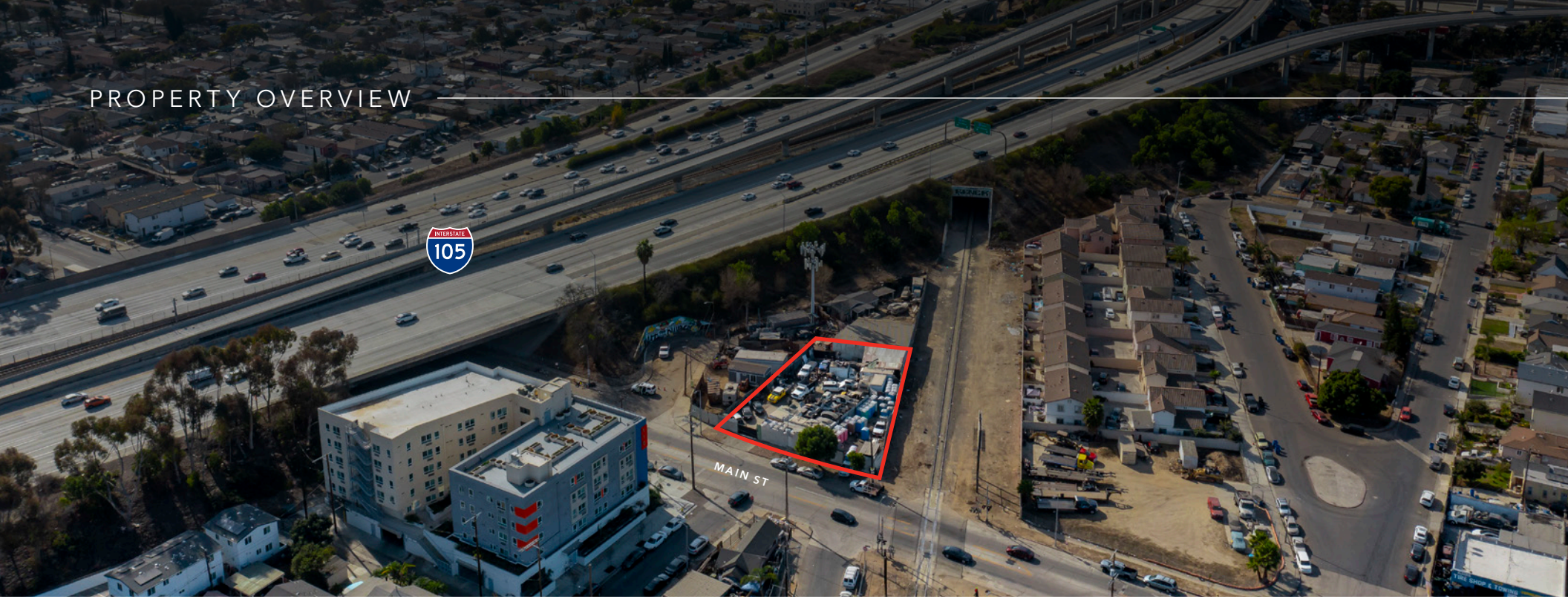
MAIN ST



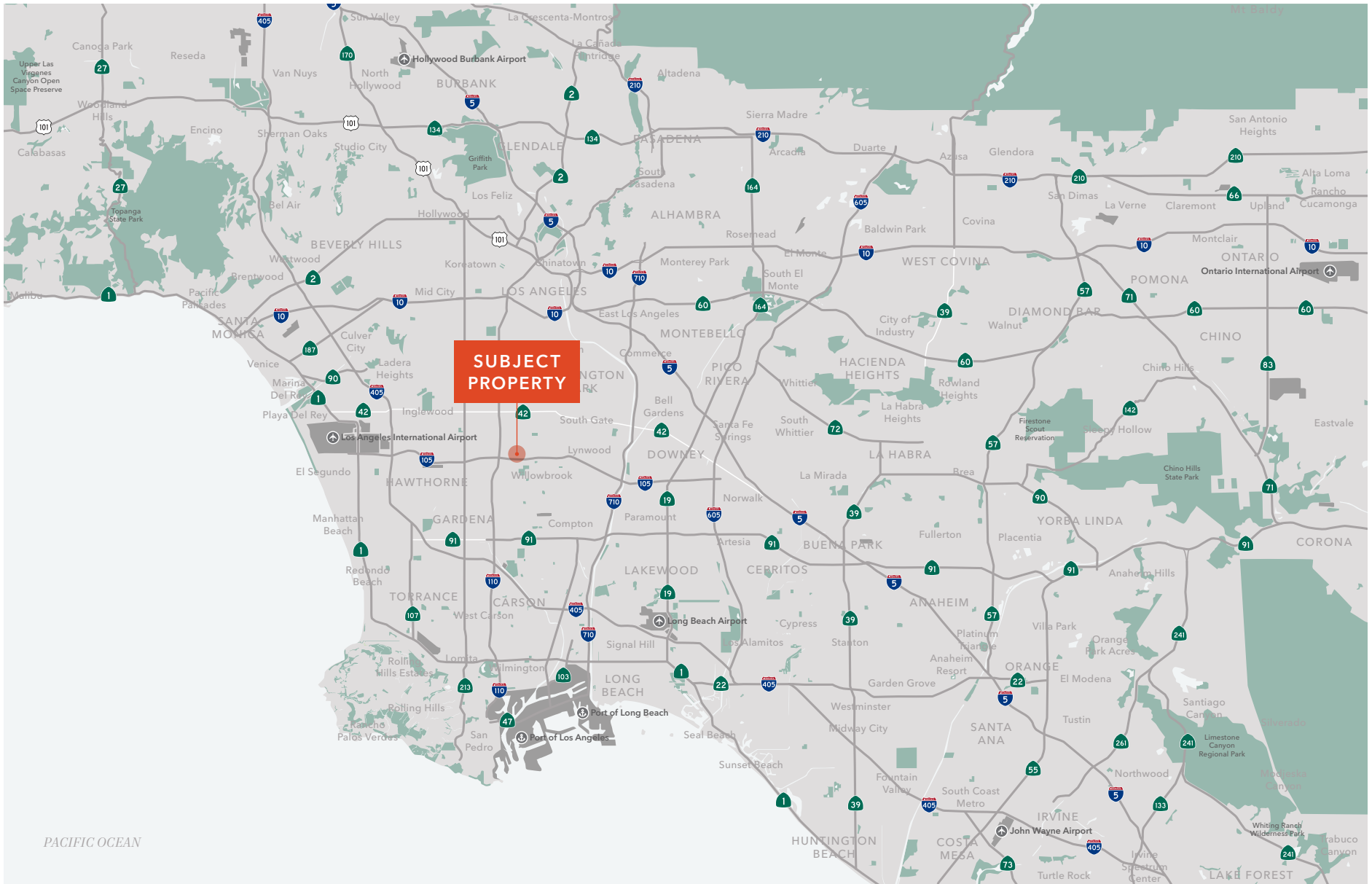
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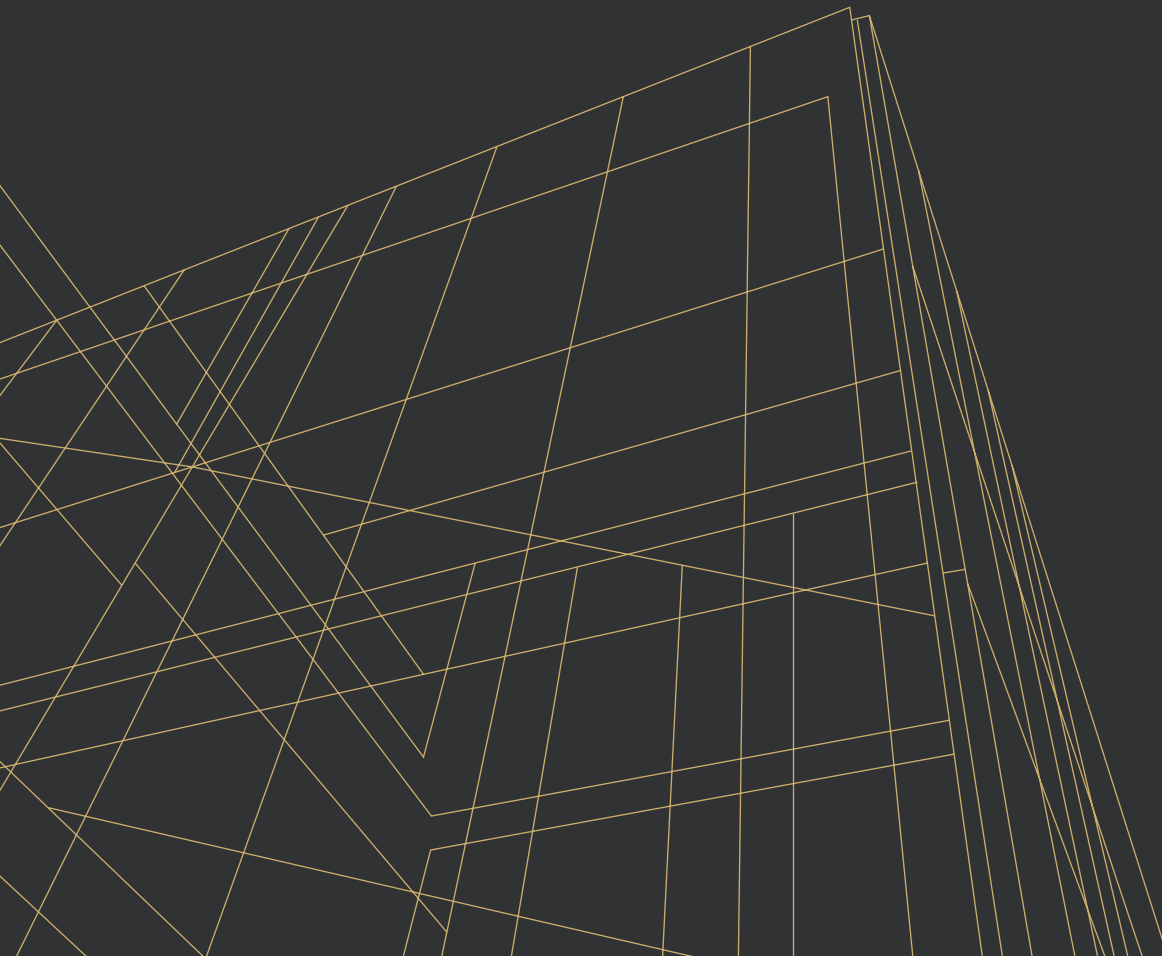


PROPERTY OVERVIEW



PROPERTY OVERVIEW





COMPARABLES

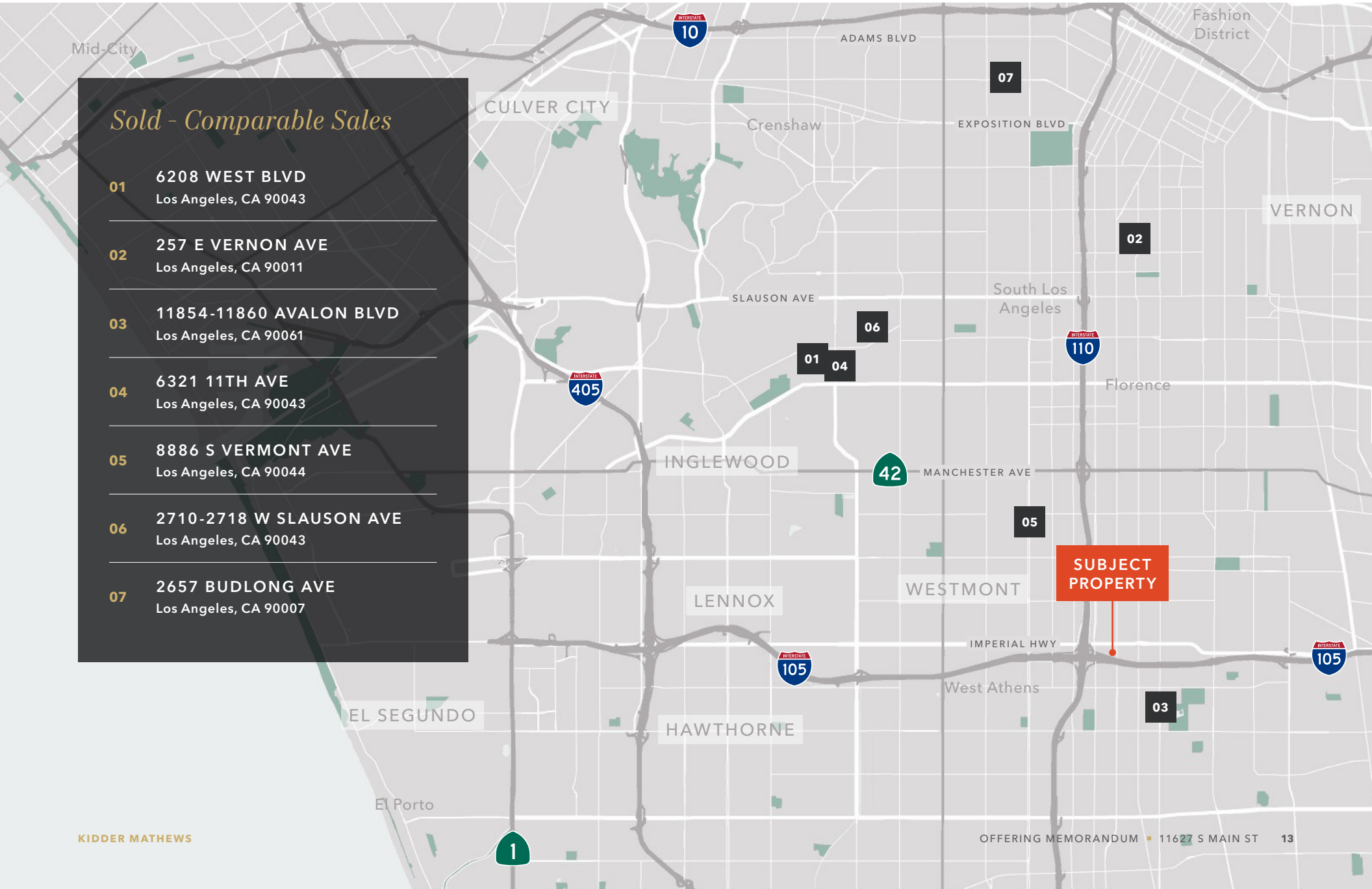
COMPARABLES

SOLD - COMPARABLE SALES

	Address	Zoning	Lot SF	Lot/SF	Sale Price	Sold Date
01	6208 WEST BLVD Los Angeles, CA 90043	LAR3	21,026	\$96	\$2,015,000	11/5/2024
02	257 E VERNON AVE Los Angeles, CA 90011	LAR3	10,305	\$116	\$1,200,000	10/1/2024
03	11854-11860 AVALON BLVD Los Angeles, CA 90061	LAC2	15,224	\$85	\$1,300,000	9/20/2024
04	6321 11TH AVE Los Angeles, CA 90043	LAR3	11,364	\$114	\$1,300,000	8/20/2024
05	8886 S VERMONT AVE Los Angeles, CA 90044	LAC2	10,730	\$126	\$1,350,000	5/7/2024
06	2710-2718 W SLAUSON AVE Los Angeles, CA 90043	LAC2	9,497	\$105	\$1,000,000	4/26/2024
07	2657 BUDLONG AVE Los Angeles, CA 90007	LARD1.5	11,326	\$132	\$1,500,000	1/2/2024
	Average			\$111		
S	11627 S MAIN ST Los Angeles, CA 90061	LACM	11,404	\$107	\$1,225,000	

Sold - Comparable Sales

- 01** 6208 WEST BLVD
Los Angeles, CA 90043
- 02** 257 E VERNON AVE
Los Angeles, CA 90011
- 03** 11854-11860 AVALON BLVD
Los Angeles, CA 90061
- 04** 6321 11TH AVE
Los Angeles, CA 90043
- 05** 8886 S VERMONT AVE
Los Angeles, CA 90044
- 06** 2710-2718 W SLAUSON AVE
Los Angeles, CA 90043
- 07** 2657 BUDLONG AVE
Los Angeles, CA 90007





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