

# FOR SALE IMPERIAL HIGHWAY LAND PORTFOLIO

- THREE INFILL DEVELOPMENT SITES
- SOUTH LOS ANGELES
- RESIDENTIAL & COMMERCIAL DUAL-PATH

## PROPERTY 1

110-116 W Imperial Hwy  
& 11401-11421 S Main Street  
Los Angeles, CA 90061

±32,836  
SF

\$3,000,000

## PROPERTY 2

248-256 W Imperial Hwy  
& 11400-11422 S Broadway  
Los Angeles, CA 90061

±58,451  
SF

\$4,900,000

## PROPERTY 3

1290 E Imperial Hwy  
Los Angeles, CA 90059

±24,169  
SF

\$2,000,000

## PROPERTY OVERVIEW

Address	Lot SF	Zoning	Jurisdiction	Asking Price	RTI / Design Status
110-116 W Imperial Hwy & 11401-11421 S Main St Los Angeles, CA 90061	±32,836	C2-2D-CPIO	City of LA	\$3,000,000	RTI 121 Units (up to ~152-182) (Flexible Commercial)
248-256 W Imperial Hwy & 11400-11422 S Broadway Los Angeles, CA 90061	±58,451	C2-2D-CPIO	City of LA	\$4,900,000	RTI 166 Units (Flexible Commercial)
1290 E Imperial Hwy Los Angeles, CA 90059	±24,169	LA County C-1	Unincorporated LA County	\$2,000,000	45-Unit Design (Flexible Commercial)
<b>PORTFOLIO TOTAL</b>	<b>±115,456</b>			<b>\$9,900,000</b>	<b>+332 Units RTI</b>

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## HIGH-QUALITY TRANSIT ACCESS

All three sites sit within ½ mile of a major transit stop and are within a High-Quality Transit Corridor (HQTC). The Metro Green Line and multiple express bus routes serve the corridor, with connectivity to LAX, Downtown LA, and Long Beach.



## CHRONIC HOUSING UNDERSUPPLY

South LA has one of the highest housing cost-burden rates in the County. The area sees consistent support for new multifamily construction from planning departments and is prioritized under state housing element compliance requirements.



## QUALIFIED OPPORTUNITY ZONE — ALL THREE SITES

All three parcels fall within federally designated Opportunity Zones, qualifying investments for capital gains deferral and potential exclusion of appreciation from federal taxation for long-term holds.



## IMPERIAL HWY / I-110 FREEWAY ACCESS

Imperial Highway is a primary east-west arterial connecting I-110, I-105, and Central Avenue — a key logistics spine for South LA. The I-110 on-ramp is within 1 mile, placing these sites inside the Port of LA/LB freight shed.



## CD 15 — COUNCILMEMBER TIM MCOSKER

Properties 1 & 2 are represented by Councilmember McOsker, who has been a proponent of infill housing and economic development in the Harbor and South LA communities he represents.



## QCT DESIGNATION (PROPS. 1 & 2)

The two City of LA sites carry Qualified Census Tract (QCT) status, which provides a LIHTC basis boost of up to 30% — enhancing project economics for affordable housing developers pursuing 4% or 9% tax credit deals.

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