

6,963± SF OF COMMERCIAL LAND FOR SALE

Heavy Traffic Signalized Corner Location

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
Offering Memorandum



4175 S BROADWAY, LOS ANGELES, CA 90037

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LOS ANGELES, CA 90037

Property Details

Building Area: 488± SF

Land Area: 6,963± SF

Year Built: 1929

Zoning: LA C2-1-CPIO

Assessor's Parcel Number: 5111-006-015

Traffic Count: 23,034 Vehicles Per Day (2022)

TOC: Tier 3

Opportunity Zone: Yes

Property Highlights

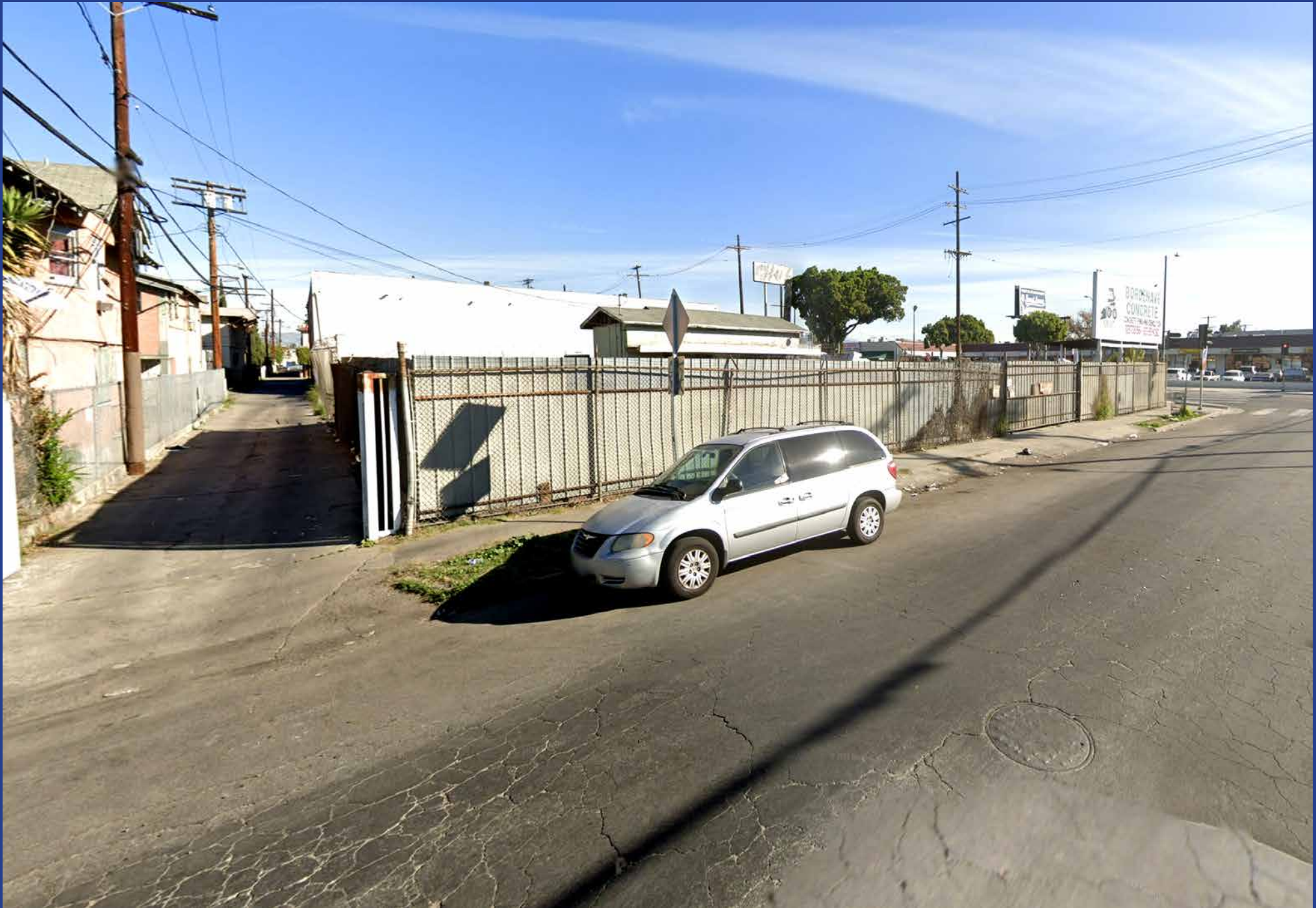
- Commercial land for sale
- Ideal for storage, auto repair, contractor's yard, etc.
- Possible future mixed-use development site
- Heavy traffic, signalized corner location at 42nd Street
- Potential billboard income
- One block east of the Harbor (110) Freeway
- Situated 4 blocks south/3 blocks west of Martin Luther King Jr Blvd and BMO Stadium, LA Memorial Coliseum, and Exposition Park
- 3/4-mile south of USC campus
- Designated Qualified Opportunity Zone location (tax benefits)

Asking Price: \$1,100,000 (\$157.98 Per SF Land)

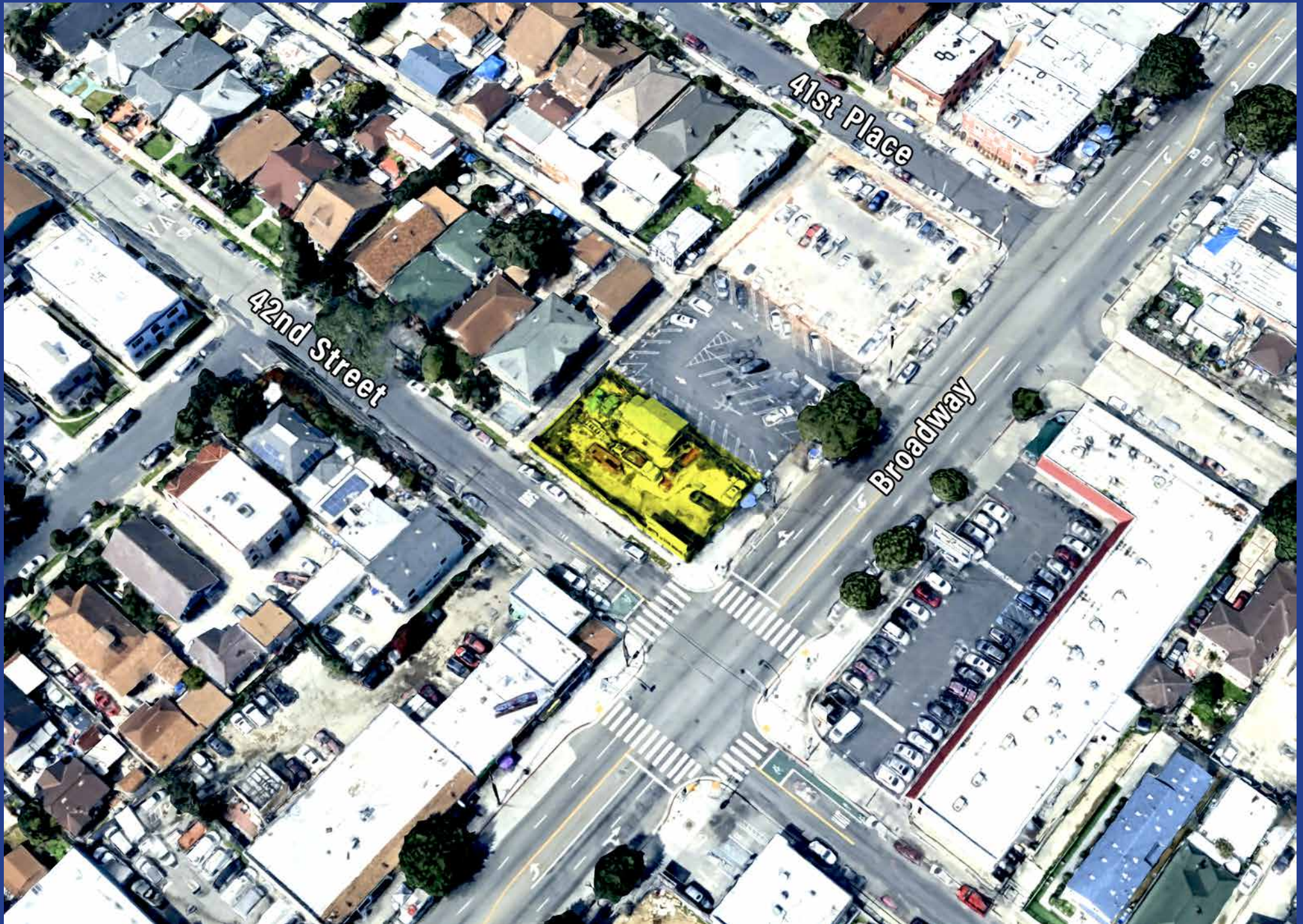
Property Photo



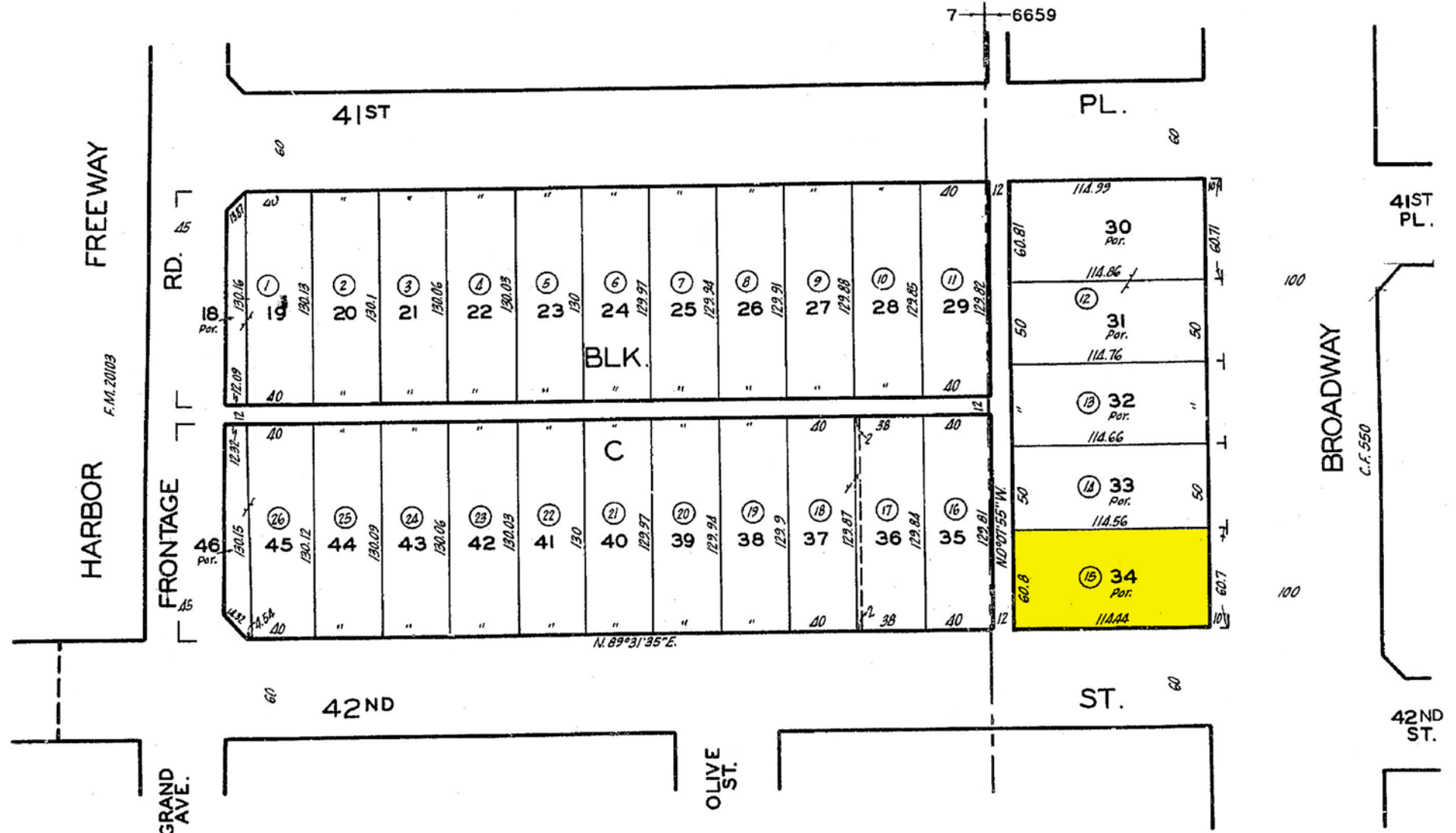
Property Photo



Aerial Photo



Plat Map

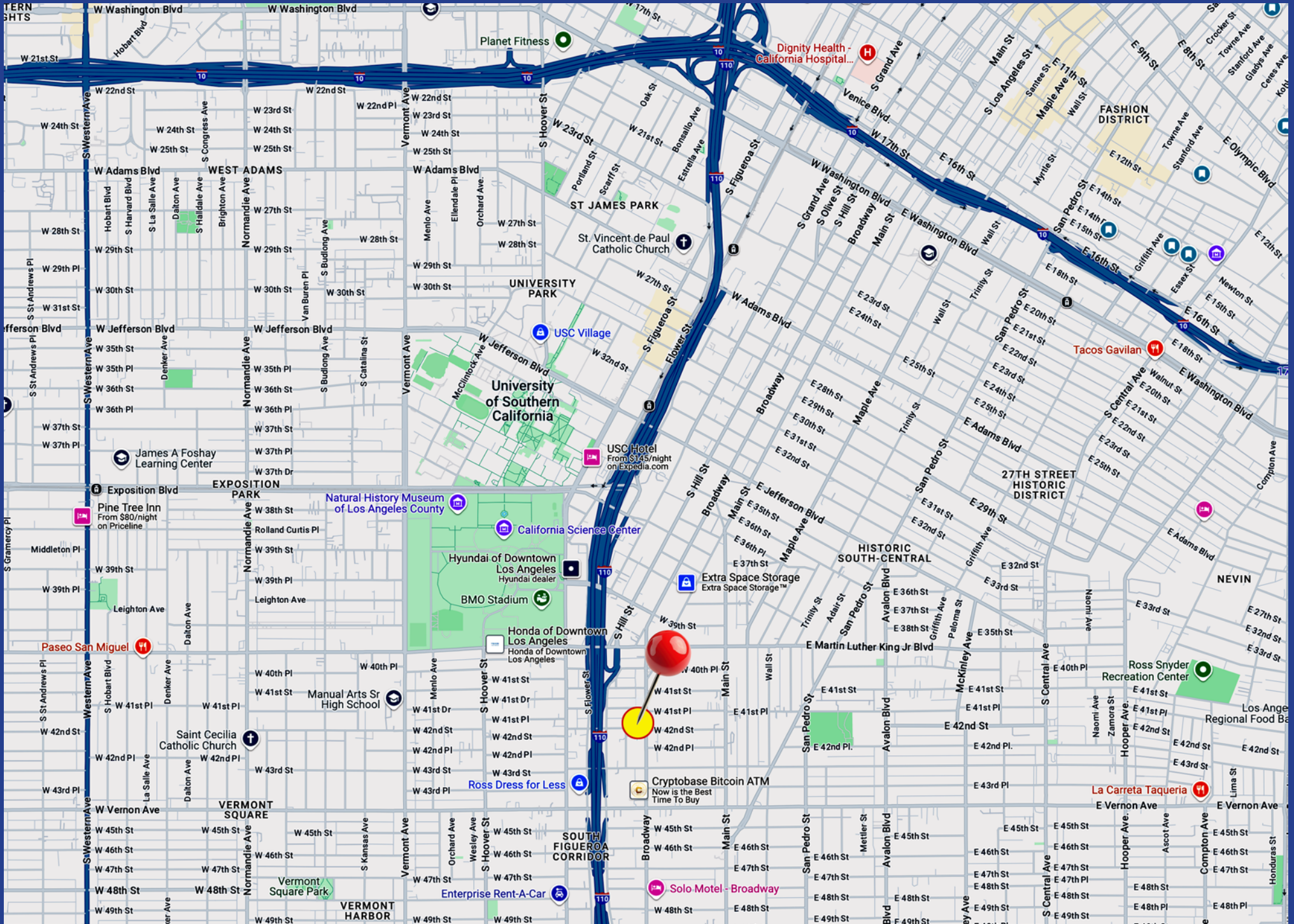


CODE
7
6659

BOWEN AND CHAMBERLIN'S MAIN
AND FIGUEROA STREET TRACT

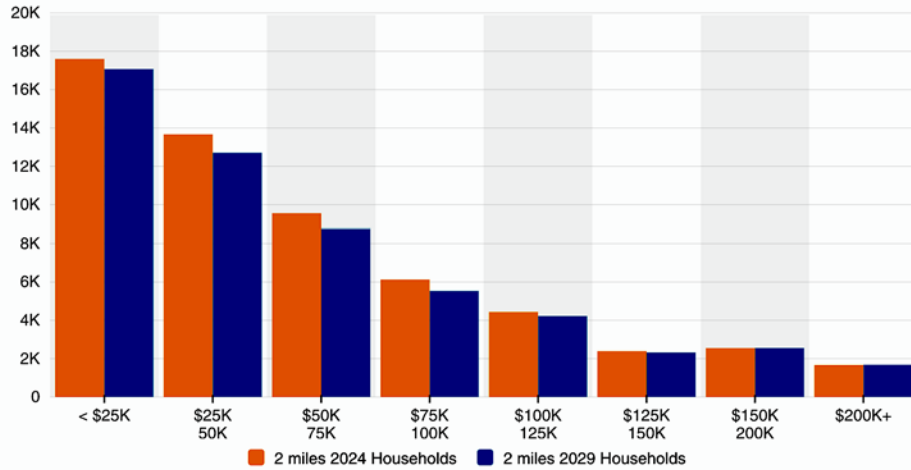
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Area Map

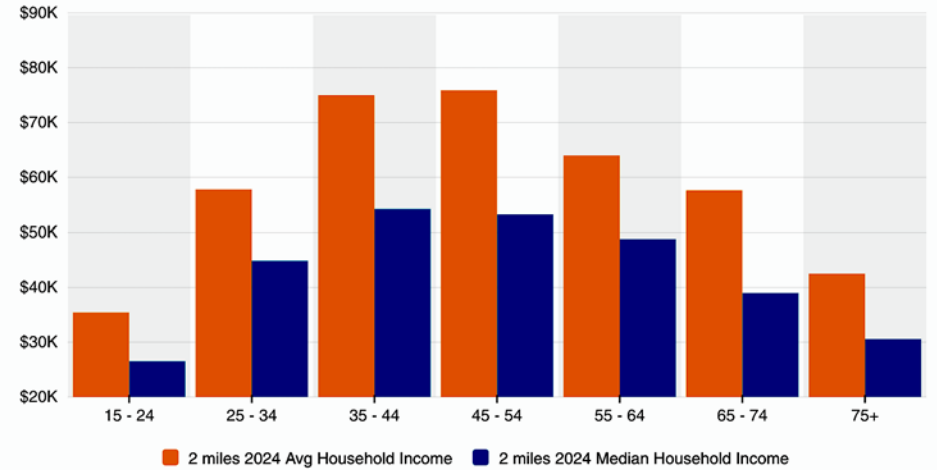


Neighborhood Demographics

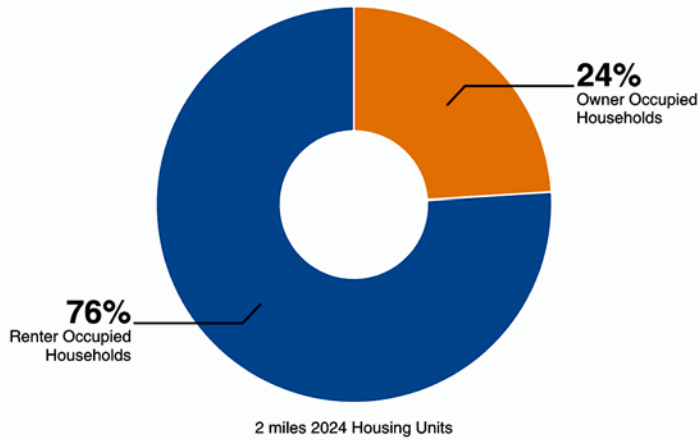
Household Income



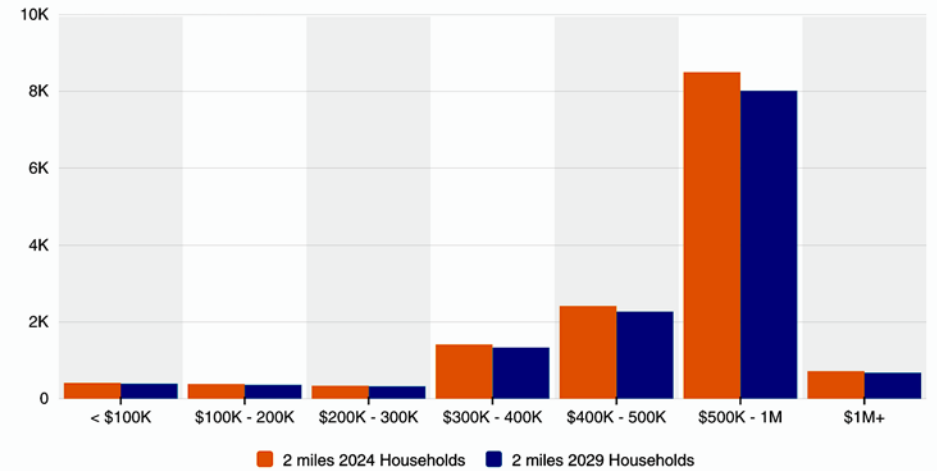
Household Income By Age



Housing Occupancy



Home Values



4175 S Broadway
Los Angeles, CA 90037

488± SF Building
6,963± SF of Land

Commercial Land Purchase
Opportunity

Signalized Corner Location Close
to LA Memorial Coliseum & USC

Exclusively listed by

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