

8801-8811 S. BROADWAY

LOS ANGELES, CA 90003 | FULL-BLOCK, SIGNALIZED CORNER

FLEXIBLE INFILL ASSET IN A TRANSIT-ORIENTED SOUTH LA CORRIDOR



EXCLUSIVELY LISTED BY:

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8801-8811 S. Broadway
Los Angeles, CA 90003

8801-8811 S. BROADWAY

AT A GLANCE

- **PRICE:** \$2,099,998
=\$107.73 PSF (Land)
=\$175 PSF (Building)
- **LAND AREA:** 19,464 SF (0.45 ac)
- **BUILDINGS:** 12,000 SF (two structures)
- **ZONING:** C2-1VL-CPIO
- **APNS:** 6040-024-011, 012, 013, 014
- **TRANSIT:** ±0.45-mile walk to J Line BRT

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DUAL-PATH STRATEGY

A full-block South LA site with two clear value pathways — **operate the buildings today, or entitle the site for tomorrow.**

8801–8811 S Broadway represents a **full-block, transit-oriented** South Los Angeles opportunity with two clear and compelling paths to value: immediate commercial activation or scalable housing development. Spanning 19,464 SF (0.45 acres) with **three-sided frontage** at a **signalized intersection**, the site includes ±12,000 SF of existing commercial improvements—offering **near-term functionality**, income potential, and **strong visibility** along a **high-traffic corridor**.

Zoned C2-1VL-CPIO (**TOC Tier 2**), the property supports 48 units by-right, ±77 units under TOC, and ±100+ units under ED1. Beginning July 2026, **SB 79** introduces a third pathway for multifamily by-right at transit nodes, further **expanding density, height, FAR, and parking relief**. Together, these programs unlock a **scalable development envelope** that aligns with both affordable and mixed-income strategies.

Offered at \$2,099,998, the property delivers an unusually **flexible full-block footprint**: improve and lease the existing buildings today, or entitle the site for the next wave of **transit-oriented housing** in a rapidly evolving South LA submarket.



THE OFFERING

\$2,099,998

ASKING PRICE

\$175/SF Building

19,474 Sq. Ft

LOT SIZE

\$107.73/SF Land

Property Type	Commercial
Existing Buildings	±12,000 SF + Mezzanine (2 Commercial/Retail Structures)
Ceiling Height	Up to 18 Feet
Zoning	C2-1VL-CPIO <i>*Buyer to verify multifamily entitlements, TOC incentives, and density bonus opportunities.</i>
APN / Parcel ID	6040-024-011, 012, 013, 014 4 contiguous parcels (full block)

TWO CLEAR PATHS TO VALUE:

PATH 1: OPERATE

Income-producing / owner-user

Improve and use or lease the buildings and lot.

PATH 2: ENTITLE

Multiple housing density pathways:

Entitlement stack supports 48 to 120+ units, depending on the chosen housing program.

FULL-BLOCK INFILL OPPORTUNITY

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PROPERTY HIGHLIGHTS

Versatile zoning, central location, and transit access make 8801-8811 S. Broadway adaptable to multiple strategies.

IN-PLACE FLEXIBILITY WITH DEVELOPMENT POTENTIAL

Attractive Entry Pricing — Offered at \$2,099,998 (= \$107.73 per land SF), providing a lower cost basis for a full-block, transit-rich site than nearly any other location in Los Angeles County.

Full-Block, Signalized Corner with Three-Sided Frontage — ±180 ft of South Broadway frontage with wrap-around exposure along 88th Street and 88th Place—maximizing visibility, circulation, and future ground-floor programming.

Transit-Oriented Development Zone (TOC Tier 2 + SB79) — Located within ½ mile of the Manchester J-Line BRT, enabling expanded density, height, FAR, and parking relief—positioning the site for mid-rise multifamily under ED1 or SB79 beginning 7/1/26

High-Impact Location with Direct Regional Connectivity — Immediate access to the I-110 via Manchester Ave, proximity to DTLA, USC, and Inglewood stadium district, and strong neighborhood demographics within a dense South LA trade area.

EMPLOYMENT & AREA DRIVERS



±6 miles
±15 minutes



±4 miles
±10-15 minutes



±5 miles
±15 minutes



±5 miles
±15 minutes



0.45 miles to Metro J Line (BRT) Station – Harbor Fwy / Manchester 8- to 10-minute walk

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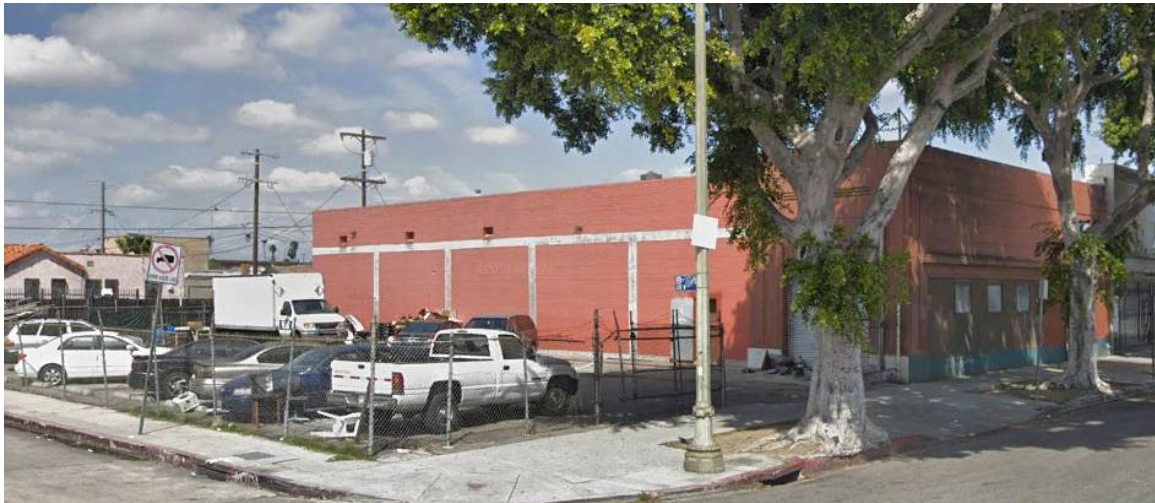
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EXTERIOR PHOTOS



FULL-BLOCK INFILL OPPORTUNITY
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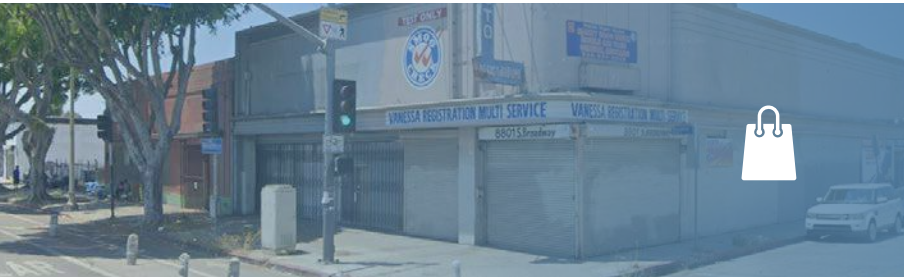
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BUYER PROFILES

THE PROPERTY SUPPORTS BOTH IMMEDIATE COMMERCIAL OPERATION AND HOUSING-SCALE REDEVELOPMENT

8801–8811 S Broadway aligns with several buyer types due to its full-block configuration, existing improvements, and multiple entitlement pathways. The site's flexible zoning, transit orientation, and development upside make it suitable for both near-term operation and long-term redevelopment strategies.



OWNER-USERS

Operators seeking a centrally located footprint with high-clear, functional commercial space for business operations, storage, service retail, or contractor uses—while owning valuable land in a high-traffic corridor.



VALUE-ADD INVESTORS

Buyers targeting underutilized infill assets with the ability to improve, lease, or re-tenant existing structures, generate income, and later transition into redevelopment or a phased exit.



AFFORDABLE OR MIXED-INCOME DEVELOPERS

Groups leveraging TOC Tier 2, EDI, or SB 79 to pursue by-right multifamily housing with expanded density, reduced parking, and streamlined approvals—ranging from 48 to 120+ potential units.



MISSION-DRIVEN FUNDS

Nonprofits, CDFIs, and impact-focused investors aligned with South LA's community, workforce housing, and development goals.

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AFFORDABLE DEVELOPMENT POTENTIAL

UNLOCK DENSITY THROUGH SB 79 + TOC TIER 2 PROVIDING TWO POWERFUL PATHS TO SCALE

8801-8811 S. Broadway represents a rare full-block South LA assemblage offering multiple by-right entitlement options under both state and city density programs. The ±19,464 SF (0.45 ac) site is zoned C2-1VL-CPIO, aligning with the same residential density standards as R4 zoning and situated within a transit-rich corridor.

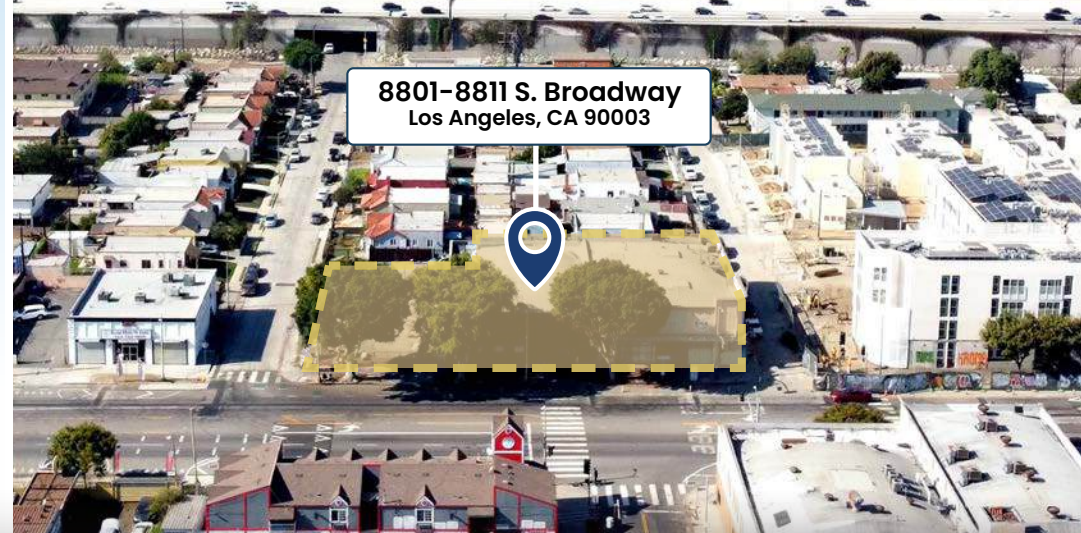
By utilizing SB 79 in combination with California's State Density Bonus Law, developers may achieve greater density and relaxed development standards than the City's Tier 2 TOC program alone. For those preferring a local track, the TOC Tier 2 designation still provides a straightforward, CEQA-exempt path with substantial incentives and parking relief.

DEVELOPER HIGHLIGHTS

- **SB 79 Advantage:** Allows increased residential density and reduced parking beyond local TOC limits when meeting affordability thresholds; works in tandem with ED1 for by-right, 100% affordable approvals.
- **Density Potential:** Base capacity (~48 units) can scale to ~90–110+ units under SB 79 or ~77 units under TOC Tier 2.
- **Zoning Framework:** C2-1VL-CPIO enables multifamily, mixed-use, and commercial ground-floor flexibility with up to 3.25:1 FAR and height bonuses.
- **Proven Corridor:** Directly across from Manchester Urban Homes (122 affordable units nearing completion), establishing planning precedent and community alignment.
- **Interim Income:** Two existing commercial buildings can produce revenue while entitlements advance.

Scenario	Unit Potential	FAR	Height / Stories	Parking Requirement	Approval Pathway
Base Zoning (C2-1VL-CPIO)	±48 units	1.5:1	45 ft (~3 stories)	1–2 spaces/unit	Standard discretionary process
TOC Tier 2	±77 units	Up to 3.25:1	+1 story / +11 ft (56 ft)	Up to 1/unit (AB 2097)	TOC ministerial; streamlined
ED1 (100% Affordable)	±95–110 units	±3.25:1+	5–6 stories (typical)	0 required (AB 2097)	60-day approval; no CEQA; by-right
SB 79 Effective July 2026	±120 units	4.0–4.5:1	6–7 stories	0 required	By-right multifamily at transit nodes

Note: Unit ranges based on 80–85% efficiency and average unit sizes of 550–650 SF.



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DEVELOPMENT SCENARIO COMPARISON

BY-RIGHT DEVELOPMENT: Density: 1 unit per 400 SF → 48 units ; Base FAR: 1.5:1; Height Limit: 45 feet; Parking: 1–2 spaces/unit

TOC TIER 2 — Transit-Oriented Incentives

TOC Tier 2 applies because the site is <½ mile from the Manchester J-Line stop.

TOC Tier 2 Allowances:

- Density Bonus: +60% → ≈77 units
- FAR: Up to 3.25:1 → ±63,000 SF size
- Height: +1 story / +11 ft → ≈56 ft
- Parking: 1 space per unit (but can be reduced to 0–0.5 via AB 2097)

A developer can confidently build ≈75–80 units by-right under TOC 2.

This is a predictable entitlement path.

EXECUTIVE DIRECTIVE 1 (ED1) — 100% Affordable

This is where the site becomes much more valuable. ED1 Benefits:

- No density cap (units limited only by FAR, height, fire access)
- No CEQA
- 60-day approval clock
- No discretionary hearings
- Parking eliminated under AB 2097

Based on 3.25:1 FAR and typical 5–6 story ED1 massing can achieve of range of 90–110+ units

SB 79 (Effective July 2026)

SB 79 creates state-level TOD upzoning by-right within ½ mile of high-quality transit (HQT), including the Manchester J-Line BRT.

- Height increased (likely to 6–7 stories)
- FAR increased (likely to 4.0:1 to 4.5:1)
- Parking eliminated
- Overrides conflicting local zoning

Estimated Unit Potential Under SB 79 using a conservative SB79 envelope:

- FAR: 4–4.5:1 → 78,000–87,000 SF size
- Efficiency: 80–85%
- Avg unit: 550–650 SF

Estimated Yield: 120+ units (feasible)



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CAPITAL MARKETS SUMMARY (DEVELOPER)

The site's \$107.73/SF land basis, flexible entitlement pathways (48–120+ units), and existing structures priced below replacement cost combine to create a financeable, buildable full-block asset that underwrites across multiple development strategies. Developers can pursue lease-up, hold, or a straightforward TOC/ED1/SB79 entitlement path with predictable approvals and competitive yield-on-cost outcomes.

ATTRACTIVE LAND BASIS

- Offering Price: \$2,099,998
- Lot Size: 19,464 SF
- Land Basis: \$107.73/SF
- Highly competitive for an infill site with TOC, ED1, and SB79 upside.

REPLACEMENT COST ADVANTAGE

- ±12,000 SF of existing commercial improvements
- Implied basis: ~\$175/SF (improvements only)
- Replacement cost for comparable retail shells in LA: \$300–\$350/SF
- Significant discount-to-replacement for owner-users and value-add investors.

RESIDENTIAL PRO FORMA LOGIC

- Hard Costs (Wood over Podium): \$325–\$380/SF
- Soft Costs: 25–30% of HC
- OPEX: ±\$8,000–\$9,000/unit
- Cap Rates (Affordable): 4.75–5.25%
- Cap Rates (Workforce/Mixed): 4.5–5.0%

DEVELOPERS CAN PURSUE:

- 7.0%–7.5% Yield-on-Cost on a TOC deal
- 6.25%–6.75% YOC on ED1 (lower rents, lower costs, faster approvals)
- 6.5%–7.25% YOC under SB79 (scale, best efficiency)

FINANCING ENVIRONMENT (AFFORDABLE & WORKFORCE)

- Competitive LIHTC allocations
- Potential for LAHD gap financing
- AB 2097 → reduced construction cost (no parking)
- ED1 → certainty of approval → reduces lender risk

EXIT PROFILES

- **SELL FULLY ENTITLED (PREMIUM PRICING FOR RTI)**
- **BUILD–STABILIZE–REFI**
- **AFFORDABLE PARTNERSHIP (DEVELOPER + NONPROFIT)**

With existing improvements trading below replacement cost, no relocation expense, and clear entitlement pathways, the site supports a wide range of strategies including lease-up, entitlement and flip, phased redevelopment, or long-term hold.

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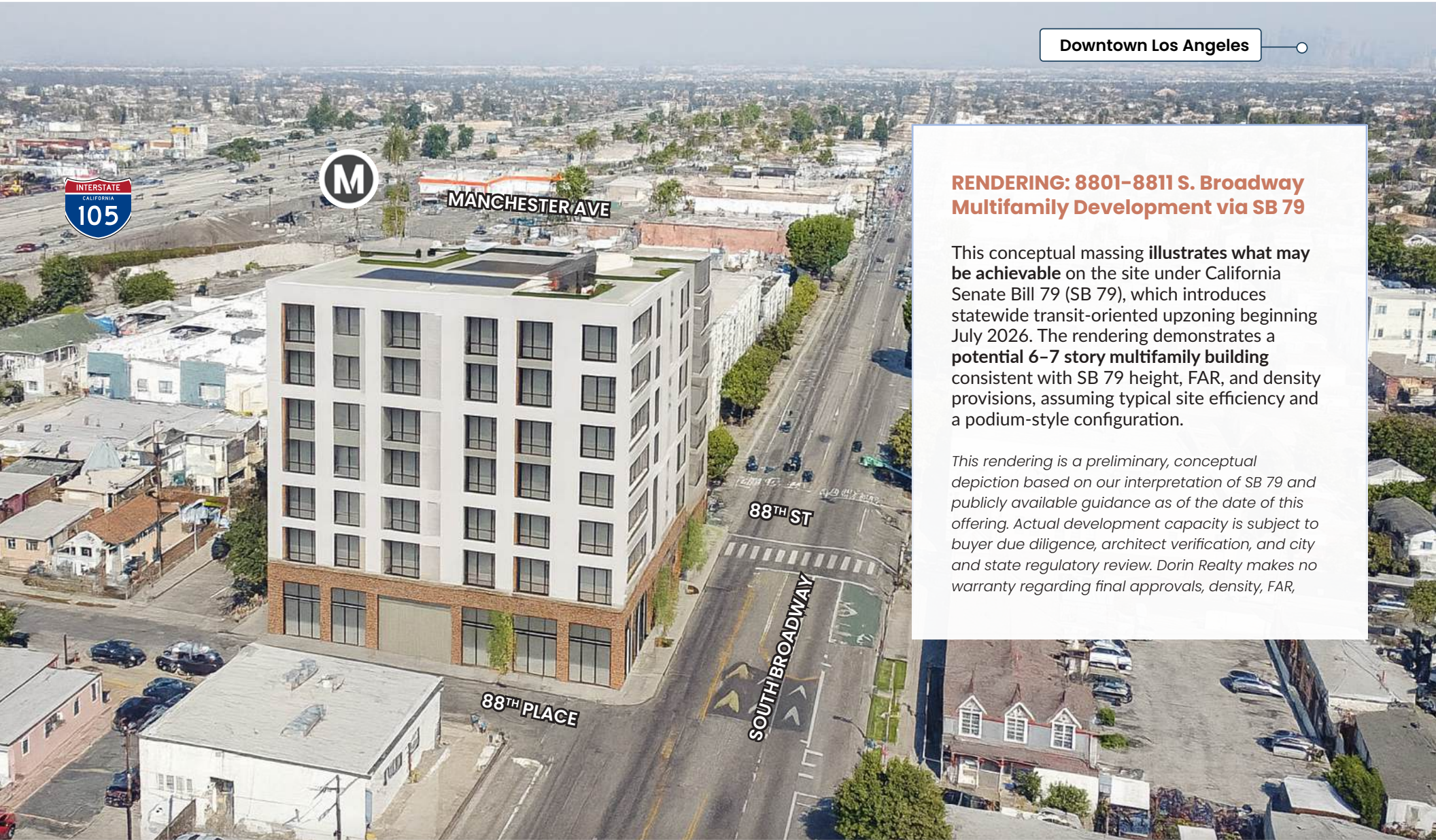
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CONCEPTUAL RENDERING UNDER SB79

Downtown Los Angeles



RENDERING: 8801-8811 S. Broadway Multifamily Development via SB 79

This conceptual massing **illustrates what may be achievable** on the site under California Senate Bill 79 (SB 79), which introduces statewide transit-oriented upzoning beginning July 2026. The rendering demonstrates a **potential 6-7 story multifamily building** consistent with SB 79 height, FAR, and density provisions, assuming typical site efficiency and a podium-style configuration.

This rendering is a preliminary, conceptual depiction based on our interpretation of SB 79 and publicly available guidance as of the date of this offering. Actual development capacity is subject to buyer due diligence, architect verification, and city and state regulatory review. Dorin Realty makes no warranty regarding final approvals, density, FAR,

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OWNER-USER / VALUE-ADD POTENTIAL

REPURPOSE THE EXISTING INFRASTRUCTURE TO OCCUPY OR LEASE

The property's existing improvements make 8801-8811 S. Broadway uniquely positioned for an owner-user or investor seeking functionality today and flexibility for the future. Two high-clear buildings totaling $\pm 12,000$ SF provide immediate use potential for commercial, retail, or service operations, while the full 19,464 SF site offers a long-term redevelopment pathway.



INVESTOR OR OWNER-USER ADVANTAGES

- **Functional Space:** Two commercial/retail buildings with ± 18 -ft ceilings, roll-up access, and existing power—ideal for showroom, retail-service, or studio-style commercial use.
- **Broadway Frontage:** Excellent visibility, signage potential, and customer access along one of South LA's primary commercial corridors.
- **Yard & Storage:** Vacant land component allows for fleet parking, container or materials storage, or outdoor staging.
- **Flexible Zoning:** C2-1VL-CPIO permits a wide range of uses, with future multifamily entitlement potential (TOC Tier 2 / ED1).
- **Income or Occupancy:** Generate lease income from in-place improvements or occupy as an owner-user.
- **Target Rental Rates** (*Based on Costar Retail Data*):
 - General Retail in the Submarket: \pm \$26/SF NNN
 - Subject Corridor (Broadway) Nearby Rent Trend: \$33–\$37 NNN
 - Realistic rents for 8801–8811 S. Broadway: \$22–\$28 /SF NNN depending on unit size, frontage, and tenant type.

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CONCEPTUAL RENDERING: IMPROVED BUILDINGS

TENANT PROFILES: *Neighborhood retail | Food operators | Service retail | Contractor trade | Medical/wellness*

This conceptual rendering shows how the existing buildings can be modernized to support the retail and service-oriented tenant types that thrive along the South Broadway corridor. With updated storefronts, contemporary glazing, and refreshed façades, the property can be reactivated as one large retail user, two mid-size tenants, or a three-bay neighborhood retail configuration.

The improved visibility, ±180 feet of Broadway frontage, and full wrap-around exposure on 88th Street and 88th Place make the site an attractive fit for convenience retailers, food operators, service providers, small medical tenants, and contractor/trade users seeking high-traffic, accessible locations.



SOUTH BROADWAY
20,079 VEHICLES/DAY

8811 S. Broadway
±3,000 SF paved lot area

8807 S. Broadway
±6,000 SF, 16-18 ft Ceilings, Mezz

8803 S. Broadway
±3,000 SF, 18 ft Ceilings, Mezzanine

8801 S. Broadway
±3,000 SF, 18 ft Ceilings, 1 GL Door

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LOCATION OVERVIEW

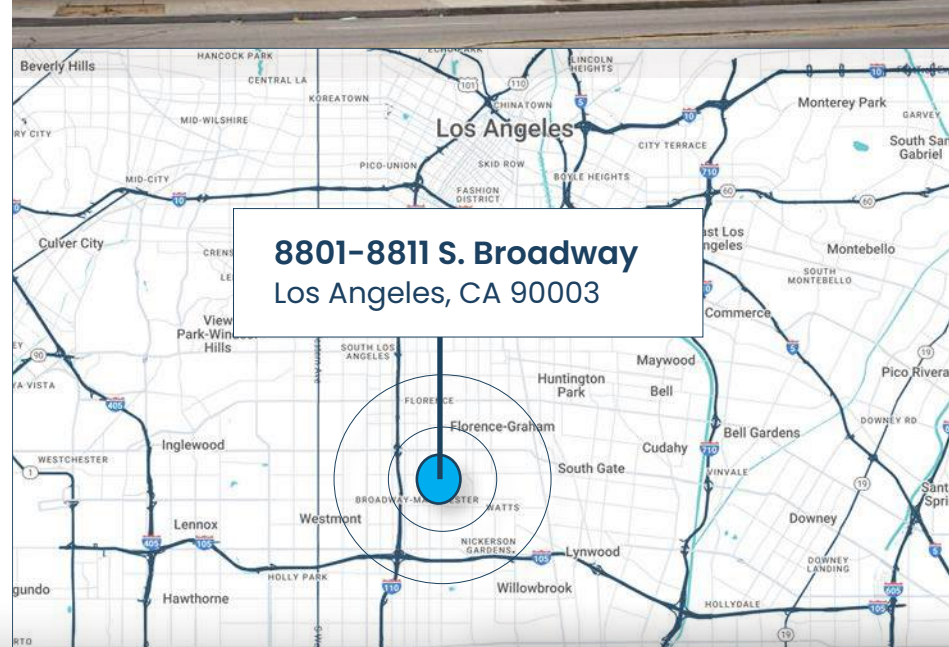
8801-8811 S. Broadway is between Downtown LA and Inglewood, where connectivity, housing demand, and policy support converge.

SOUTH LOS ANGELES HOUSING DEMAND

Located just south of Downtown Los Angeles, South Los Angeles is one of the city's most dynamic urban districts—anchored by a mix of long-established neighborhoods, new investment, and emerging mixed-use redevelopment. Once defined primarily by industrial and residential uses, the area is now experiencing a new wave of housing, infrastructure, and community-focused investment, transforming key corridors such as South Broadway, Manchester Avenue, and Crenshaw Boulevard into active, transit-served development zones.

COMMUNITY & ECONOMIC CONTEXT

- **Population:** Over 800,000 residents within a 5-mile radius—one of the most densely populated areas in Los Angeles.
- **Supportive Local Policy Environment** Located in Los Angeles City Council District 8, represented by Councilmember Marqueece Harris-Dawson, a strong advocate for affordable and community-serving housing.
- **Workforce & Income:** Median household incomes remain below citywide averages, sustaining strong demand for affordable and workforce housing.
- **Employment Access:** Centrally located between major job centers — Downtown LA, USC/Exposition Park, Inglewood's sports-entertainment district, and the South Bay dynamic commercial market.
- **Transit Infrastructure:** Served by Metro Bus Rapid Transit (J Line) and the expanding Metro K Line, connecting the area to LAX, Westchester, and Downtown LA.
- **Educational Anchors:** Close proximity to USC, Los Angeles Southwest College, and numerous trade schools and workforce development programs.



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TRANSIT-ORIENTED ADVANTAGE

PROXIMITY TO THE MANCHESTER J LINE STATION

8801-8811 South Broadway is located less than 0.5 miles from the Manchester J Line Station at the I-105 Freeway—placing it well within LA's transit-rich area designation under both local TOC guidelines and state housing statutes (SB 79 / AB 2334). SB79, ED1 and TOC Tier 2 all apply within the same transit-based radius, providing overlapping entitlement pathways.



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NEIGHBORING DEVELOPMENT SPOTLIGHT

Adjacent project at Manchester Urban Homes underscores the location's viability for high-density housing in South LA.

MANCHESTER URBAN HOMES @ 8727 S. BROADWAY

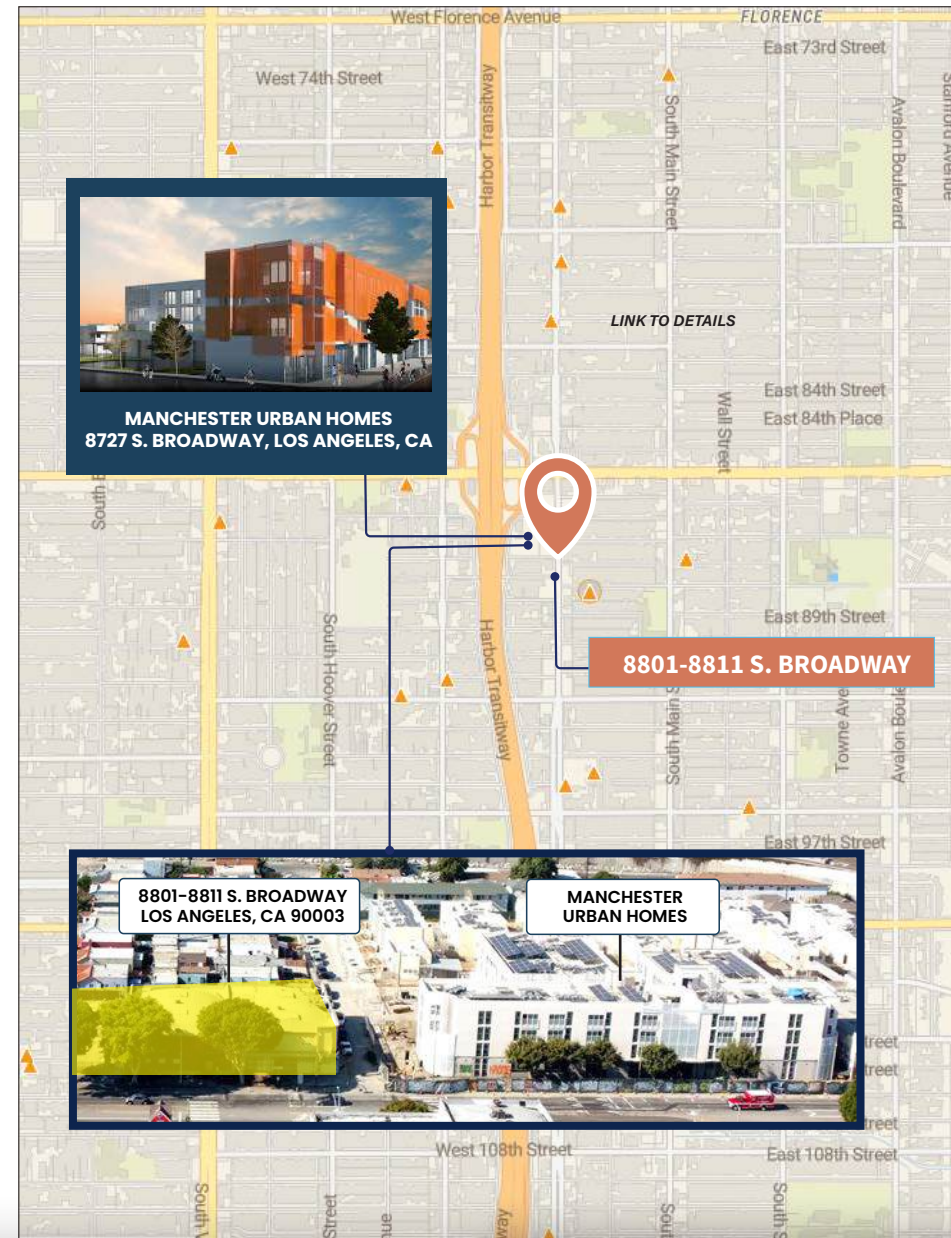
Directly across the street from 8801-8811 S. Broadway, Manchester Urban Homes stands as a tangible example of the City's ongoing commitment to high-density affordable housing along the South Broadway corridor. The project—now nearing completion—confirms both City approval of large-scale residential infill and the market demand for affordable units in this neighborhood.

AN \$84 MILLION PROOF OF CONCEPT:

- Developer: Abode Communities in partnership with Neighborhood Housing Services of LA County (NHSLA)
- Project Size: 122 affordable homes; 76 units within a four-story multifamily building fronting Broadway; 46 townhomes along the rear of the 2.7-acre site
- Timeline: Broke ground in 2023, completion expected mid-2025
- Total Investment: ±\$84 million, supported by public funding including a \$7 million direct contribution from the City of Los Angeles

WHY IT MATTERS FOR 8801-8811 S. BROADWAY

- **Entitlement Precedent:** Confirms City Planning and community support for TOC and ED1 housing in the immediate area.
- **Infrastructure Ready:** Sewer, water, and traffic capacity already studied and improved—reducing permitting uncertainty.
- **Community Alignment:** Local acceptance of multifamily development and successful ongoing construction momentum minimize entitlement resistance.
- **RTI Advantage:** Streamlined plan check anticipated as adjacent public infrastructure and policy precedents are already established.



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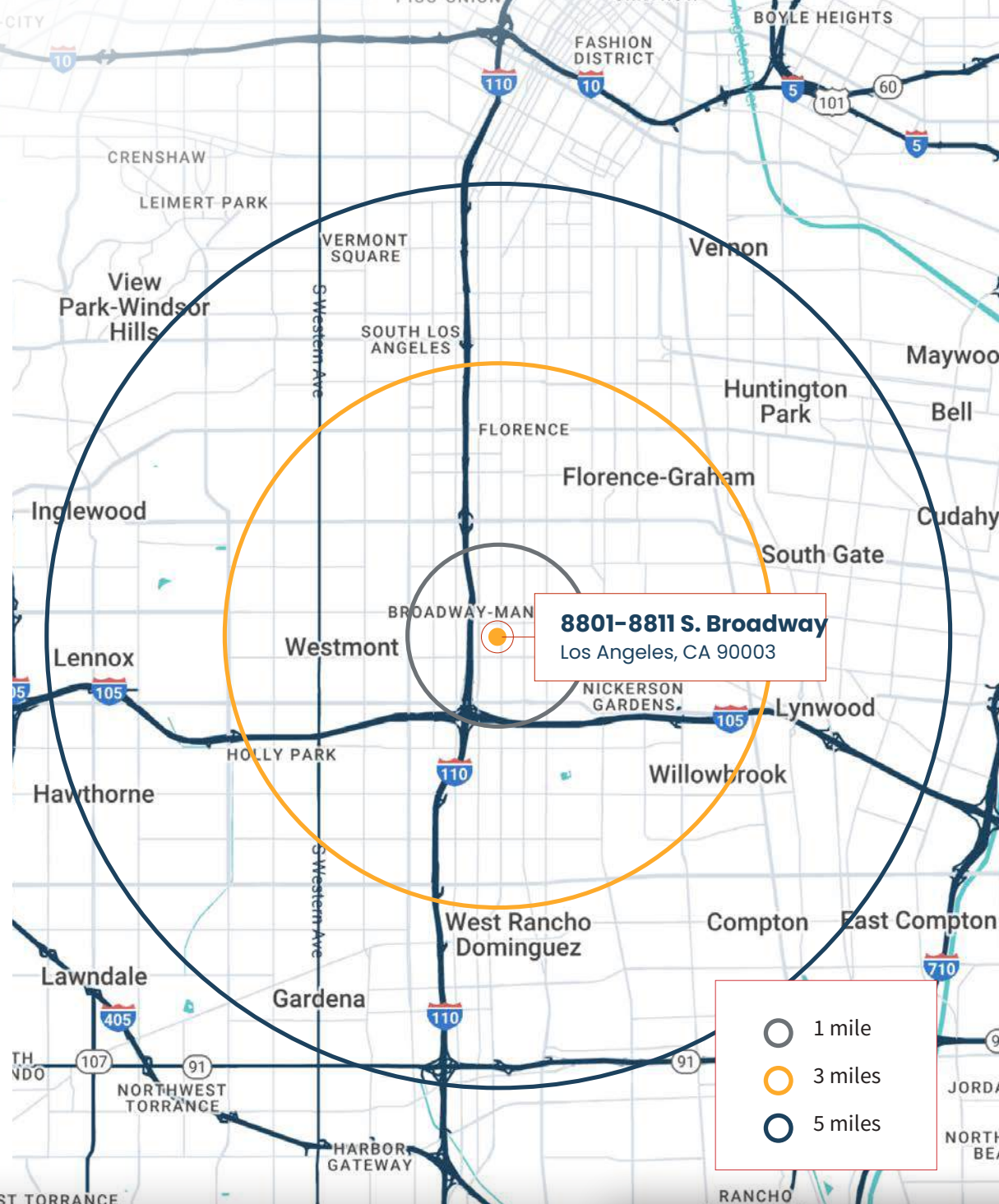
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population			
Population (2024 Est.)	28,600	259,400	735,900
2029 Population Projection	28,700 (+0.3%)	263,300 (+1.5%)	746,800 (+1.5%)
Median Age	33.4	34.2	35.1
Households			
Households (2024 Est.)	8,150	70,900	205,500
2029 Household Projection	8,220 (+0.8%)	71,800 (+1.3%)	208,000 (+1.2%)
Avg Household Income ('24)	\$63,800	\$67,900	\$71,200
Median HH Income ('24)	\$63,800	\$67,900	\$71,200
Median Home Value	\$588,000	\$612,000	\$645,000
Daytime Demographics			
Total Businesses	890	6,420	18,350
Total Employees	9,780	78,600	217,400
Labor Force			
Labor Population	22,900	208,000	594,000
Employed	19,700	182,400	517,000



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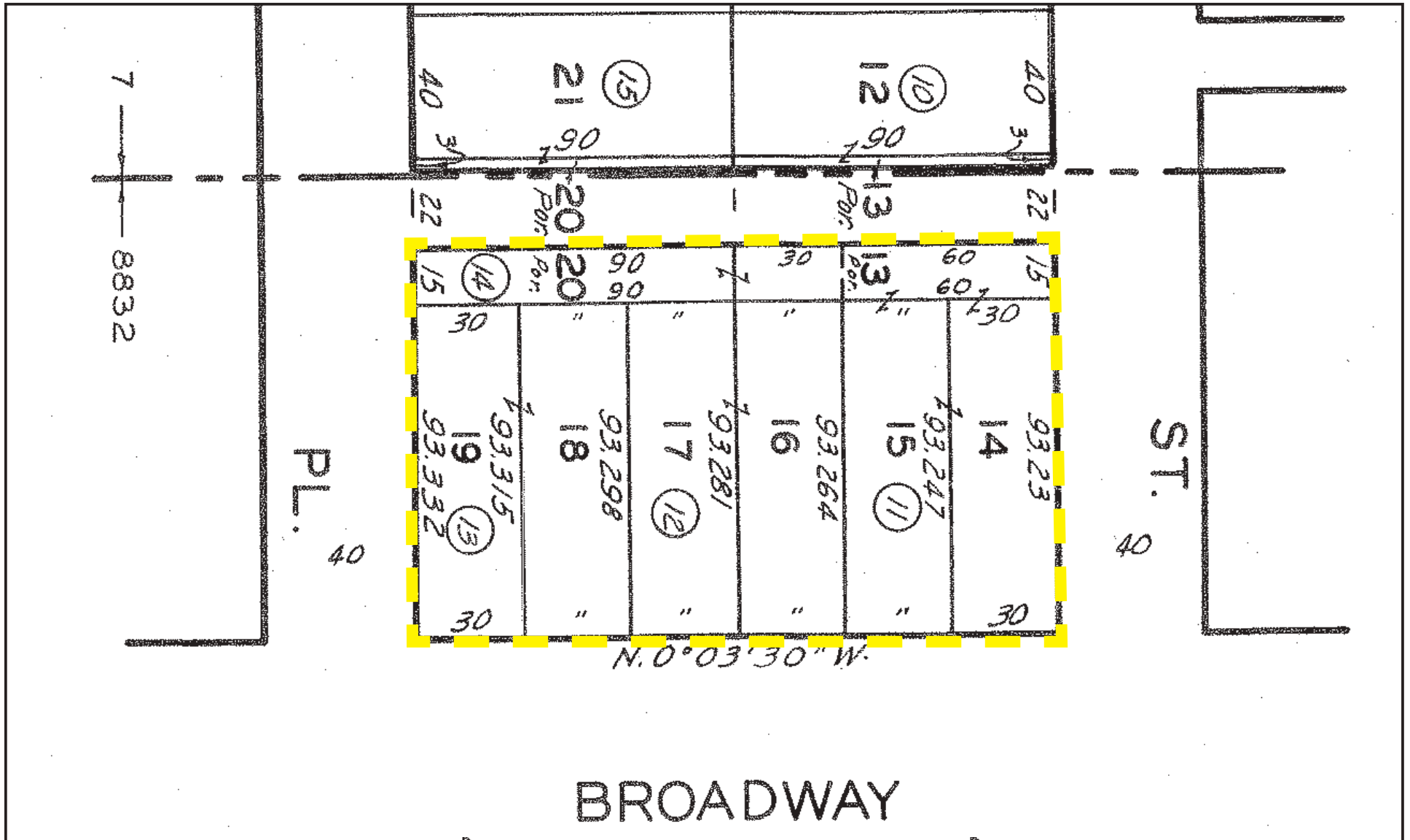
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PARCEL MAP



FULL-BLOCK INFILL OPPORTUNITY

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DORIN
REALTY COMPANY

SITE PLAN & PROPERTY FEATURES



FULL-BLOCK INFILL OPPORTUNITY

8801-8811 S. BROADWAY | DORIN REALTY COMPANY

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DORIN
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8801-8811 S. BROADWAY

LOS ANGELES, CA 90003 | FULL-BLOCK, SIGNALIZED CORNER

FLEXIBLE INFILL ASSET IN A TRANSIT-ORIENTED SOUTH LA CORRIDOR



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