

# 5471 CRENSHAW BLVD

Significantly  
Reduced Price!

FOR SALE | FREESTANDING RETAIL ON 23,979 SF OF HIGH DENSITY LAND | LOS ANGELES, CA 90043



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## EXCLUSIVELY LISTED BY

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01

# INVESTMENT SUMMARY

THE OFFERING

PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS

NEIGHBORHOOD AMENITIES

# INVESTMENT SUMMARY

**\$2M Price Reduction! 5471 Crenshaw Blvd, a +/- 23,979 SF C2-2D zoned, Tier 4 TOC, Opportunity Zone development site is located along the dynamic Crenshaw Blvd corridor.**

## THE OFFERING

Crenshaw Blvd corridor. Located just 1-block away from the new LAX to Crenshaw Metro Rail Line, the property is well positioned to provide tenants with ease of access to LAX, West Adams, USC, DTLA, Santa Monica, and Culver City.

The building is currently improved with a +/-5,317sf commercial building and a parking lot that can accommodate 25+ cars. Currently, Bank of America operates 2 ATM's on the property with approximately 4 years remaining on their initial lease term. Whether you're a business seeking a high visibility location, or an investor seeking a covered land play, the property is well positioned to provide profits for future generations.

The Crenshaw corridor is going through significant upgrades with nearby developments include The Crenshaw Lofts (195 units), 4252 Crenshaw Blvd (111 units), 4827 Crenshaw Blvd (32 units), 5300 Crenshaw Blvd (82 units), 5144 Crenshaw Blvd (78 units), and the \$1 Billion redevelopment of the Baldwin Hills Crenshaw Plaza!

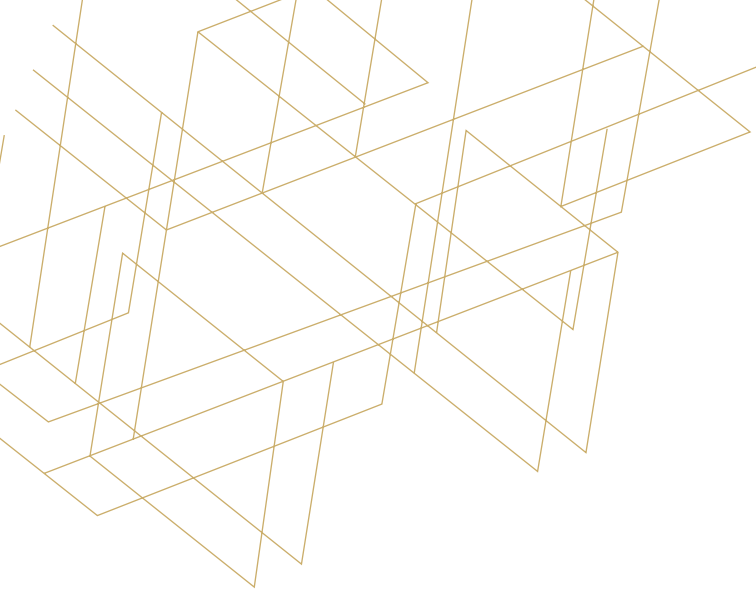
5471 Crenshaw Blvd presents one of the last few remaining 20,000+sf sites along the Crenshaw Blvd corridor, with an estimated cost of \$167/sf on land, and \$37K/developable unit, in line with comparable sales nearby.

CONTACT CASEY LINS AT 714.333.6768 OR CASEY.LINS@KIDDER.COM FOR ADDITIONAL INFORMATION.

## PROPERTY OVERVIEW

Address	5471 Crenshaw Blvd Los Angeles, CA 90043
Price	\$3,995,000
Max Units Allowed	108
Lot Size	±23,979 SF
Price / Buildable Unit	\$36,991/unit
Price / Land SF	\$167/SF
APN	5006-005-028
Current Improvements	+/-5,317sf freestanding retail





## INVESTMENT HIGHLIGHTS

<b>Lot Size</b>	±23,979 SF
<b>Zoning</b>	C2-2D
<b>TOC</b>	Tier 4
<b>Lot Width</b>	151'
<b>Lot Depth</b>	160'
<b>Max Units Allowed</b>	108 Units
<b>Transitional Height Required</b>	Yes
<b>Opportunity Zone</b>	Yes
<b>Current Improvements</b>	±5,317 SF commercial
<b>Metro Rail Line</b>	1-block away



# NEIGHBORHOOD AMENITIES - JON & VINNY'S

The new Jon & Vinny's location straddles the Hyde Park/View Park border, on a very busy stretch of Slauson near Overhill.

The vibrant block has transformed considerably over the last few years, with neighboring spots like 2018's Hilltop Coffee + Kitchen and the barely-year-old Jerusalem Chicken (one of Eater LA's local restaurant picks) competing for customers alongside longstanding community staples like Simply Wholesome.

**MONA HOLMES**  
Eater Los Angeles

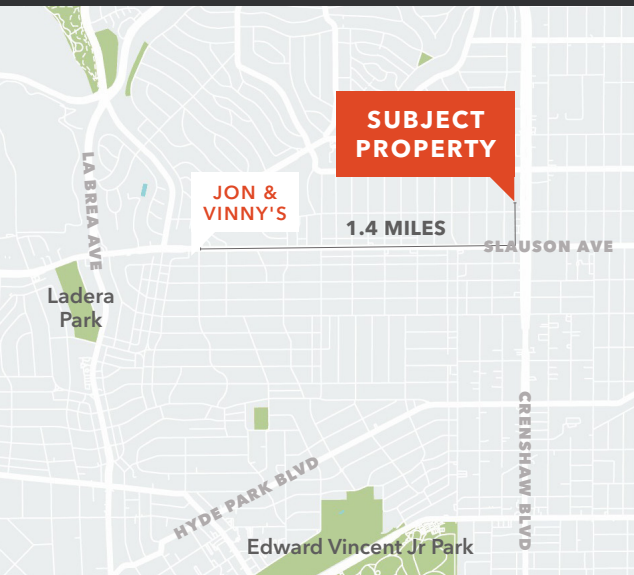


PHOTO BY JOSH WHITE OF JW PICTURES

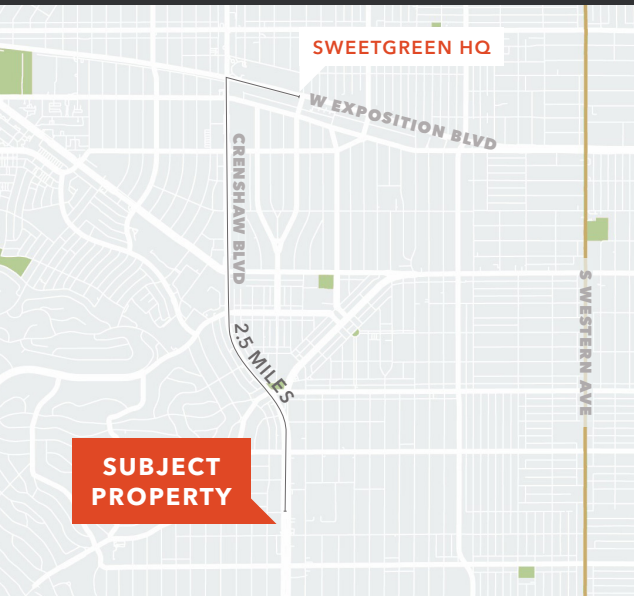
# NEIGHBORHOOD AMENITIES - SWEET GREEN HEADQUARTERS

Sweetgreen is a "fast casual" salad restaurant with a mission to build healthier communities by connecting people to real food.

Nathaniel started the company with two of his Georgetown classmates, Nicolas Jammet and Jonathan Neman, after they graduated college. "We found a little 560 square foot shack just off of campus," Ru recalls. "We took a chance to start a restaurant. We had no experience, were extremely over budget and delayed."

The founders learned by doing. They built relationships with local farmers. "The original thesis was really, 'How do we make it ingredient driven and not recipe driven?'," he says. That resonated with the college crowd and the first restaurant was blooming.

FROM SWEETGREEN.COM | FORBES.COM



PHOTOS COURTESY OF SWEETGREEN FACEBOOK PAGE

# NEIGHBORHOOD AMENITIES

## EAT + DRINK

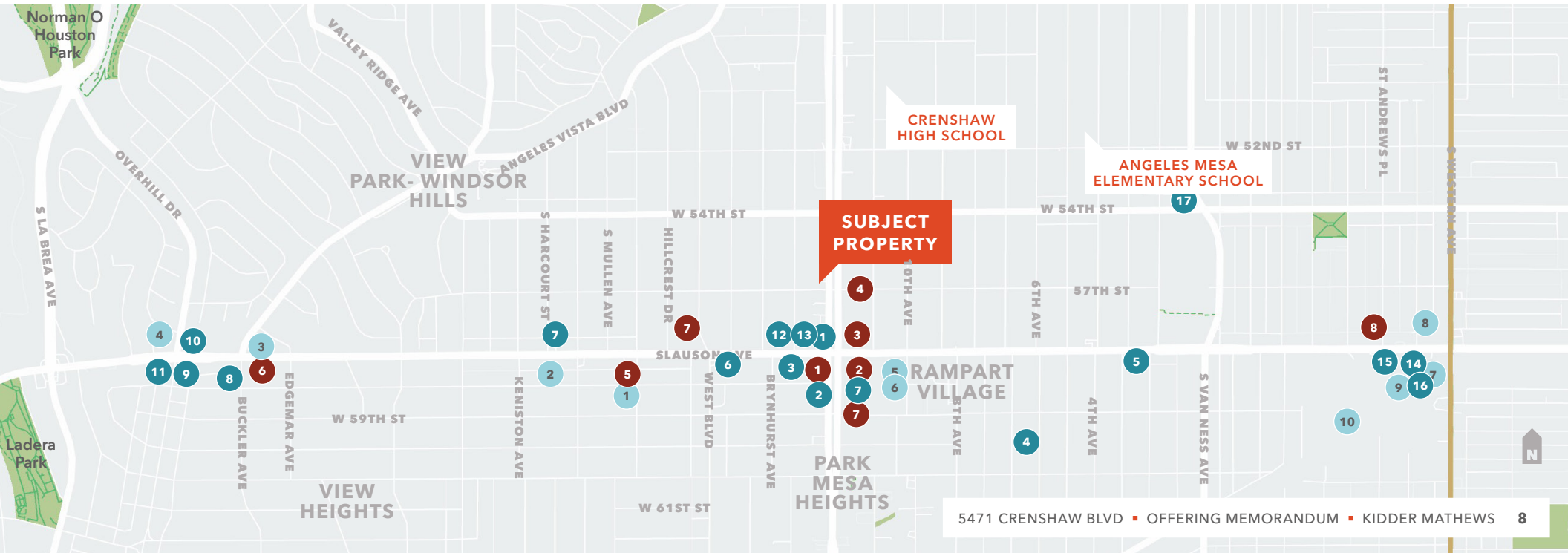
- |                                  |                         |
|----------------------------------|-------------------------|
| 1 Louisiana Famous Fried Chicken | 10 Sachi Teriyaki House |
| 2 Fatburger                      | 11 Simply Wholesome     |
| 3 Woody's Bar-B-Q                | 12 Hungry Harold's      |
| 4 Mani's Organic Juicing Co      | 13 Pollo Feliz          |
| 5 Mama's Chicken                 | 14 Starbucks            |
| 6 Grilled Fraiche                | 15 IHOP                 |
| 7 Fresh Tribe L.A.               | 16 Jamba                |
| 8 Jon & Vinny's Slauson          | 17 Fish Town            |
| 9 Orleans & York                 |                         |

## GROCERY + SHOPPING

- |                   |
|-------------------|
| 1 7-Eleven        |
| 2 Dollar Tree     |
| 3 7-Eleven        |
| 4 CVS             |
| 5 Foot Locker     |
| 6 Rite Aid        |
| 7 Walgreens       |
| 8 Big Lots        |
| 9 Game Stop       |
| 10 The Home Depot |
| 11 Rite Aid       |

## SERVICES + MISCELLANEOUS

- |                                     |
|-------------------------------------|
| 1 Shell                             |
| 2 ARCO                              |
| 3 U.S. Bank                         |
| 4 United States Postal Service      |
| 5 Chevron                           |
| 6 Park Mesa Pharmacy                |
| 7 AutoZone Auto Parts               |
| 8 Los Angeles Fire Dept. Station 66 |







57TH ST

CRENSHAW BLVD

LAX → CRENSHAW





# 02

# PROPERTY DESCRIPTION

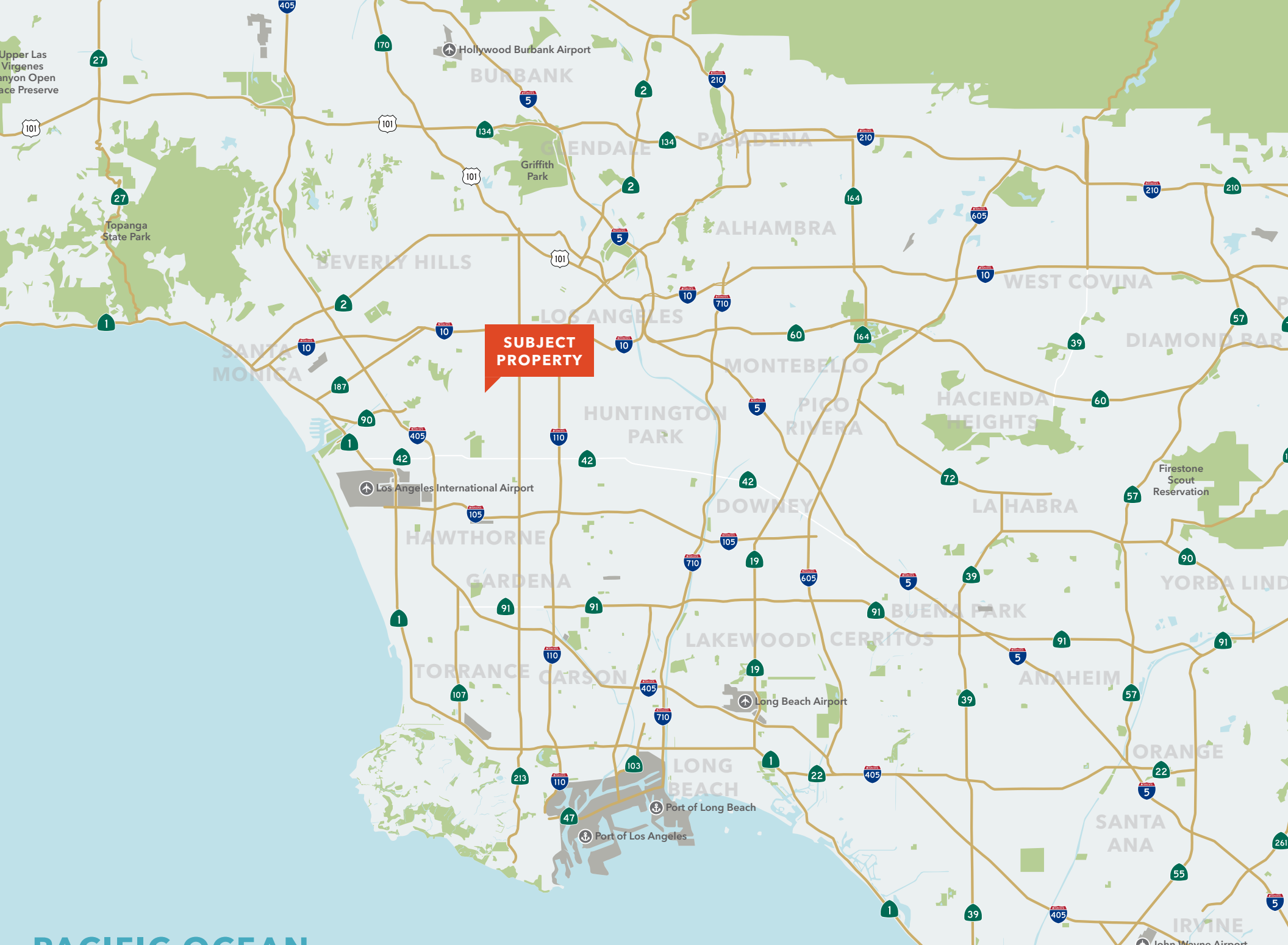
AERIAL

REGIONAL MAP

108 unit multi-family development site located on 23,979 SF of Tier 4 TOC Opportunity Zone land that is steps away from the new LAX/ Crenshaw Metro Rail Line. Current improvements consists of a +/-5,317 SF freestanding retail building.



**SUBJECT  
PROPERTY**



**SUBJECT  
PROPERTY**

**PACIFIC OCEAN**



# 03

# COMPARABLES

SALES COMPARABLES

# COMPARABLES

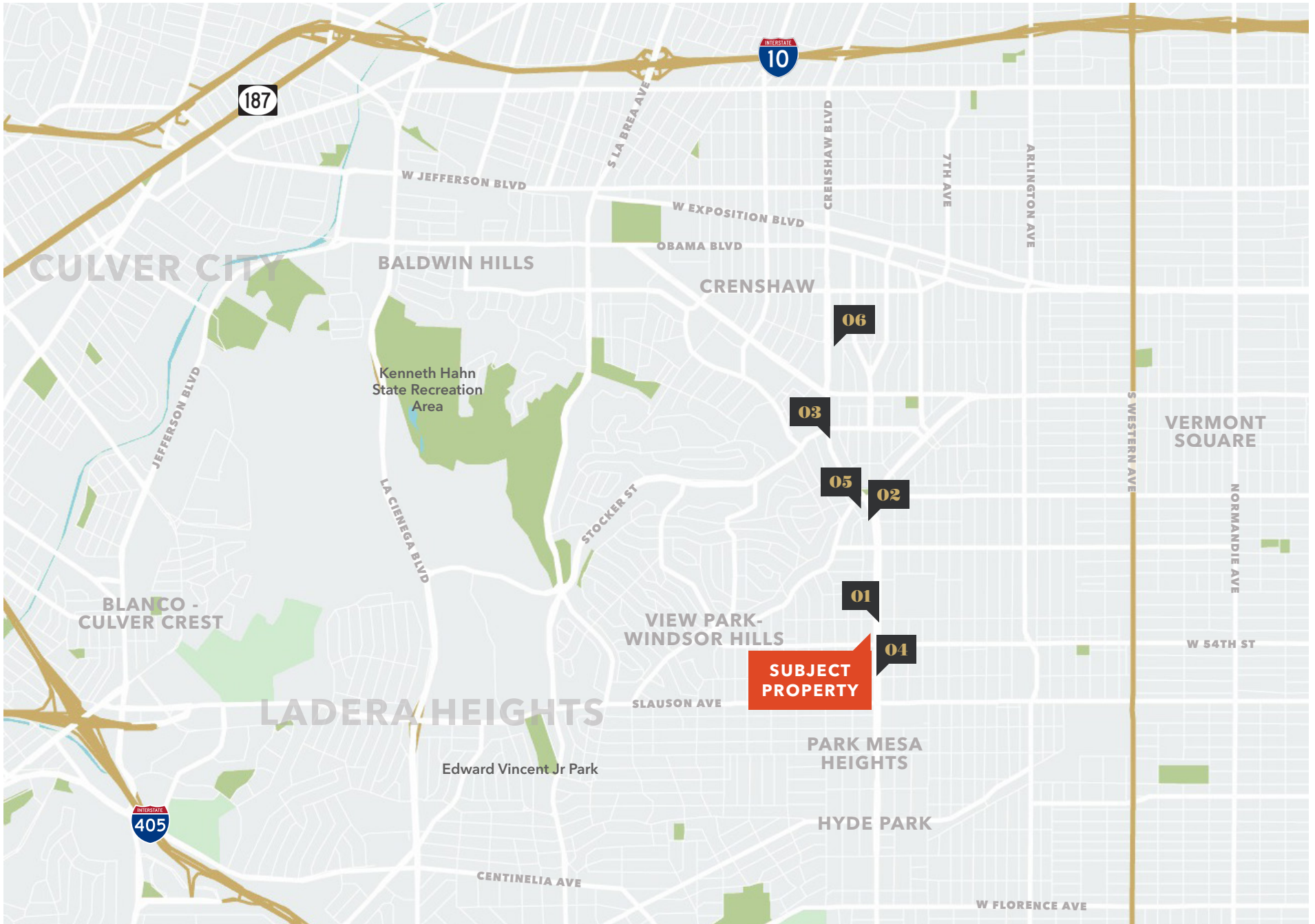
## SALES COMPARABLES

#	Property	Units	Lot SF	Land Price/SF	Price/ Buildable Unit	Sale Price	Sold Date	TOC	Notes
<b>01</b>	<b>5300 CRENSHAW BLVD</b>	82	19,005	\$276	\$64,024	\$5,250,000	9/16/2022	Tier 3	Property sold with RTI permits for 82 units. Corner lot.
<b>02</b>	<b>4605-4637 CRENSHAW BLVD</b>	195	40,000	\$275	\$56,410	\$11,000,000	8/31/2021	Tier 4	Property sold with no plans or permits in place. Alley access. Currently going through planning for 195 units.
<b>03</b>	<b>4220-4242 CRENSHAW BLVD</b>	124	36,699	\$300	\$88,710	\$11,000,000	7/15/2021	Tier 3	Property sold with RTI permits for 124 units. Alley access.
<b>04</b>	<b>5960 CRENSHAW BLVD</b>	38	8,002	\$219	\$46,053	\$1,750,000	6/18/2021	Tier 4	Property sold with no plans or permits in place. Currently going through planning for 38 units.
<b>05</b>	<b>4421-4437 CRENSHAW BLVD</b>	101	20,639	\$279	\$56,931	\$5,750,000	8/4/2020	Tier 4	Property sold with no plans or permits in place. Alley access. Currently going through planning for 101 units.
<b>06</b>	<b>3894 CRENSHAW BLVD</b>	104	24,311	\$193	\$45,192	\$4,700,000	5/25/2020	Tier 4	At the time of sale, property had 5 years remaining on a lease. Corner lot with alley access. Buyer slowly going through planning for new development.
<b>AVERAGE</b>				\$259	\$62,026				

## SUBJECT PROPERTY

<b>S</b>	<b>5471 CRENSHAW BLVD</b>	108	23,979	\$167	\$36,991	\$3,995,000		Tier 4	Property is un-entitled with 2 Bank of America ATMs on a lease agreement.
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# SALES COMPARABLES



## EXCLUSIVELY REPRESENTED BY

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