

3043 S LA BREA & 2936 S ORANGE DR

Development Or Owner/User Opportunity on Jefferson & La Brea

**** OWNER MOTIVATED TO SELL ****



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NAI CAPITAL - WEST LOS ANGELES

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Property Details



Price:

\$6,000,000

Land Size:

39,902 SF (\$150 PSF)

Building Size:

11,791 SF

Zoning:

C1.5-1VL-CPIO & R3-1

Opportunity Zone:

Yes

TOC:

3

Property Details



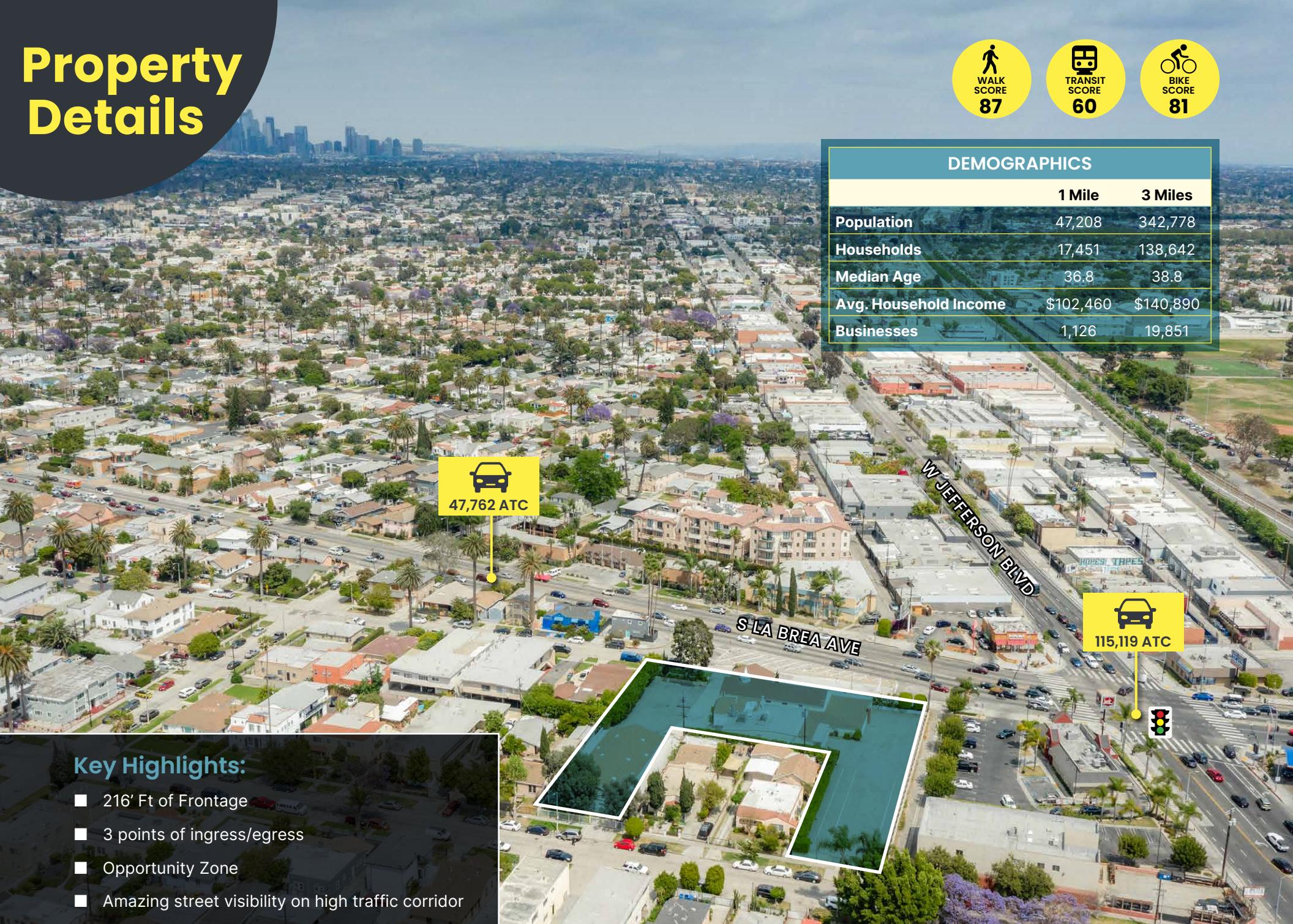
Property Description:

This is a rare opportunity to acquire approximately two parcels totaling ±40,000 SF of land adjacent to the prime intersection of La Brea Avenue and Jefferson Boulevard. The property is strategically positioned between Culver City, the Metro Expo Line, and West Adams, offering exceptional transit-oriented development potential.

Current zoning allows for up to nine stories and approximately 230 residential units by right (buyer to verify). The site's size and configuration also make it well-suited for alternative uses such as outdoor storage, EV charging or potential self-storage.

The property benefits from strong demographics, high vehicle counts, excellent visibility, and significant new investment throughout the surrounding area. Just blocks away, Costco is partnering on its first mixed-use project in the United States, combining a ground-floor Costco with hundreds of residential units above, anticipated for completion in 2027. Historically, Costco developments have driven increased employment, vehicle traffic, retail demand, and long-term residential value—often referred to as the “Costco Effect.”

Property Details



Development Potential



- 9 Stories by Right
- ±247,405 SF of Combined Floor Area
- ±230 Units
- No Community Hearings
- No Environmental Review
- Ministerial Permitting
- No Minimum Parking

Buyer to confirm

Adjacent to Metro Line (Additional TOD & FAR Benefits)



Opportunity Zone (Major Tax Benefits)

LOS ANGELES

OPPORTUNITY ZONE

SITE

S MANSFIELD AVE

LA BREA AVE

W JEFFERSON BLVD

7 | 3043 S LA BREA & 2936 S ORANGE DR, LOS ANGELES, CA

"If the investor holds the QOF investment at least ten years, when the investor sells or exchanges the investment, the investor is eligible to eliminate the gain on the QOF investment from any increase in value of the QOF investment during the investor's holding period" - <https://www.hud.gov/opportunity-zones/investors>

Aerial Map



CULVER CITY

LOS ANGELES

W JEFFERSON BLVD

SITE

LA BREA AVE

N

Aerial Map



Contact Info

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