

Marcus & Millichap

OFFERING MEMORANDUM
EXCLUSIVELY LISTED · CONFIDENTIAL

FREESTANDING RESTAURANT · OWNER-USER & DEVELOPMENT
NORTHEAST CORNER · JEFFERSON BOULEVARD & EDGEHILL DRIVE

3125 W Jefferson Boulevard

Los Angeles, California 90018 · Jefferson Park — West Adams

OFFERED AT

\$1,240,000

\$245.93 / SF Building

\$190.33 / SF Land

Mossanen Commercial Real Estate

EXCLUSIVELY LISTED BY MARCUS & MILLICHAP

IMAN MOSSANEN

DOUGLAS MCCAULEY · DAVID COVARRUBIAS

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The information contained herein has been obtained from sources we believe to be reliable, including the owner, public records, CoStar, the California Department of Alcoholic Beverage Control, and the City of Los Angeles. While such information is believed to be accurate, neither Marcus & Millichap nor the listing team has independently verified it, makes any guarantee, warranty, or representation as to its completeness or accuracy, or assumes any responsibility or liability for errors or omissions. All projections, opinions, assumptions, and estimates are provided for general reference only and are based on assumptions that may not occur. References to square footage, lot dimensions, zoning, entitlements, the alcoholic beverage license, income, and expenses are approximate.

A prospective purchaser must conduct its own complete and independent investigation, inspection, and analysis of the property and the information set forth herein. This includes, without limitation, independent verification of square footage and lot area, the physical and environmental condition of the property, the status and transferability of the alcoholic beverage license, the availability and feasibility of any contemplated use, development, or repositioning, applicable zoning, the entitlement and incentive programs referenced, all governmental approvals, and the financial implications of an acquisition. Marcus & Millichap makes no representation regarding the legal permissibility or economic feasibility of any future use or development, or the approval of any license transfer.

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Executive Summary

A vacant freestanding restaurant on a hard commercial corner — delivered as a clean slate, with an active beer & wine license in place.

3125 W Jefferson Boulevard is a single-story restaurant building of approximately ±5,042 square feet on a ±6,515 square foot lot at the northeast corner of Jefferson Boulevard and Edgehill Drive. Built in 1962 and most recently operated as a restaurant and cocktail lounge, the building is offered vacant — free of tenancy, relocation, or Ellis considerations — with roughly 50 feet of frontage on Jefferson and 130 feet of depth along Edgehill.

The asset suits three distinct buyers. An **owner-user or restaurateur** can restore food-and-beverage use to a corner that carries an active ABC Type 41 On-Sale Beer & Wine license available with the real estate, plus Restaurant Beverage Program eligibility. An **investor** can re-tenant ±5,042 SF of corridor retail at \$25–\$30/SF. And a **developer** can pursue a transit-oriented, density-bonused project under the site's TOC Tier 3 and Housing Element pathways on a corner lot with an existing FAR of just 0.78.

— OFFERING SUMMARY

List Price	\$1,240,000
Price per SF (Bldg)	\$245.93
Price per SF (Land)	\$190.33
Building Area	±5,042 SF
Lot Area	±6,515 SF · 0.15 AC
Year Built	1962 · One Story
Zoning	C2-1VL-CPIO
APN	5051-033-036
ABC License	Type 41 · Active
Occupancy	Vacant

±5,042
SF BUILDING

Type 41
ACTIVE ABC LICENSE

TOC 3
TIER · OPPORTUNITY
ZONE

0.78
EXISTING FAR

Investment Highlights

01

Delivered Vacant

±5,042 SF freestanding building delivered free of tenancy — a clean slate for an owner-user, operator, or repositioning investor, with no relocation or Ellis exposure.

02

Hard Corner · ±32,000 VPD

Northeast corner of Jefferson & Edgehill with ±50 ft of boulevard frontage and durable signage on one of South LA's principal east-west commercial spines.

03

Active ABC License Conveys

An active Type 41 On-Sale Beer & Wine license — in good standing, with no disciplinary history — is available with the real estate, a turnkey head start over a new permit. Restaurant Beverage Program eligibility supports a by-right path to broaden service.

04

Stacked Development Incentives

TOC Tier 3, federal Opportunity Zone, State Enterprise Zone, AB 2097 parking relief, and Housing Element rezoning-site status with a ministerial pathway. Existing FAR of just 0.78 leaves substantial entitled density unused.

05

Half-Mile to Metro Rail

Within a Transit Priority Area and ±0.5 mile — a ten-minute walk — of Expo/Crenshaw Station, where the Metro E (Expo) and K Lines intersect.

06

Restaurant Infrastructure in Place

Commercial kitchen line, hood, serving line, prep areas, dining rooms, and restrooms remain from the prior operation, reducing the cost and timeline of re-establishing food-and-beverage use. Buyer to verify condition.

422,000

RESIDENTS · 3 MILES

Beyond the corner itself, the trade area carries the asset: roughly 147,600 daytime employees and a deep residential base form an established market for retail or food-and-beverage use, supporting a motivated, generational disposition.

Property Description

Measured Aerial & Parcel Data · APN 5051-033-036 · Tract 5580, Block Q, Lot 21



Measured aerial — subject parcel outlined. 50.11 ft of frontage on W Jefferson Boulevard × 130 ft of depth along Edgehill Drive; measured area ±6,513 SF, consistent with the ZIMAS lot area of 6,515.3 SF.

— PARCEL SUMMARY		— STATUS & ASSESSMENT	
APN	5051-033-036	Prior Use	Restaurant / Lounge
Legal	Tract 5580 · Blk Q · Lot 21	Occupancy	Vacant · Delivered Free
Building Area	±5,042 SF	Zoning	C2-1VL-CPIO
Lot Area	±6,515 SF · 0.15 AC	General Plan	Neighborhood Commercial
Dimensions	±50.11 ft × 130 ft	Flood Zone	Zone B / X · Not in SFHA
Year Built / Stories	1962 · One Story	Opportunity Zone	Federal · Designated
Construction	Wood Frame · Class C	Retail Sub-Market	Inglewood / South LA
Existing FAR	0.78	Council District	CD 10 · Heather Hutt
— ACCESS & DEMOGRAPHICS			
Traffic · Jefferson	±32,147 VPD	Population 1 / 3 mi	41,494 / 422,234
Metro E / K Line	Expo/Crenshaw · 0.5 mi	HH Income · 1 mi	\$68,387
LAX	17 min · 8.9 mi	Employees · 3 mi	147,596

The Corner

Freestanding building · ±50 ft on Jefferson × 130 ft on Edgehill · delivered vacant



NORTHEAST CORNER · JEFFERSON & EDGEHILL SIDE ELEVATION · REAR & FOOTPRINT · CORRIDOR AERIAL

Existing Improvements

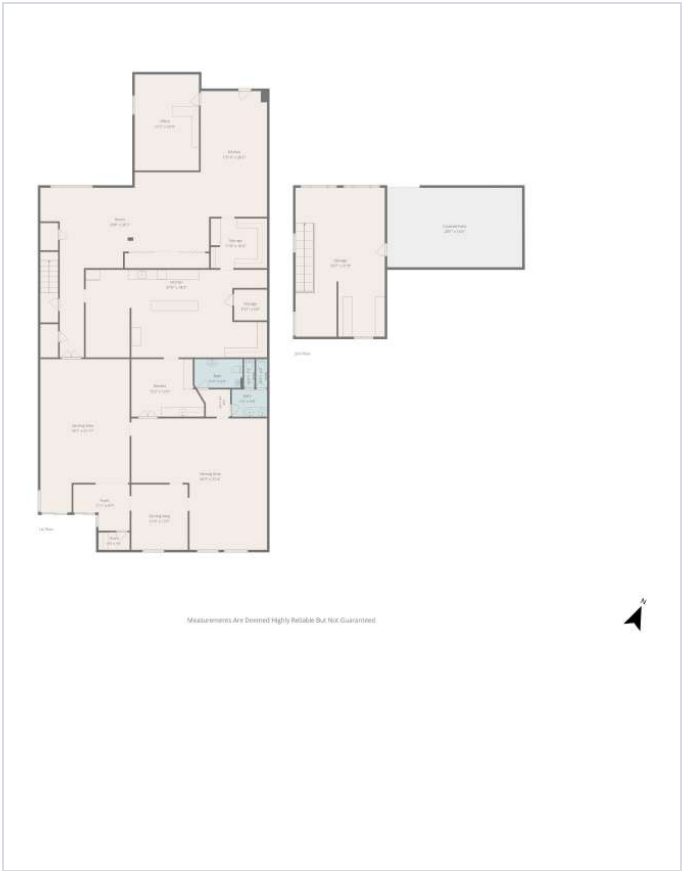
Interior of the prior restaurant configuration — commercial kitchen line, dining rooms, and back-of-house in place



Interior photography reflects the prior operating configuration. Furnishings, fixtures, and trade equipment are shown for reference only; the property conveys vacant. Existing commercial kitchen infrastructure — hood, serving line, and prep areas — gives an owner-user a meaningful head start on re-establishing food-and-beverage use. Buyer to verify the condition and inclusion of all improvements.

Floor Plan & Licensing

Measured interior layout & conveying ABC license · ±5,042 SF freestanding restaurant



— AREA SCHEDULE (MEASURED)

Ground Floor — Conditioned	±3,896 SF
Enclosed Storage	±741 SF
Covered Patio (2nd Level)	±466 SF
Measured Enclosed Area	±4,637 SF
Building Area (Assessor)	±5,042 SF
Stories	One + Mezzanine Storage

Measured floor plan from a June 2026 scan. The ground floor reads as a turnkey restaurant footprint — open main dining room, primary kitchen and prep/bar kitchens, back-of-house storage, restrooms, and a front foyer; a second level adds enclosed storage and a covered patio. Areas deemed reliable but not guaranteed; buyer to verify.

— ABC LICENSE — CONVEYS WITH SALE

License Type	Type 41 · Beer & Wine
Classification	On-Sale · Eating Place
Status	Active · Good Standing
Original Issuance	1994
Disciplinary History	None
Availability	With Real Estate (Transfer)

An active California ABC Type 41 On-Sale Beer & Wine license authorizing beer and wine for on-premises consumption at a bona fide eating place is in place at the property and available to a qualified buyer with the real estate, subject to standard ABC transfer approval and buyer qualification. For an owner-user or restaurateur, the license removes the cost, uncertainty, and multi-month timeline of securing a new on-sale permit. Status sourced from the California ABC; buyer to verify current status and transferability.

Zoning

The parcel is zoned C2-1VL-CPIO with a Neighborhood Commercial General Plan designation, within the Commercial Corridors subarea of the West Adams – Baldwin Hills – Leimert Community Plan Implementation Overlay.

Beneath that base zoning, the site stacks an unusually deep set of incentives that open multiple by-right and density-bonus pathways — TOC Tier 3 standing, ED 1 review eligibility, and Housing Element rezoning-site status with a ministerial approval pathway, meaning residential and mixed-use density can be pursued administratively rather than through discretionary entitlement. With an existing FAR of just 0.78, substantial entitled density remains unused.

— ENTITLEMENT & INCENTIVE PROFILE	
Zoning	C2-1VL-CPIO
General Plan	Neighborhood Commercial
CPIO Subarea	Commercial Corridors
TOC Tier	Tier 3 · ED 1 Review Eligibility
Housing Element Site	Yes · Ministerial
Minimum Density	Yes (Rezoning Site)
ABC License	Type 41 · Active (Conveys)
Opportunity Zone	Yes (Federal)
State Enterprise Zone	Los Angeles
AB 2097 Parking Relief	Yes (½-mi Transit)
AB 2334 VLVT Area	Yes
Transit Priority Area	Yes
Restaurant Beverage Program	Eligible (General)
RSO / Historic / Mills Act	No / None / None

PATHWAYS TO VALUE

OPERATE Restore restaurant use under the conveying Type 41 beer & wine license and Restaurant Beverage Program eligibility.	RE-TENANT Lease ±5,042 SF of corridor retail at an estimated \$25–\$30/SF to a single user on a high-traffic boulevard.	DEVELOP Pursue a TOC / Housing Element density-bonus project on a ±6,515 SF transit-served corner in a federal Opportunity Zone.
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Incentive, density, and license assumptions are summarized from public ZIMAS, CoStar, and California ABC records and should be independently verified with the Los Angeles Department of City Planning, LADBS, and the Department of Alcoholic Beverage Control. No representation is made as to the approvability or feasibility of any specific project or the transfer of any license.



SUBJECT · JEFFERSON BOULEVARD CORRIDOR

Location & Corridor

Jefferson Boulevard is a principal east-west commercial spine of South Los Angeles, running from the Westside through West Adams and Jefferson Park toward Downtown. Directly in front of the site it carries roughly 32,000 vehicles per day, lending the corner consistent exposure and signage value. The property sits within a designated Transit Priority Area, one half-mile — a ten-minute walk — from Expo/Crenshaw Station, where the Metro E (Expo) and K Lines intersect, placing it a single connection from Downtown, Culver City, Santa Monica, and LAX. That proximity is the foundation of the parcel's AB 2097 parking relief, AB 2334 status, and TOC Tier 3 density eligibility.

— TRANSIT & ACCESS

Expo/Crenshaw Station	0.5 mi · 10-min walk
Farmdale Station	1.0 mi
Union Station	15 min · 7.8 mi
Interstate 10	±1.0 mi
LAX	17 min · 8.9 mi
Downtown LA	±15 min

±32K

VPD ON JEFFERSON

0.5 mi

TO METRO RAIL

2

METRO LINES

8.9 mi

TO LAX

Area Overview & Market



LOOKING NORTHEAST TOWARD DOWNTOWN LOS ANGELES — THE SUBJECT CORNER IN THE FOREGROUND

The property draws on a dense, employment-rich trade area. Within one mile sit approximately 41,500 residents and 14,700 households; within three miles, that base expands to roughly 422,000 residents and 151,800 households, with about 147,600 daytime employees supporting weekday retail and restaurant demand. In the surrounding Inglewood / South LA retail submarket, asking rents average roughly \$28.67/SF against a vacancy rate near 5.5%, and CoStar estimates achievable rent for the subject at \$25–\$30/SF.

— DEMOGRAPHICS · 1 MI / 3 MI		— RETAIL SUBMARKET SNAPSHOT	
Population	41,494 / 422,234	Submarket	Inglewood / South LA
Households	14,733 / 151,755	Submarket Asking Rent	±\$28.67/SF
Median HH Income	\$68,387 / \$64,820	CoStar Est. Rent — Subject	\$25 – \$30/SF
Median Age	40.7 / 38.5	Submarket Vacancy	±5.5%
Daytime Employees	7,018 / 147,596	Market Sale Price / SF	±\$356/SF

Demographic and market figures are sourced from CoStar (2025) and provided for general reference. Rent and value estimates are not a representation of achievable terms.

Offering Guidelines

LIST PRICE

\$1,240,000

\$245.93 / SF Building · \$190.33 / SF Land

The property is offered vacant and on an as-is, where-is basis, together with the active ABC Type 41 On-Sale Beer & Wine license, subject to standard ABC transfer approval and buyer qualification. Offers should be submitted to the listing team as a non-binding letter of intent specifying price, deposit, due-diligence and closing periods, financing, and proof of funds. The owner reserves the right to review offers as received. Tours are by appointment through the listing team.

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