

OFFERING MEMORANDUM

# 4420 S BROADWAY

LOS ANGELES, CA 90037



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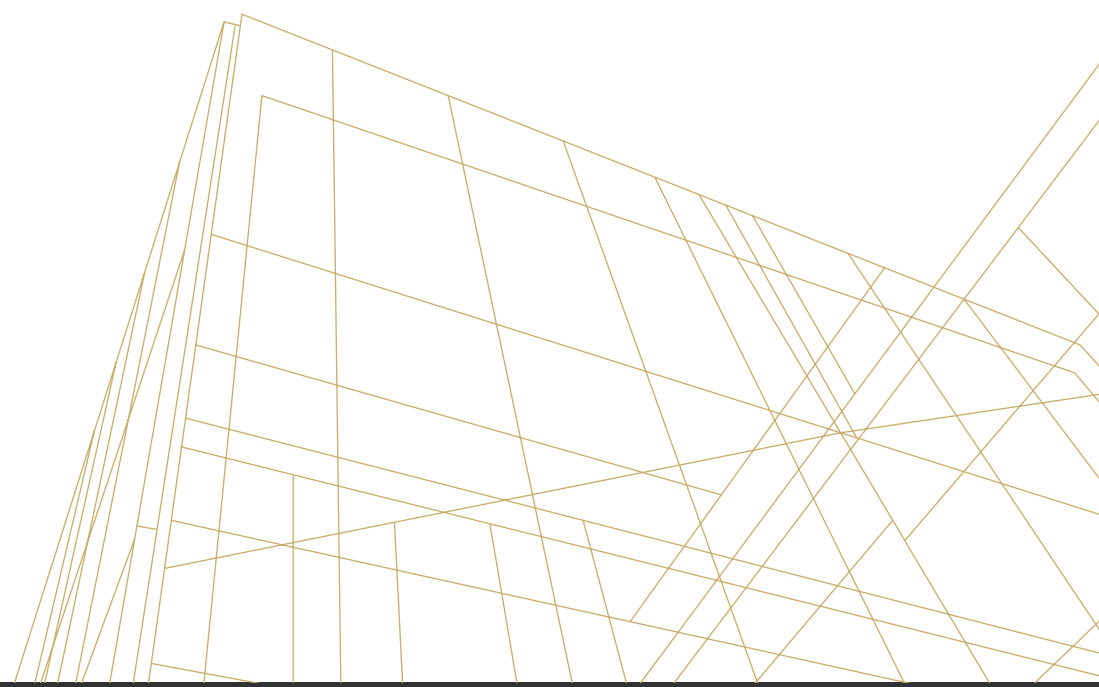
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*Exclusively listed by*

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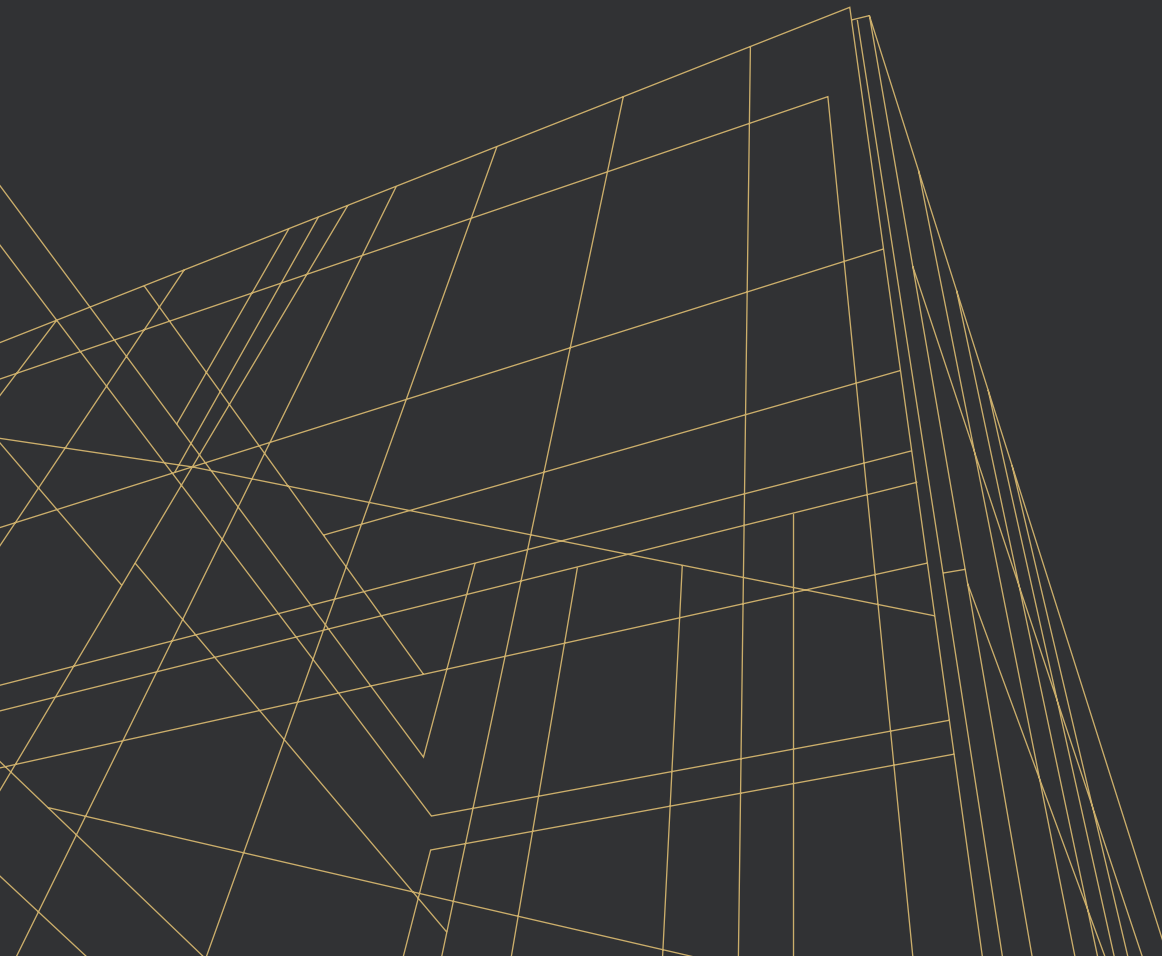
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# EXECUTIVE SUMMARY

# DEVELOPMENT OPPORTUNITY

We are pleased to present 4420 S Broadway, a 24,716sf LAC2-2D-CPIO Tier 3 TOC development site located along the trending Broadway corridor! Existing improvements consist of a 12,749sf commercial building, with all current tenants on Month-to-Month leases and an enormous parking lot in the rear of the existing building!

As a development site, the property is ED1 eligible, providing a developer with unlimited density and an expedited approval process for a 100% affordable housing project, with other similar sized sites allowing for 150+ affordable units. As a market rate Tier 3 TOC development site, the property has potential for a maximum of 106 units.

In the event you are not a developer, the existing 12,749sf of building size provides opportunity for a local owner-user or non-profit to occupy the entire building to operate their business and/or provide services to the local community.

Located near the intersection of Broadway and Vernon Ave, the property has ease of access to the 110 Freeway, DTLA, the South Bay, and USC!

The Seller has multiple reports in their possession, including survey and environmental reports.

Contact Casey Lins at Casey.Lins@kidder.com or 714-333-6768 for additional information.



ADDRESS	4420 S Broadway, Los Angeles, CA 90037
APN'S	5110-002-005
EXISTING IMPROVEMENTS	12,749 SF Commercial
LAND SF	±24,716 SF
PRICE PER UNIT (TOC/ED1)	\$28,207 / \$20,000 per Unit
ZONING	C2-2D
TOC	Tier 3
ED1 ELIGIBLE	YES
<b>List Price</b>	<b>\$2,990,000</b>

# DEVELOPMENT SUMMARY

*+24,716*

LAND SF

*TIER 3*

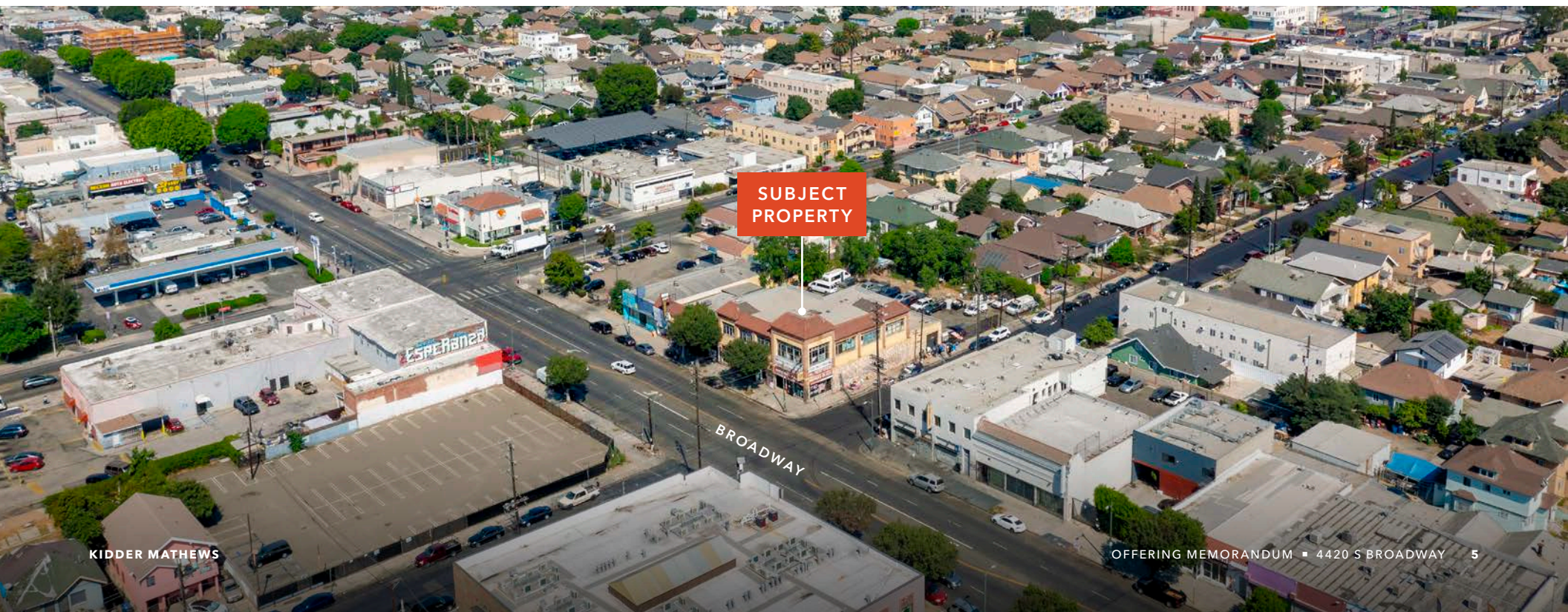
TRANSIT ORIENTED  
COMMUNITY (TOC)

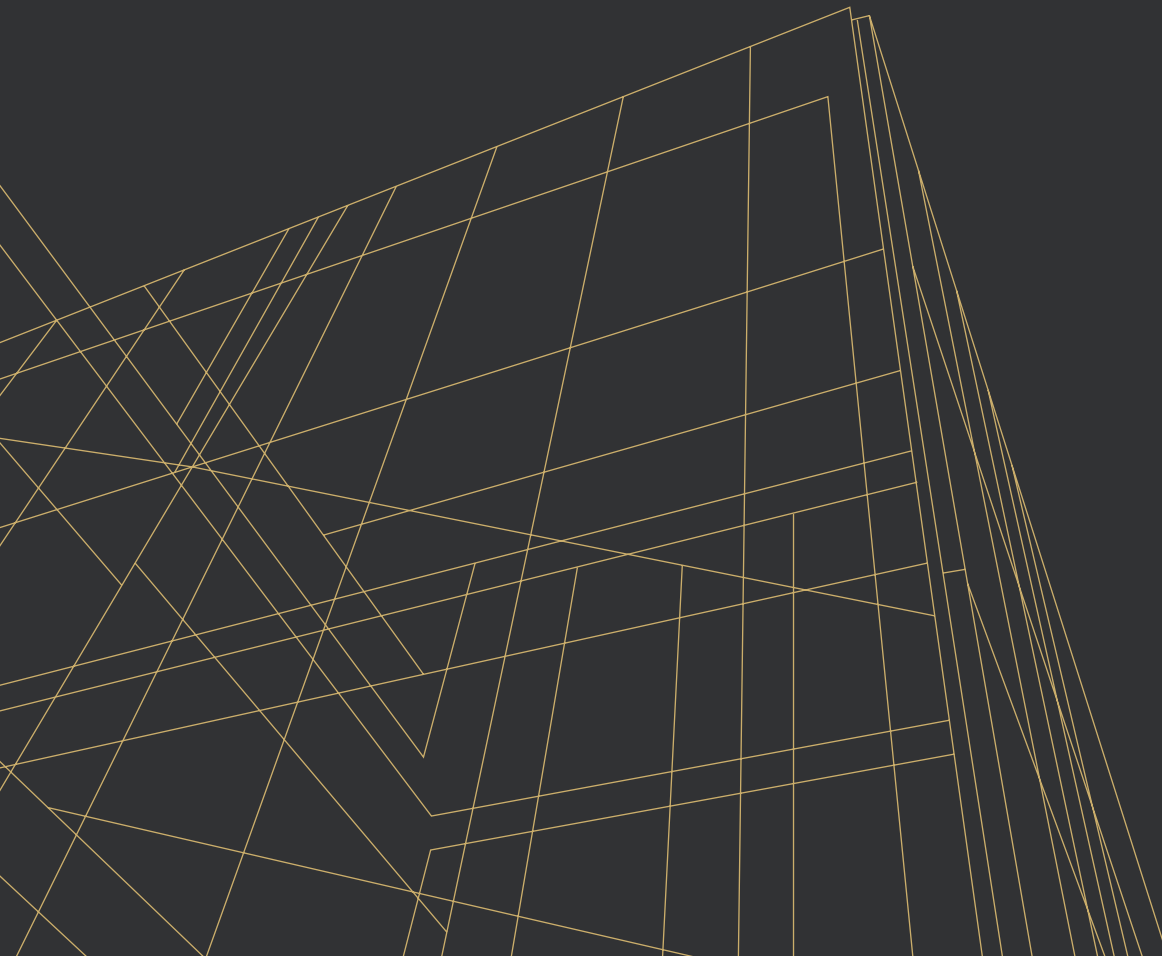
*YES*

OPPORTUNITY  
ZONE

LAND SF	±24,716 SF
ZONING	LAC2-2D CPIO
TOC	Tier 3
TOC UNITS ALLOWED	106 Units
TOC PRICE/UNIT	\$28,207 per unit
ED1 ELIGIBLE	Yes
ED1 POTENTIAL	150+ units
ED1 PRICE/UNIT	±\$20,000 per unit
PRICE/SF LAND	\$121/SF

\*Buyer shall complete their own due diligence to determine the development potential of the subject property





# PROPERTY OVERVIEW

# PROPERTY OVERVIEW

DTLA

SUBJECT  
PROPERTY

W 45TH ST

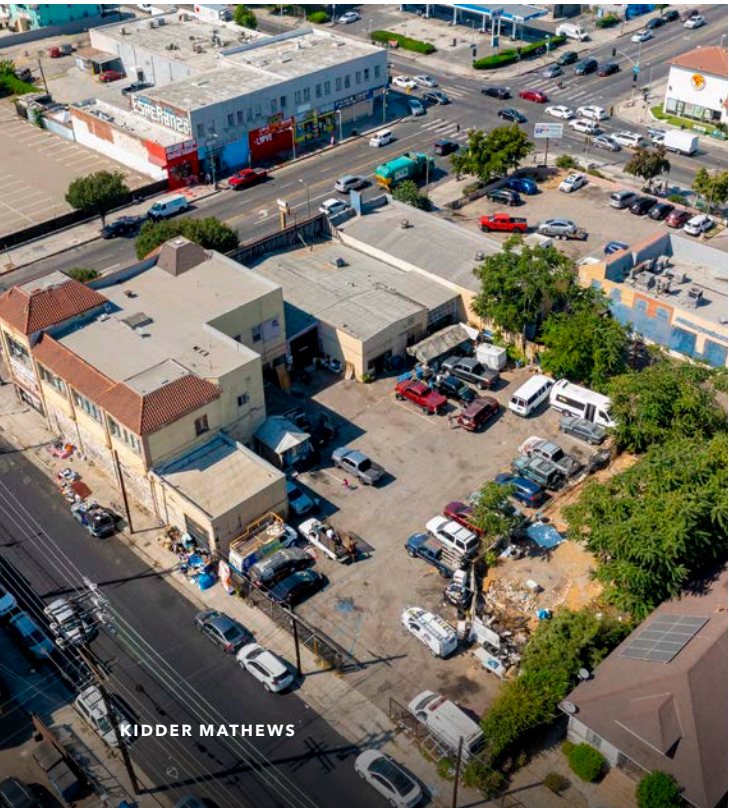
BROADWAY

# PROPERTY OVERVIEW





PROPERTY OVERVIEW

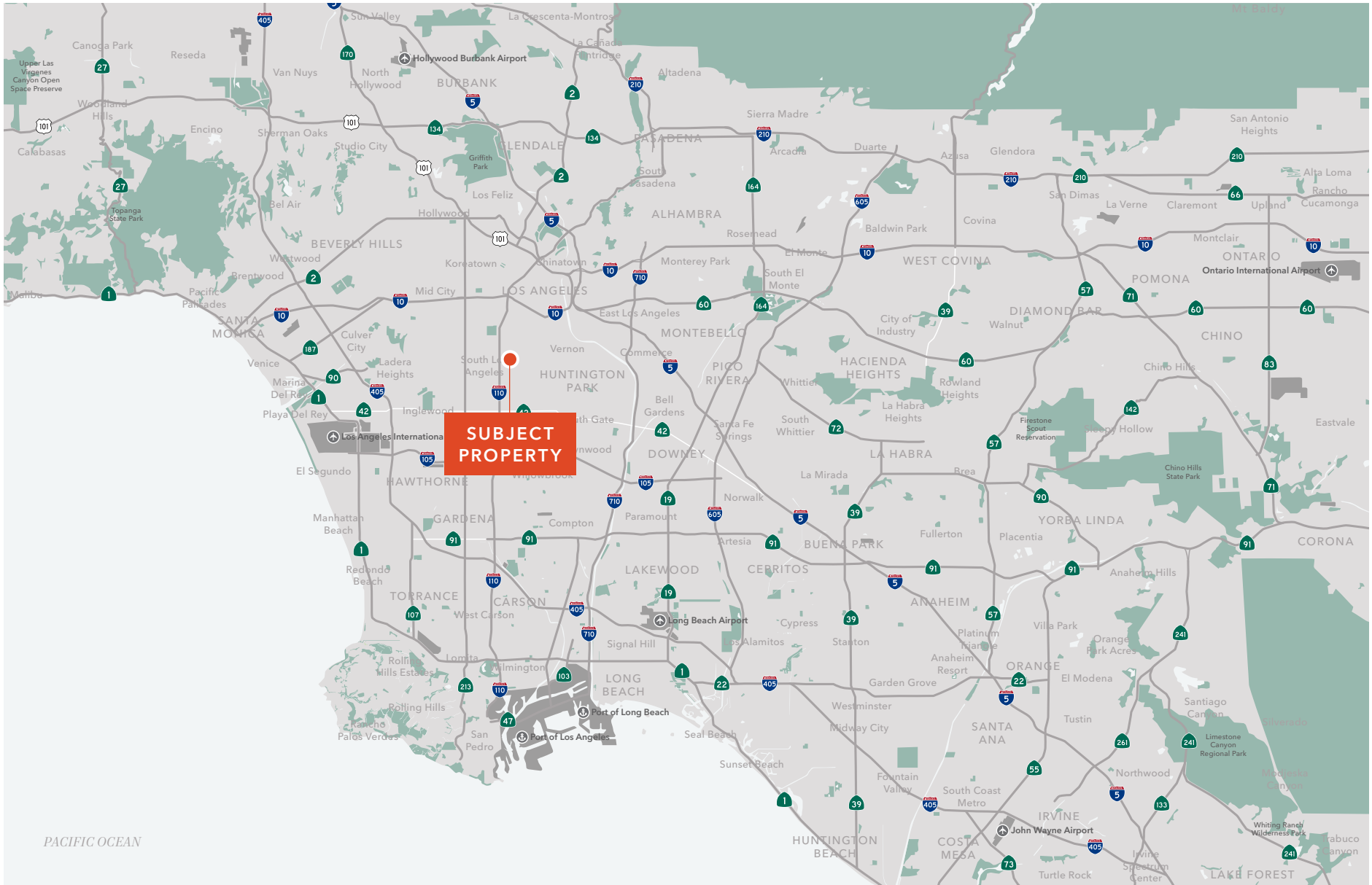


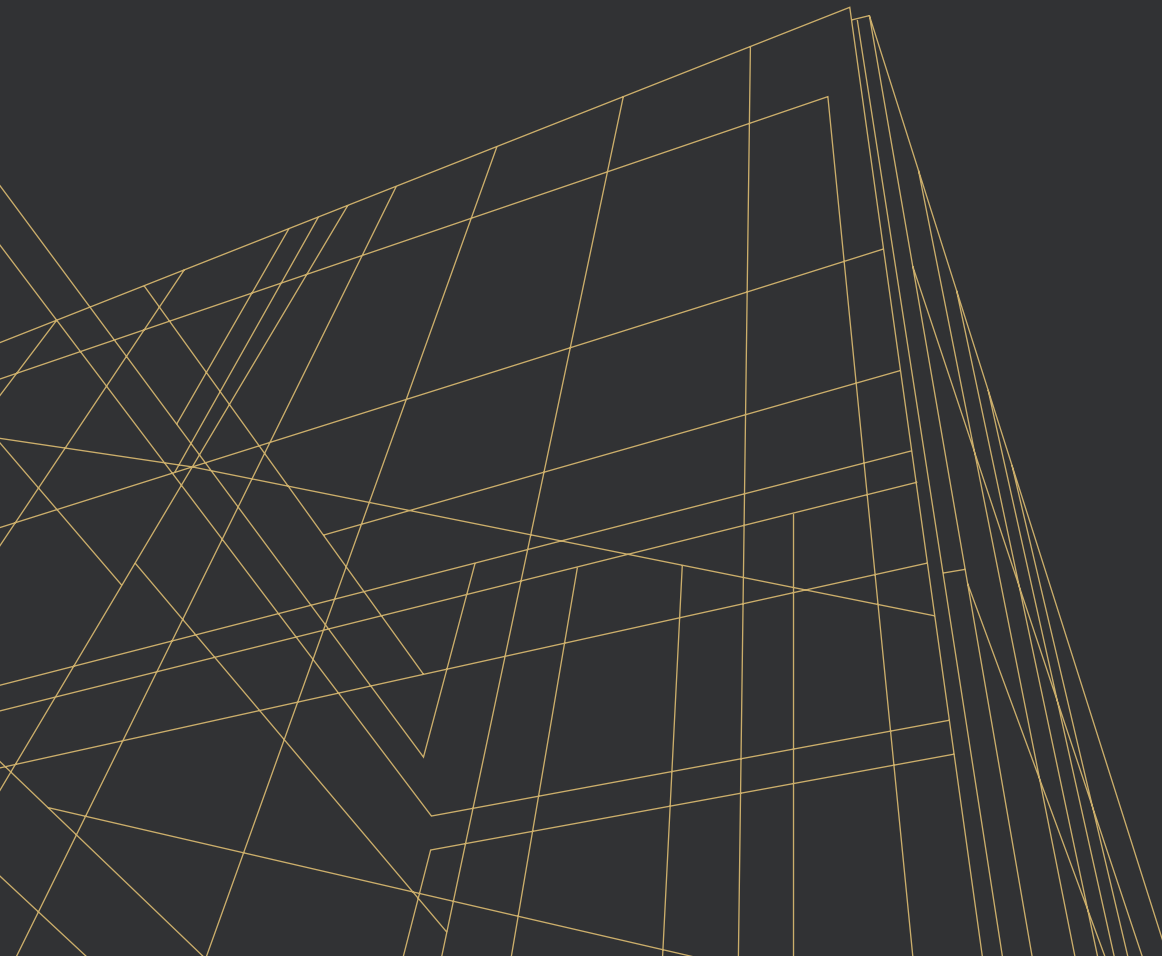
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# PROPERTY OVERVIEW





# COMPARABLES

## SOLD - COMPARABLE SALES

	Address	Zoning	Lot SF	Dev. Units w/ TOC	PPU	Lot/Sf	Sale Price	Sold Date
01	<b>257 E VERNON AVE</b> Los Angeles, CA 90011	LAR3	10,305	21	\$57,143	\$116	\$1,200,000	10/1/2024
02	<b>6321 11TH AVE</b> Los Angeles, CA 90043	LAR3	11,364	26	\$50,000	\$114	\$1,300,000	8/20/2024
03	<b>7417 S BROADWAY</b> Los Angeles, CA 90003	LAC2	12,197	39	\$38,462	\$123	\$1,500,000	12/20/2023
04	<b>6320 CRENSHAW BLVD</b> Los Angeles, CA 90043	LAC2	10,772	46	\$30,163	\$129	\$1,387,500	12/1/2023
05	<b>836 W 42ND PL</b> Los Angeles, CA 90037	LAR3	14,170	32	\$59,375	\$134	\$1,900,000	10/23/2023
06	<b>8860 S VERMONT AVE</b> Los Angeles, CA 90044	LAC2	15,697	64	\$31,250	\$127	\$2,000,000	9/14/2023
S	<b>4420 S BROADWAY</b> Los Angeles, CA 90037	LAC2	24,726	106	\$28,208	\$121	\$2,990,000	\$398,333
	<b>Average</b>				<b>\$43,942</b>	<b>\$121</b>		

*Sold - Comparable Sales*

01 257 E VERNON AVE  
Los Angeles, CA 90011

02 6321 11TH AVE  
Los Angeles, CA 90043

03 7417 S BROADWAY  
Los Angeles, CA 90003

04 6320 CRENSHAW BLVD  
Los Angeles, CA 90043

05 836 W 42ND PL  
Los Angeles, CA 90037

06 8860 S VERMONT AVE  
Los Angeles, CA 90044

SUBJECT  
PROPERTY



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