




Conceptual
Rendering



Auction Starting Bid: \$225,000
 Bidding Starts May 4, 2026 @ 9:00am

Register to Bid
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Register to Bid
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Offering Memorandum - Land

Address

8426 S. Broadway

Los Angeles, CA 90003

The Ghobadi Team
Apartment Building Specialists

Our Mission

Our mission is to provide our clients with proven, personalized service that not only achieves—but exceeds—their investment objectives. Through a spirit of honesty, integrity and ingenuity, our team of brokerage, research and marketing professionals with expertise in the San Fernando Valley and Tri-Cities markets aims to maximize returns while safeguarding the best interests of our clients.

Guiding Principles

Honesty | Integrity | Experience | Market Knowledge



Table of Contents

01

Property
Profile

Redevelopment Information

Project: 22-Unit Apartment Building, 3 Stories, Fully Sprinklered,
100% Affordable Housing, 100% Privately Funded,
Not Public Housing, No Tax Credit Received

Property Snapshot

8426 S. Broadway
Los Angeles, CA 90003

Address

LAC2

Zoning

6040-002-003

APN

3

Stories

RTI

Status

None

Parking Spaces

22

Number of Units

22

Bicycle Parking Spaces

±13,322 square feet

Project Building Area

Tier 3

Transit Oriented Community (TOC)

±7,264 square feet

Lot Size

Privately funded project,
not subject to prevailing wages

Unit Mix

1

2-Bed Unit

19

1-Bed Units

2

Studio

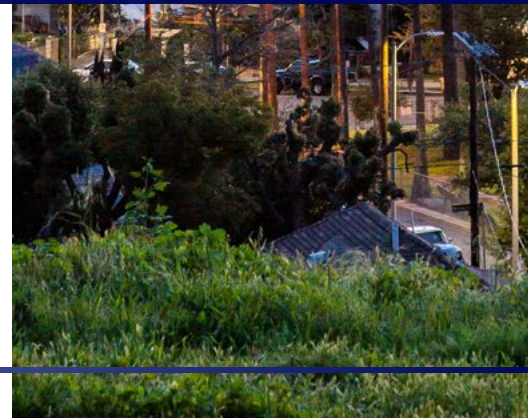
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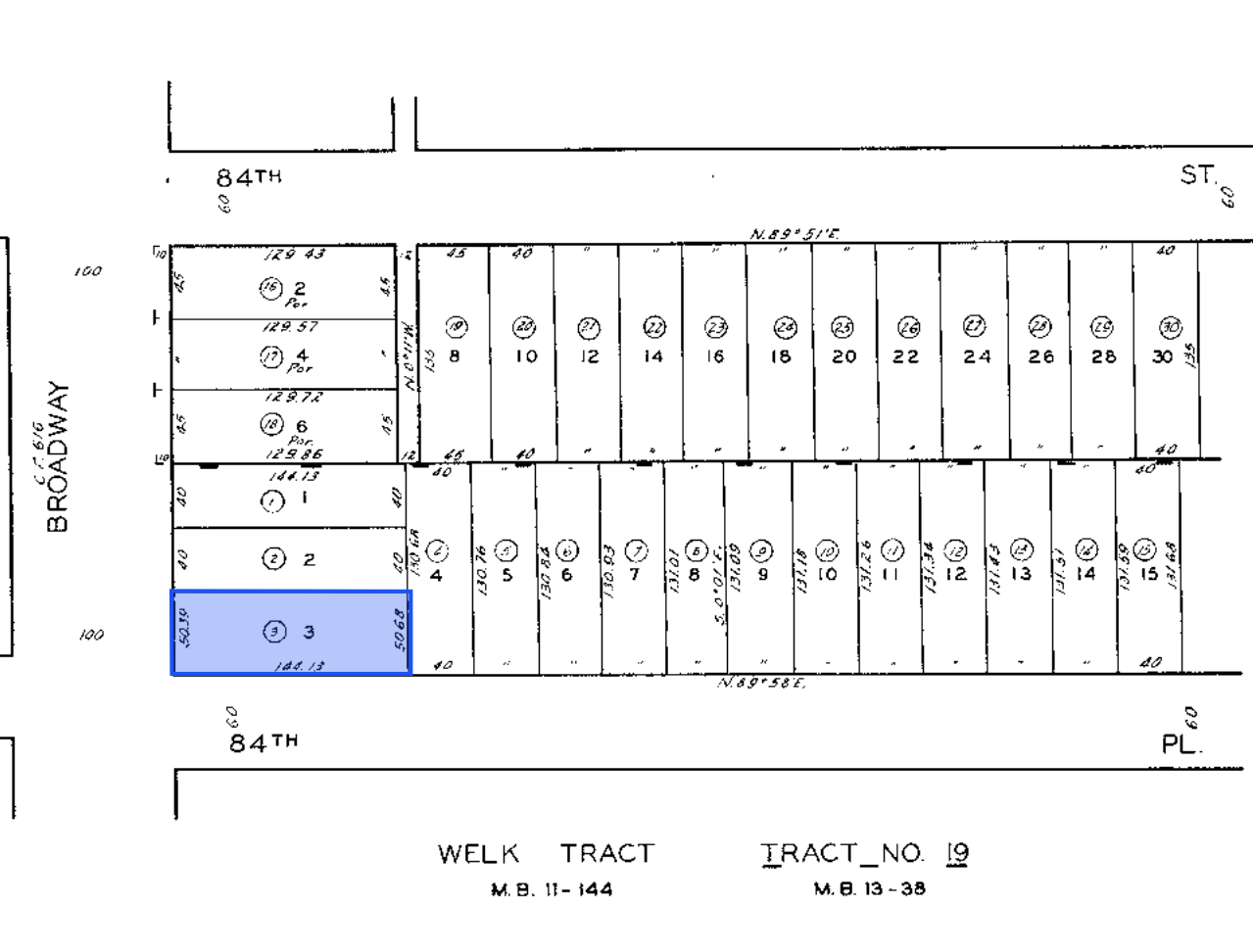
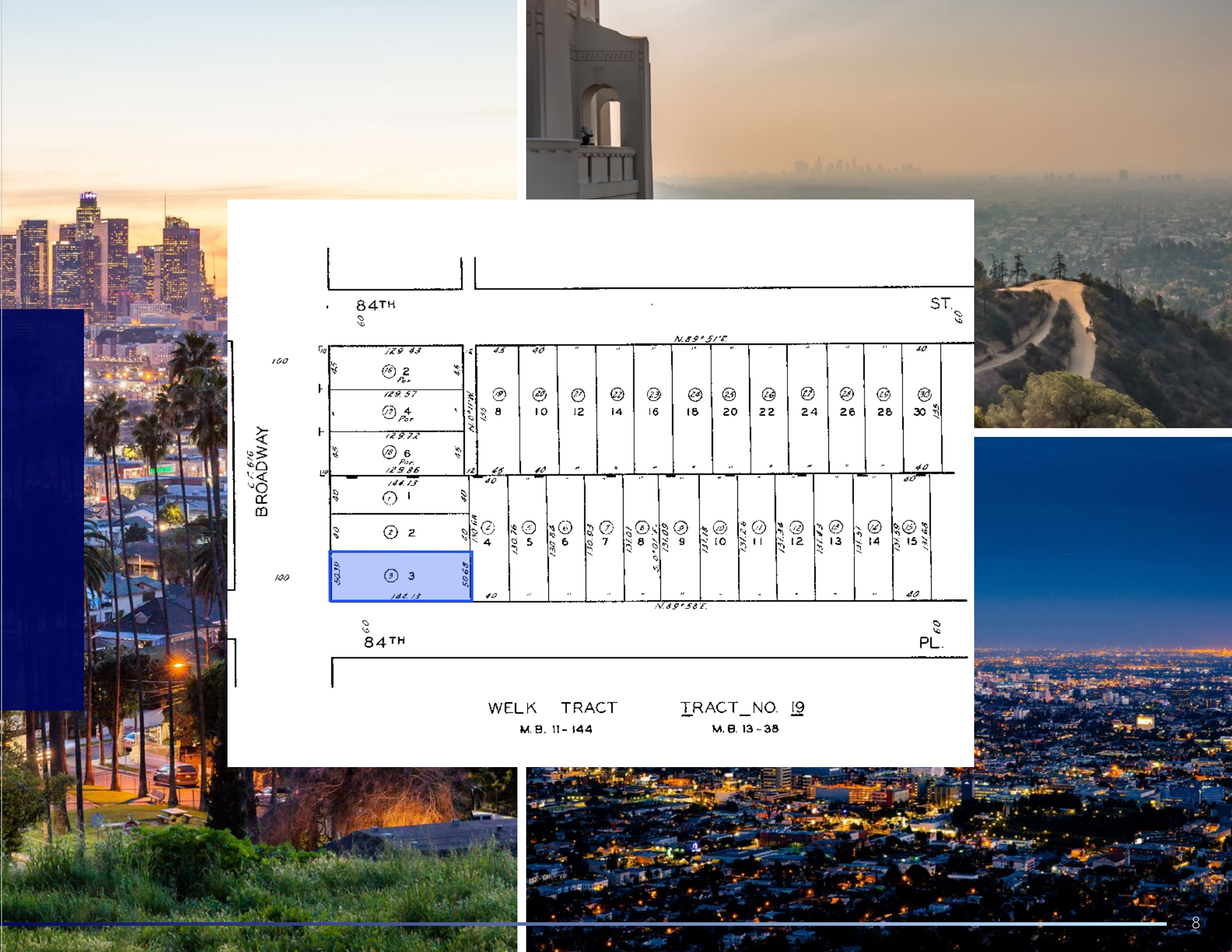


Property Highlights

22 unit apartment building, 3 stories fully sprinklered, 100% affordable housing. 100% privately funded. Not public housing. No tax credit received.

- ◆ 22 units - RTI
- ◆ 3 stories, Type V-A
- ◆ Tier 3 TOC project
- ◆ 100% Affordable - No parking required
- ◆ Long term bicycle parking - 22 spaces
- ◆ Lot size: ±7,264 square feet
- ◆ Project Building Area: ±13,322 square feet
- ◆ Zoning: LAC2





Elevations - South / North



○ SOUTH ELEVATION (RIGHT)
SCALE : 3/16" = 1'-0"

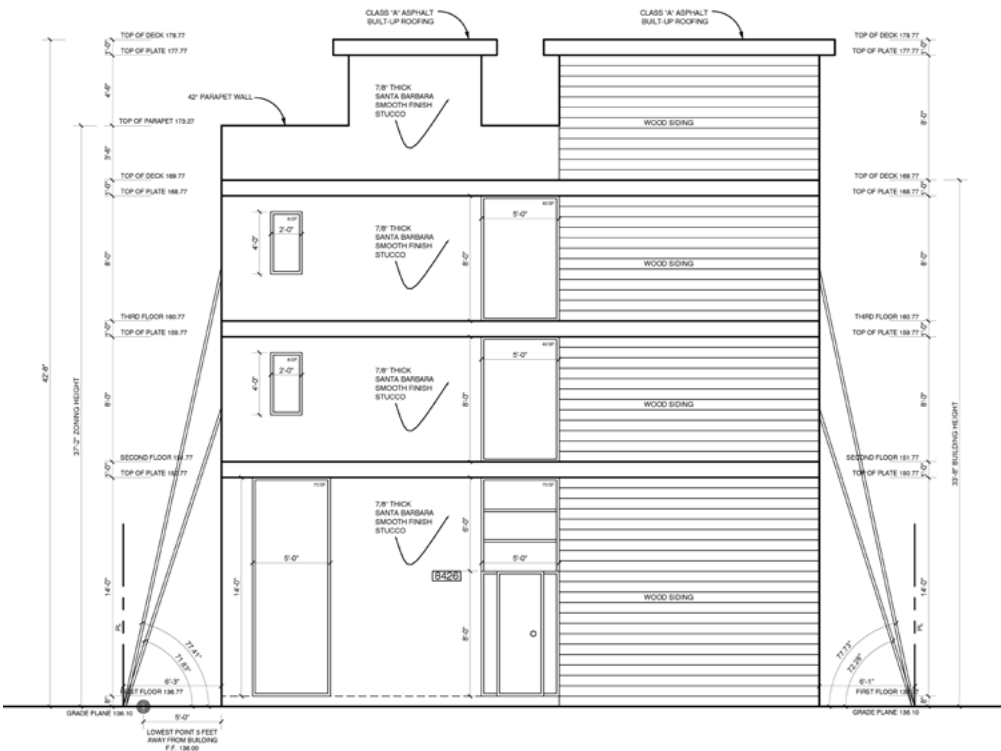


○ NORTH ELEVATION (LEFT)
SCALE : 3/16" = 1'-0"

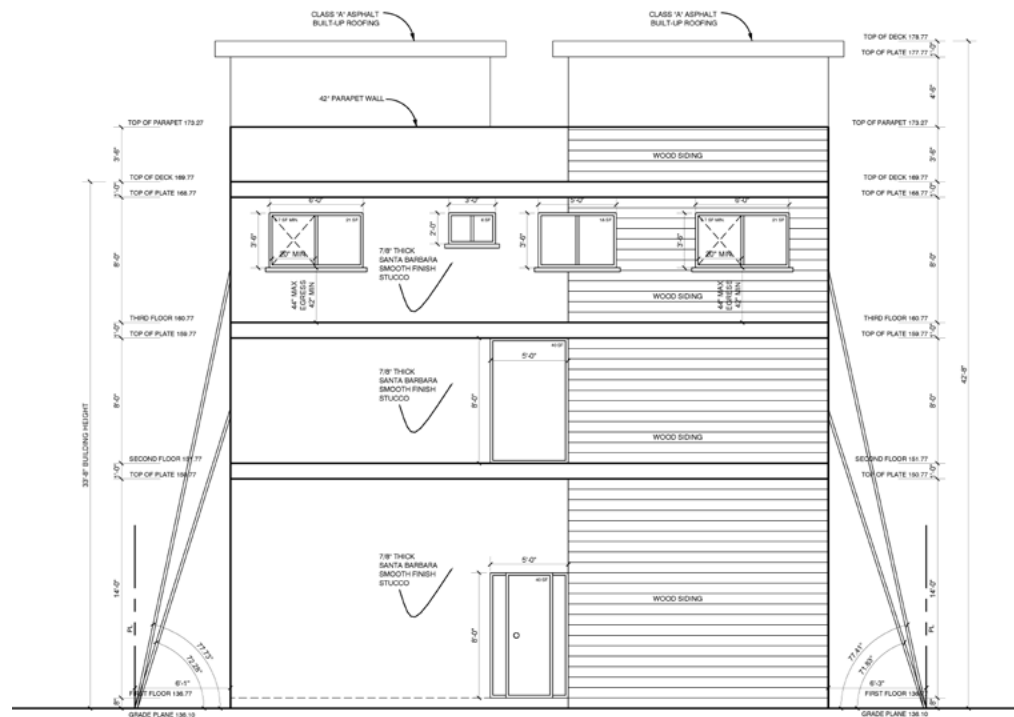
PLANS APPROVED
City of Los Angeles
Department of City Planning

DATE: 06/28/2024 FILE NO: 9
PROJECT NO: 20210-1000-00379
CASE NO: ADM-2023-4967-CPIOC
PLUMBER: Anacary Hurtado

Elevations - West / East



○ WEST ELEVATION (FRONT)
SCALE : 3/16" = 1'-0"



○ EAST ELEVATION (REAR)
SCALE : 3/16" = 1'-0"

Rent Roll



Unit #	Unit Type	Unit SF	Notes
101	1 Bed + 1 Bath	407	Vacant
102	1 Bed + 1 Bath	375	Vacant
103	1 Bed + 1 Bath	375	Vacant
104	1 Bed + 1 Bath	375	Vacant
105	1 Bed + 1 Bath	375	Vacant
106	1 Bed + 1 Bath	375	Vacant
107	1 Bed + 1 Bath	375	Vacant
200	Studio	331	Vacant
201	1 Bed + 1 Bath	407	Vacant
202	1 Bed + 1 Bath	375	Vacant
203	1 Bed + 1 Bath	375	Vacant
204	1 Bed + 1 Bath	375	Vacant
205	1 Bed + 1 Bath	375	Vacant
206	1 Bed + 1 Bath	375	Vacant
207	1 Bed + 1 Bath	375	Vacant
300	Studio	331	Vacant
301	1 Bed + 1 Bath	407	Vacant
302	1 Bed + 1 Bath	375	Vacant
303	1 Bed + 1 Bath	375	Vacant
304	1 Bed + 1 Bath	375	Vacant
305	1 Bed + 1 Bath	375	Vacant
306	2 Bed + 1 Bath	520	Vacant

02

Financials

Financials

Auction

Starting Bid: \$225,000

Bidding Starts
May 4, 2026, 9:00 am



Units	22 Total
Status	RTI
Project Building Area (SF)	13,322
Lot Size (SF)	7,264
Zoning	LAC2
APNs	6040-002-003
Transit Oriented Community (TOC)	Tier 3



* Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

03

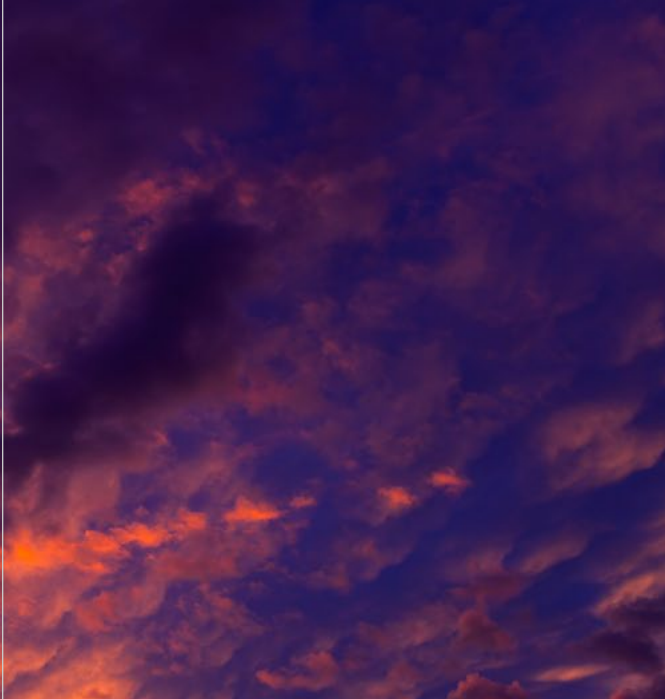
Area
Overview

Neighborhood Essentials

Historic South-Central Los Angeles is a storied neighborhood in the South Los Angeles region. South LA is home to the University of Southern California, a top-ranking university founded in 1880, a close-knit community, and a rich past.

Renting an apartment in South Central LA places you in an active neighborhood near many LA hotspots. This neighborhood had one of America's first jazz scenes (often nicknamed the West Coast Harlem) and was home to Kid Ory, a famous trombonist, and bandleader. Today, South Central LA offers residents terrific proximity to downtown, USC, and a variety of historic sites in addition to numerous freeways.





Major Roads

Interstate 110 Freeway
1 min / 1000 feet

Interstate 10 Freeway
6 min / 5 miles



Transportation

Harbor Freeway Station
4 min / 2.7 miles

Los Angeles Union Station
14 min / 9.0 miles

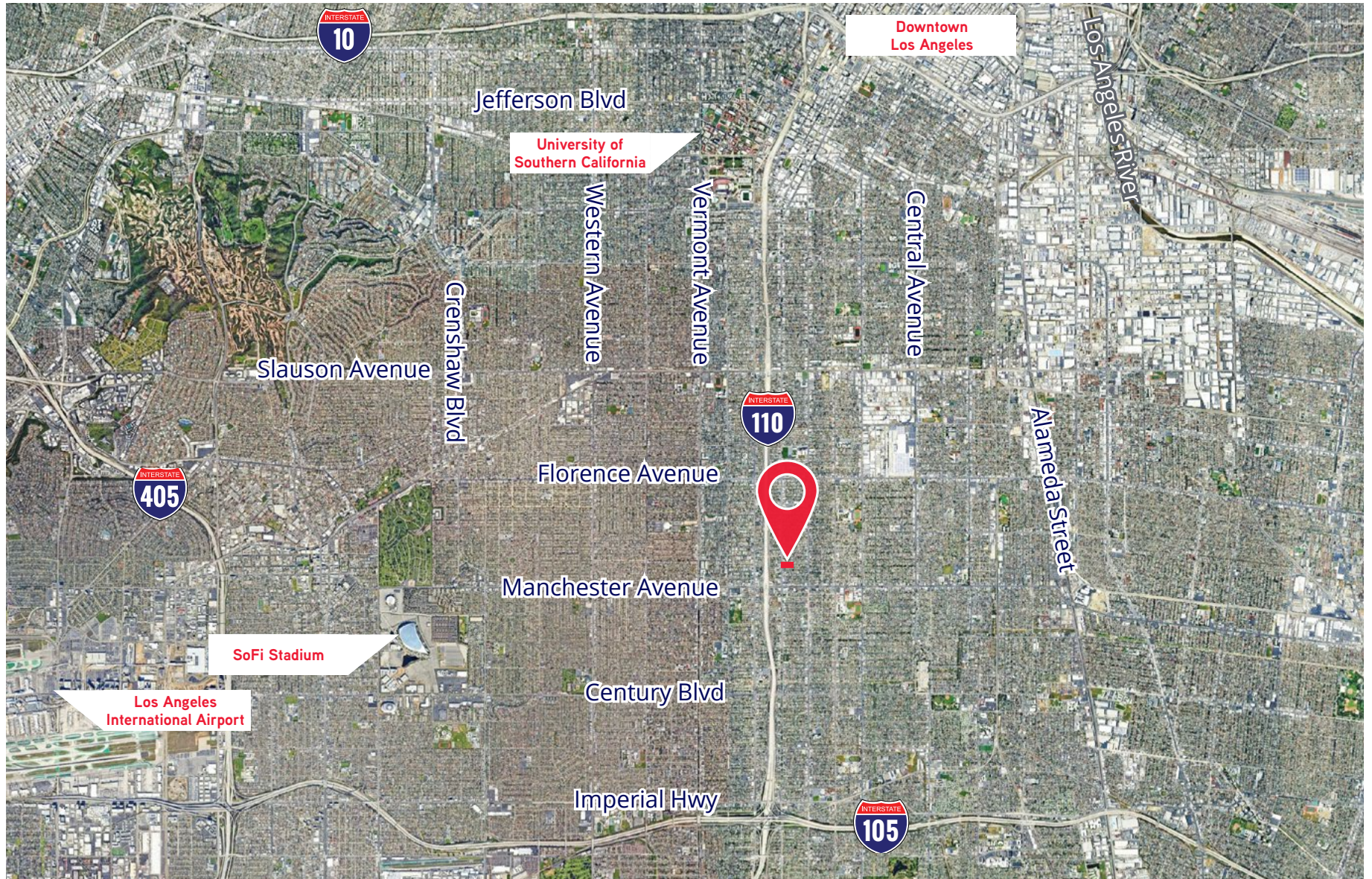


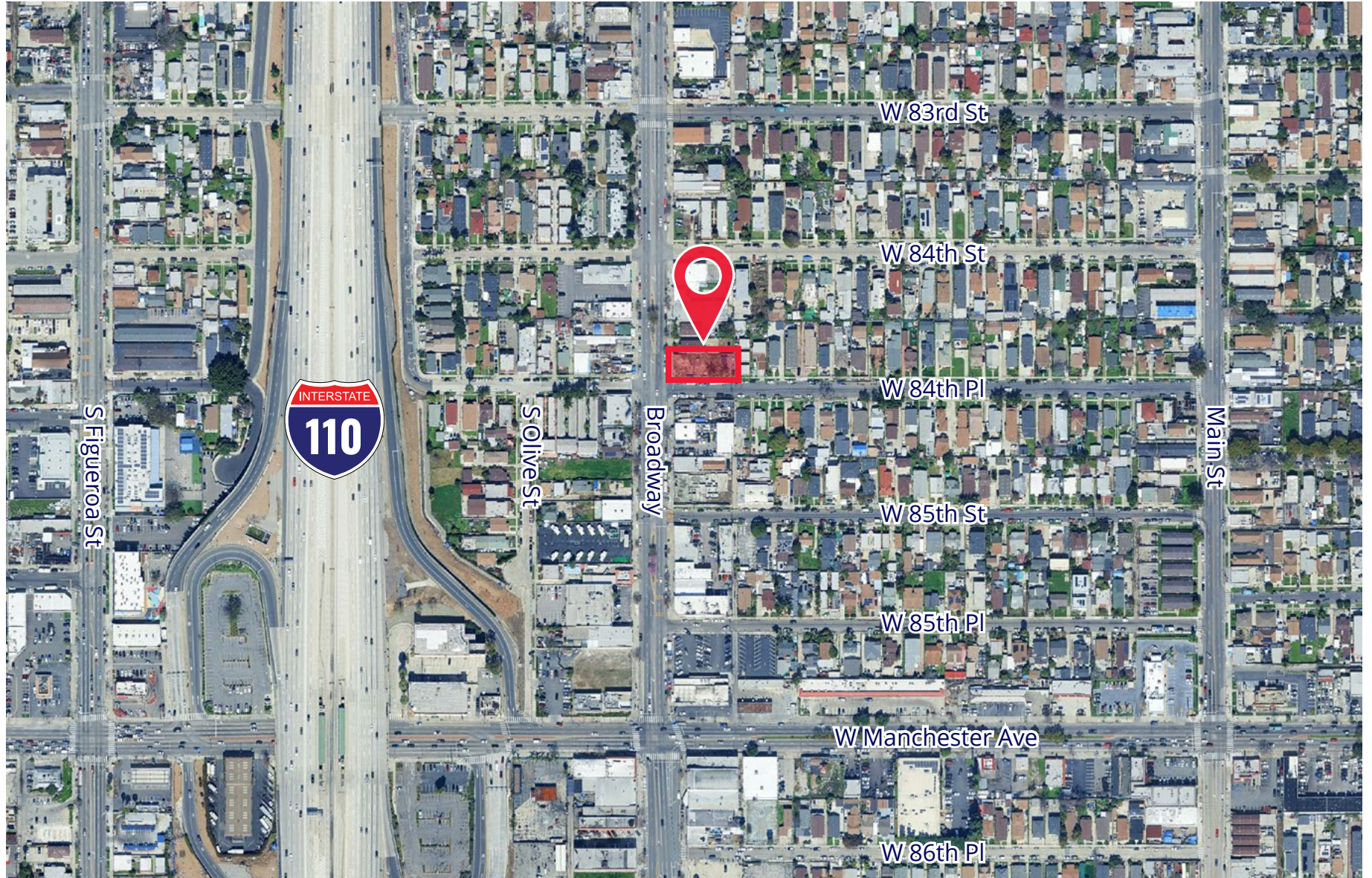
International Airports

Los Angeles (LAX)
16 min / 8.6 miles

Long Beach (Daugherty Field)
22 min / 16.3 miles

Aerial Map





Demographics



Rent Occupied

75.1% within a
1 mile radius of property



Household Growth

within a 3 mile radius is expected
to reach 0.40% by 2030



Population Growth

within a 3 mile radius is expected
to reach -1.28% by 2030

Demographic Overview

Population	1 Mile	3 Miles	5 Miles
Total Population Est. 2025	66,271	459,048	1,077,508
Male	49.0%	49.1%	49.2%
Female	51.0%	50.9%	50.8%
Race & Ethnicity			
White	7.4%	8.1%	9.9%
Black	22.5%	24.4%	22.1%
American Indian/Alaska Native	2.1%	2.3%	2.4%
Asian	0.5%	0.7%	2.4%
Hawaiian/Pacific Islander	0.2%	0.1%	0.2%
Other	54.7%	51.6%	49.0%
Two or More Races	12.8%	12.8%	14.0%
Income			
Average Household Income	\$69,927	\$82,722	\$86,319
Median Household Income	\$53,229	\$62,402	\$65,159
Housing			
Median Housing Value	\$616,101	\$657,123	\$696,414
Owner Occupied	24.9%	37.0%	36.4%
Renter Occupied	75.1%	63.0%	63.6%

Source: American Community Survey (ACS), Esri and Bureau of Labor Statistics, U.S. Census

Top Employers

Top Employers	Number of Employees		
	1 Mile	3 Miles	5 Miles
Transportation/Material Moving	3,956	31,064	68,810
Office/Administrative Support	3,108	21,979	56,759
Construction/Extraction	2,778	15,843	34,272
Production	2,518	17,458	40,601
Sales and Sales Related	2,435	16,591	39,553
Building/Grounds Cleaning/ Maintenance	2,409	15,426	33,736
Food Preparation/Serving Related	1,823	13,063	30,749
Healthcare Support	1,718	12,585	28,884
Management	1,091	10,369	29,274
Installation/Maintenance/Repair	915	5,725	13,360
Education/Training/Library	739	7,205	21,272
Protective Service	657	5,925	14,780
Personal Care/Service	607	4,668	13,323



Reza Ghobadi

Executive Vice President
Lic. 01780045
+1 818 325 4142
reza.ghobadi@colliers.com

Jim Jacobsen

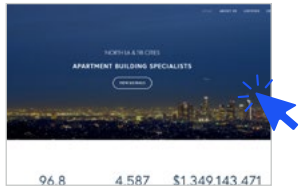
Client Services Specialist
+1 818 334 1881
jim.jacobsen@colliers.com

Ryan Maanek

Associate
Lic. 02252873
+1 818 325 4026
ryan.maanek@colliers.com

Anthony Steele

Associate
Lic. 02268187
+1 818 325 4129
anthony.steele@colliers.com



Team Website



Team Brochure

Disclaimer

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Los Angeles, CA 90003

The Ghobadi Team Apartment Building Specialists

Reza Ghobadi

Executive Vice President

Lic. 01780045

+1 818 325 4142

reza.ghobadi@colliers.com

Ryan Maanek

Associate

Lic. 02252873

+1 818 325 4026

ryan.maanek@colliers.com

Anthony Steele

Associate

Lic. 02268187

+1 818 325 4129

anthony.steele@colliers.com

Jim Jacobsen

Client Services Specialist

+1 818 334 1881

jim.jacobsen@colliers.com

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