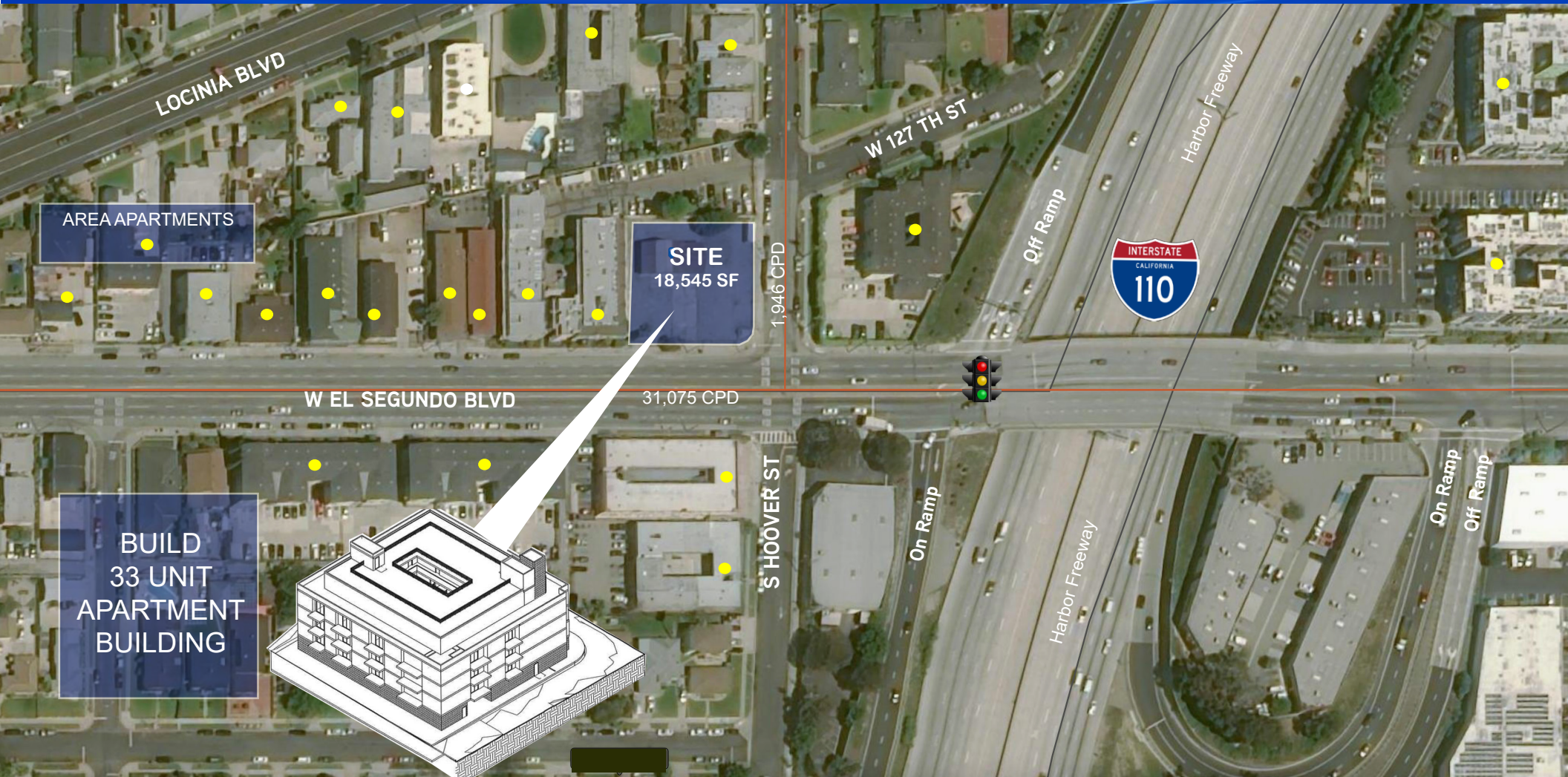


FOR SALE

APARTMENT DEVELOPMENT OPPORTUNITY

705 W. EL SEGUNDO BLVD | LOS ANGELES | CALIFORNIA 90247

ZONE LAR3



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Sale Price

› \$2,000,000.00 (±\$107.85 PSF) All Cash to Seller

Availability

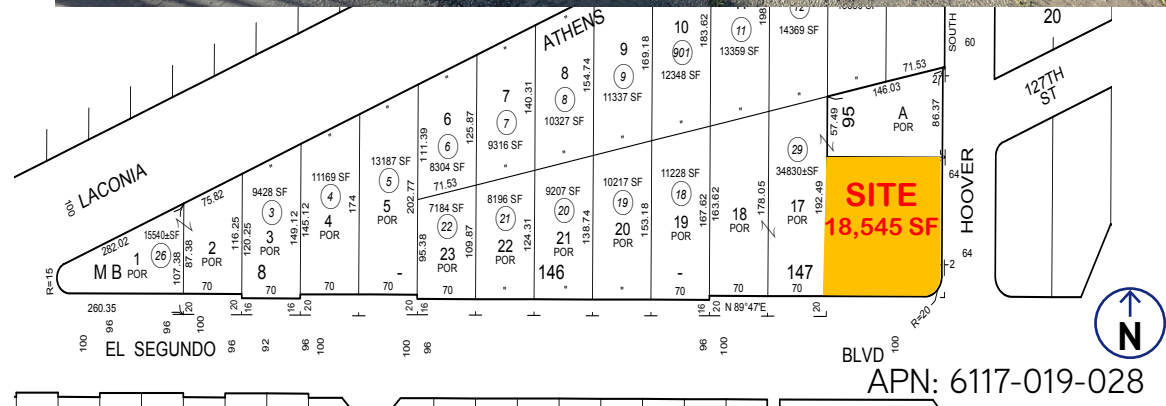
› ±18,545 SF. / .43 AC of Land Parcel

Zoning

› LAR3

Location & Highlights

- › Property Type: R-3 Multifamily Residential
- › Seller has Conceptual Plans for a 33 Unit Apartment Project
- › APN: 6117-019-028
- › Use Code: Multi-Family & Residential Development
- › Strong Mid-Cities Location
- › Harbor (I-110) Freeway Adjacent with Easy Access
- › Signalized, Major Main and Main Arterial Intersection
- › High Density Demographics
- › Heavy Traffic: ±33,000 Cars Per Day



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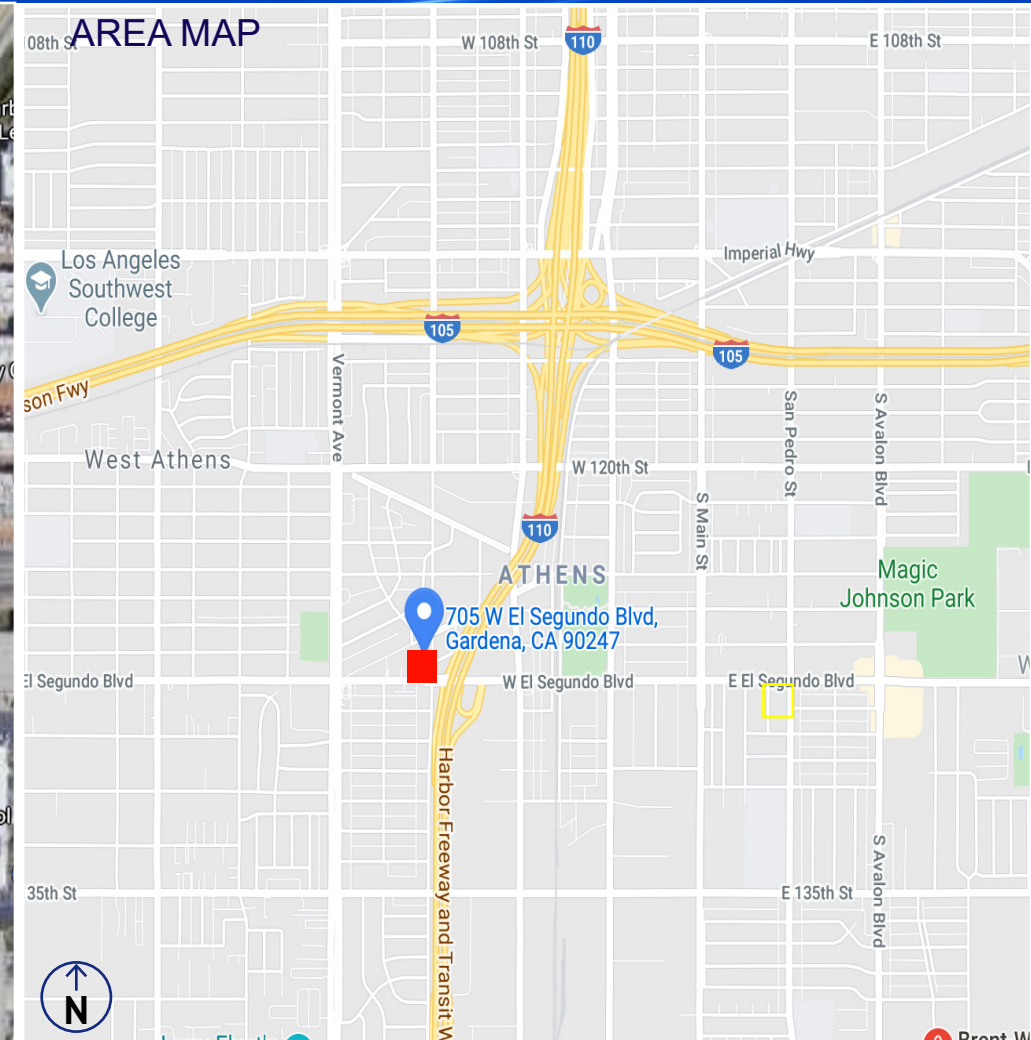
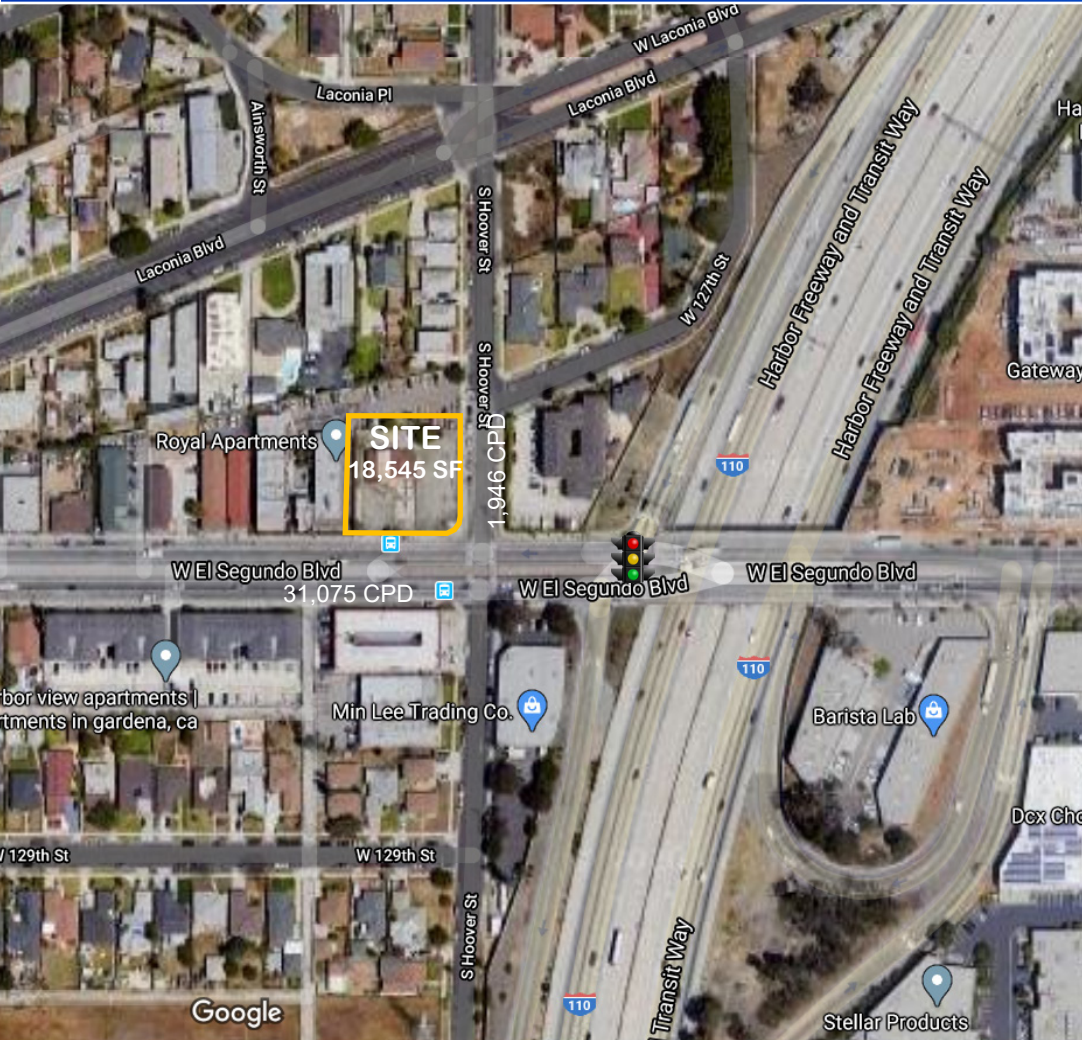
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PROPERTY PHOTOS



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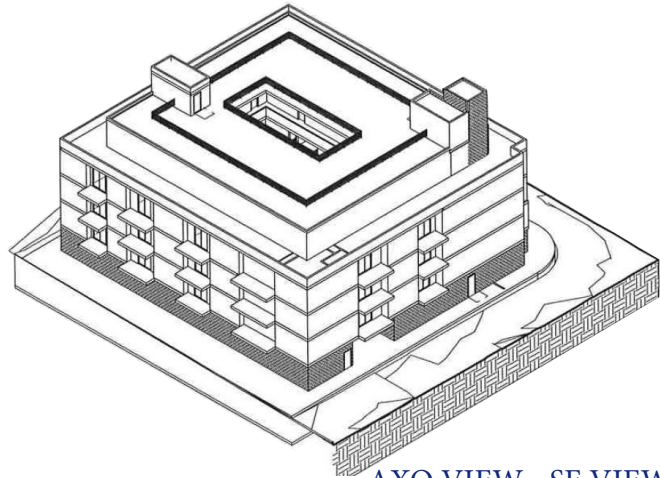
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FOR SALE

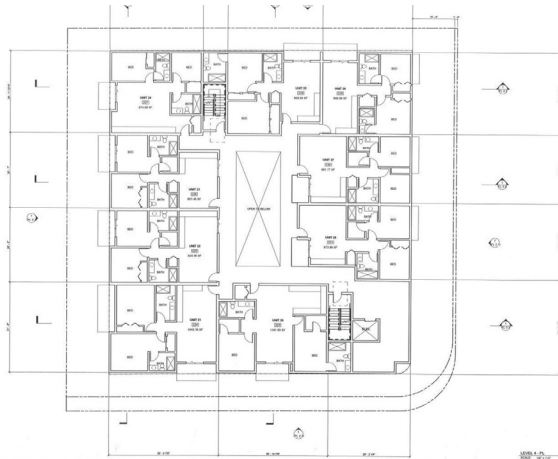
APARTMENT DEVELOPMENT OPPORTUNITY

705 W. EL SEGUNDO BLVD | LOS ANGELES | CALIFORNIA 90247

ZONE LAR3



AXO VIEW - SE VIEW



SECOND FLOOR VIEW

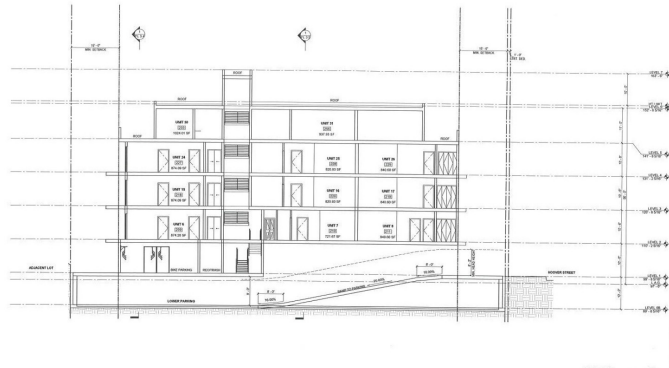
PROPOSED APARTMENT PROJECT (Conceptual Drawings Only)

New Density Bonus 5-Story
33 -Unit Apartment

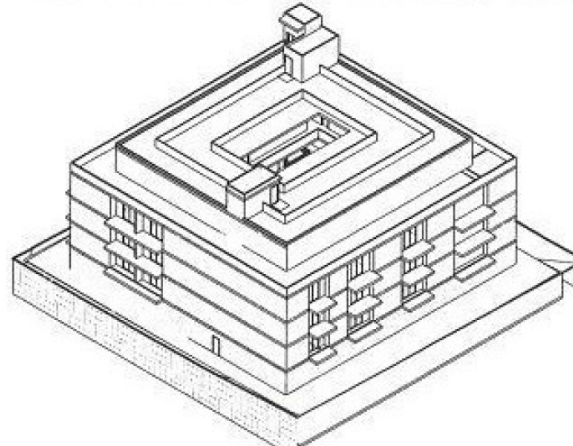
Building with Roof Deck

Common Open Space Over
1 Level of Subterranean Parking

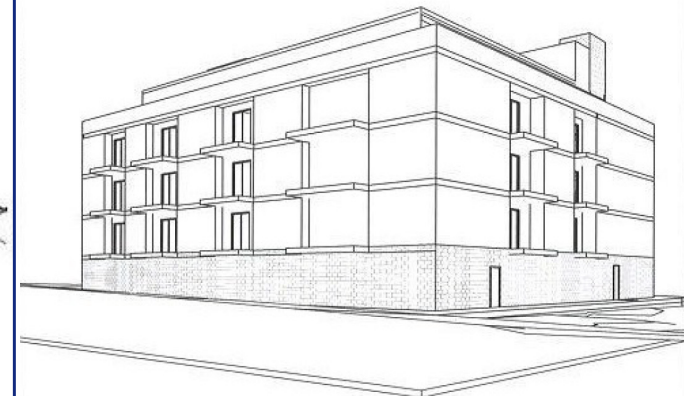
Full Set of Seller's Conceptual Plans
Available with Due Diligence Materials.



5 FLOORS - STAIR WELL VIEW



AXO VIEW - SW VIEW



3D VIEW

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ZONE LAR3



DENSITY BONUS:

Total Units Proposed:	33 Units
Units Set Aside:	4 Units - Very Low Income (VLI)
% Set Aside for VLI:	4 Units / 33 Units = 121%
# of Incentives:	2
1) FAR	Allowable FA = 35,850 SF
	35,850 SF x 1.35 = 52,445 SF
	Proposed FA = 41,115 SF
	Proposed FAR = 3.17 : 1
2) HEIGHT	Allowable Height = 45'-0"
	45'-0" + 11'-0" = 56'-0"
	Proposed Height = 56'-0"

PARKING

(See Conceptual Development Plans for Specific & Complete Parking Details)

AUTO PARKING SPACES REQUIRED

Total Residential Parking Spaces Required = 65

AUTO PARKING SPACES PROVIDED (NO GUEST PARKING PROVIDED)

Total Residential Parking Spaces Provided = 66

BICYCLE PARKING SPACES REQUIRED

Minimum Required Bicycle Spaces Required = 53

BICYCLE PARKING SPACES PROVIDED: Long Term Short Term

Residential Bicycle Parking 54 Spaces 2 Spaces

PROPOSED PROJECT:

Area Schedule (Zoning Code)

LEVEL - 1	AREA	2,585.35 SF
LEVEL - 2	AREA	10,396.03 SF
LEVEL - 3	AREA	10,303.67 SF
LEVEL - 4	AREA	10,303.34 SF
LEVEL - 5	AREA	6,524.05 SF

GRAND TOTAL 41,114.43 SF

Buildable Area:	= 12,850 SF
Proposed FAR:	= 3.17: 1
Proposed TOTAL FLOOR AREA:	= 56' -0" SF

RESIDENTIAL UNIT BREAKDOWN:

BEDROOM COUNT	HABITABLE ROOM COUNT - PARKING	HABITABLE ROOM COUNT - OPEN SPACE
0 Bedroom 00 Units	Less than 3 00 Units	Less than 3 01 Units
1 Bedroom 01 Units	= 3 01 Units	= 3 30 Units
2 Bedroom 30 Units	More than 3 32 Units	More than 3 02 Units
3 Bedroom 02 Units		
Total:	33 Units	

* (See Conceptual Development Plans for More Details)

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ZONE LAR3



*RESIDENTIAL UNIT MATRIX

HABITABLE ROOM COUNT - EXCLUDES KITCHEN

FROM CONCEPTUAL
"ONLY" PLANS

Name	Area	Bedrooms	Habitable Rooms
UNIT 1	±850.90 SF	1 BR	2
UNIT 2	±950.90 SF	2 BR	3
UNIT 3	±1043.16 SF	2 BR	3
UNIT 4	±985.95 SF	2 BR	3
UNIT 5	±922.82 SF	2 BR	3
UNIT 6	±874.20 SF	2 BR	3
UNIT 7	±721.67 SF	2 BR	3
UNIT 8	±840.80 SF	2 BR	3
UNIT 9	±987.62 SF	2 BR	3
UNIT 10	±983.38 SF	2 BR	3
UNIT 11	±1180.34 SF	2 BR	3
UNIT 12	±1043.18 SF	2 BR	3
UNIT 13	±920.56 SF	2 BR	3
UNIT 14	±851.45 SF	2 BR	3
UNIT 15	±874.09 SF	2 BR	3
UNIT 16	±820.83 SF	2 BR	3
UNIT 17	±840.60 SF	2 BR	3

Name	Area	Bedrooms	Habitable Rooms
UNIT 18	±881.77 SF	2 BR	3
UNIT 19	±873.12 SF	2 BR	3
UNIT 20	±1951.93 SF	2 BR	3
UNIT 21	±1043.18 SF	2 BR	3
UNIT 22	±920.88 SF	2 BR	3
UNIT 23	±851.45 SF	2 BR	3
UNIT 24	±874.09 SF	2 BR	3
UNIT 25	±820.83 SF	2 BR	3
UNIT 26	±840.80 SF	2 BR	3
UNIT 27	±881.77 SF	2 BR	3
UNIT 28	±873.90 SF	2 BR	4
UNIT 29	±1192.08 SF	3 BR	4
UNIT 30	±1024.01 SF	2 BR	3
UNIT 31	±937.33 SF	2 BR	3
UNIT 32	±1292.76 SF	3 BR	4
UNIT 33	±725.50 SF	2 BR	3
GRAND TOTAL: 33			

* (See Conceptual Development Plans to Verify Stated Information herein)

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MULTI-FAMILY RESIDENTIAL



PROJECT AERIAL VIEW



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APARTMENT DEVELOPMENT OPPORTUNITY

705 W. EL SEGUNDO BLVD | GARDENA | CALIFORNIA 90247

MULTI-FAMILY RESIDENTIAL



Demographic and Income Comparison Profile

Apartment Land Development
705 W El Segundo Blvd, Gardena, California, 90247
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.91681
Longitude: -118.28739

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	28,375	309,716	911,612
Households	7,990	90,854	254,351
Families	6,158	68,187	195,560
Average Household Size	3.54	3.38	3.55
Owner Occupied Housing Units	3,687	40,156	108,281
Renter Occupied Housing Units	4,303	50,698	146,070
Median Age	30.7	31.1	30.3
2020 Summary			
Population	29,356	321,187	937,484
Households	8,202	93,088	258,694
Families	6,337	70,094	199,501
Average Household Size	3.56	3.42	3.59
Owner Occupied Housing Units	3,527	38,682	103,316
Renter Occupied Housing Units	4,675	54,406	155,378
Median Age	31.8	32.2	31.3
Median Household Income	\$48,803	\$48,850	\$49,851
Average Household Income	\$64,724	\$65,102	\$66,517
2025 Summary			
Population	29,576	324,269	942,900
Households	8,226	93,474	258,825
Families	6,377	70,603	200,180
Average Household Size	3.58	3.44	3.61
Owner Occupied Housing Units	3,634	39,423	105,372
Renter Occupied Housing Units	4,592	54,050	153,453
Median Age	33.8	33.9	33.1
Median Household Income	\$52,974	\$52,987	\$53,478
Average Household Income	\$72,230	\$72,934	\$74,353
Trends: 2020-2025 Annual Rate			
Population	0.15%	0.19%	0.12%
Households	0.06%	0.08%	0.01%
Families	0.13%	0.14%	0.07%
Owner Households	0.60%	0.38%	0.39%
Median Household Income	1.65%	1.64%	1.41%

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MULTI-FAMILY RESIDENTIAL



Demographic and Income Comparison Profile

Apartment Land Development
 705 W El Segundo Blvd, Gardena, California, 90247
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.91681
 Longitude: -118.28739

	1 mile		3 miles		5 miles	
2020 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,163	14.2%	14,457	15.5%	36,700	14.2%
\$15,000 - \$24,999	992	12.1%	9,927	10.7%	28,281	10.9%
\$25,000 - \$34,999	958	11.7%	9,835	10.6%	27,471	10.6%
\$35,000 - \$49,999	1,052	12.8%	13,082	14.1%	37,169	14.4%
\$50,000 - \$74,999	1,516	18.5%	16,893	18.1%	46,926	18.1%
\$75,000 - \$99,999	880	10.7%	10,809	11.6%	30,497	11.8%
\$100,000 - \$149,999	1,016	12.4%	11,483	12.3%	32,101	12.4%
\$150,000 - \$199,999	409	5.0%	3,994	4.3%	11,659	4.5%
\$200,000+	216	2.6%	2,608	2.8%	7,889	3.0%
Median Household Income	\$48,803		\$48,850		\$49,851	
Average Household Income	\$64,724		\$65,102		\$66,517	
Per Capita Income	\$18,256		\$18,877		\$18,375	

2025 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,046	12.7%	13,045	14.0%	33,137	12.8%
\$15,000 - \$24,999	891	10.8%	8,971	9.6%	25,501	9.9%
\$25,000 - \$34,999	889	10.8%	9,095	9.7%	25,522	9.9%
\$35,000 - \$49,999	1,026	12.5%	12,692	13.6%	35,942	13.9%
\$50,000 - \$74,999	1,536	18.7%	17,213	18.4%	47,466	18.3%
\$75,000 - \$99,999	947	11.5%	11,479	12.3%	32,073	12.4%
\$100,000 - \$149,999	1,157	14.1%	12,970	13.9%	35,638	13.8%
\$150,000 - \$199,999	481	5.8%	4,824	5.2%	13,879	5.4%
\$200,000+	254	3.1%	3,185	3.4%	9,665	3.7%
Median Household Income	\$52,974		\$52,987		\$53,478	
Average Household Income	\$72,230		\$72,934		\$74,353	
Per Capita Income	\$20,283		\$21,036		\$20,430	

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