



QUALIFIED BID DEADLINE MAY 15

Prime, Mixed-Use Development Opportunity

Two Parcels Featuring Plans for an Apartment Complex with 348 Units in Los Angeles MSA

2949 & 3000 E. Imperial Hwy., Lynwood, CA

Lots Available Individually or Together

HIGHLIGHTS

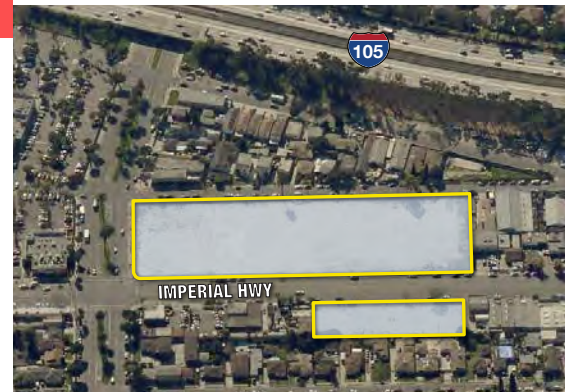
- Tremendous location for future tenants providing easy access to wider Los Angeles region
- All utilities available to each site
- Sale includes a path toward entitlements for a proposed 348-unit multifamily project
- Supportive development environment
- Convenient access to the greater Los Angeles area via I-105, I-110 & I-710

DETAILS

**U.S. Bankruptcy Court
Central District of California
Petition No. 8:25-bk-11912-SC
In re: 3000 E. Imperial, LLC**

Located across from each other on either side of Imperial highway, these two lots present an increasingly rare opportunity to acquire and develop over four total acres in one of the strongest markets in Los Angeles County.

The property allows a developer to capitalize on the significant housing shortage in the area while benefiting from its prime location. Positioned near the I-105 and I-710 freeways, the site offers convenient regional access for future residents that can significantly reduce commute times. As a result, the location could promote a better work-life balance and is likely to drive strong demand for the future owner with a well-designed residential project.



	Parcel Size	4.28± AC Total 3.59± AC (#3000) 0.69± AC (#2949)
	Tax ID #	6169-003-017 (#3000) 6170-020-012 (#2949)
	Taxes (2025)	\$63,209.73 (#3000) \$14,556.75 (#2949)
	Zoning	SPA (Allowing for Mixed-Use)

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POINTS OF INTEREST	DISTANCE
Downtown Los Angeles	10 Miles
Los Angeles Int'l Airport	12 Miles
Long Beach Airport	12.3 Miles
Long Beach Waterfront	15.3 Miles
Anaheim/Disneyland	22 Miles



2949 & 3000 E. Imperial Hwy., Lynwood, CA

LOCAL INFORMATION

Lynwood, California, offers a compelling opportunity for multifamily development within the dense and supply-constrained Los Angeles–Long Beach–Anaheim MSA. The city is home to approximately 67,000 residents within just 4.8 square miles, creating a population density of nearly 14,000 people per square mile and driving sustained demand for housing. At the same time, the city has a limited number of housing units, contributing to tight inventory and reinforcing the need for new residential development in this infill market.

Strategically located with easy access to major transportation corridors including I-105, I-710 and Imperial Highway, the site offers strong connectivity throughout Los Angeles County and is just 12 miles from Los Angeles International Airport. Flexible SPA zoning allows for mixed-use residential and commercial development, positioning the property to capitalize on rising home values and ongoing regional housing shortages while providing residents convenient access to employment centers, transit and regional amenities.

SALE INFORMATION

BID PROCEDURES

This sale is being conducted subject to the Bid Procedures, available for download from the Hilco Global website at www.HilcoRealEstateSales.com.

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May 15 by 2:00 p.m. (PDT)

BID SUBMISSIONS

All bids should be made on the Purchase & Sale Agreement available on the HRE website. Bids must be submitted to Jonathan Cuticelli at jcuticelli@hilcoglobal.com.

DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at www.HilcoRealEstateSales.com.

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Subject to approval by U.S. Bankruptcy Court, District of California, Petition No. 8:25-bk-11912-SC | In re: 3000 E. Imperial, LLC, Hilco Global in cooperation with Hilco Real Estate CA, Inc., Lic. #2104676. The information contained herein is subject to inspection and verification by all parties relying on it to formulate an offer. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers or Brokers, their representatives or Broker. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS HEREIN ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited. © 2026 Hilco Global.