

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

\$1,350,000

\$267.75 / SF Building

\$207.21 / SF Land

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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 $\pm 5,042$ square feet on a $\pm 6,515$ 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 $\pm 5,042$ 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 — with the option to acquire the companion parking parcel at 3050 Edgehill Drive for a $\pm 14,521$ SF assemblage.

— OFFERING SUMMARY

List Price	\$1,350,000
Price / SF — Building	\$267.75
Price / SF — Land	\$207.21
Building Area	$\pm 5,042$ SF
Lot Area	$\pm 6,515$ SF · 0.15 AC
Year Built	1962 · One Story
Zoning	C2-1VL-CPIO
APN	5051-033-036
ABC License	Type 41 · Active
Occupancy	Vacant



$\pm 5,042$
SF BUILDING

Type 41
ACTIVE ABC LICENSE

TOC 3
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.

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

Companion Parking Parcel

The adjoining ±8,006 SF lot at 3050 Edgehill (±26 spaces) is offered concurrently — fee-owned parking for the corner, or a ±14,521 SF development assemblage.

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. The companion parking parcel at 3050 Edgehill Drive sits directly north across the alley.

— PARCEL SUMMARY

APN	5051-033-036
Legal	Tract 5580, Block Q, Lot 21
Building Area	±5,042 SF
Lot Area	±6,515 SF · 0.15 AC
Dimensions	±50.11 ft × 130 ft
Year Built / Stories	1962 · One Story
Construction	Wood Frame · Class C
Existing FAR	0.78

— STATUS & ASSESSMENT

Prior Use	Restaurant / Cocktail Lounge
Occupancy	Vacant · Delivered Free
Zoning	C2-1VL-CPIO
General Plan	Neighborhood Commercial
Flood Zone	Zone B / X · Not in SFHA
Opportunity Zone	Federal · Designated
Retail Sub-Market	Inglewood / South LA
Council District	CD 10 · Heather Hutt

— ACCESS & DEMOGRAPHICS

Traffic — Jefferson Blvd	±32,147 VPD	Population (1 mi / 3 mi)	41,494 / 422,234
Metro E / K Line	Expo/Crenshaw · 0.5 mi	Median HH Income (1 mi)	\$68,387
LAX	17 min · 8.9 mi	Daytime Employees (3 mi)	147,596

The Corner

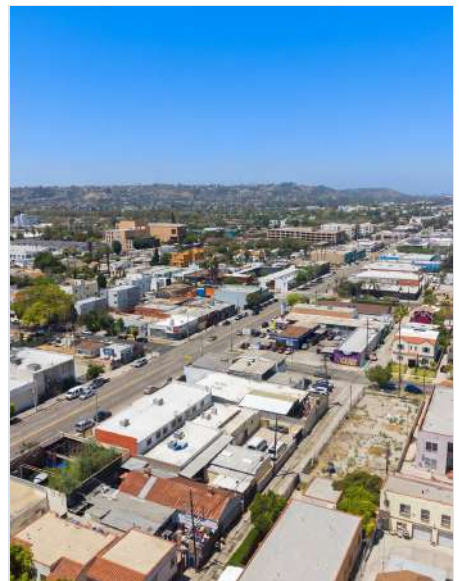
Freestanding building · ±50 ft on Jefferson × 130 ft on Edgehill · delivered vacant



NORTHEAST CORNER · JEFFERSON & EDGEHILL



SIDE ELEVATION · REAR & FOOTPRINT · CORRIDOR AERIAL



Existing Improvements

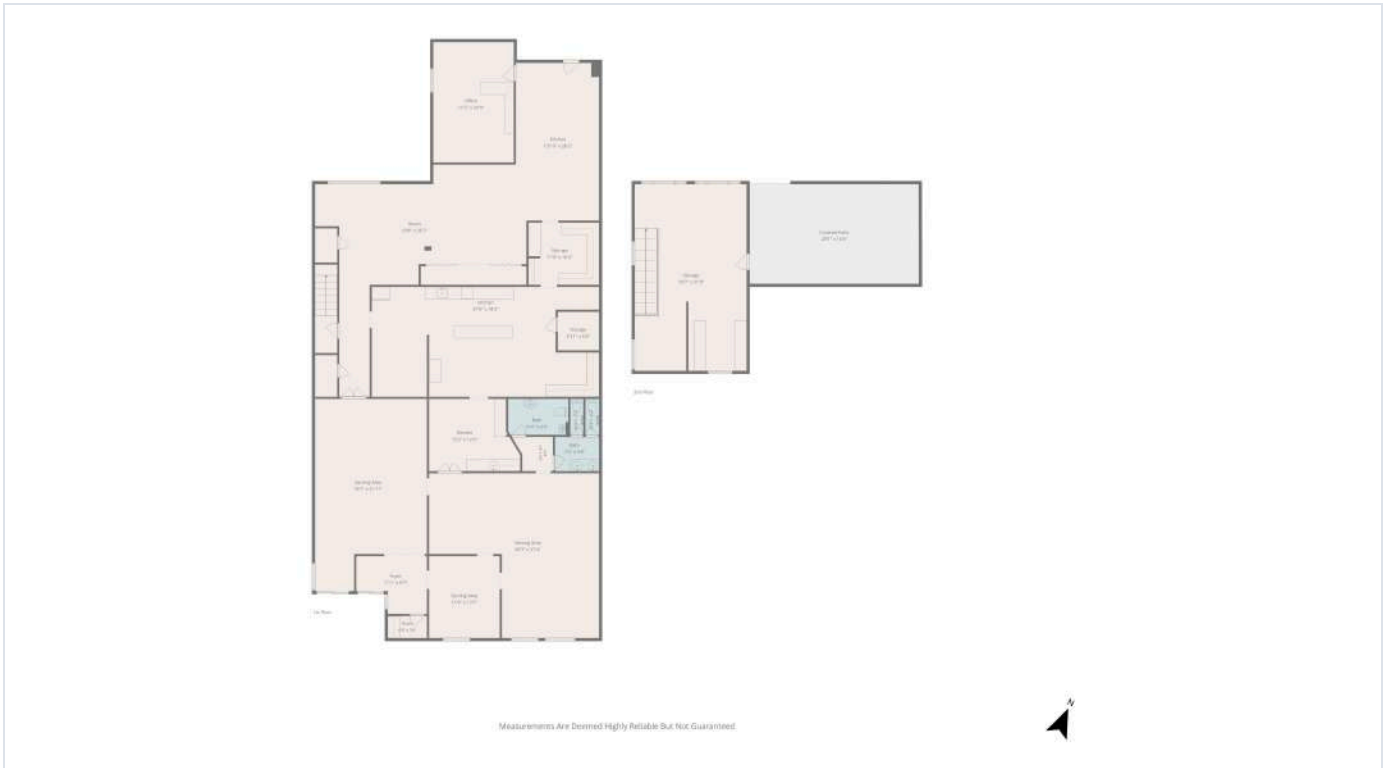
Interior of the prior restaurant configuration — commercial kitchen line, dining rooms, and back-of-house in place



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



Measured floor plan from a June 2026 scan. The ground floor reads as a turnkey restaurant footprint — an open main dining room with multiple serving areas, a 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 are deemed reliable but not guaranteed; buyer to verify.

— 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

— 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

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 Department of Alcoholic Beverage Control; prospective purchasers should independently 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 together open multiple by-right and density-bonus pathways — including 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	Opportunity Zone	Yes (Federal)
General Plan	Neighborhood Commercial	State Enterprise Zone	Los Angeles
CPIO Subarea	Commercial Corridors	AB 2097 Parking Relief	Yes (½-mi Transit)
TOC Tier	Tier 3 · ED 1 Review Eligibility	AB 2334 VLVT Area	Yes
Housing Element Site	Yes · Ministerial	Transit Priority Area	Yes
Minimum Density	Yes (Rezoning Site)	Restaurant Beverage Program	Eligible (General)
ABC License	Type 41 · Active (Conveys)	RSO / Historic / Mills Act	No / None / None

PATHWAYS TO VALUE

<p>OPERATE</p> <p>Restore restaurant use under the conveying Type 41 beer & wine license and RBP eligibility; pair with fee-owned parking across the alley.</p>	<p>RE-TENANT</p> <p>Lease ±5,042 SF of corridor retail at an estimated \$25–\$30/SF to a single user on a high-traffic boulevard.</p>	<p>DEVELOP</p> <p>Pursue a TOC / Housing Element density-bonus project — alone or assembled with 3050 Edgehill Drive.</p>
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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.



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 (E + K) ... **0.5 mi · 10-min walk**
- Farmdale (E Line) **1.0 mi**
- Union Station (Metrolink) **15 min · 7.8 mi**
- Interstate 10 **±1.0 mi**
- LAX International **17 min · 8.9 mi**
- Downtown Los Angeles **±15 min**

<p>±32K VPD ON JEFFERSON</p>	<p>0.5 mi TO METRO RAIL</p>	<p>2 METRO LINES</p>	<p>8.9 mi TO LAX</p>
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Area Overview & Market



LOOKING NORTHEAST TOWARD DOWNTOWN LOS ANGELES — THE SUBJECT CORNER AND ITS REAR PARKING PARCEL 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

Population	41,494 / 422,234
Households	14,733 / 151,755
Median HH Income	\$68,387 / \$64,820
Median Age	40.7 / 38.5
Daytime Employees	7,018 / 147,596

— RETAIL SUBMARKET SNAPSHOT

Submarket	Inglewood / South LA
Submarket Asking Rent	±\$28.67/SF
CoStar Est. Rent — Subject	\$25 – \$30/SF
Submarket Vacancy	±5.5%
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.

The Companion Assemblage

3050 Edgehill Drive — offered concurrently under separate listing



THE RESTAURANT CORNER WITH ITS DEDICATED REAR PARKING LOT AT 3050 EDGEHILL DRIVE — ±26 STRIPED SPACES ON FEE-OWNED LAND

Directly behind the restaurant, across the alley, lies 3050 Edgehill Drive — an ±8,006 SF paved lot that has long served as the restaurant's dedicated parking, with capacity for roughly 26 striped spaces. It is offered concurrently under a separate listing and can be acquired together with the Jefferson corner. For an operator, it solves the corridor's single most common constraint — parking — on fee-owned land. For a developer, it adds residentially-zoned mid-block land to the commercial corner, creating a flexible ±14,521 SF assemblage in a transit-served Opportunity Zone.

— 3050 EDGEHILL · PARCEL

APN	5051-033-012
Legal	Tract 5580, Block Q, Lot 10
Lot Area	±8,006 SF · 0.18 AC
Zoning (ZIMAS)	R2-1XL
Current Use	Surface Parking · ±26 Spaces
General Plan	Low Medium I Residential

— COMBINED ASSEMBLAGE

Total Land Area	±14,521 SF · 0.33 AC
Total Building Area	±5,042 SF
Configuration	Corner Retail + Rear Parking
Transit	Expo/Crenshaw · 0.5 mi
Corridor Traffic	±32,000 VPD
Opportunity Zone	Federal · Designated

Note on density: CoStar separately reflects an RD1.5 designation supporting up to seven units on 3050 Edgehill; the City's current R2-1XL profile should be treated as controlling, with all unit-count and density assumptions verified with LADBS and City Planning. A separate Property Overview for 3050 Edgehill Drive is available upon request.

Offering Guidelines

LIST PRICE

\$1,350,000

\$267.75 / SF Building · \$207.21 / 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. 3050 Edgehill Drive is available concurrently under a separate listing. 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.

EXCLUSIVELY LISTED BY

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