

OFFERING MEMORANDUM

8020-8022 S VERMONT AVE



LOS ANGELES, CA 90044

km Kidder
Mathews

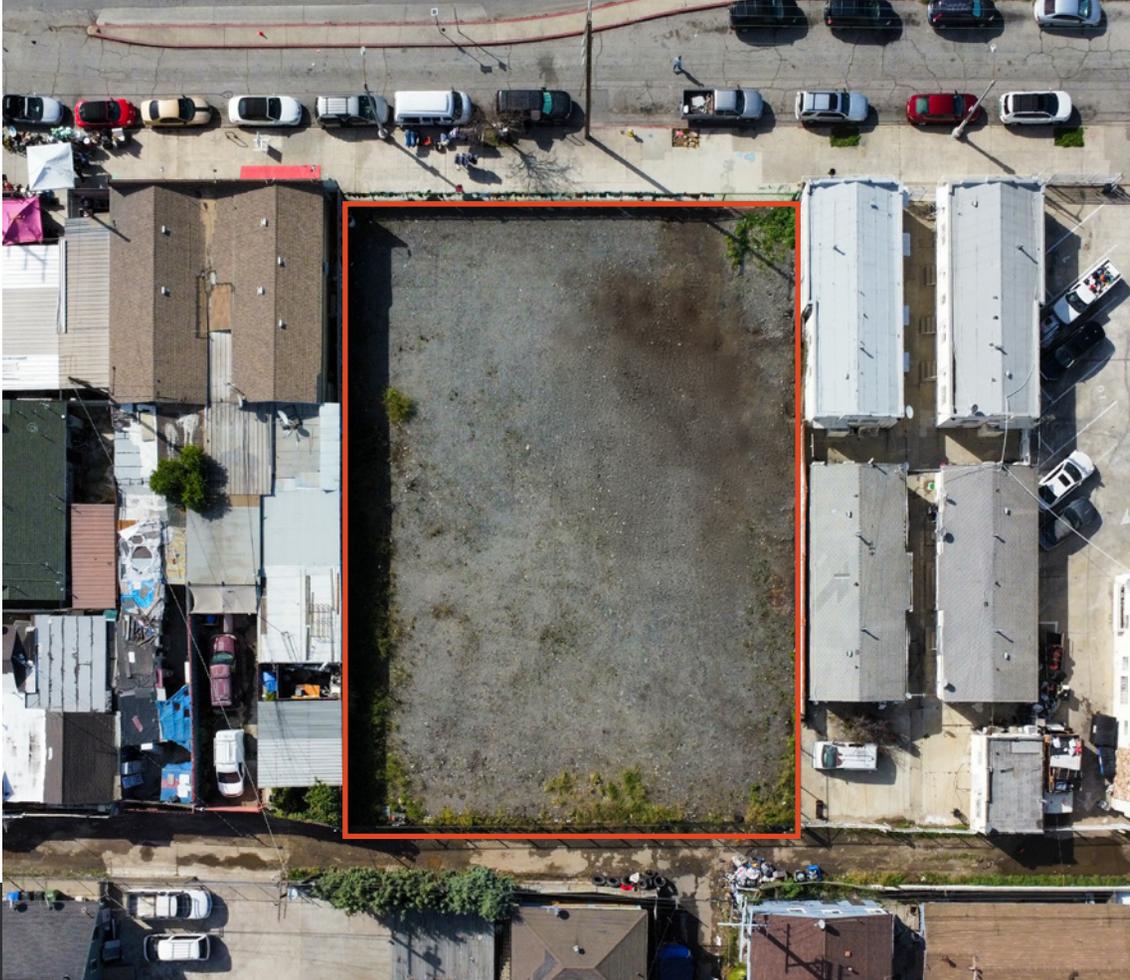


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*Exclusively
listed by*

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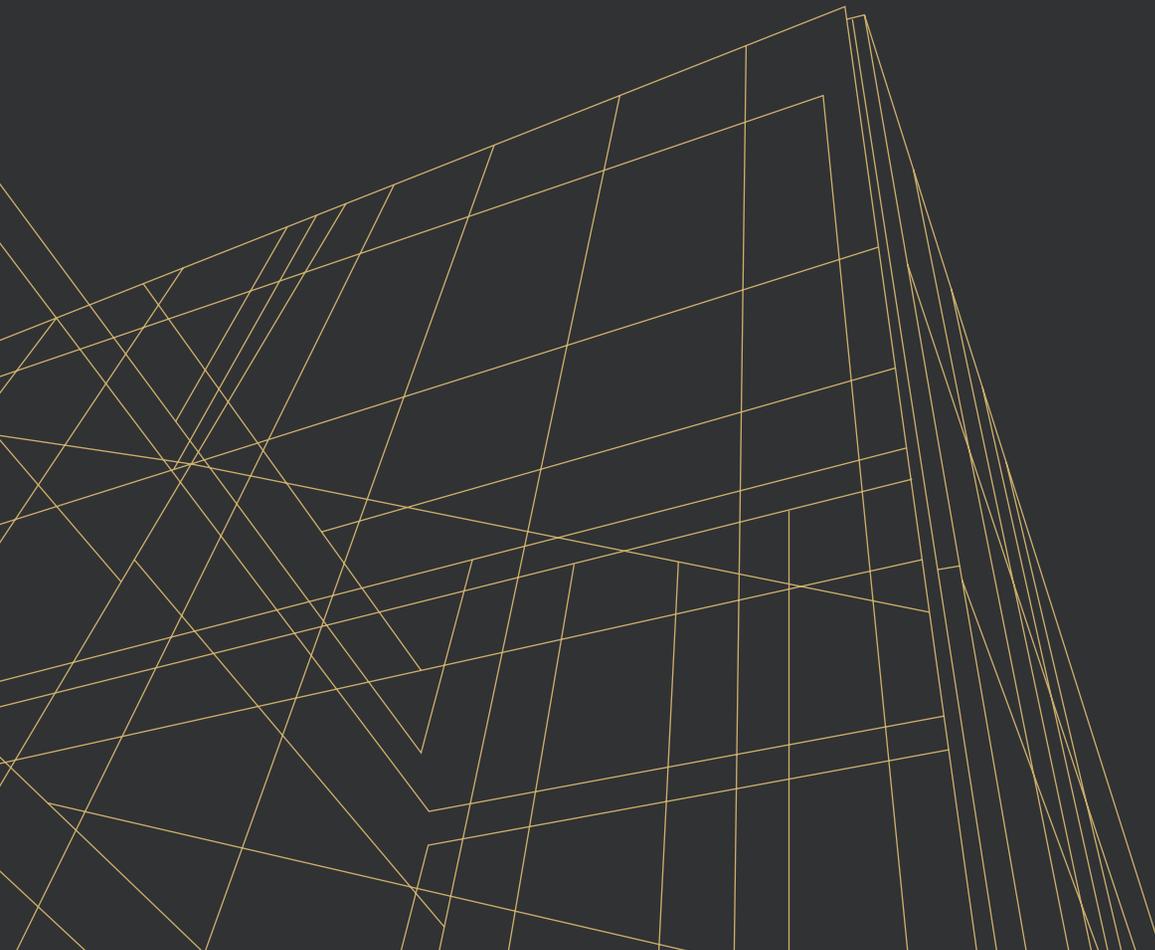
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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



EXECUTIVE SUMMARY

Section 01

DEVELOPMENT OPPORTUNITY ALONG THE *VERMONT AVENUE* COMMERCIAL CORRIDOR

Kidder Mathews is proud to exclusively present 8020-8022 S Vermont Avenue, a well-located ±15,001 square foot development opportunity situated along the Vermont Avenue commercial corridor in South Los Angeles. Zoned C2-1-CPIO within the South Los Angeles Community Plan Implementation Overlay (General Corridor Subarea), the site qualifies for Transit Oriented Communities (TOC) Tier 3 incentives. These incentives may include density increases, height incentives, and parking reductions, enhancing development feasibility (buyer to verify).

The parcel is fully paved and readily available for immediate interim use as surface parking, vehicle storage, or similar revenue-generating operations. This provides investors and owner-users with the flexibility to capture cash flow during the planning and entitlement phase for higher-value development.

Priced at \$1,499,000, or approximately \$99 per square foot, the property is competitively positioned relative to recent development land sales along the Vermont Avenue corridor.



| | |
|--------------|--|
| ADDRESS | 8020-8022 S Vermont Ave, Los Angeles, CA 90044 |
| LOT SIZE | ±15,001 SF |
| ZONING | C2-1-CPIO |
| PARCEL NO. | 6032-004-015,6032-004-016 |
| ASKING PRICE | \$1,499,000 |
| PRICE/SF | \$99 |

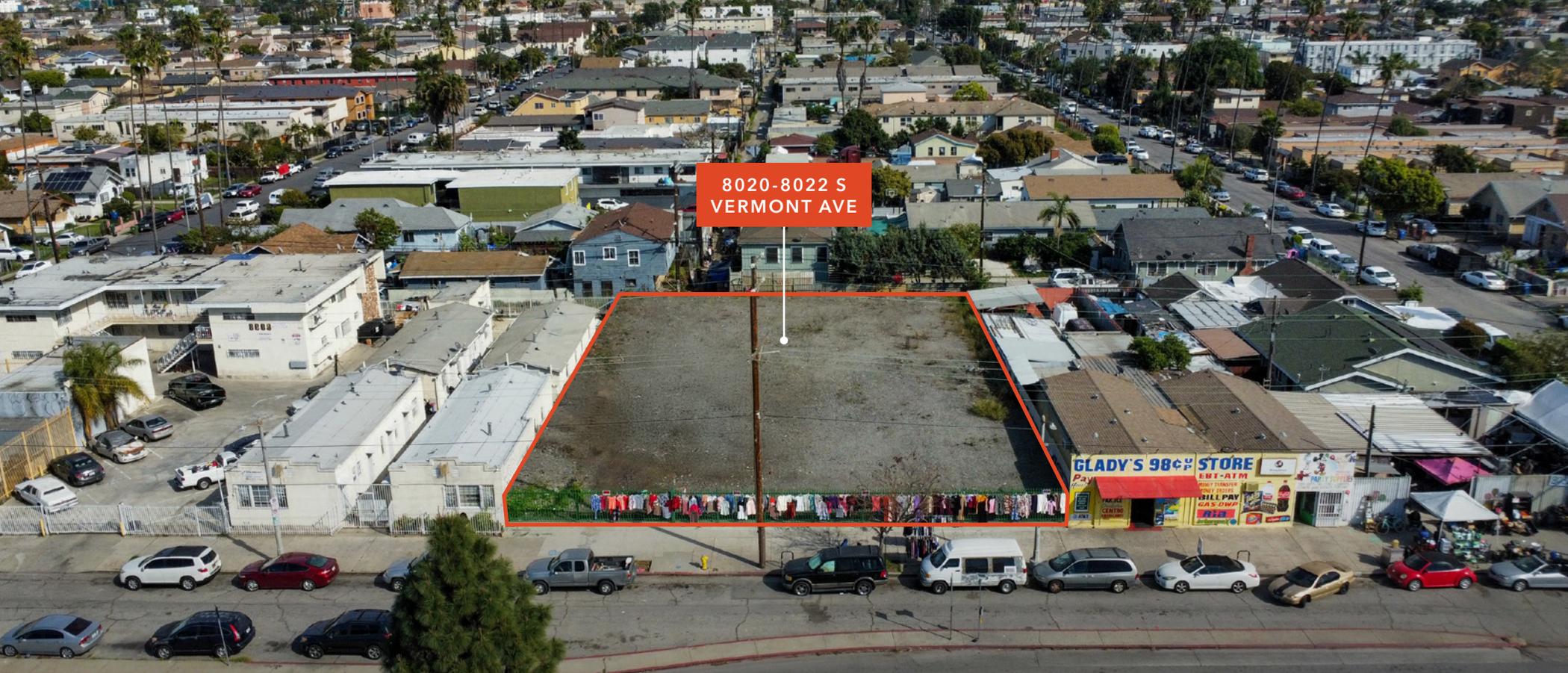
INVESTMENT HIGHLIGHTS

±15,001 SF prime development parcel

Excellent frontage on Vermont Avenue

C2-1-CPIO zoning allowing residential & commercial uses

Located within a High Quality Transit Corridor



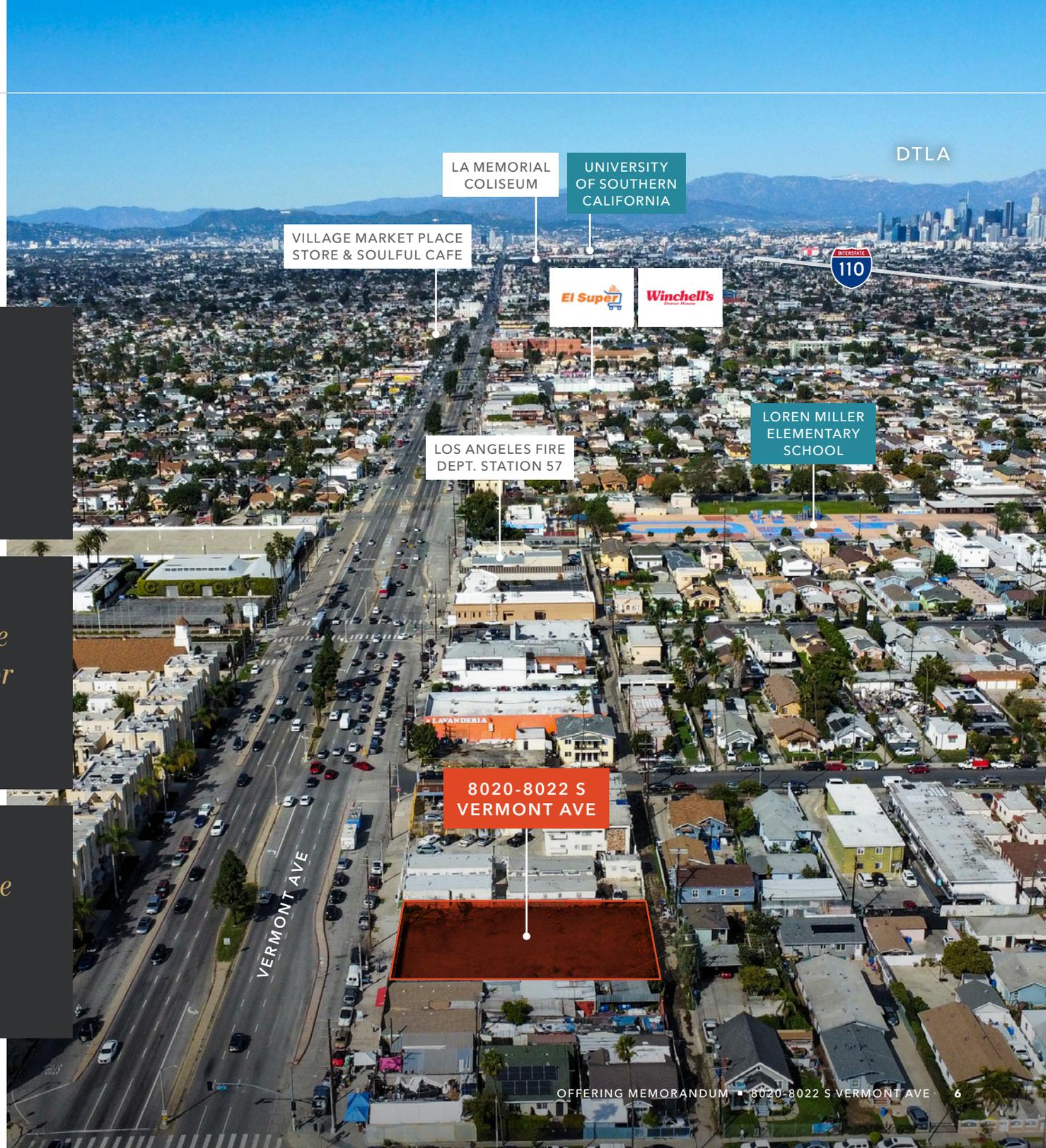
8020-8022 S
VERMONT AVE

INVESTMENT HIGHLIGHTS

TOC Tier 3 incentives supporting increased development potential

Fully paved site suitable for immediate parking or storage use

Potential interim income opportunity during entitlement period



DTLA

LA MEMORIAL COLISEUM

UNIVERSITY OF SOUTHERN CALIFORNIA

VILLAGE MARKET PLACE STORE & SOULFUL CAFE

El Super

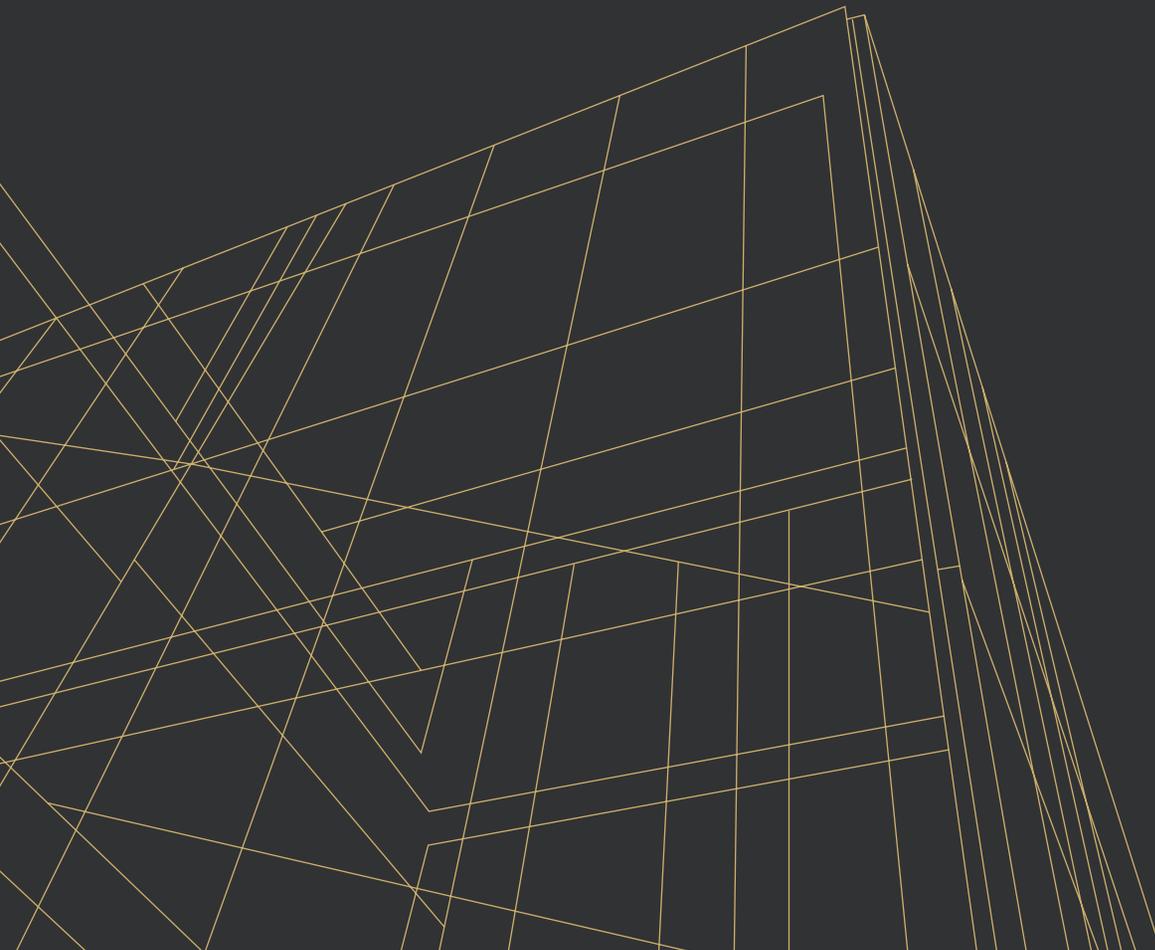
Winchell's

LOS ANGELES FIRE DEPT. STATION 57

LOREN MILLER ELEMENTARY SCHOOL

8020-8022 S VERMONT AVE

VERMONT AVE



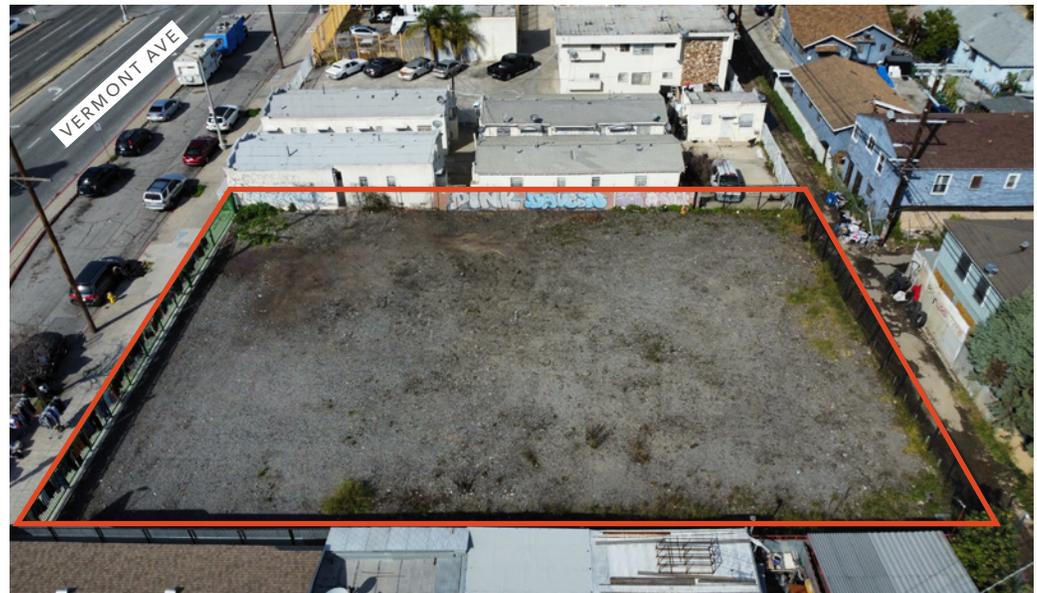
PROPERTY OVERVIEW

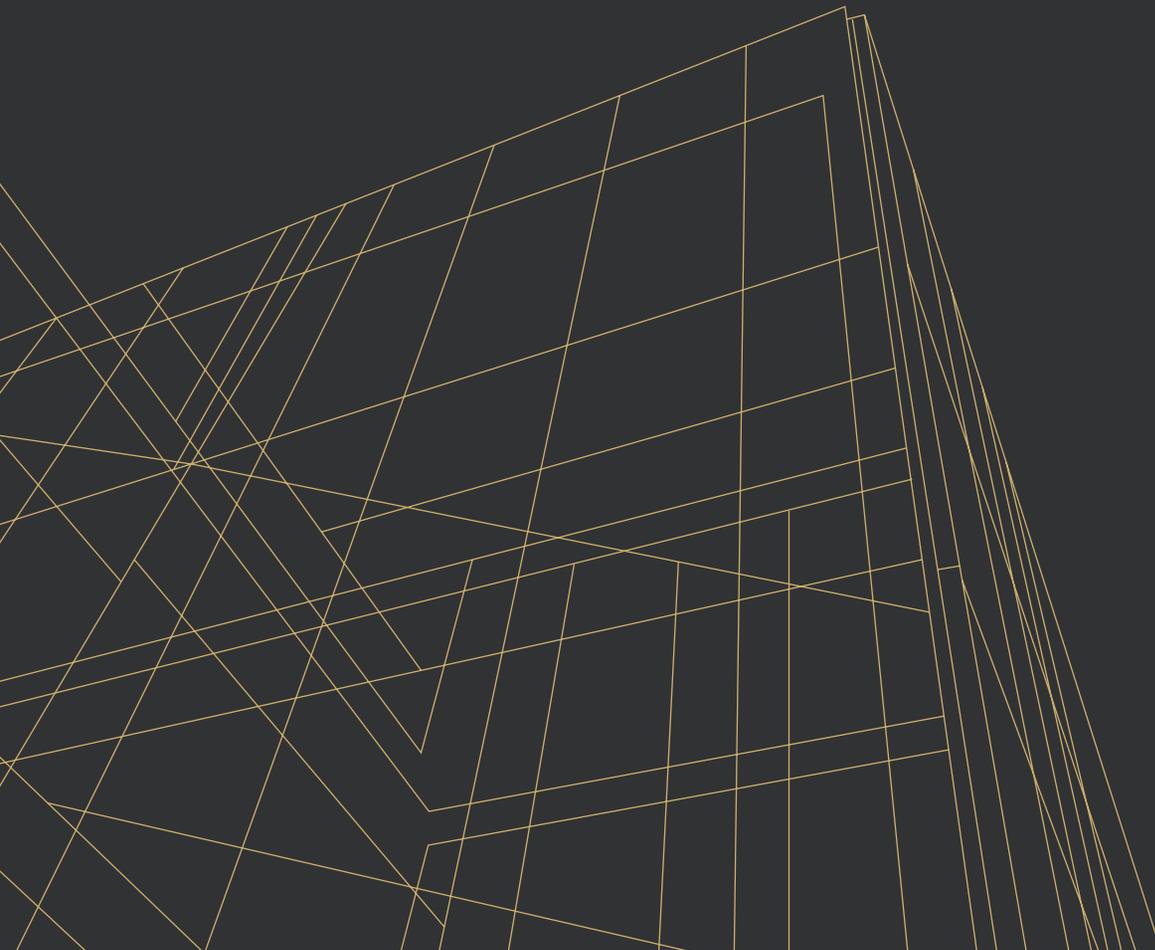
Section 02

PROPERTY OVERVIEW



PROPERTY OVERVIEW





ZONING & DEVELOPMENT OVERVIEW

ZONING & DEVELOPMENT OVERVIEW

+15,001

SQUARE FEET

TIER 3

TRANSIT ORIENTED COMMUNITY

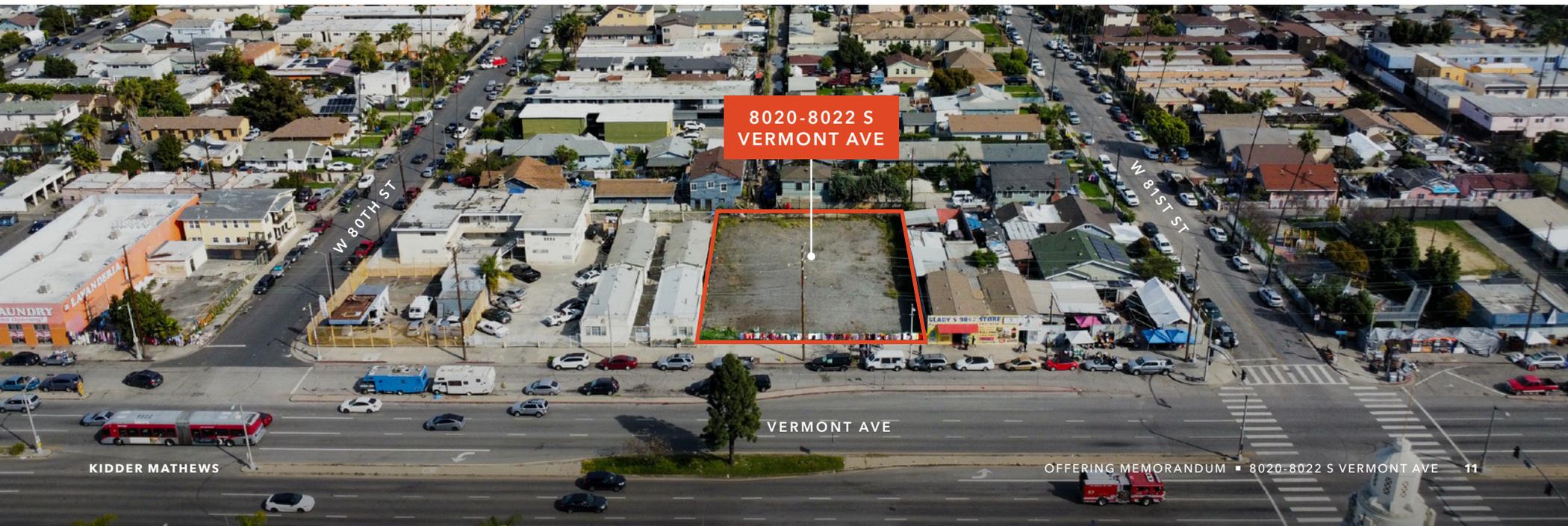
The property is zoned C2-1-CPIO, which supports a diverse mix of uses including multifamily residential, mixed-use development, retail, office, service-oriented businesses, contractor yards, and parking operations (buyer to verify).

The C2 zoning designation provides significantly greater flexibility than traditional residential zoning, allowing both near-term commercial use and long-term residential redevelopment.

Base residential density under the zoning is approximately one dwelling unit per 400 square feet of lot area, yielding a conceptual baseline of approximately 37 units on the ±15,001 SF site (buyer to verify).

The property qualifies for Transit Oriented Communities Tier 3 incentives, which may allow developers to increase density, building envelope, and parking flexibility depending on project design and affordability mix.

The site's existing paved condition eliminates the need for demolition or extensive site work, allowing for immediate use while long-term redevelopment plans are pursued.



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