

OFFERING MEMORANDUM

# FREESTANDING RETAIL ON ±23,979 SF OF HIGH DENSITY LAND IN LOS ANGELES, CA

*Major Price  
Reduction!*



5471 CRENSHAW BLVD, LOS ANGELES, CA 90043

**km** Kidder  
Mathews

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*Exclusively listed by*

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# EXECUTIVE SUMMARY

*Section 01*



# MAJOR PRICE REDUCTION! DEVELOPMENT SITE ON PRIME CRENSHAW BLVD

|                              |   |
|------------------------------|---|
| ADDRESS                      | 5471 Crenshaw Blvd<br>Los Angeles, CA 90043 |
| LOT SIZE                     | ±23,979 SF                                  |
| PRICE                        | \$3,495,000                                 |
| PRICE/BUILDABLE UNIT         | \$34,264/Unit                               |
| PRICE/LAND SF                | \$145/SF                                    |
| APN                          | 5006-005-028                                |
| ZONING                       | C2-2D                                       |
| TOC                          | Tier 3                                      |
| LOT WIDTH & DEPTH            | W 151' & D 160'                             |
| MAX UNITS ALLOWED            | 102 Units (Utilizing TOC)                   |
| TRANSITIONAL HEIGHT REQUIRED | YES   |
| OPPORTUNITY ZONE             | YES   |
| CURRENT IMPROVEMENTS         | ±5,317 SF Freestanding Retail               |







# THE OFFERING

*5471 Crenshaw Blvd, a ±23,979 SF C2-2D zoned, Tier 3 TOC, Opportunity Zone development site is located along the dynamic Crenshaw Blvd corridor.*

Located just 1-block away from the new LAX to Crenshaw Metro Rail Line, the property is well positioned to provide tenants with ease of access to LAX, West Adams, USC, DTLA, Santa Monica, and Culver City.

The building is currently improved with a ±5,317 SF commercial building and a parking lot that can accommodate 25+ cars. Currently, Bank of America operates 2 ATM's on the property with approximately 2 years remaining on their initial lease term. Whether you're a business seeking a high visibility location, or an investor seeking a covered land play, the property is well positioned to provide profits for future generations.

The Crenshaw corridor is going through significant upgrades with nearby developments including: The Crenshaw Lofts (195 units), 4252 Crenshaw Blvd (111 units), 4827 Crenshaw Blvd (32 units), 5300 Crenshaw Blvd (82 units), 5144 Crenshaw Blvd (78 units), and the \$1 Billion redevelopment of the Baldwin Hills Crenshaw Plaza!

5471 Crenshaw Blvd presents one of the last few remaining 20,000+ SF sites along the Crenshaw Blvd corridor, with an estimated cost of \$145/SF on land, and \$34,264/developable unit, in line with comparable sales nearby.

Contact Casey Lins at 714.333.6768 or [casey.lins@kidder.com](mailto:casey.lins@kidder.com) for additional information.



*102-unit multifamily development site located on 23,979 SF of Tier 4 TOC Opportunity Zone land that is steps away from the new LAX/Crenshaw Metro Rail Line. Current improvements consists of a  $\pm 5,317$  SF freestanding retail building.*



METRO K LINE

CRENSHAW BLVD

57TH ST



# LOCATION OVERVIEW

*Section 02*



# NEIGHBORHOOD AMENITIES

## JON & VINNY'S

The new Jon & Vinny's location straddles the Hyde Park/View Park border, on a very busy stretch of Slauson near Overhill.

The vibrant block has transformed considerably over the last few years, with neighboring spots like 2018's Hilltop Coffee + Kitchen and the barely-year-old Jerusalem Chicken (one of Eater LA's local restaurant picks) competing for customers alongside longstanding community staples like Simply Wholesome.omnienimus.

**Mona Holmes, Eater Los Angeles**

## SWEETGREEN HEADQUARTERS

Sweetgreen is a "fast casual" salad restaurant with a mission to build healthier communities by connecting people to real food. Nathaniel started the company with two of his Georgetown classmates, Nicolas Jammet and Jonathan Neman, after they graduated college. "We found a little 560 square foot shack just off of campus," Ru recalls. "We took a chance to start a restaurant. We had no experience, were extremely over budget and delayed."

The founders learned by doing. They built relationships with local farmers. "The original thesis was really, 'How do we make it ingredient driven and not recipe driven?'" he says. That resonated with the college crowd and the first restaurant was blooming.

**Sweetgreen.com | Forbes.com**

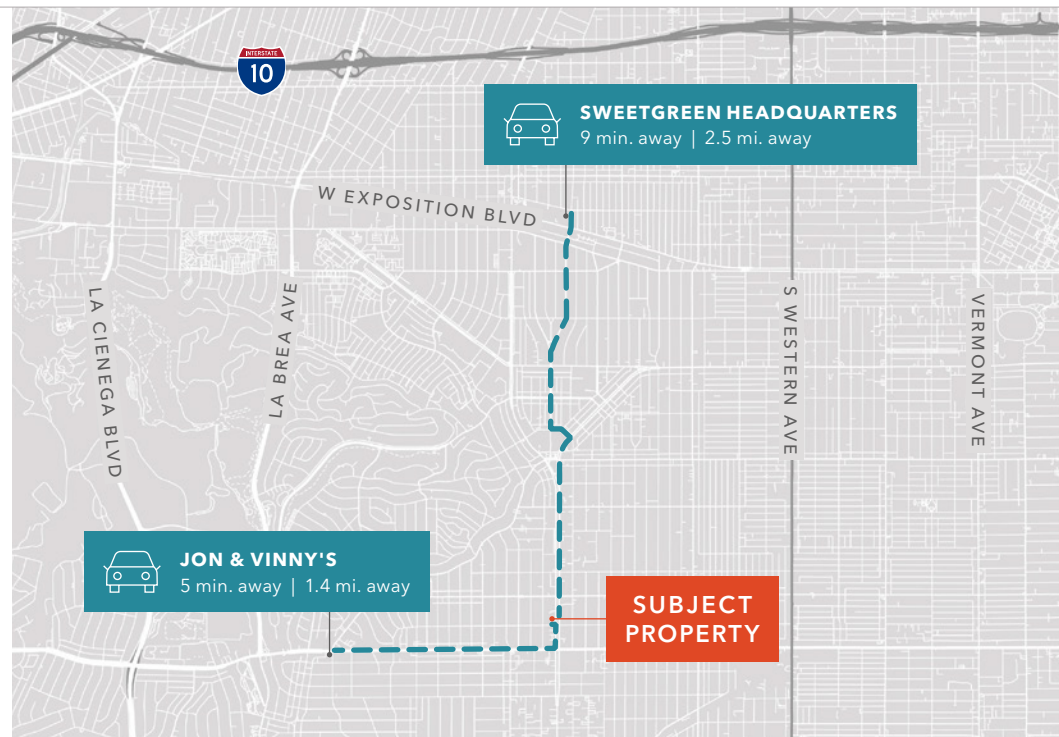


Photo by Josh White of JW Pictures

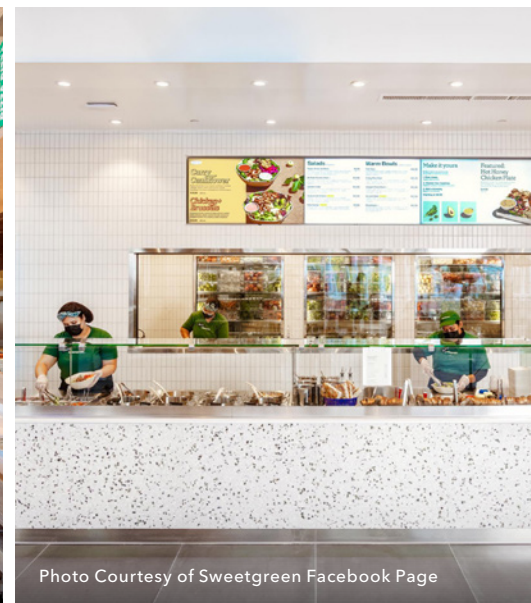


Photo Courtesy of Sweetgreen Facebook Page



## NEIGHBORHOOD AMENITIES CONT.

### EAT + DRINK

- 01 Simply Wholesome
- 02 Sachi Teriyaki House
- 03 Crustees
- 04 Somerville
- 05 Hilltop Coffee + Kitchen
- 06 Jon & Vinny's
- 07 Fresh Tribe LA
- 08 A Family Affair Southern
- 09 Woody's Bar-B-Q
- 10 Hungry Harold's

### EAT + DRINK

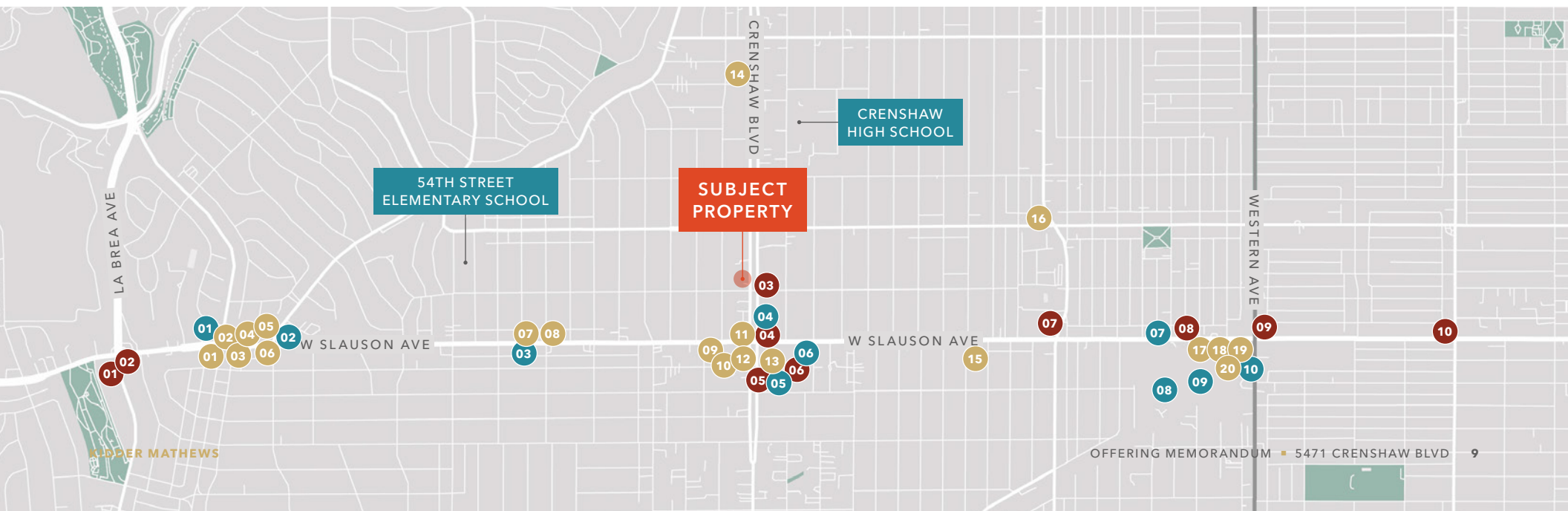
- 11 Louisiana Famous Fried Chicken
- 12 Fatburger & Buffalo Express
- 13 The Buffalo Spot
- 14 Dulan's on Crenshaw
- 15 Mama's Chicken
- 16 Fish Town
- 17 Pollo Campero
- 18 IHOP
- 19 Starbucks
- 20 Panda Express

### GROCERY + SHOPPING

- 01 CVS
- 02 7-Eleven
- 03 Dollar Tree
- 04 Crenshaw Farmer's Market
- 05 Vallarta Supermarkets
- 06 Foot Locker
- 07 Family Dollar
- 08 The Home Depot
- 09 Food 4 Less
- 10 Walgreens

### SERVICES + MISCELLANEOUS

- 01 United Oil
- 02 Shell
- 03 United States Postal Service
- 04 U.S. Bank
- 05 Autozone Auto Parts
- 06 Wells Fargo Bank
- 07 Van Ness Recreation Center
- 08 Los Angeles Fire Dept. Station 66
- 09 76
- 10 Normandie Express Car Wash







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