

OFFERING MEMORANDUM

2601 SOUTHWEST DR

HYDE PARK, CA 90043


 **Kidder
Mathews**

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*Exclusively
Listed by*

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KIDDER.COM



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EXECUTIVE SUMMARY

OWNER USER OPPORTUNITY IN HYDE PARK

Kidder Mathews has been retained to market this free-standing commercial corner building in Hyde Park.

This building is situated on the northwest corner of 4th Avenue and Southwest, immediately adjacent to the 5.5 mile, \$166M Bike and Pedestrian Path through Hyde Park. The property features gate access through 4th Avenue and could fit 5-6 parking spaces, which leads up a newly built porch with poured concrete just before you enter the building. The building was completely renovated on the inside with polished concrete, high ceilings, full kitchen with pantry, basement, built-in closets, and a modern sleek restroom. The building is currently vacant. There is also electrical pole double-sided signage opportunity attached the building, ideal for retail and office advertising/marketing.

ADDRESS 2601 Southwest Dr, Hyde Park, CA 90043

BUILDING SIZE 1,500 SF

LAND SIZE 4,800 SF

APN 4007-020-004



INVESTMENT HIGHLIGHTS

Parcel provides a generous Building-to-Ratio Allowing the potential for a Buyer to Add Additional Square Footage

85%-90% Financing - Conventional & SBA Loans Available for Owner User Buyers

Ideal for Retail and Office Users Looking for Building with Great Visibility and High Foot Traffic, Adjacent to New \$166M Pedestrian/Bike Path

10 Foot Ceilings / Potential Live/Work with New Hybrid Industrial Zoning & Current Build-out

Secure and Meticulously Maintained Building

Wood-frame Stucco Construction with Flat Rolled Composition Roof





PROPERTY OVERVIEW

PROPERTY OVERVIEW

LIVE/WORK/ ARTIST LOFT FOR SALE

ADDRESS	2601 Southwest Dr, Hyde Park, CA 90043
PRICE	\$720,000
BUILDING SF	1,500
BUILDING PSF	\$480
LAND SF	4,800
LAND PSF	\$150
LOT DIMENSIONS	40' X 120'
TYPE	Live/Work/Artist Loft
ZONING	CM-1LD-CPIO
PARKING	5- 6 Secured Surface Spaces
POWER	200 Amp, Single Phase
CEILING HEIGHT	10'
TENANCY	Vacant
YEAR BUILT	1925
COFO	Commercial Uses



PROPERTY OVERVIEW



PROPERTY OVERVIEW

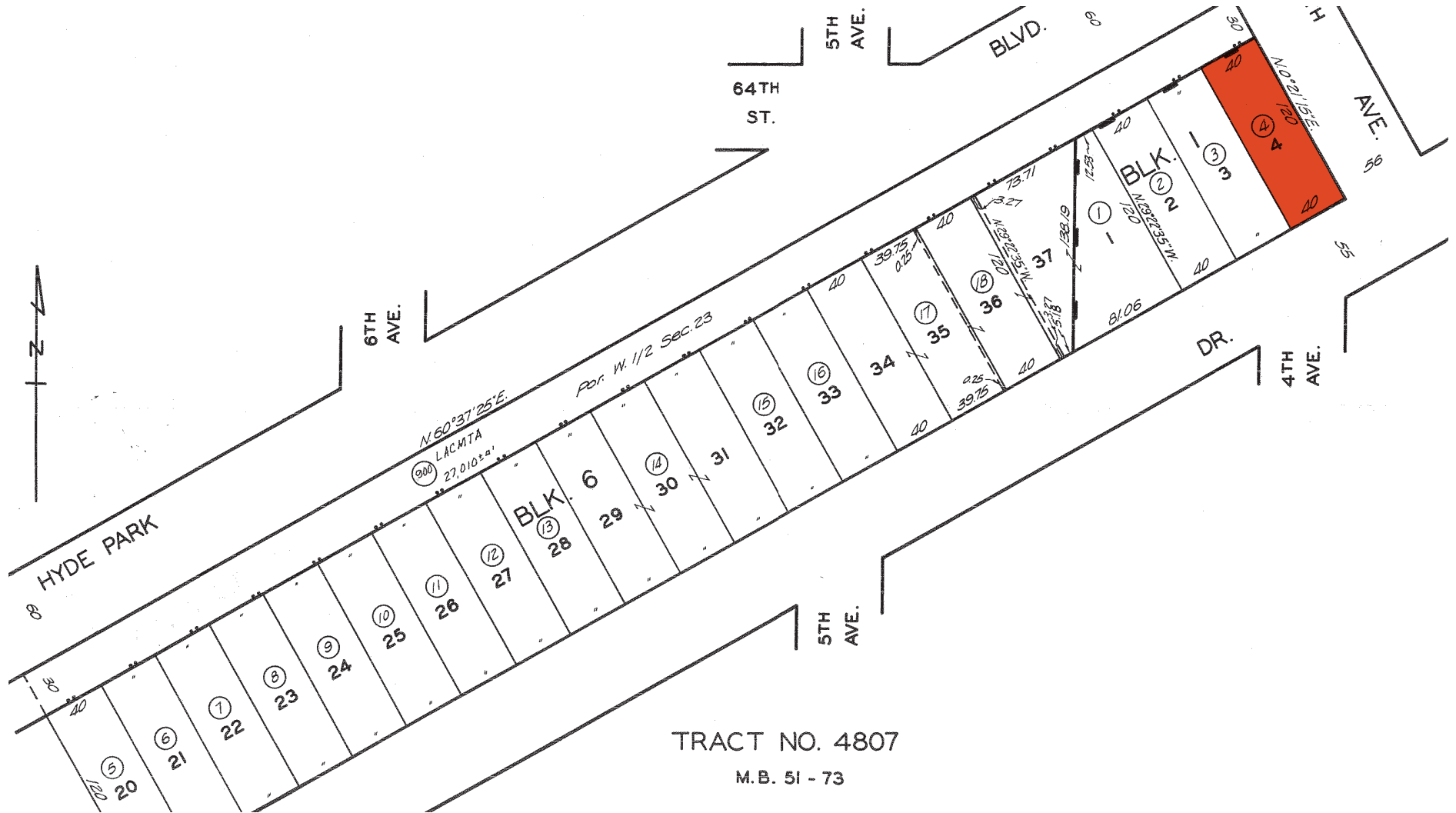


PROPERTY OVERVIEW

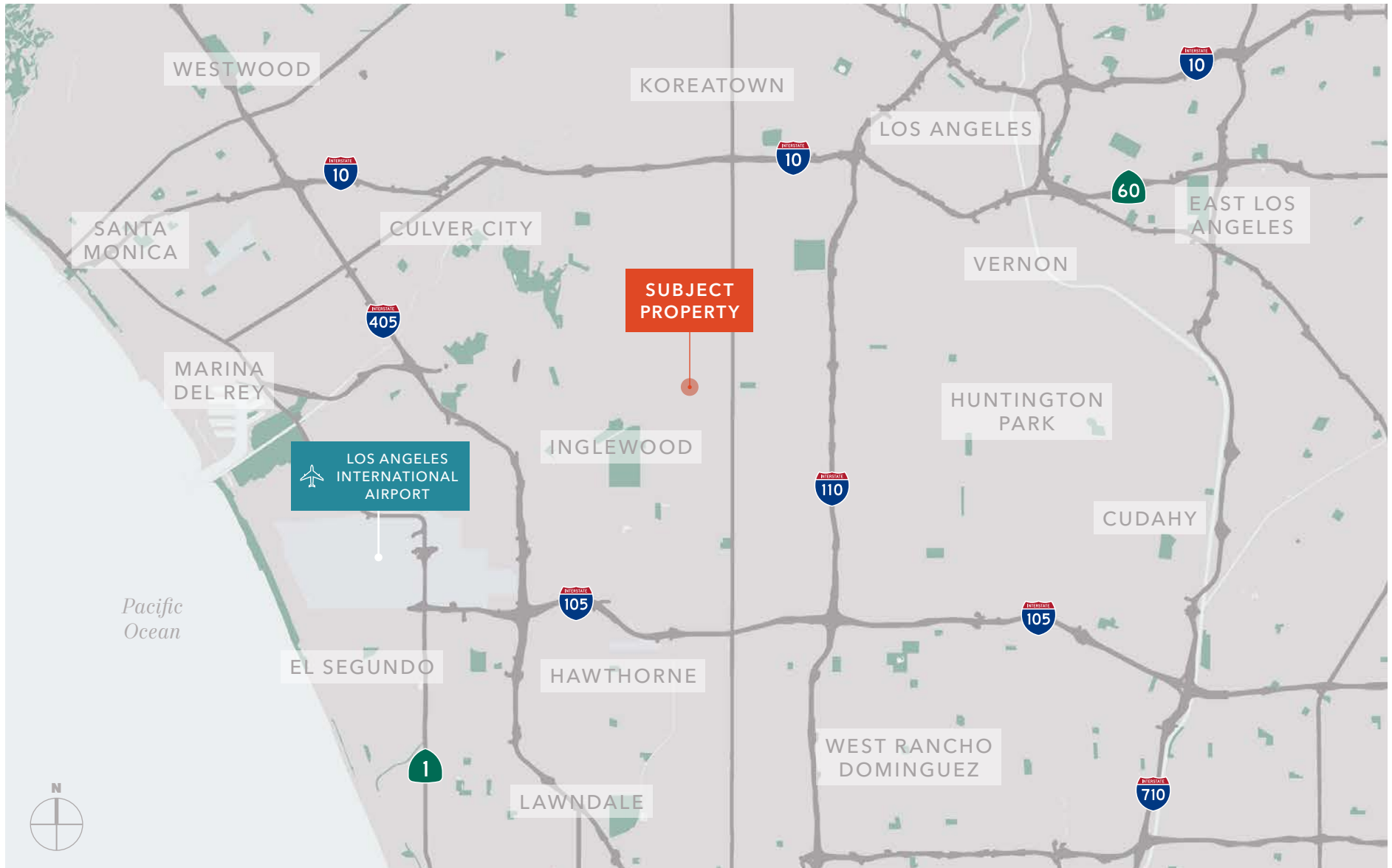




PLAT MAP

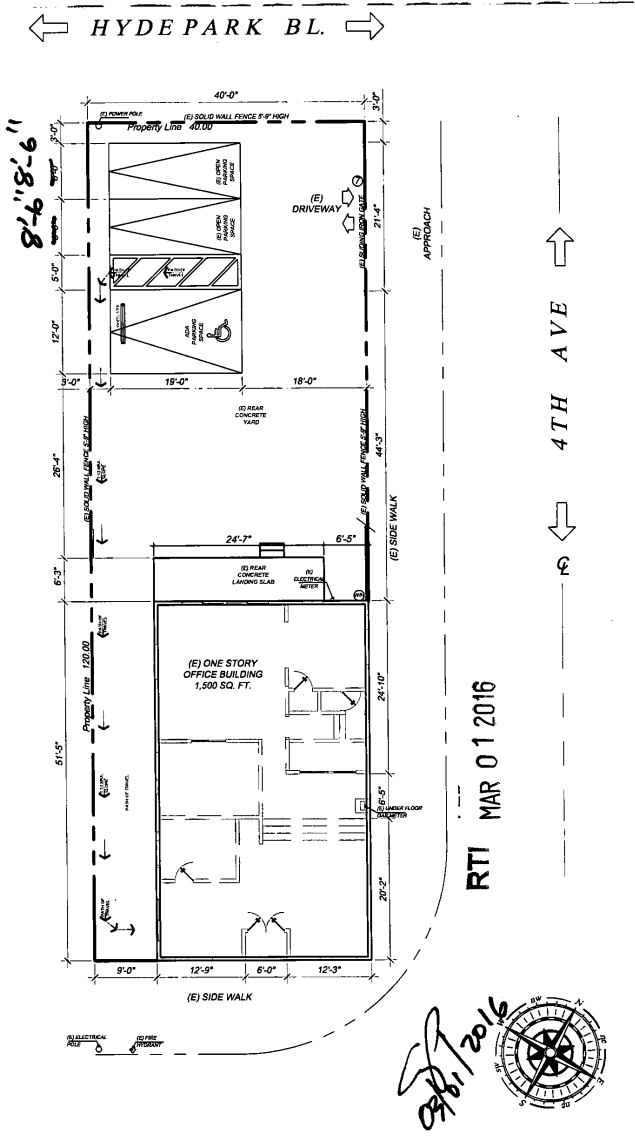


PROPERTY OVERVIEW



PROPERTY OVERVIEW





Address of Building 2601 Southwest Drive

CITY OF LOS ANGELES
CERTIFICATE OF OCCUPANCY



Note: Any change of use or occupancy must be approved by the Department of Building and Safety.
 This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of a building described below and located at the above address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified *

issued 5/12/87 Permit No. and Year LA18844/1985

Convert a 1 story type V 30' x 50' commercial and residential building to commercial use only. B-2 occupancy.

* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHEATHER LISTED ABOVE OR NOT.

Owner J.M. Kling
 Owner's Address 2601 Southwest Drive
 Address Los Angeles, CA 90043

B & S B-95a (R. 5/86) 5000705200500003225 BY J. CARNEY/flp



LOCATION OVERVIEW



HYDE PARK IS A HISTORIC COMMUNITY

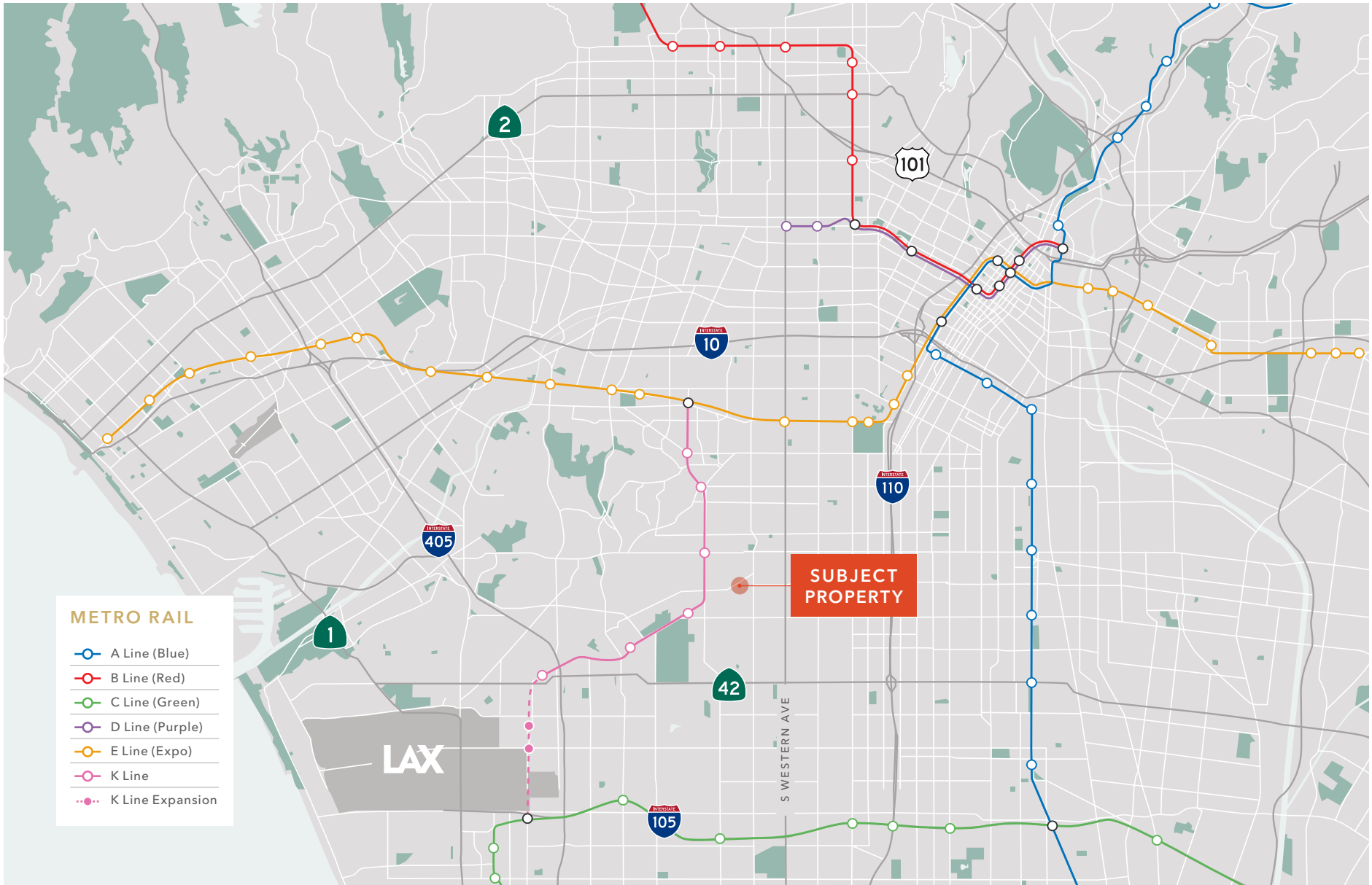
Located in one of South Los Angeles' most promising and rapidly developing corridors, Hyde Park benefits from strong rental demand, proximity to major transit lines and entertainment venues, and access to employment hubs across Inglewood, Culver City, and Downtown LA. The surrounding area continues to experience significant public and private investment, fueling long-term growth and neighborhood revitalization.

The commercial corridor along Crenshaw Boulevard is known as "the heart of African American commerce in Los Angeles". Destination Crenshaw, is an open-air museum along Crenshaw Boulevard that celebrates African American history and culture.

It was incorporated as a city in 1922 and had its own government. However, on May 17, 1923, its 1.2 square miles (3.1 km²) was consolidated with the larger city of Los Angeles after a favorable vote by Hyde Park residents. The city of Hyde Park was bordered by 60th Street on the north, Van Ness (now 8th Avenue) on the east, Florence Avenue on the south, and West Boulevard on the west.

According to the Mapping L.A. project of the Los Angeles Times, Hyde Park touches Leimert Park on the north, Vermont Square on the northeast, Chesterfield Square on the east, Manchester Square on the southeast; Inglewood on the south and southwest, and View Park-Windsor Hills on the west and northwest.

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