

OFFERING MEMORANDUM

# 2927 W FLORENCE AVE



LOS ANGELES, CA 90043

**km** Kidder  
Mathews

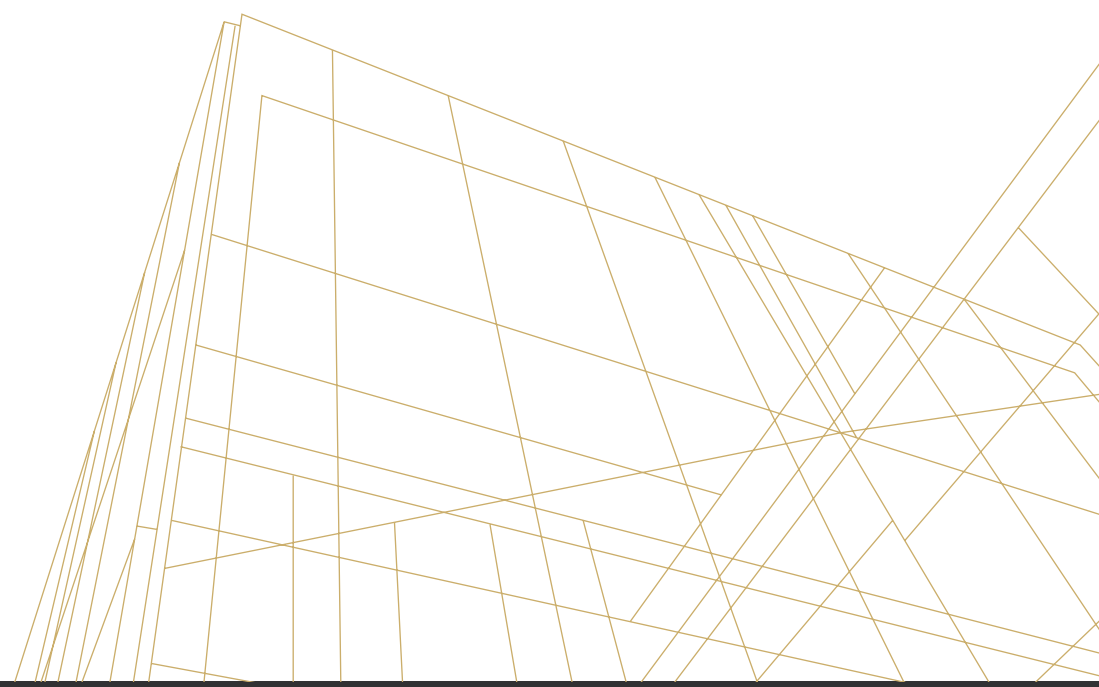
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*Exclusively listed by*

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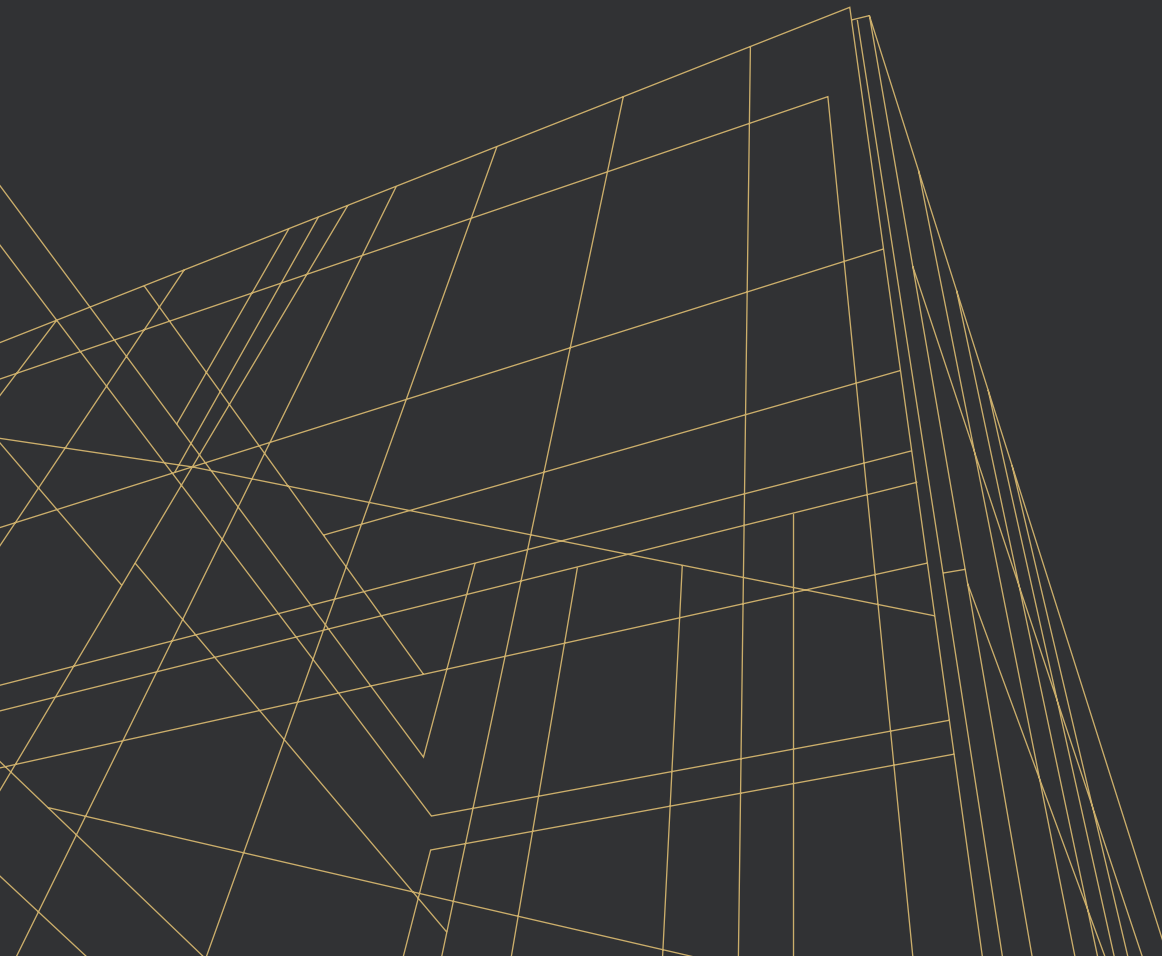
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# EXECUTIVE SUMMARY

# *FOR SALE* ±2,919 SF TWO-STORY COMMERCIAL BUILDING WITH PARKING!

We are pleased to present 2927 W Florence Ave, a ±2,919sf two-story commercial building with parking available on-site. Located just 2.1 miles from SoFi Stadium, the Forum, and the Intuit Dome, the property is well positioned to take advantage of the upcoming World Cup and Olympics!

There is immediate opportunity for an owner-user to utilize low-down payment SBA financing and create a demanding presence along a main thoroughfare that provides easy access to the 405, 110, and 105 Freeways.

The ±2,919sf building is located on ±5,222sf of LAC2 Tier 2 TOC zoned land, providing opportunity for multiple commercial uses, or as ground-up development site for market rate or affordable housing.

For more information please contact Casey Lins at 714-333-6768 or Casey.Lins@kidder.com

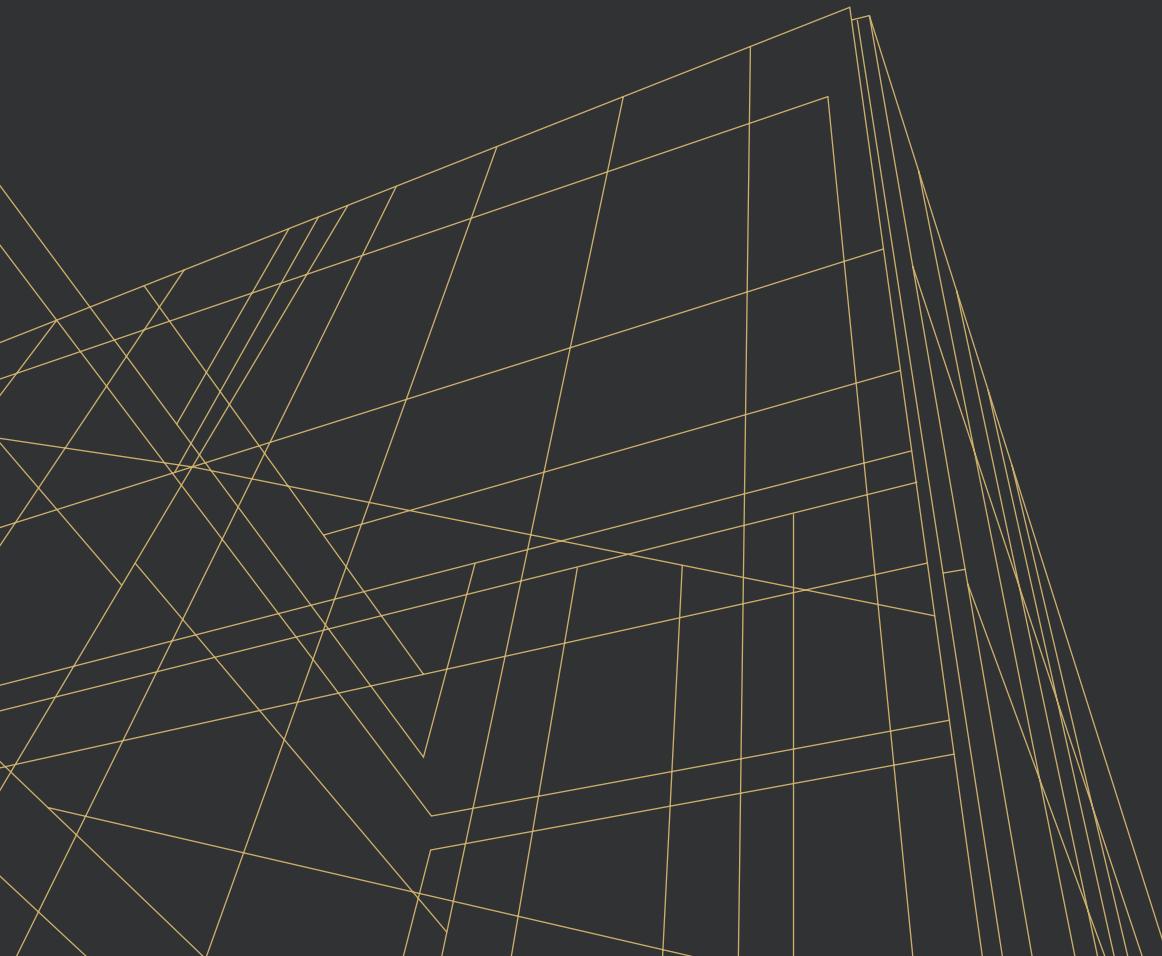


## INVESTMENT OVERVIEW

|             |  |
|-------------|--|
| ADDRESS     | 2927 W Florence Ave<br>Los Angeles, CA 90043 |
| APN'S       | 4008-026-012                                 |
| BUILDING SF | ±2,919 SF                                    |
| LAND SF     | ±5,222 SF                                    |
| LAND USE    | C2-1VL-CPIO                                  |
| PARKING     | Yes  |
| CURRENT USE | Commercial (Delivered vacant)                |
| TOC         | Tier 2                                       |

*\$1,100,000*

LISTING PRICE



# PROPERTY OVERVIEW

# PROPERTY OVERVIEW



SUBJECT  
PROPERTY

W FLORENCE AVE

# AMENITY MAP

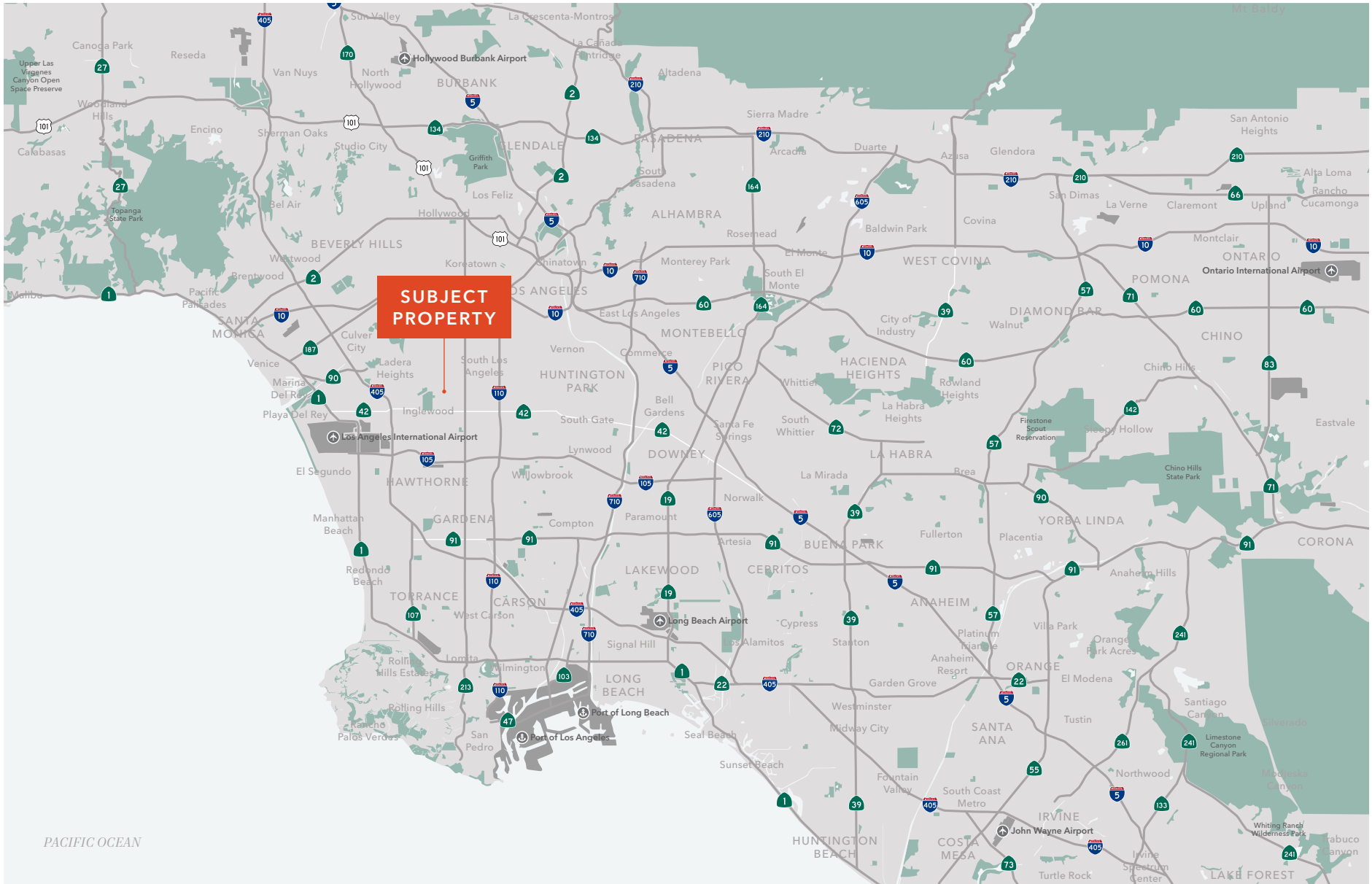


PROPERTY OVERVIEW





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