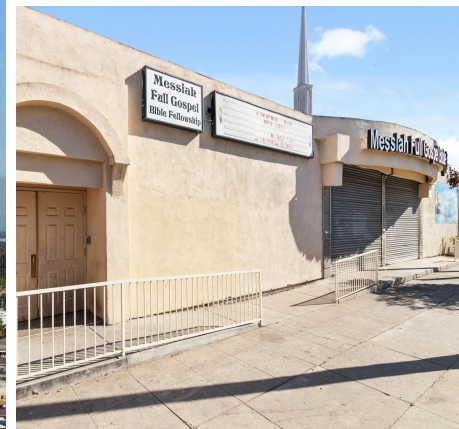


89th Figueroa



OFFERING MEMORANDUM

8928 S Figueroa
Los Angeles, CA 90003



89th Figueroa

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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

89TH FIGUEROA

Executive Summary
Investment Summary

01



OFFERING SUMMARY

ADDRESS	8928 S Figueroa Los Angeles CA 90003
COUNTY	Los Angeles
BUILDING SF	6,411 SF
LAND ACRES	.55
LAND SF	23,932 SF
APN	6038-004-007 & 6038-004-006

FINANCIAL SUMMARY

PRICE	\$1,790,000
PRICE PSF	\$279.21

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	64,756	429,320	1,116,967
2025 Median HH Income	\$54,381	\$64,018	\$66,081
2025 Average HH Income	\$72,313	\$85,312	\$87,122

- Major Density Potential: Build up to 174 units with affordable housing incentives on a combined 24,028 SF RD2-1 zoned assemblage.
- Prime Location & Flexibility: Excellent South LA visibility near the 110 freeway; parcels can be purchased together or separately for maximum versatility
- Pro-Development Incentives: No parking required (AB 2097), generous FAR/height bonuses, and significant Opportunity Zone tax benefits for investors

89TH FIGUEROA

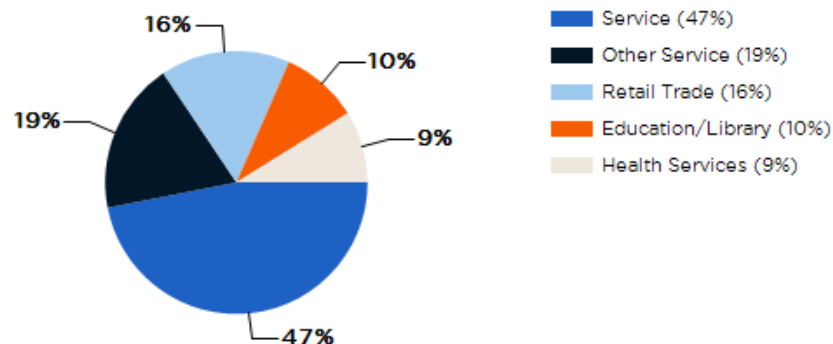
02

Location

Location Summary
Local Business Map
Major Employers
Aerial View Map

- Daugherty Real Estate is pleased to present a rare and flexible development opportunity in the heart of South Los Angeles. This prime assemblage includes two contiguous parcels—offered together or separately—providing a total of 24,028 SF of land, excellent frontage, and strategic positioning near the 110 freeway and major transit routes.

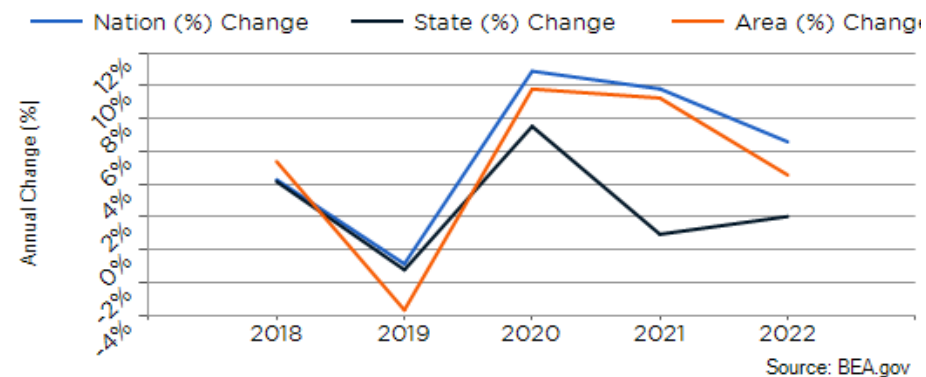
Major Industries by Employee Count

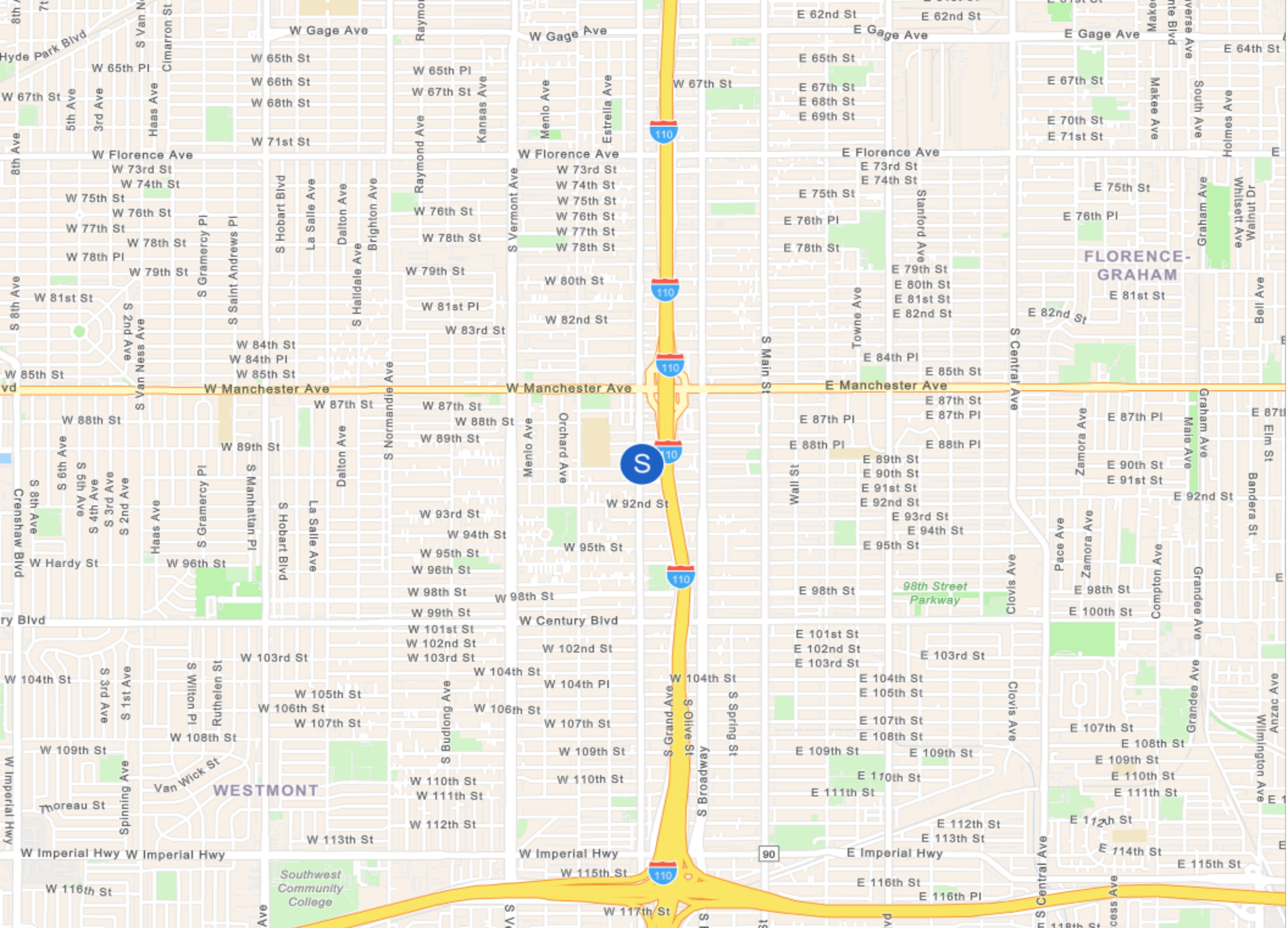


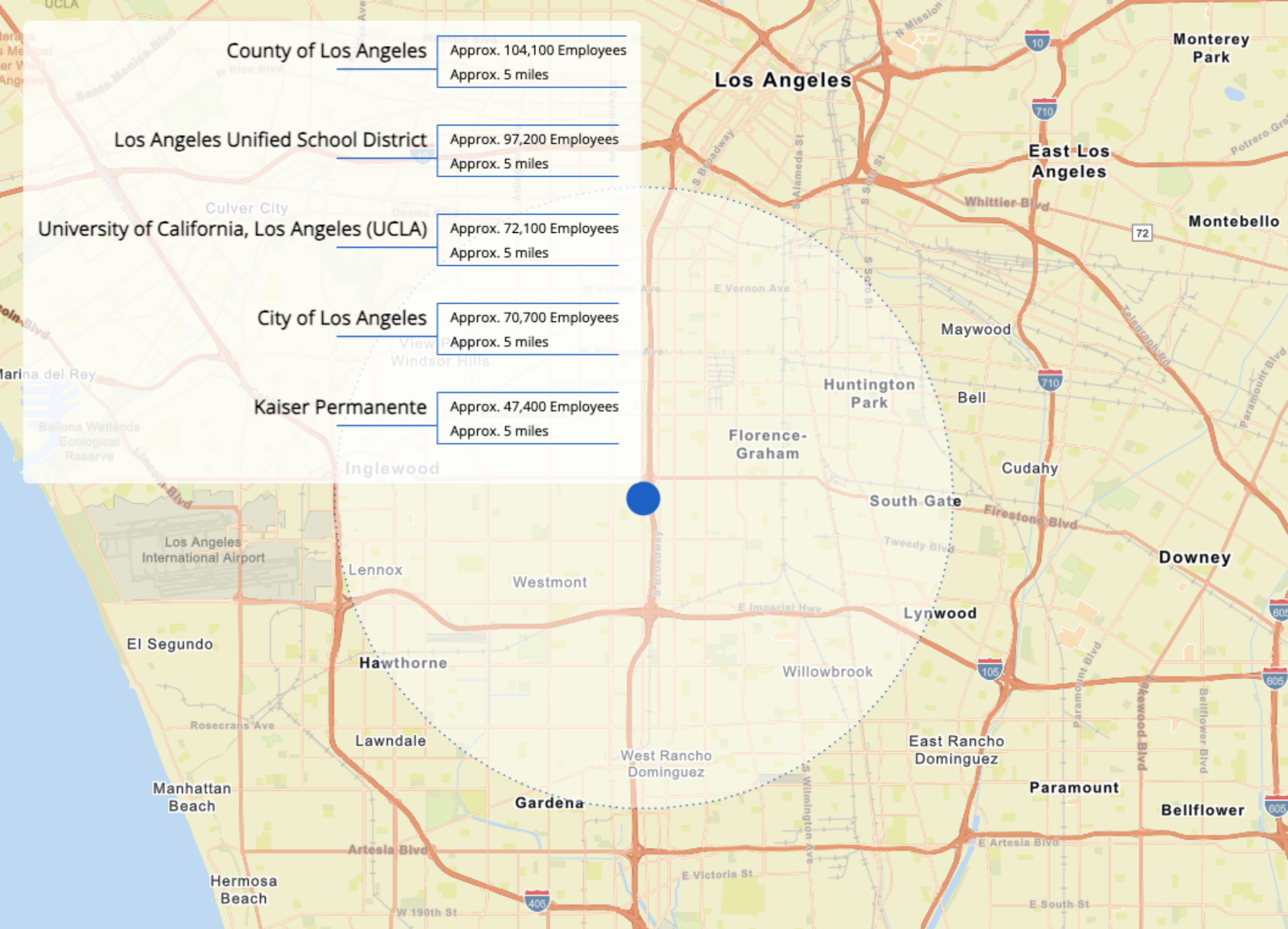
Largest Employers

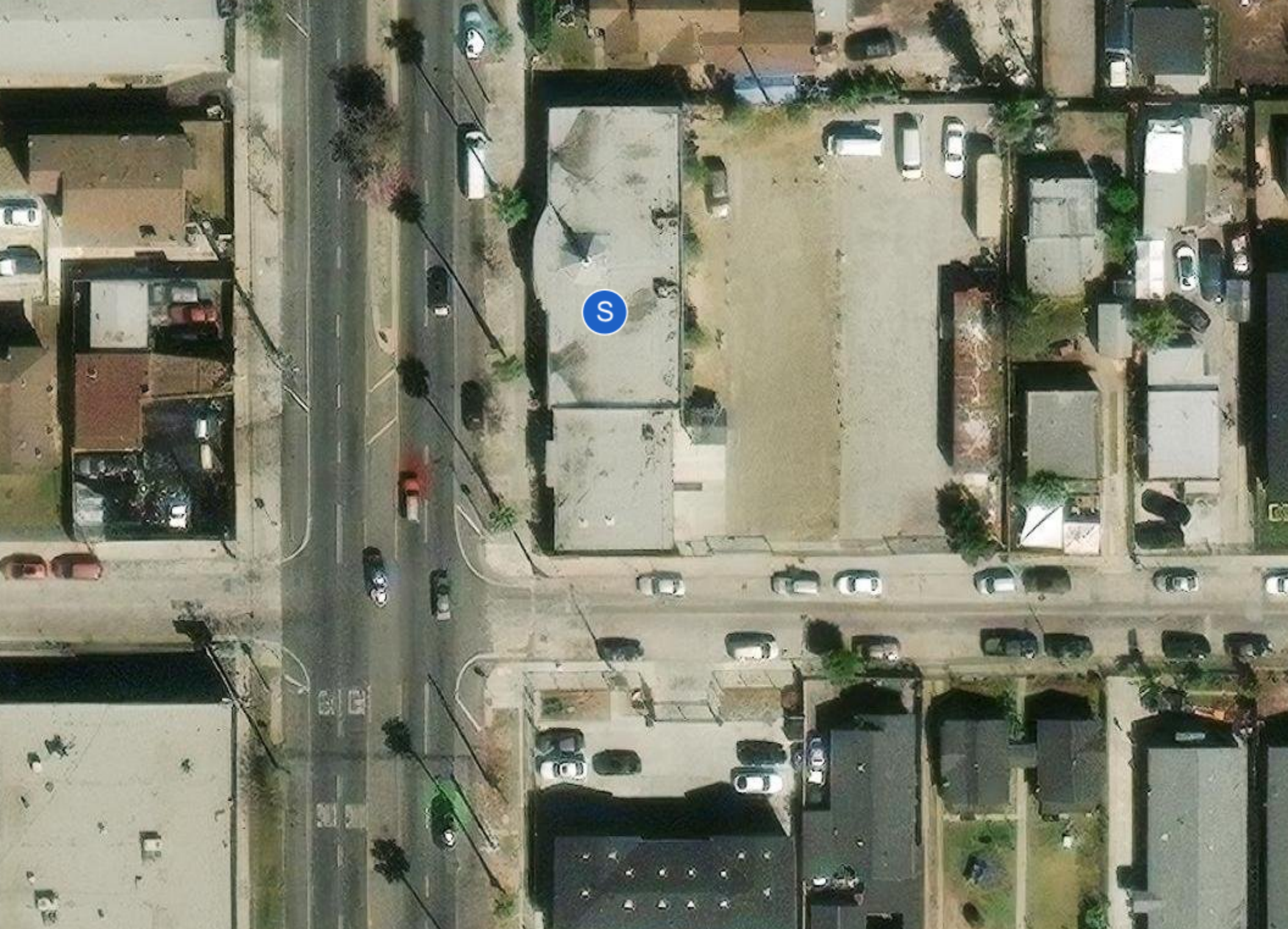
Kaiser Permanente	44,769
University of Southern California	23,227
Northrop Grumman Corp.	18,000
Cedars-Sinai Medical Center	16,730
Allied Universal	15,326
Target Corp.	15,000
Providence Health and Services Southern California	14,395
Ralphs/Food 4 Less (Kroger Co. Division)	14,000

Los Angeles County GDP Trend









89TH FIGUEROA

03 Property Description

Property Features
Stacking Plan
Property Images

PROPERTY FEATURES

BUILDING SF	6,411
LAND SF	23,932
LAND ACRES	.55
# OF PARCELS	2
ZONING TYPE	LARD2
NUMBER OF PARKING SPACES	20

South Los Angeles RD2-1 Assemblage, 26 Potential Units With MIIP, 174 Potential Units With AHIP



8918 S Figueroa St, 451 W 90TH ST
Los Angeles, CA 90003

RD2-1	26, 174	24,028 SQ. FT.	T- 1 Low Opp	2
Zoning Height District	Max Unit	Lot Size	Incentive/ Opportunity Area	Lots

Development Potential (By-Right)	
Maximum FAR	3:1
Maximum Height	
Feet	45 ft.
Stories	None
Minimum Setbacks	
Front	15 ft.
Side	5 ft. +1 ft for each story over 2nd, not to exceed 16 ft
Rear	15 ft.
Max Buildable Area, Footprint	18,198 sq. ft.
Max Buildable Area, Envelope	54,594 sq. ft.
Max Dwelling Units	12
Affordable Units Required	None
Parking Required	1 space per unit with less than 3 habitable rooms 1.5 spaces per unit with 3 habitable rooms 2 spaces per unit with more than 3 habitable rooms 1 space per guest room (first 30)
Required Bicycle Parking	
Long Term	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+

Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	N/A
Required Open Space	100 sq ft per unit with less than 3 habitable rooms 125 sq ft per unit with 3 habitable rooms 175 sq ft per unit with more than 3 habitable rooms
Other Development Notes	

Development Potential with MIIP (Mixed Income Incentive Program)

Maximum FAR	4.2:1
Maximum Height	
Feet	56 ft.
Stories	N/A
Minimum Setbacks	
Front	15 ft.
Side	5 ft. +1 ft for each story over 2nd, not to exceed 16 ft
Rear	15 ft.
Max Buildable Area, Footprint	18,198 sq. ft.
Max Buildable Area, Envelope	76,432 sq. ft.
Max Dwelling Units - Estimated	26
Affordable Units Required	At least 9% Extremely Low / 12% Very Low / 21% Low Income or 4% ELI + 8% VLI = 12% total
Parking Required	No Parking per AB 2097
Example Density Calculation For Use In Yield Study	N/A

Required Bicycle Parking	1 space per unit for units 0-25; 1 spaces per 1.5 units for units 26-100; 1 spaces per 2 units for units 101-200; 1 spaces per 4 units for units 201+
Long Term	
Short Term	1 space per 10 units for units 0-25; 1 spaces per 15 unit for units 26-100; 1 spaces per 20 units for units 101-200; 1 spaces per 40 unit for units 201+
Transitional Height Limitations	N/A
Required Open Space	Either 15% of the lot area or 10% of the total residential floor area, whichever is greater, if it meets a minimum of 30 points under the city's Landscape and Site Design Ordinance, with at least 50% provided as outdoor common space.
Other Development Notes	If pursuing mixed affordable option, Project must provide one 3 bedroom unit

Development Potential with AHIP (Affordable Housing Incentive Program)

Maximum FAR	4.5:1
Maximum Height	
Feet	78 ft.
Stories	N/A
Minimum Setbacks	
Front	15 ft.
Side	15 ft. +1 ft for each story over 2nd, not to exceed 16 ft Eligible for decreases with the menu of incentives mentioned below
Rear	15 ft. Eligible for decreases with the menu of incentives mentioned below
Max Buildable Area, Footprint	18,198 sq. ft.
Max Buildable Area, Envelope	81,891 sq. ft.

Max Dwelling Units - Estimated

No Max Density (See below for potential density)

Parking Required	No Parking per AB 2097
Example Density Calculation For Use In Yield Study	<p>Space for lobby, hallways, elevator, two stairways, mechanical room (assume 15%)</p> <p>81,981 sf x 0.15 = 12,297 sf for common areas 69,684 sf / 400 sf = 174 units</p> <p>Consult an architect for the massing study required to determine physical feasibility. Additional LADBS requirements might hinder the full development potential.</p>
Transitional Height Limitations	N/A
Required Open Space	Either 15% of the lot area or 10% of the total residential floor area, whichever is greater, if it meets a minimum of 30 points under the city's Landscape and Site Design Ordinance, with at least 50% provided as outdoor common space.
Affordable Units Required	Up to 20% for moderate-income AND 80% for lower-income. (excluding mangers unit)

Additional Incentives and Public Benefits

Additional Incentives (Choose up to 4)	<p>Setbacks: <i>Commercial Zones</i> : May Use RAS3 setbacks. If adjacent to RD zone, then 5 ft min.</p> <p><i>R zones:</i> Front yard setback reductions to match adjacent buildings. Side and rear yard reductions up to 30%</p> <p>Ground floor height reduction up to 20%</p> <p>Lot width reduction up to 25%</p> <p>Open space reduction: minimum of 15% of total lot area or 10% of total floor area, whichever is greater</p> <p>Up to 20% relief from certain development standards (excluding FAR, height, setbacks, open space, parking in front, or protections for historic resources)</p> <p>Transitional height: The Applicant can seek an incentive to reduce any applicable transitional height limits in lieu of a project site's applicable zoning, Community Plan, Specific Plan, or overlay (see table below). Typically commercial zones requiring transitional height per LAMC 12.21.1 A.10 is more restrictive than table below:</p>
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Description	Step Back Distance
Side or Rear Stepback	10 feet
4 Story Stepback	30 feet
6 Story Stepback	50 feet

Public Benefit Bonuses
(Stackable with Other
Incentives):

Projects providing the following may receive additional FAR and height bonuses (excluding Transitional Height):

- Childcare Facility (Must include a Child Care Facility on-site, adjacent, or part of the Housing Development
- Increase in residential floor area equal to the square footage of the Child Care Facility, and one additional incentive.

Multi-Bedroom Units (At least 10% of total residential units including Density Bonus units) must be 3-bedroom units). See table below for incentives

Total Unit Count	Additional FAR	Additional Height
0–30 units	+0.5:1	+1 story
31–50 units	+1.0:1	+1 story
51–75 units	+1.5:1	+2 stories
76+ units	+2.0:1	+2 stories

Jurisdictional

Legal Description	Lots FR 131, Arb 6 and 7, Tract J. A. KEENEY'S RE-PLAT OF PART OF SUNNY SIDE
Land Use	Low Medium II Residential
Area Planning Commission	South Los Angeles APC
Community Plan Area	South Los Angeles
Neighborhood Council	Empowerment Congress Southeast
Council District	8
Council Member	Marqueece Harris-Dawson

Restrictions	
Rent Stabilization Ordinance	No
Community Design Overlay	No
Historic Preservation Overlay	No
Specific Plan	Yes
Q/T Conditions	No
D Limitations	No
Coastal Zone	No
Community Redevelopment Agency	No
Hillside Area	No
Baseline Mansionization Ordinance	No
Special Flood Hazard Area	No
Earthquake Fault Zone	No
Very High Fire Hazard Severity Zone	No
Interim Control Ordinance	No
River Improvement Overlay	No
Community Plan Implementation Overlay	No
Opportunity Zone	No
Other	No

Red Flags

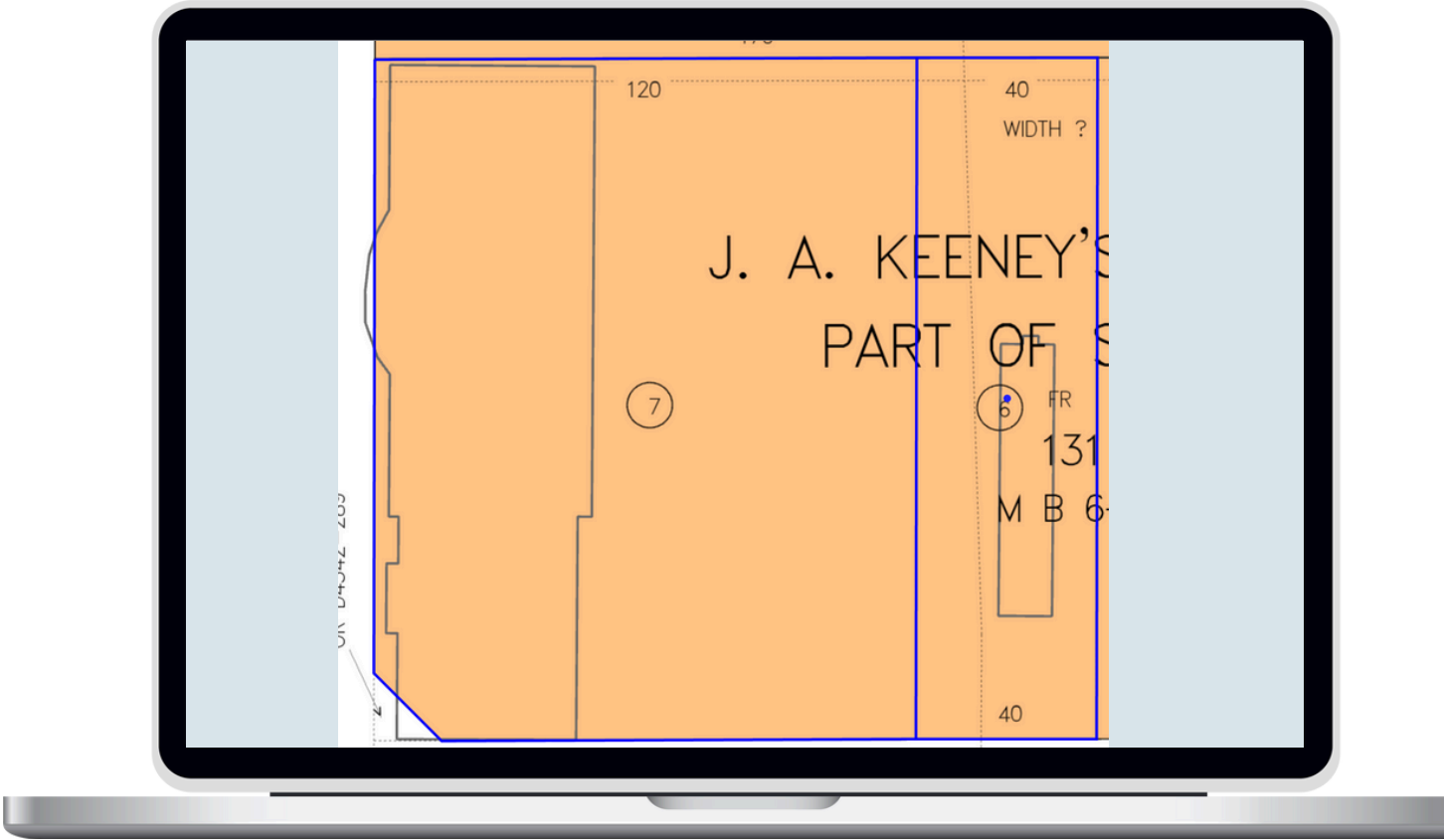
 N/A

Parcel Numbers

APN # 6038004007, 6038004006

Lot Dimensions: Front 136', Side 160', Side 145', Rear 151'

Half Alley: N/A



Property Report Disclaimer

This property report is provided for informational purposes only and is based on data obtained from publicly available government sources. No independent verification has been conducted to confirm the accuracy, completeness, or currency of the information presented herein. Users are advised to consult the original government records or relevant authorities for authoritative and updated information.

This report is not intended to be relied upon as the sole basis for making real estate, investment, financial, or other related decisions. Users are encouraged to conduct independent due diligence, including consulting legal, financial, or real estate professionals, before making any decisions related to the property or its potential use.

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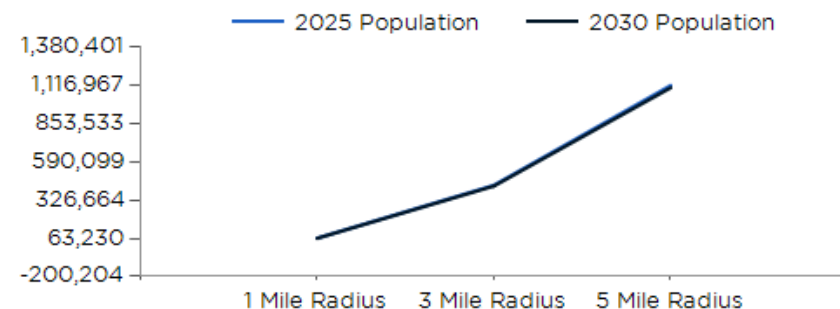
04

Demographics

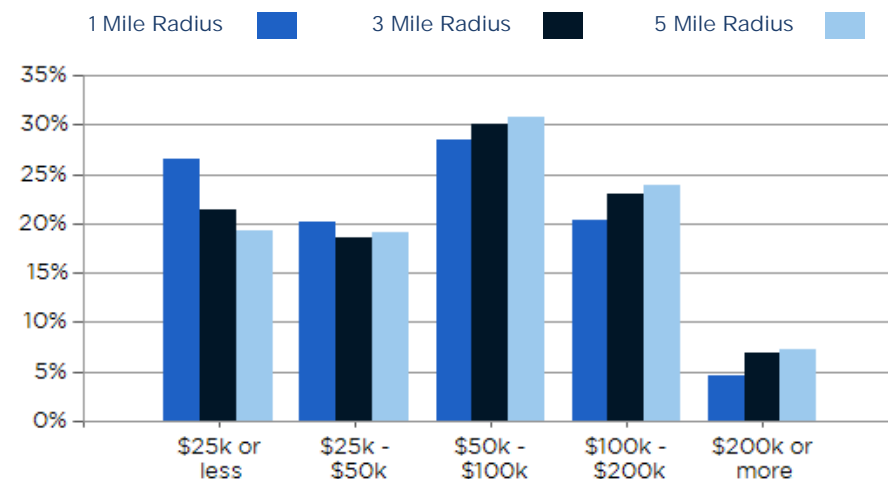
General Demographics
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	57,220	397,754	1,102,941
2010 Population	63,076	425,070	1,138,721
2025 Population	64,756	429,320	1,116,967
2030 Population	63,230	423,537	1,101,067
2025 African American	16,863	119,694	252,089
2025 American Indian	1,258	9,278	26,659
2025 Asian	313	2,963	29,760
2025 Hispanic	45,772	293,262	784,345
2025 Other Race	33,799	210,793	540,764
2025 White	4,524	32,650	108,299
2025 Multiracial	7,898	53,286	156,870
2025-2030: Population: Growth Rate	-2.40%	-1.35%	-1.45%

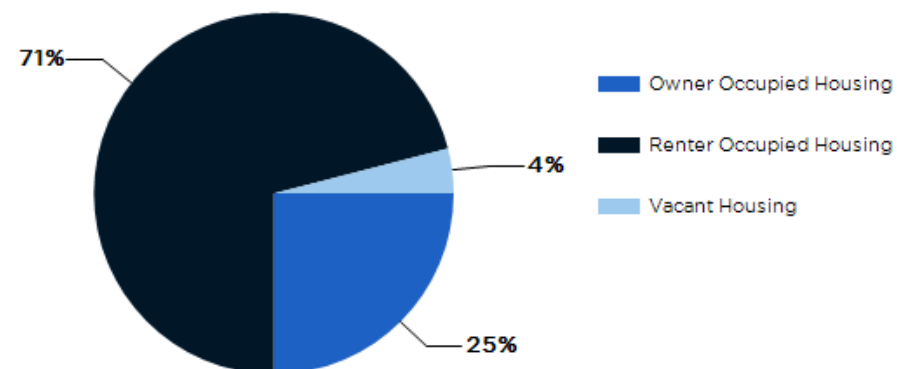
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,322	16,339	38,640
\$15,000-\$24,999	1,438	9,606	24,345
\$25,000-\$34,999	1,567	9,385	26,419
\$35,000-\$49,999	2,041	13,200	36,078
\$50,000-\$74,999	2,726	20,597	57,025
\$75,000-\$99,999	2,391	15,874	43,733
\$100,000-\$149,999	2,663	18,436	52,091
\$150,000-\$199,999	999	9,471	25,911
\$200,000 or greater	817	8,375	23,475
Median HH Income	\$54,381	\$64,018	\$66,081
Average HH Income	\$72,313	\$85,312	\$87,122



2025 Household Income



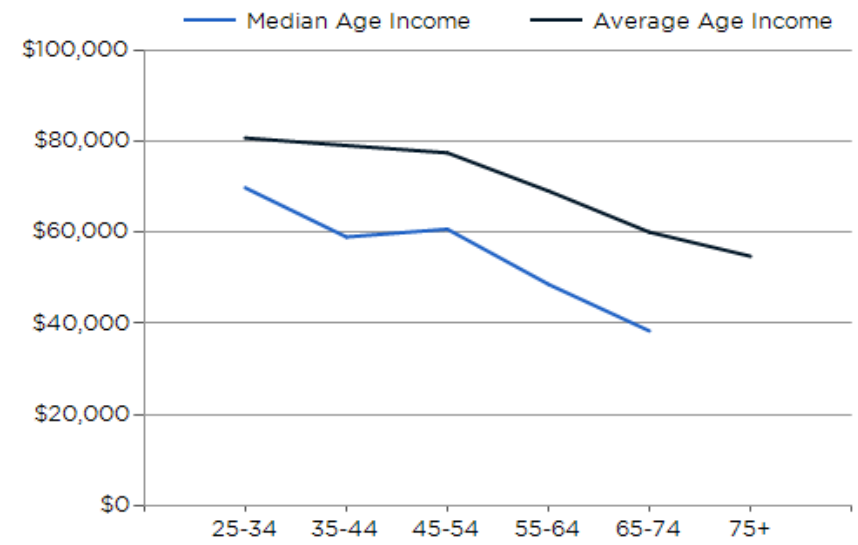
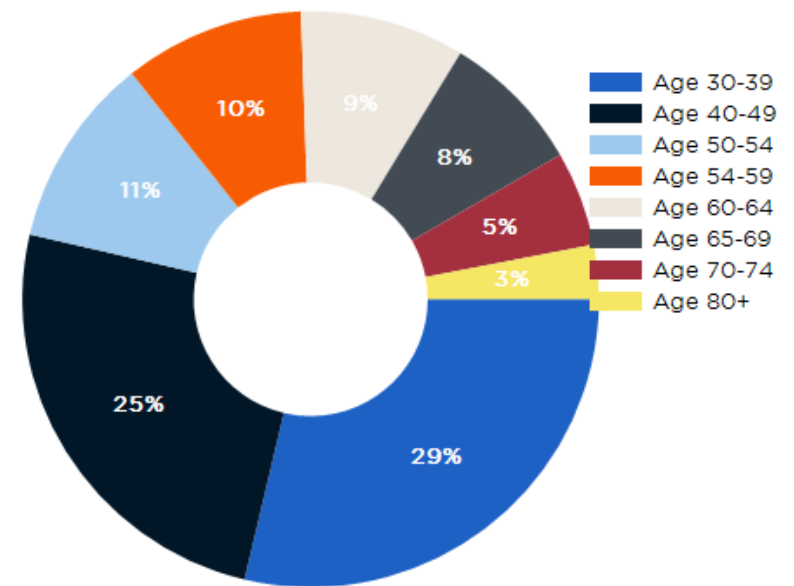
2025 Own vs. Rent - 1 Mile Radius



Source: esri

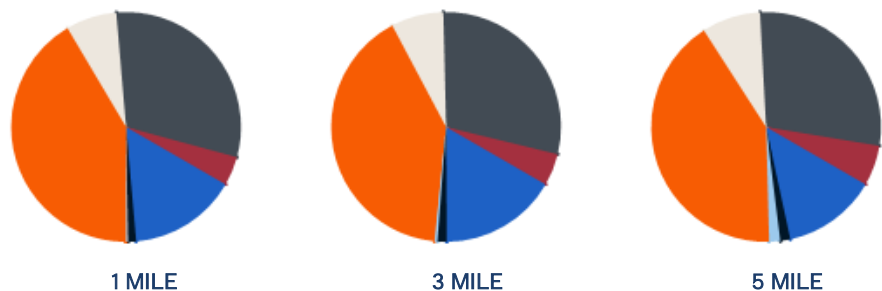
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	5,032	34,205	91,892
2025 Population Age 35-39	4,371	29,528	79,142
2025 Population Age 40-44	4,286	27,737	73,154
2025 Population Age 45-49	3,880	26,108	68,191
2025 Population Age 50-54	3,519	24,391	66,012
2025 Population Age 55-59	3,314	23,516	62,740
2025 Population Age 60-64	3,027	21,924	57,525
2025 Population Age 65-69	2,605	18,455	48,719
2025 Population Age 70-74	1,742	13,438	36,719
2025 Population Age 75-79	996	8,242	23,726
2025 Population Age 80-84	580	5,078	14,103
2025 Population Age 85+	472	4,401	12,143
2025 Population Age 18+	46,908	319,589	852,769
2025 Median Age	31	33	34
2030 Median Age	32	34	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$69,907	\$74,241	\$75,539
Average Household Income 25-34	\$80,879	\$88,704	\$90,231
Median Household Income 35-44	\$59,067	\$69,579	\$73,203
Average Household Income 35-44	\$79,208	\$95,553	\$98,178
Median Household Income 45-54	\$60,788	\$72,426	\$75,909
Average Household Income 45-54	\$77,593	\$93,919	\$97,617
Median Household Income 55-64	\$48,663	\$61,587	\$64,682
Average Household Income 55-64	\$69,207	\$85,509	\$87,970
Median Household Income 65-74	\$38,374	\$48,515	\$51,043
Average Household Income 65-74	\$60,124	\$74,446	\$75,262
Average Household Income 75+	\$54,824	\$63,614	\$62,611



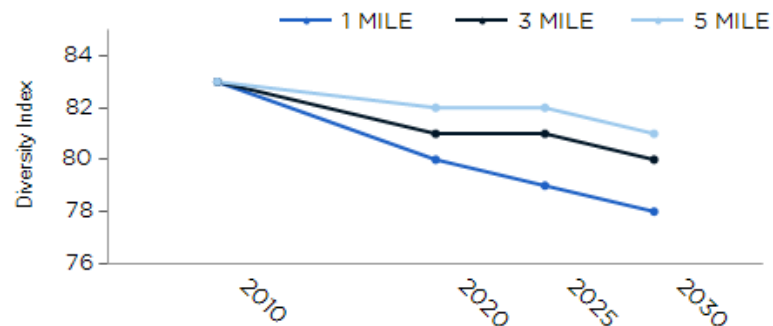
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	78	80	81
Diversity Index (current year)	79	81	82
Diversity Index (2020)	80	81	82
Diversity Index (2010)	83	83	83

POPULATION BY RACE



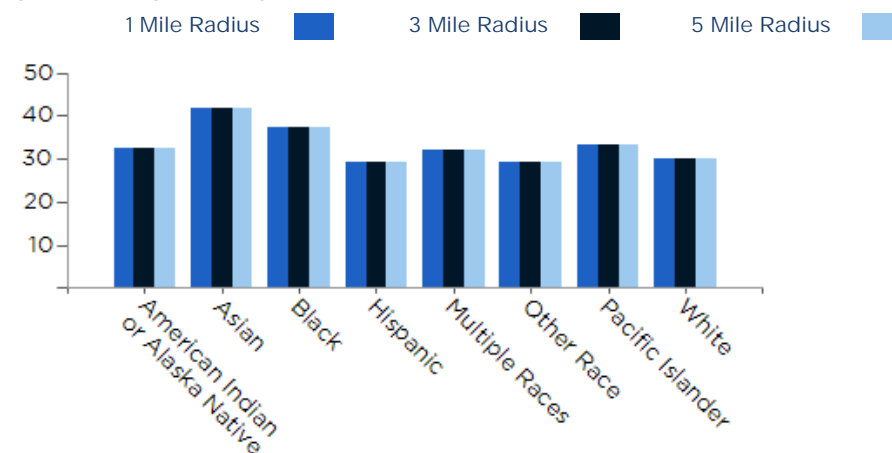
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	15%	17%	13%
American Indian	1%	1%	1%
Asian	0%	0%	2%
Hispanic	41%	41%	41%
Multiracial	7%	7%	8%
Other Race	31%	29%	28%
White	4%	5%	6%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	33	34	35
Median Asian Age	42	42	39
Median Black Age	37	41	42
Median Hispanic Age	29	31	32
Median Multiple Races Age	32	33	35
Median Other Race Age	29	31	32
Median Pacific Islander Age	33	33	35
Median White Age	30	30	32

2025 MEDIAN AGE BY RACE





05

Company Profile

Advisor Profile



James Daughrity
Principal Broker

James Daughrity is a commercial real estate broker at D.R.E. (Daughrity Real Estate). Daughrity Real Estate is a full-service boutique commercial real estate firm based in Inglewood, California. D.R.E. focuses on urban revitalization and neighborhood economic development projects.

D.R.E. utilizes a powerful and proprietary marketing system to facilitate the sale, purchase, or lease of investment properties nationwide. In the truest sense, we work together as a team, sharing deals and opportunities in order to effectively pay greater attention to your needs. As a genuine partnership, we have established a culture of information-sharing and deal-sharing that makes it impossible for companies to outwork us.

This internal culture is unique amongst brokerage firms, creating tremendous value for the clients we represent.

89th Figueroa

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