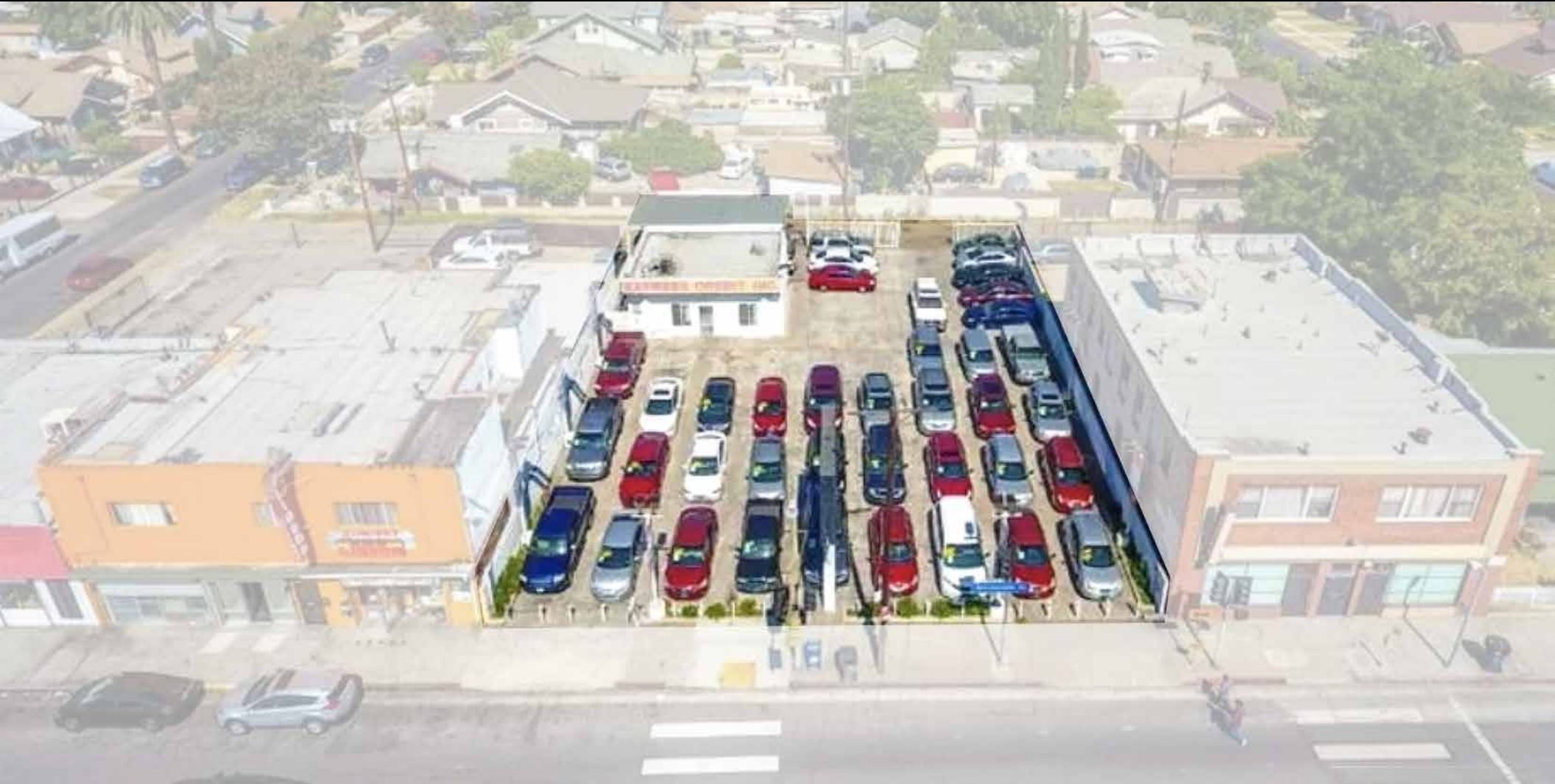


TOC DEVELOPMENT OPPORTUNITY Also Available For Lease



11,015 Sq.Ft. of Commercial Land

4712-4716 S NORMANDIE AVE, LOS ANGELES, CA 90037

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
OFFERING MEMORANDUM

- **Great Affordable Housing and Mixed-Use Development Purchase Opportunity**
- **Also Available For Lease**
- **Heavy Traffic Location**
- **Close to Coliseum & USC**
- **TOC: Tier2**

Exclusively offered by

Jesse McKenzie

Senior Vice President

213.747.4156 office

714.883.6875 mobile

jesse@majorproperties.com

Lic. 01939062

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This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer or Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

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.

4712-4716 S NORMANDIE AVE, LOS ANGELES, CA 90037

Property Highlights

Total Building Area 750± SF

Total Land Area 11,015± SF

TOC Tier 2

4712 S Normandie Ave

Land Use: Auto

Building Area: 750± sq.ft.

Stories: One

Year Built: 2001

Land Area: 6,074± sq.ft.

Frontage: 49.3'

Zoning: LA C2-1VL

Assessor's Parcel #: 5017-004-003

4716 S Normandie Ave

Land Use: Parking Lot

Building Area: None

Land Area: 4,941± sq.ft.

Frontage: 40'

Zoning: LA C2-1VL

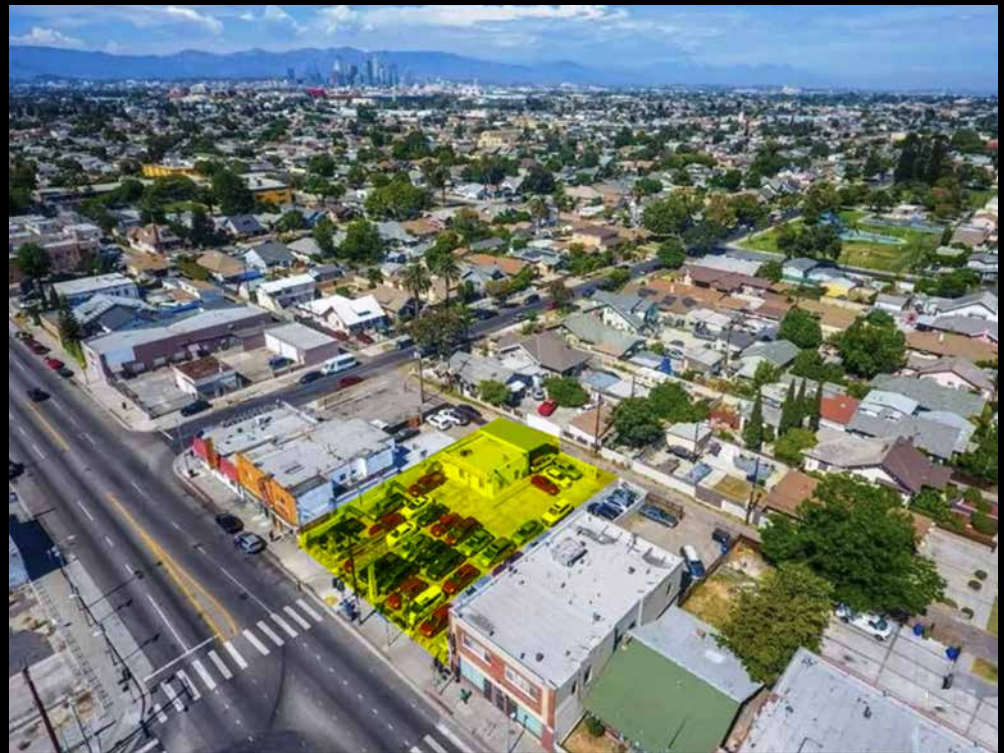
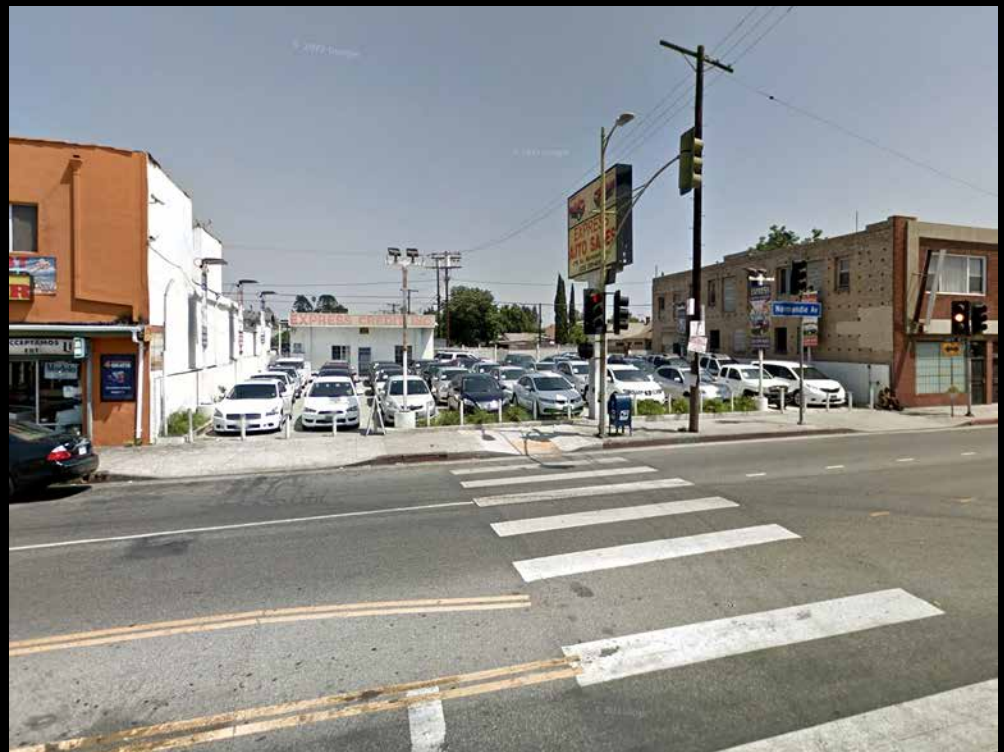
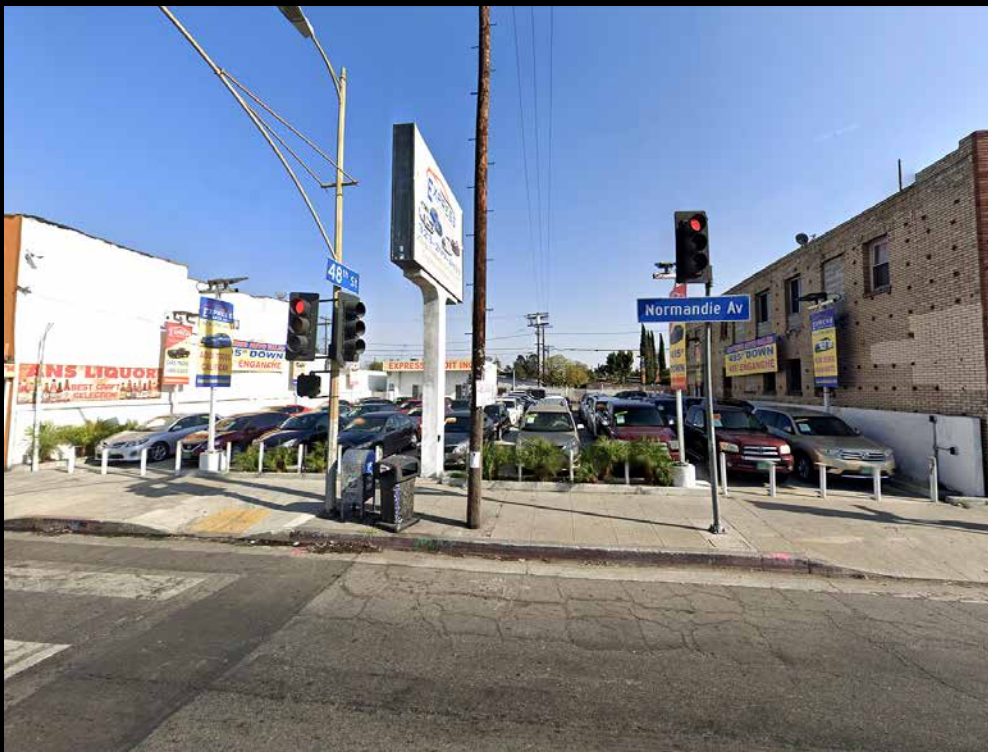
Assessor's Parcel #: 5017-004-025

- Prime purchase or lease opportunity
- Affordable housing and mixed-use development site
- Also great for auto sales lot, auto rentals, vehicle storage, etc. (currently used for auto sales)
- 89.3' frontage on busy Normandie Avenue
- Directly across from brand new \$26.6 million 5-story, 43 unit supportive housing complex
- Located mid-block between 47th and 48th Streets three blocks south of Vernon Avenue
- The Memorial Coliseum, Exposition Park, Banc of California Stadium and the USC campus are located between one and two miles to the northeast
- One mile west of the Harbor (110) Freeway and 2-1/4 miles south of the Santa Monica (I-10) Freeway and Downtown Los Angeles
- *Permitted uses to be verified by Buyer*

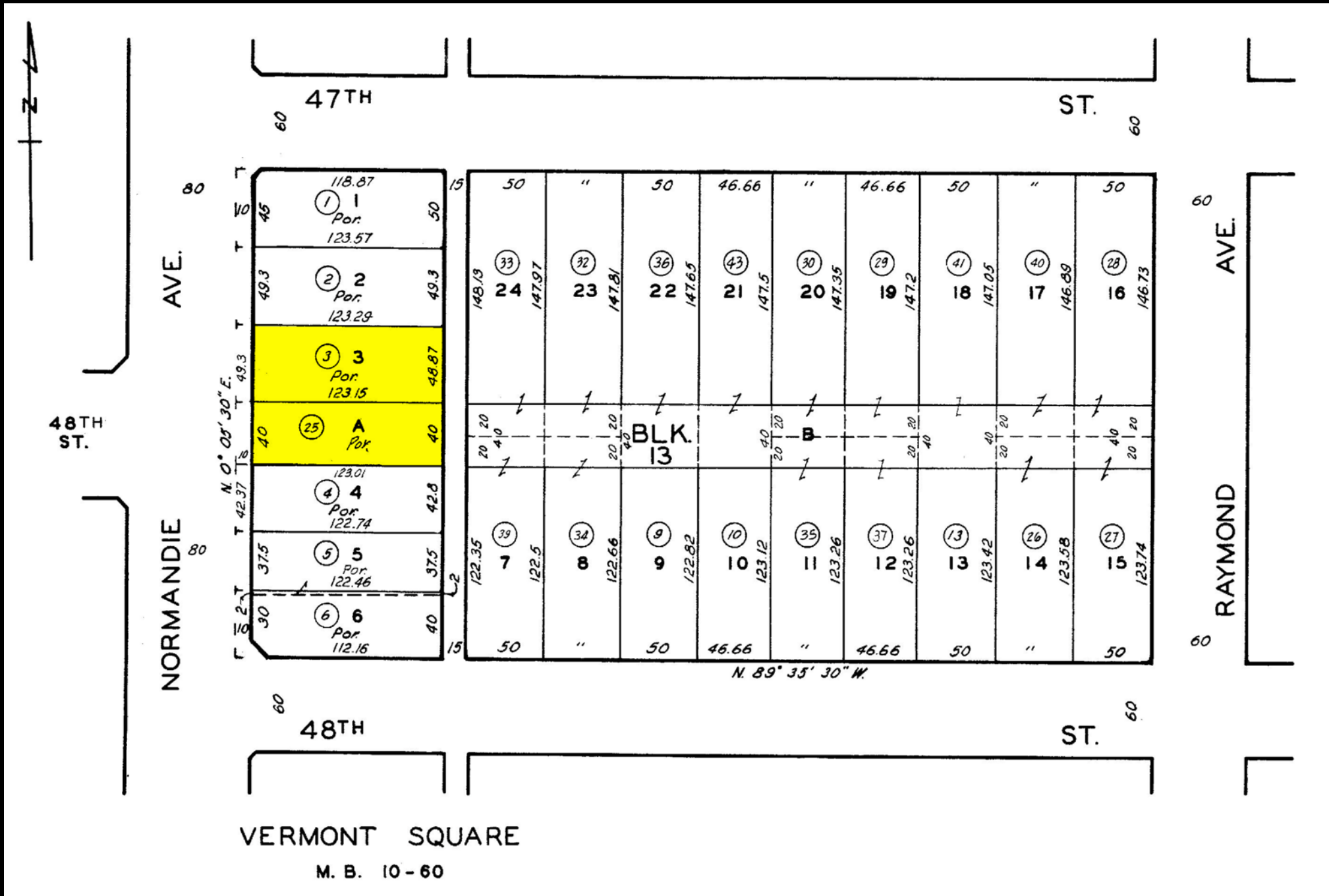
Offering Price: \$2,200,000 (\$199.73 Per SF Land Value)

Seller Leaseback for One Year (Optional)

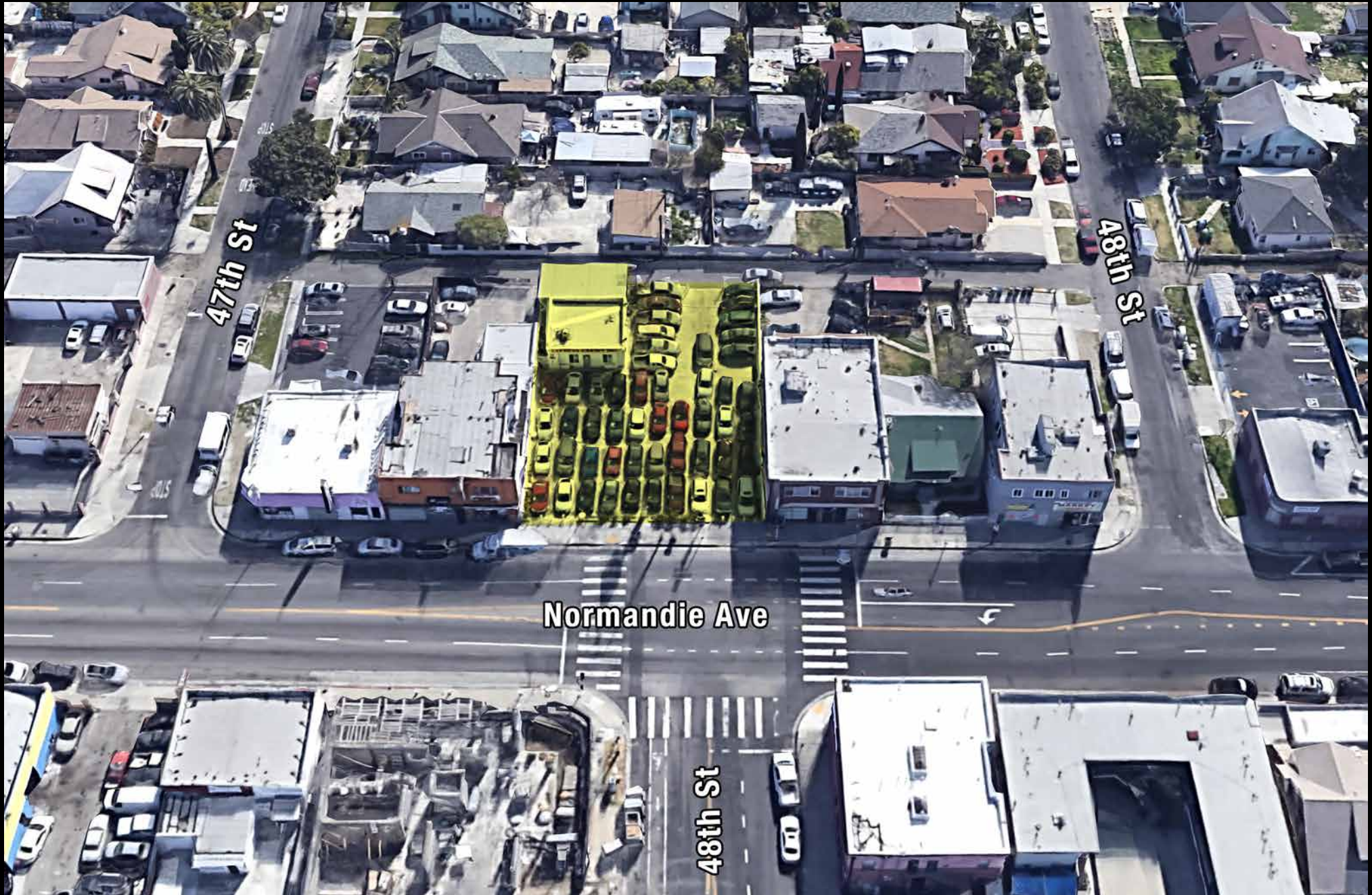
Lease Rental: \$7,995 Per Month (\$0.73 Per SF MG)



Plat Map



Property Aerial



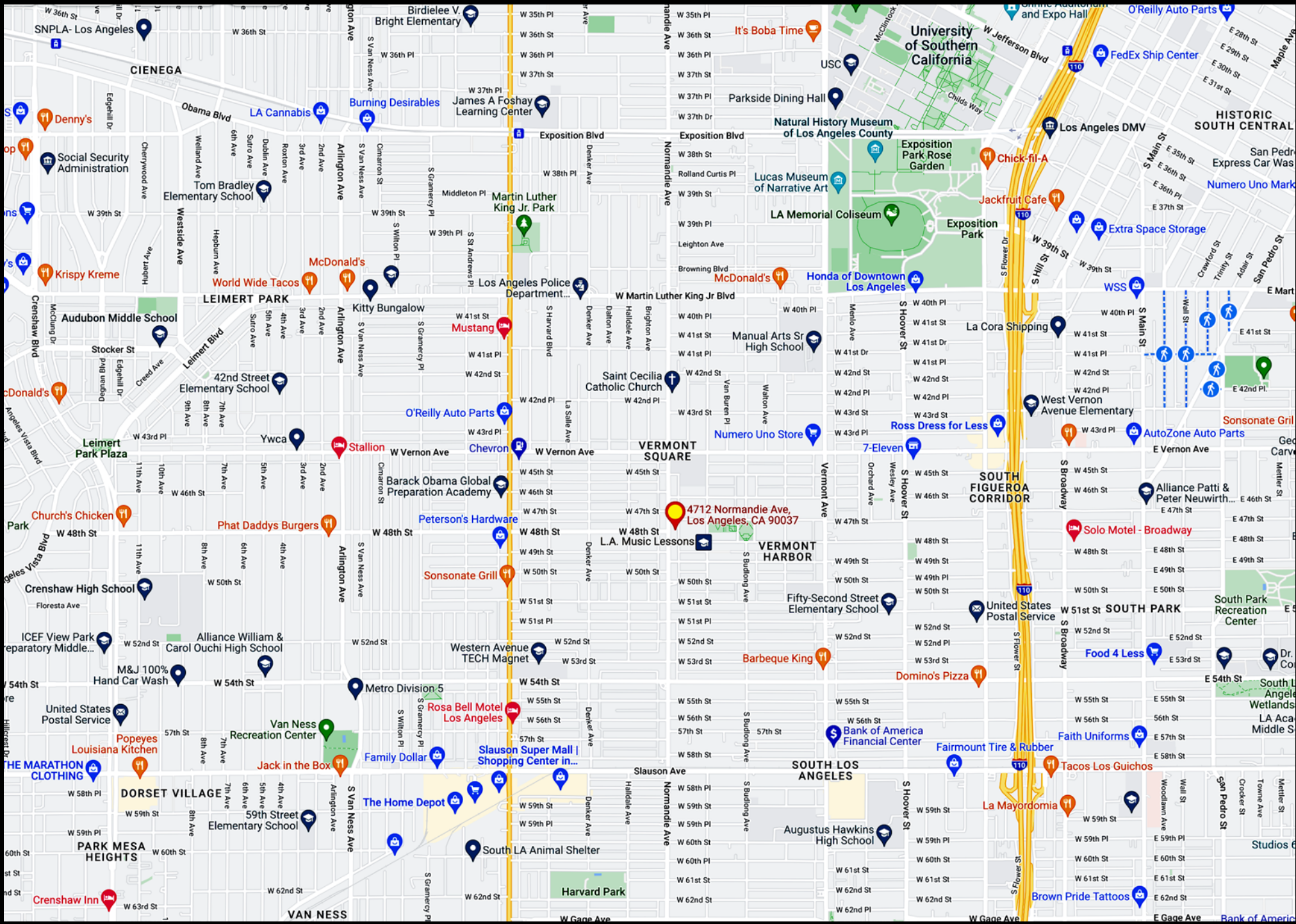
47th St

48th St

Normandie Ave

48th St

Area Map



Directly Across From Subject



Five-story, 43-unit supportive housing complex rises on Normandie

The \$26.6-million development is scheduled for completion this year

After breaking ground in South Los Angeles, a \$26.6-million supportive housing complex from San Diego-based Wakeland Housing & Development is starting to take shape.

Construction has now progressed to the third floor above ground at the Chesterfield apartments, which replaced a parking lot at the northwest corner of 48th Street and Normandie Avenue in Vermont Square. The finished product will consist of a five-story edifice featuring 43 studio and one-bedroom apartments above a small at-grade parking garage for four vehicles.

The apartments at the Chesterfield will be set aside for households earning at or below 30 percent of the area median income, according to a staff report to the California Tax Credit Allocation Committee. Rents for the income-restricted units are to be set at \$548 per month.

Abode Communities designed the apartment complex, which would have a contemporary look and an exterior of thin brick and stucco. Planned accessory features include a community room and a rooftop amenity deck.

This Plan also seeks to address many of the challenges facing Downtown and the larger region, such as climate change, housing demand and affordability, and a shifting economy, through strategies that guide thoughtful growth.

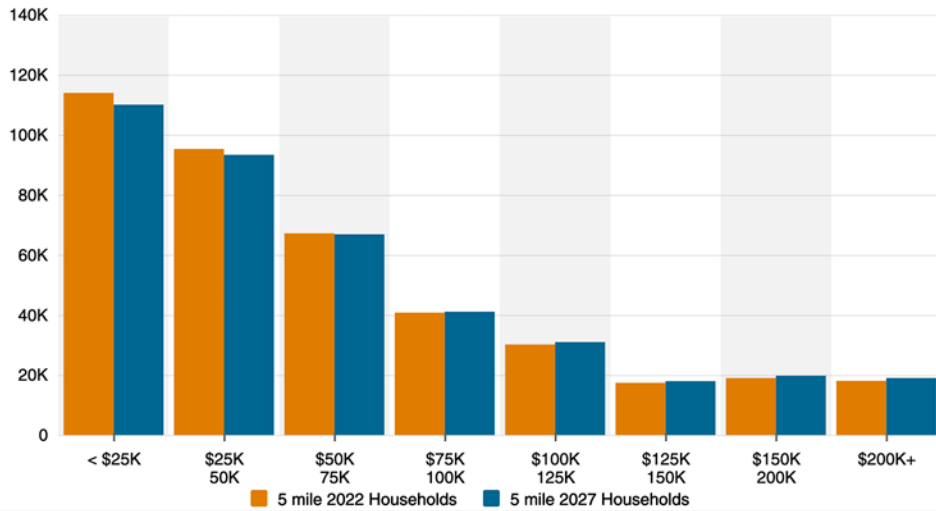
Acknowledging an unjust history and current conditions, the programs and policies proposed in this Plan aim to begin the process of equitably meeting the needs of various stakeholder communities in the plan area and reduce racial disparities, especially those unequally present in indigenous, historic cultural communities, low-income communities, and communities of color.

These strategies promote the physical development of Downtown; improve access to jobs, open space, services, and cultural resources; and provide housing for all people and income levels.

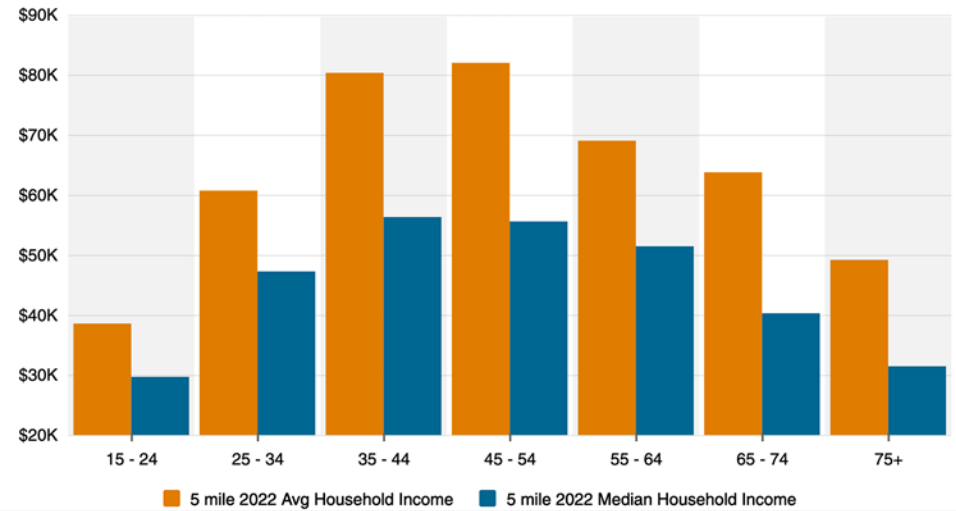
General contractor R.D. Olson Construction estimated late last year that construction of the Chesterfield would be completed in the second quarter of 2022.

Neighborhood Demographics

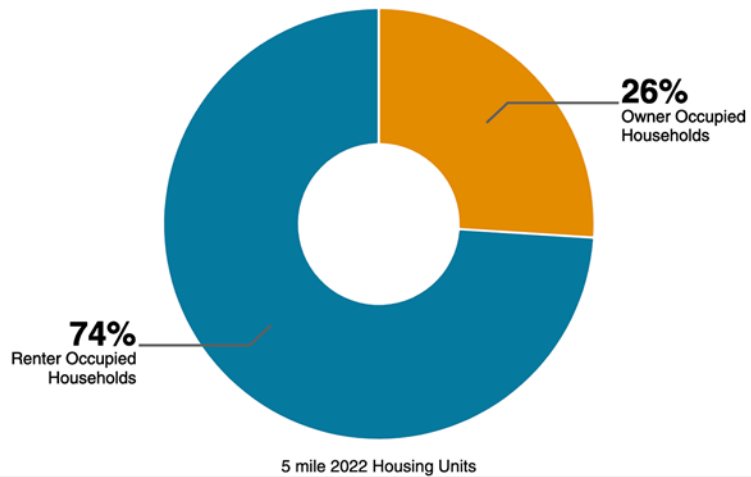
Household Income



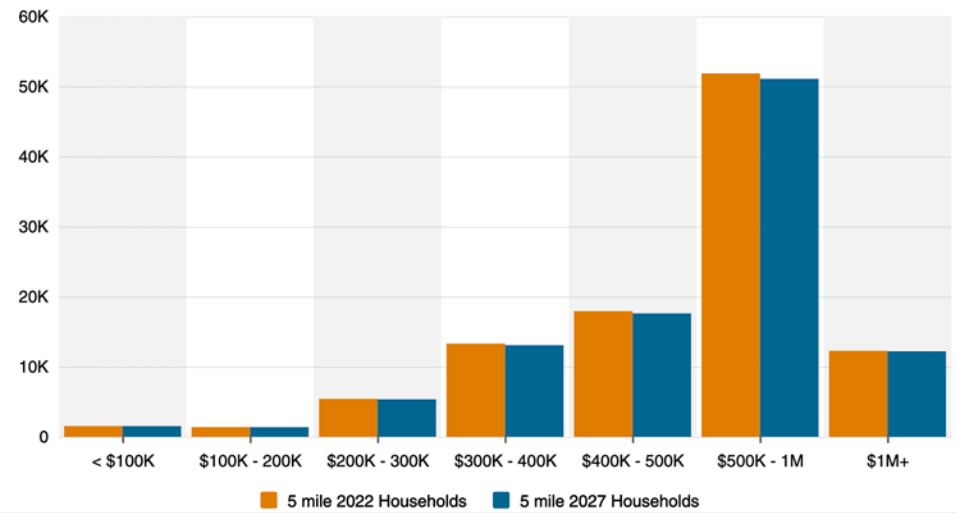
Household Income By Age



Housing Occupancy



Home Values



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Los Angeles, CA 90037**

**750± Sq.Ft. Building
11,015± Sq.Ft. of Land**

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