

NEW GENERATION DEVELOPMENT GROUP

Offering Memorandum

VACANT LAND · DEVELOPMENT & OWNER-USER
OPPORTUNITY

5710 S FIGUEROA ST

Los Angeles, CA 90037

\$449,000

±5,400 SF · LAC2 · TOC Tier 3

THE OFFERING

A 100% vacant, ±5,400 SF development site on S Figueroa St — no structures, no demolition, ready for entitlement from day one.

Zoned LAC2 with Tier 3 TOC and ED1 eligibility, the site supports market-rate residential, 100% affordable housing, or a wide range of commercial uses — one block west of the 110 Freeway.

±24

units via TOC incentives

±28

units via ED1, no parking

\$83

per SF of land

ADDRESS	5710 S Figueroa St
APN	5001-037-009
IMPROVEMENTS	None — vacant land
LAND SIZE	±5,400 SF
ZONING	LAC2-1VL-CPIO
TOC	Tier 3
ED1 ELIGIBLE	Yes
ASKING PRICE	\$449,000

01 · EXECUTIVE SUMMARY

THE SITE

- 01** Cleared and fenced — no existing structures, no demolition cost or delay
- 02** Direct frontage on S Figueroa St, a primary north–south corridor
- 03** One block west of the 110 Freeway with fast access to Downtown LA
- 04** Suitable interim use as contractor yard or storage while entitling



DEVELOPMENT SCENARIOS

MARKET-RATE
RESIDENTIAL

±24

units

Tier 3 TOC incentives unlock added density and reduced parking on the LAC2 base zoning.

100% AFFORDABLE — ED1

±28

units · no parking required

Streamlined ED1 approval suits efficient on-grade stick construction at maximum unit count.

COMMERCIAL USE

C2

broad allowable uses

Retail, hotel, theater, studio, auto sales, schools, parking, parks — or owner-user yard space.

Buyer to complete independent due diligence to confirm development potential.

01 · EXECUTIVE SUMMARY

OWNER-USER OPPORTUNITIES

No entitlement required to put the land to work. The lot is cleared and fenced, with Figueroa frontage for visibility and the 110 Freeway one block away — ready for a business to operate from day one.

- Tire shop or auto repair
- Contractor & equipment yard
- Materials & outdoor storage
- Auto sales lot
- Vehicle & fleet storage
- Retail with limited manufacturing

\$83/SF an affordable basis to own instead of lease



An aerial photograph of a densely populated urban area in Los Angeles, specifically the South Figueroa Corridor. A multi-lane highway runs horizontally across the middle of the frame. The surrounding area is filled with residential and commercial buildings, trees, and parking lots. The sky is clear and blue.

SECTION 02

LOCATION OVERVIEW

South Figueroa Corridor · minutes from Downtown Los Angeles

02 · LOCATION OVERVIEW

NEIGHBORHOOD AMENITIES

TRANSIT

Slauson J Line Park & Ride
Metro Rail to Rail Path
110 Freeway — one block

PARKS

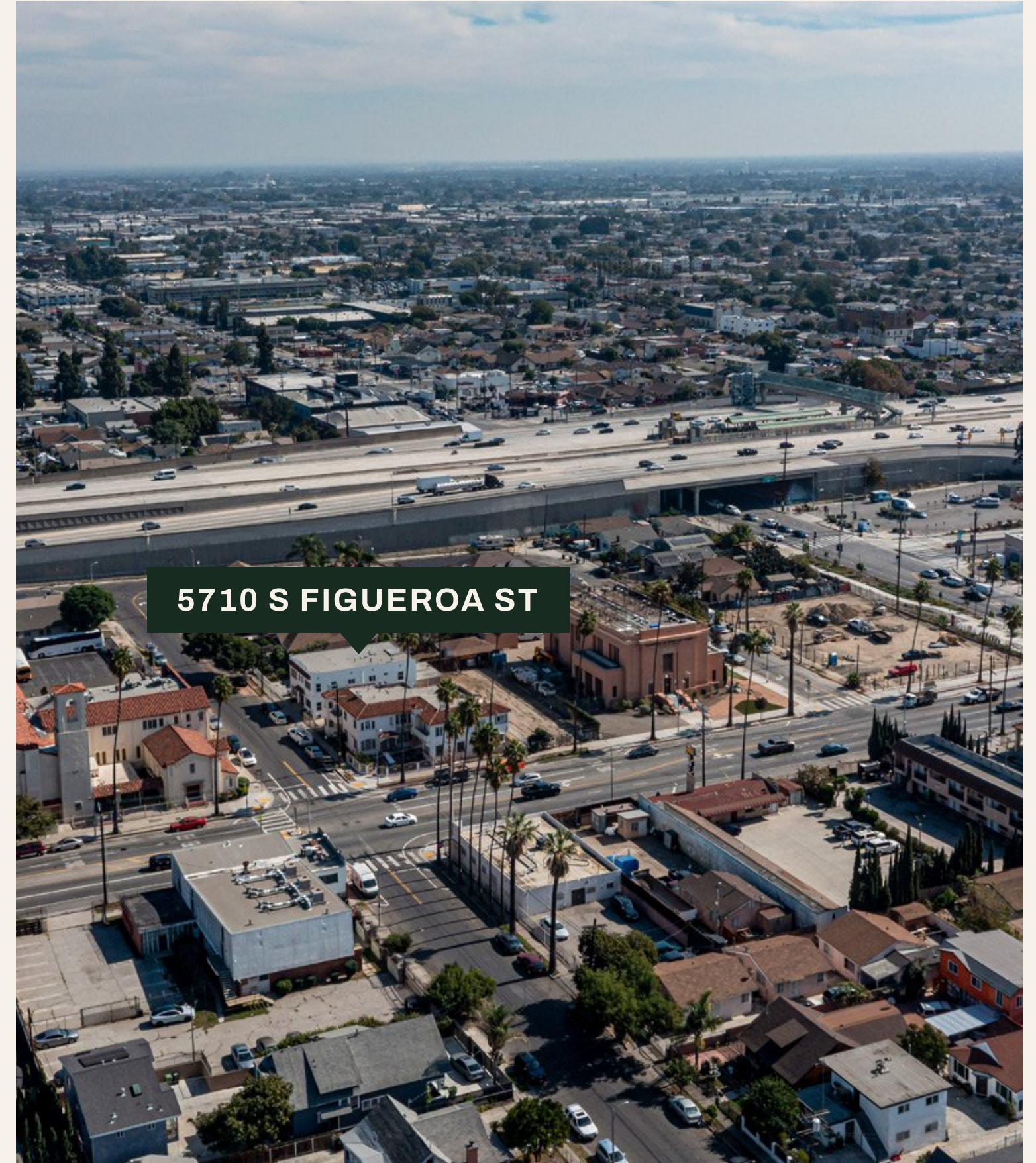
South LA Wetlands Park
South Park Recreation Center
Mount Carmel Rec Center

SCHOOLS

Maya Angelou Community HS
John Muir Middle School
Fifty-Second St Elementary

RETAIL & DINING

Slauson Super Mall
Vermont Slauson Center
Sonsonate Grill



TRANSIT ACCESS

The Metro K Line (opened fall 2022) links the Crenshaw Corridor, Inglewood and El Segundo, merging with the E Line at Expo/Crenshaw and the C Line at Aviation/LAX — expanding rail access across the trade area.

K LINE STATIONS

Expo/Crenshaw	Fairview Heights
Martin Luther King Jr.	Downtown Inglewood
Leimert Park	Westchester/Veterans
Hyde Park	Aviation/Century

1

block to the 110 Freeway

10

min drive to Downtown LA

Presented by

NEW GENERATION DEVELOPMENT GROUP

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PROPERTY

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