

Development Opportunity In Los Angeles

5871 S. SAN PEDRO ST., LOS ANGELES, CA 90003



OFFERING MEMORANDUM

- DEVELOPMENT OPPORTUNITY ON 9,625 SF LA-RD1.5 ZONED LOT.
- PERFECT FOR AN OWNER/USER, INVESTOR OR A DEVELOPER
- GREAT FRONTAGE WITH APPROXIMATELY 80 FEET ALONG SAN PEDRO ST.
- GOOD FREEWAY ACCESS; LOCATED LESS THAN 1 MILE EAST OF THE 110 FREEWAY & JUST SOUTH OF DOWNTOWN LOS ANGELES.
- LOCATED JUST SOUTH OF THE SIGNALIZED INTERSECTION OF SAN PEDRO ST. & SLAUSON AVE.
- EXCELLENT DEMOGRAPHICS; OVER 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 470,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

David Yashar, ICSC Member

Director
DYashar@kw.com
(310) 724-8043
DRE# 01102638

Omid Saleh

OSaleh@kw.com
(310) 724-8066
DRE# 01980838

Eric Simonyan

ESimonyan@kw.com
(310) 724-8066
DRE# 01984661

Keller Williams Realty Westside

Phone: (310) 482-2500

• 10960 Wilshire Blvd Suite 100

• Los Angeles, CA 90024

• www.DavidYashar.com

Confidentiality & Disclaimer

5871 S. SAN PEDRO ST., LOS ANGELES, CA 90003

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by L.A. Westside in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

KW COMMERCIAL
1642 Westwood Blvd.,
Suite 300
Los Angeles, CA 90024

DAVID YASHAR
Director
O: 310.724.8043
dyashar@kw.com
CA DRE# #01102638

We obtained the 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 current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this 9,625 SF LA-R1.5 zoned lot in South Los Angeles.

The subject property currently consists of 1 single family residence and a warehouse totaling approximately 3,134 SF in size. The warehouse and one of the single family residences are currently occupied and on a month to month tenancy generating \$3,000 per month.

It also has great frontage with approximately 80 Feet along San Pedro St, as well as being 120 Feet deep.

This offering will appeal to an investor, an owner/user or a developer looking to build on a location in a densely populated area of Los Angeles.

LOCATION OVERVIEW

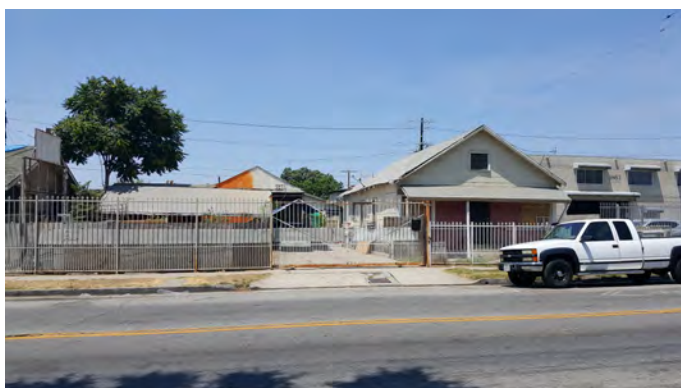
The subject property is located on the west side of San Pedro St. just South of the signalized intersection of San Pedro St. & Slauson Ave. The property is conveniently located less than 1-mile from the 110 Freeway & just south of Downtown Los Angeles.

Schools in the immediate area include Estrella Elementary School, Main St Elementary School, Summit Preparatory Charter School, Dr. Mayan Angelou Community High School and Los Angeles Academy Middle School.

The property is located in a densely populated area of Los Angeles; with over 50,000 people residing within a 1-mile radius and over 470,000 people residing within a 3-mile radius.

Property Details

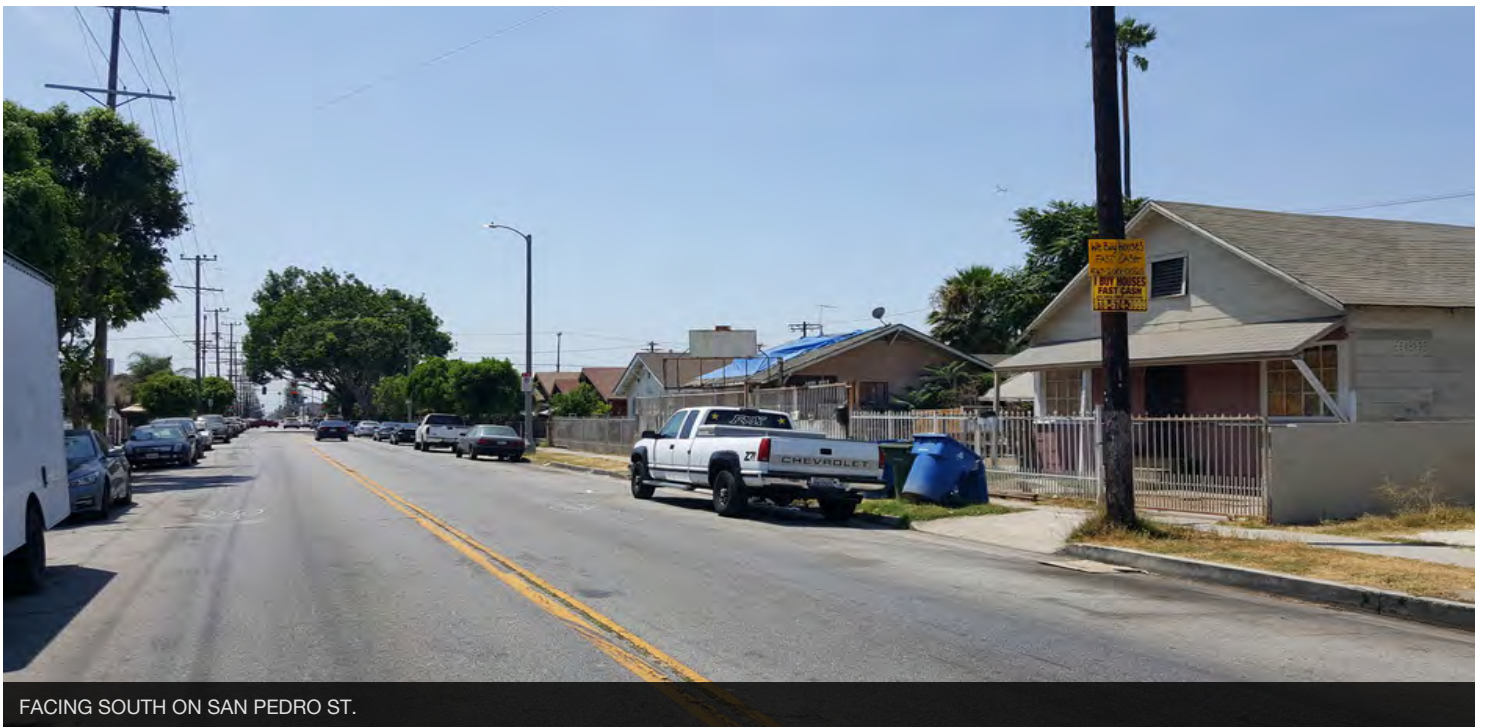
| | |
|-----------------------------|--------------------------------|
| STREET ADDRESS: | 5871 S. San Pedro St |
| CITY, STATE, ZIP: | Los Angeles, CA 90003 |
| PRICE: | \$575,000 |
| APN: | 6006-004-053 |
| GROSS LEASABLE AREA: | 3,134 SF |
| LOT SIZE: | 9,625 SF |
| PRICE PER SF (LOT): | \$59.75 |
| ZONING: | LA-RD1.5 |
| YEAR BUILT: | 1906 |
| FRONTAGE: | 80 FEET along S. San Pedro St. |



Additional Photos



FACING NORTH ON SAN PEDRO ST.



FACING SOUTH ON SAN PEDRO ST.

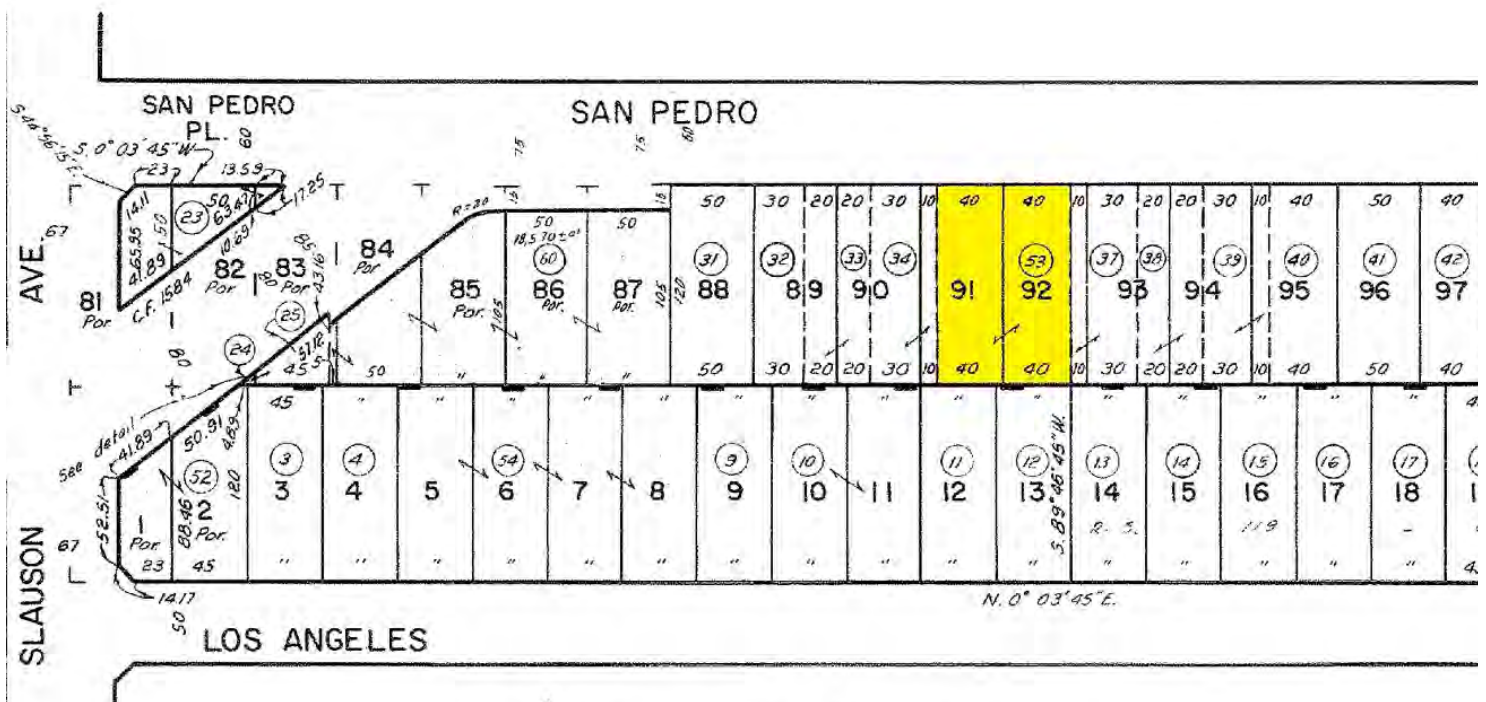
Additional Photos



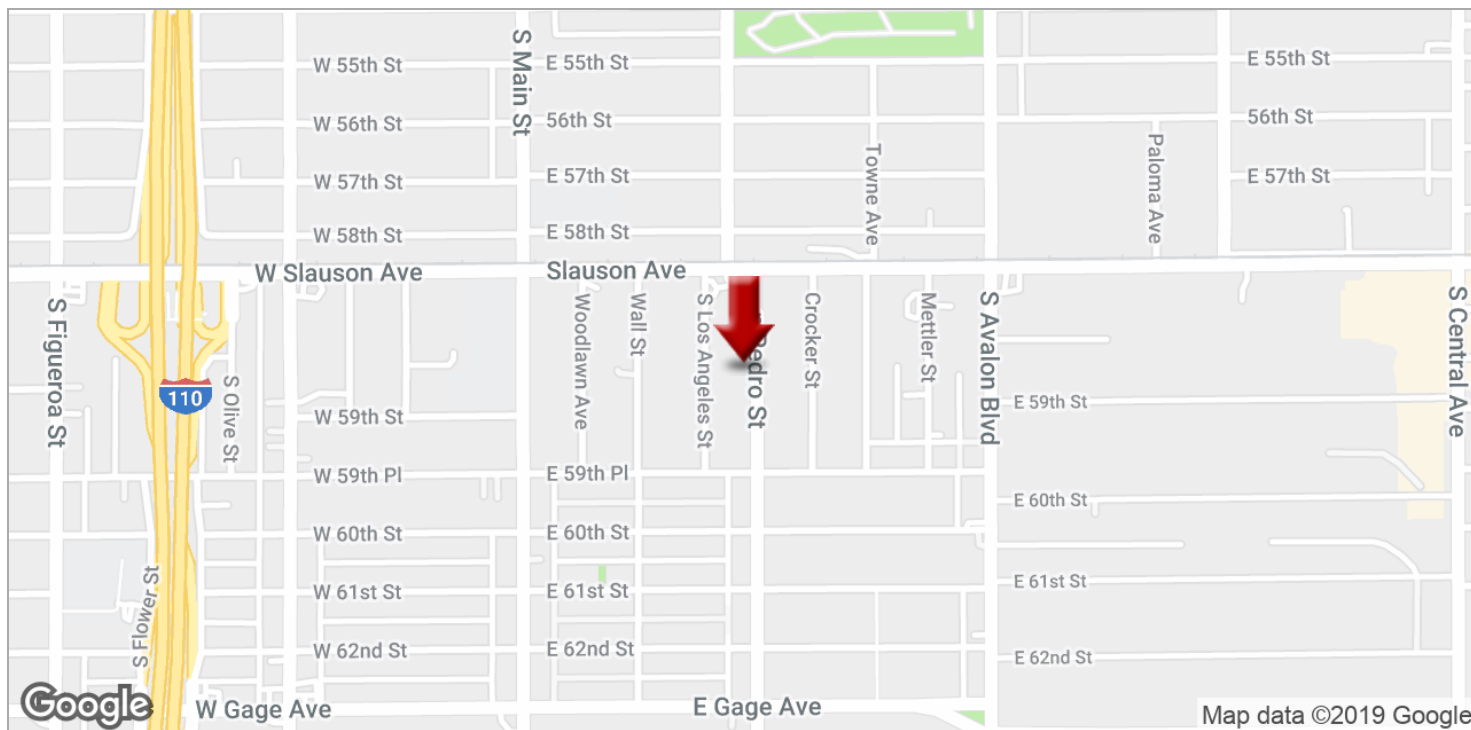
Additional Photos



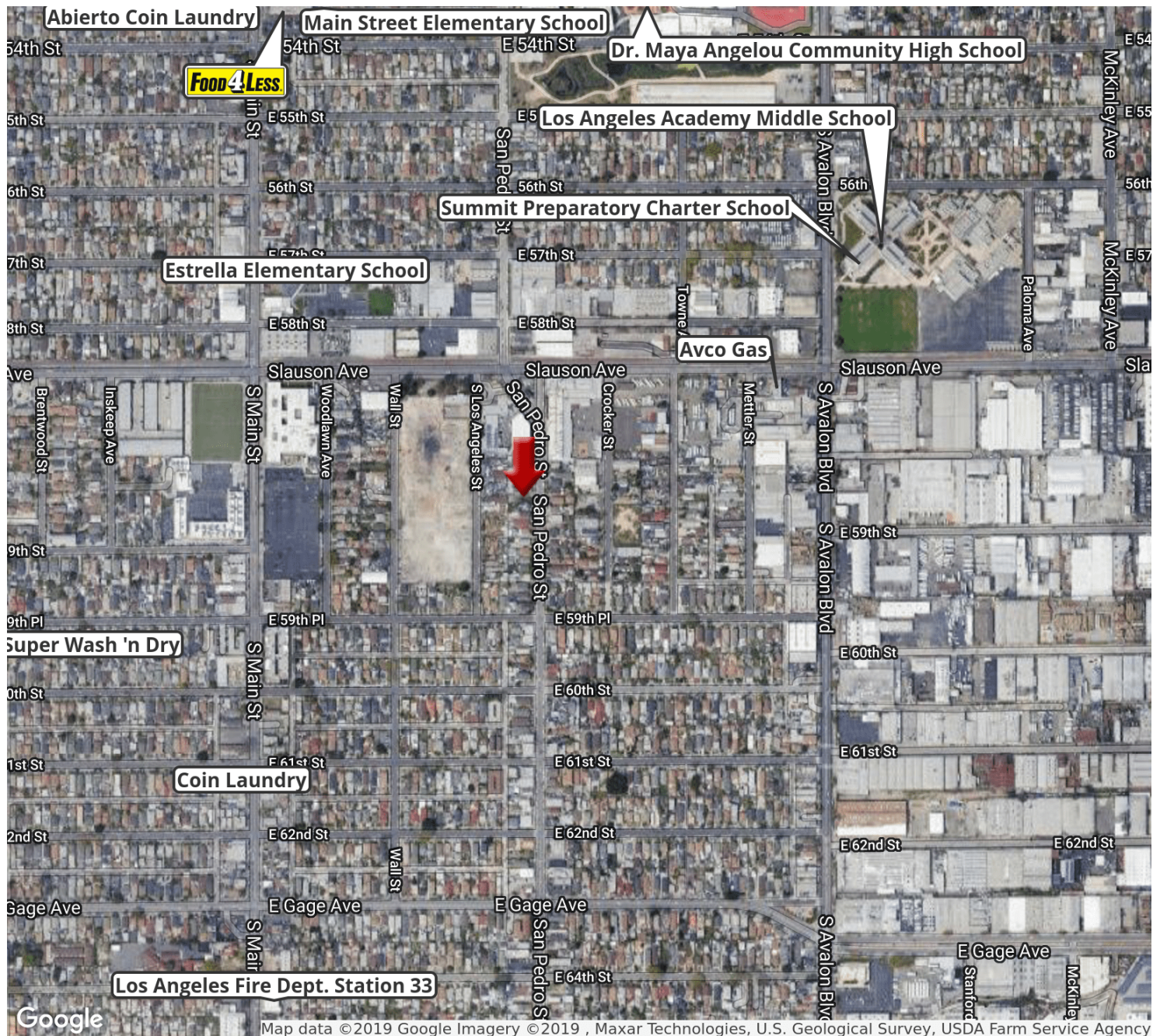
Aerial Map



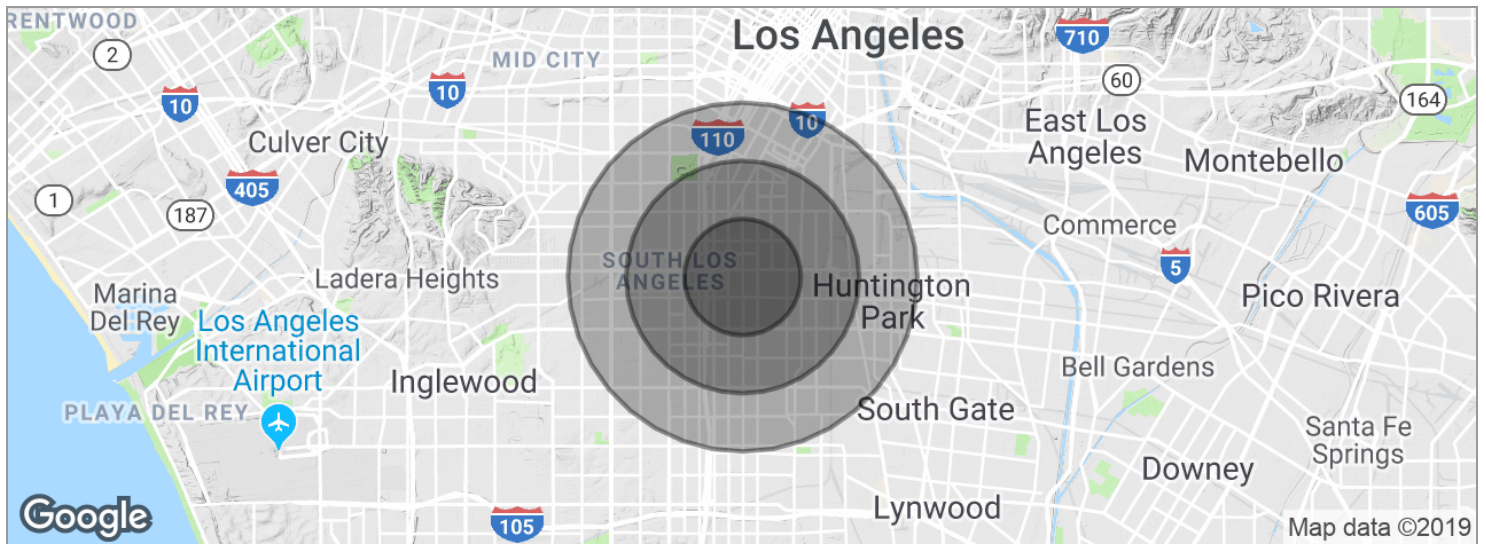
Location Maps



Retailer Map



Demographics Map



| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total population | 55,440 | 256,183 | 474,284 |
| Median age | 25.6 | 26.4 | 27.0 |
| Median age (male) | 25.1 | 25.5 | 25.9 |
| Median age (Female) | 26.0 | 27.2 | 28.0 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total households | 13,081 | 63,304 | 118,763 |
| # of persons per HH | 4.2 | 4.0 | 4.0 |
| Average HH income | \$39,418 | \$38,989 | \$40,112 |
| Average house value | \$371,657 | \$385,094 | \$383,245 |
| ETHNICITY (%) | 1 MILE | 2 MILES | 3 MILES |
| Hispanic | 83.4% | 81.2% | 75.7% |
| RACE (%) | 1 MILE | 2 MILES | 3 MILES |
| White | 39.0% | 37.1% | 36.6% |
| Black | 15.1% | 17.2% | 20.3% |
| Asian | 0.1% | 0.5% | 1.2% |
| Hawaiian | 0.1% | 0.1% | 0.1% |
| American Indian | 0.3% | 0.4% | 0.3% |
| Other | 44.3% | 43.6% | 40.2% |

* Demographic data derived from 2010 US Census