

Development Opportunity In Los Angeles

5883 S. SAN PEDRO ST., LOS ANGELES, CA 90003



OFFERING MEMORANDUM

- DEVELOPMENT OPPORTUNITY ON 4,812 SF LA-RD1.5 ZONED LOT.
- PERFECT FOR AN OWNER/USER, INVESTOR OR A DEVELOPER
- GREAT FRONTAGE WITH APPROXIMATELY 40 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.

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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this 4,812 SF LA-RD1.5 zoned lot in South Los Angeles.

The subject property currently consists of a single family residences totaling approximately 600 SF in size. The single family residence is on a month to month tenancy and is generating \$1,600 per month.

It also has great frontage with approximately 40 Feet along San Pedro St.

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

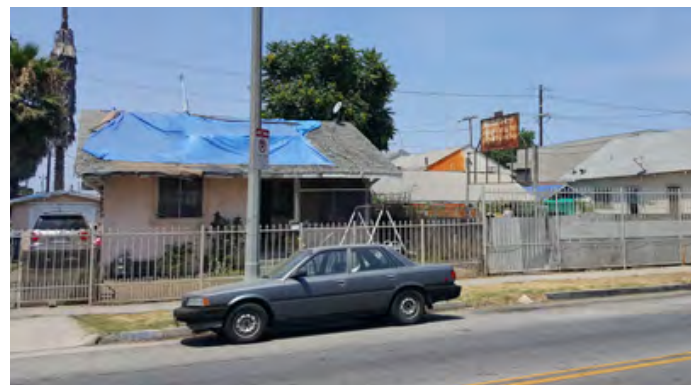
The subject property is located on the west side of San Pedro St. just south of the signalized intersection of San Pedro St. & Slauson Ave. The property is conveniently located less than 1-mile from the 110 Freeway & just south of Downtown Los Angeles.

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:	5883 S. San Pedro St
CITY, STATE, ZIP:	Los Angeles, CA 90003
PRICE:	\$360,000
APN:	6006-004-037
GROSS LEASABLE AREA:	600 SF
LOT SIZE:	4,812 SF
PRICE PER SF (LOT):	\$74.82
ZONING:	LA-RD1.5
YEAR BUILT:	1910
FRONTAGE:	40 FEET along S. San Pedro St.



Additional Photos



FACING NORTH ON SAN PEDRO ST.



FACING SOUTH ON SAN PEDRO ST.

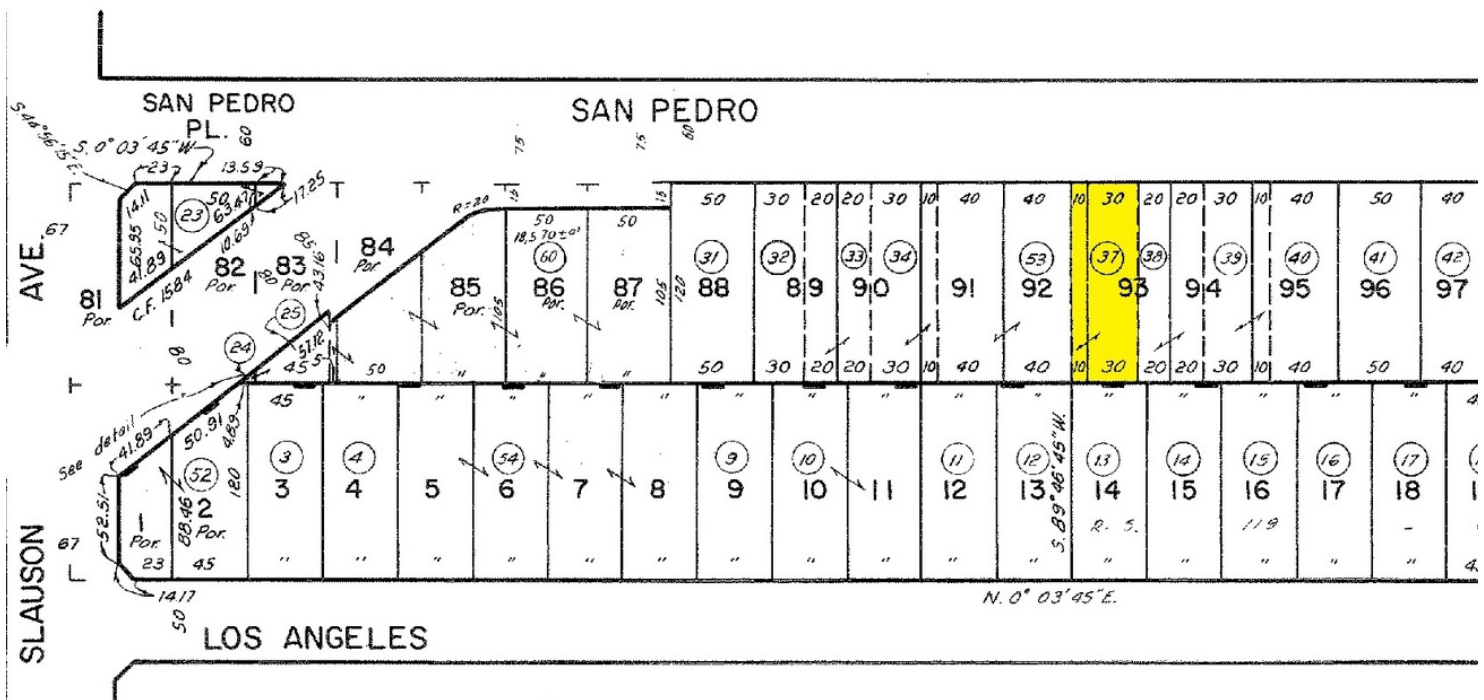
Additional Photos



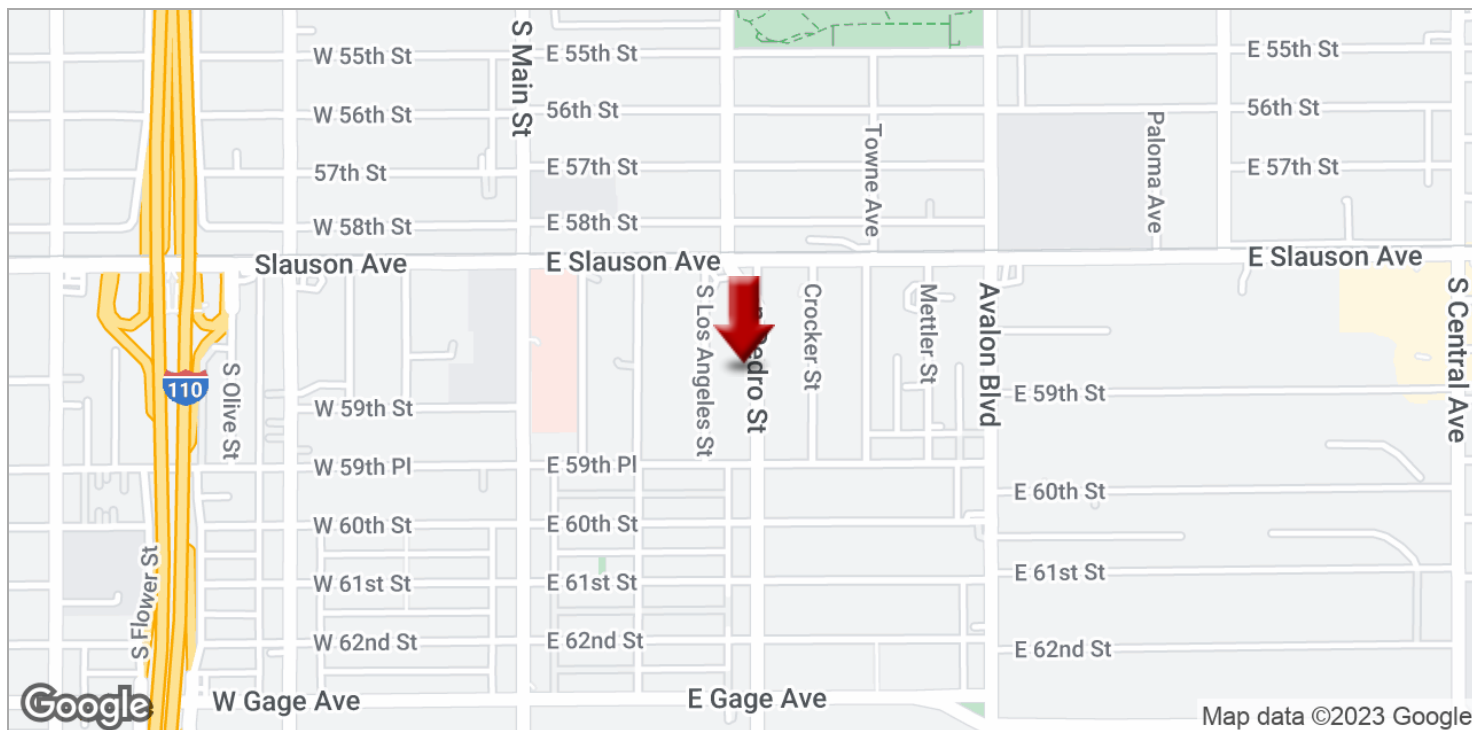
Additional Photos



Aerial Map



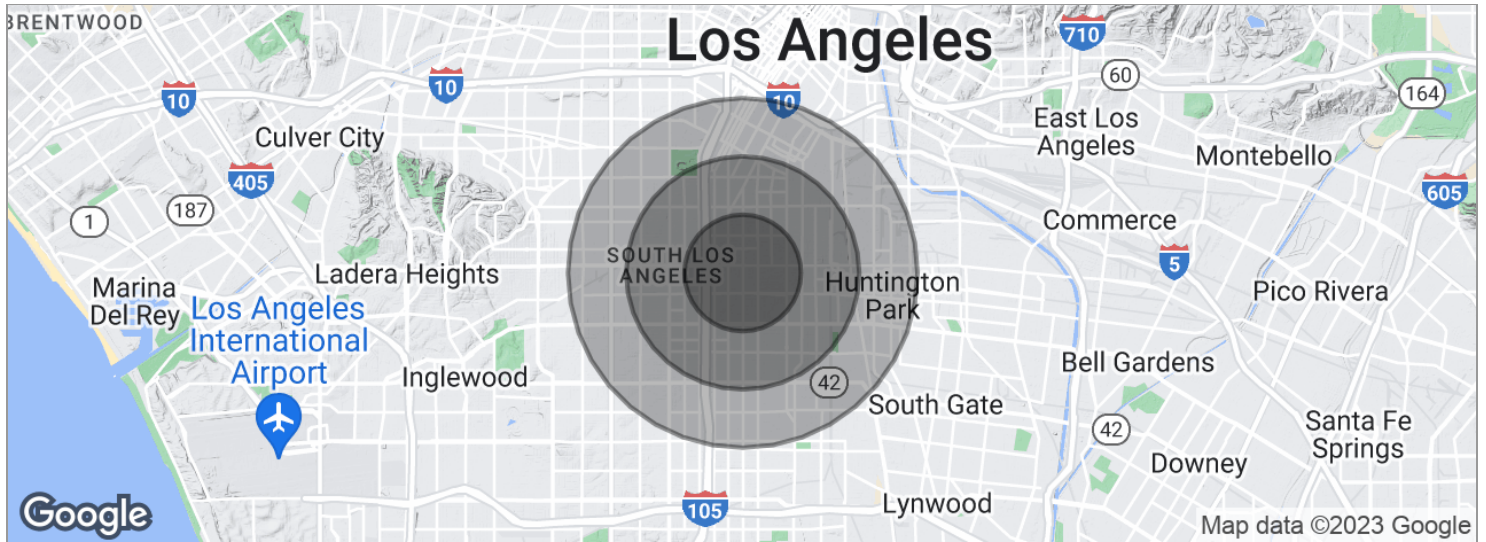
Location Maps



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 2020 ACS - US Census