

# 3160 GENEVA

FULLY-ENTITLED  
OPPORTUNITY ZONE  
DEVELOPMENT SITE  
133-UNIT  
ASSISTED-LIVING  
COMPLEX

KOREATOWN  
LOS ANGELES



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Madison Partners is pleased to present the opportunity to acquire 3160 Geneva Street, a fully-entitled 2.25 acre development site in the Koreatown area of Los Angeles, California, one of the fastest-growing and most dynamic development markets in the region. Located in a Qualified Opportunity Zone (QOZ) and improved with an existing 154,834 square foot former hospital campus, the Property is entitled for a 133-unit assisted-living and memory care redevelopment with an outpatient research clinic. Comprised of a full City block with frontage along Geneva Street, Commonwealth Avenue, 4th Street, and Virgil Avenue, the Property was the former Shriner’s Hospital for Children’s Los Angeles campus from 1952 to 2017, and features timeless brick exteriors, landscaped plazas and open spaces with mature trees, and subterranean parking with 148 stalls.

The Property offers investors the extremely rare opportunity to deliver a critical-mass development in the fast-growing, fundamentally strong senior-living space, all within a dynamic, path-of-progress location with Opportunity Zone tax benefits.

## PROPERTY SUMMARY

ADDRESS	3160 Geneva Street, Los Angeles, CA 90020
APN	5501-023-013
SQUARE FEET - EXISTING BUILDING	154,834
BUILDING STATUS	Vacant
SITE AREA	2.25 acres (97,806 SF)
STORIES	3-4 stories
YEAR BUILT / RENOVATED	1952
PARKING	Subterranean parking - +/- 148 spaces

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## INVESTMENT HIGHLIGHTS

- » Outstanding critical mass development opportunity
- » Powerful demographic trends fueling long-term demand
- » Path-of-progress location in Los Angeles’ booming Koreatown area
- » Opportunity zone tax benefits

