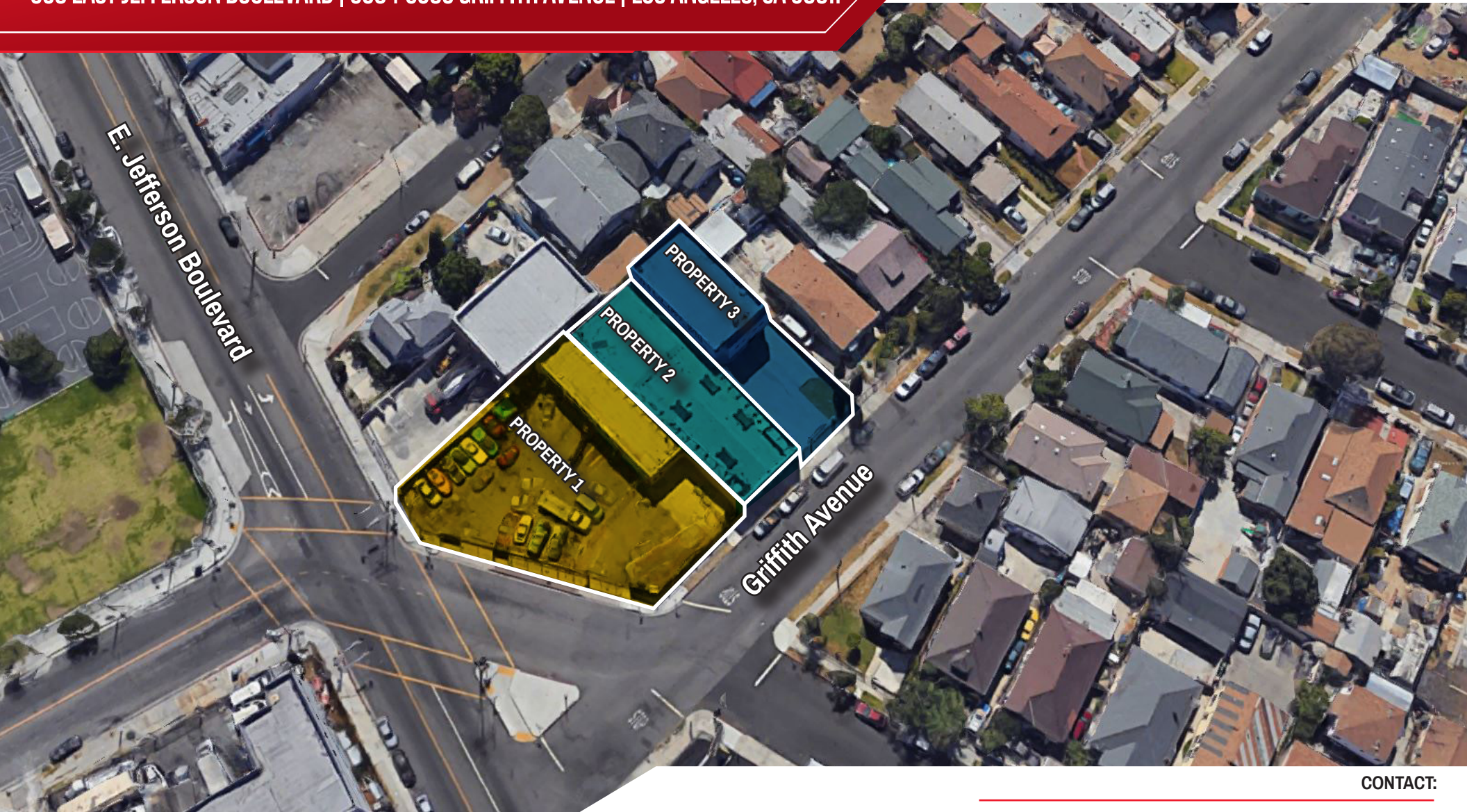


DEVELOPMENT SITE/OWNER USER PROPERTIES

850 EAST JEFFERSON BOULEVARD | 3604-3608 GRIFFITH AVENUE | LOS ANGELES, CA 90011

FOR SALE

**Properties Can Be Sold Together or Separately*



Charles Dunn

CHARLES DUNN COMPANY, INC.

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Los Angeles, CA 90017
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**850 EAST JEFFERSON
3604-3608 GRIFFITH AVENUE
LOS ANGELES, CALIFORNIA 90011**

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**Exclusively
Marketed By:**



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Charles Dunn



Charles Dunn Company, Inc. is proud to offer the sale of 850 East Jefferson Boulevard, along with 3604 Griffith Avenue, and 3608 Griffith Avenue, as a redevelopment and/or owner/user opportunity in a prime South Los Angeles location within close proximity to the currently in progress developments of Broadway Square and the Banc of California Stadium, Los Angeles Football Club's premier facilities. The Broadway Square 1.6 million square feet mixed-use development is planned to add 1,444 residential units, a 208-key hotel, and 152,000 square feet of retail. The Banc of California Stadium is Los Angeles Football Club's 22,000-seat soccer-specific stadium, bringing \$350 million in private investment to South Los Angeles.

850 East Jefferson Boulevard is comprised of two parcels consisting of +10,696 square feet (0.24 acres) of land. Current use of the premises is by an auto-body shop housed within +1,804 square feet of industrial building. The premises benefits from 2 curb cuts creating ease of ingress and egress from the property. Furthermore, a gated yard allows for approximately 20 spaces of secure parking availability. The auto-body shop includes 4 service bays, 1 above ground hydraulic lift, and 3 phase heavy power supply.

3604 Griffith Avenue consists of a +4,512 square feet industrial warehouse building sitting on +4,799 square feet (0.11 acres) of land. The building includes 2 ground level 8' x 10' roll up doors, 3 phase heavy power supply, and frontage along Griffith Avenue.

3608 Griffith Avenue includes a newer construction, +4,200 square feet two story office building, built in 2010 and situated on +4,800 square feet of land. The property benefits from the secure and motorized gated, concrete yard, accommodating parking for 8 vehicles. The space includes exposed ceilings, polished concrete flooring, laminate wood flooring, 3 restrooms, central air conditioning and heating, data and communication cabling, along with 3 phase heavy power supply.

The offering is comprised of ±20,295 square feet (0.46 acres) of land. The offering includes three properties with a total of four parcels currently zoned M1-1 with a planned zoning change to CM-1 occurring with the adoption of the Southeast Los Angeles Community Plan that will provide the opportunity to build residential, commercial, or industrial properties in an effort to help revitalize the Southeast Los Angeles area. With a tremendous demand for residential housing and neighborhood retail in the immediate area, this redevelopment site would help to foster a healthy and sustainable community and support community needs. The site has excellent potential for redevelopment being located in a Community Plan Implementation Overlay subarea in which targeted uses will be incentivized through increased height limits, increased FAR, and/or decreased parking requirements. Furthermore, because the offering is less than 2,640 feet from a major transit stop, incentives may be granted according to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines as the included properties within the offering qualify for Tier 1 incentives for the development of affordable housing.

PROPERTY OVERVIEW



INVESTMENT HIGHLIGHTS

- » 20,295 land square feet for rare redevelopment opportunity or owner/user
- » Excellent central location, south of the 10 Freeway
- » On signalized corner
- » Densely populated area with high foot traffic
- » Located walking distance to metro train stations
- » Close to USC, The LA Reef development project and new Banc of California Stadium currently under construction

PROPERTY DETAILS

**Properties Can Be Sold Together or Separately*

PROPERTY (1)	
ADDRESS	850 E. Jefferson Boulevard Los Angeles, CA 90011
APN	5114-001-010 & 5114-001-011
YEAR BUILT	1927
BUILDING AREA	1,804 SF
LAND AREA	4,800 SF & 5,896 SF
ZONING	LAM1
USE	Auto Repair/Parking Lot

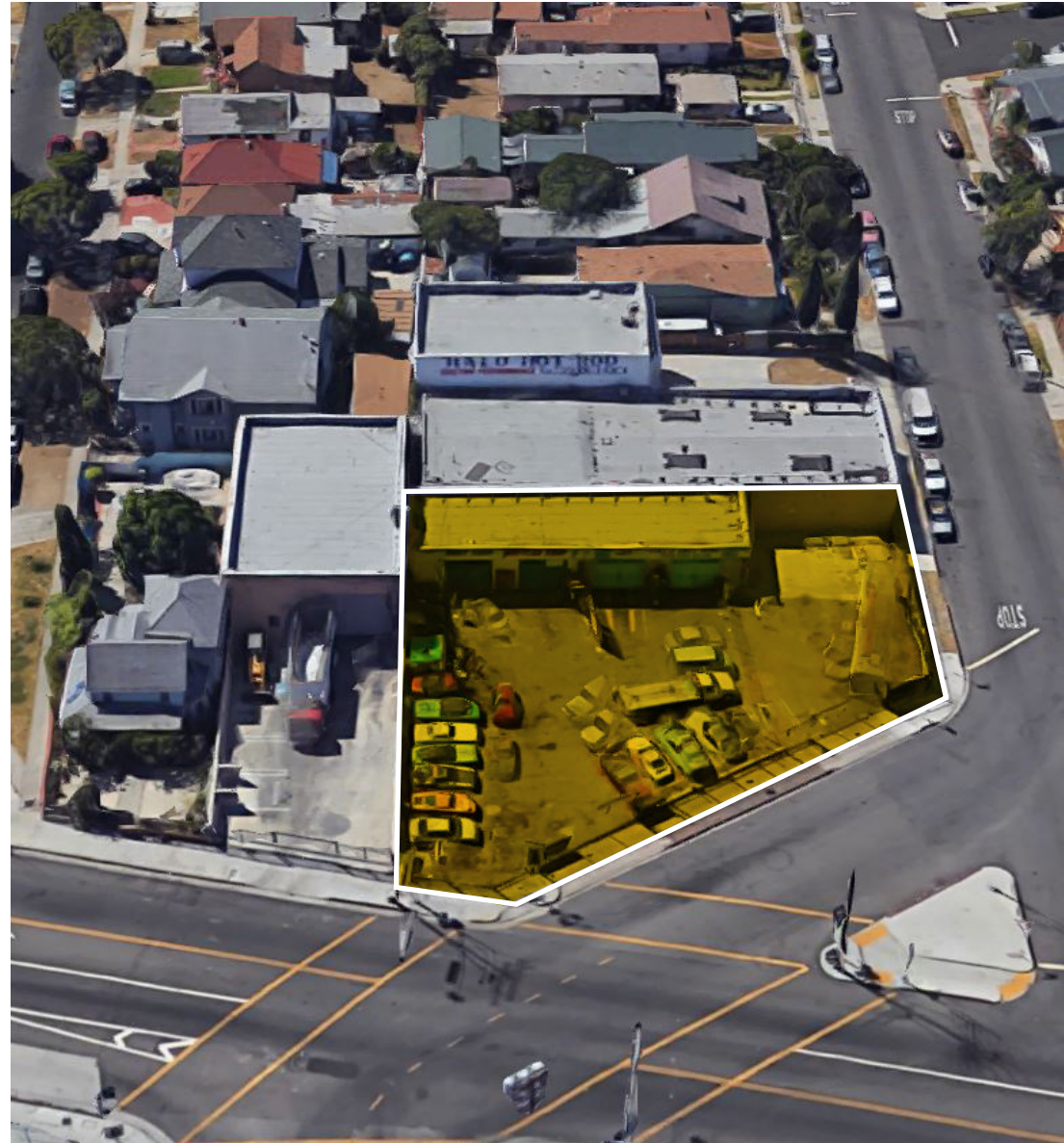
PROPERTY (2)	
ADDRESS	3604 Griffith Avenue Los Angeles, CA 90011
APN	5114-001-009
YEAR BUILT	1910
BUILDING AREA	4,512 SF
LAND AREA	4,799 SF
ZONING	LAM1
USE	Warehouse/Manufacturing

PROPERTY (3)	
ADDRESS	3608 Griffith Avenue Los Angeles, CA 90011
APN	5114-001-008
YEAR BUILT	2010
BUILDING AREA	4,200 SF
LAND AREA	4,800 SF
ZONING	LAM1
USE	Creative Office

850 EAST JEFFERSON BOULEVARD

PROPERTY (1)

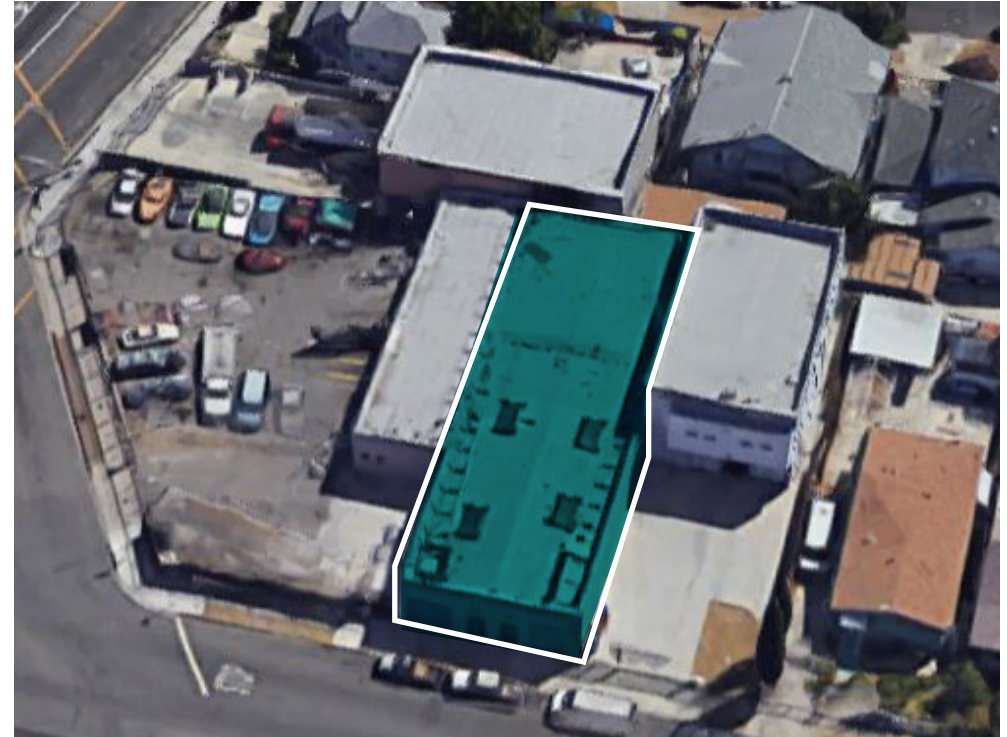
ADDRESS	850 E. Jefferson Boulevard Los Angeles, CA 90011
APN	5114-001-010 & 5114-001-011
YEAR BUILT	1927
BUILDING AREA	1,804 SF
LAND AREA	4,800 SF & 5,896 SF
ZONING	LAM1
USE	Auto Repair/Parking Lot
OCCUPANCY	The current tenant is an auto-body shop with a lease expiring in April 30, 2022 AT \$4,800 per month with annual increases.



PROPERTY TWO

PROPERTY (2)

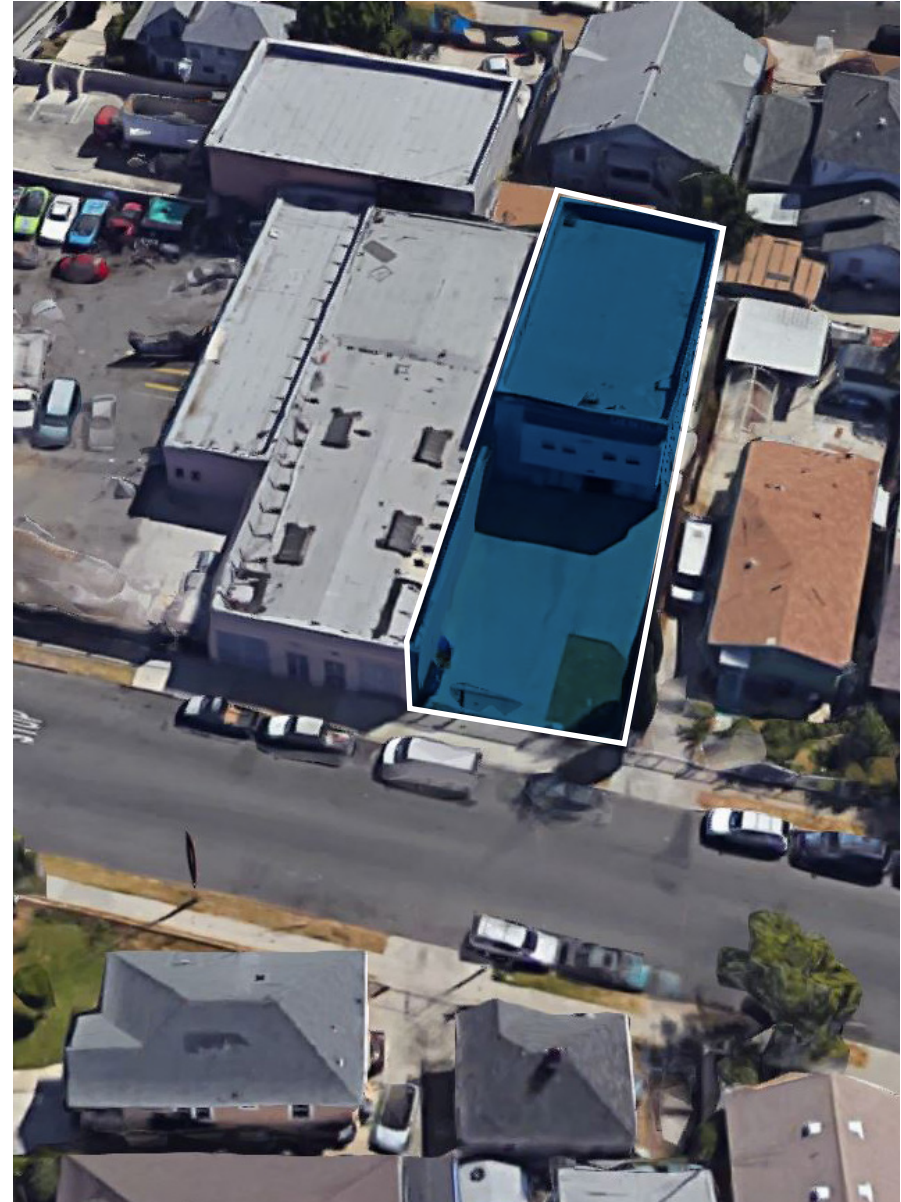
ADDRESS	3604 Griffith Avenue Los Angeles, CA 90011
APN	5114-001-009
YEAR BUILT	1910
BUILDING AREA	4,512 SF
LAND AREA	4,799 SF
ZONING	LAM1
USE	Warehouse/Manufacturing
OCCUPANCY	Vacant

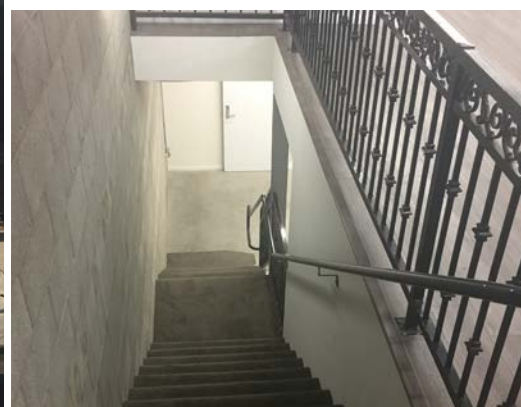


PROPERTY THREE

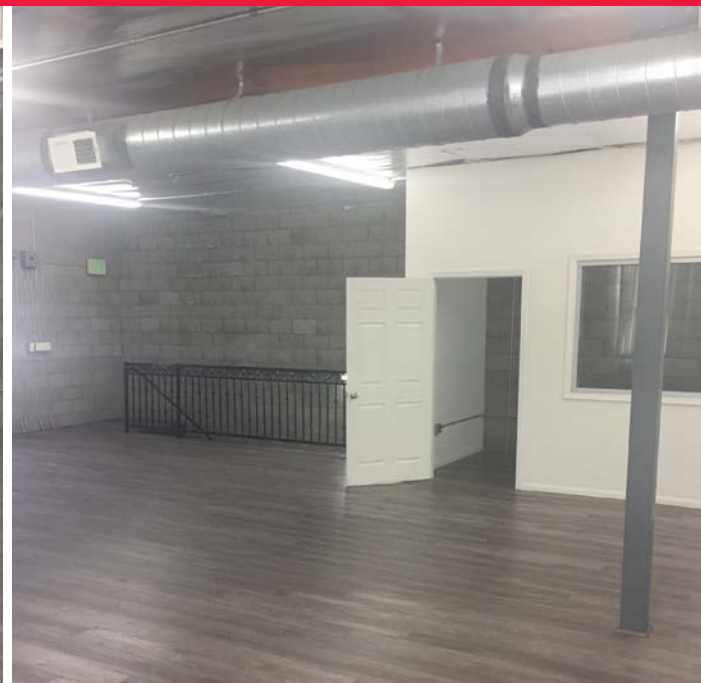
PROPERTY (3)

ADDRESS	3608 Griffith Avenue Los Angeles, CA 90011
APN	5114-001-008
YEAR BUILT	2010
BUILDING AREA	4,200 SF
LAND AREA	4,800 SF
ZONING	LAM1
USE	Creative Office
OCCUPANCY	Vacant





3608 GRIFFITH AVENUE | 4,200 SF | CAN BE SOLD SEPARATELY



COMMUNITY PLAN IMPLEMENTATION OVERLAY (CPIO) OVERVIEW

What is the CPIO?

The Community Plan Implementation Overlay, or CPIO, is a new overlay tool that is intended for adoption along with the South and Southeast LA Community Plans. The CPIO works in concert with many of the Community Plan policies and will apply beneficial land use regulations to much of South and Southeast Los Angeles.

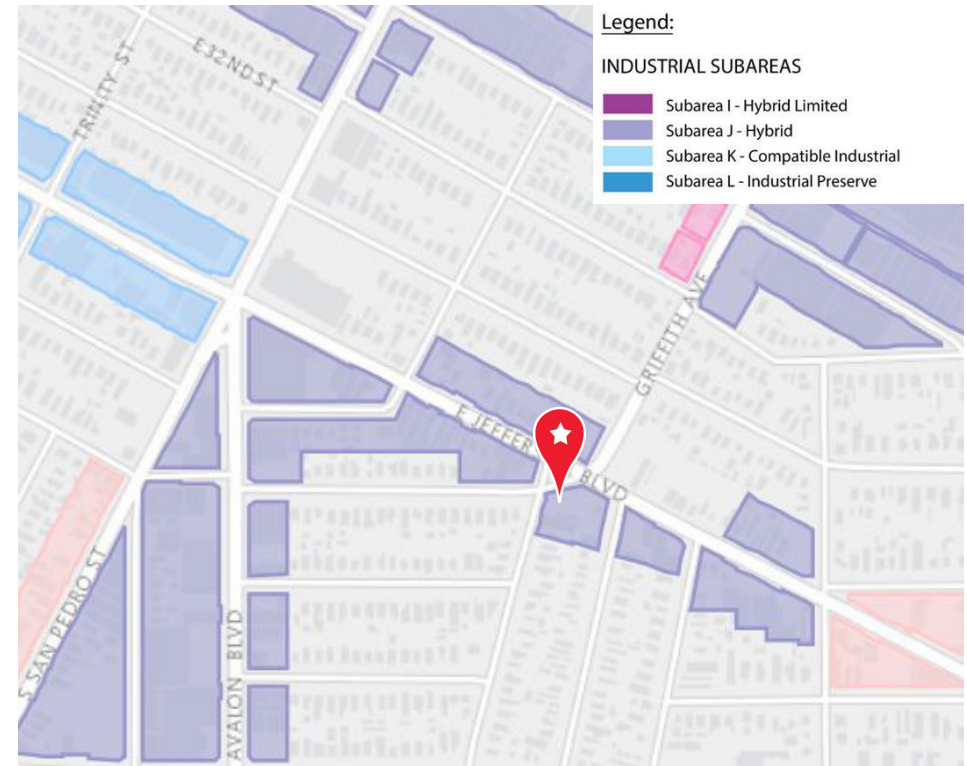
What will it do?

The CPIO endeavors to revitalize commercial corridors, promote appropriate land uses that support community needs, develop healthy and sustainable communities, address various land use issues in the community, and encourage transit ridership on existing bus and rail infrastructure, among other important goals.

How will it work?

The proposed CPIOs for South and Southeast Los Angeles establish subareas with varying levels of design regulations, ranging from basic to more robust. They also regulate permitted uses to encourage a more diversified range of retail and neighborhood services while addressing the over-concentration of certain uses, such as liquor stores and auto-related uses. Regulations and incentives are tailored to the specific needs of each area throughout the CPIO subareas.

All properties located within a CPIO Subarea will have a “-CPIO” added to their zoning (e.g., C2-1VL-CPIO), so that when owners apply for project permits, planners will know that the property is subject to the additional CPIO regulations.

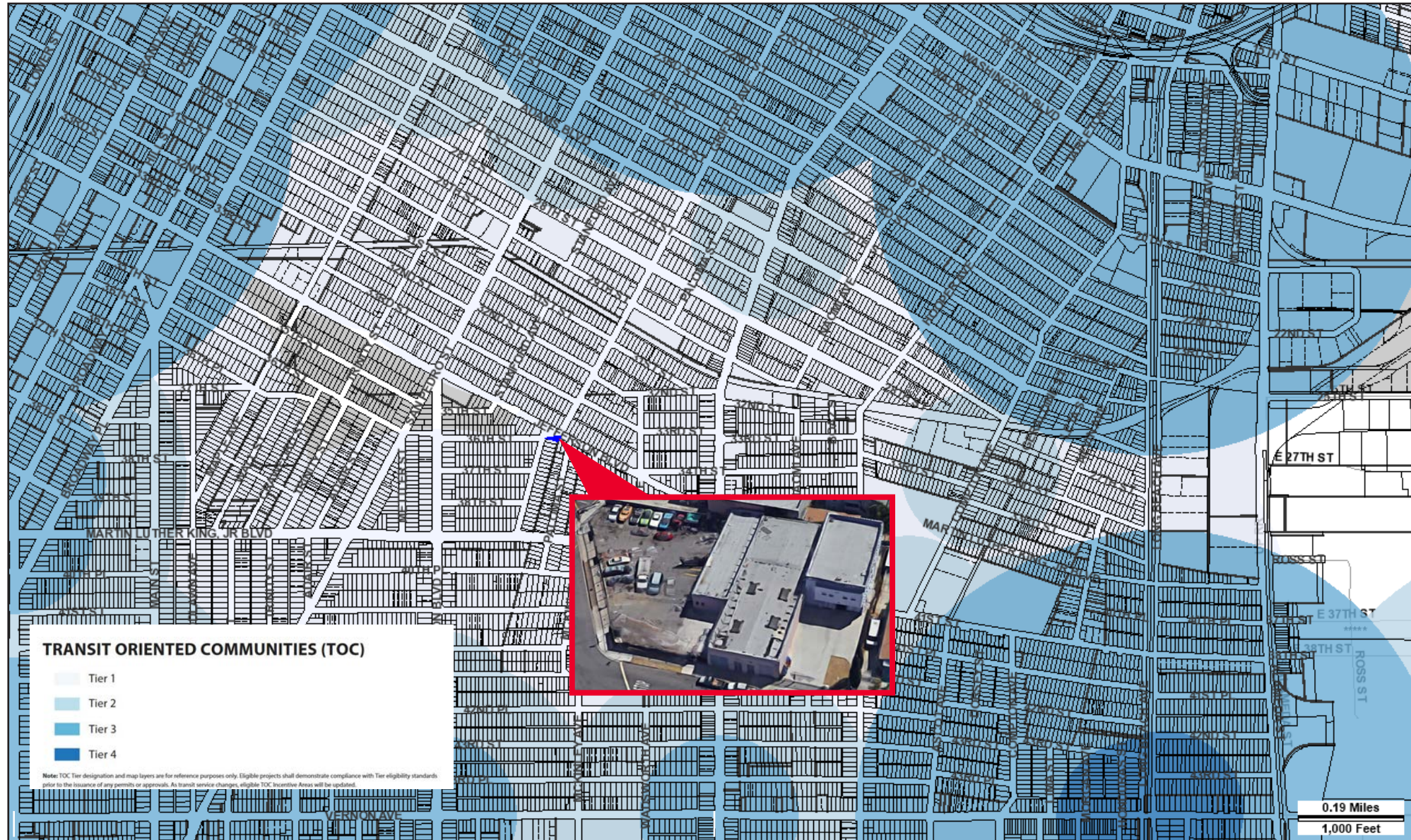


PROPOSED CHANGE AREAS MATRIX

EXISTING LAND	Limited Manufacturing	PROPOSED HEIGHT	No
PROPOSED LAND USED	Hybrid Industrial	LOCATION	Jefferson Blvd. between Griffith Ave. and Wadsworth Ave.
EXISTING ZONING	M1-1[Q]MR-1VL	SURVEY LAND USE	Residential, commercial, industrial
PROPOSED ZONING	CM-1-CPIO	PROPOSED CHANGES	Establish Hybrid Industrial CPIO sub-area to ensure that future projects enhance neighborhood character.
EXISTING FAR	1.5:1	CPIO	Hybrid
PROPOSED FAR	1.5:1	APPLICABLE ORDINANCE	ORD#166961-SA300 Q=Dev standards.
EXISTING HEIGHT	No/45 Ft.		

TRANSIT ORIENTED COMMUNITIES (TOC) CITY OF LOS ANGELES CITY PLANNING

The included properties qualify for Tier 1 incentives according to the Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines)



Streets Copyright (c) Thomas Brothers Maps, Inc.

Transit Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines)

These Guidelines provide the eligibility standards, incentives, and other necessary components of the TOC Program consistent with LAMC 12.22 A.31. In cases where Base or Additional Incentives are permitted, they shall be based off the otherwise allowable development standards for the property found in a zoning ordinance, Specific Plan, Community Plan Implementation Overlay (CPIO), overlay district, or other local condition, law, policy, resolution, or regulation (unless the TOC incentives have been amended per Section III.3). The Guidelines may be modified by the Director with recommendation by the City Planning Commission.

Base Incentives:

- » **Residential Density**
 - Increase in Number of Dwelling Units. TIER 1 - 50%.
- » **Floor Area Ratio (FAR)**
 - Tier 1 – Percentage increase of up to 40%, or an FAR increase resulting in at least a 2.75:1 FAR in commercial zones, whichever is greater.
- » **Automobile Parking**
 - Tiers 1-3 - Required automobile parking for all residential units in an Eligible Housing Development (not just the restricted affordable units), inclusive of disabled and required guest parking, where applicable, shall be as follows:
 1. For an Eligible Housing Development, required parking for all residential units shall not exceed 0.5 spaces per bedroom.
 2. For an Eligible Housing Development that consists of 100% On-Site Restricted Affordable units, exclusive of a manager's unit or units, there shall be no required parking for all residential units in the Eligible Housing Development.
- » **Nonresidential Parking**
 - Tier 1 – Up to a 10% reduction in the nonresidential parking requirement.

Additional Incentives:

- » Yard/Setback
- » Open Space
- » Lot Coverage
- » Lot Width
- » Averaging of floor ratio, density, parking, open space, and permitting vehicular access
- » Density Calculation
- » Height

DOWNLOAD
The Full TOC Guidelines Report ([Click Here](#))



MARKET OVERVIEW

City Profile: South Los Angeles

Located directly south of Downtown Los Angeles, Historic South Central includes notable locations such as the Los Angeles Trade-Technical College, the Santee Education Complex and the Bob Hope Patriotic Hall. The neighborhood's location provides convenient and central access to both the 10 and 110 freeways.

Neighboring communities are Central-Alameda, Exposition Park, Pico-Union, South Park, University Park and Vermont Square. The urban development boom in Downtown Los Angeles is expanding into the South Los Angeles area with two major projects, The Reef Project and the construction of the Banc of California Stadium, already underway.



NEW SOCCER STADIUM DEVELOPMENT

The Banc of California Stadium is being constructed in nearby Exposition Park. The stadium will be the future home of Los Angeles's soccer club, featuring a sleek, open-air design with NFL-amenities such as retail shopping, private suites and a rooftop bar.

\$1-BILLION SOUTH LA DEVELOPMENT

The "Broadway Square" is a development project approved by the Los Angeles City Council in 2016. This development will transform a parking lot into a mini-neighborhood, complete with over a thousand condos and apartments, a grocery store, a gallery, hotel, shops and restaurants.

Source: Los Angeles Times & Urbanize LA



Ethnic Composition

58.9%

Other Race

31.8%

White

8.5%

Black or African American

0.8%

Asian

AERIAL MAP & DEVELOPMENTS



M Metro Expo Line
Jefferson/USC Station

 **USC** University of
Southern California

LOS ANGELES TRADE-TECH
LATTC
A Community College

Broadway Square
Los Angeles Development Project

CONVENTION CENTER

FASHION DISTRICT

M



DOWNTOWN LA



E. Jefferson Boulevard

QUINCY JONES
ELEMENTARY SCHOOL



E. MLK Boulevard

SUBJECT PROPERTY

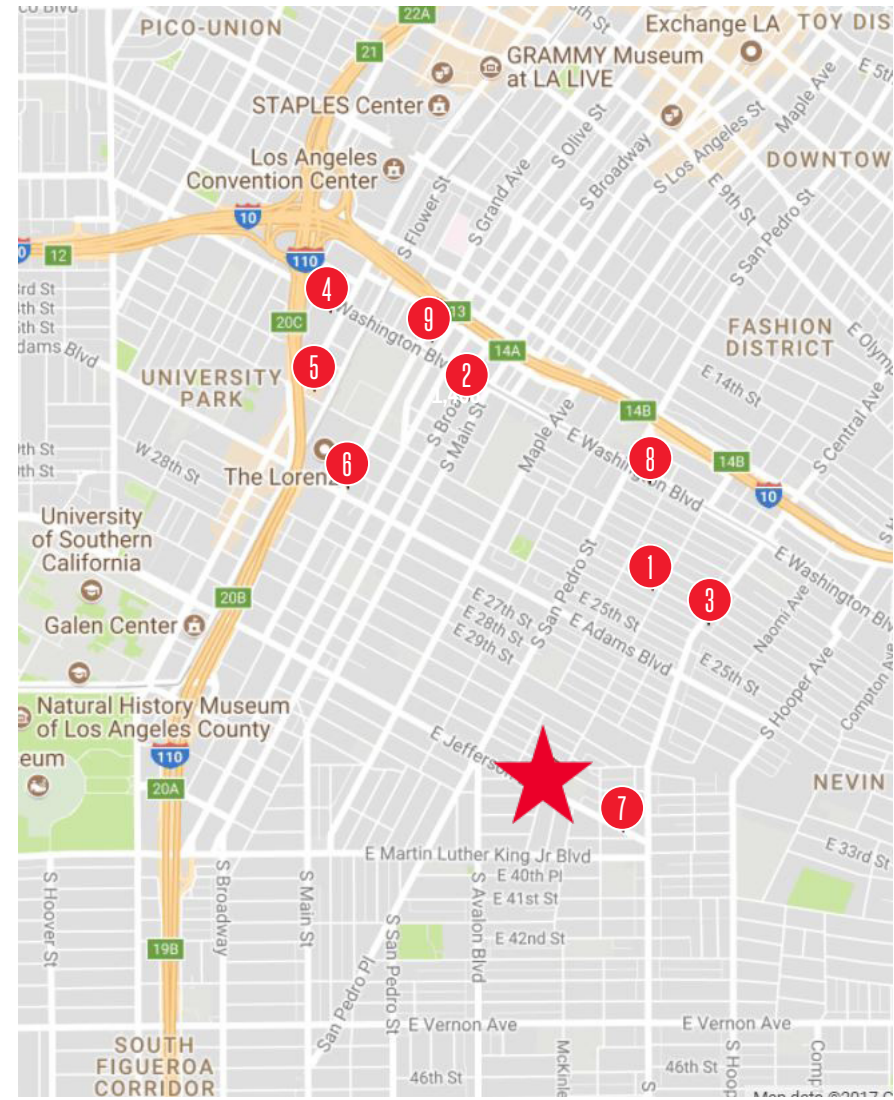

BANK OF CALIFORNIA
STADIUM

Adams & Grand
Los Angeles Development Project

AREA DEVELOPMENTS

PROPOSED | UNDER CONSTRUCTION | NEWLY CONSTRUCTED

	ADDRESS	PROPERTY TYPE	PROPERTY SIZE (SF)
1	1046-1048 E 23rd St	Class B Multifamily/Apartments	5,500
2	1900 S Broadway Square "Broadway Square Project"	Retail; Class A Multifamily/Apartments; Hospitality/Hotel	1,470,045
3	2224 S Central Ave	Class B Office	7,400
4	1901 S Figueroa St "New Toyota Dealership"	Retail/Auto Dealership	290,000
5	2222 S Figueroa St	Class A Multifamily/Apartments	1,100,000
6	2528 S Grand Ave "Adams & Grand Project"	Class A Multifamily/Apartments	300,000
7	1010 E Jefferson Blvd	Class A Multifamily/Apartments	41,660
8	722-736 E Washington Blvd	Class A Multifamily/Apartments	60,000
9	233-243 W Washington Blvd	Class A Multifamily/Apartments	167,651



AREA DEVELOPMENTS

MASSIVE MIXED-USE PROJECT WOULD EXTEND DOWNTOWN L.A. BUILDING BOOM // SOURCE: LA.TIMES.COM

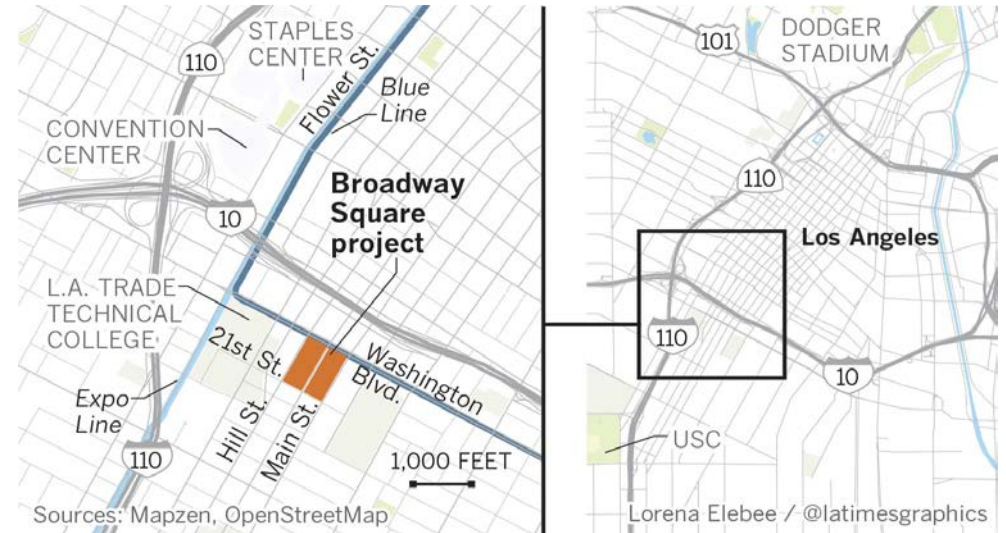
A massive multi-use complex called Broadway Square Los Angeles, estimated to cost \$1.2 billion, is poised to get underway in a two-block stretch of the neighborhood east of the 110 Freeway.

The project would include a hotel, shops and residences on a site now occupied by just one main building, the 12-story Reef/LA Mart, which houses home furnishing showrooms and includes events and creative office space.

The 9.7-acre project, formerly called SoLA Village and then the Reef Project, has been years in planning as it sought city approvals and dealt with lawsuits brought by community activists who complained that the project didn't have enough affordable housing for low-income residents in the area.

There has been some recent large-scale commercial development south of the 10 Freeway, but on the west side of the 110 Freeway, which also is in Price's 9th District.

USC Village, a \$700-million project that includes student housing, shops and restaurants with such retailers as Target and Trader Joe's, opened in August.



Other projects planned or underway in the area include the \$350-million Banc of California Stadium for professional soccer and "Star Wars" creator George Lucas' \$1-billion Museum of Narrative Art, both in Exposition Park.

The 2.54-million-square-foot Broadway Square Los Angeles would cover the area between West Washington Boulevard and West 21st Street to the north and south, and between South Main and South Hill streets to the east and west.

Designed by architectural firm Gensler, it would include a 19-story hotel with 208 rooms and condominium towers of 35 stories and 32 stories that would have a combined 895 condos. The existing Reef/LA Mart building would be renovated and feature a rooftop restaurant.

Other shorter buildings would house 528 apartments and 21 "live-work" units for people who operate small businesses at their homes. There would be an eight-level parking structure, shops, more restaurants, a grocery store and significant open space.

It also has approval for 72,000 square feet of signage, including for continuous LED billboards, that would be visible from the 10 and 110 freeways.

The owner, a family business called PHR LA Mart and led by managing partner Ara Tavitian, first proposed the project in 2014.

AREA DEVELOPMENTS

FIRST LOOK AT SEVEN-STORY MIXED USE PROJECT ADAMS AND GRAND // SOURCE: LA.CURBED.COM

Planning documents published online by the city this week reveal renderings of a major new mixed use development planned for Historic South Central.

Called Adams and Grand, the boxy-looking project would rise, appropriately enough, on the northeast corner of Adams Boulevard and Grand Avenue. The renderings show that the design by Humphreys and Partners Architects further references the project's location with a large intersecting G and A just above the roofline.

The restaurant and commercial buildings that currently exist on the project site would be razed to make way for a seven-story building with 296 units of housing and 5,000 square feet of commercial space.



According to project plans, 25 of the housing units would be made available to very low-income residents (those making less than half the area median income). The commercial space would be divided up between a restaurant and retailer.

Also included in the project would be 343 parking spaces for cars and another 332 for bicycles in a two-story podium garage.

As Urbanize LA reports, the building is being developed by LA-based firm CityView. It's one of a host of projects in various stages of development around the Expo Line.

Construction on the Adams and Grand project is expected to begin in early 2018 and last 27 months. That would put the building's expected completion date in spring or summer of 2020.



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