

EXECUTIVE SUMMARY



HIGHLIGHTS:

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- High Resource Designated Corner Development Site - 20,929 SF Lot
- No Parking Required - per Code for 100% Affordable Housing Projects
- TOC Tier 2 Development Bonus Incentives Offered
- City may grant up to 122+ Units for 100% Affordable Housing Project
- Easy Walking Convenience to all Amenities, Walk Score: 88 out of 100
- Blocks to Smart & Final, CVS, Target, Ross, Lowes, Subway, Starbucks & more
- 4 Schools within Blocks – 1 High School & 2 Middle Schools & 1 Elementary
- Bus Stop in Front of Property & Easy Access to 3 Freeways (10, 110 & 101)
- High Housing Demand - Over 1,310,000 Population within 5 Miles

OFFERING SUMMARY: 3655 W. Pico, Los Angeles offers an investor a corner lot designated High Resource thus potentially allowing 122+ units. Located within blocks of 4 schools and surrounded by national tenants like Smart&Final, CVS, Target, Ross and many others, tenants have easy walking access to all amenities. Excellent exposure with over 321 feet of signaled corner frontage and traffic of over approx. 23,000 cars/day. The property is centrally located with easy access to 3 Freeways (10, 110 & 101) as well as 4 bus stops within 1 block as well as a bus stop directly in front of the property.

DEMOGRAPHICS: Extremely Dense with over 1.3 million residents in 5 miles and continuing to grow each year.

PRICE: \$5,000,000 – 20,929 SF Lot, City may grant up to 122+ Units for Affordable Housing

PROPERTY PICTURES

CREI

Commercial Real Estate Investments



PROPERTY PICTURES

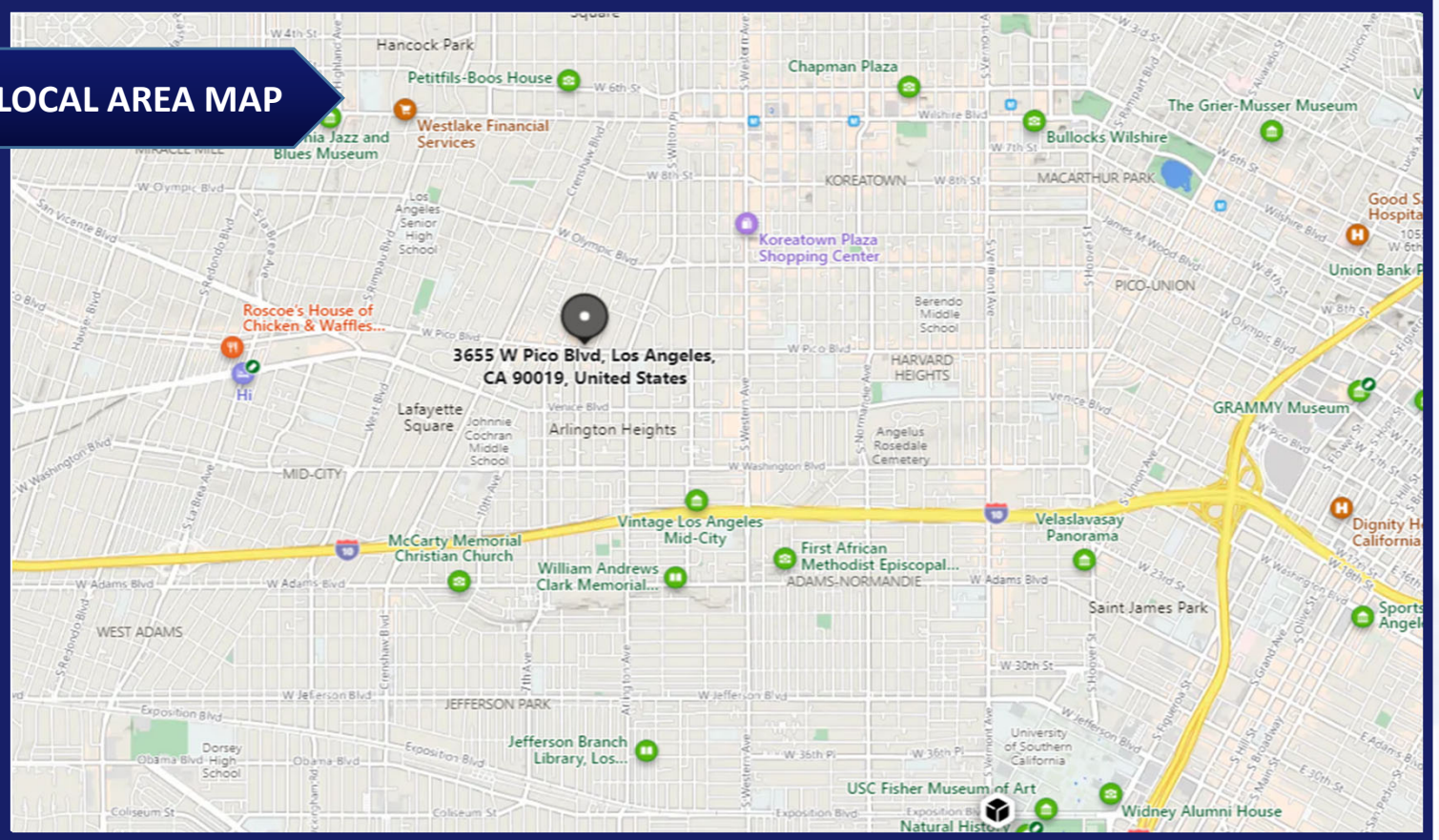
CREI

Commercial Real Estate Investments

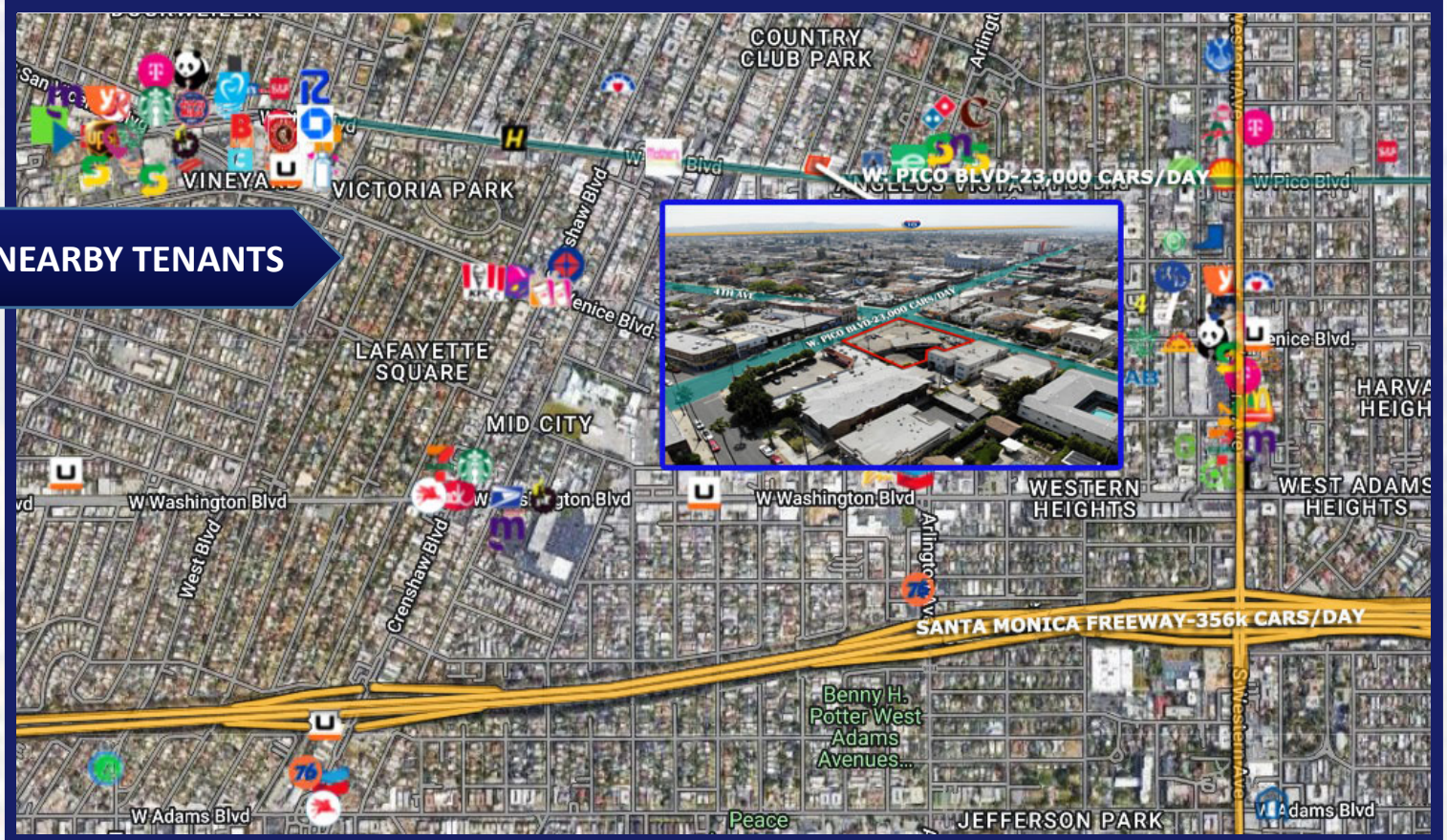


PROPERTY PICTURES

LOCAL AREA MAP



NEARBY TENANTS



PROPERTY PICTURES

WALKSCORE PICTURE

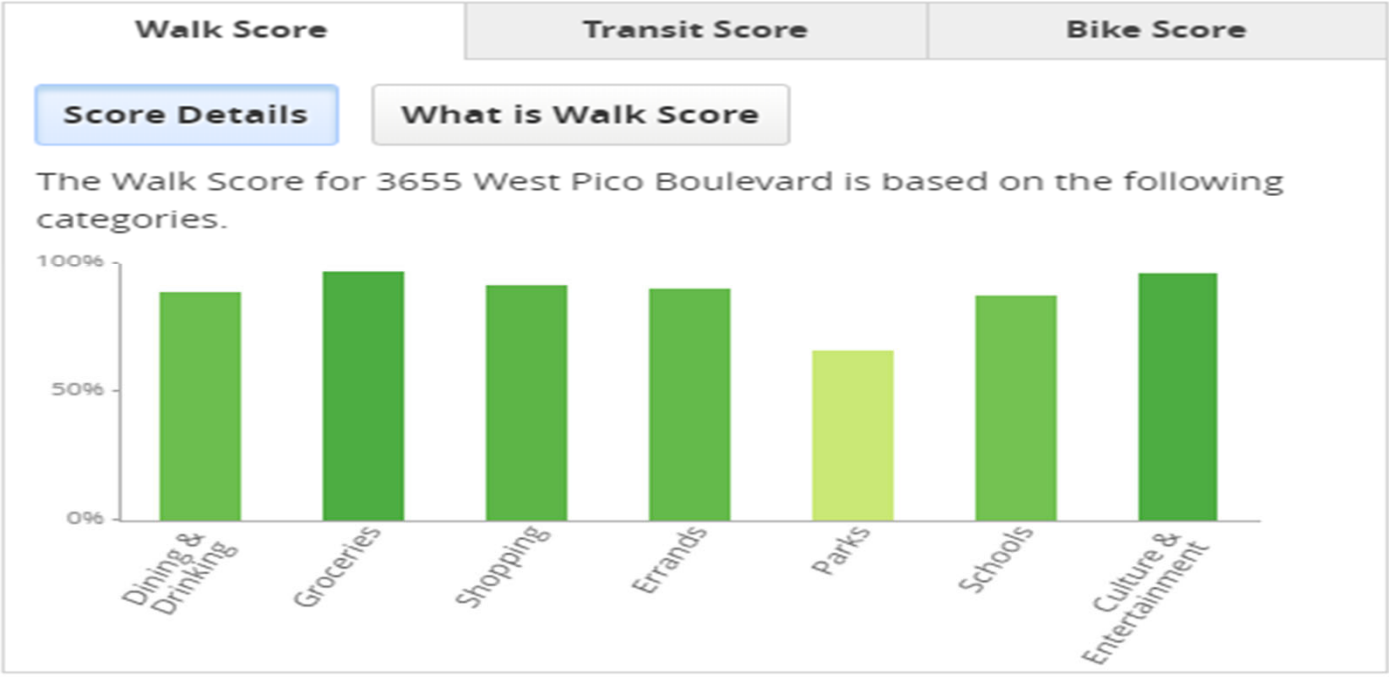


Walk Score
88

Transit Score
64

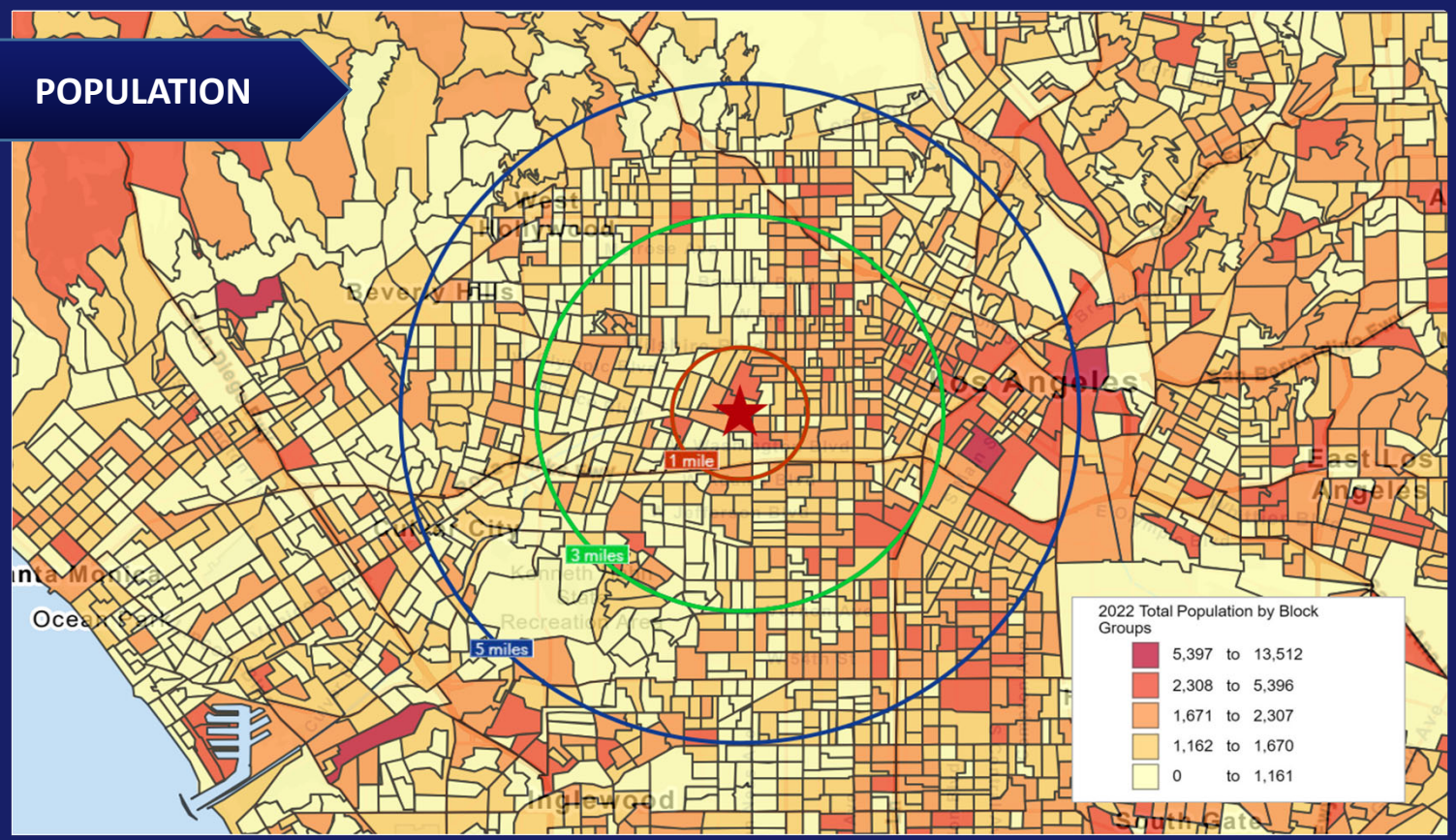
Bike Score
72

WALKSCORE

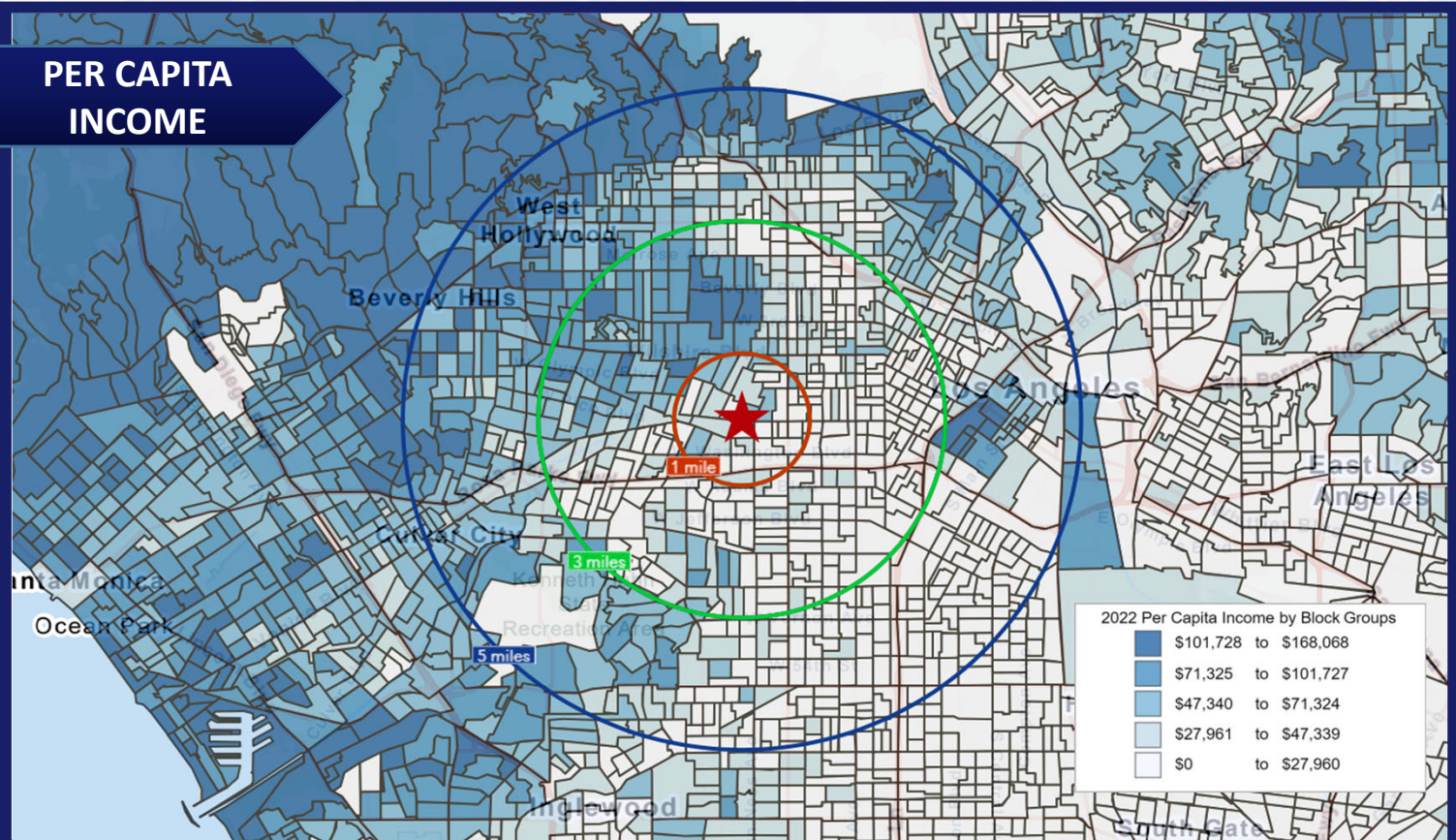


DEMOGRAPHICS

POPULATION

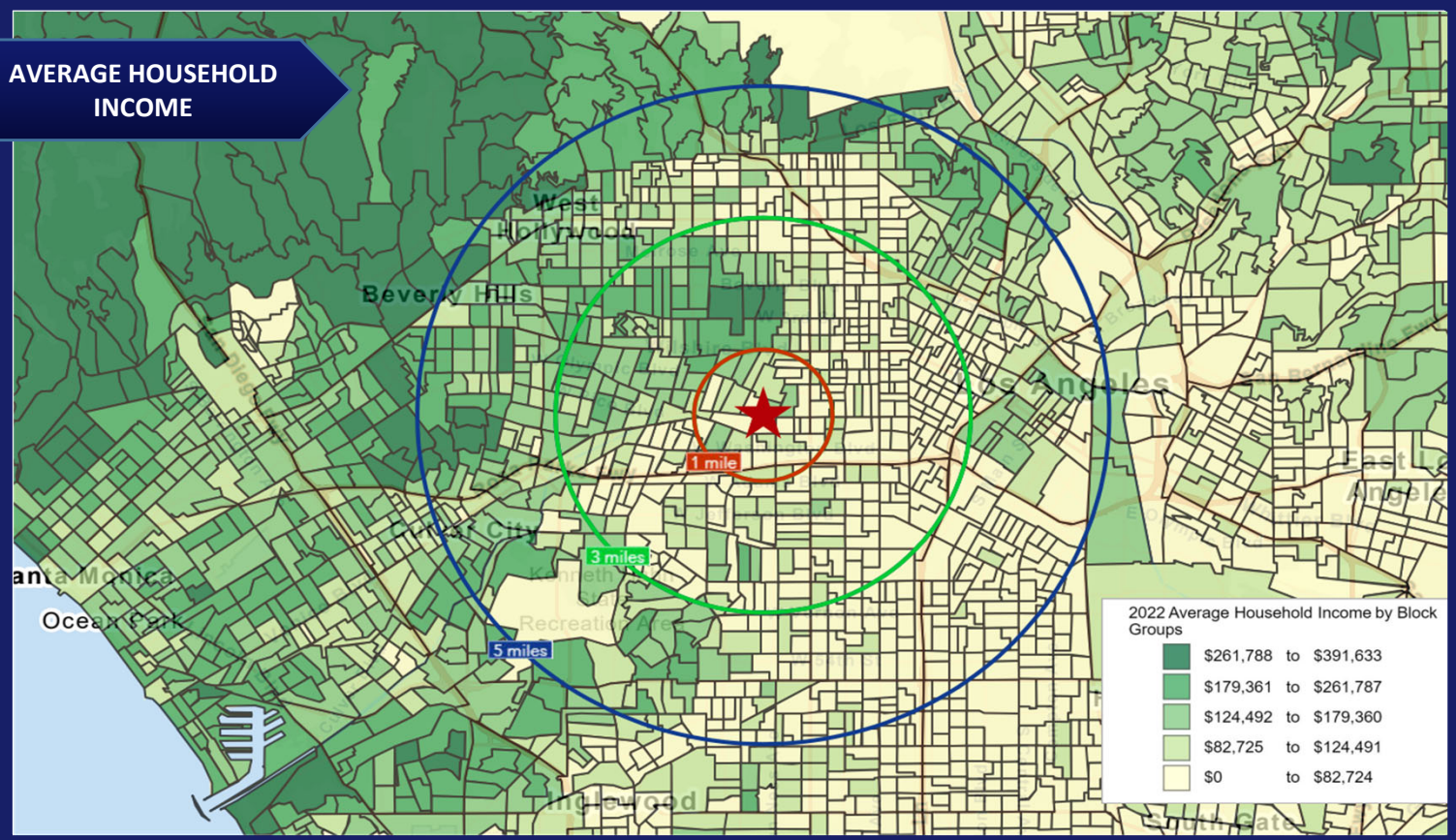


PER CAPITA INCOME

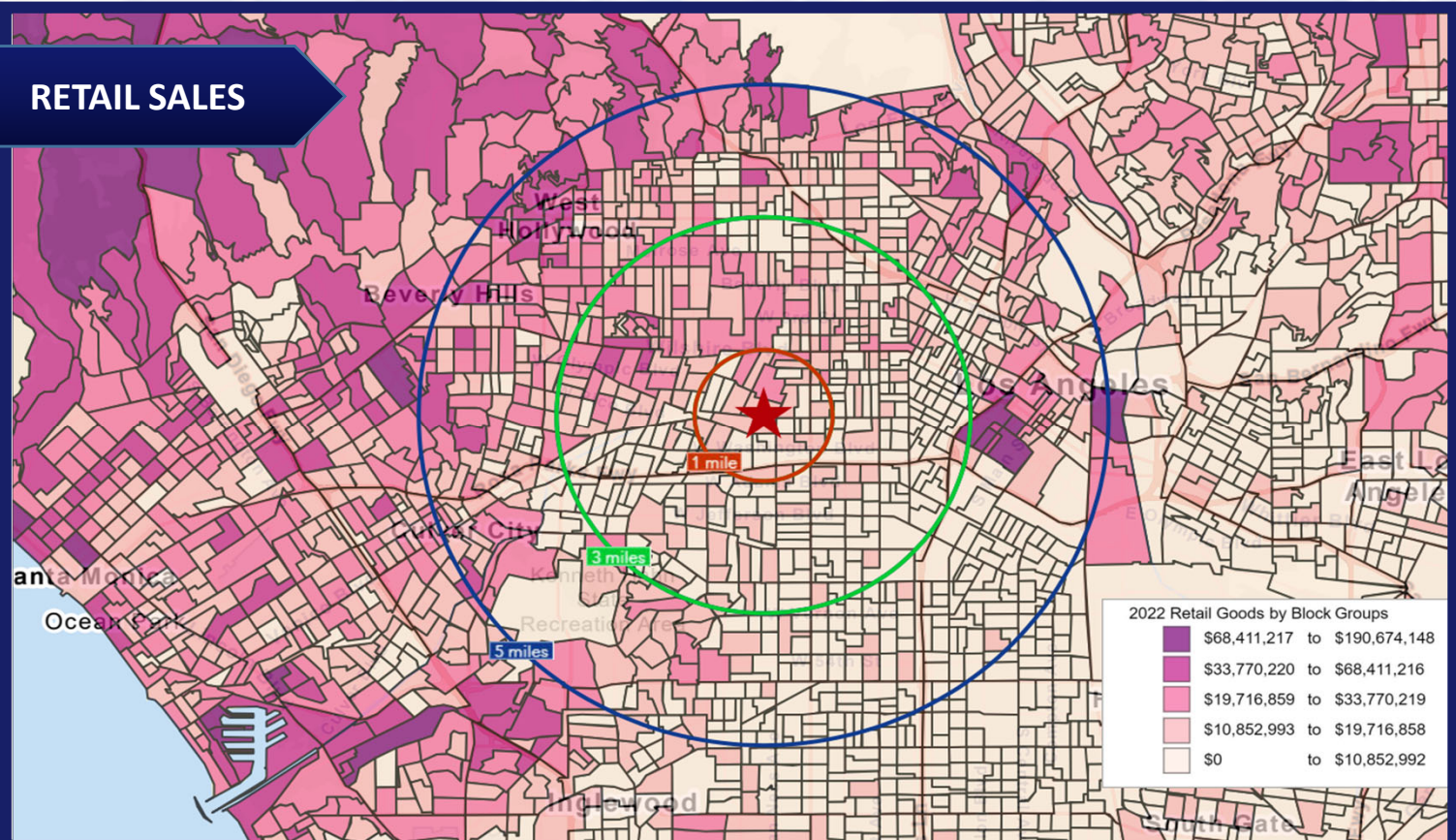


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME

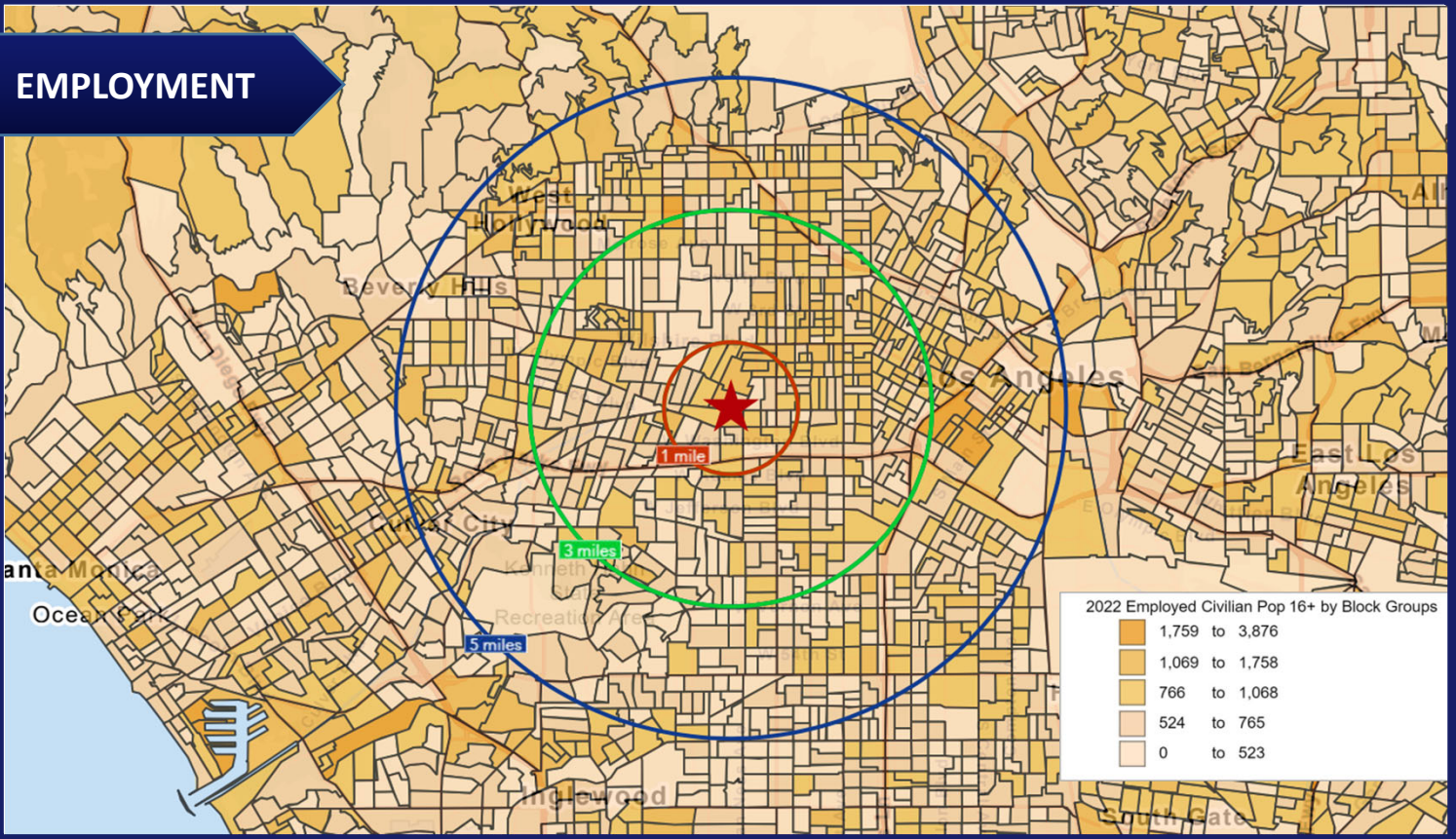


RETAIL SALES



DEMOGRAPHICS

EMPLOYMENT



CRIME INDEX

