

Marcus & Millichap

FLOYDGROUP

A DIVISION OF



LEE &
ASSOCIATES



5329 S Hoover St

Los Angeles, CA 90037

LAND DEVELOPMENT OPPORTUNITY | CORNER LOT

792 BUILDING SF | 4,560 TOTAL LOT SF | ZONED C2-1VL-CPIO, TIER 3 TOC

5329 S Hoover St
Los Angeles, CA 90037

LISTED BY

Floyd Shaheen
First Vice President Investments
National Retail Group
Office: 818.212.2667
Mobile: 818.703.3735
Floyd.Shaheen@marcusmillichap.com
CA 01960743

Vaun Lennon
Principal | Lee & Associates
310.899.2713
VLennon@LeeWestLA.com
DRE: 01993617

Robert Clifford
Principal | Lee & Associates
310.899.2725
RClifford@LeeWestLA.com
DRE: 00999184

Marcus & Millichap
FLOYD GROUP
A DIVISION OF
LEE & ASSOCIATES

1
INVESTMENT
OVERVIEW

2
OFFERING
SUMMARY

3
COMPARABLES
ANALYSIS

4
AREA
OVERVIEW

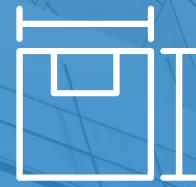




INVESTMENT OVERVIEW



14,449
VEHICLES PER DAY



4,560 SF
LOT SIZE



CORNER
LOT FRONTAGE



5329 S Hoover St

Los Angeles, CA 90037



EXECUTIVE SUMMARY

5329 S Hoover St
Los Angeles, CA 90037

Floyd Shaheen of Marcus & Millichap and Vaun Lennon and Robert Clifford of Lee & Associates West LA have been selected to exclusively market for sale 5329 S Hoover St Los Angeles, CA 90037

This corner lot presents an exceptional investment opportunity in one of Los Angeles' rapidly evolving neighborhoods. Currently operating as an auto repair shop, this property boasts a lot size of 4,560 square feet and is zoned C2-1VL-CPIO, allowing for the construction of up to 11 units by right and 21 units with the TOC Density Bonus. With a current income generating a 6.55% cap rate, this property is ideal for investors seeking immediate cash flow or for an owner/user interested in leveraging an SBA loan.

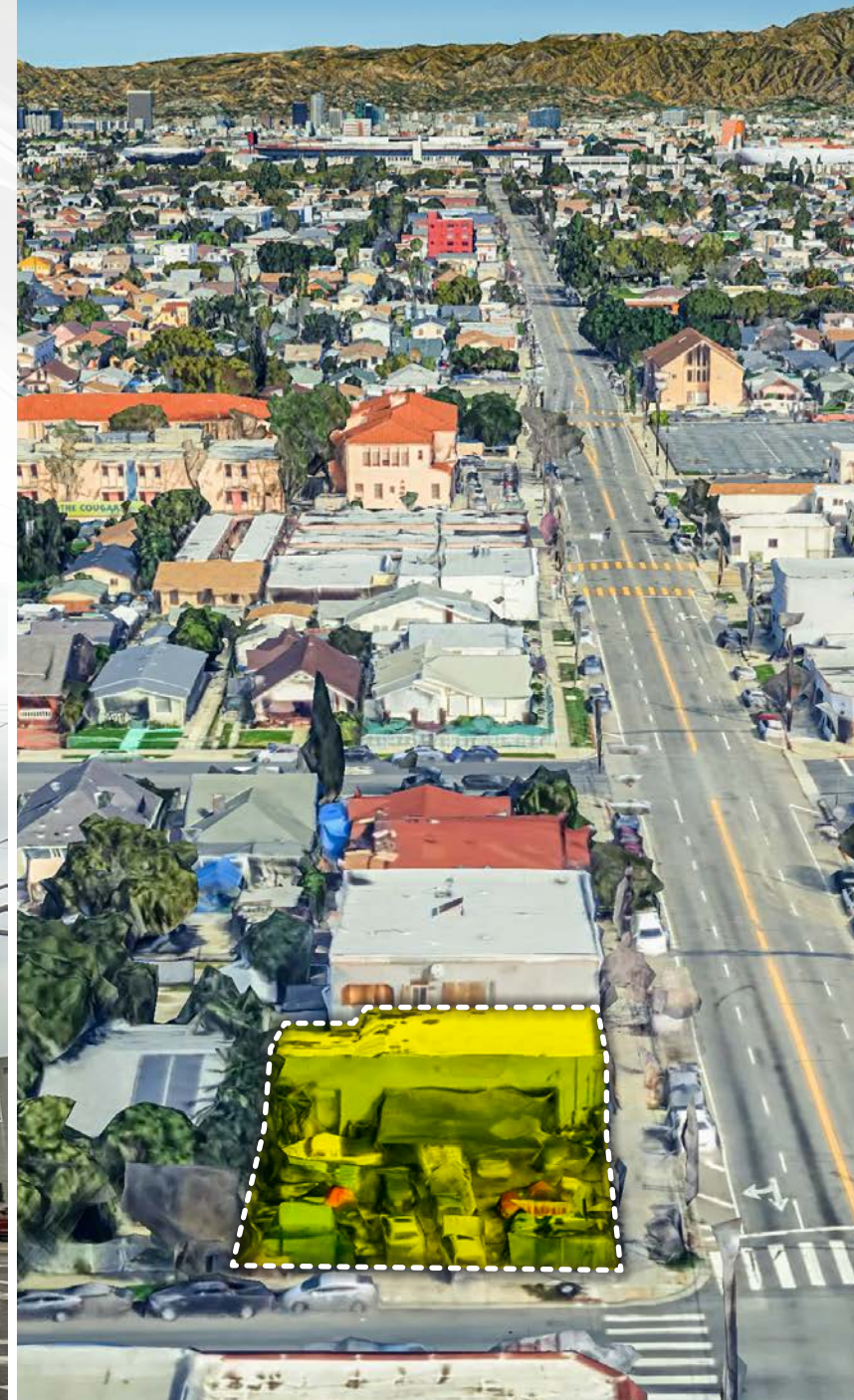
Accessibility is a hallmark of this location, with high traffic counts along S Hoover St and the extension of public transportation options, including the Purple Line and Expo Line. This connectivity will attract future tenants and buyers, making it an ideal spot for residential or mixed-use development. Seize the opportunity to be part of the exciting transformation of South Los Angeles. This property not only promises a strong development potential but also offers a gateway to a vibrant community brimming with possibilities.

Benefit from proximity to USC, a major educational hub, and the recently completed Lucas Museum, which enhances the cultural landscape of the area. Strategically positioned near major developments along the Crenshaw Corridor, this site is poised for significant growth. Additionally, the BMO Stadium, home to the LAFC soccer team, is within easy reach, further enhancing the area's appeal for potential residents. The ongoing development projects in South LA signify a robust community investment, making this location a strategic choice for any developer. With the area's ongoing revitalization, this property is an ideal canvas for new residential or mixed-use projects, catering to the increasing demand for housing.



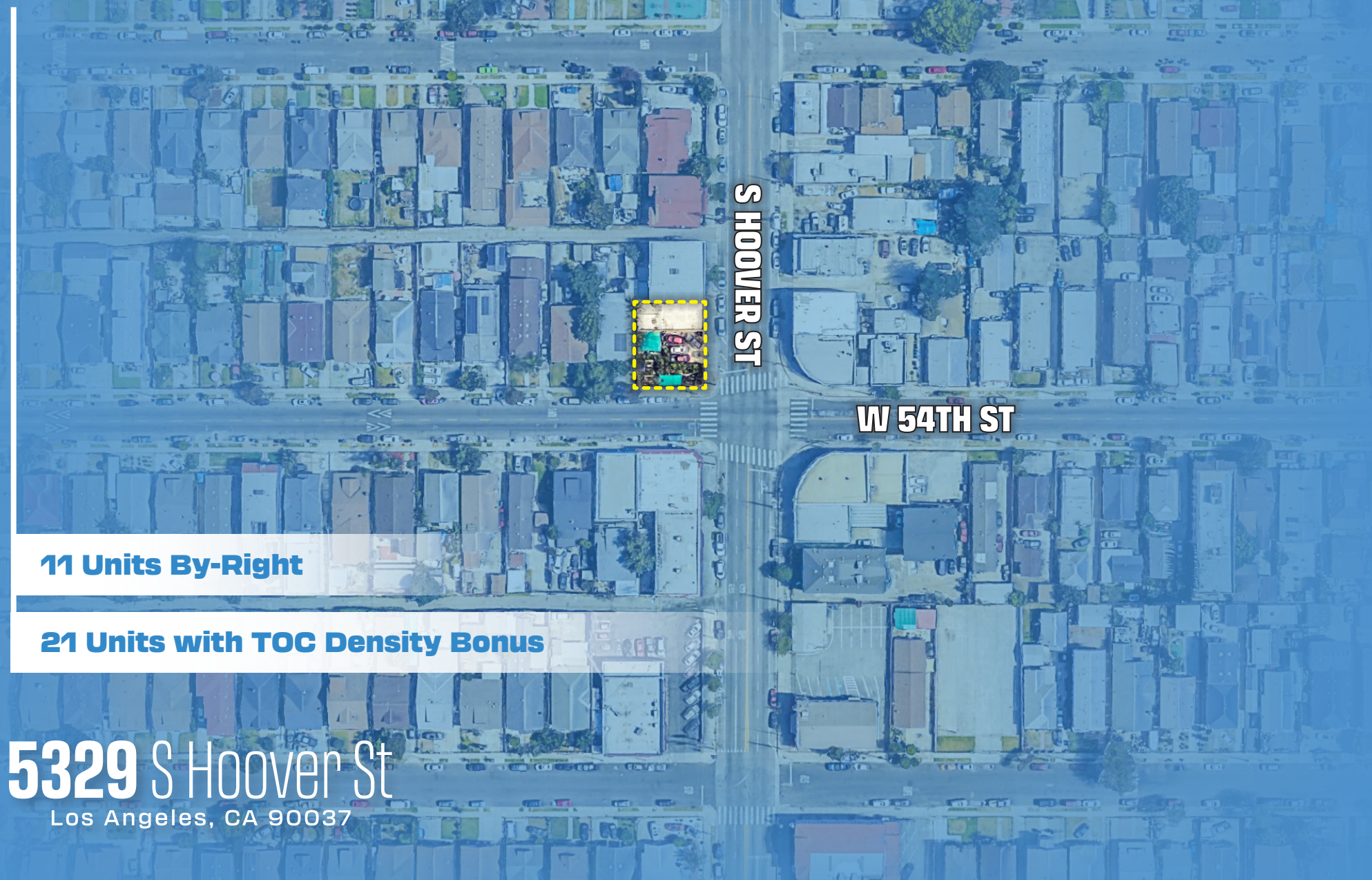
INVESTMENT HIGHLIGHTS

- ✓ Development Opportunity | Covered Land Play
- ✓ 11 Units By Right and 21 Units with the TOC Density Bonus
- ✓ Zoned C2-1VL-CPIO
- ✓ Within Minutes of USC, Lucas Museum, and BMO Stadium
- ✓ Corner Lot
- ✓ Owner/User | SBA Financing



Land Development Opportunity

4,560 LAND SF | ZONED C2-1VL-CPIO, Tier 3 TOC



11 Units By-Right

21 Units with TOC Density Bonus

5329 S Hoover St
Los Angeles, CA 90037



OFFERING SUMMARY

THE OFFERING

PROPERTY SUMMARY

Address	5329 S Hoover St Los Angeles, CA 90037
Price	\$510,000
Building SF	792
Land SF	4,560
Land Price/SF	\$111.84
APN's	5001-006-031
Zoning	C2-1VL-CPIO
TOC	Tier 3
Year Built	1970
Traffic Counts	+/- 15,743 VPD S Hoover St



FINANCIAL ANALYSIS

PROPERTY SUMMARY

Price	\$510,000
Building SF	792
Building Price/SF	\$643.94
Land SF	4,560
Land Price/SF	\$111.84

OPERATING EXPENSES

	CURRENT
Property Tax	\$7,312
Insurance	\$1,971
Utilities	\$1,800
Repair	\$2,000
TOTAL EXPENSES	\$13,083





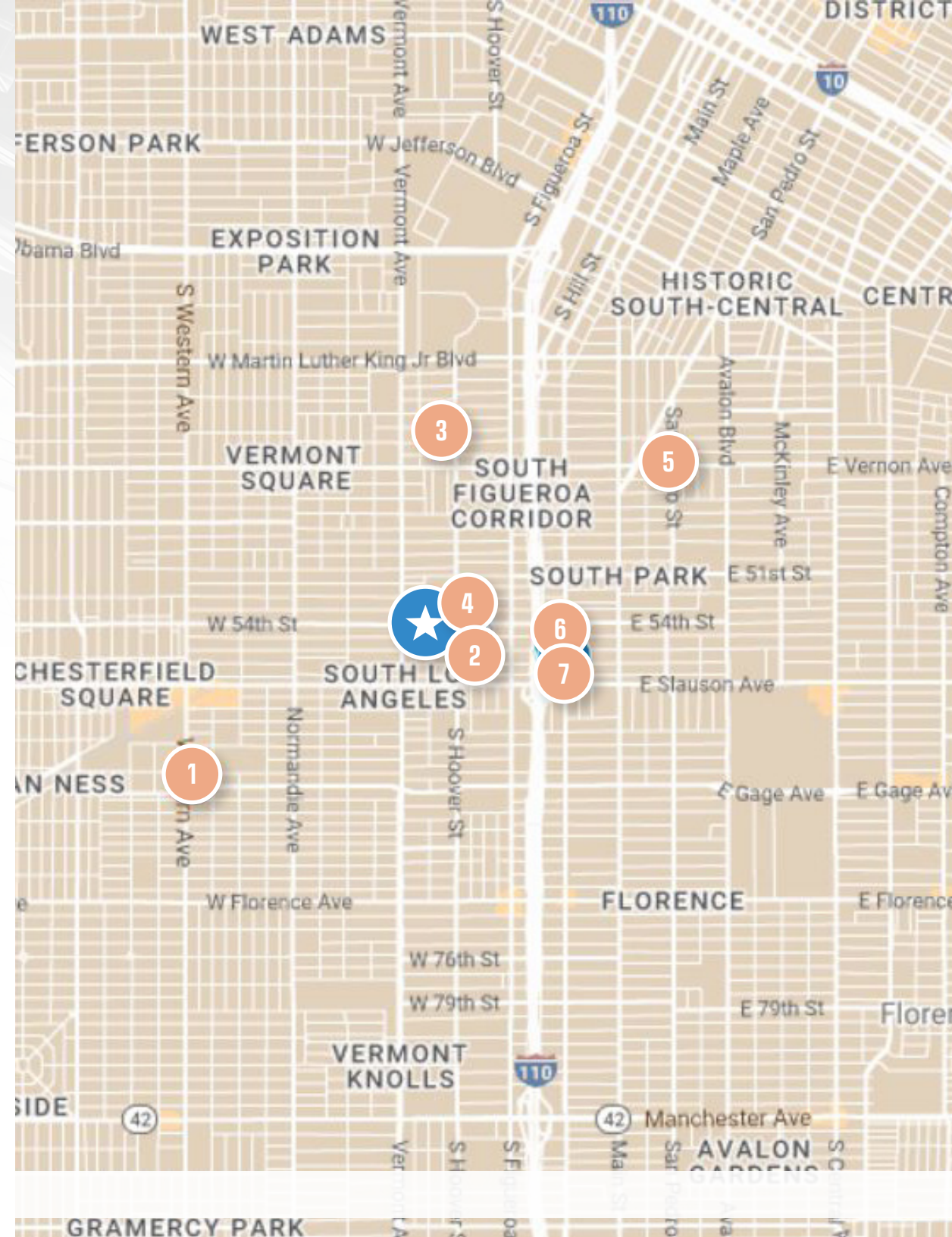
COMPARABLES ANALYSIS

COMPARABLES

SOLD COMPARABLES

★ SUBJECT PROPERTY

1. 6200 S Western Ave
2. 5326 S Hoover St
3. 836-842 W 42nd Pl
4. 5318 S Hoover St
5. 257 Vernon Ave
6. 317 W 56th St
7. 5615 S Broadway



COMPARABLES

SOLD COMPARABLES



5329 S Hoover St
Los Angeles, CA 90037

SALE PRICE	\$510,000
BUILDING SF	792
LAND SF	4,560
LAND PRICE/SF	\$111.84
ZONING	C2-1VL-CPIO



6200 S Western Ave
Los Angeles, CA 90047

SALE PRICE	\$605,000
BUILDING SF	4,106
LAND SF	6,970
LAND PRICE/SF	\$86.80
ZONING	LACM
SALE DATE	2/21/2024



5326 S Hoover St
Los Angeles, CA 90037

SALE PRICE	\$500,000
BUILDING SF	3,683
LAND SF	5,227
LAND PRICE/SF	\$95.66
ZONING	C2
SALE DATE	2/7/2024

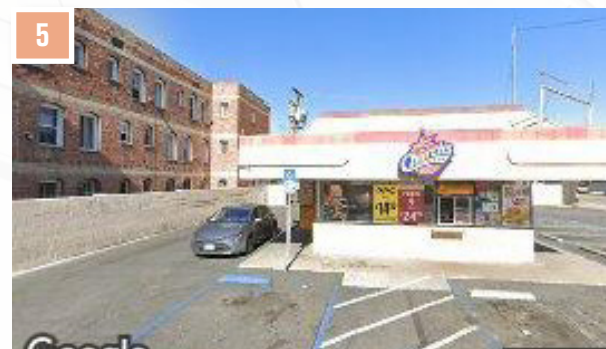
SOLD COMPARABLES



836-842 W 42nd Pl Los Angeles, CA 90037	
SALE PRICE	\$1,900,000
BUILDING SF	-
LAND SF	14,170
LAND PRICE/SF	\$134.09
ZONING	R3-1 TIER 3
SALE DATE	10/23/2023

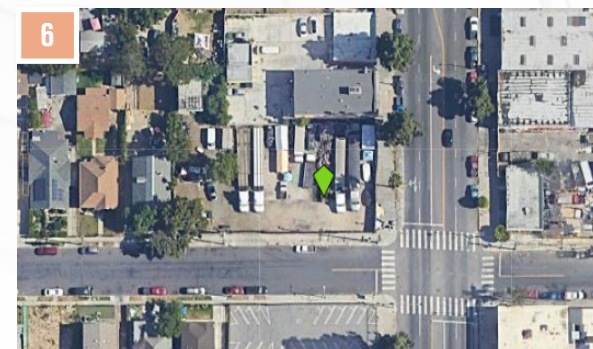


5318 S Hoover St Los Angeles, CA 90037	
SALE PRICE	\$2,400,000
BUILDING SF	
LAND SF	14,474
LAND PRICE/SF	\$165.82
ZONING	LAC2
SALE DATE	10/18/2023



257 Vernon Ave Los Angeles, CA 90011	
SALE PRICE	\$1,200,000
BUILDING SF	
LAND SF	10,454
LAND PRICE/SF	\$114.79
ZONING	LAR3
SALE DATE	10/1/2024

SOLD COMPARABLES



317 W 56th St Los Angeles, CA 90037	
SALE PRICE	\$1,460,000
BUILDING SF	
LAND SF	17,032
LAND PRICE/SF	\$85.72
ZONING	LAC2
SALE DATE	8/22/2024



5615 S Broadway Los Angeles, CA 90037	
SALE PRICE	
BUILDING SF	
LAND SF	5,628
LAND PRICE/SF	
ZONING	
SALE DATE	8/1/2024



SOLD COMPARABLES

LAND PRICE PER SF



5329 S Hoover St

Los Angeles, CA 90037





AREA OVERVIEW



South LA
CALIFORNIA

South Los Angeles is strategically located within Los Angeles County, providing excellent connectivity through major highways like the I-10, I-110, and I-105 freeways. These routes ensure easy access to downtown Los Angeles, the Westside, and the broader Southern California region, making it a prime location for residents who commute. Public transit options are abundant, with the Metro Blue and Expo Lines serving the area. The upcoming Metro Crenshaw/LAX Line extension will further enhance connectivity, linking South LA directly to Los Angeles International Airport and other key destinations.

The area is experiencing a wave of revitalization, particularly around retail and entertainment. Baldwin Hills Crenshaw Plaza stands as a significant retail center, offering a mix of national retailers, dining, and entertainment. Additionally, USC Village provides access to shops, restaurants, and grocery options like Trader Joe's, catering to students and locals alike. South LA's proximity to Downtown LA's vibrant attractions, including LA Live and the Arts District, makes it an appealing location for those seeking a mix of urban amenities.

Exposition Park, a cornerstone of South LA, is currently undergoing significant renovations and development. The park, home to institutions like the Los Angeles Memorial Coliseum, the Natural History Museum, and the California Science Center, is seeing transformative changes. The addition of the Lucas Museum of Narrative Art and renovations to the Coliseum are set to make Exposition Park a cultural and recreational hub. These developments are expected to draw more visitors and residents to the area, boosting local property values and making it an attractive location for investors.

The proximity to major employment centers, such as downtown Los Angeles, USC, and the Westside, drives demand for housing in South LA. USC remains a key economic driver, offering employment and drawing a steady influx of students and professionals. The area's healthcare facilities, including the Los Angeles County+USC Medical Center, also contribute to local employment. The ongoing revitalization and new developments, including those in Exposition Park, signal a strong commitment to economic growth, enhancing the area's investment potential.

With its improving infrastructure, expanding retail and entertainment options, and significant developments in Exposition Park, South Los Angeles presents a compelling investment opportunity. The area's ongoing transformation is poised to increase demand for multifamily housing, making it a promising location for real estate investors. The planned transit improvements and cultural investments are likely to further elevate property values, positioning South LA as a key area for long-term growth in the Los Angeles real estate market.



USC



NATURAL HISTORY MUSEUM



BMO STADIUM



DOWNTOWN LOS ANGELES

CLOSE PROXIMITY



LA MEMORIAL COLISEUM



JEFFERSON/USC METRO STATION



CALIFORNIA SCIENCE CENTER

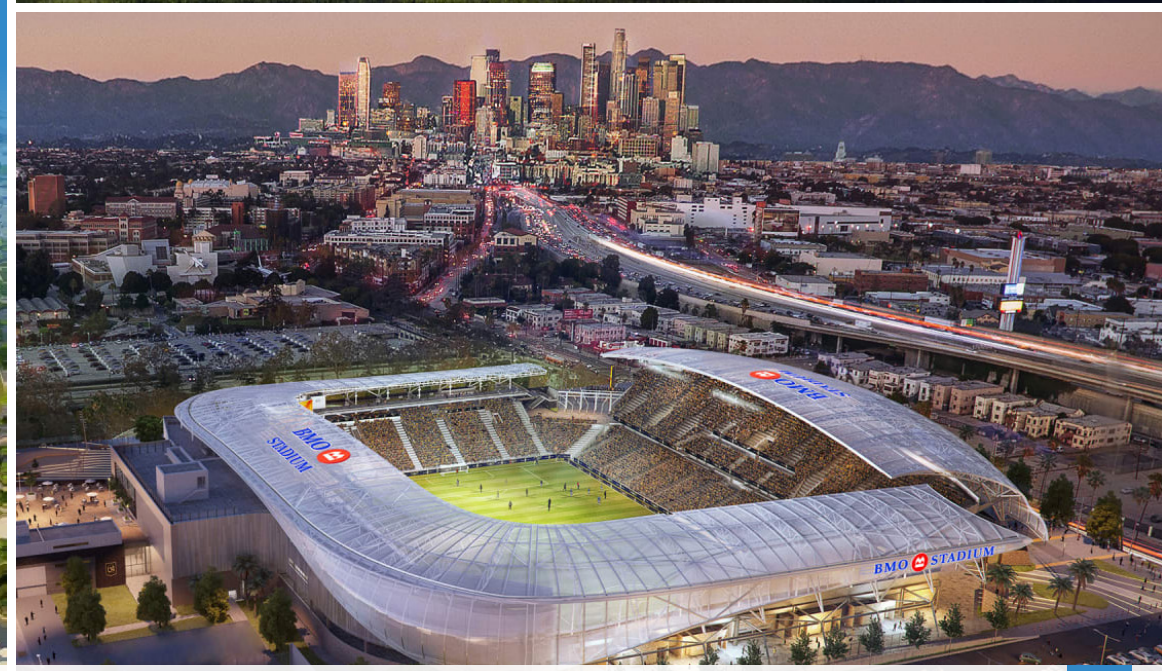
CONNECTIVITY MAP



EXPOSITION PARK CALIFORNIA

capital infusion

In recent years, Exposition Park has undergone a significant transformation with a surge of development and redevelopment projects. These endeavors are aimed at enhancing the neighborhood's livability and appeal, with a focus on mixed-use developments, student housing, and community amenities. The area has seen substantial public and private investment, with over \$2.3 billion allocated to ongoing or recently completed development projects. Notable additions include the state-of-the-art LAFC \$350 million MLS soccer stadium, the forthcoming \$1 billion Lucas Museum of Narrative Arts set to enrich Exposition Park's cultural landscape, the \$270 million renovation of the LA Memorial Coliseum slated to host events for the 2028 Olympics, and the \$700 million USC Village project. This influx of investment and development underscores the commitment to revitalizing Exposition Park, positioning it as a vibrant and dynamic hub within the city of Los Angeles.



MAJOR EMPLOYERS

MAJOR EMPLOYERS	EMPLOYEES
1 City of Los Angeles	40,000
2 City of Los Angeles-Dept of Transportation	25,000
3 Ocm Pe Holdings LP	10,000
4 Fox BSB Holdco Inc-L A Dodgers	5,566
5 The Orthopedic Institute of	5,026
6 Samaritan Imaging Center	5,019
7 Disneyland International-Disneyland	5,000
8 Mufg Union Bank Foundation	4,200
9 City of Los Angeles-Police Dept	3,000
10 Golden International	2,968
11 Sbeeg Holdings LLC	2,693
12 County of Los Angeles-Sheriffs Dept	2,314
13 Wand Topco Inc	2,234
14 Los Angeles Cnty Dst Attys Off-Lada	2,222
15 Mpg Inc-Metaldyne	2,117
16 Unionbanal Equities Inc	2,001
17 John Hancock Life Insur Co USA	2,000
18 Kimball Office Inc	1,959
19 Paul Hastings LLP	1,884
20 Los Angeles Dept Wtr & Pwr	1,682
21 Pih Health Good Samaritan Hosp	1,610
22 Califrnia Hosp Med Ctr Fndtion	1,500
23 Keil Software Inc	1,467
24 Cha Health Systems Inc-	1,250
25 Vxi Global Solutions LLC	1,200



METRO E-LINE

2.1 MILES
TO EXPOSITION PARK/
USC STATION



Marcus & Millichap

FLOYDGROUP

5329 S Hoover St
Los Angeles, CA 90037

A DIVISION OF

LEE & ASSOCIATES



NON-ENDORSEMENT AND DISCLAIMER NOTICE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.