6200 Crenshaw Blvd

LYONSTAHL
INVESTMENT REAL ESTATE

Offering Memorandum
Crenshaw Blvd Development Opportunity

THE JAMES GROUP
www.JamesGroupRE.com

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The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for 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 or 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 occupancy of the Property. The Memorandum has selected information relating to the Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

THE JAMES GROUP

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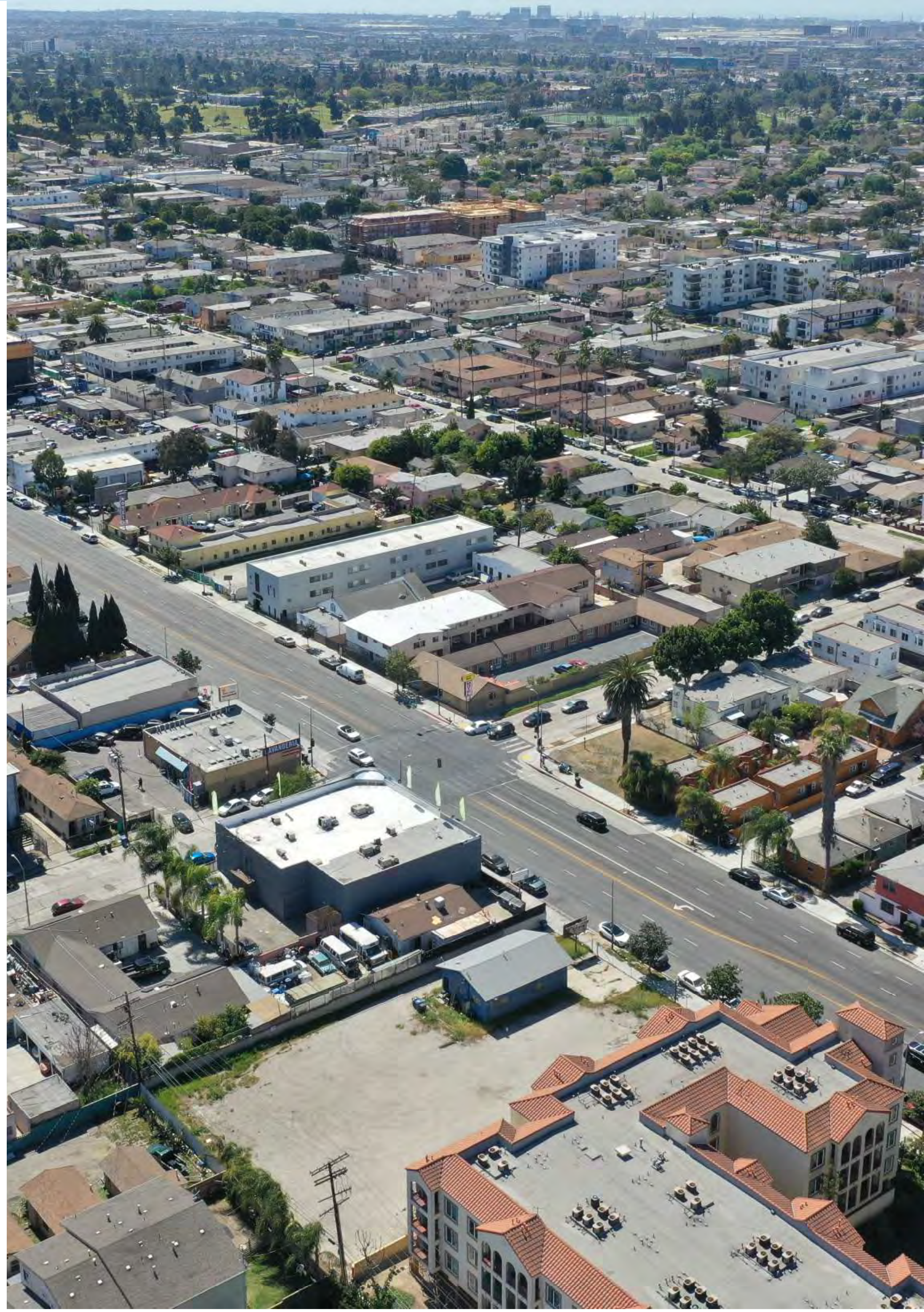
01 The Opportunity

EXECUTIVE SUMMARY

The James Group is proud to present 6200-6212 Crenshaw Blvd., a premier development opportunity in the Hyde Park submarket of Los Angeles. This 21,555-square-foot site boasts 120 linear feet of frontage along Crenshaw Blvd. and is located just two blocks from the Slauson/Crenshaw Metro stop. The property currently includes a vacant storage unit and a billboard situated at the southwestern corner of the lot.

This flat parcel is designated as a Tier 3 Transit-Oriented Community (TOC) area, benefiting from density bonuses, reduced parking requirements, and setback allowances. The adjacent parcel, 6216 Crenshaw Blvd, parcel number 4006-003-028, can also be purchased. This will add 4,800sf of land to the project increasing denisty and facilitaing the build. Both lots total 26,355 square feet. The introduction of the Metro line along Crenshaw Blvd., coupled with favorable zoning, has catalyzed significant development activity in the neighborhood, underscoring the site's prime potential.

The property's strategic location places it near Southern California's most prominent venues, including SoFi Stadium, The Forum, YouTube Theater, and Hollywood Park, as well as numerous new residential developments. These factors, along with its transit accessibility, make the site an exceptional investment opportunity poised for future growth.



INVESTMENT HIGHLIGHTS

Rare Lot

Rare vacant lot consisting of two adjacent parcels totaling 21,555 sf with 120 ft of frontage along Crenshaw Blvd. Lot dimensions ar 120' x 179.5'. The adjacent lot to the South is also available adding an addtional 4,800sf of land, totalling **26,355 sf of buildable lot**.

Location

The subject property is situated in **Hyde Park on Crenshaw Blvd**., strategically positioned between the thriving communities of Inglewood and Leimert Park. This prime location is surrounded by rapidly evolving neighborhoods and is part of a burgeoning development corridor along Crenshaw Blvd.

Development Incentives

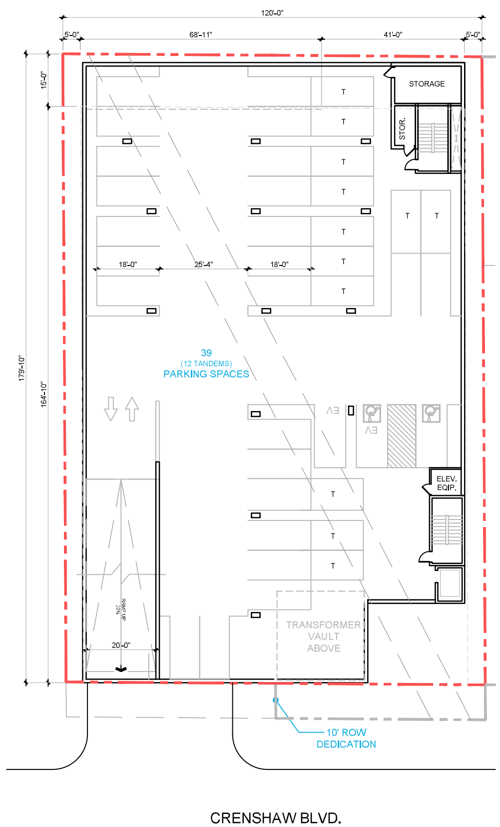
The subject property is situated in Hyde Park on Crenshaw Blvd., strategically positioned between the thriving communities of Inglewood and Leimert Park. The lot is zoned C2 and benefits from a Transit Oriented Community **(T.O.C.) Tier 3** status allowing for 70% density bonus.

Crenshaw Metro Line

The property is located along the **Crenshaw/LAX Metro Line**, an 8.5-mile transit corridor connecting the Metro E Line (Exposition) to Los Angeles International Airport (LAX). The nearest Metro station is conveniently situated just two blocks away, north of 60th Street, offering exceptional accessibility and enhancing the site's appeal for transit-oriented development.

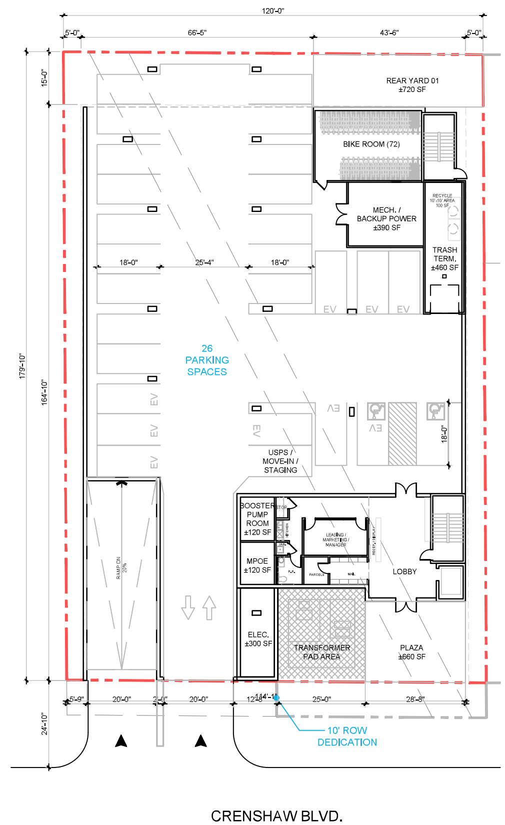
FEASABILITY STUDY

Subterranean

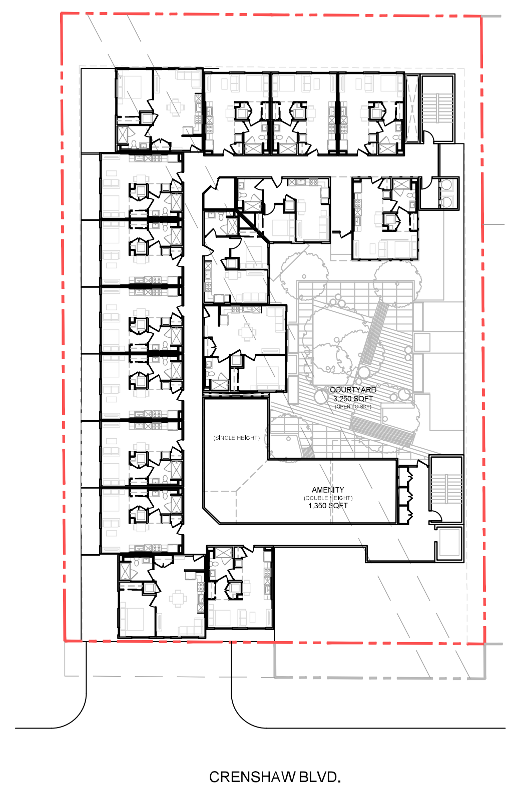


G1: SUBTERRANEAN LEVEL

Ground



L1: GROUND LEVEL



L2: PODIUM LEVEL

PROJECT SUMMARY
SCHEME // 01

6200 CRENSHAW BLVD

ZONING: C2-2D-SP
AREA: 0.5 ACRES (22,157 SF)
UNITS: 93 DU
DENSITY: 186 DU/AC

UNIT MIX
STUDIOS: 57 UNITS (61%)
1-BED: 36 UNITS (39%)

TOTAL: 93 UNITS
AVG. SIZE: 491 SF

TOTAL RESIDENTIAL NET RENTABLE AREA:
± 45,707 SF

PARKING *(TOC TIER 3 - 0.5 SP/DU)*
REQUIRED: 47 SPACES
PROVIDED: 65 SPACES (0.7 SP/DU)

EV PARKING *(PER CITY OF LA)*
REQUIRED: 44 SPACES
(EV ACC: 2 SPACES)

BIKE PARKING
LONG-TERM
REQUIRED: 71
PROVIDED: 72

SHORT-TERM
REQUIRED: 7
PROVIDED: 7

OPEN SPACE
BASE REQUIREMENT= 9,300 SF
(100 SF / STUDIO) (100 SF / 1-BED)

T.O.C INCENTIVE TIER 3 REDUCTION= 25%
REQUIRED = 6,975 SF

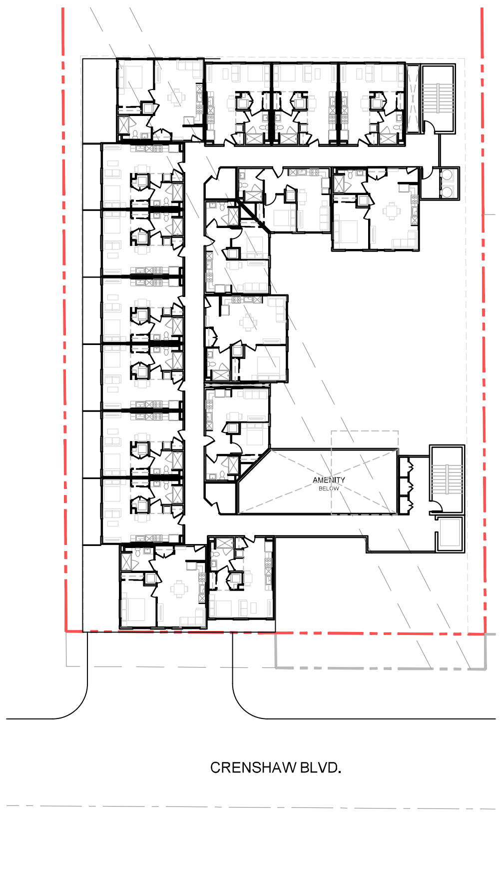
OPEN SPACE PROVIDED:

L1: PLAZA:	660 SF
L1: REAR YARD:	720 SF
L2: COURTYARD :	3,250 SF
L2: (X8) PVT BALC. :	400 SF
L2: AMENITY:	1,350 SF
L6: ROOF DECK:	750 SF
TOTAL:	7,130 SF

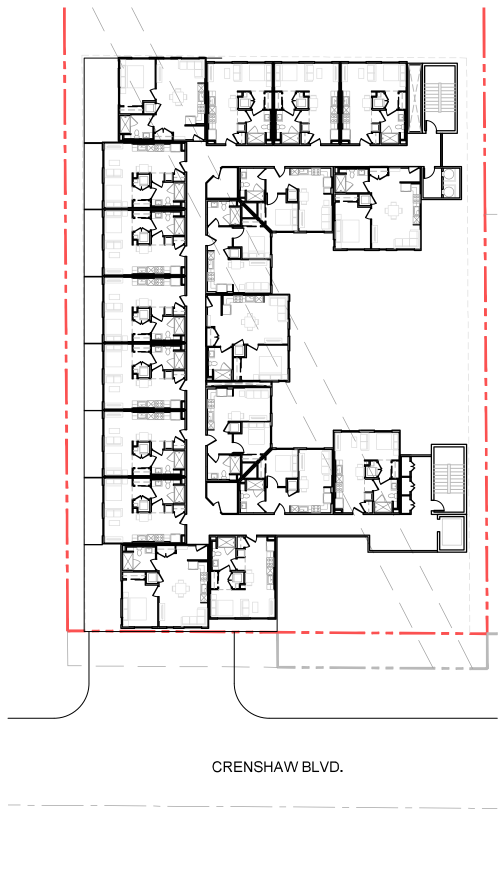
ZONING: LOTS 77 + 80

ktgy 888.456.5849 | ktgy.com Mel Hunter 6200 Crenshaw PLAN SET CONCEPT DENSTIY // 01 A1-0

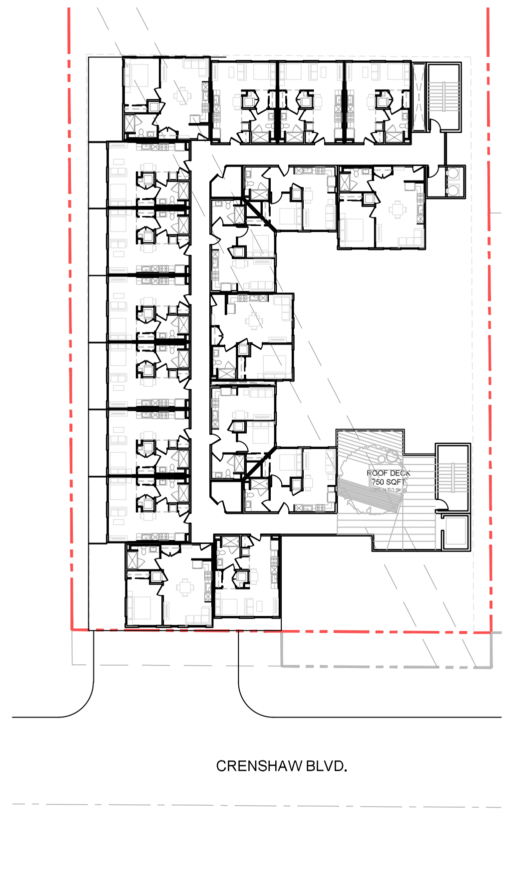
FEASABILITY STUDY



L3: TYPICAL RESIDENTIAL LEVEL



L4 - L5: TYPICAL RESIDENTIAL LEVELS



L6: ROOF DECK LEVEL

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No. 20240823

Mel Hunter

6200 Crenshaw
Los Angeles, CA

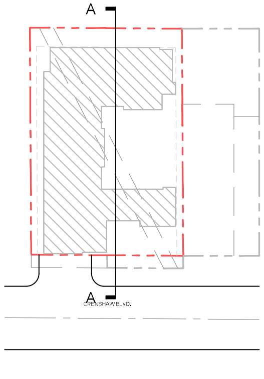
0 8 16 32

PLAN SET
February 4, 2025

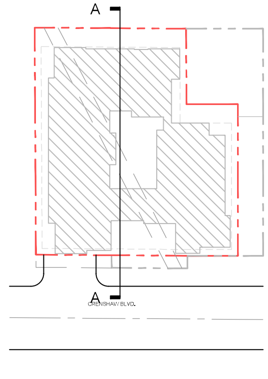
CONCEPT DENSITY // 01
Building Summary

A1-1

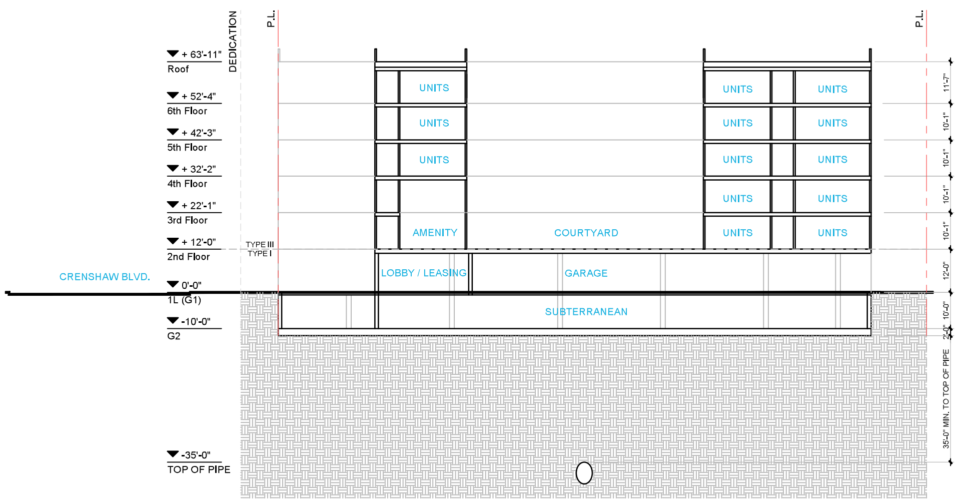
FEASABILITY STUDY



SCHEME // 01



SCHEME // 02



A-A: LONGITUDINAL SECTION
SCHEMES // 01 + 02

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PLAN SET
February 4, 2025

CONCEPT DENSITY // 01 + 02
Section Cut : Scheme // 01 + Scheme // 02

A3-0

02 The Property

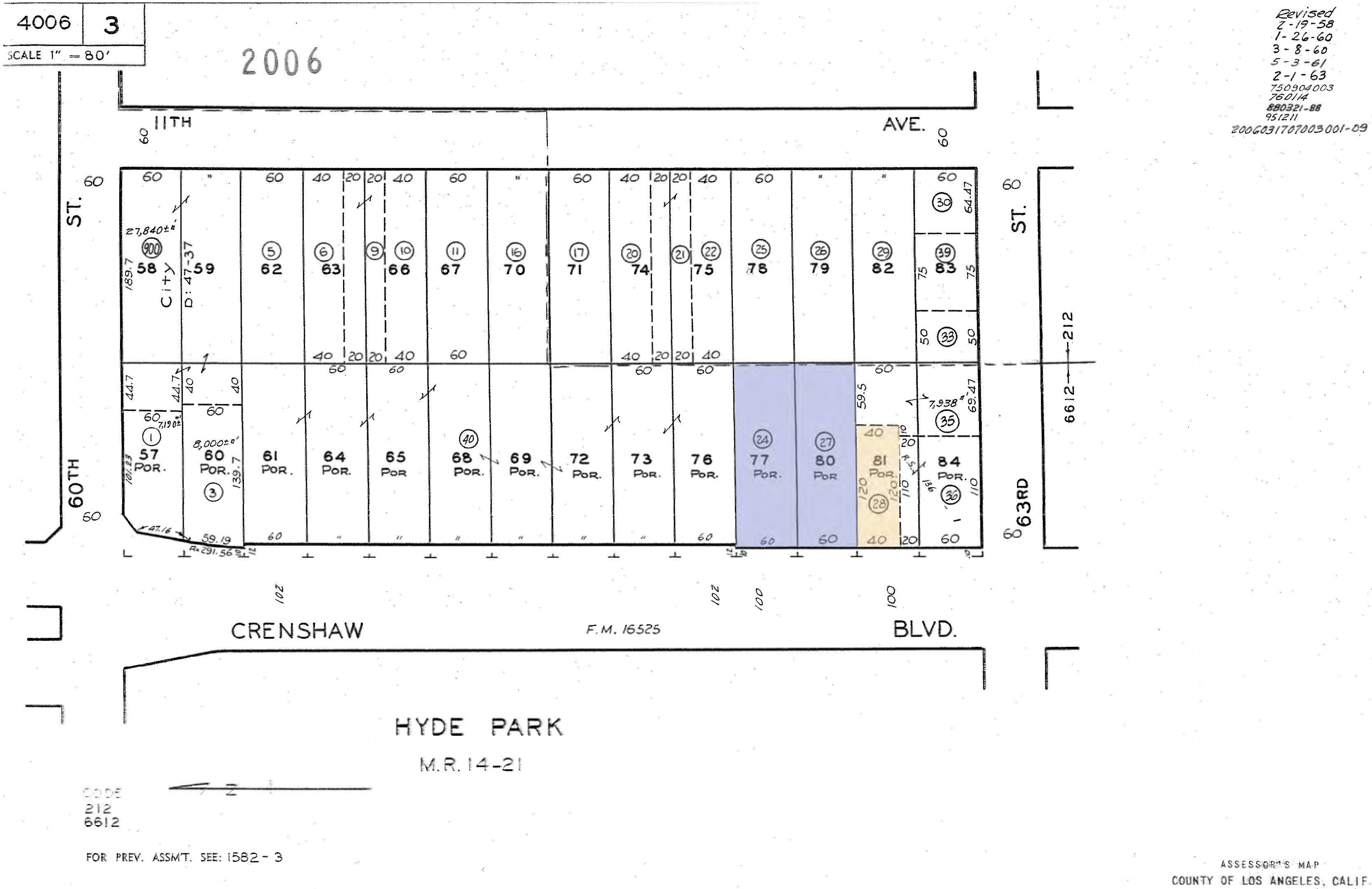
INVESTMENT OVERVIEW

Price:	**$2,795,000**
Address	6200-6206 Crenshaw Blvd
City	Los Angeles
State	CA
Zip	90043
Council District	Council District 8
	Marqueece Harris-Dawson
Lot Area	21,555 SF
Lot Dimensions	120 x 179.5
APN	4006-003-024, 027
Zoning	LAC2-2D-SP
TOC	Tier 3
Topography	Flat

Additional Parcel Available

Address	6216 Crenshaw Blvd
City	Los Angeles
State	CA
Zip	90043
Council District	Council District 8
	Marqueece Harris-Dawson
Lot Area	4,800 SF
Lot Dimensions	40' x 120'
APN	4006-003-028
Zoning	LAC2-2D-SP
TOC	Tier 3
Topography	Flat

PARCEL MAP


4006 3
SCALE 1" = 80'
2006
Revised
2-19-58
1-26-60
3-8-60
5-3-61
2-1-63
750904003
760114
880321-88
951211
20060317070003001-09
11TH AVE.
60TH ST.
63RD ST.
CRENSHAW BLVD.
F.M. 16525
HYDE PARK
M.R. 14-21
CODE
212
6612
FOR PREV. ASSMT. SEE: 1582-3
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

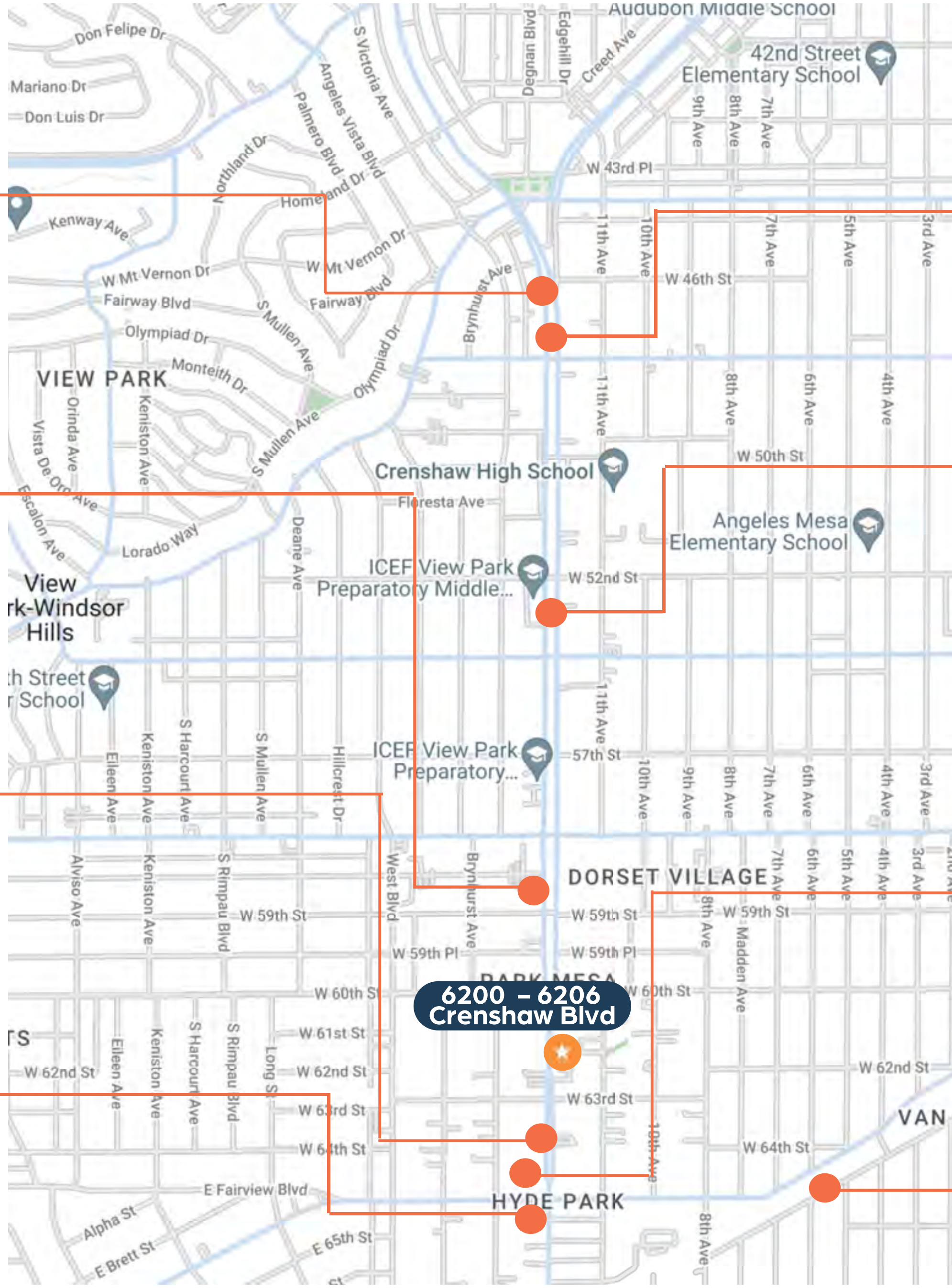
PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

03 The Location

NEARBY DEVELOPMENTS



Sankofa Park

Designed by Perkins&Will, the new open space at Crenshaw and Leimert Boulevards will incorporate installations and sculptures from artists including Charles Dickson, Maren Hassinger, Artis Lane, and Kehinde Wiley. Sankofa Park is slated to be followed by additional green spaces along the 1.3-mile project corridor during 2023.

59th and Crenshaw

The latest project, which would rise at the southeast corner of 59th Place and Crenshaw Boulevard, calls for the construction of a five-story edifice featuring 38 apartments above 1,000 square feet of ground-floor commercial. Plans call for a total of four parking stalls located at street-level, half of which would be reserved for property's retail tenant.

Hope on Hyde Park

$40-million development comprised of prefabricated modular units, will feature 96 studio and one-bedroom apartments reserved for formerly unhoused individuals when complete. The project is a five-story building which will feature 43 residential units above 1,500 square feet of ground-floor commercial space.

The Depot at Hyde Park

The new five-story building, which replaced a smaller market-rate apartment complex, features a total of 43 residential units above 1,500 square feet of ground-floor commercial space and a 22-car parking garage.

4605 Crenshaw Blvd

SoLa Impact submitted an application to the Department of City Planning seeking entitlements for the construction of a mixed-use apartment complex at 4605-4641 S. Crenshaw Boulevard. The proposed project would replace six existing buildings - containing more than 60,000 square feet of retail space and four apartments - with a new seven-story edifice featuring 195 studio, one-, and two-bedroom apartments above subterranean parking for 114 vehicles.

5300 S. Crenshaw Blvd

5300 S. Crenshaw Boulevard, once the site of a laundromat, was recently approved for the construction of a new five-story building featuring 82 one-, two-, and three-bedroom apartments above 1,800 square feet of ground-floor retail space. Plans also call for a 41-car garage, located at-grade and in a single subterranean level.

54th and Crenshaw

The latest project, which would rise at the northwest corner of the intersection of 54th Street and Crenshaw Boulevard, calls for razing an existing single-story, multi-tenant retail building to clear the way for a new six-story edifice featuring 48 studio, one-, two-, and three-bedroom apartments above 1,224 square feet of ground-floor commercial space and semi-subterranean parking for 26 vehicles.

6559 Brynhurst Ave

A few blocks from the Crenshaw/LAX Line in Hyde Park, local developer Ranta Group has broken ground on a new multifamily residential building that will be composed primarily of decommissioned shipping containers. The project, now rising at 6559 Brynhurst Avenue, will consist of a five-story edifice featuring 26 apartments above a small parking garage.

West Terrace

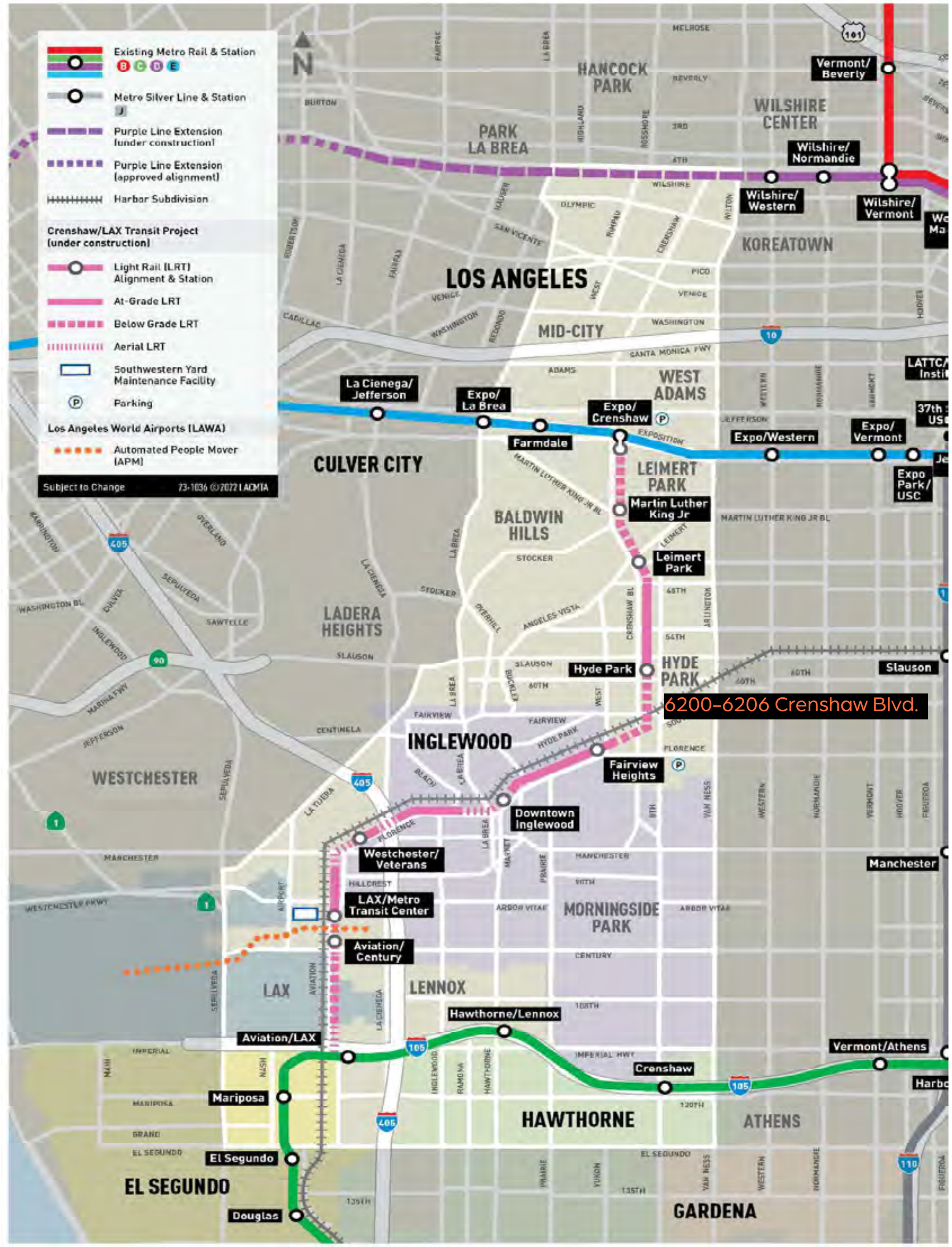
A four-story building that will feature 64 studio, one-, two-, and three-bedroom apartments as well as on-site supportive services. The project will also include amenities such as a community room, a playground, a courtyard, and a garden. The apartments are reserved for households earning at or below 30 and 50 percent of the area median income level.

CRENSHAW ORANGE METRO LINE

The introduction of the Crenshaw-Orange Expo Line has been a monumental development in the transportation infrastructure of the region. By enhancing connectivity and accessibility, the Expo Line has the potential to reshape the real estate landscape, attract investment, and bring about socio-economic changes.

The Expo Line's presence has stimulated a surge in housing demand in the neighborhoods along its route. The improved transportation options have made these areas more attractive to homebuyers and renters, particularly those who value convenience and easy access to employment centers. As a result, property values have experienced an upward trend, leading to an increase in real estate investment and development.

The introduction of the Crenshaw-Orange Expo Line has had a profound impact on real estate in the area, fueling increased demand for housing, stimulating commercial development, and driving neighborhood revitalization. By improving connectivity and accessibility, the Expo Line has transformed the real estate dynamics of the surrounding neighborhoods, attracting investment, and bringing about socio-economic changes. As the communities along the rail line continue to evolve, it is expected that the positive effects of the Expo Line



LOS ANGELES

Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most popular city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. WIth an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.

The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather.

From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. Los Angeles is on the leading edge of several growth industries.

The Los Angeles Metropolitan area, with more tha 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-country area is also a major tech center, with more than 700,000 people at work on health services/biomedical activities and 190,000 people in aerospace.

SOFI STADIUM

The new home for the Los Angeles Chargers and Rams is currently the largest stadium in the NFL. Costing upwards of $5 billion, the 3 million square foot is able to seat 70,240. The stadium will be home to the 2022 Super Bowl and the Summer Olympics in 2018.

INTUIT DOME

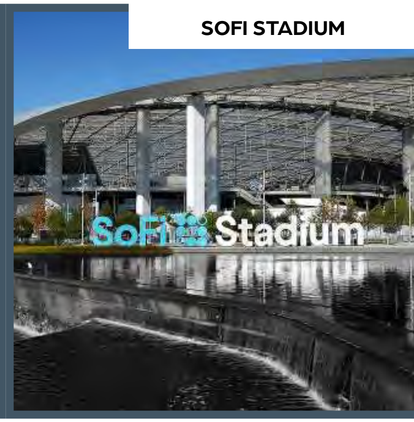
The NFL stadium isn't the only professional sporting area bound for Inglewood. The Los Angeles Clippers will move out to Downtown's L.A. Staples Center and into the South Los Angeles City. Construction the brand Intuit Dome broke ground in 2021, and should be ready for the 2023 season. The city released a document that spells out it would seat 18,000 fans and would be joined by a new practice facility, retail space, and outdoor plazas with basketball courts that are open to the public.

HOLLYWOOD PARK

Hollywood Park spans approxiamtely 300 acres and is central to the Westside, South Bay and greater Los Angeles communities. Modern architecture, dramatic open space, and state-of-the-art technology differentiate the physical place. One end of the projects is anchored by a 500,000 s.f retail and entertainment district that offers local and global fashions and flavors to deliver shopping, dining, recreation, entertainment and nightlife unlike any place else. This retail district is complimented by luxury apartments and best-in-class office campuses that offer great design and cutting-edge technology while prioritizing opportunities for social interaction.

LOCATION OVERVIEW

THE KIA FORUM



SOFI STADIUM


YOUTUBE THEATER

LAX

USC

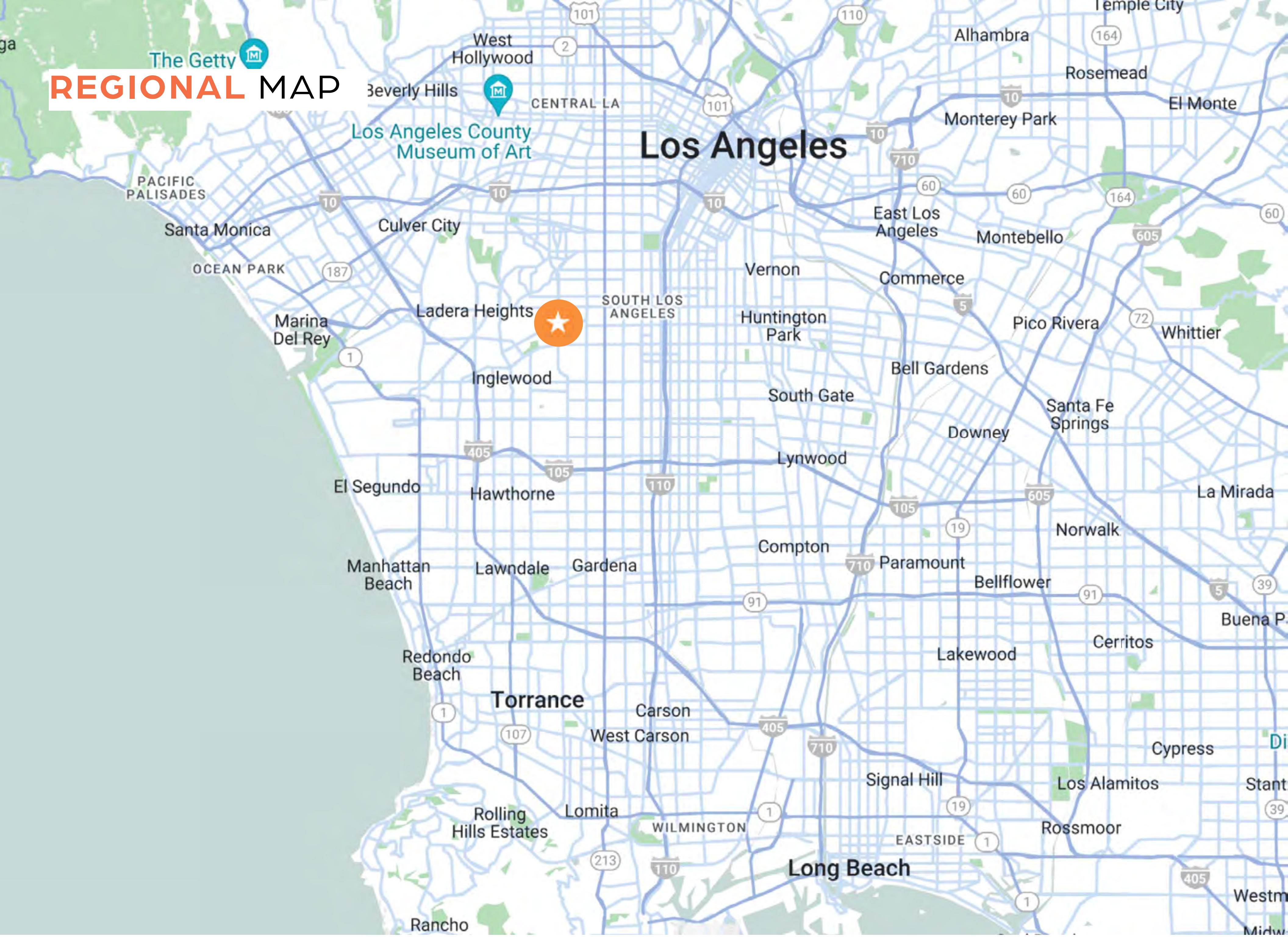
Top Employers

Top Employers	
Los Angeles County	111,800
Northrop Grumman	95,000
LAUSD	75,676
Kaiser	40,876
USC	22,876
UPS	11,643
LAX	10,000
Children's Hospital	6,405
Bank of America	5,200
JP Morgan Chase	4,000

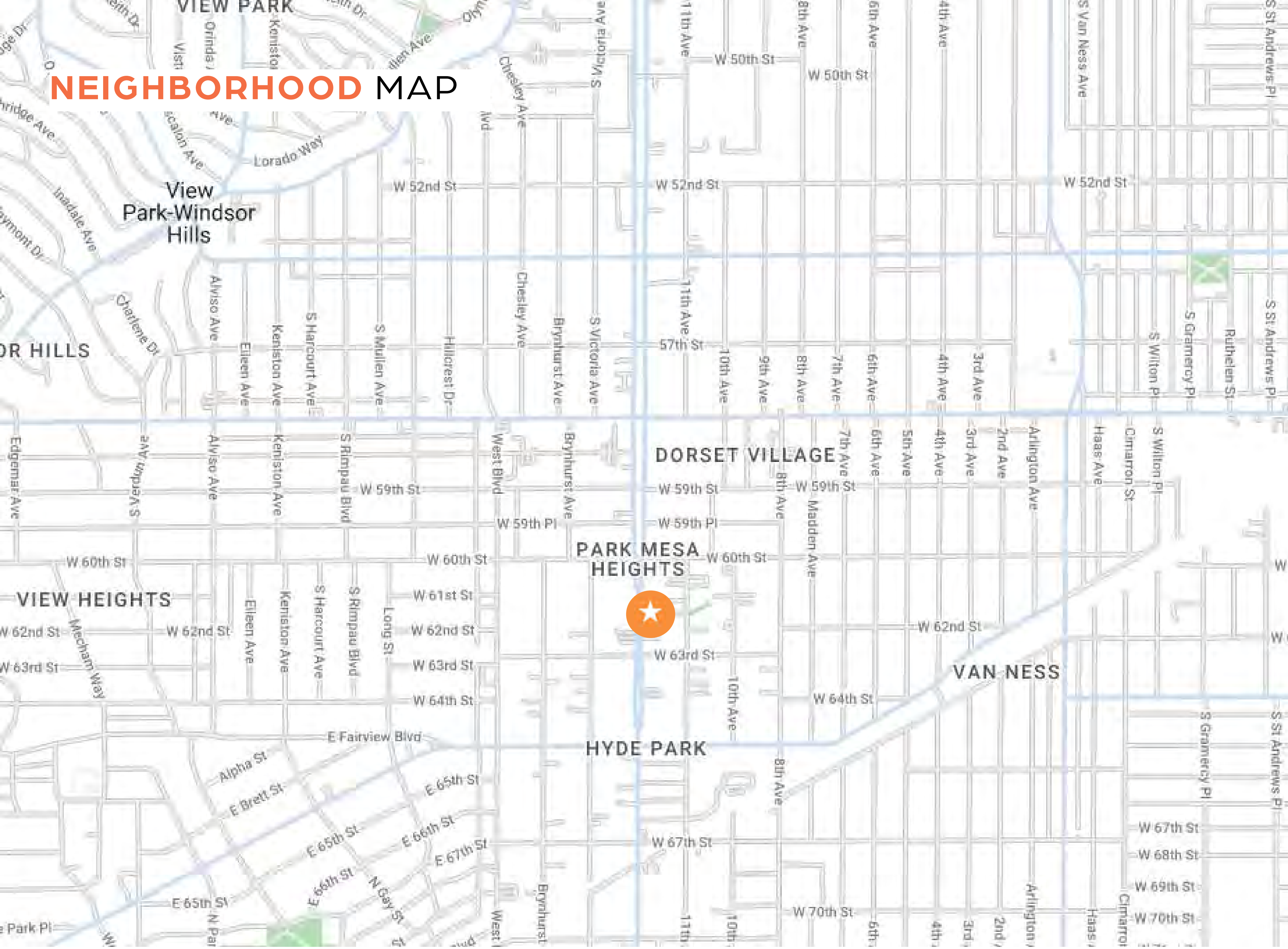
Households

Households	1 Mile	2 Mile	3 Mile
2010 Households	15,800	55,883	109,454
2022 Households	15,937	55,637	108,329
2027 Household Projection	15,714	54,725	106,432
Annual Growth 2010-2022	0.2%	0.2%	0.2%
Annual Growth 2022-2027	-0.3%	-0.3%	-0.4%
Owner Occupied Homes	4,563	21,059	42,599
Renter Occupied Homes	11,151	33,666	63,833
Avg Household Size	3.4	3.5	3.6
Avg Household Vehicles	2	2	2
Median Home Value	$451,912	$459,160	$467,532

REGIONAL MAP



NEIGHBORHOOD MAP



CONTACT US

Peter James
First Vice President
(310)467-7581
Peter@LyonStahl.com
DRE# 01748556

Will James
First Vice President
(310)600-9858
Will@LyonStahl.com
DRE#01734419

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LYON STAHL
INVESTMENT REAL ESTATE