

3043 S LA BREA & 2936 S ORANGE DR

Development Or Owner/User Opportunity on Jefferson & La Brea
FOR SALE / LEASE



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NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Details



For Sale:

\$6,000,000

Lease Rate:

\$35,000/mo NNN

Building Size:

11,791 SF

Opportunity Zone:

Yes

Land Size:

39,902 SF (\$150 PSF)

Zoning:

C1.5-1VL-CPIO & R3-1

TOC:

3

Property Details



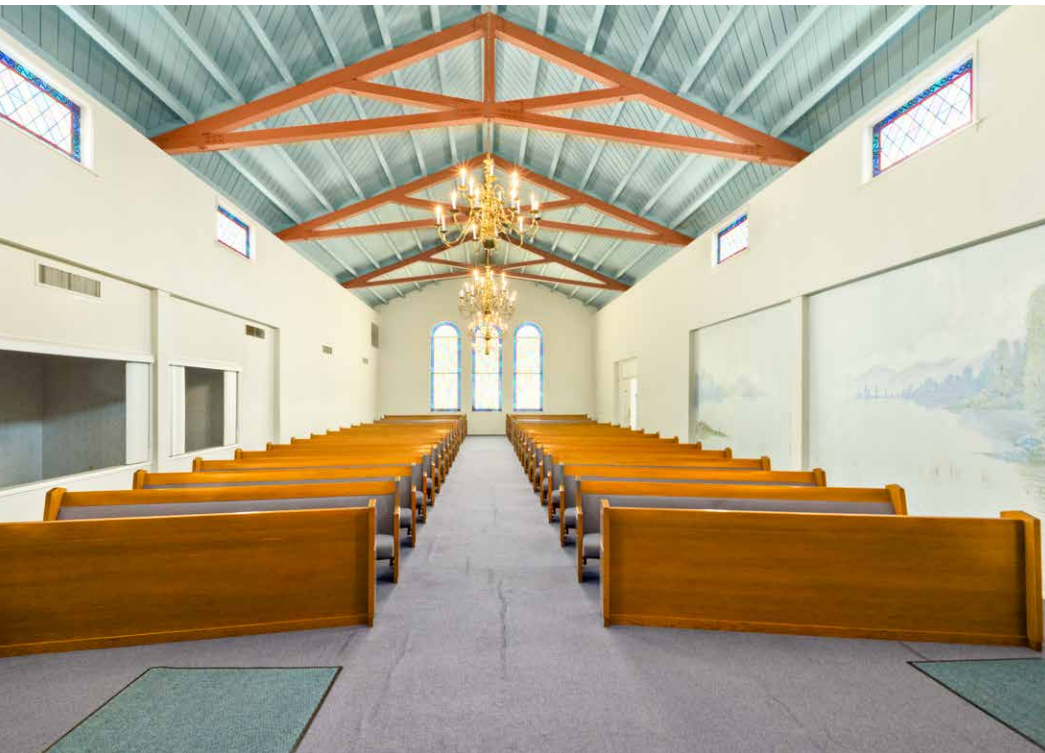
Property Description:

This is a rare opportunity to acquire approximately two parcels totaling ±40,000 SF of land adjacent to the prime intersection of La Brea Avenue and Jefferson Boulevard. The property is strategically positioned between Culver City, the Metro Expo Line, and West Adams, offering exceptional transit-oriented development potential.

Current zoning allows for up to nine stories and approximately 230 residential units by right (buyer to verify). The site's size and configuration also make it well-suited for alternative uses such as outdoor storage, EV charging or potential self-storage.

The property benefits from strong demographics, high vehicle counts, excellent visibility, and significant new investment throughout the surrounding area. Just blocks away, Costco is partnering on its first mixed-use project in the United States, combining a ground-floor Costco with hundreds of residential units above, anticipated for completion in 2027. Historically, Costco developments have driven increased employment, vehicle traffic, retail demand, and long-term residential value—often referred to as the “Costco Effect.”

Property Photos



Property Details



DEMOGRAPHICS		
	1 Mile	3 Miles
Population	47,208	342,778
Households	17,451	138,642
Median Age	36.8	38.8
Avg. Household Income	\$102,460	\$140,890
Businesses	1,126	19,851


47,762 ATC


115,119 ATC

Key Highlights:

- 216' Ft of Frontage
- 3 points of ingress/egress
- Opportunity Zone
- Amazing street visibility on high traffic corridor

Development Potential



- 9 Stories by Right
- ±247,405 SF of Combined Floor Area
- ±230 Units
- No Community Hearings
- No Environmental Review
- Ministerial Permitting
- No Minimum Parking

Buyer to confirm

Adjacent to Metro Line (Additional TOD & FAR Benefits)



Opportunity Zone (Major Tax Benefits)

LOS ANGELES

 OPPORTUNITY ZONE

 SITE

S MANSFIELD AVE

LA BREA AVE

W JEFFERSON BLVD

"If the investor holds the QOF investment at least ten years, when the investor sells or exchanges the investment, the investor is eligible to eliminate the gain on the QOF investment from any increase in value of the QOF investment during the investor's holding period" - <https://www.hud.gov/opportunity-zones/investors>

Aerial Map





RANCHO CIENEGA
RECREATION CENTER



JONES AND JONES
COMMUNITIES
423 APARTMENTS

COSTCO + 800
MULTI-FAMILY UNITS

PRICE SELF
STORAGE

SITE

LA BREA AVE

W JEFFERSON BLVD

N

Contact Info

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