

NEW GENERATION DEVELOPMENT GROUP

*Offering Memorandum*

VACANT LAND · DEVELOPMENT & OWNER-USER  
OPPORTUNITY

# 5710 S FIGUEROA ST

Los Angeles, CA 90037

**\$495,000**

±5,400 SF · LAC2 · TOC Tier 3

# THE OFFERING

A 100% vacant, ±5,400 SF development site on S Figueroa St — no structures, no demolition, ready for entitlement from day one.

Zoned LAC2 with Tier 3 TOC and ED1 eligibility, the site supports market-rate residential, 100% affordable housing, or a wide range of commercial uses — one block west of the 110 Freeway.

**±24**

units via TOC incentives

**±28**

units via ED1, no parking

**\$92**

per SF of land

ADDRESS 5710 S Figueroa St

APN 5001-037-009

IMPROVEMENTS None — vacant land

LAND SIZE ±5,400 SF

ZONING LAC2-1VL-CPIO

TOC Tier 3

ED1 ELIGIBLE Yes

ASKING PRICE **\$495,000**

# THE SITE

- 01** Cleared and fenced — no existing structures, no demolition cost or delay
- 02** Direct frontage on S Figueroa St, a primary north–south corridor
- 03** One block west of the 110 Freeway with fast access to Downtown LA
- 04** Suitable interim use as contractor yard or storage while entitling



# DEVELOPMENT SCENARIOS

## MARKET-RATE RESIDENTIAL

**±24**

units

Tier 3 TOC incentives unlock added density and reduced parking on the LAC2 base zoning.

## 100% AFFORDABLE — ED1

**±28**

units · no parking required

Streamlined ED1 approval suits efficient on-grade stick construction at maximum unit count.

## COMMERCIAL USE

**C2**

broad allowable uses

Retail, hotel, theater, studio, auto sales, schools, parking, parks — or owner-user yard space.

## 01 · EXECUTIVE SUMMARY

# OWNER-USER OPPORTUNITIES

No entitlement required to put the land to work. The lot is cleared and fenced, with Figueroa frontage for visibility and the 110 Freeway one block away — ready for a business to operate from day one.

- Tire shop or auto repair
- Contractor & equipment yard
- Materials & outdoor storage
- Auto sales lot
- Vehicle & fleet storage
- Retail with limited manufacturing

**\$92/SF** an affordable basis to own instead of lease



SECTION 02

# LOCATION OVERVIEW

*South Figueroa Corridor · minutes from Downtown Los Angeles*

02 · LOCATION OVERVIEW

# NEIGHBORHOOD AMENITIES

## TRANSIT

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Slauson J Line Park & Ride  
Metro Rail to Rail Path  
110 Freeway — one block

## PARKS

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South LA Wetlands Park  
South Park Recreation Center  
Mount Carmel Rec Center

## SCHOOLS

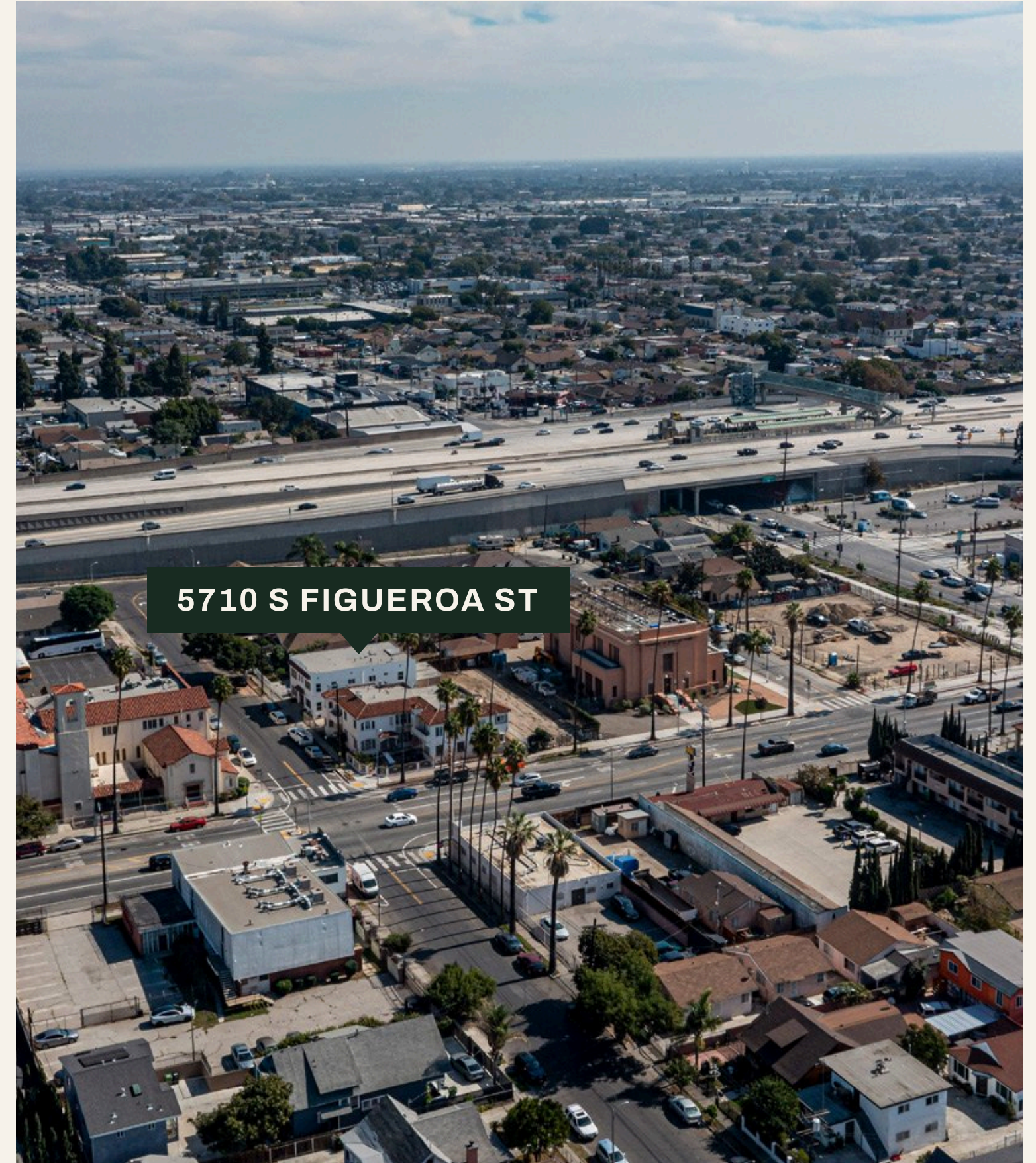
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Maya Angelou Community HS  
John Muir Middle School  
Fifty-Second St Elementary

## RETAIL & DINING

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Slauson Super Mall  
Vermont Slauson Center  
Sonsonate Grill



# TRANSIT ACCESS

The Metro K Line (opened fall 2022) links the Crenshaw Corridor, Inglewood and El Segundo, merging with the E Line at Expo/Crenshaw and the C Line at Aviation/LAX — expanding rail access across the trade area.

## K LINE STATIONS

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Expo/Crenshaw

Fairview Heights

Martin Luther King Jr.

Downtown Inglewood

Leimert Park

Westchester/Veterans

Hyde Park

Aviation/Century

**1** block to the 110 Freeway

**10** min drive to Downtown LA

*Presented by*

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PROPERTY

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