

OFFERING MEMORANDUM

2927 W FLORENCE AVE

LOS ANGELES, CA 90043

km Kidder
Mathews

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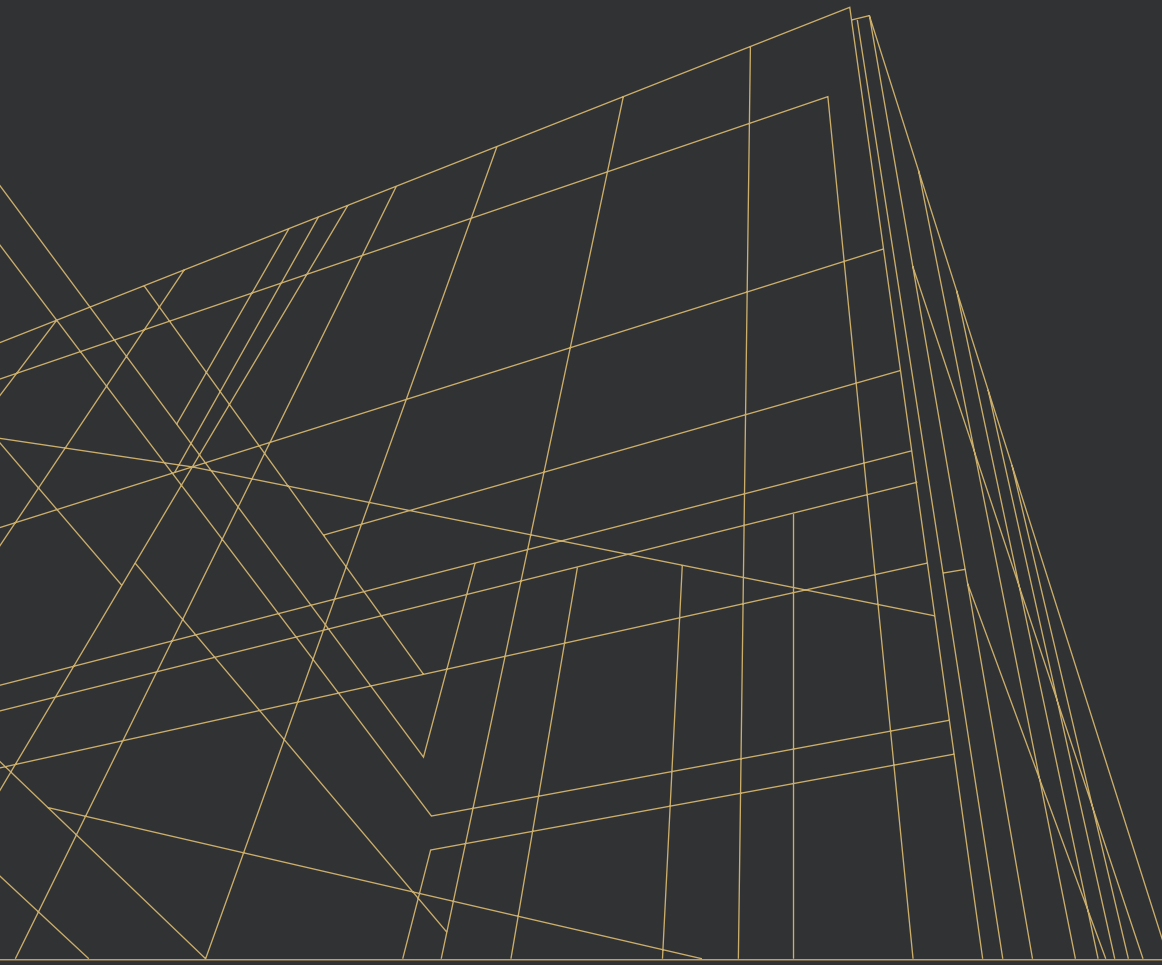
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EXECUTIVE SUMMARY

Section 01

FOR SALE ±4,574 SF TWO-STORY COMMERCIAL BUILDING WITH PARKING!

We are pleased to present 2927 W Florence Ave, a ±4,574 SF two-story commercial building with parking available on-site. Located just 2.1 miles from SoFi Stadium, the Forum, and the Intuit Dome, the property is well positioned to take advantage of the upcoming World Cup and Olympics!

There is immediate opportunity for an owner-user to utilize low-down payment SBA financing and create a demanding presence along a main thoroughfare that provides easy access to the 405, 110, and 105 freeways.

The ±4,574 SF building is located on ±5,222 SF of LAC2 Tier 2 TOC zoned land, providing opportunity for multiple commercial uses, or as ground-up development site for market rate or affordable housing.

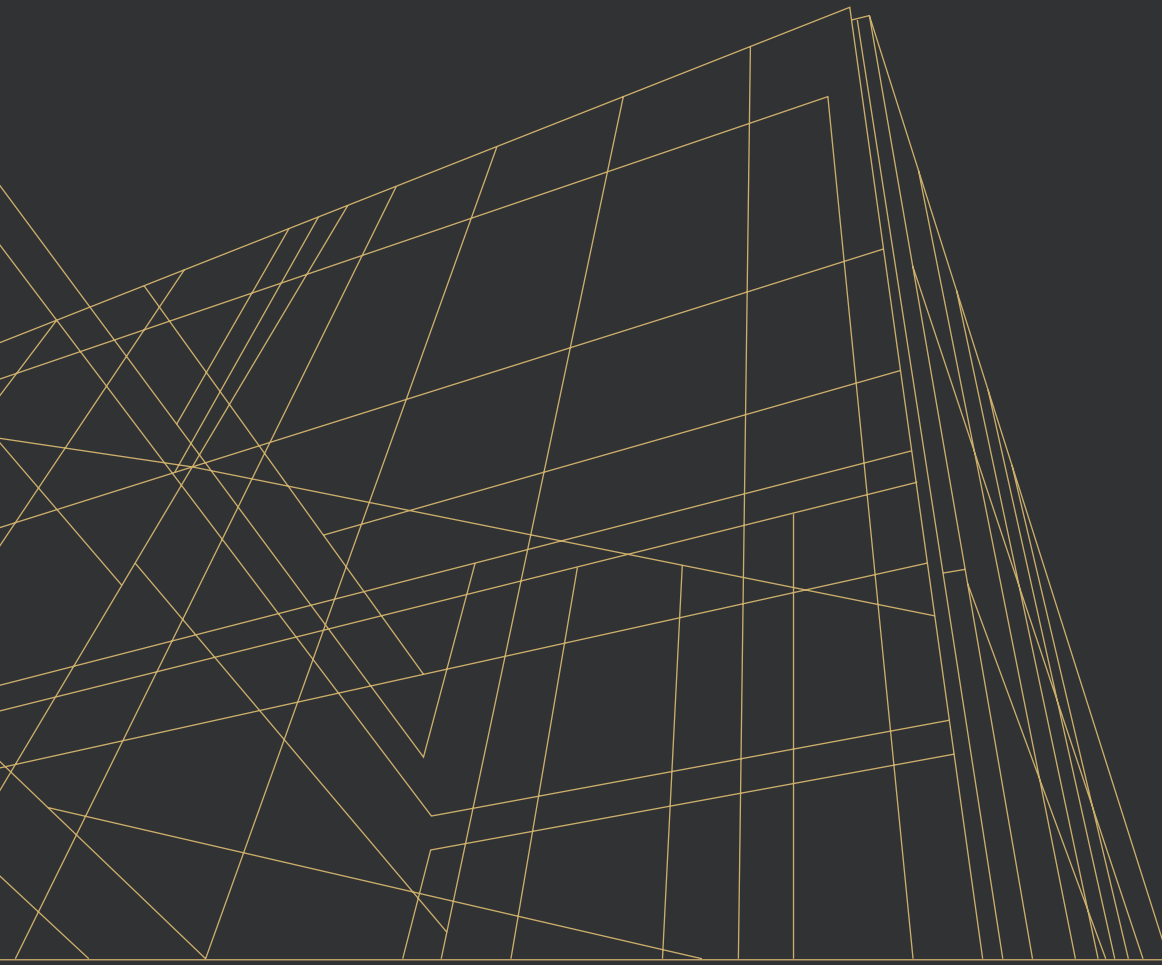
For more information please contact Casey Lins at 714.333.6768 or Casey.Lins@kidder.com



INVESTMENT OVERVIEW

ADDRESS	2927 W Florence Ave, Los Angeles, CA 90043
APN'S	4008-026-012
BUILDING SIZE	±4,574 SF
LAND SIZE	±5,222 SF
LAND USE	C2-1VL-CPIO
PARKING	Yes
CURRENT USE	Commercial (Delivered vacant)
TOC	Tier 2

\$895,000
LISTING PRICE



PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW



2927 W
FLORENCE AVE

W FLORENCE AVE

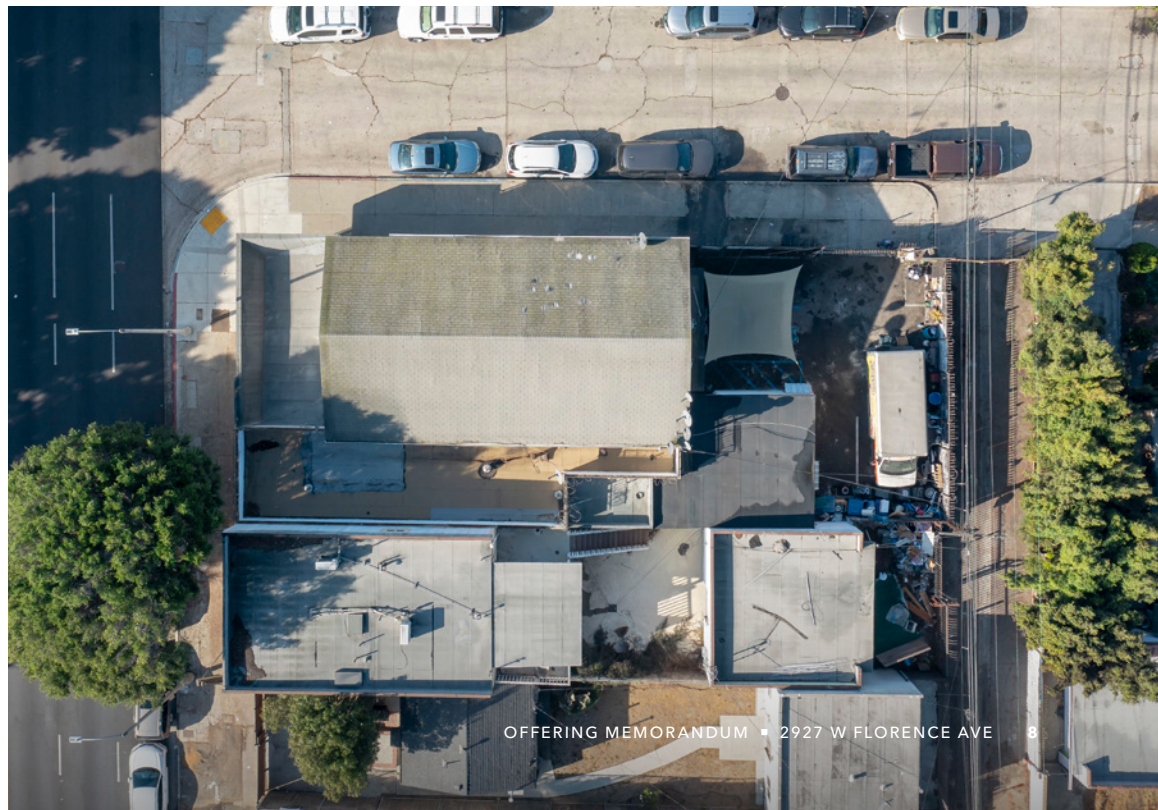
AMENITY MAP



PROPERTY OVERVIEW

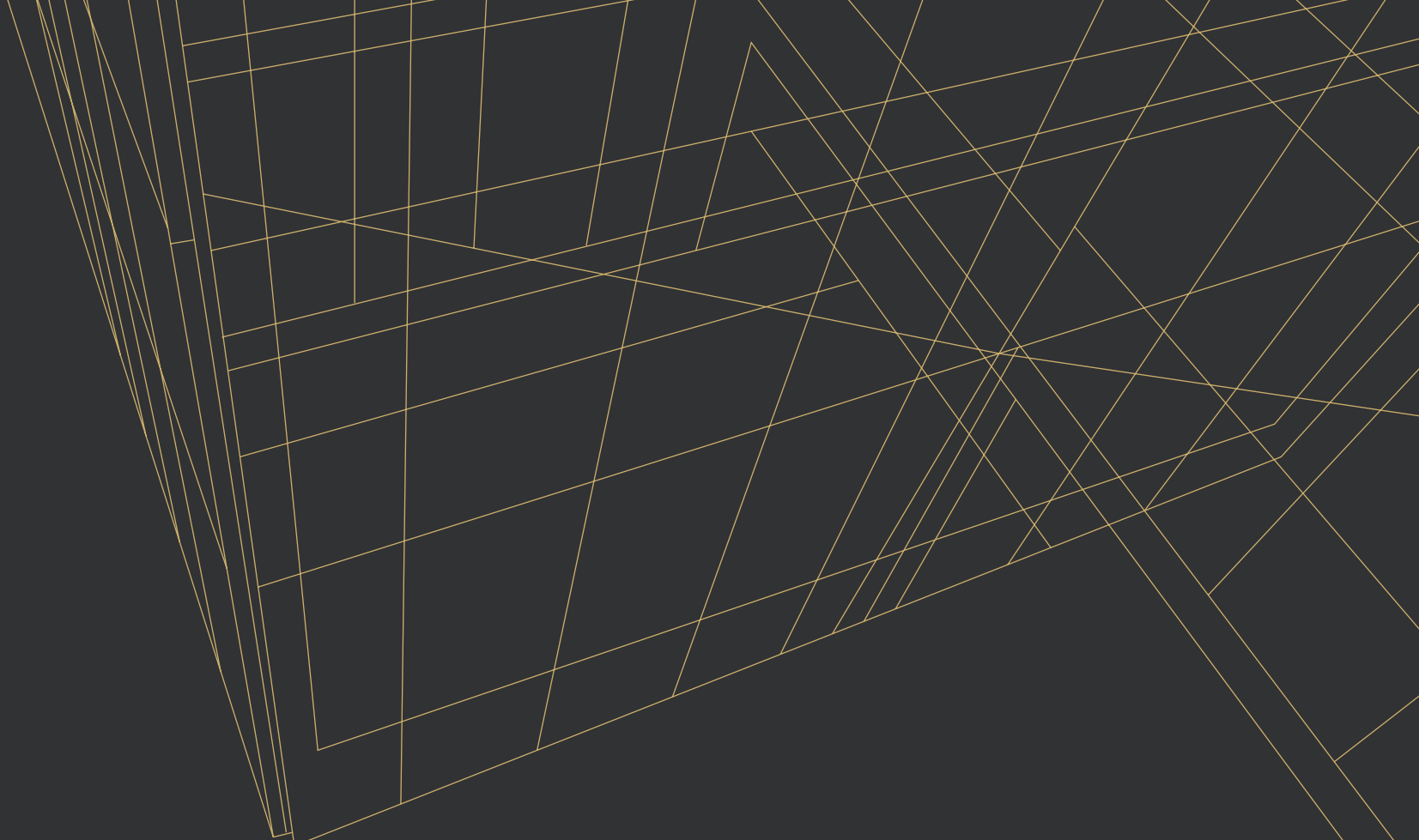


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OFFERING MEMORANDUM ■ 2927 W FLORENCE AVE 8





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