



Offering Memorandum

8304 S. Broadway

Los Angeles, CA 90003

The Ghobadi Team
Apartment Building Specialists

Our Mission

An aerial photograph of a city, likely Los Angeles, taken during the golden hour of sunset. The city is densely packed with buildings, and the sky is a mix of orange, yellow, and blue. In the background, a range of mountains is visible under a hazy sky. The overall mood is serene and professional.

Our mission is to provide our clients with proven, personalized service that not only achieves—but exceeds—their investment objectives. Through a spirit of honesty, integrity and ingenuity, our team of brokerage, research and marketing professionals with expertise in the Los Angeles, San Fernando Valley and Tri-Cities markets aims to maximize returns while safeguarding the best interests of our clients.

Guiding Principles

Honesty | Integrity | Experience | Market Knowledge



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01

Property
Profile

8304 S. Broadway

Property Snapshot

8304 S. Broadway
Los Angeles, CA 90003

Address

C2-1VL-CPIO

Zoning

6031-035-018 & 6031-035-019

APN

4

Stories

RTI

Status

None

Parking Spaces

30

Units

32 (28 long term, 4 short term)

Bicycle Parking Spaces

±15,865 SF

Project Building Area

Tier 2

Transit Oriented Community (TOC)

±6,130 SF

Total Land Area

**Privately funded project,
not subject to prevailing wages**

**THE PROJECT IS 100% AFFORDABLE HOUSING PRIVATELY FUNDED.
THIS IS NOT A PUBLIC HOUSING FACILITY OWNED AND OPERATED
BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT
RECEIVED FROM STATE OR FEDERAL.
NOT A TCAC FACILITY, AND NOT A SOCIAL SERVICE CENTER.**

Unit Mix

8

Studio

22

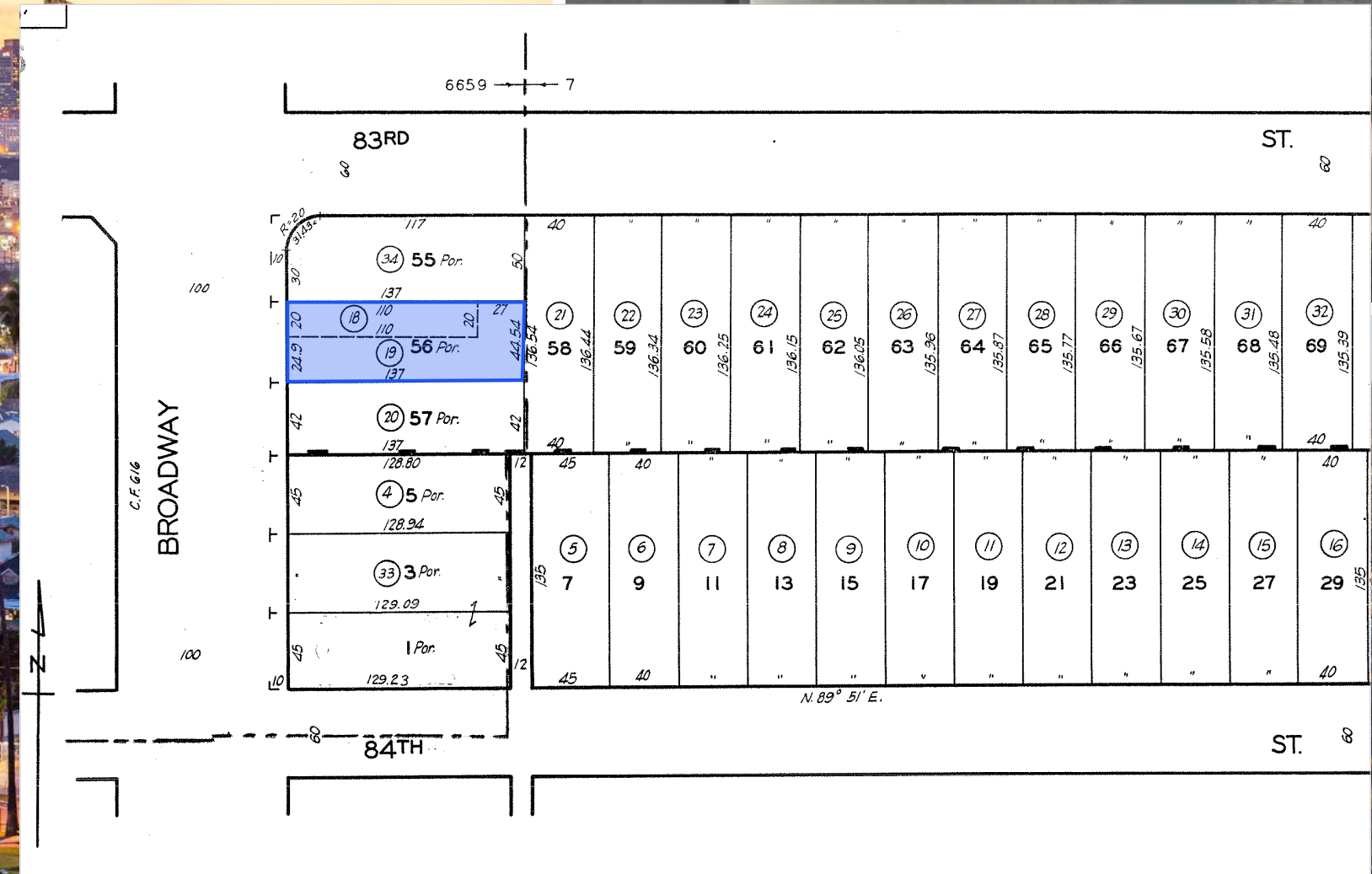
1 Bedroom





Property Highlights

- ◆ 4-story type V-A construction
- ◆ 30-unit 100% affordable project
- ◆ 22 one-bedroom units and 8 studios
- ◆ RTI Project – Ready to pull the permit and start construction
- ◆ No parking
- ◆ Bicycle parking: 28 long-term and 4 short-term
- ◆ Lot area: 6,130 square feet
- ◆ Project building area: 15,865 square feet



02

Financials

Financials

Price: \$1,140,000

Units: 30

Project: ED1 / 100% Affordable

Price / Buildable Unit: \$38,000

Project Building Area (SF): ±15,865

Lot Size (SF): ±6,130

Zoning: C2-1VL-CPIO

APN: 6031-035-018
6031-035-019

Status: RTI

Price/SF Land: \$185.97

Rent Roll

Unit #	Affordability Level	Unit SF	Unit #	Affordability Level	Unit SF
101 (Studio)	Manager's Unit	240	209 (1-Bed)	Low Income	330
102 (1-Bed)	Low Income	369	301 (Single)	Moderate Income	240
103 (1-Bed)	Low Income	362	302 (1-Bed)	Low Income	356
104 (1-Bed)	Low Income	352	303 (1-Bed)	Low Income	370
105 (1-Bed)	Low Income	315	304 (Single)	Low Income	240
106 (Studio)	Low Income	240	305 (1-Bed)	Low Income	356
107 (1-Bed)	Moderate Income	369	306 (1-Bed)	Moderate Income	390
201 (Studio)	Low Income	240	307 (1-Bed)	Low Income	329
202 (1-Bed)	Low Income	369	401 (Studio)	Moderate Income	240
203 (1-Bed)	Moderate Income	362	402 (1-Bed)	Low Income	369
204 (1-Bed)	Low Income	352	403 (1-Bed)	Low Income	384
205 (1-Bed)	Low Income	315	404 (Studio)	Low Income	240
206 (Studio)	Low Income	240	405 (1-Bed)	Low Income	369
207 (1-Bed)	Low Income	369	406 (1-Bed)	Moderate Income	390
208 (1-Bed)	Low Income	390	407 (1-Bed)	Low Income	329

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

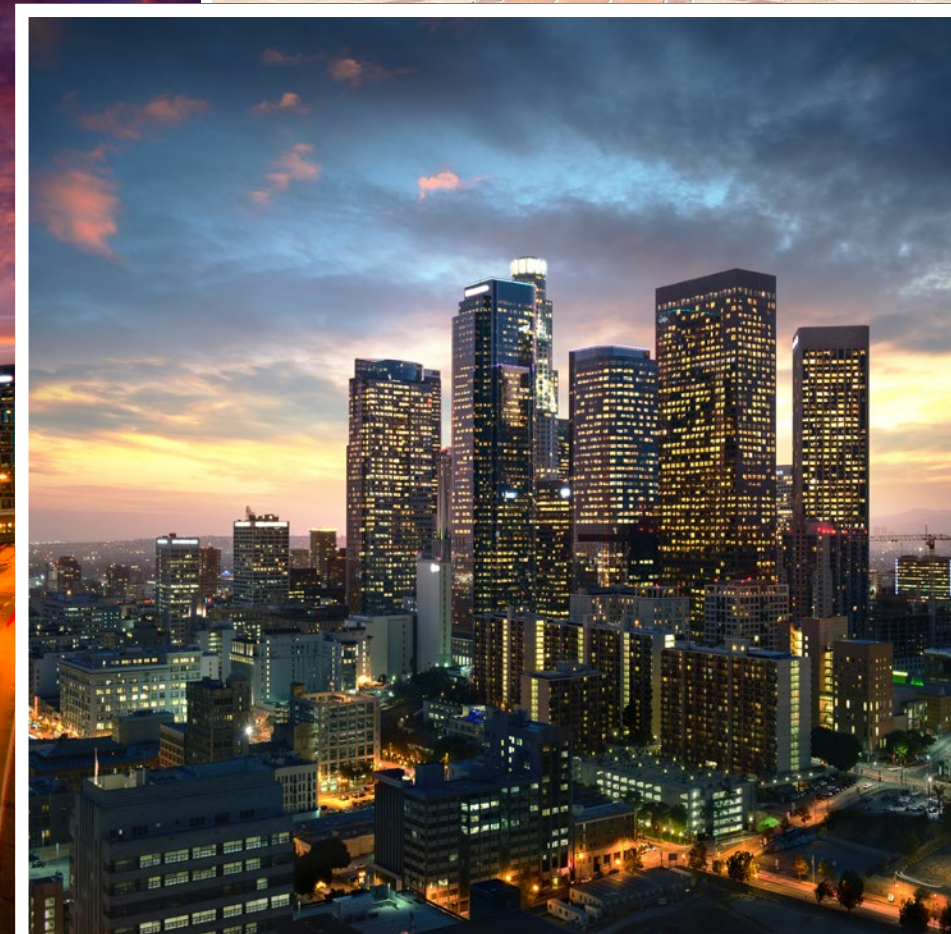
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Area

Overview

Neighborhood Essentials

Bounded by Interstate 110 to the west, Canndu/Avalon Gardens is a buzzing residential community approximately eight miles south of Downtown Los Angeles. Along the way, you'll pass Exposition Park, the Natural Historic Museum of Los Angeles County, and the University of Southern California. This area sits near Huntington Park and provides renters with affordable housing options, a quick commute into the heart of the city, and walkable avenues. A variety of public schools, small businesses, retailers, and conveniences are spread throughout the area, but Canndu/Avalon Gardens is mainly residential. Apartments, houses, condos, and townhomes are available for rent and range from affordable to upscale, so there's something for everyone.



Major Roads

Interstate 110 Freeway
1 min / 0.4 miles

Interstate 10 Freeway
7 min / 6.2 miles



Transportation

Firestone Station
4 min / 2.2 miles

Los Angeles Union Station
13 min / 8.9 miles

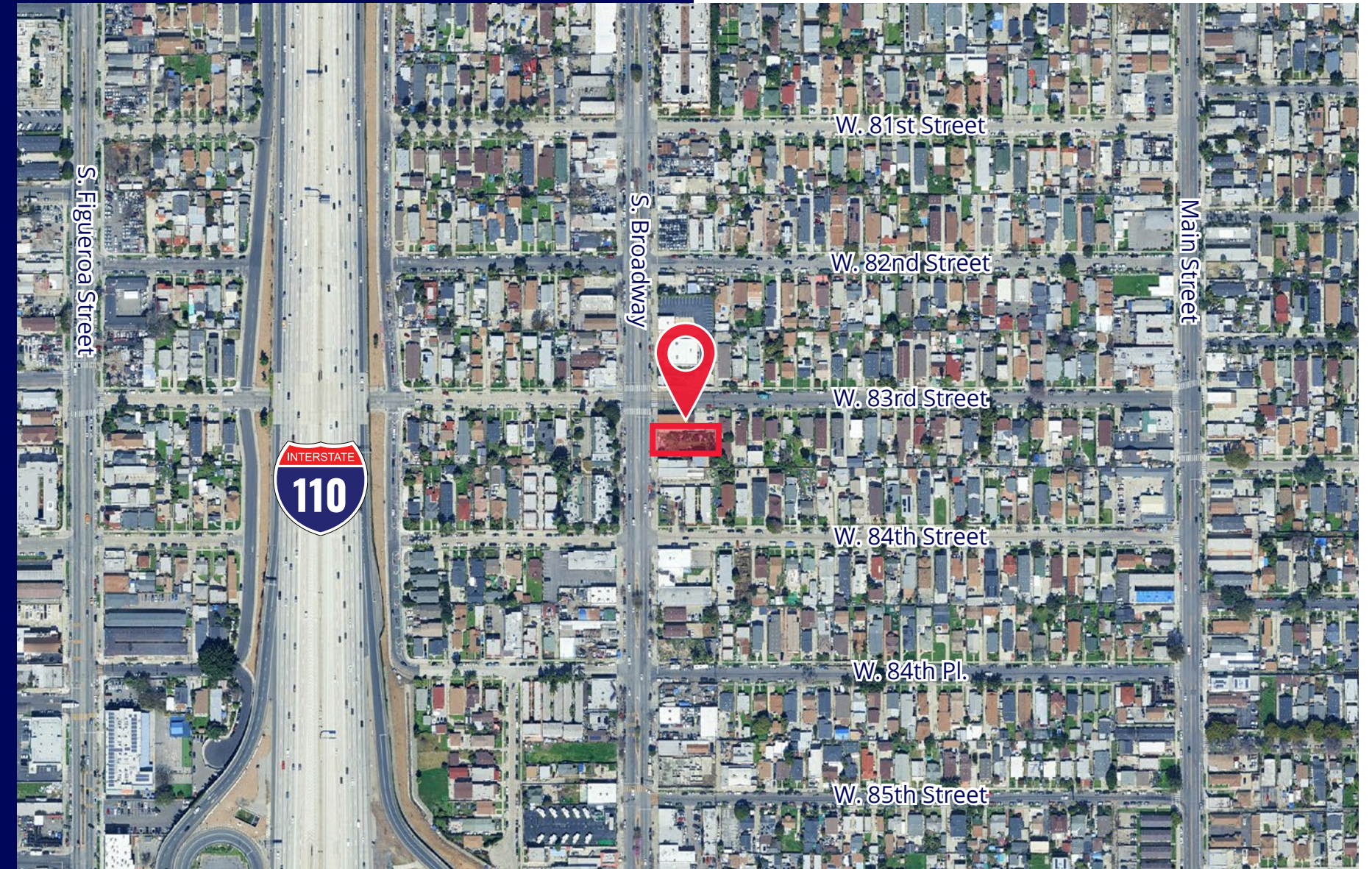
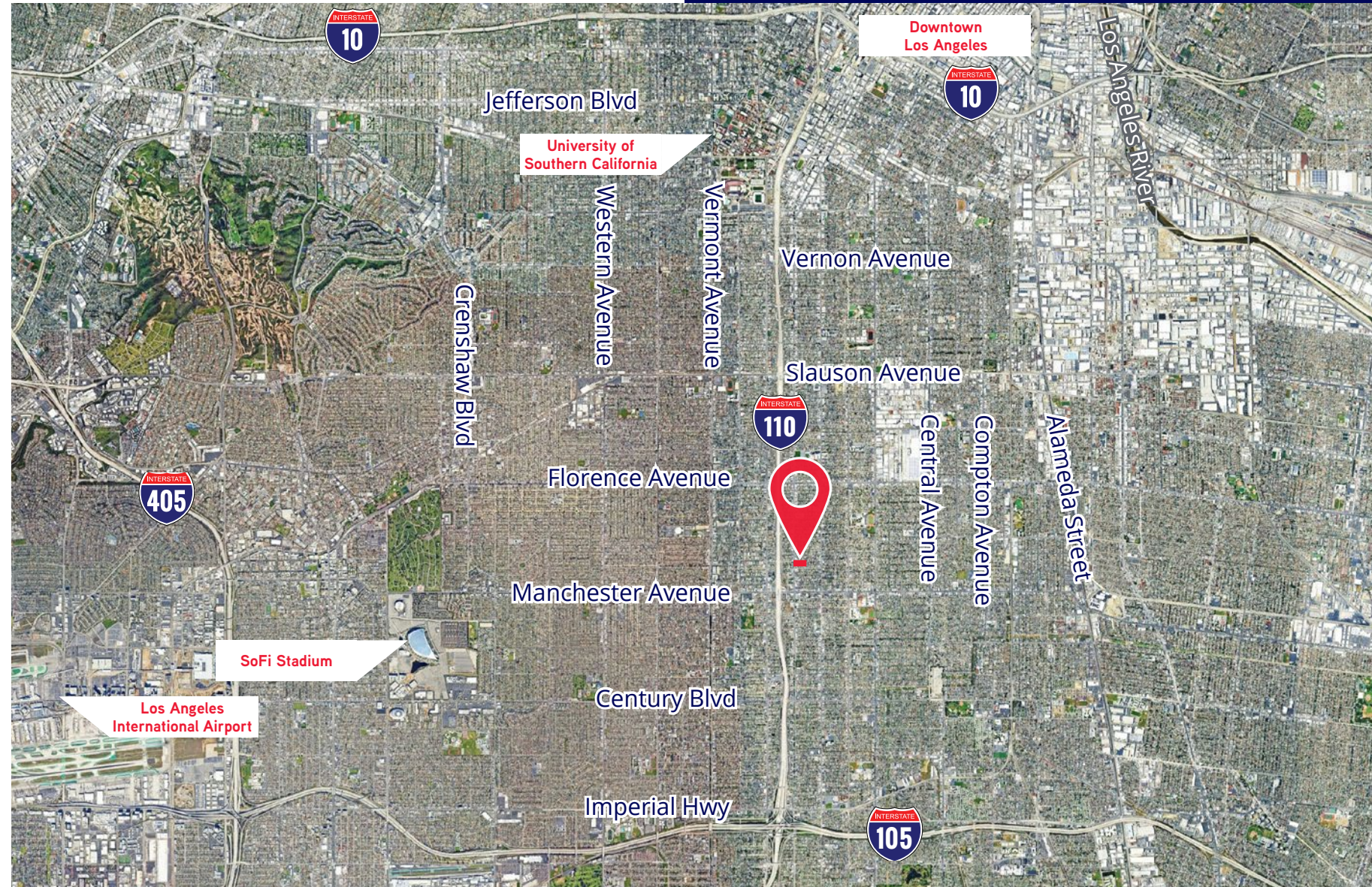


International Airports

Los Angeles (LAX)
16 min / 8.7 miles

Long Beach (Daugherty Field)
23 min / 16.4 miles

Aerial Map



Demographics



Rent Occupied
75.0% within a
1 mile radius of property



Household Growth
within a 3 mile radius is expected
to reach 0.40% by 2030



Population Growth
within a 3 mile radius is expected
to reach -1.32% by 2030

Demographic Overview

Population	1 Mile	3 Miles	5 Miles
Total Population Est. 2025	66,267	467,195	1,074,627
Male	49.0%	49.2%	49.2%
Female	51.0%	50.8%	50.8%
Race & Ethnicity			
White	7.5%	8.1%	9.9%
Black	22.3%	24.0%	22.2%
American Indian/Alaska Native	2.1%	2.4%	2.4%
Asian	0.5%	0.6%	2.4%
Hawaiian/Pacific Islander	0.2%	0.1%	0.2%
Other	54.8%	51.9%	48.9%
Two or More Races	12.8%	12.9%	14.0%
Income			
Average Household Income	\$69,937	\$82,390	\$86,411
Median Household Income	\$53,330	\$62,183	\$65,105
Housing			
Median Housing Value	\$616,193	\$656,726	\$699,080
Owner Occupied	25.0%	36.6%	36.3%
Renter Occupied	75.0%	63.4%	63.7%

Source: American Community Survey (ACS), Esri and Bureau of Labor Statistics, U.S. Census

Top Employers

Top Employers	Number of Employees		
	1 Mile	3 Miles	5 Miles
Transportation/Material Moving	3,955	31,314	68,260
Office/Administrative Support	3,121	22,439	56,379
Construction/Extraction	2,783	16,230	34,199
Production	2,514	17,993	40,466
Sales and Sales Related	2,469	16,878	39,599
Building/Grounds Cleaning/Maintenance	2,365	15,918	33,636
Food Preparation/Serving Related	1,825	13,382	30,752
Healthcare Support	1,698	12,803	28,650
Management	1,118	10,373	29,432
Installation/Maintenance/Repair	916	5,833	13,306
Education/Training/Library	767	7,244	21,429
Protective Service	673	5,987	14,586
Personal Care/Service	642	4,784	13,314

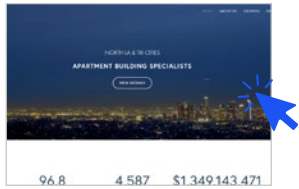


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Team Website



Team Brochure



Disclaimer

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