



**FOR SALE** .....

**Prime, Mixed-Use Development Opportunity**

Two Parcels Featuring Plans for an Apartment Complex with 348 Units in Los Angeles MSA

2949 & 3000 E. Imperial Hwy., Lynwood, CA

**3000 IMPERIAL HWY – MINIMUM BID \$7,000,000**

**HIGHLIGHTS**

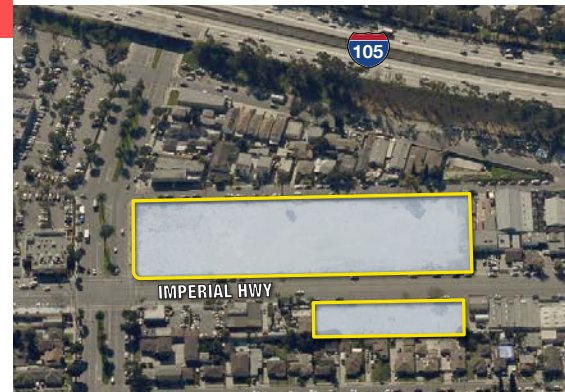
- Two development opportunities in growing south Los Angeles neighborhood
- Tremendous location for future tenants providing easy access to wider Los Angeles region
- All utilities available to site
- Plans & path to entitlements available with sale
- Supportive development environment
- Easy access to I-105, I-110 & I-710

**DETAILS**

**U.S. Bankruptcy Court  
Central District of California  
Case No. 8:25-bk-11912-SC  
In re: 3000 E. Imperial, LLC**

Located across from each other on either side of Imperial highway, these two lots present an increasingly rare opportunity to acquire and develop over four total acres in one of the strongest markets in Los Angeles County.

The property allows a developer to capitalize on the significant housing shortage in the area while benefiting from its prime location. Positioned near the I-105 and I-710 freeways, the site offers convenient regional access for future residents that can significantly reduce commute times. As a result, the location could promote a better work-life balance and is likely to drive strong demand for the future owner with a well-designed residential project.



	<b>Parcel Size</b>	4.28± AC Total 3.59± AC (#3000) 0.69± AC (#2949)
	<b>Tax ID #</b>	6169-003-017 (#3000) 6170-020-012 (#2949)
	<b>Taxes (2025)</b>	\$63,209.73 (#3000) \$14,556.75 (#2949)
	<b>Zoning</b>	SPA (Allowing for Mixed-Use)

855.755.2300  
**HilcoRealEstateSales.com**

POINTS OF INTEREST	DISTANCE
Downtown Los Angeles	10 Miles
Los Angeles Int'l Airport	12 Miles
Long Beach Airport	12.3 Miles
Long Beach Waterfront	15.3 Miles
Anaheim/Disneyland	22 Miles



2949 & 3000 E. Imperial Hwy., Lynwood, CA

### LOCAL INFORMATION

Lynwood, California, offers a compelling opportunity for multifamily development within the dense and supply-constrained Los Angeles–Long Beach–Anaheim MSA. The city is home to approximately 67,000 residents within just 4.8 square miles, creating a population density of nearly 14,000 people per square mile and driving sustained demand for housing. At the same time, the city has a limited number of housing units, contributing to tight inventory and reinforcing the need for new residential development in this infill market.

Strategically located with easy access to major transportation corridors including I-105, I-710 and Imperial Highway, the site offers strong connectivity throughout Los Angeles County and is just 12 miles from Los Angeles International Airport. Flexible SPA zoning allows for mixed-use residential and commercial development, positioning the property to capitalize on rising home values and ongoing regional housing shortages while providing residents convenient access to employment centers, transit and regional amenities.

### SALE INFORMATION

#### BID PROCEDURES

This sale is being conducted as set forth in the Bid Procedures, available for download from the Hilco Global website at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

#### BID SUBMISSIONS

All bids should be made by marking up the Purchase & Sale Agreement available on the HRE website. Bids must be submitted to Jonathan Cuticelli at [jcuticelli@hilcoglobal.com](mailto:jcuticelli@hilcoglobal.com).

#### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

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