



JEFFERSON PARK · WEST ADAMS · LOS ANGELES, CA 90018

3050 Edgehill Drive

An ±8,006-square-foot infill development parcel offered for the first time in nearly five decades — unencumbered land inside one of the deepest entitlement-incentive stacks in the city, one half-mile from the Expo/Crenshaw transit station.

OFFERING PRICE

\$650,000

PRICE / LAND SF

\$81.19

LOT AREA

±8,006 SF

EXCLUSIVELY LISTED BY

Iman Mossanen · Douglas McCauley · David Covarrubias
Marcus & Millichap · Real Estate Investment Services

Confidentiality & Disclaimer

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±8,006

SF LOT · 0.18 AC

R2-IXL

ZONING · TOC TIER 3

0.5 mi

TO EXPO/CRENSHAW
RAIL

\$650K

\$81.19 / LAND SF

A low-basis infill site, fee-owned and entitlement-rich.

Marcus & Millichap is pleased to present **3050 Edgehill Drive** — an ±8,006-square-foot residential development parcel in the heart of Jefferson Park, offered for the first time in nearly five decades. Held within the same family trust since 1977, the lot has long served as the dedicated patron and employee parking for the corner restaurant at 3125 W Jefferson Boulevard, and arrives clean: paving only, no structures, no tenancy, and no relocation or Ellis considerations.

What distinguishes the site is its position in the entitlement landscape. Zoned **R2-1XL** with a Low Medium I Residential General Plan designation, the parcel sits inside one of the deepest incentive stacks in the city — **TOC Tier 3**, a federal **Opportunity Zone**, the Los Angeles **State Enterprise Zone**, **AB 2097** and **AB 2334** parking relief, and designation as a **Housing Element rezoning site** with a ministerial approval pathway — all one half-mile from the Expo/Crenshaw station, where the Metro E and K Lines intersect.

Offered at **\$650,000**, or **\$81.19 per land square foot**, 3050 Edgehill is a rare clean-slate residential site on a low generational basis — and the natural companion to the commercial corner it has always served.

OFFERING SUMMARY

Offering Price	\$650,000
Price / Land SF	\$81.19
Price / Acre	±\$3.61M
Lot Area	±8,006 SF · 0.18 AC
APN	5051-033-012
Zoning (ZIMAS)	R2-1XL
General Plan	Low Medium I Res.
Current Use	Surface Parking
Improvements	Paving Only
Ownership	Family Trust · Since 1977

TOC TIER 3

OPPORTUNITY ZONE

STATE ENTERPRISE ZONE

AB 2097

AB 2334 · VLVTA

HOUSING ELEMENT SITE

NO RSO

TRANSIT PRIORITY AREA

Why this parcel

-
- 01 First Offering in Nearly Fifty Years**
Held in the same family trust since 1977 at a generational cost basis, with negligible carrying cost — 2025 property taxes of approximately \$894. A clean disposition with no partnership or estate complications anticipated.
-
- 02 Unencumbered, Clean-Slate Land**
Improved with paving only — no structures, no tenancy, no leases, no relocation, and no Ellis Act exposure. Not subject to the Rent Stabilization Ordinance and carrying no historic designation. A buyer controls the site from day one.
-
- 03 One of the City's Deepest Incentive Stacks**
TOC Tier 3, federal Opportunity Zone, State Enterprise Zone, AB 2097 and AB 2334 parking relief, and a Housing Element rezoning designation with a ministerial pathway — a combination that materially expands buildable density and streamlines approvals.
-
- 04 Transit-Anchored Location**
One half-mile — a ten-minute walk — from the Expo/Crenshaw station, where the Metro E (Expo) and K Lines meet. Within a High Quality Transit Corridor and an AB 2334 Very Low Vehicle Travel Area, supporting reduced parking and density-bonus eligibility.
-
- 05 Flexible Residential Density**
R2-1XL is treated as controlling; CoStar separately reflects an RD1.5 profile supporting up to seven units. Layered against TOC and Housing Element density-bonus pathways, the site offers meaningful unit-count optionality — to be confirmed with City Planning.
-
- 06 A Built-In Assemblage Play**
Offered concurrently with the commercial corner at 3125 W Jefferson Boulevard under common trust ownership. Together the two parcels form ±14,521 SF of contiguous land — commercial-zoned corner plus residential-zoned mid-block — each with its own ministerial pathway.
-
- 07 Infill Demand & Daytime Traffic**
Roughly 41,600 residents and 14,700 households within one mile; ±32,000 vehicles per day on Jefferson Boulevard. A supply-constrained, Westside-adjacent submarket with durable rental demand.
-

The Site

3050 Edgehill Drive is an ±8,006-square-foot paved lot directly behind the restaurant building at 3125 W Jefferson Boulevard. The parcel fronts Edgehill Drive on its west boundary — approximately 50 feet of frontage — and runs roughly 160 feet of depth eastward toward 11th Avenue, bounded along its south edge by the alley it shares with the Jefferson corner.

The lot has served for decades as the restaurant's dedicated patron and employee parking, striped for approximately 26 spaces. It is improved with paving only — there are no structures, no tenancy, and no residential use, present or within the prior five years. Its clean, unimproved condition keeps carrying costs negligible while preserving full optionality for an incoming owner.

Per the City of Los Angeles (ZIMAS), the parcel is zoned R2-1XL with a Low Medium I Residential General Plan designation. Its value runs in two directions: as fee-owned operational parking that materially strengthens any restaurant or retail use on the adjacent corner, and as a standalone, transit-served residential development site under its own zoning and density-bonus pathways.

PARCEL SUMMARY

APN	5051-033-012
Legal	Tract 5580, Blk Q, Lot 10
Lot Area	±8,006 SF · 0.18 AC
Dimensions	±50 ft × ±160 ft
Edgehill Frontage	±50 ft
Current Use	Surface Parking
Parking Spaces	±26
Improvements	Paving Only
Year (Record)	1974 · Paving
Council District	CD 10 · H. Hutt
Community Plan	W. Adams–Baldwin Hills

SITE NOTES

No RSO · No historic designation · No Ellis exposure · No existing residential use · Flood Zone X (moderate-to-low) · Liquefaction zone (standard South LA geotech review advised) · Urban Agriculture Incentive Zone eligible.

Boundaries & Measurement



Measured aerial — the subject parcel sits mid-block behind the Jefferson corner. Approximately 160 ft x 50 ft for a measured area of ±8,004 SF, consistent with the ZIMAS lot area of 8,005.7 SF. Edgehill Drive runs along the west boundary; the 3125 W Jefferson restaurant parcel sits to the south across the shared alley.

RECORD & SITE DATA

Calculated Lot SF	8,006 SF
Assessed Lot SF	8,007 SF
ZIMAS Lot Area	8,005.7 SF
Acreage	0.18 AC
Perimeter (measured)	±420 ft
County Use Code	2700 · Pkg Lot

JURISDICTION

PIN	120B185 738
Thomas Bros.	633 · F7
Census Tract	2193.00
Area Planning Comm.	South LA APC
LADBS Office	LA Metro
Neighborhood Council	United Neighborhoods

An Incentive Stack Built for Density

The parcel is zoned **R2-1XL** with a **Low Medium I Residential** General Plan designation, within the West Adams–Baldwin Hills–Leimert Community Plan. The City's current R2-1XL profile should be treated as controlling; CoStar separately reflects an **RD1.5** designation supporting up to seven units. Both should be verified with City Planning and LADBS.

Layered onto the base zoning is an unusually deep set of incentives: **TOC Tier 3**, federal **Opportunity Zone**, **State Enterprise Zone**, **AB 2097** parking relief and **AB 2334** Very Low Vehicle Travel Area status, all within one half-mile of a major transit stop. The site is mapped as a **Housing Element rezoning site** with a ministerial approval pathway, with ED 1 eligibility to be reviewed — together supporting density-bonus eligibility and a streamlined entitlement track for a qualifying residential project.

VERIFICATION NOTICE

Allowable density, unit yield, height, parking, and all incentive pathways are illustrative and have not been confirmed with the City. Buyer to independently verify with LA City Planning, LADBS, and qualified counsel prior to closing.

ENTITLEMENT SNAPSHOT

Zoning (ZIMAS)	R2-1XL
General Plan	Low Medium I Res.
CoStar Profile	RD1.5 · up to 7 units
TOC Tier	Tier 3
ED 1 Eligibility	Review Eligibility
Opportunity Zone	Yes
State Enterprise Zone	Yes
AB 2097 Parking Relief	Yes
AB 2334 VLVTA	Yes
High Quality Transit	Within 1/2 mi
Housing Element Site	Yes · Rezoning
RSO / Historic	No / None

PATHWAYS AT A GLANCE

MINISTERIAL APPROVAL TRACK

DENSITY BONUS ELIGIBLE

REDUCED / NO PARKING

OZ CAPITAL-GAINS DEFERRAL

NO RELOCATION · NO ELLIS

NO RSO

Jefferson Park, on the Expo/Crenshaw Spine

Jefferson Boulevard is a principal east–west commercial spine of South Los Angeles, carrying roughly 32,000 vehicles per day just east of the site. The Property sits within a designated Transit Priority Area, one half-mile — a ten-minute walk — from the Expo/Crenshaw station, where the Metro E (Expo) and K Lines intersect, placing Downtown, Culver City, Santa Monica, and LAX within a single-seat or single-transfer ride.



DEMOGRAPHICS

	1 MILE	3 MILES
Population	41,589	424,029
Households	14,746	152,612
Median HH Income	\$68,367	\$64,776
Daytime Employees	7,979	149,579
Median Age	40.7	38.4

ACCESS & TRANSIT

Expo/Crenshaw (E+K)	0.5 mi
Jefferson Blvd Traffic	±32,147 VPD
Crenshaw Blvd Traffic	±49,904 VPD
Union Station	16 min · 7.9 mi
LAX	19 min · 8.9 mi
Walk / Transit Score	Friendly

CORRIDOR CONTEXT

Jefferson Park anchors the West Adams renaissance — a supply-constrained, Westside-adjacent submarket where adaptive reuse, new restaurants, and infill housing continue to draw owner-users and developers along the Expo and Crenshaw rail lines.

Pairs With the Corner It Has Always Served

3050 Edgehill is offered concurrently with — but separately from — the freestanding restaurant building it backs onto at **3125 W Jefferson Boulevard**, an $\pm 5,042$ SF single-story restaurant on a $\pm 6,515$ SF corner lot, delivered vacant. Both parcels are held by the same family trust and may be acquired individually or together.

Combined, the two parcels deliver **$\pm 14,521$ square feet** of contiguous land under common ownership: a high-identity, commercial-zoned corner paired with residential-zoned mid-block land directly across the alley. For an operator, the lot solves the corridor's scarcest constraint — fee-owned parking. For a developer, it is a flexible, two-zone assemblage.



3050 EDGEHILL DRIVE

Use	Surface Parking
Lot Area	$\pm 8,006$ SF
Zoning	R2-1XL
Offering Price	\$650,000

3125 W JEFFERSON BLVD

Use	Restaurant · Vacant
Building / Lot	$\pm 5,042$ / $\pm 6,515$ SF
Zoning	C2-1VL-CPIO
Offering	Separate Listing

$\pm 14,521$

COMBINED LAND SF ·
0.33 AC

2 Zones

COMMERCIAL +
RESIDENTIAL

Common

FAMILY TRUST
OWNERSHIP

0.5 mi

EXPO/CRENSHAW
RAIL

Offering Terms

OFFERING PRICE	PRICE / LAND SF	PRICE / ACRE
\$650,000	\$81.19	±\$3.61M

PRICING DETAIL

Offering Price	\$650,000
Price per Land SF (±8,006)	\$81.19
Price per Acre (0.18)	±\$3,611,000
Sale Structure	All Cash to Seller

OFFER SUBMISSION

Offers should be submitted on a standard purchase agreement or letter of intent and include: purchase price, deposit, due-diligence and closing timelines, financing terms or proof of funds, and the identity of the purchasing entity.

The Property is sold on an as-is, where-is basis. The Seller reserves the right to accept, reject, or counter any offer and to withdraw the Property at any time. All inquiries, tours, and offers are to be directed exclusively to the listing team.

OPPORTUNITY ZONE NOTE

The Property lies within a designated federal Qualified Opportunity Zone, which may allow eligible investors to defer and reduce capital-gains tax on a qualifying development. Buyers should consult their own tax counsel regarding eligibility and timing.

Exclusively Listed By

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