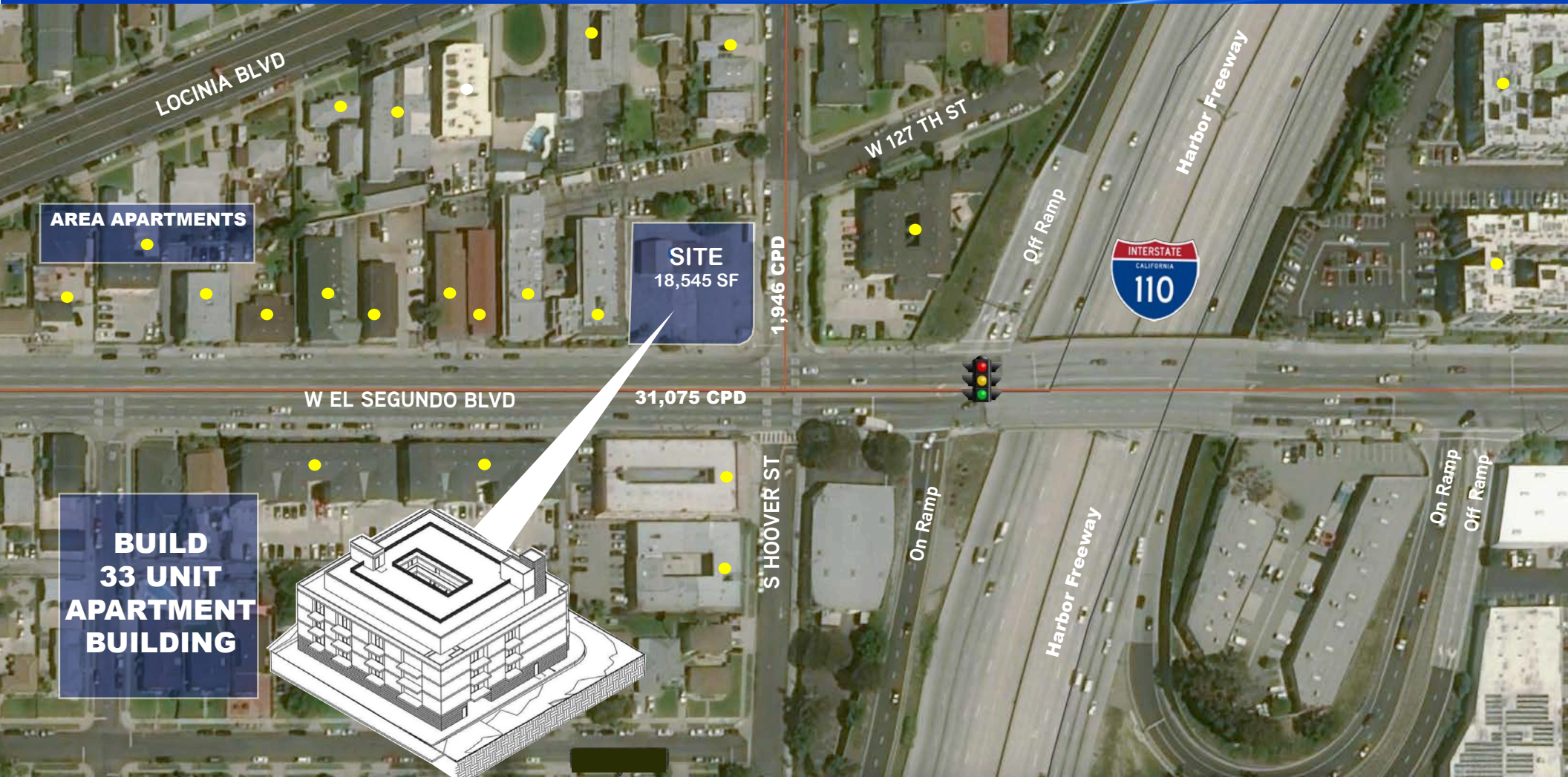


FOR SALE

# APARTMENT DEVELOPMENT OPPORTUNITY

705 W. EL SEGUNDO BLVD | LOS ANGELES | CALIFORNIA 90247

ZONE LAR3



Armando Aguirre  
Founder | Corporate Broker  
License No. 01245842  
213.926.5595  
[armando.aguirre@legendarycre.com](mailto:armando.aguirre@legendarycre.com)



Sheretta Morris  
Leasing Specialist  
License No. 01739452  
213.842.2670  
[smorris@legendarycre.com](mailto:smorris@legendarycre.com)

Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | [www.legendarycre.com](http://www.legendarycre.com)

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## Sale Price

> \$1,750,000.00 (±\$94 PSF) All Cash to Seller

## Availability

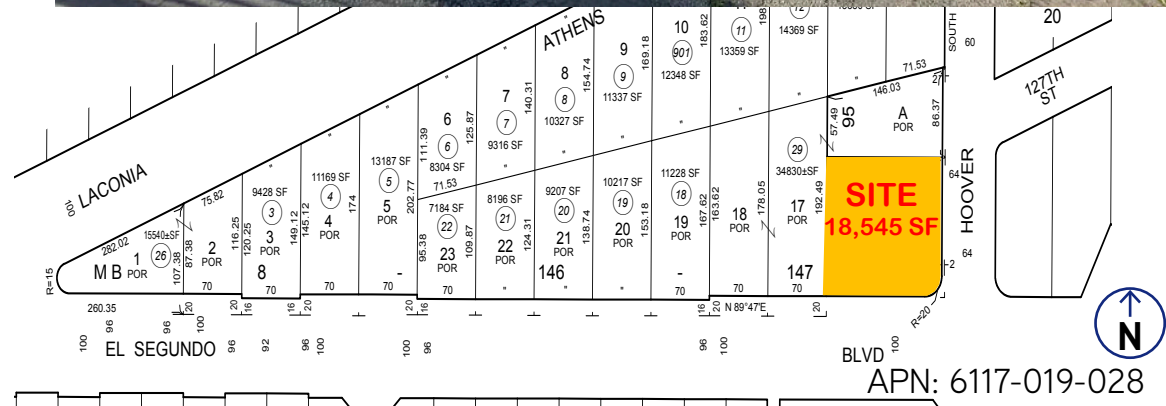
> ±18,545 SF. / .43 AC of Land Parcel

## Zoning

> LAR3

## Location & Highlights

- > Property Type: R-3 Multifamily Residential
- > Seller has Conceptual Plans for a 33 Unit Apartment Project
- > APN: 6117-019-028
- > Use Code: Multi-Family & Residential Development
- > Strong Mid-Cities Location
- > Harbor (I-110) Freeway Adjacent with Easy Access
- > Signalized, Major Main and Main Arterial Intersection
- > High Density Demographics
- > Heavy Traffic: ±33,000 Cars Per Day



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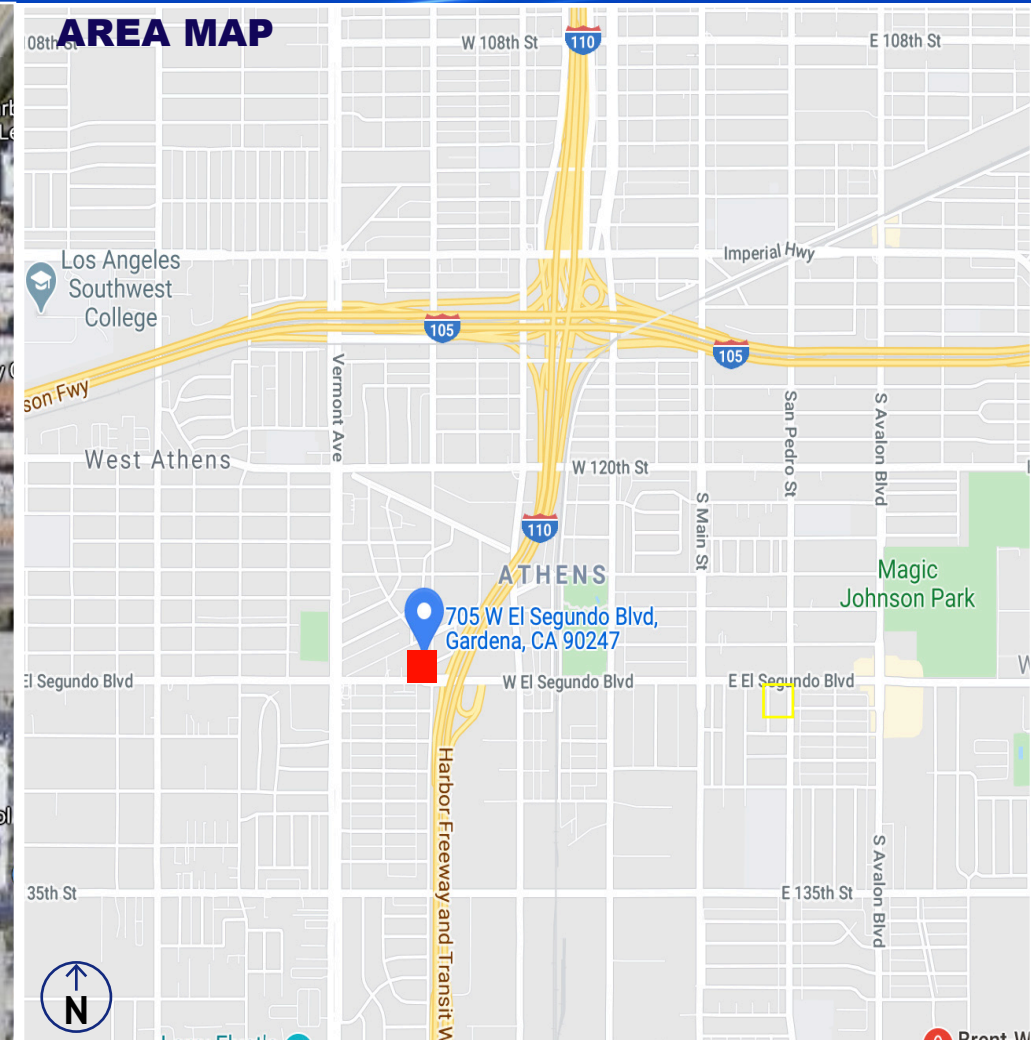
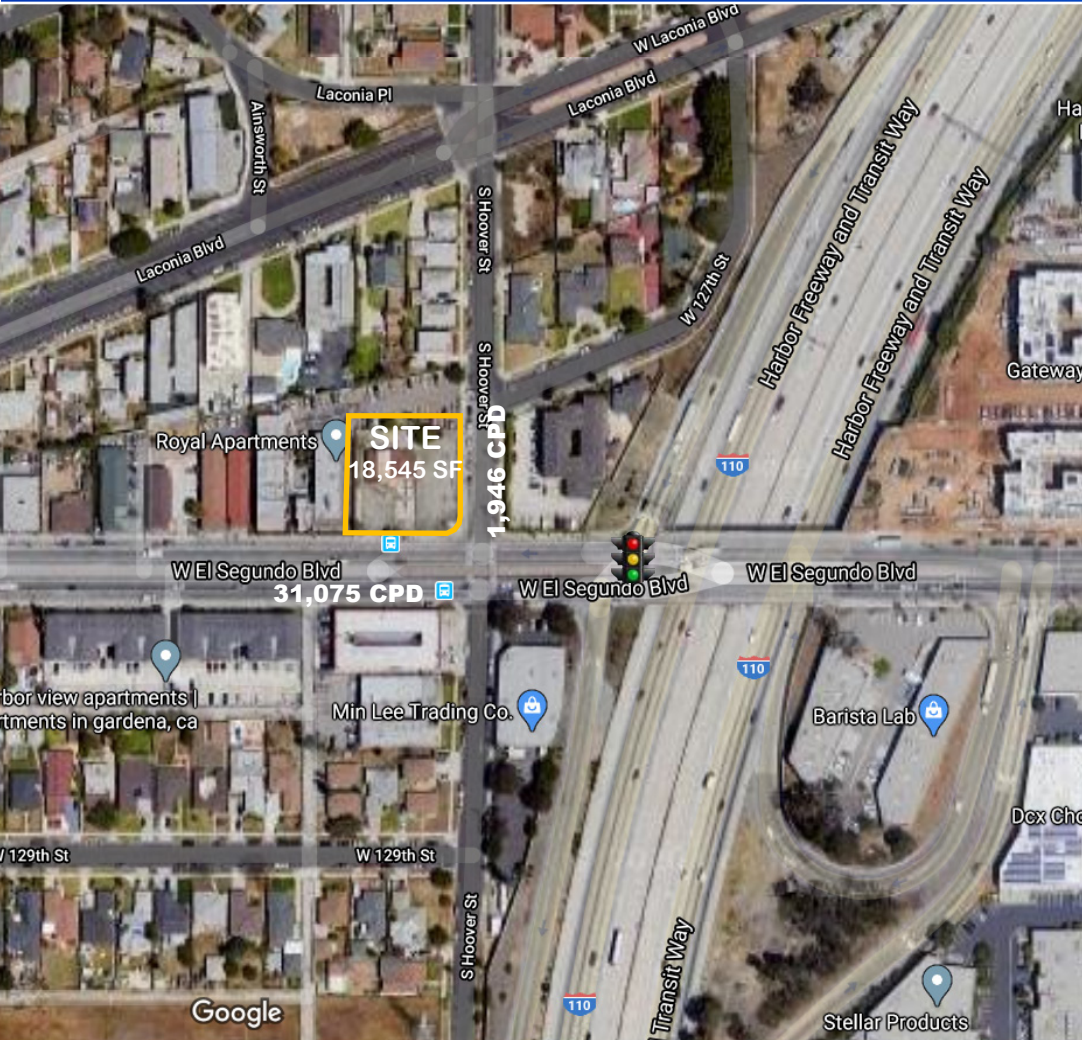


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**ZONE LAR3**



## PROPERTY PHOTOS



**Armando Aguirre**  
Founder | Corporate Broker  
License No. 01245842  
213.926.5595  
[armando.aguirre@legendarycre.com](mailto:armando.aguirre@legendarycre.com)



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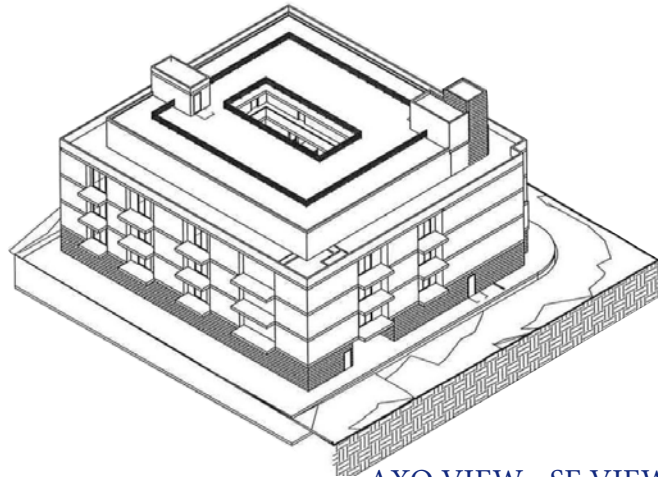


**FOR SALE**

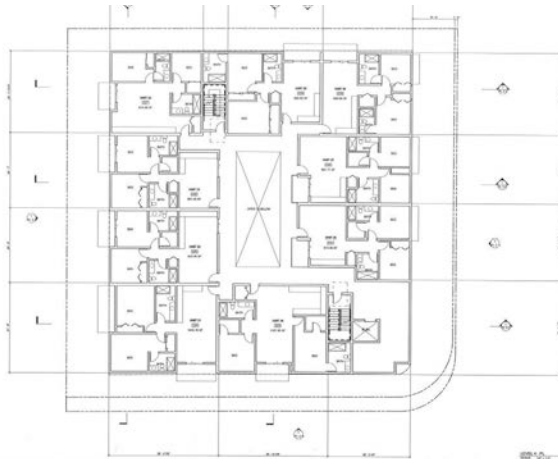
# **APARTMENT DEVELOPMENT OPPORTUNITY**

**705 W. EL SEGUNDO BLVD | LOS ANGELES | CALIFORNIA 90247**

**ZONE LAR3**



**AXO VIEW - SE VIEW**



**SECOND FLOOR VIEW**

## **PROPOSED APARTMENT PROJECT (Conceptual Drawings Only)**

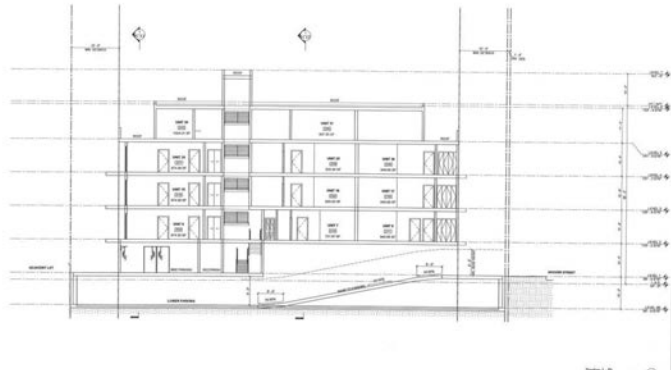
**New Density Bonus 5-Story  
33 -Unit Apartment**

**Building with Roof Deck**

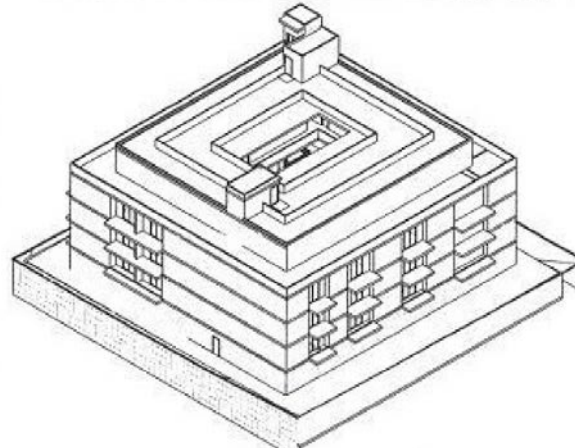
**Common Open Space Over**

**1 Level of Subterranean Parking**

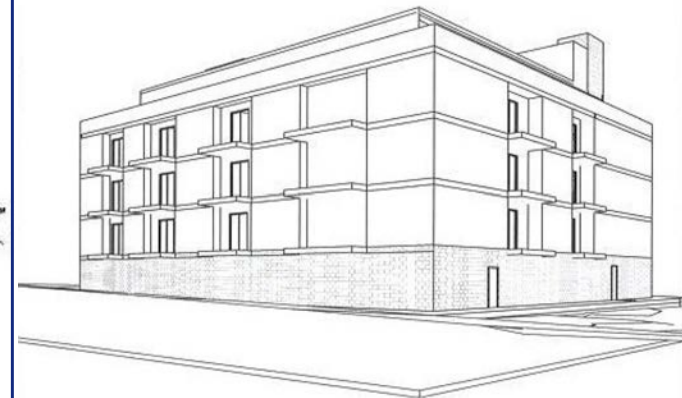
**Full Set of Seller's Conceptual Plans  
Available with Due Diligence Materials.**



**5 FLOORS - STAIR WELL VIEW**



**AXO VIEW - SW VIEW**



**3D VIEW**

**Armando Aguirre**  
**Founder | Corporate Broker**  
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# FOR SALE APARTMENT DEVELOPMENT OPPORTUNITY

705 W. EL SEGUNDO BLVD | LOS ANGELES | CALIFORNIA 90247  
ZONE LAR3



## DENSITY BONUS:

<b>Total Units Proposed:</b>	33 Units
<b>Units Set Aside:</b>	4 Units - Very Low Income (VLI)
<b>% Set Aside for VLI:</b>	4 Units / 33 Units = 121%
<b># of Incentives:</b>	2
<b>1) FAR</b>	<b>Allowable FA</b> = 35,850 SF <b>35,850 SF x 1.35</b> = 52,445 SF <b>Proposed FA</b> = 41,115 SF <b>Proposed FAR</b> = 3.17 : 1
<b>2) HEIGHT</b>	<b>Allowable Height</b> = 45'-0" <b>45'-0" + 11'-0"</b> = 56'-0" <b>Proposed Height</b> = 56'-0"

## PROPOSED PROJECT:

### Area Schedule (Zoning Code)

LEVEL - 1	AREA	2,585.35 SF
LEVEL - 2	AREA	10,396.03 SF
LEVEL - 3	AREA	10,303.67 SF
LEVEL - 4	AREA	10,303.34 SF
LEVEL - 5	AREA	6,524.05 SF

**GRAND TOTAL 41,114.43 SF**

<b>Buildable Area:</b>	= 12,850 SF
<b>Proposed FAR:</b>	= 3.17: 1
<b>Proposed TOTAL FLOOR AREA:</b>	= 56' -0" SF

## PARKING

(See Conceptual Development Plans for Specific & Complete Parking Details)

### AUTO PARKING SPACES REQUIRED

Total Residential Parking Spaces Required	=	65
---	---	----

### AUTO PARKING SPACES PROVIDED (NO GUEST PARKING PROVIDED)

Total Residential Parking Spaces Provided	=	66
---	---	----

### BICYCLE PARKING SPACES REQUIRED

Minimum Required Bicycle Spaces Required	=	53
--	---	----

### BICYCLE PARKING SPACES PROVIDED: Long Term Short Term

Residential Bicycle Parking	54 Spaces	2 Spaces
-----------------------------	-----------	----------

## RESIDENTIAL UNIT BREAKDOWN:

BEDROOM COUNT	HABITABLE ROOM COUNT - PARKING	HABITABLE ROOM COUNT - OPEN SPACE
0 Bedroom 00 Units	Less than 3 00 Units	Less than 3 00 Units
1 Bedroom 01 Units	= 3 01 Units	= 3 30 Units
2 Bedroom 30 Units	More than 3 32 Units	More than 3 02 Units
3 Bedroom 02 Units		

**Total: 33 Units**

\* (See Conceptual Development Plans for More Details)

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FOR SALE

# APARTMENT DEVELOPMENT OPPORTUNITY

705 W. EL SEGUNDO BLVD | LOS ANGELES | CALIFORNIA 90247

ZONE LAR3



## \*RESIDENTIAL UNIT MATRIX

## HABITABLE ROOM COUNT - EXCLUDES KITCHEN

FROM CONCEPTUAL  
"ONLY" PLANS

Name	Area	Bedrooms	Habitable Rooms
UNIT 1	±850.90 SF	1 BR	2
UNIT 2	±950.90 SF	2 BR	3
UNIT 3	±1043.16 SF	2 BR	3
UNIT 4	±985.95 SF	2 BR	3
UNIT 5	±922.82 SF	2 BR	3
UNIT 6	±874.20 SF	2 BR	3
UNIT 7	±721.67 SF	2 BR	3
UNIT 8	±840.80 SF	2 BR	3
UNIT 9	±987.62 SF	2 BR	3
UNIT 10	±983.38 SF	2 BR	3
UNIT 11	±1180.34 SF	2 BR	3
UNIT 12	±1043.18 SF	2 BR	3
UNIT 13	±920.56 SF	2 BR	3
UNIT 14	±851.45 SF	2 BR	3
UNIT 15	±874.09 SF	2 BR	3
UNIT 16	±820.83 SF	2 BR	3
UNIT 17	±840.60 SF	2 BR	3

Name	Area	Bedrooms	Habitable Rooms
UNIT 18	±881.77 SF	2 BR	3
UNIT 19	±873.12 SF	2 BR	3
UNIT 20	±1951.93 SF	2 BR	3
UNIT 21	±1043.18 SF	2 BR	3
UNIT 22	±920.88 SF	2 BR	3
UNIT 23	±851.45 SF	2 BR	3
UNIT 24	±874.09 SF	2 BR	3
UNIT 25	±820.83 SF	2 BR	3
UNIT 26	±840.80 SF	2 BR	3
UNIT 27	±881.77 SF	2 BR	3
UNIT 28	±873.90 SF	2 BR	4
UNIT 29	±1192.08 SF	3 BR	4
UNIT 30	±1024.01 SF	2 BR	3
UNIT 31	±937.33 SF	2 BR	3
UNIT 32	±1292.76 SF	3 BR	4
UNIT 33	±725.50 SF	2 BR	3
GRAND TOTAL: 33			

\* (See Conceptual Development Plans to Verify Stated Information herein)

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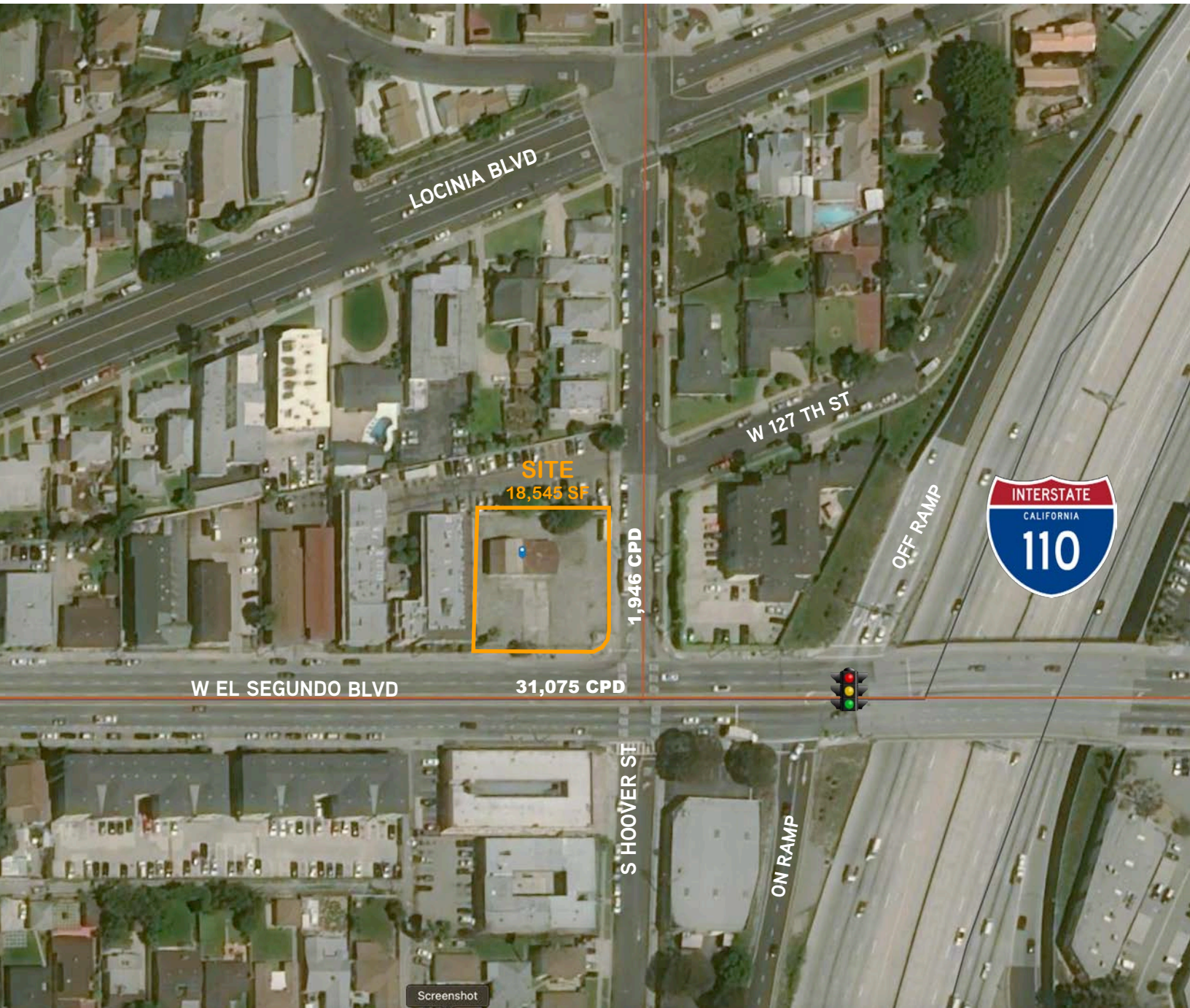
**FOR SALE**

# **APARTMENT DEVELOPMENT OPPORTUNITY**

**705 W. EL SEGUNDO BLVD | GARDENA | CALIFORNIA 90247**

**MULTI-FAMILY RESIDENTIAL**

PROJECT AERIAL VIEW



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Founder | Corporate Broker  
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# APARTMENT DEVELOPMENT OPPORTUNITY

705 W. EL SEGUNDO BLVD | GARDENA | CALIFORNIA 90247

MULTI-FAMILY RESIDENTIAL



## Demographic and Income Comparison Profile

Apartment Land Development  
705 W El Segundo Blvd, Gardena, California, 90247  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.91681  
Longitude: -118.28739

	1 mile	3 miles	5 miles
<b>Census 2010 Summary</b>			
Population	28,375	309,716	911,612
Households	7,990	90,854	254,351
Families	6,158	68,187	195,560
Average Household Size	3.54	3.38	3.55
Owner Occupied Housing Units	3,687	40,156	108,281
Renter Occupied Housing Units	4,303	50,698	146,070
Median Age	30.7	31.1	30.3
<b>2020 Summary</b>			
Population	29,356	321,187	937,484
Households	8,202	93,088	258,694
Families	6,337	70,094	199,501
Average Household Size	3.56	3.42	3.59
Owner Occupied Housing Units	3,527	38,682	103,316
Renter Occupied Housing Units	4,675	54,406	155,378
Median Age	31.8	32.2	31.3
Median Household Income	\$48,803	\$48,850	\$49,851
Average Household Income	\$64,724	\$65,102	\$66,517
<b>2025 Summary</b>			
Population	29,576	324,269	942,900
Households	8,226	93,474	258,825
Families	6,377	70,603	200,180
Average Household Size	3.58	3.44	3.61
Owner Occupied Housing Units	3,634	39,423	105,372
Renter Occupied Housing Units	4,592	54,050	153,453
Median Age	33.8	33.9	33.1
Median Household Income	\$52,974	\$52,987	\$53,478
Average Household Income	\$72,230	\$72,934	\$74,353
<b>Trends: 2020-2025 Annual Rate</b>			
Population	0.15%	0.19%	0.12%
Households	0.06%	0.08%	0.01%
Families	0.13%	0.14%	0.07%
Owner Households	0.60%	0.38%	0.39%
Median Household Income	1.65%	1.64%	1.41%

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## APARTMENT DEVELOPMENT OPPORTUNITY

705 W. EL SEGUNDO BLVD | GARDENA | CALIFORNIA 90247

### MULTI-FAMILY RESIDENTIAL



#### Demographic and Income Comparison Profile

Apartment Land Development  
705 W El Segundo Blvd, Gardena, California, 90247  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 33.91681  
Longitude: -118.28739

	1 mile		3 miles		5 miles	
2020 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,163	14.2%	14,457	15.5%	36,700	14.2%
\$15,000 - \$24,999	992	12.1%	9,927	10.7%	28,281	10.9%
\$25,000 - \$34,999	958	11.7%	9,835	10.6%	27,471	10.6%
\$35,000 - \$49,999	1,052	12.8%	13,082	14.1%	37,169	14.4%
\$50,000 - \$74,999	1,516	18.5%	16,893	18.1%	46,926	18.1%
\$75,000 - \$99,999	880	10.7%	10,809	11.6%	30,497	11.8%
\$100,000 - \$149,999	1,016	12.4%	11,483	12.3%	32,101	12.4%
\$150,000 - \$199,999	409	5.0%	3,994	4.3%	11,659	4.5%
\$200,000+	216	2.6%	2,608	2.8%	7,889	3.0%
Median Household Income	\$48,803		\$48,850		\$49,851	
Average Household Income	\$64,724		\$65,102		\$66,517	
Per Capita Income	\$18,256		\$18,877		\$18,375	

2025 Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,046	12.7%	13,045	14.0%	33,137	12.8%
\$15,000 - \$24,999	891	10.8%	8,971	9.6%	25,501	9.9%
\$25,000 - \$34,999	889	10.8%	9,095	9.7%	25,522	9.9%
\$35,000 - \$49,999	1,026	12.5%	12,692	13.6%	35,942	13.9%
\$50,000 - \$74,999	1,536	18.7%	17,213	18.4%	47,466	18.3%
\$75,000 - \$99,999	947	11.5%	11,479	12.3%	32,073	12.4%
\$100,000 - \$149,999	1,157	14.1%	12,970	13.9%	35,638	13.8%
\$150,000 - \$199,999	481	5.8%	4,824	5.2%	13,879	5.4%
\$200,000+	254	3.1%	3,185	3.4%	9,665	3.7%
Median Household Income	\$52,974		\$52,987		\$53,478	
Average Household Income	\$72,230		\$72,934		\$74,353	
Per Capita Income	\$20,283		\$21,036		\$20,430	

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