



# LOS ANGELES

**SITE**

  
34,487 ATC

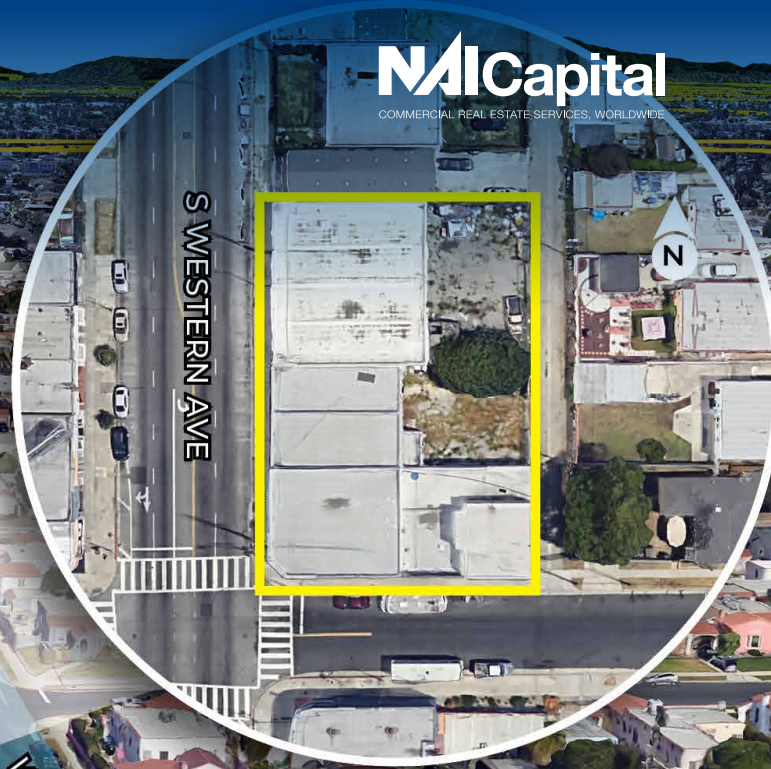
*S WESTERN AVE*

*W 91ST ST*



## FOR SALE

**FULLY ENTITLED 71 UNIT MULTIFAMILY DEVELOPMENT SITE**  
**8942 - 8956 S WESTERN AVE | LOS ANGELES, CA 90047**



ANGELES

**SITE**

ERN AVE

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8942 – 8956 S WESTERN AVE  
LOS ANGELES, CA 90047



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# PRICING DETAIL

## FEE SIMPLE SALE

Purchase Price	\$4,500,000
Price per Land SF	\$254/SF
Price per Buildable Unit	\$58,441

\*Price includes value of all entitlements for fully RTI Project.

## JOINT VENTURE

Owner Contribution	Land Plus All Permits and Entitlements
Partner Contribution	Negotiable


# DEVELOPMENT SPECIFICATIONS

 **44**  
Studios

 **27**  
1 Bedrooms

 **71**  
Total Units

 **422**  
Average SF Per Unit

 **52,793**  
Gross Project SF

 **36**  
Parking Spaces

## 8942 S WESTERN AVE | 8950 S WESTERN AVE 8956 S WESTERN AVE

Zoning	C2 – 1VL-CPIO
APN	6037-026-038 / 6037-026-039 / 6037-026-040
Combined Lot Size	17,645 SF / 0.41 AC
Fully Entitled	Yes
Community Plan	South Los Angeles
General Plan	Los Angeles - Neighborhood Commercial
Council District	CD 8 - Marqueece Harris-Dawson

### AFFORDABLE REQUIREMENT

**8%** Extremely Low  
Income Units  
(6 Total)



# EXISTING IMPROVEMENTS

ADDRESS	LOT SF	APN
8942 S Western	3,000	603-702-6038
8944 - 8948 S Western	6,000	603-702-6038
8950 S Western	5,675	603-702-6039
8956 S Western	6,000	603-702-6040

The current improvements to the site are fully vacant with no tenants in place



# CONCEPT PHOTOS



# INVESTMENT INFORMATION

## ■ HIGHLIGHTS

One of a kind opportunity to acquire a fully RTI project in South Los Angeles.

Property is fully approved and will be delivered with all entitlements.

Five story project with ground level parking – NO subterranean parking.

Prime corner location in south LA, adjacent to rapidly gentrifying Inglewood submarket.



### Property Address

8942 S Western | 8950 S Western | 8956 S Western  
Los Angeles, CA 91602



### Entitlement Status

Fully Entitled / RTI

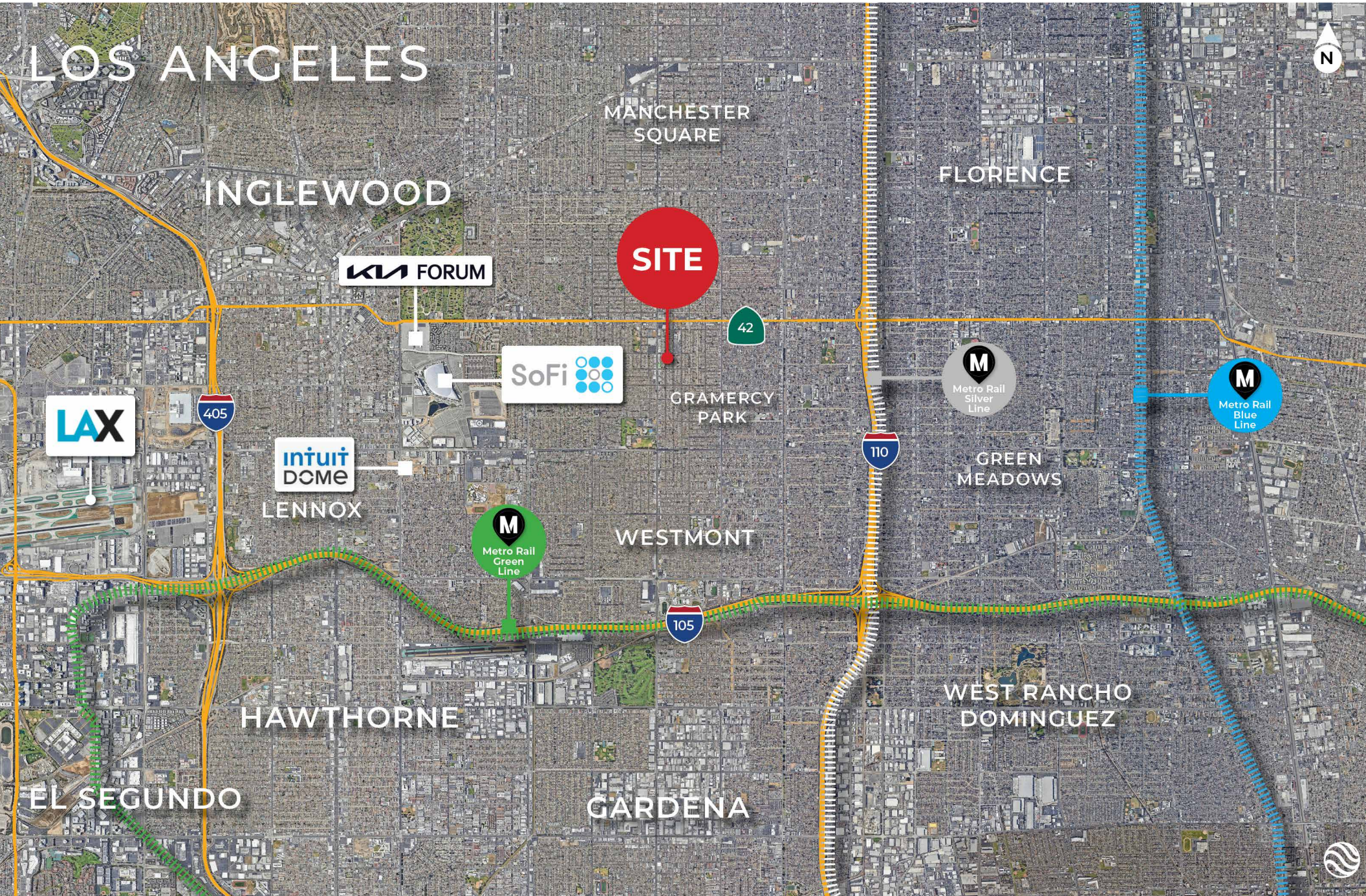


### Sale Type

Fee Simple OR Joint Venture



# RETAIL MAP





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S WESTERN AVE

W 91ST ST

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N

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