



4345 S. WOODLAWN AVE.

- + SHOVEL-READY [RTI] DEVELOPMENT SITE IN SOUTH PARK
- + PERMITTED FOR 33 UNITS WITH PRIVATE BALCONIES
- + DESIGNED TO BE BUILT AFFORDABLY

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COMMERCIAL REAL ESTATE

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EXECUTIVE SUMMARY

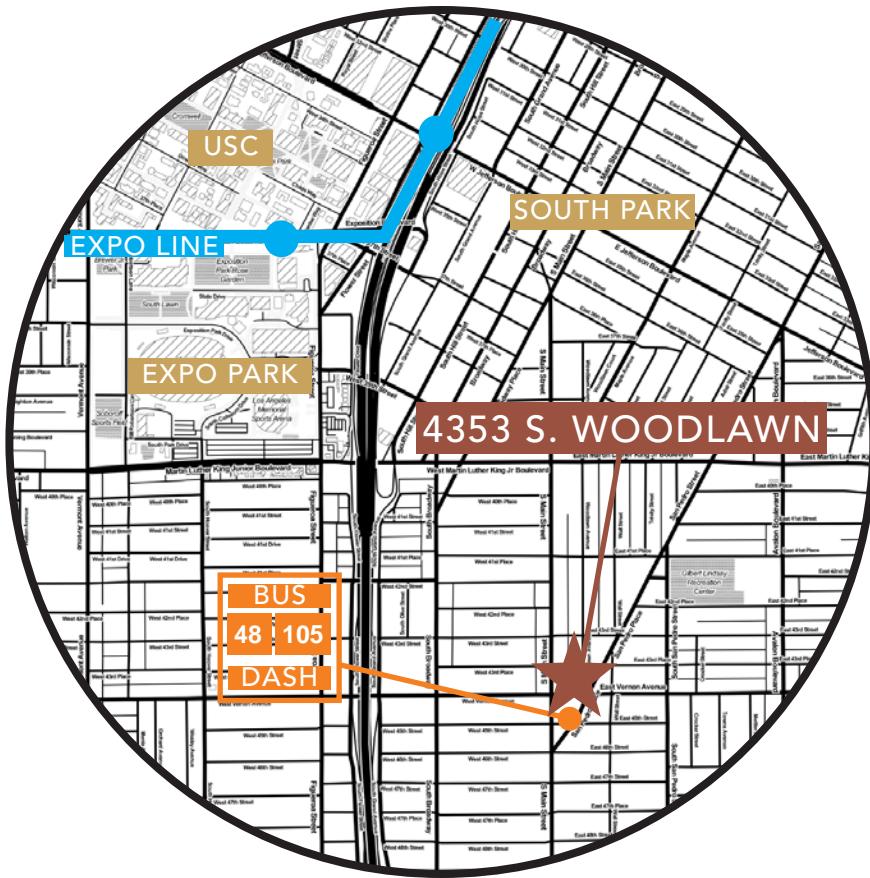


BRC ADVISORS - BH is pleased to offer this affordable housing development-ready site in South Los Angeles. The site comes with Ready-to-Issue [RTI] permits to build 33-units in lieu of the normally permitted 17 units. The project is designed as a 100% affordable housing, and as such, takes advantage of density bonus incentives offered through the Transit Oriented Communities [TOC] program in the City of Los Angeles. The building is designed to be economically and readily built, engineered for efficiency. No parking is required, however, the project is permitted with two (2) surface parking spaces in the rear. There is no subgrade component, providing tremendous savings on the cost of construction.

OFFERED AT: \$1,950,000

Site Address:	4345 S. Woodlawn Ave., Los Angeles, CA 90033
Site Area:	± 7,020 SF
APN:	5113-036-019
Zone:	C2-1VL-CPIO
Units:	33 DU

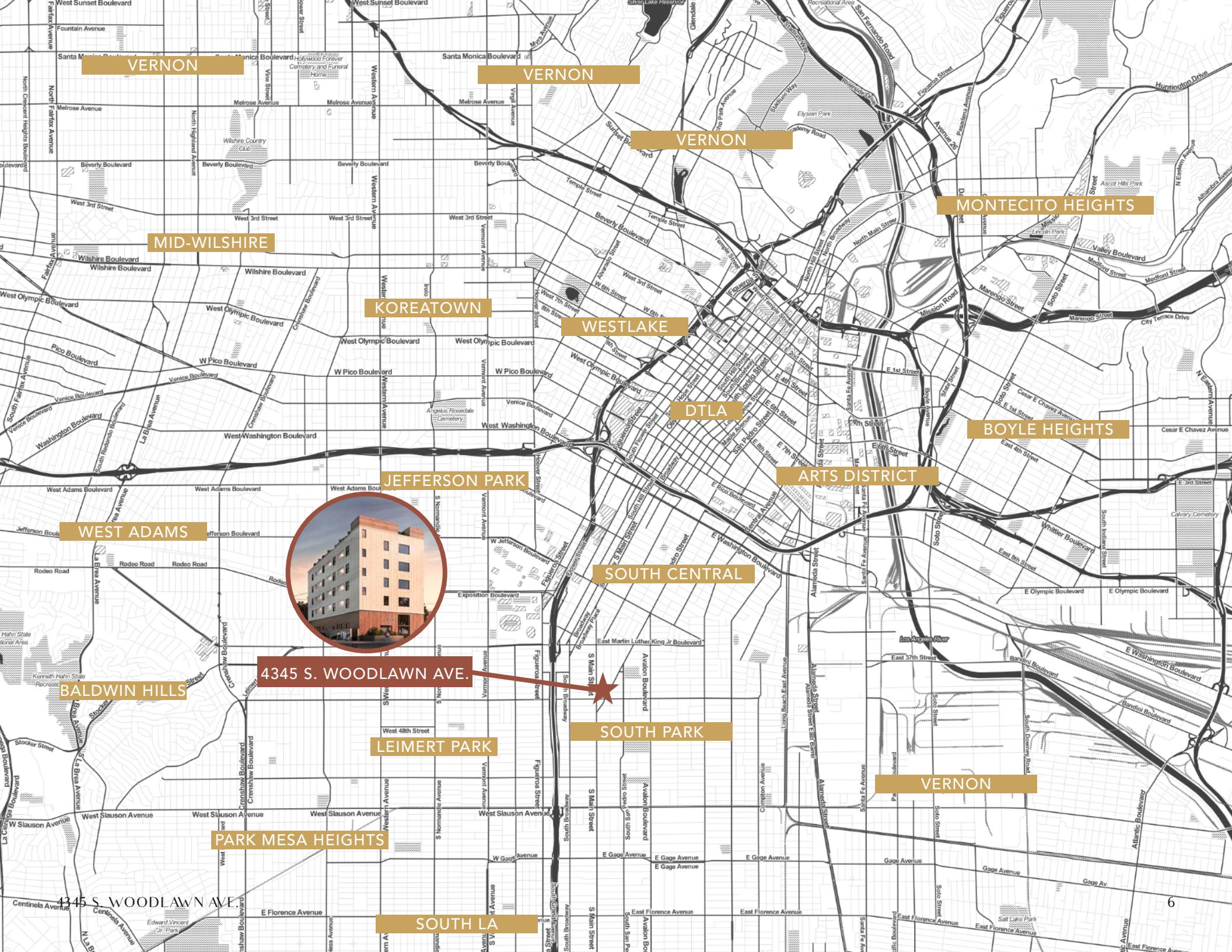
*Buyer to conduct own due diligence to confirm all property characteristics represented herein.

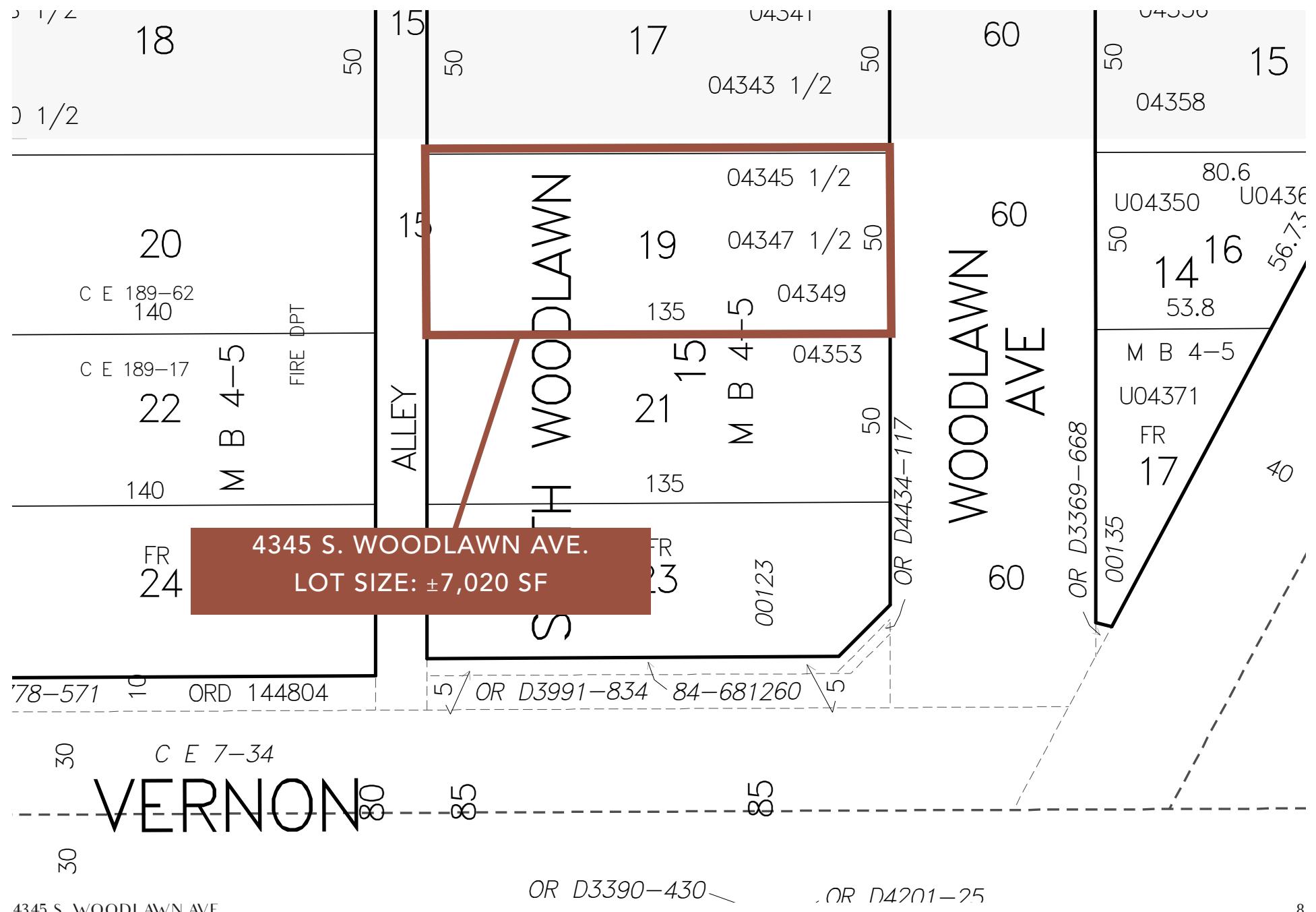


PROPERTY LOCATION

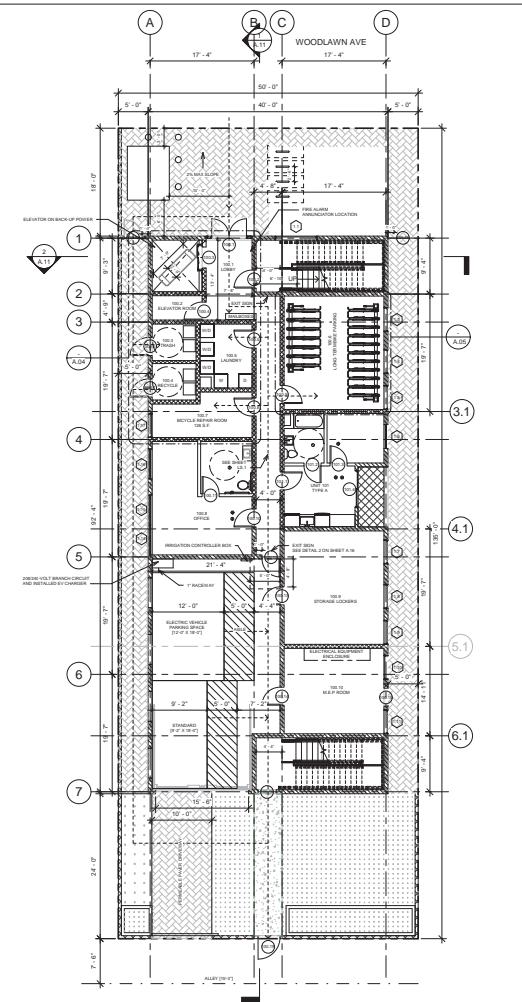
Located adjacent to rapidly developing Exposition Park and the S. Figueroa Corridor, 4353 S. Woodlawn Ave. ("Property" or "Site") is steps from the Vernon / San Pedro Pl. Metro bus stop [48, 105, and DASH Southeast buses] and less than 2.0 Mi. from the University of Southern California's campus. Large mixed-use proposals along South Figueroa are evidence of investors' long-term strategy and confidence in this market. These projects will dramatically change the urban makeup and character of the area.

Distance to Vernon / San Pedro Pl. Metro Bus Station: 187 ft.
 Walk time to Vernon / San Pedro Pl. Metro Bus Station: 1 min.

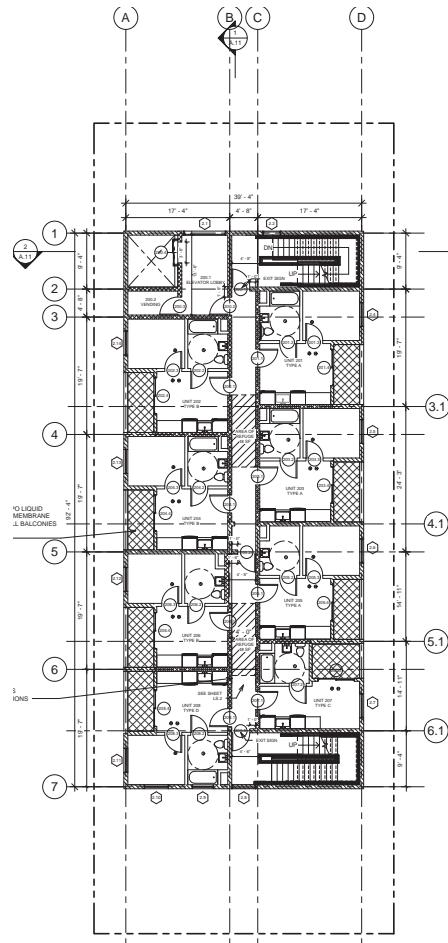




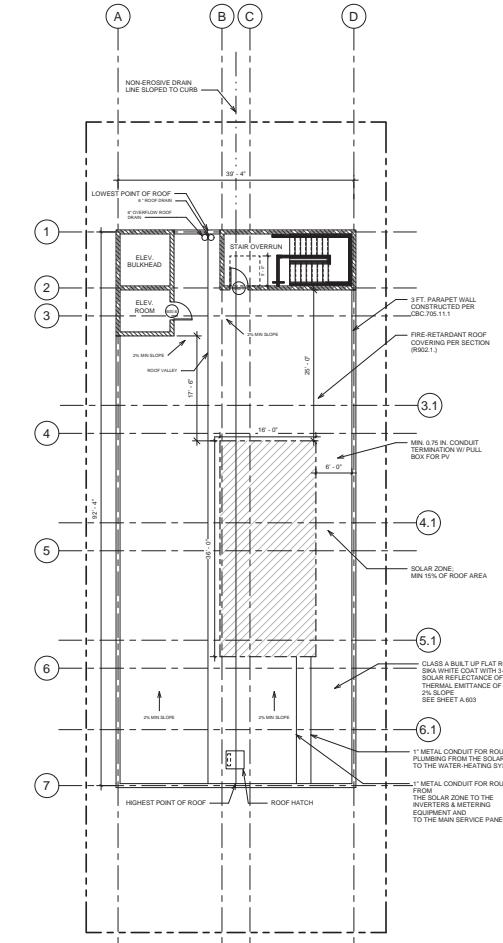
BUILDING PLANS



GROUND FLOOR

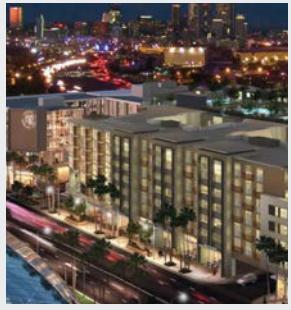


FLOORS 2 - 5



ROOFTOP

NEIGHBORHOOD SUMMARY



VENTUS GROUP - "THE FIG"

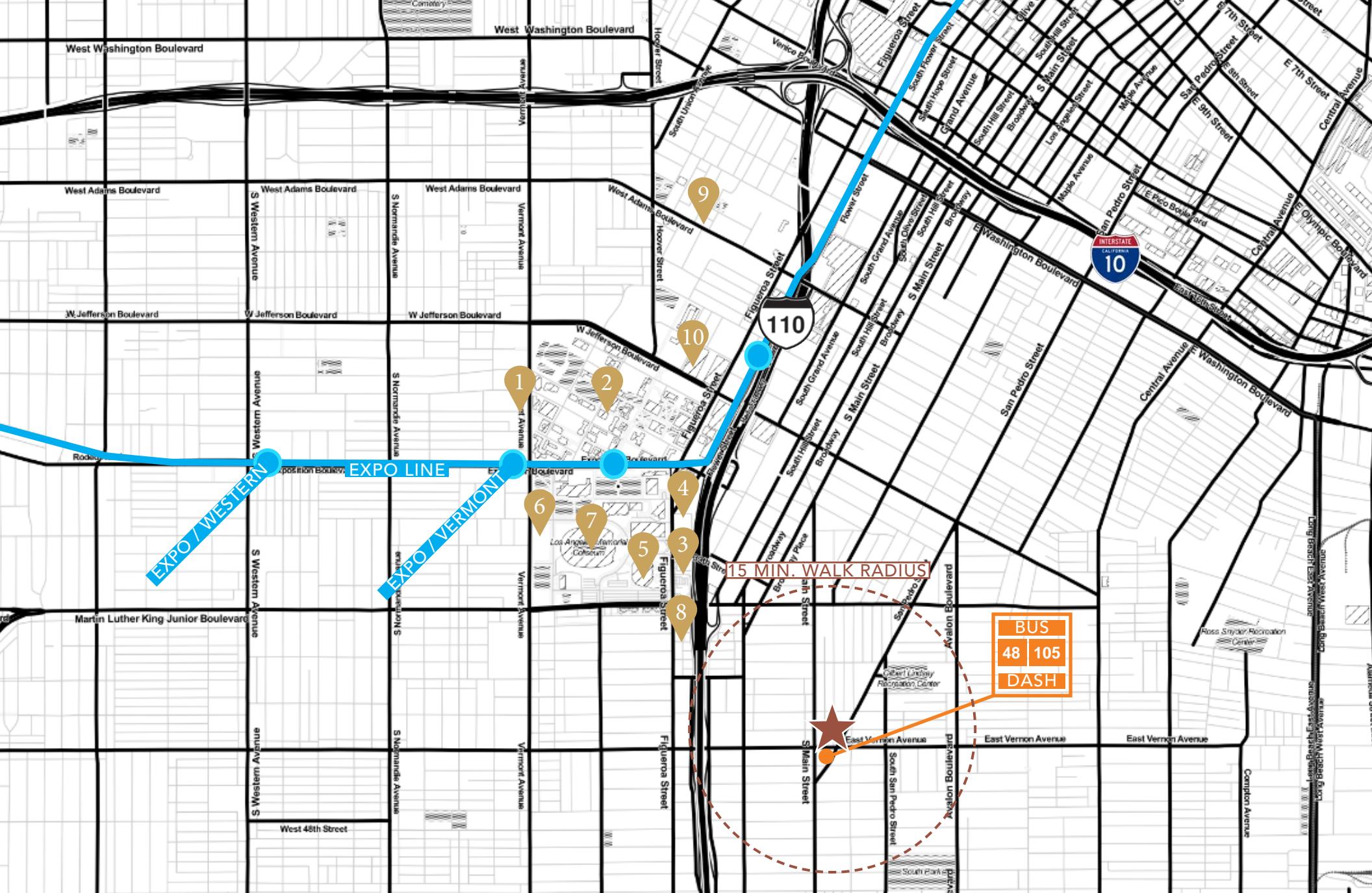


UNIVERSITY OF SOUTHERN CALIFORNIA



LUCAS MUSEUM OF NARRATIVE ART

4345 S. WOODLAWN AVE. ("Property" or "Site") is located in the South Park neighborhood in the City of Los Angeles. To the west, the recent completion of the Banc of California stadium has spurred mixed-use development along South Figueroa such as The Fig, a 4.4-acre mixed-use development which will include hotel, residential and student housing, as well as restaurant, retail and creative office. Landmark projects such as the Lucas Museum of Narrative Art and upgrades to the L.A. Coliseum in Exposition Park are anticipated to further solidify this part of Los Angeles as a social and cultural hub.



1.) TECH INCUBATOR

2.) USC

3.) THE FIG

4.) NEW MIXED-USE

5.) LAFC STADIUM

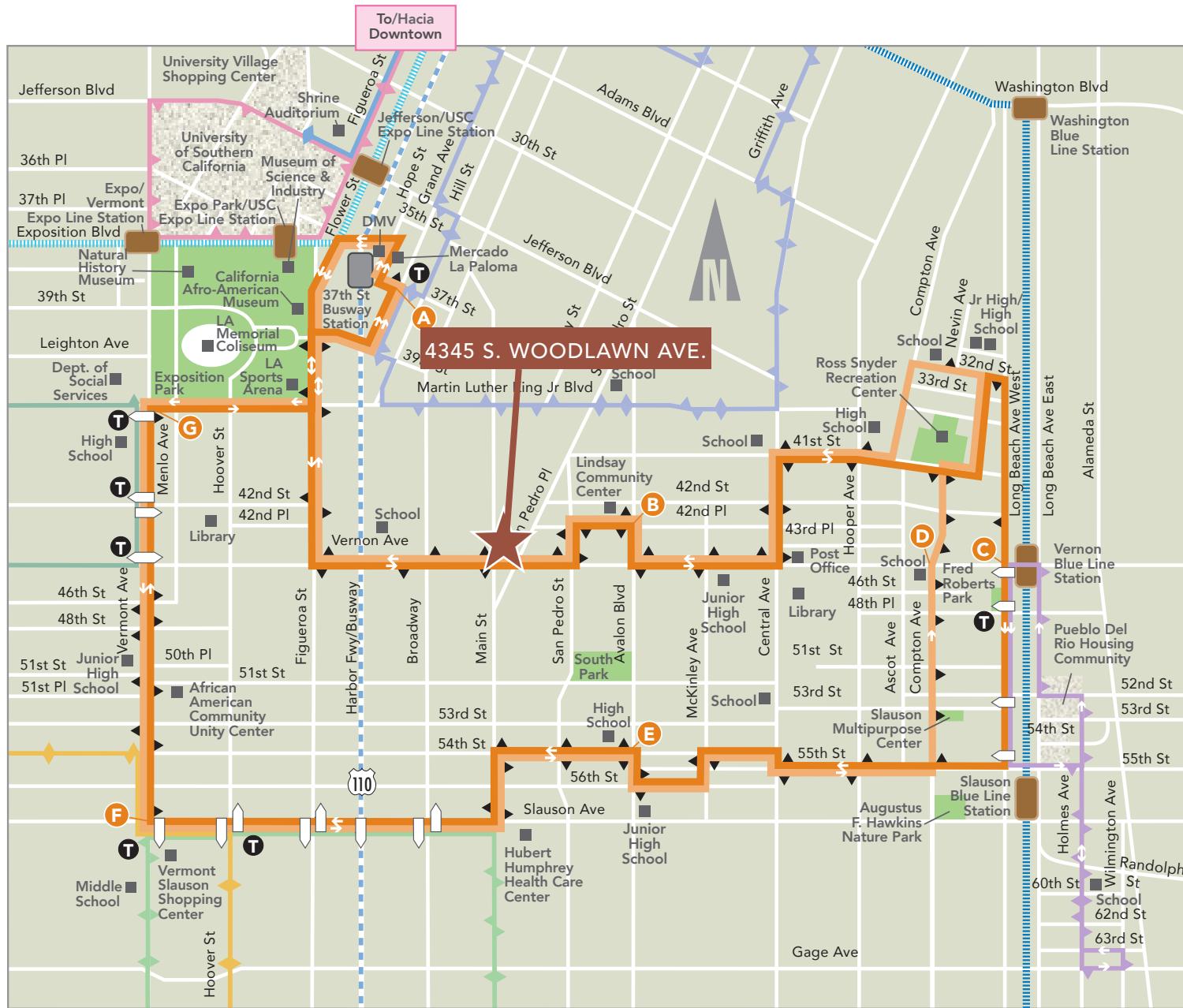
6.) LUCAS MUSEUM

7.) LA COLISEUM

8.) RISE APARTMENTS

9.) NEW TOWNHOMES

10.) SHRINE



NEIGHBORHOOD SPOTLIGHT

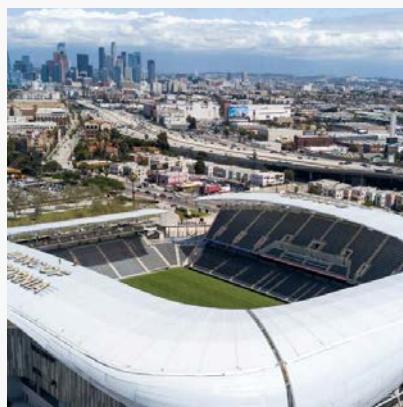


1.) LUCAS MUSEUM

Exposition Park, Los Angeles, CA 90037

[\(click image for link\)](#)

The non-profit museum will be a one-of-a-kind gathering place to experience collections, films and exhibitions dedicated to the power of visual storytelling and the evolution of art and moving images. The museum will present original work by world renowned and emerging artists, cutting-edge digital technologies, and daily film screenings in state-of-the-art theaters, as well as extraordinary educational opportunities for students of all ages. The facility will be designed by award-winning MAD Architects.



2.) BANC OF CALIFORNIA STADIUM

3939 S. Figueroa St., Los Angeles, CA 90037

[\(click image for link\)](#)

This Gensler-designed 22,000-seat stadium, which replaced the Los Angeles Memorial Sports Arena, is billed as Los Angeles' first open-air venue since Dodger Stadium was completed in 1962. The facility will feature several other spaces for entertainment and dining, including a food hall and an upper-level deck known as the Sunset Club.

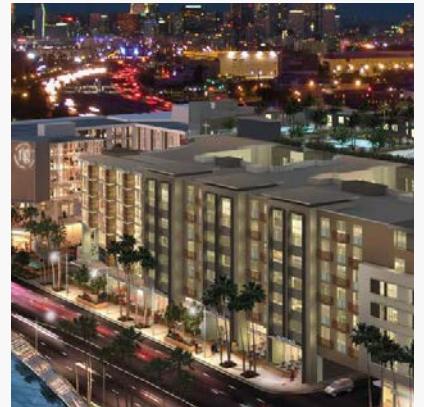


3.) L.A. CLEANTECH INCUBATOR

3685 S. Vermont Ave., Los Angeles, CA 90007

[\(click image for link\)](#)

This new mixed-use proposal across from USC's campus calls for a pair of mid-rise structures that will contain 52 units of market-rate housing, 45 units of workforce housing, 17 units of affordable housing, ground-floor retail, and square-footage to be occupied by the Los Angeles Cleantech Incubator (LACI). The project also includes an activated rooftop space, including a restaurant and a ±10,000-square-foot urban farm.



4.) THE FIG

3900 S. Figueroa Ave., Los Angeles, CA 90007

[\(click image for link\)](#)

The Fig, a smart-growth, environmentally sustainable project located on a 4.4-acre site at the 3900 block of Figueroa Avenue, is designed to help the community meet its existing and future needs. The Fig project is comprised of: Residential Housing, Hotel, Student Housing, as well as Retail, Restaurants and Creative Office.

CONTACT INFORMATION

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