

Marcus & Millichap

OFFERING MEMORANDUM
EXCLUSIVELY LISTED · CONFIDENTIAL

INFILL RESIDENTIAL DEVELOPMENT PARCEL · TOC TIER 3 · OPPORTUNITY ZONE
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

\$675,000

\$84.31 / Land SF

±8,006 SF Lot Area

Mossanen Commercial Real Estate

IMAN MOSSANEN

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DOUGLAS MCCAULEY · DAVID COVARRUBIAS

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

\$675K
\$84.31 / 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 been used as surface parking 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 **\$675,000**, or **\$84.31** per land square foot, 3050 Edgehill is a rare clean-slate residential site on a low generational basis in a transit-served, supply-constrained submarket.

OFFERING SUMMARY	
Offering Price	\$675,000
Price / Land SF	\$84.31
Price / Acre	±\$3.67M
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.

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.

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.

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.

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.

06

Efficient, Buildable Geometry

A regular ± 50 ft $\times$ ± 160 ft rectangle with street frontage on Edgehill Drive and alley access along the south boundary — a shape that supports rear-loaded parking and a straightforward small-lot or multifamily site plan.

41,600
RESIDENTS · 1 MILE

Roughly 41,600 residents and 14,700 households within one mile, and $\pm 32,000$ vehicles per day on nearby Jefferson Boulevard. A supply-constrained, Westside-adjacent submarket with durable rental demand for new infill housing.

The Site

3050 Edgehill Drive is an ±8,006-square-foot paved lot on the east side of Edgehill Drive, one parcel north of Jefferson Boulevard. The parcel fronts Edgehill Drive along 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 a public alley.

The lot has been used for decades as surface 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 highest and best use is as a standalone, transit-served residential development site under its own zoning and density-bonus pathways, with the existing paved lot available as an interim holding use through entitlement.

— 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 geotechnical review advised) · Urban Agriculture Incentive Zone eligible.

Boundaries & Measurement



Measured aerial — the subject parcel sits mid-block on the east side of Edgehill Drive. Approximately 160 ft × 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; a public alley bounds the parcel to the south.

— 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 ½ 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 south 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 MI / 3 MI

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.

Offering Terms

OFFERING PRICE

\$675,000

\$84.31 / Land SF · **±\$3.67M** /
Acre

— PRICING DETAIL

Offering Price	\$675,000
Price per Land SF (±8,006)	\$84.31
Price per Acre (0.18)	±\$3,673,000
Sale Structure	All Cash to Seller

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.

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.

Exclusively Listed By

Marcus & Millichap · Real Estate Investment Services / Mossanen Commercial Real Estate

Iman Mossanen

DIRECTOR, INVESTMENTS
CENTURY CITY OFFICE

D 310-909-5422 **C** 310-866-3844

iman.mossanen@

marcusmillichap.com

www.mossanencre.com

1900 Avenue of the Stars, Ste 2000

Los Angeles, CA 90067

License CA 01978006

Douglas McCauley

SENIOR MANAGING DIRECTOR,
INVESTMENTS
ONTARIO OFFICE

O 909-456-3493 **C** 626-695-6776

doug.mccauley@

marcusmillichap.com

3281 East Guasti Road, Ste 800

Ontario, CA 91761

License CA 01155706

David Covarrubias

MANAGING DIRECTOR,
INVESTMENTS
INLAND EMPIRE OFFICE

D 909-456-7035

david.covarrubias@

marcusmillichap.com

3281 East Guasti Road, Ste 800

Ontario, CA 91761

License CA 01941403

Broker of Record: Tony Solomon · License CA 01238010 · TonySolomonBOR@mmreis.com

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