

3906, 3908, 3912 W. Slauson Avenue, Los Angeles, CA 90043

(3 APNs: 4004-001-003, 4004-001-028, 4004-001-006)

THE SANDY DUNKLEY GROUP

RESIDENTIAL - INVESTMENT - COMMERCIAL

Sandy Dunkley

(310) 877-1887

SandyDunkley@gmail.com

Equity DRE : 01932488

For additional information, due diligence materials, or to schedule a tour.

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SANDY DUNKLEY

Equity Real Estate - Beverly Hills/Los Angeles

Branch Manager

Direct : (310) 877-1887

SandyDunkley@gmail.com

CA BRE License # : 01932488

8383 Wilshire Blvd, Suite 800

Beverly Hills, CA 90212

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The property is offered "as-is", and prospective buyers are strongly advised to conduct their own independent investigation and due diligence. This includes, but is not limited to, verifying all physical and financial aspects of the property through personal inspection and consultation with appropriate professionals such as, but not limited to, legal counsel, licensed appraisers, architects, contractors, engineers, and local governmental agencies.

Neither the Seller, Broker, nor any of their respective affiliates, agents, or representatives shall be held liable for any inaccuracies, errors, or omissions contained herein or for any decisions made in reliance upon the information provided in this Offering Memorandum.

Use of this Offering Memorandum constitutes acknowledgment and acceptance of the foregoing terms.

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The Offering

This offering provides a unique chance to acquire three adjacent, commercially zoned parcels in the sought-after Windsor Hills corridor of Los Angeles. Located along the bustling Slauson Avenue, the properties are strategically positioned near major attractions like SoFi Stadium, Hollywood Park, LAX, and the Crenshaw/LAX Metro Line, making it an ideal spot for immediate use and long-term investment.

The addresses include :

- **3906 W. Slauson Avenue, Los Angeles, CA 90043** - Approx. 3,294 SF building on 2,750 SF land
- **3908 W. Slauson Avenue, Los Angeles, CA 90043** - Approx. 800 SF building on 5,500 SF land
- **3912 W. Slauson Avenue, Los Angeles, CA 90043** - Approx. 1,500 SF building on 2,585 SF land

Together, these properties offer 5,594 square feet of interior space and about 10,835 square feet of land across three APNs. They feature excellent street frontage, visibility, and access, suitable for various commercial and mixed-use applications.

The zoning permits Commercial, Mixed-Use, Office, Retail, Educational, and Personal Services, offering flexibility for investors, developers, and owner-users. The parcel size and layout are ideal for redevelopment, adaptive reuse, or integration into a larger project.

Positioned in the heart of South Los Angeles, the property is surrounded by vibrant neighborhoods and amenities. To the west is Inglewood, featuring **SoFi Stadium**, **Kia Forum**, and **Hollywood Park Casino**. To the north, the Crenshaw District and Baldwin Hills offer cultural landmarks and shopping. View Park-Windsor Hills, an affluent residential area, lies to the east, while the south opens to Hyde Park with easy access to major roads like Florence Avenue and Century Boulevard, connecting to LAX and the 110 and 105 freeways.

With its central location, proximity to infrastructure, and versatile zoning, this acquisition is perfect for those looking for long-term appreciation and strategic value in one of Los Angeles' most promising submarkets.

PROPERTY SUMMARY - APN #1

Address	**3906 W. Slauson Avenue, Los Angeles, CA 90043**
Parcel APN	4004-001-003
Building Size	3,294 ft^2
Lot Size	2,750 ft^2
Property Type	Commercial/Office (mixed use)
Year Built	1949
Liviing Area	3,294 ft^2
Lot Size	2,750 ft^2
Zoning	LCC2

PROPERTY SUMMARY - APN # 2

Address	**3908 W. Slauson Avenue, Los Angeles, CA 90043**
Parcel APN	4004-001-028
Building Size	800 ft^2
Lot Size	5,500 ft^2
Property Type	Commercial/Office (mixed use)
Year Built	1950
Liviing Area	800 ft^2
Lot Size	5,500 ft^2
Zoning	LCC2YY

PROPERTY SUMMARY - APN # 3

Address	**3912 W. Slauson Avenue, Los Angeles, CA 90043**
Parcel APN	4004-001-006
Building Size	1,500 ft^2
Lot Size	2,585 ft^2
Property Type	Commercial/Office (mixed use)
Year Built	1950
Liviing Area	1,500 ft^2
Lot Size	2,585 ft^2
Zoning	LAC2

Location Map



Property Highlights/Property Details

Three Contiguous Parcels - with flexible zoning (LCC2, LCC2YY, LAC2) allow for commercial, residential, educational, and mixed-use development.

Adjacent to Major Redevelopment Zones including SoFi Stadium, Hollywood Park Studios and Intuit Dome.

Total Building Size - Approximately 5,594 ft^2 across all three properties.

Public Transit Accessible - near Metro K Line (Crenshaw/LAX) and major bus routes.

Total Lot Size : Over 10,800 ft^2 with shared and dedicated parking options.

Strong Demographics - Located in a high-density urban community with strong median income and purchasing power.

High Visibility Location - on W. Slauson Ave with strong street frontage and signage opportunity.

Adjacent to Major Redevelopment Zones Suitable for owner-users, investors, developers, or educational institutions.

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More Information

CITY NOTES

COMING SOON

Hollywood Park Studios (HPS) COMING SOON! is set to become a significant addition to Inglewood's Entertainment landscape.

- **Intuit Dome -** Home of the LA Clippers!
- **Cinepolis Movie Theatre**
- **Hollywood Park/Hollywood Park Casino**
- **Cosm**
- **SoFi Stadium -** Home of the LA Chargers & Rams!
- **The Kia Forum**
- **YouTube Theatre**







More Information

ENTERTAINMENT CAPITAL OF THE AREA

- **SoFi Stadium -** Ranked #1 Billboard.com 2023 Top Stadium Rankings.
- **Cosm -** was honored with this award by the Sports Business Journal, acknowledging it's innovative approach to sports and entertainment viewing.
- **Hollywood Park Studios (HPS) -** Time Magazine named Intuit Dome 2025 world greatest places.
- **Kia Forum -** Ranked # 3 Billboard.com 2023 Top Venues - 15,000+ Capacity).
- **YouTube Theatre -** Ranked # 8 Billboard.com 2023 Top Venues [5K-10K Capacity].
- **1 Million ft^2 of Retail and Restaurants next to SoFi in 2025.**
- **FIFA World Cup 2026.** WORLD CUP
- **Olympics and Paralympics 2028.**

FIFA

Nearby/Walkability

- **Shopping & Dining -** MA Variety of local shops, grocery stores, restaurants, and cafés are accessible, providing daily necessities and dining options.

Westfield Culver City Shopping Center



Somerville Restaurant



- **Public Transit -** Proximity to bus routes and the Metro K Line (Crenshaw/LAX) enhances connectivity to other parts of Los Angeles.

Major Cross Streets



La Brea & La Cienega



Close to 90 FWY

K-Line (Los Angeles)



- **Parks -** Monteith Park, Ladera Park, and North Park offer green spaces for recreation and relaxation, offers scenic views, walking trails, and picnic areas.

Property Photos











Property Photos











Property Photos











Property Photos











Property Photos











Floor Plans : 3906 W. Slauson Ave

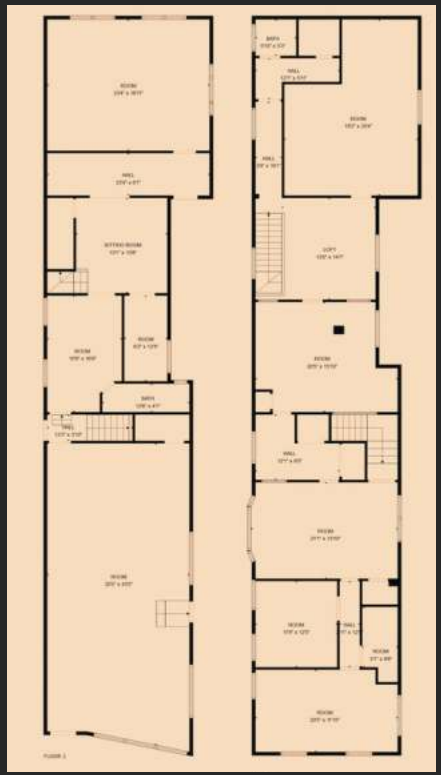
FLOOR # 1



FLOOR # 2



Combined



Floor Plans : 3906, 3908 & 3912 W. Slauson Ave

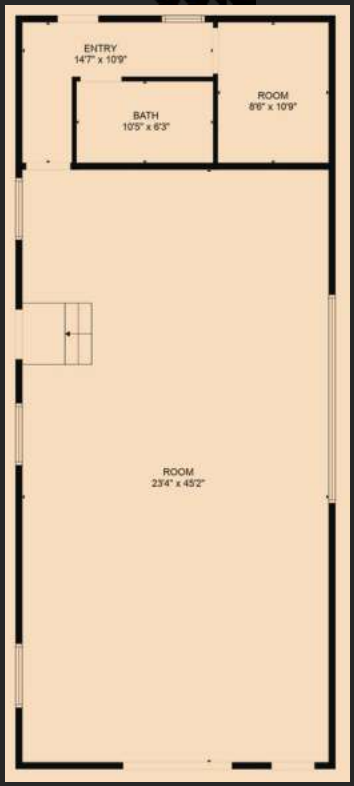
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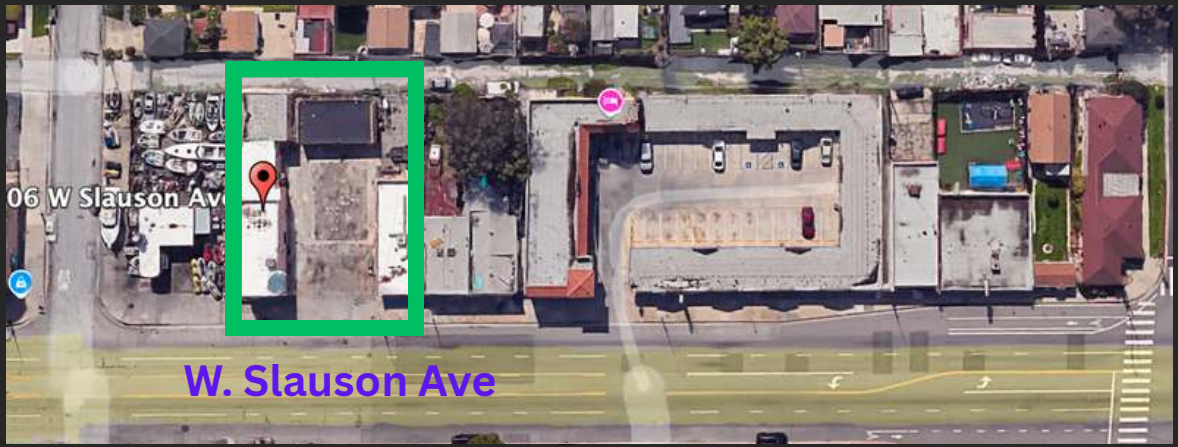
3908



3912



Ariel View

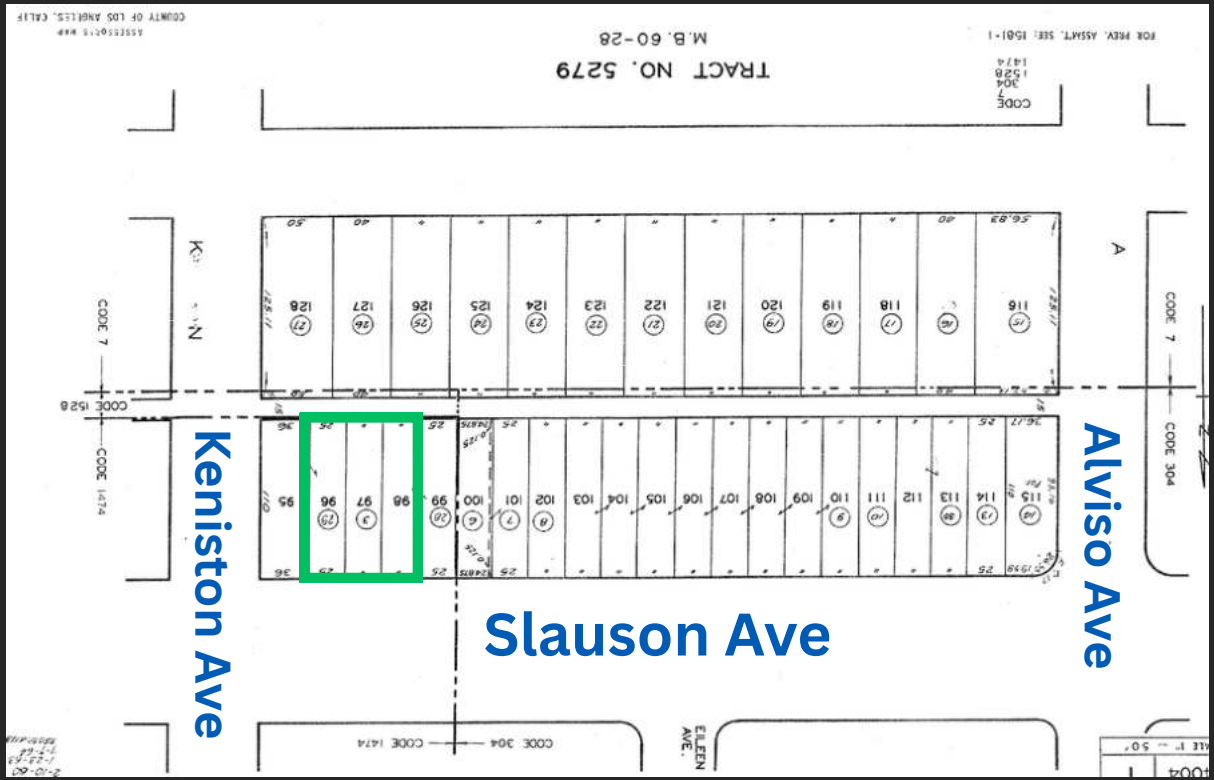








Plat Map


Keniston Ave
Slauson Ave
Alviso Ave
TRACT NO. 5279
M.B. 60-28
CODE 7
CODE 304
CODE 1474
CODE 1528

SUBJECT PROPERTIES



3906 W. Slauson Avenue, Los Angeles, CA 90043 **"Subject Property"**

County/General Use : *Commercial/Office/Residential/Mixed Use*

Year Built : 1949 3,294 ft^2 **Lot Size** : 2,750 ft^2 **Zone** : LCC2



3908 W. Slauson Avenue, Los Angeles, CA 90043 **"Subject Property"**

County/General Use : *Private School/Parochial School*

Year Built : 1950 800 ft^2 **Lot Size** : 5,500 ft^2 **Zone** : LCC2YY



3912 W. Slauson Avenue, Los Angeles, CA 90043 **"Subject Property"**

County/General Use : *Stores*

Year Built : 1950 1,500 ft^2 **Lot Size** : 2,585ft^2 **Zone** : LCC2YY

TOTAL BUILDING AREA : 5,594 ft^2 TOTAL LOT SIZE : 10,835 ft^2

Sales Comparables



8420 Crenshaw Blvd, Inglewood, CA 90301
County/General Use : *Private School/Parochial School*
Year Built : 1946 7,287 ft^2 **Lot Size** : 22,115 ft^2 **Zone** : INCZ-R2
Sale Date 09/23/2022 **Sale Amount** : **$3,000,000 / $412/ft^2**



1814 W. 85th Street, Los Angeles, CA 90047
County/General Use : *Private School/Parochial School*
Year Built : 1948 11,226 ft^2 **Lot Size** : 20,115 ft^2 **Zone** : LAC2
Sale Date : 3/23/2025 **Sale Amount** : **$6,250,000 / $557/ft^2**



6200 Western Ave, Los Angeles, CA 90047
County/General Use : *Retail Stores*
Year Built : 1957 6,480 ft^2 **Lot Size** : 6,833 ft^2 **Zone** : LACM
Sale Date : 2/20/2024 **Sale Amount** : **$9,100,000 / $1,404/ft^2**



2918 W. Florence Ave, Los Angeles, CA 90043
County/General Use : *Retail Stores*
Year Built : 1947 1,080 ft^2 **Lot Size** : 5,707 ft^2 **Zone** : LAC2
Sale Date : 2/19/2024 **Sale Amount** : **$650,000 / $602/ft^2**

Sales Comparables



3620 W. Slauson Ave, Los Angeles, CA 90043

County/General Use : Retail Stores

Year Built : 1924 1,140 ft^2 **Lot Size** : 5,504 ft^2 **Zone** : LAC2

Sale Date : 3/06/2025 **Sale Amount** : **$450,000 / $395/$ft^2$**



6212 S. West Blvd, Los Angeles, CA 90043

County/General Use : *Store/Office/Residential*

Year Built : 1940 1,626 ft^2 **Lot Size** : 10,515 ft^2 **Zone** : LAR2

Sale Date : 11/05/2024 **Sale Amount** : **$2,015,000 / 1,239/$ft^2$**



2138 W. Florence Ave, Los Angeles, CA 90047

County/General Use : *Store/Office/Residential*

Year Built : 1924 2,316 ft^2 **Lot Size** : 5,103 ft^2 **Zone** : LAC2

Sale Date : 2/28/2025 **Sale Amount** : **$800,000 / $345/$ft^2$**



1551 W. Florence Ave, Los Angeles, CA 90047

County/General Use : *Store/Office (mixed use)*

Year Built : 1938 1,043 ft^2 **Lot Size** : 3,212 ft^2 **Zone** : LAC2

Sale Date : 3/25/2025 **Sale Amount** : **$610,000 / $585/$ft^2$**

Sales Comparables



4827 Crenshaw Blvd, Los Angeles, CA 90043

County/General Use : *Private School/Parochial School*

Year Built : 1934 2,590 ft^2 **Lot Size** : 7,800 ft^2 **Zone** : LAC2

Sale Date : 10/5/2025 **Sale Amount** : **$1,250,000 / $482/ft^2**



4330 W. Slauson Ave, Los Angeles, CA 90043

County/General Use : *Private School/Parochial School*

Year Built : 2005 2,135 ft^2 **Lot Size** : 20,843 ft^2 **Zone** : LAC1.5

Sale Date 5/25/2022 **Sale Amount** : **$3,250,000 / $1,522/ft^2**



7301 S. Western Ave, Los Angeles, CA 90047

County/General Use : *Professional Bldg (legal, insurance, real estate, business, etc.)*

Year Built : N/A. 5,712 ft^2 **Lot Size** : 14,411 ft^2 **Zone** : LAC2

Sale Date 7/05/2024 **Sale Amount** : **$2,300,000 / $402/ft^2**

Demographics

Metric	1 Mile	3 Miles	5 Miles
Population	~30.000	~250,000	~700,000
Average Household Income	$65,000	$75,000	$82,000
Medium Age (yrs)	37	36	35
Households	~10,500	~90,000	~230,000
Owner-Occupied Households	45%	42%	40%
Renter-Occupied Households	55%	58%	60%

HOLLYWOOD PARK

Hollywood Park spans approximately 300 acres and is central to the Westside, South Bay and greater Los Angeles communities. Modern architecture, dramatic open space, and state-of-the-art technology differentiate the physical place. One end of the project is anchored by a 500,000 s.f. retail and entertainment district that offers local and global fashions and flavors to deliver shopping, dining, recreation, entertainment and nightlife unlike any place else. This retail district is complimented by luxury apartments and best-in- class office campuses that offer great design and cutting-edge technology while prioritizing opportunities for social interaction.



SO-FI STADIUM

The **new home for the Los Angeles Chargers & Rams** is currently the largest stadium in the NFL. Costing upwards of $5 billion, the 3 million square foot stadium is able to seat 70,240. The stadium will be home to the 2022 Super Bowl and the summer Olympics and Paralympics in 2028.



INTUIT DOME

The Intuit Dome is a state-of-the-art indoor arena located at 3930 West Century Boulevard, Inglewood, California.Serving as the **new home for the Los Angeles Clippers**. Seating Capacity: Approximately 18,300 seats, designed to offer an intimate and intense fan experience.





COSM

The **Cosm Los Angeles** venue, located in Inglewood's Hollywood Park, has a seating capacity that varies between **1,500 and 2,600 guests**, depending on the specific event and seating configuration. The venue spans **65,000 ft²** and features a three-story structure centered around an **87-foot diameter**, **8K+ LED dome**. This design offers an immersive Shared Reality" experience, allowing guests to engage with live sports, concerts, and other events communal setting.



KIA FORUM

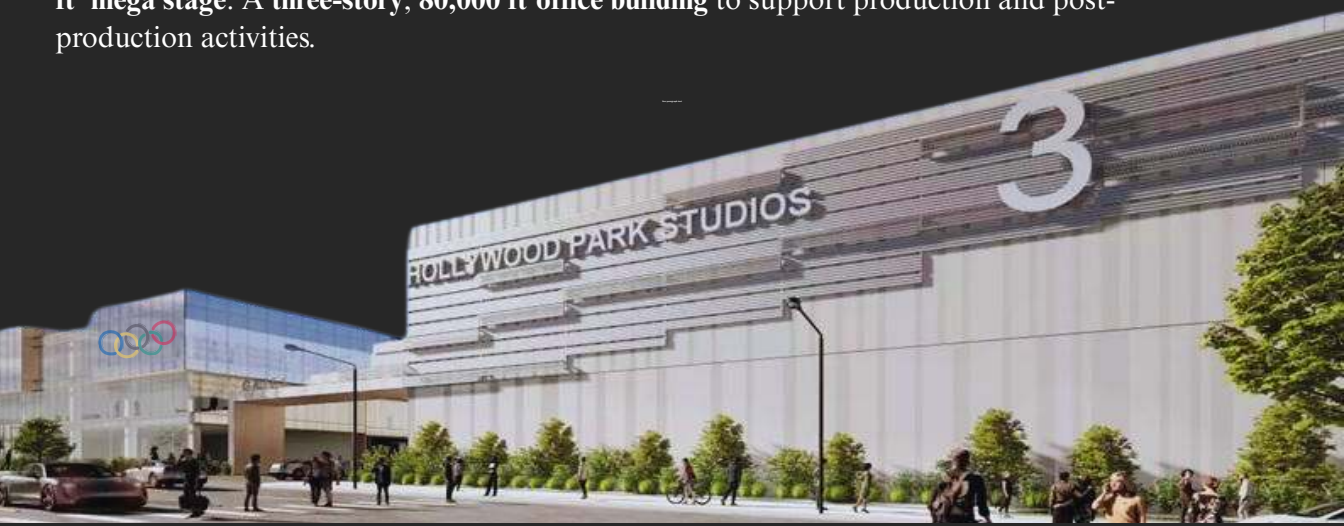
Is a renowned indoor arena located at **3900 W. Manchester Blvd., Inglewood, California.** Originally opened in 1967, it has a rich history as the former home of the NBA's Los Angeles Lakers and the NHL's Los Angeles Kings. Today, it stands as a premier venue dedicated exclusively to music and entertainment. **Seating Capacity**: Up to **18,000.**



HOLLYWOOD PARK STUDIOS

The studios expected to be operational by the **2028 Olympic and Paralympic Games**. During the Games, HPS will serve as the **International Broadcast Center (IBC)**, hosting global media outlets responsible for covering the events.

***Five sound stages**, each measuring **18,000 ft²**, with **two stages capable of combining into a 36,000 ft² mega stage**. A **three-story**, **80,000 ft²office building** to support production and post-production activities.



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