

1704 W. MANCHESTER AVE

LOS ANGELES, CA 90047



+35,732 SF Corner Parcel Zoned
C2-2D-CPIO | TOC Tier 3



+178 Units | Density
Bonus/CHIP: 267-300 Units +



South LA Location Minutes from LAX
SoFi Stadium & Downtown

Harvard Blvd

Manchester Ave

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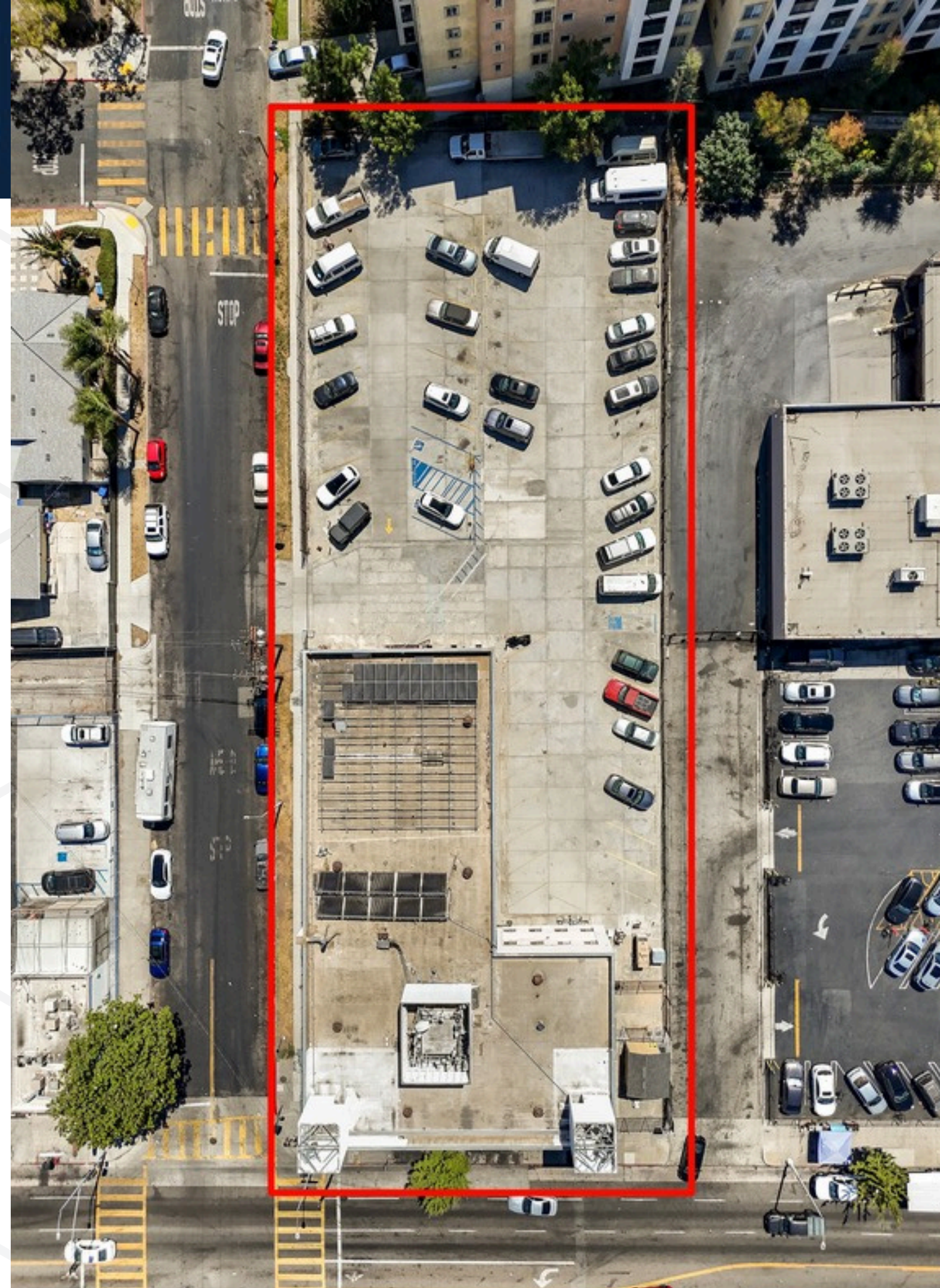
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1704 W Manchester Ave, Los Angeles, CA 900047

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EXECUTIVE SUMMARY

Lyon Stahl Investment Real Estate is proud to present the exclusive offering of 1704 W. Manchester Avenue, a ±19,936 square foot, two-story medical office building located on a prominent ±35,732 square foot corner parcel in South Los Angeles. Positioned at the signalized intersection of Manchester Avenue and Harvard Boulevard, the property commands exposure to more than 76,800 vehicles per day and enjoys exceptional visibility along a major east-west commercial corridor.

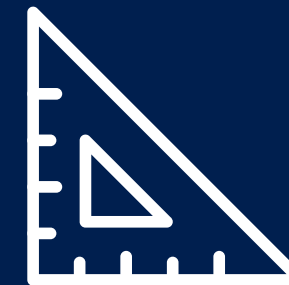
Currently configured for medical office use with multiple exam rooms, waiting areas, and generous on-site parking, the property serves as a stable income-producing investment while simultaneously representing a rare covered-land play. The site is directly shadow-anchored by a national grocery tenant, Ralphs, a subsidiary of Kroger, ensuring strong daily consumer traffic and long-term demand drivers. Surrounded by significant public and private investment—including the Evermont mixed-use development one block east and the multi-billion-dollar Hollywood Park/SoFi Stadium and Intuit Dome entertainment districts to the west—the location sits at the heart of a corridor undergoing rapid transformation.

Zoned C2-2D-CPIO (South Los Angeles CPIO) and within the Vermont/Manchester Redevelopment Plan area, the property provides buyers with multiple pathways to value creation. As-is, it can continue to operate as a flagship medical facility or be repositioned for professional, education, or community-serving uses. Longer term, the zoning supports multifamily and mixed-use redevelopment under today's favorable entitlement environment. By-right density allows for approximately 178 units, expandable to ±267 units or more under the State Density Bonus Law, with further incentives available through the Citywide Housing Incentive Program (CHIP) or the Affordable Housing Incentive Program (AHIP). 100% affordable projects can qualify for ED1 ministerial approvals, streamlining entitlements and exempting projects from Site Plan Review. Together, these pathways create a compelling foundation for either market-rate or affordable housing development.

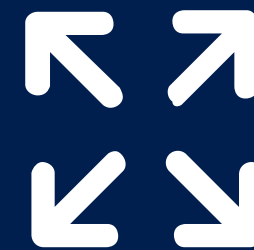
This combination of strong in-place income, redevelopment certainty, and a prime South Los Angeles location makes 1704 W. Manchester Avenue a unique opportunity for owner-users, value-add investors, and institutional developers alike.



PROPERTY TYPE
MEDICAL OFFICE



GROSS BUILDING AREA
19,935 SF



LOT SIZE
0.83 AC | 35,731 SF



ANNUAL GROSS ICOME
\$659,656.68

PROPERTY SUMMARY

LIST PRICE

GBA

LOT SIZE

PROPERTY TYPE

PARKING

YEAR BUILT

ZONING

TOC

APN

BEST OFFER

19,936 SF

0.83 AC | 35,732 SF

MEDICAL / LAND

70 SPACES | 3.5/1,000 SF

1958

C2-2D-CPIO (South LA CPIO)

TIER 3

6037-014-023

PROPERTY HIGHLIGHTS

- >> Rare covered-land investment opportunity with stable short-term income and significant redevelopment potential
- >> Current leases are all short term, giving buyers maximum flexibility to reposition or pursue multifamily/mixed-use redevelopment under favorable C2-2D-CPIO Tier 3 zoning.
- >> Strategically positioned on SWC at signalized intersection of Manchester Blvd & Harvard Blvd - 76,810 VPD
- >> Shadow anchored by national brand tenant Ralphs which is the largest subsidiary of Cincinnati-based Kroger
- >> Located within close proximity to 110 Fwy, 105 Fwy, 405 Fwy, LAX, Downtown, SOFI Stadium, Intuit Dome

REDEVELOPMENT POTENTIAL

704 W. Manchester Avenue offers one of the most compelling redevelopment opportunities in South Los Angeles. Situated on a prominent ±0.83-acre corner parcel, the property is zoned C2-2D-CPIO (South Los Angeles Community Plan Implementation Overlay) and lies within TOC Tier 3, unlocking both market-rate and affordable housing potential under today's pro-housing policies. This framework allows buyers to preserve short-term income while preparing for a large-scale mixed-use or multifamily redevelopment strategy.

By-right zoning supports approximately 178 residential units (based on one dwelling unit per 200 square feet of lot area). With the application of the State Density Bonus Law, capacity increases to ±267 units, accompanied by concessions and waivers for height, FAR, and open space. The City's recently adopted Citywide Housing Incentive Program (CHIP) goes further, layering the Mixed-Income Incentive Program (MIIP) for market-rate projects and the Affordable Housing Incentive Program (AHIP) for 100% affordable developments, with the potential to exceed a 120% density bonus and achieve significant FAR relief.

For developers pursuing 100% affordable housing, ED1 provides a ministerial entitlement pathway, exempting projects from Site Plan Review and drastically shortening processing timelines. These local incentives align with statewide programs including SB 35/SB 423, which mandate streamlined approvals for qualifying projects, and AB 2011, which grants by-right multifamily development along commercial corridors. Finally, AB 2097 may eliminate minimum parking requirements if the site is confirmed to be within one-half mile of a qualifying Major Transit Stop, further improving development feasibility.

Together, these policies form a favorable and de-risked entitlement environment that allows for multiple redevelopment strategies. Investors can envision a mixed-income podium project with ground-floor retail activation along Manchester Avenue, or a 100% affordable community that maximizes yield while leveraging the most expedited approvals available in Los Angeles. The property's short-term leases provide immediate income while preserving optionality, ensuring buyers can execute on timing that matches their investment horizon.



By-Right Density
±178 Units

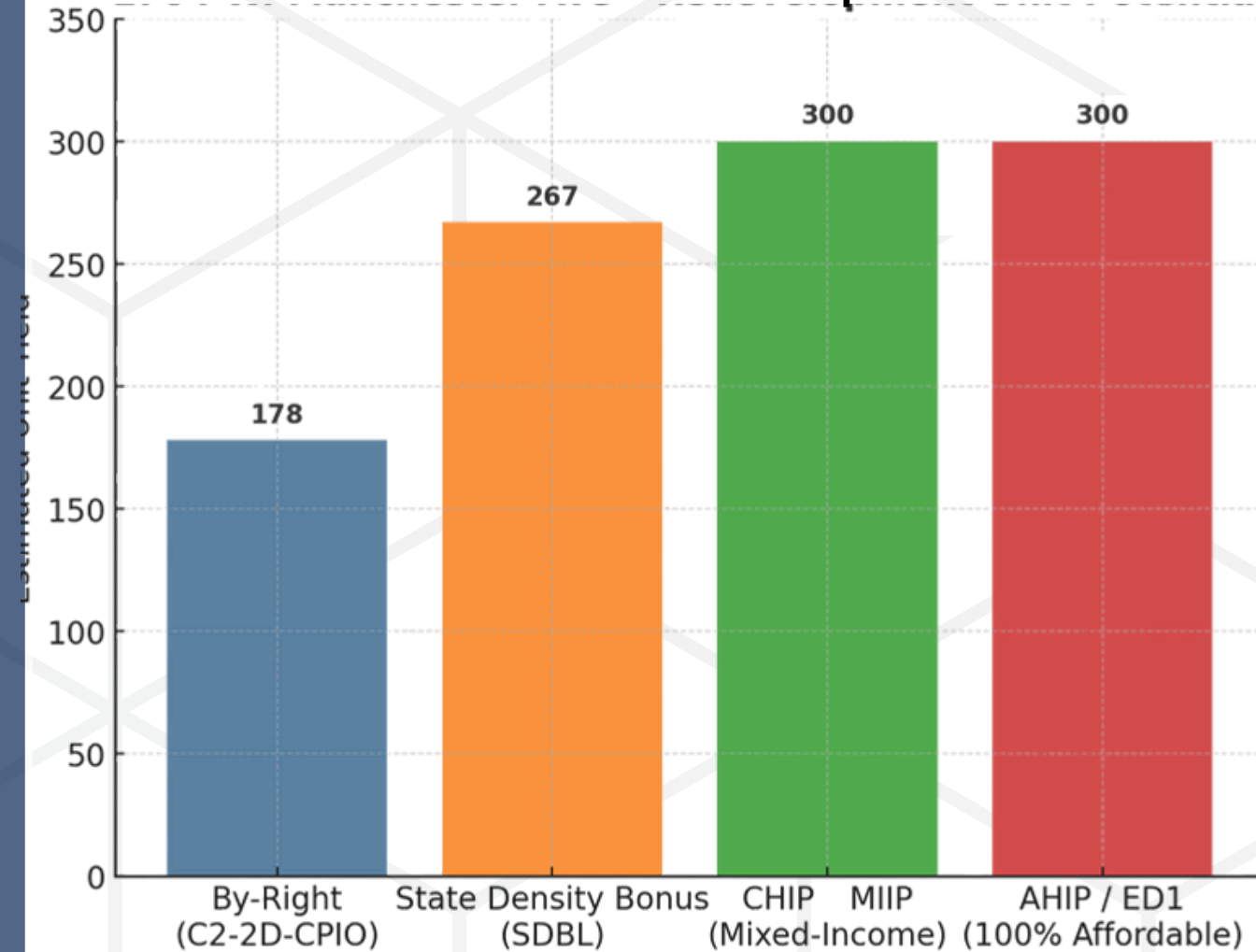


State Density Bonus
±267 Units
50% bonus + waivers



CHIP / AHIP Incentives
300+ Units Potential
adopted Feb 2025

1704 W. Manchester Ave - Redevelopment Unit Potential



REDEVELOPMENT OVERVIEW

- >> **By-Right Zoning:** Supports ±178 multifamily units under C2-2D-CPIO (1 du/200 SF).
- >> **State Density Bonus (SDBL):** Expands potential to ±267 units with waivers for height, FAR, and open space.
- >> **Citywide Housing Incentive Program (CHIP / MIIP & AHIP):** New 2025 incentives allow 300+ units with density and FAR relief.
- >> **ED1 (100% Affordable):** Streamlined, ministerial approval exempt from Site Plan Review; fastest track for affordable developers.
- >> **Additional State Programs (SB 35 / SB 423 / AB 2011 / AB 2097):** Provide ministerial approvals, CEQA relief, and potential elimination of parking requirements.

Financial Performance Analysis

Operating Expenses

Property Taxes @ 1.25%	\$125,000
Management	\$6,000
Insurance	\$3,804
Utilities	\$32,532
Repairs & Maintenance	\$30,300
Total Operating Expenses	\$197,636





Operating Data

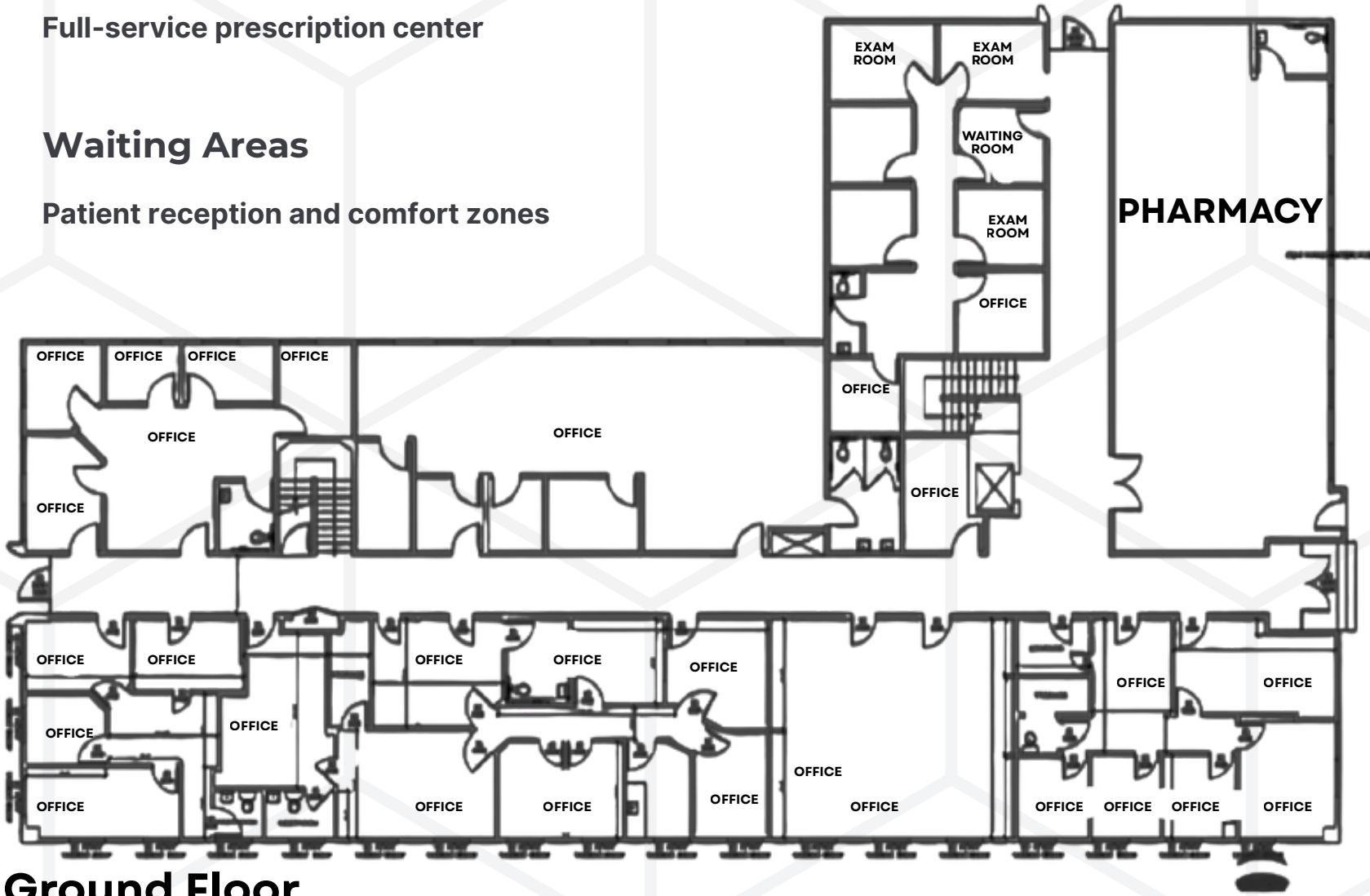
Scheduled Lease Income	\$659,656.68
Effective Gross Income	\$659,656.68
Less: Operating Expenses	(\$205,301)
Net Operating Income	\$454,355.68

The property demonstrates strong operational performance with a healthy 68.9% NOI margin, reflecting efficient expense management and stable tenant base. The current medical office configuration generates substantial cash flow while preserving maximum flexibility for future repositioning strategies. Operating expense ratios are well-controlled, with property taxes representing the largest component at 1.25% of assessed value, consistent with Los Angeles County standards.

The 100% occupancy rate and effective gross income achievement indicate strong tenant satisfaction and market positioning within the South Los Angeles medical corridor. Utility expenses reflect the property's medical office configuration with specialized HVAC and electrical requirements, while repairs and maintenance costs demonstrate proactive property management and tenant retention strategies.

Floor Plan Configuration

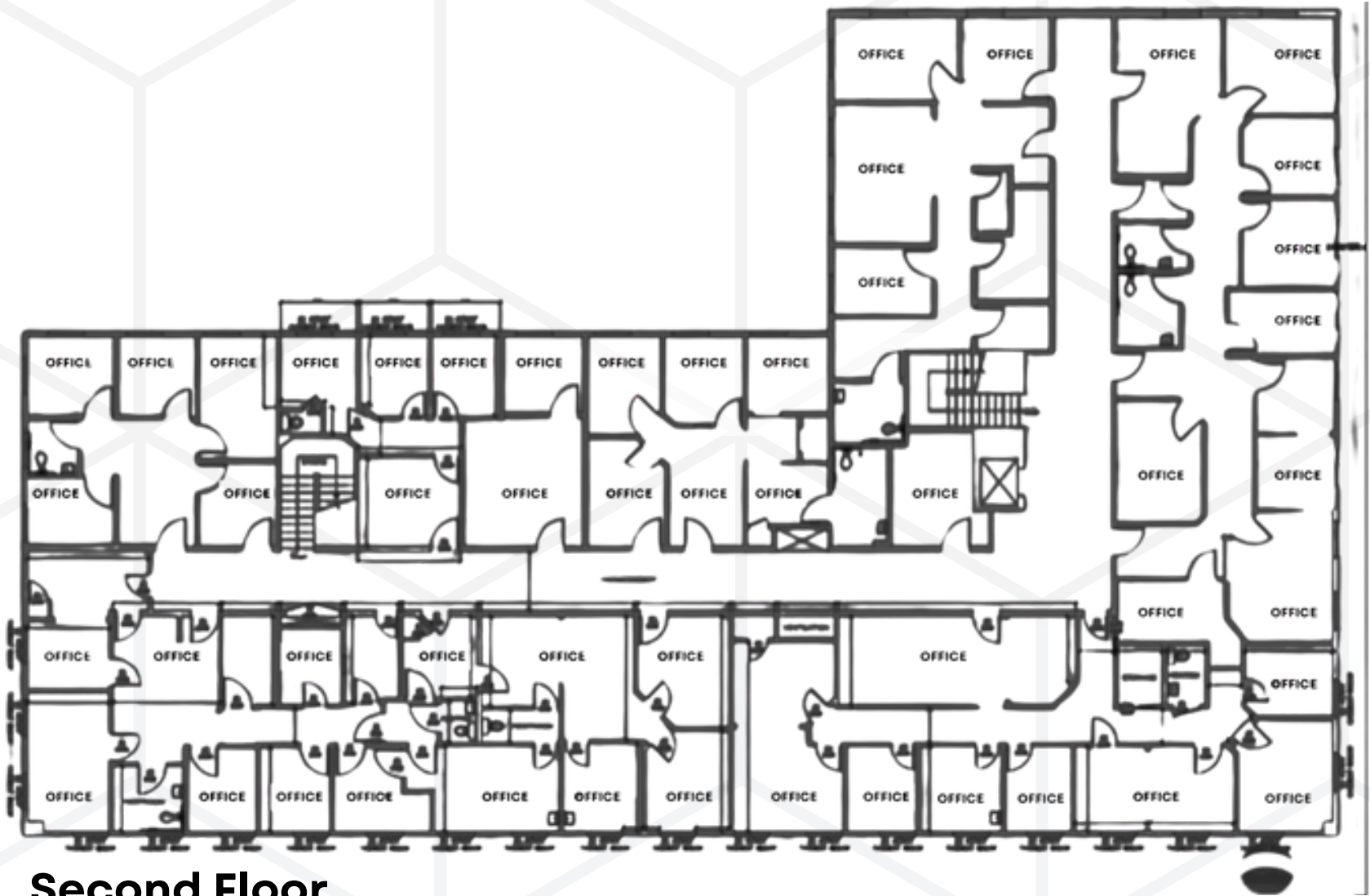
-  **Office Clusters**
Administrative and consultation spaces
-  **Exam Rooms**
Multiple patient care areas
-  **Pharmacy**
Full-service prescription center
-  **Waiting Areas**
Patient reception and comfort zones



Ground Floor

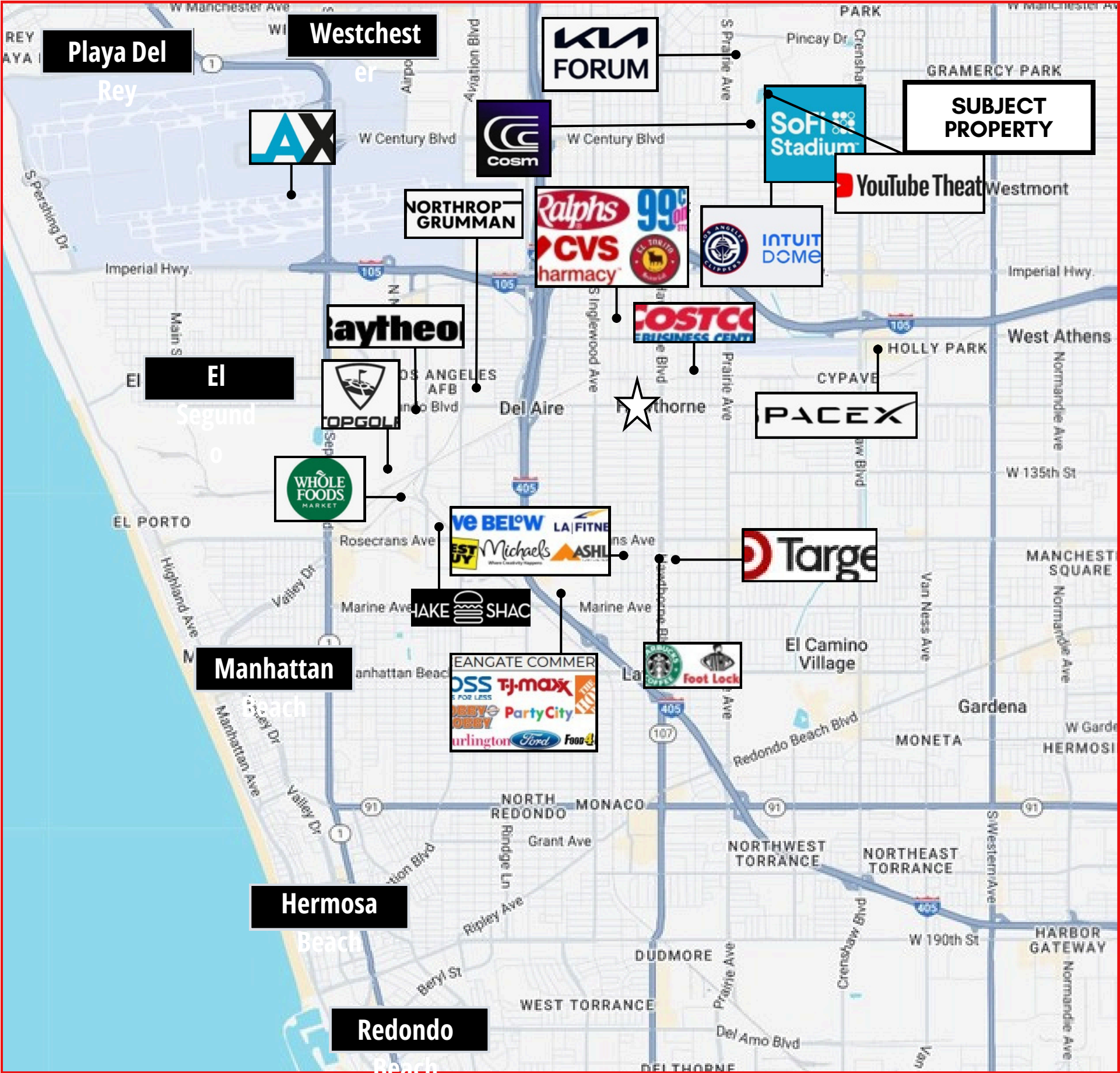
Ground Floor Features: The main level houses primary patient care facilities including multiple exam rooms, consultation offices, waiting areas, and a fully equipped pharmacy. The layout maximizes patient flow efficiency while ensuring privacy and HIPAA compliance throughout all clinical areas.

Second Floor Configuration: Upper level spaces accommodate administrative offices, additional consultation rooms, and specialized medical support functions. The configuration allows for easy conversion to alternative professional uses while maintaining the infrastructure benefits of medical-grade electrical, plumbing, and HVAC systems.



Second Floor

Area Overview



Strategic Location

Positioned at the highly visible, signalized intersection of Manchester Avenue and Harvard Boulevard with direct exposure to **76,800+ vehicles daily**. This prime corner location offers maximum visibility and accessibility in the heart of South Los Angeles' redevelopment corridor.



Regional Connectivity

Minutes from major anchors including **LAX Airport**, Downtown Los Angeles, Port of Los Angeles, and Inglewood's entertainment district. Immediate access to I-110, I-105, and I-405 freeways provides unparalleled regional connectivity for residents, employees, and customers.



Catalytic Investment Zone

Shadow-anchored by full service Ralphs Grocery store and surrounded by transformative developments including the \$5 billion Hollywood park project, SoFi stadium, and the newly completed Intuit Dome creating unprecedented demand drivers

Strategic Visibility & Access: With over 76,800 vehicles daily at the Manchester-Harvard intersection, the property offers exceptional visibility for retail and mixed-use opportunities. This corridor connects Inglewood's entertainment district to Downtown Los Angeles.

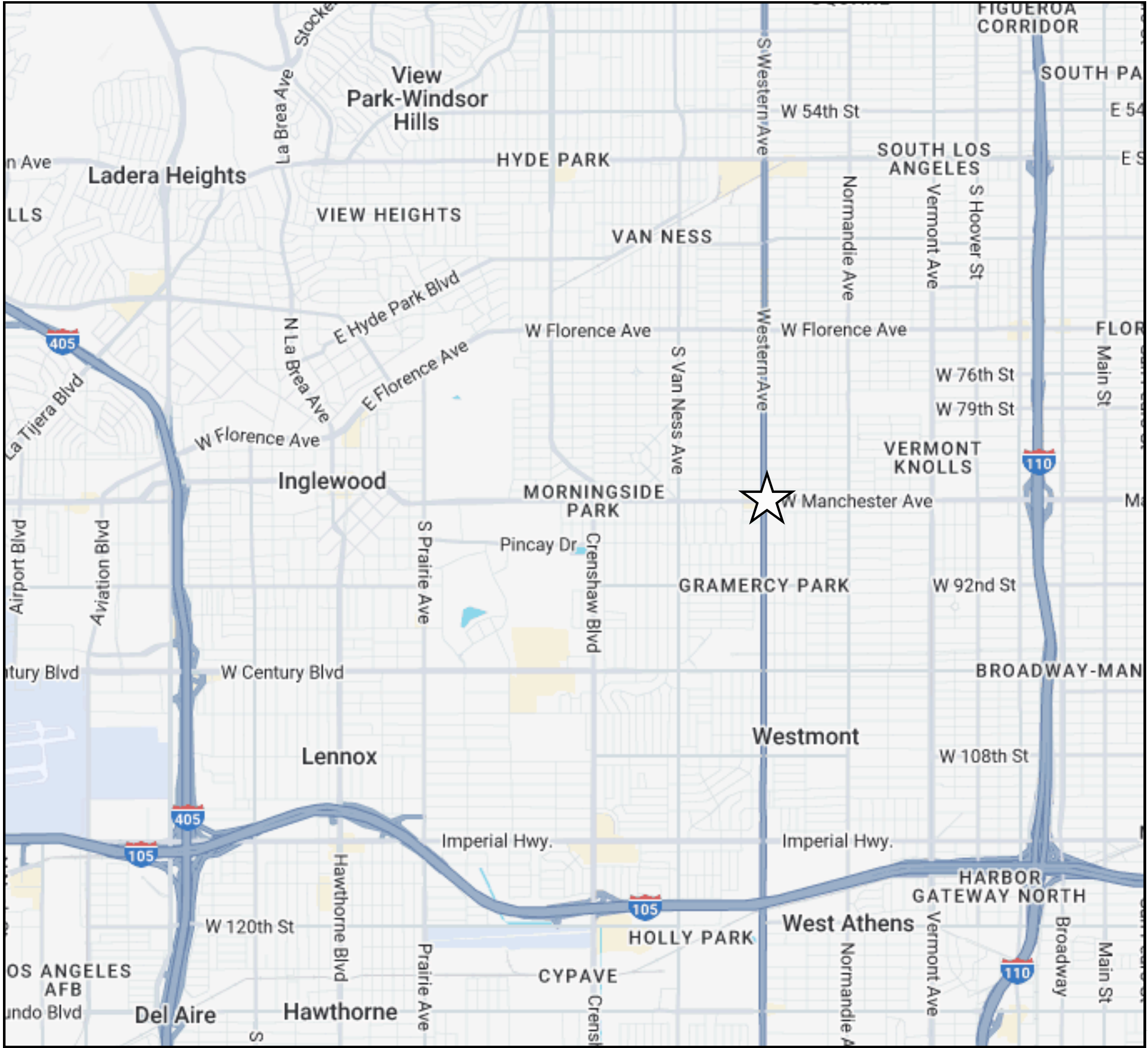
Major Anchors & Catalysts: Proximity to key economic drivers includes LAX (15 min), Downtown LA (20 min), Port of LA (25 min), SoFi Stadium, and the new Intuit Dome. This provides access to major employment, transport, and entertainment centers.

Retail & Community Infrastructure: The Ralphs shadow anchor provides immediate retail convenience and foot traffic. The Evermont development adds residential density and commercial activity, creating a walkable, mixed-use environment supporting higher-density redevelopment.

Healthcare & Education Hub: Proximity to MLK Community Hospital and Charles Drew University establishes the area as a significant healthcare and medical education center, supporting demand for medical office, residential, and ancillary services.

Transportation Excellence: Multi-modal connectivity via the 110, 105, and 405 freeways, Metro K Line, planned People Mover to LAX, and the Vermont BRT project ensures exceptional accessibility for residents, employees, and visitors.

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Looking West

Prime Commercial Corridor: Located on Manchester Avenue, a major arterial in South Los Angeles, with a west-facing perspective highlighting its regional significance.

Connectivity: Directly links to the growing Inglewood submarket and Los Angeles International Airport (LAX), one of the world's busiest airports.

Local Demand: Surrounded by dense residential neighborhoods, established retail, and community-serving uses, ensuring a strong consumer base and consistent demand for services.

Regional Access: Close to SoFi Stadium and the Hollywood Park mixed-use district, reinforcing Manchester Avenue's role as a key connector to local and regional destinations.



Looking East

Evermont Project: One block east at Vermont and Manchester, delivering new housing, retail, education facilities, and community spaces.

Healthcare & Education Hub: Features MLK Community Hospital and Charles R. Drew University of Medicine and Science, serving as vital regional anchors.

Dense Population: Characterized by diverse, densely populated neighborhoods with strong demand for quality housing and services.

Transit Connectivity: Close to the planned Vermont Avenue Bus Rapid Transit (BRT) line, enhancing accessibility and supporting transit-oriented development.



Looking Southwest

Proximity to Inglewood's Core: Close to SoFi Stadium and Hollywood Park mixed-use campus, a major U.S. redevelopment hub, visible just miles away.

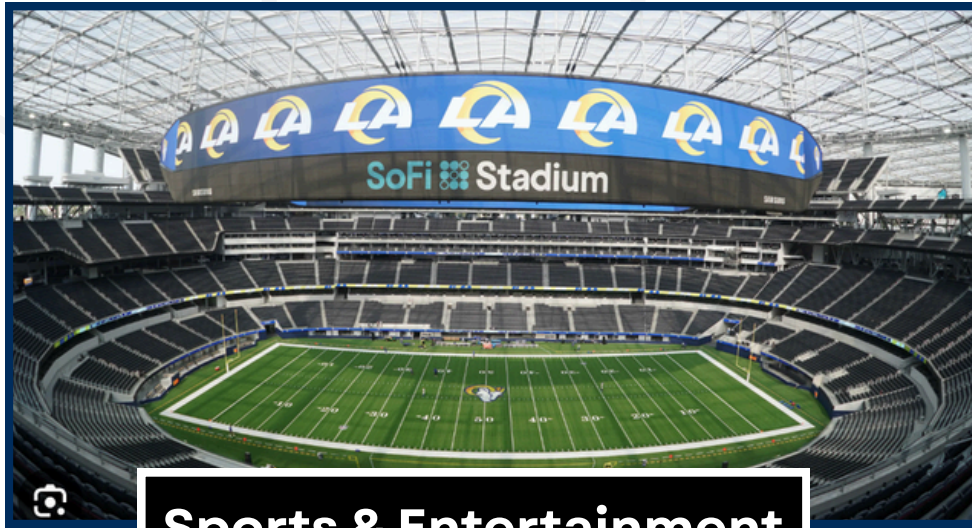
Entertainment Hub: Complemented by the Intuit Dome arena, attracting millions of visitors yearly and driving demand for housing and services.

Dense Consumer Base: Surrounded by dense residential neighborhoods, reinforcing Manchester Avenue as a strong consumer hub.

Strategic Positioning: Sits at the crossroads of regional demand generators, including SoFi Stadium, Hollywood Park, Downtown Los Angeles, and LAX, ideal for stabilized income and long-term redevelopment.

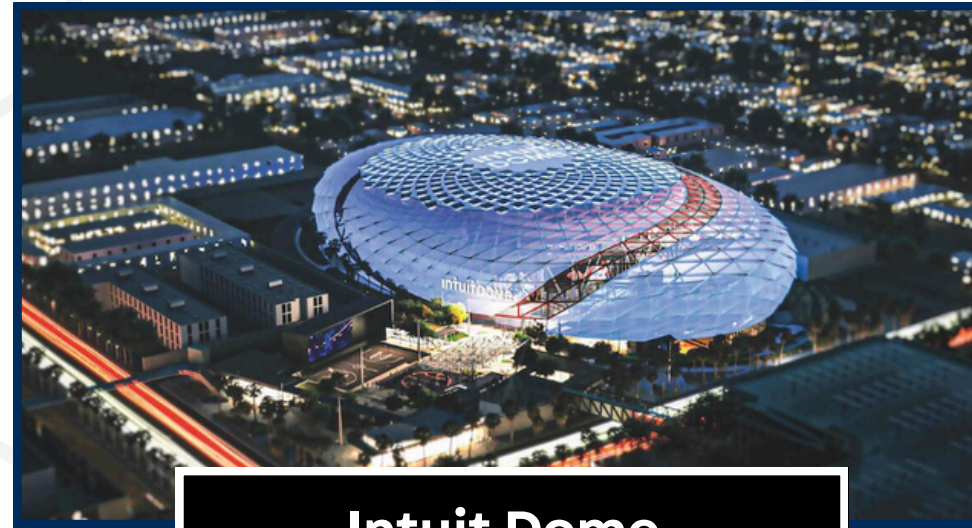


Area Overview



Sports & Entertainment

Sports & entertainment gravity five miles west. The Hollywood Park district (SoFi Stadium + YouTube Theater) continues to roll out its mixed-use buildout: up to 5M SF of creative office, ~890k SF of retail, a 300-key hotel, and up to 2,500 residences, woven into 25 acres of parks and a lake. This critical mass has created a durable destination that pulls demand across the South Bay and South LA.



Intuit Dome

Intuit Dome is now open—extending the Inglewood halo. The 18,300-seat Intuit Dome opened in August 2024 as the Clippers' home court and a year-round concert venue, adding a second major arena to Inglewood's entertainment cluster and drawing year-round traffic to the area.



Airport & Transit

Airport connectivity is entering a new era. The LAX/Metro Transit Center (Aviation/96th) opened in June 2025, tying the K and C Lines into a single gateway; LAWA confirms the LAX Automated People Mover is scheduled to start 24/7 service in January 2026 (construction completion targeted for Dec 8, 2025). This integrated link reduces friction between the airport and the Metro system—positive for workforce access, visitors, and tenants.

Area Overview



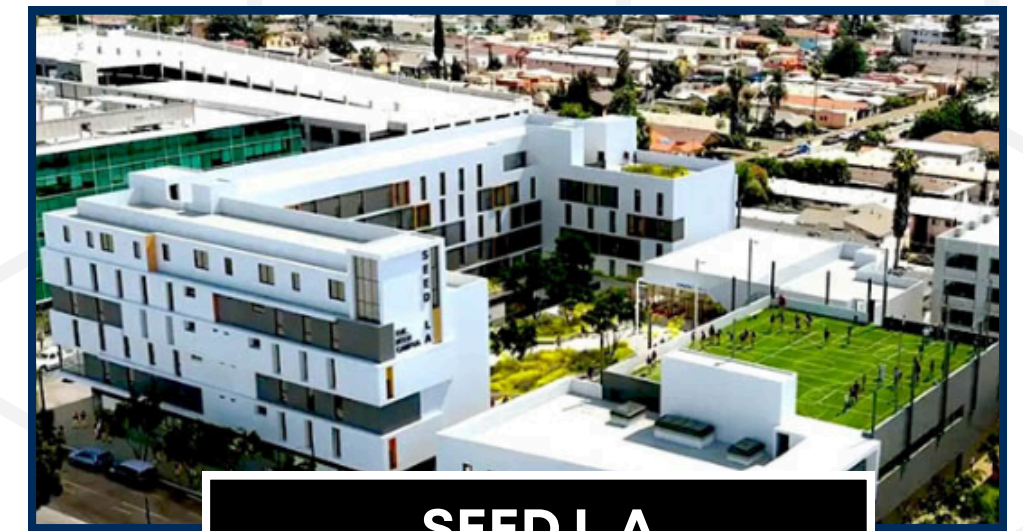
Vermont BRT Project

Near-term transit upgrades on Vermont Avenue. LA Metro advanced the Vermont Transit Corridor BRT—a 12.4-mile project from 120th St to Sunset Blvd—through approvals for design and construction and recorded a Notice of Exemption in March 2025. Vermont is the busiest bus corridor in the Metro network, and the BRT plan (phased lanes and enhanced stations) is designed to boost ridership and cut travel times along the entire spine, directly benefiting the Manchester/Vermont trade area



MLK Community Hospital

Regional healthcare and education ecosystem nearby. The MLK Community Hospital and the MLK Outpatient Center anchor a growing medical campus serving South Los Angeles, with inpatient, maternity, emergency, and specialty services; adjacent Charles R. Drew University of Medicine and Science provides a pipeline of healthcare workforce and research activity. Together they form a durable employment and services hub east of the site.



SEED L.A.

SEED LA adds an education and workforce pipeline node at Vermont/Manchester. The SEED School of Los Angeles County, a public, tuition-free boarding high school focused on transportation infrastructure and STEM careers, moved into its permanent campus at 8400 S. Vermont Ave in May 2024, integrating directly with the Evermont campus and Metro partnerships.

The Crosby & The Wesley at Huntington Park

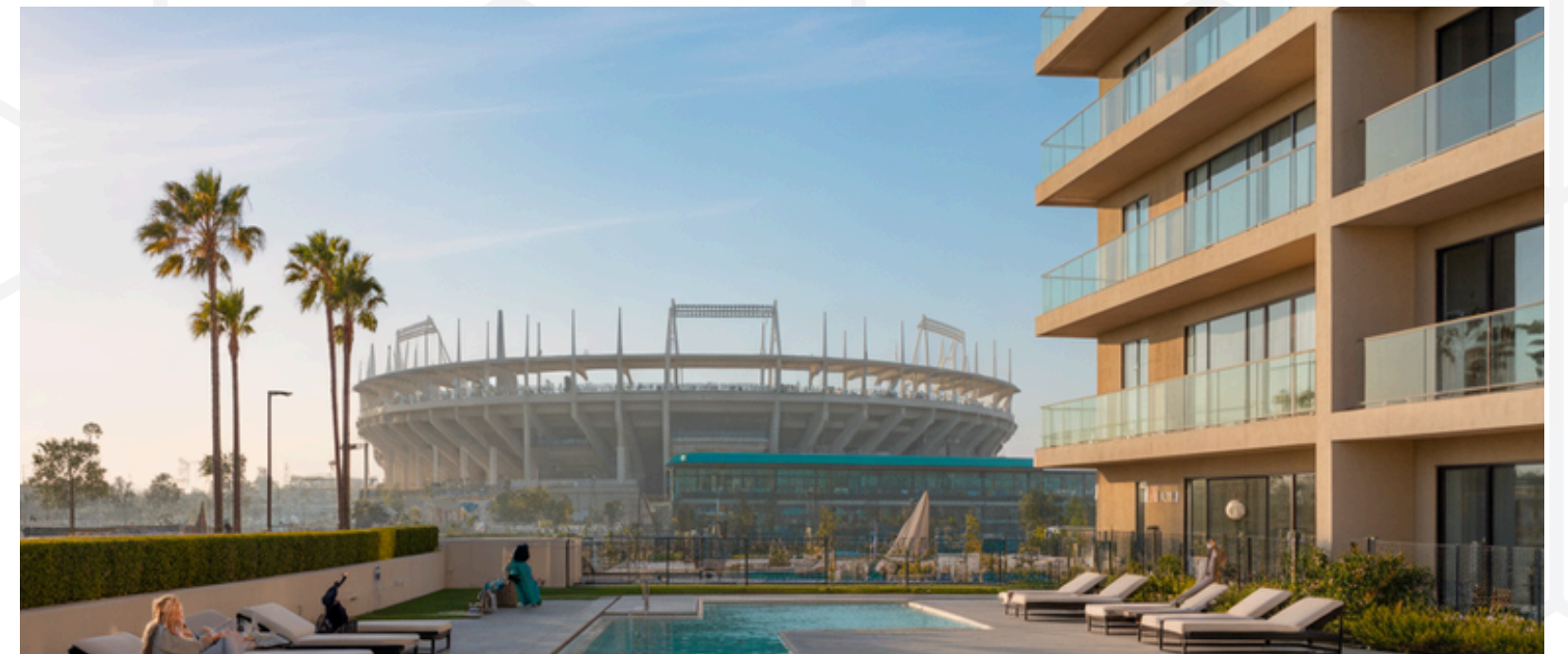
Project Overview: Part of the Hollywood Park complex, a 300-acre mixed-use development in Inglewood, led by L.A. Rams owner Stan Kroenke, billed as the West Coast's largest mixed-use project.

Location: Situated at Prairie Street and Century Boulevard, anchored by SoFi Stadium.

Residential Scope: The Crosby and The Wesley, the first two apartment buildings, offer 314 units, with pre-leasing starting in January 2023; the broader project plans for 2,500 residential units.

Design and Amenities: Contemporary low-rise buildings clad in stucco, featuring unique common areas, sky decks, fitness studios, and swimming pools.

Vision and Appeal: Inspired by Inglewood's art, culture, and history, these residences aim to provide sophisticated, full-frill living with first-class amenities, targeting renters seeking premium urban experiences.



Hollywood Park Full Buildout and Regional Impact

Mixed-Use Development: In Inglewood, CA, Hollywood Park will feature 2,500 homes, 900,000 sq ft of offices, 890,000 sq ft of retail, and a 300-room hotel.

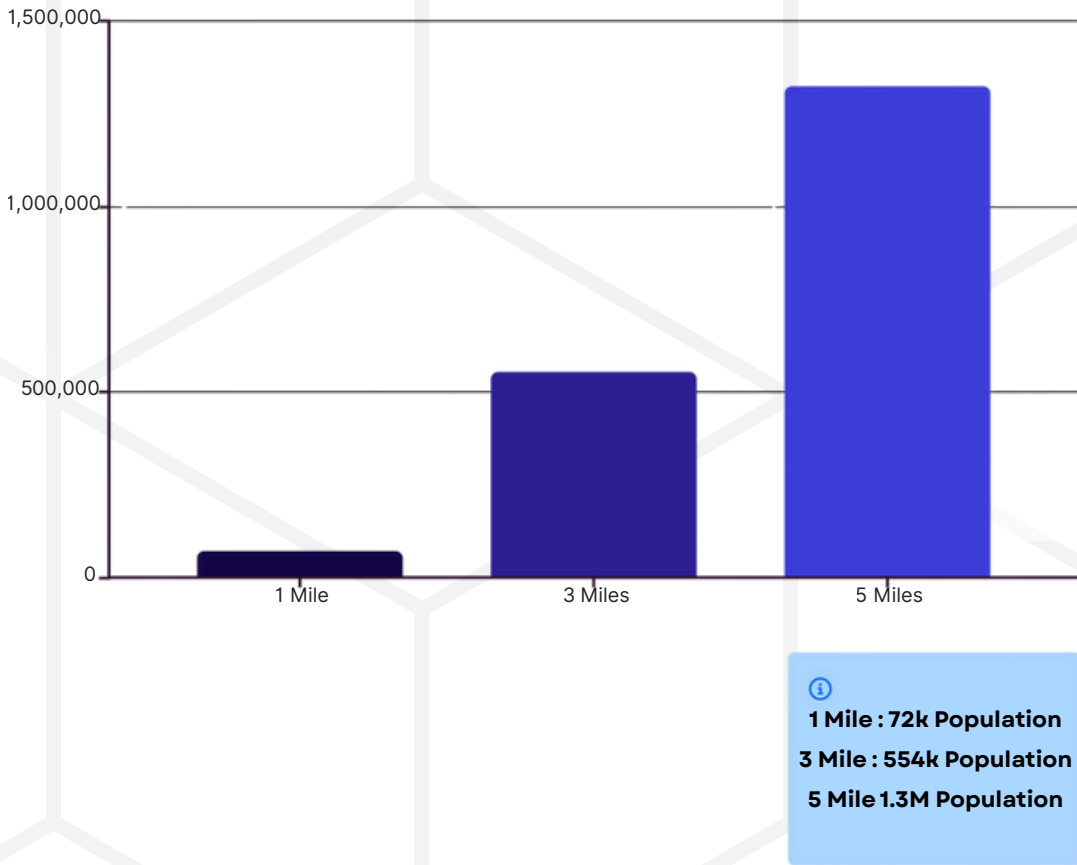
Key Features: Includes SoFi Stadium, a performing arts venue, 25 acres of open space with a six-acre artificial lake, and tenants like NFL Network and Sky's Gourmet Tacos.

Regional Catalyst: Spurs Inglewood's development boom, joined by a \$1.2-billion Clippers arena across Century Boulevard and a planned 1.8-mile automated people mover connecting to the Crenshaw/LAX Line.

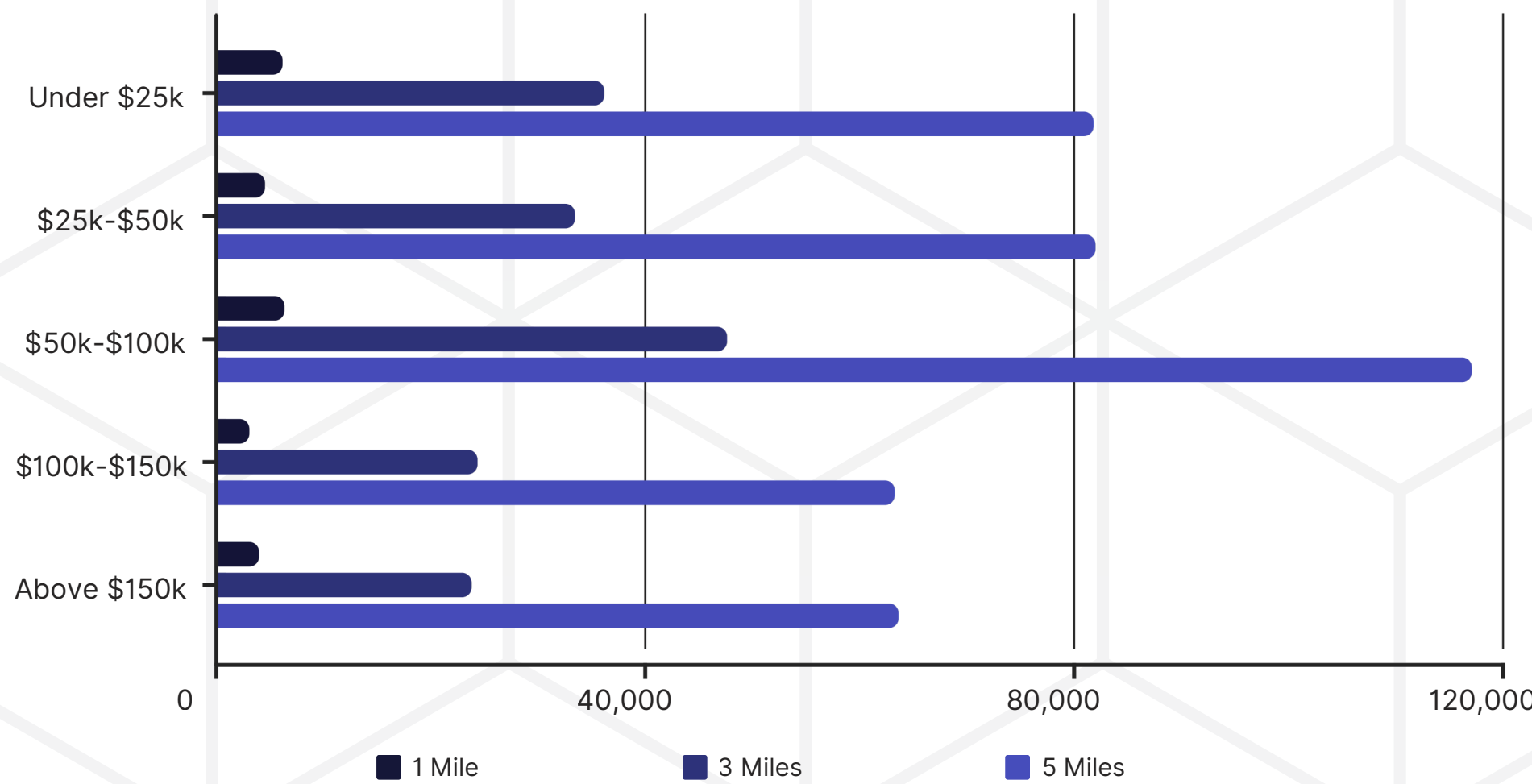


Demographics

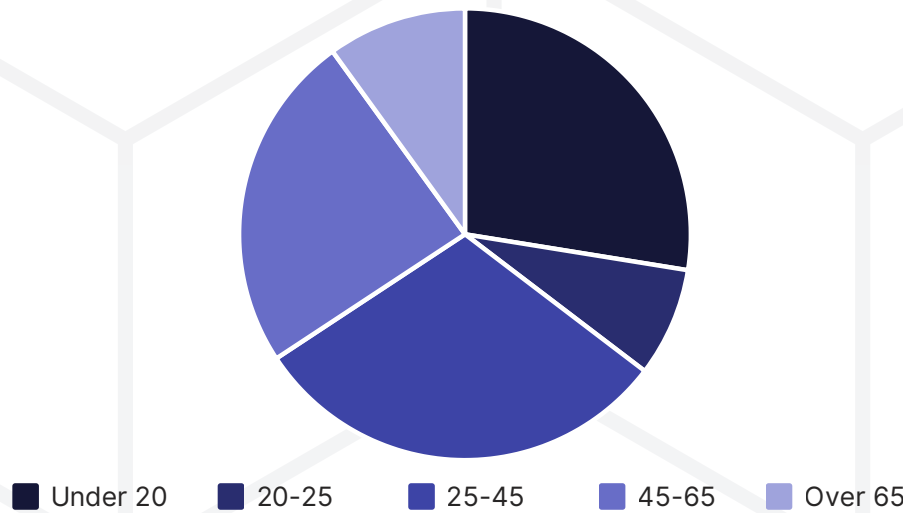
Population Overview



Household Income Distribution



Age Demographics



Median Age Comparison

1 Mile	37.2 years
3 Miles	34.4 years
5 Miles	34.5 years

Key Insight: The median age within 1 mile (37.2) is notably higher than the broader area, suggesting a more established community closer to the center.

\$61.7K

1 Miles Median Household income

\$61.8K

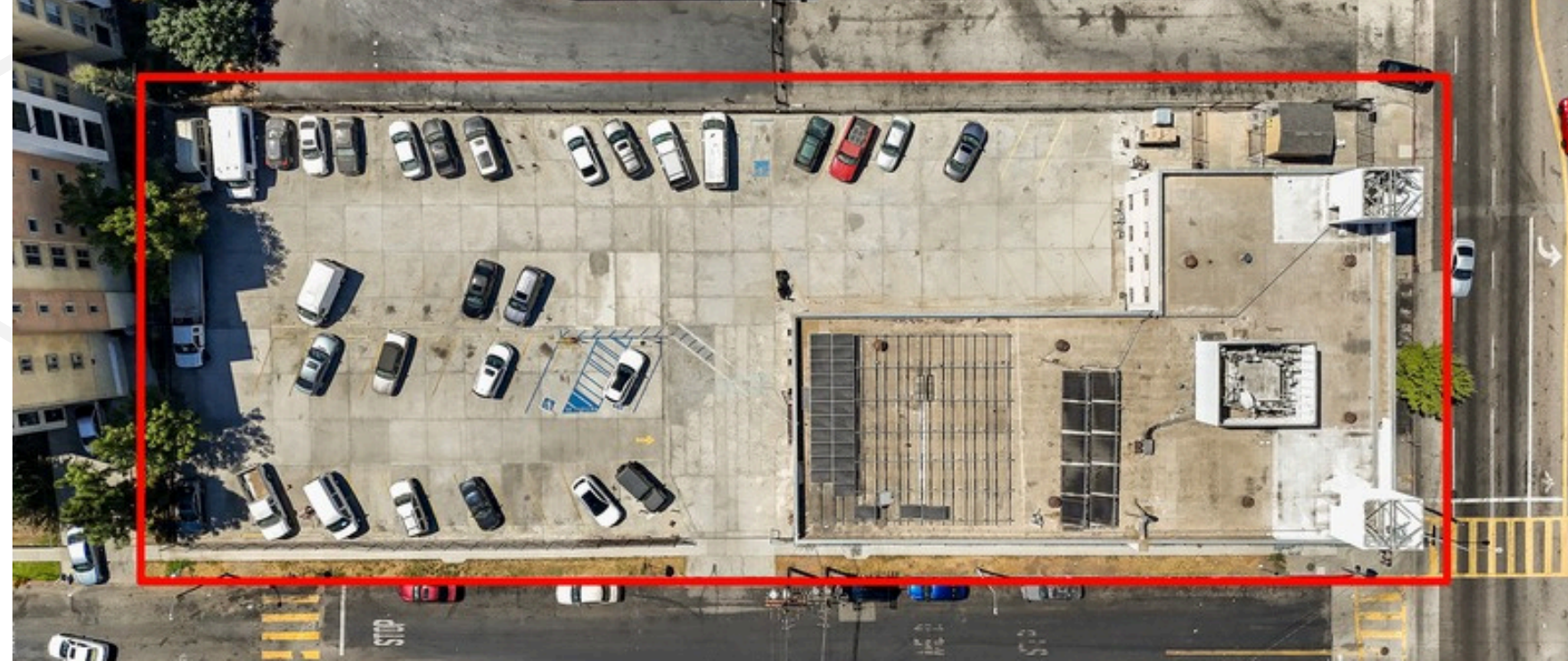
3 Miles Median Household income

\$64.8K

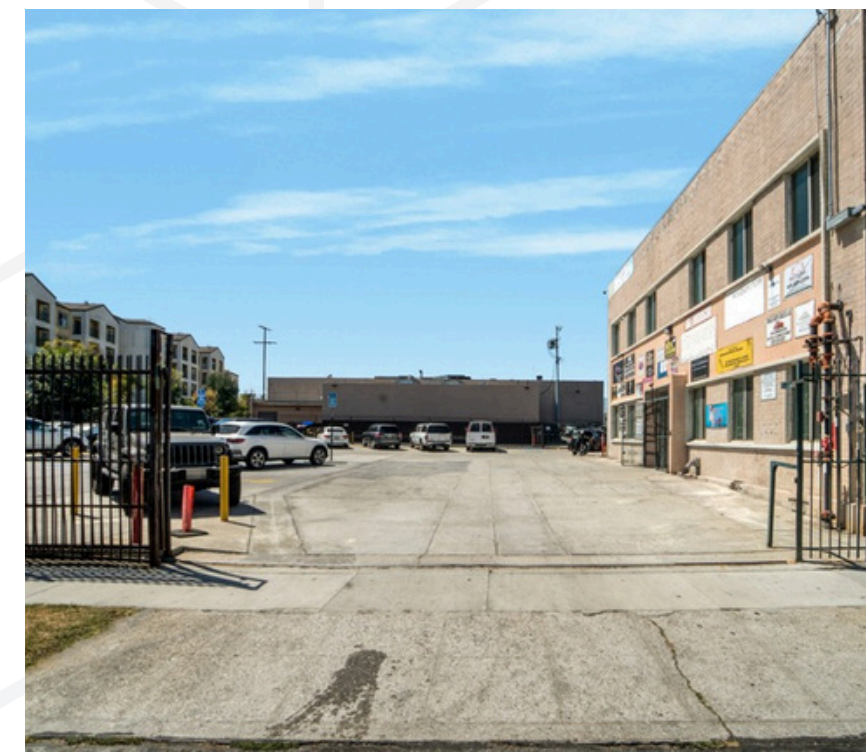
5 Miles Median Household income

30%

Affluent Segment
Households earning \$100k+ within 1 mile



**1704 W MANCHESTER,
LOS ANGELES, CA 90047**



SoFi Stadium

WESTERN AVE - 27,893 VPD

MANCHESTER AVE - 40,087 VPD

1704 W Manchester Ave

HARVARD BLVD - 36,723 VPD

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