7833

S. VERMONT

LOS ANGELES, CA 90044



8.77 ACRES IN LA | 382K SF

ENDLESS POSSIBILITIES

THE FORMER PEPPERDINE UNIVERSITY CAMPUS

CRENSHAW CHRISTIAN CENTER FAITHDOME

+ CBRE

CUSHMAN & WAKEFIELD

THE OPPORTUNITY

A 'once-in-a-lifetime' opportunity' to acquire and re-imagine a very large, 382K sq. foot parcel, that will have a profound social and economic impact on Los Angeles, for generations to come.

Zoned R4/C2, the highly-accessible and highly-visible site lends itself to all facets of commercial real estate development: Office, Retail, Multifamily, Industrial, Hospitality/Hotel and Healthcare - or a combination, therein, based on the sheer size of this offering. The site has many, many end-user uses, maximizing potential and minimizing entitlement risk.

The offering is church-owned and made up of 6 structures and can be delivered vacant at close of escrow. 5 of the 6 structures are presently used as administrative, office, classroom and warehouse/facilities management. The 6th and largest structure on site is a huge, 780+ stall parking structure. A potential saving 10's of millions of dollars in construction and permitting costs, should it be re-incorporated into the developer's vision.

Located near the vital 110 Freeway - connecting The Port of Los Angeles to Greater LA and directly ON the future home of the Metro Vermont Transit Corridor, as well!

This region of LA connecting DTLA to The South Bay will be on full display for the LA 2028 Olympics - with DTLA, The Coliseum, SoFi Stadium, The Forum and The South Bay Sports Park, taking center stage.

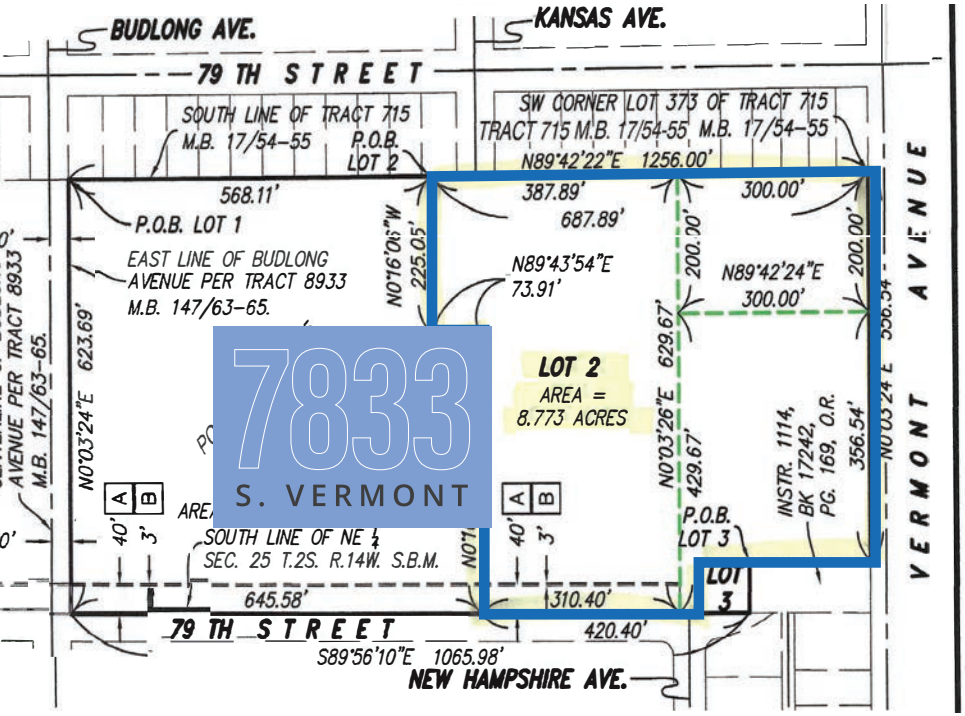
Exclusively Listed UNPRICED. Seller will meet the market.



INVESTMENT HIGHLIGHTS

- 8.77 Highly-Visible, Highly-Accessible Acres
- 382K Sq. Ft. of Developable Land
- Hundreds of Permitted Uses Minimizes Entitlement Risk
- Massive Social and Economic Impact Potential, here, for decades to come
- Sheer size of offering affords a Developer or User instant “presence” in the region
- Vital location linking the Port of LA to DTLA and Greater LA to The South Bay
- Zoned R4/C2
- The former home of Pepperdine University
- **Future home of the Vermont Transit Corridor linking Sunset Blvd. to The South Bay – increasing visibility, access to all of LA, and ultimately, increasing buildable density (BTV)**





SITE DESCRIPTION

7833 S. Vermont Ave.

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The 8.77 acre parcel consists of approximately 151,000 square feet of land designated for neighborhood commercial use and 239,000 square feet of land designated for low density residential use. It is located within ½ mile of the Florence-Vermont Metro Rapid Bus Stop and sits along Local Bus and LADOT Dash lines, and a designated pedestrian, bicycle, and transit priority corridor, which is also less than 1 mile to the nearest 110 Freeway onramp and only slightly over 1 mile to the nearest Metro J Line stop. The site is unique due to its large size, which also presents development opportunities for a healthy, pedestrian friendly, commercial district, where people can shop, live, and work with reduced reliance on the automobile. Allowable uses for retail, professional services, and educational institutions include neighborhood stores, markets, department stores, restaurants, outdoor dining, full service grocers, entertainment venues, amusement enterprises, offices, barber shops, chiropractors, acupuncturists, hospitals, medical or dental clinics, eldercare facilities, senior independent or assisted living care housing, music conservatories, child care facilities. Parks, playgrounds, and recreational or community centers may also be established with healthy street vending or food plazas. Two noteworthy structures from the 1930s adorn the residential land, presenting opportunities for adaptive reuse and preservation of the Streamline Moderne architectural style, which contributes to the aesthetic quality of the neighborhood. One could easily envision a lively, outdoor, community serving and pedestrian friendly, mixed-use district.

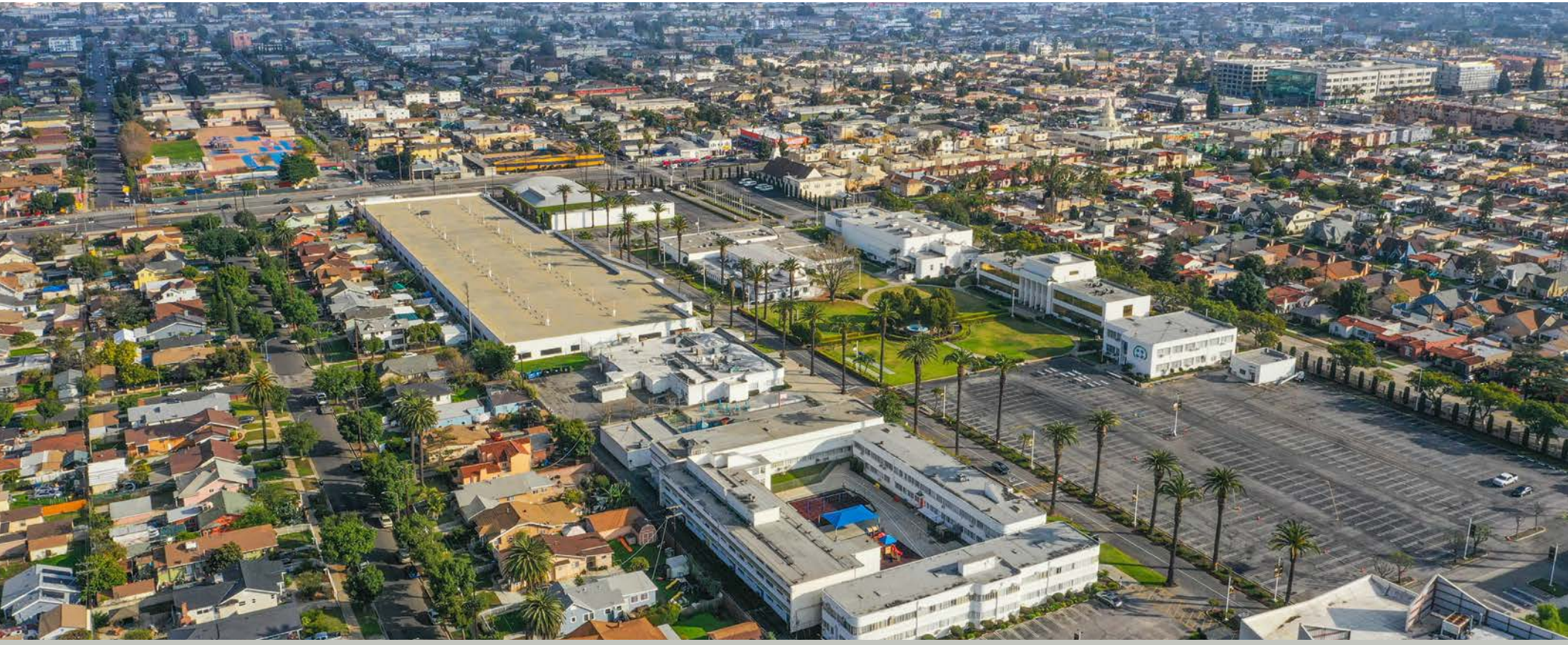
Site Description By: Dario Rodman-Alvarez, Architect

A BIRD'S EYE VIEW









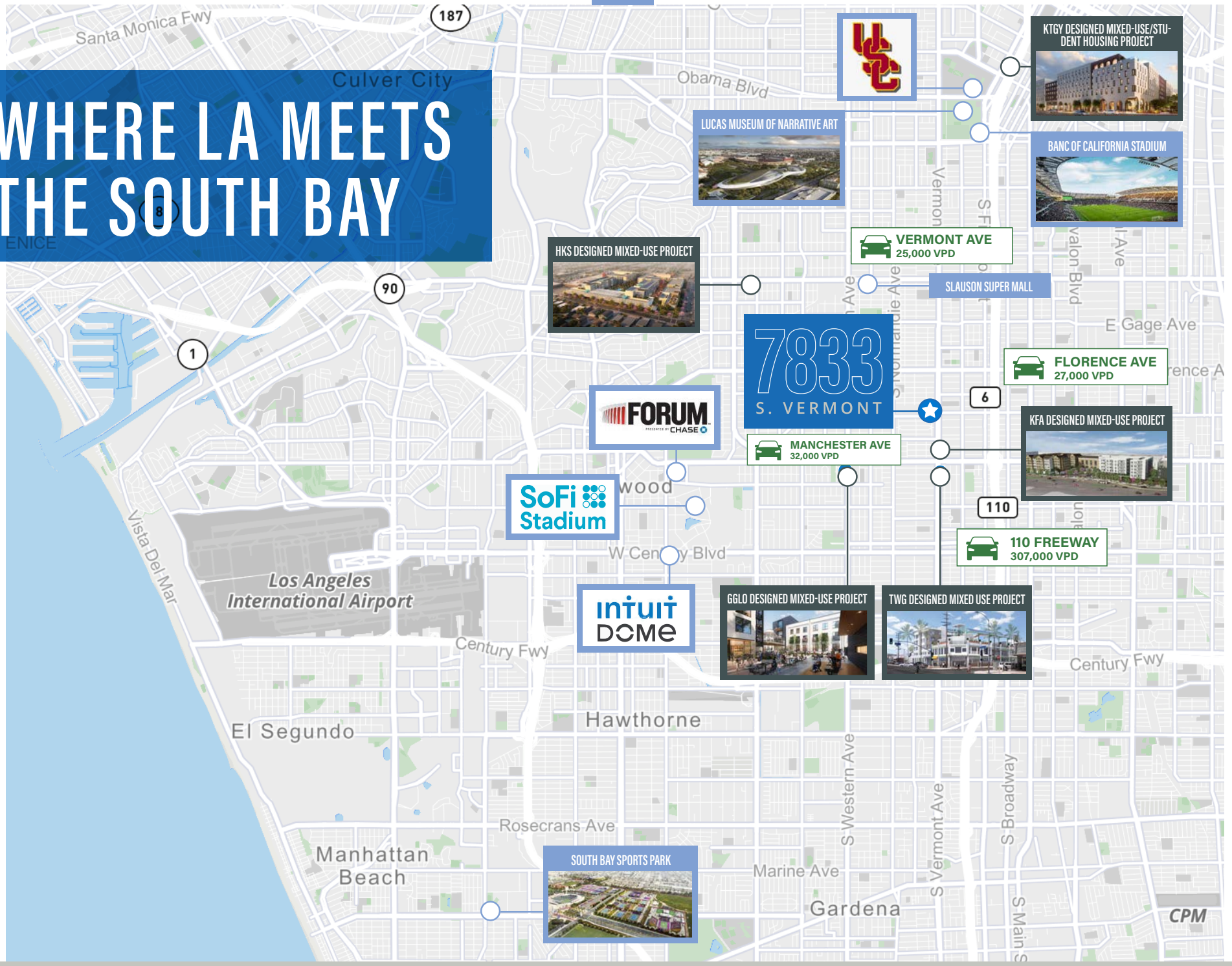
PROPERTY "CHEAT SHEET"

1. Parcel Acreage - 8.77 acres
2. Zoning - From New Hampshire to Vermont it is C2-1-CPIO. West of New Hampshire is [Q] R-4
3. There are 6 structures on the piece we are selling. This includes the parking structure:
    a. Administration – 18,116 sqft
    b. Main Auditorium/Music Center – 36,098 sqft
    c. Bookstore/Fellowship Center – 13,152 sqft
    d. Ivy Hall – 4,320 sqft
    e. Warehouse – 16,629 sqft
4. Number of parking stalls in parking structure - 781



Several of the existing structures (center and back left) were identified in a historical resources survey as contributors to a potential historic district – as the former Pepperdine site. Although the district technically does not yet exist, Office of Historic Resources is automatically involved in any permit within the potential district and may exercise certain authorities which are questionable. The Crenshaw Christian Center site partially overlaps this potential district.

WHERE LA MEETS THE SOUTH BAY



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