

# FOR SALE

5441, 5443, 5443 1/2 BLACKWELDER  
3 parcels with (3) Single Family Dwellings



The Blackwelder

Live. Work. Play in LA



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# EXECUTIVE SUMMARY

5441 BLACKWELDER, LOS ANGELES, CA



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# Executive Summary



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Here is a golden development opportunity in a qualified opportunity zoned area.

We happily present site addresses 5441 Blackwelder, 5443 Blackwelder, and 5443 1/2 Blackwelder, 3 parcels with (3) Single Family Dwellings. The property will be delivered with full RTI for development. In addition to being located in a qualified opportunity zone, the property is also in an extremely (new) most desired neighborhood. Each home offers a large floor plan with a spacious yard and will attract quality tenants or buyers. Rent each home individually or sell each house for a premium price.

Each house has its own 2 car garages, 3 bedrooms, and 3+ bathrooms. The property is within walking distance of the Expo Line.

The property sits in the Heart of LA. Minutes to Culver City, Downtown LA, Santa Monica, Hollywood, and LAX. Easily accessible to the 10 and 405 freeways.

The owners, who also live and love the Los Angeles lifestyle, envisioned and designed these three homes with the end-user in mind to LIVE, WORK, and PLAY in LA.

<b>Price</b> 1,670,000	<b>Gross Bldg Area</b> 6,401 SQFT	<b>Property Type</b> Single Family / Multi-Family Residential houses		
<b>Lot Area</b> 4,800.1	<b>Gross Livable SF</b> 5,276 SQFT	<b>County</b> Los Angeles	<b>Area</b> West Adams	<b>Zoning</b> RD 1.5
<b>Sewer</b> In Street	<b>Water</b> In Street, District, Public	<b>Schools</b> Los Angeles United School District		
<b>Number of Stories</b> Parcel A 3 Parcel B "Modern-day" 4 Parcel C "Fashionable" 4	<b>Parking Space</b> 2 per lot (6 total)	<b>Existing house to be demolished</b> 1,058 SQFT		
<b>Parcel A</b> Parcel A floor area= 1,982. SQFT Parcel A garage = 341 SQFT	<b>Parcel B</b> Parcel B floor Area = 1,647 SQFT Parcel B garage area = 392 SQFT	<b>Parcel C</b> Parcel C floor area = 1,647 SQFT Parcel C garage area = 392 SQFT		
<b>Total Floor Area</b> (Parcels a+b+c) = 5,276 SQFT With garages = 6,401 SQFT	<b>Construction Status</b> Existing SFR dwelling			



# 3D RENDERINGS

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## 3D Renderings



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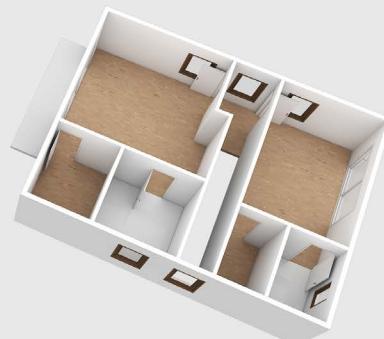
First Floor - Unit 1,2 & 3



Second Floor - Unit 1,2 & 3



Third Floor - Unit 1,2 & 3



Fourth Floor - Unit 2 & 3

## UNIT A



Floor 1B



Floor 2B



Floor 3B

## 3D Renderings



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Floor 1A



Floor 2A



Floor 3A



Floor 4A

3 parcels with (3) Single Family Dwellings



# FLOOR PLANS

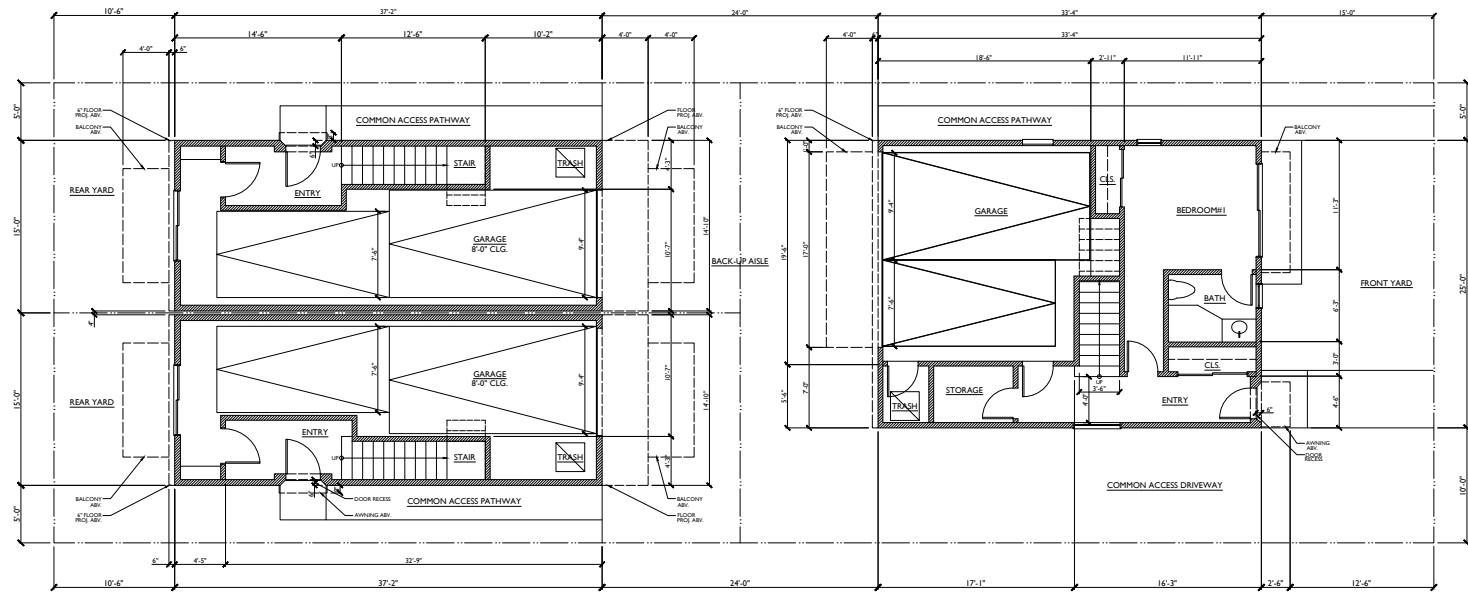
5441 BLACKWELDER, LOS ANGELES, CA



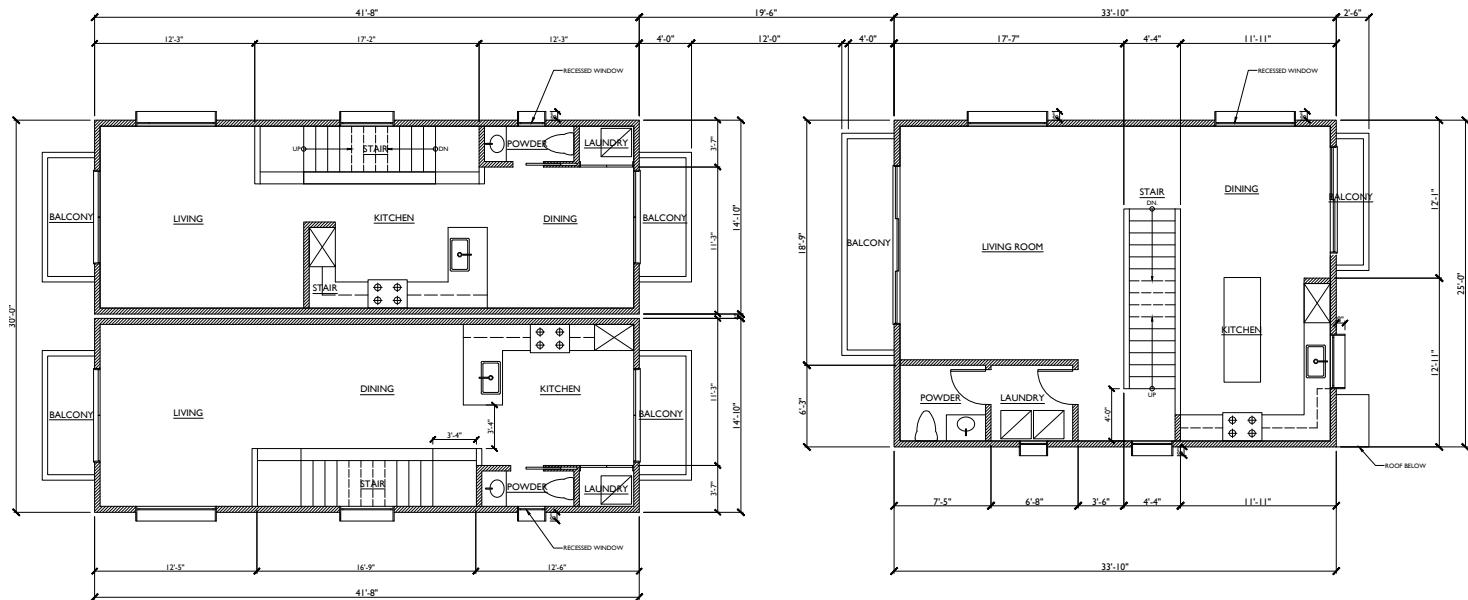
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# Floor Plans

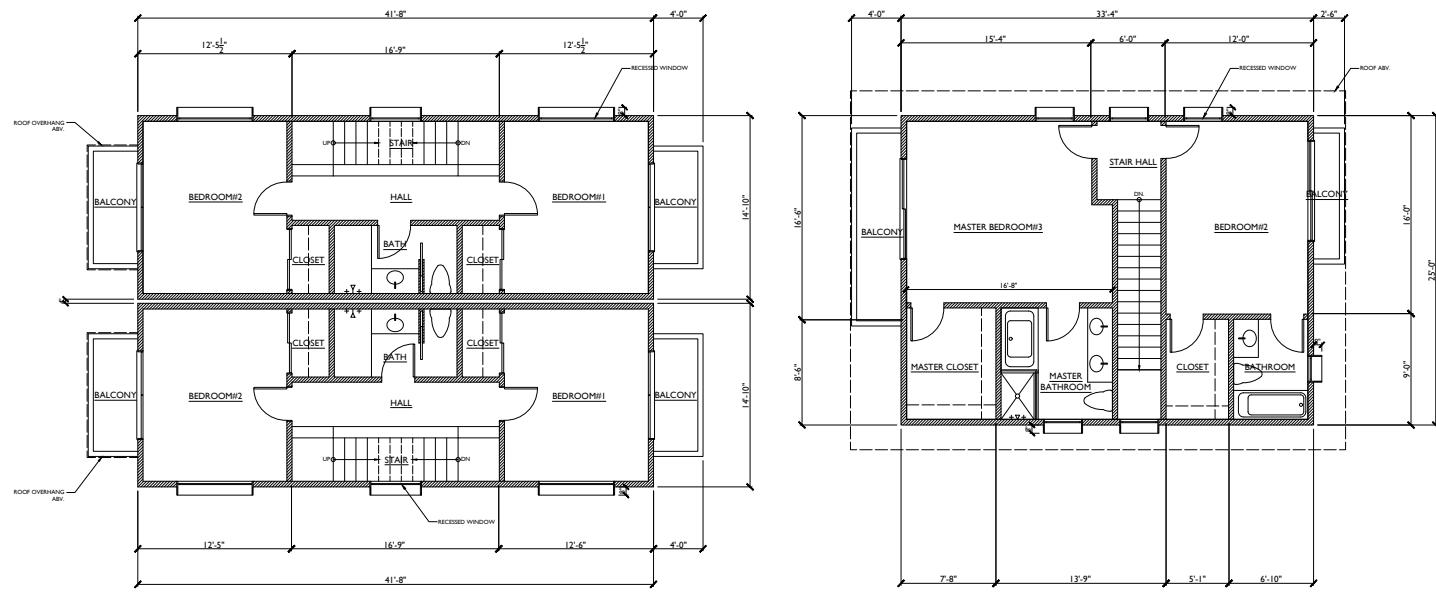
## First Floor



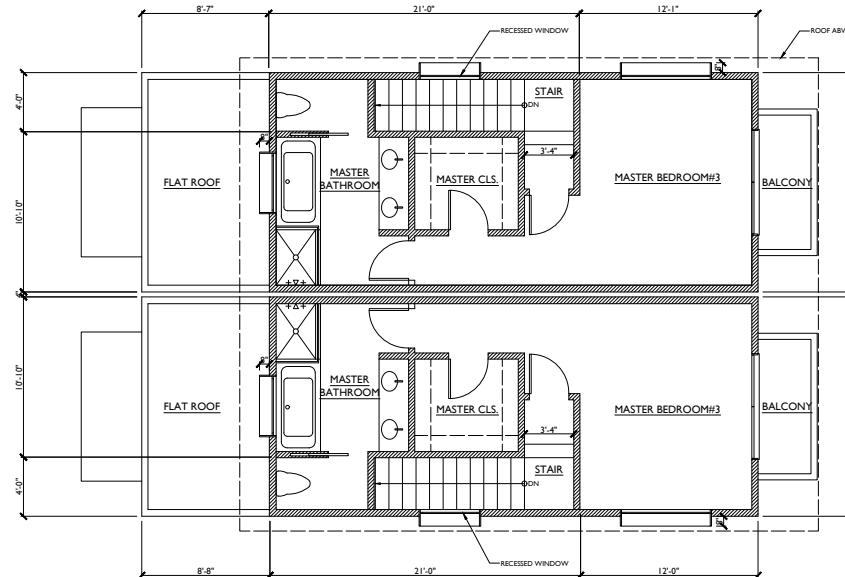
## Second Floor



## Third Floor



## Fourth Floor





# ELEVATION PLANS

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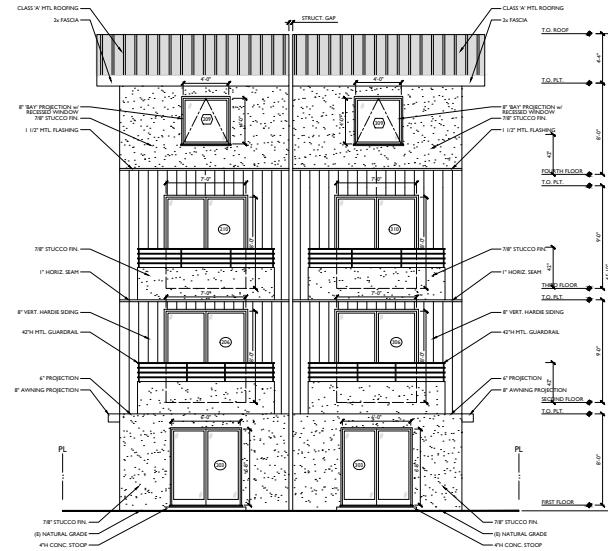
# Elevation Plans



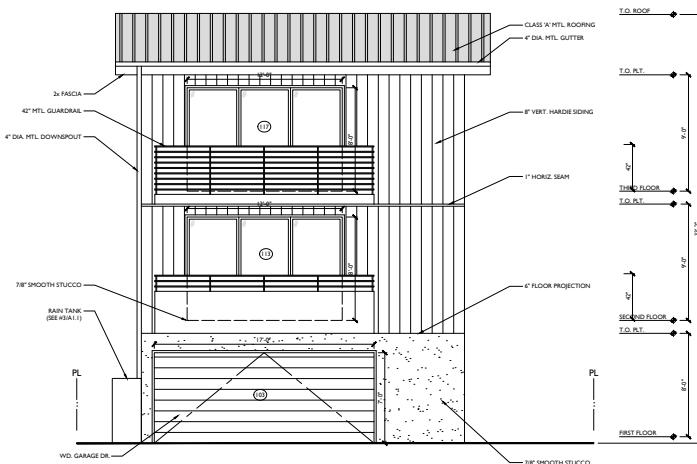
# The Blackwelder

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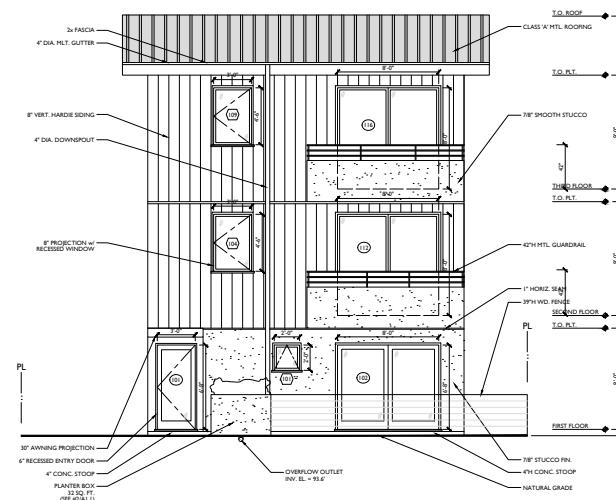
## Parcel B & C - Proposed North (Rear) Elevation



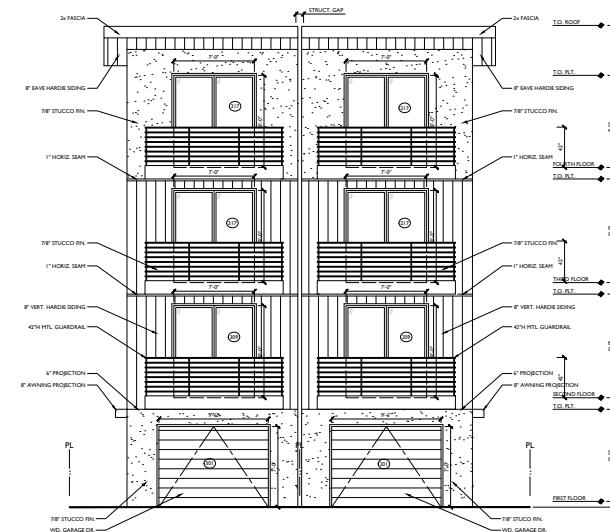
## Parcel A - Proposed North (Rear) Elevation



## Parcel A - Proposed South (Front) Elevation

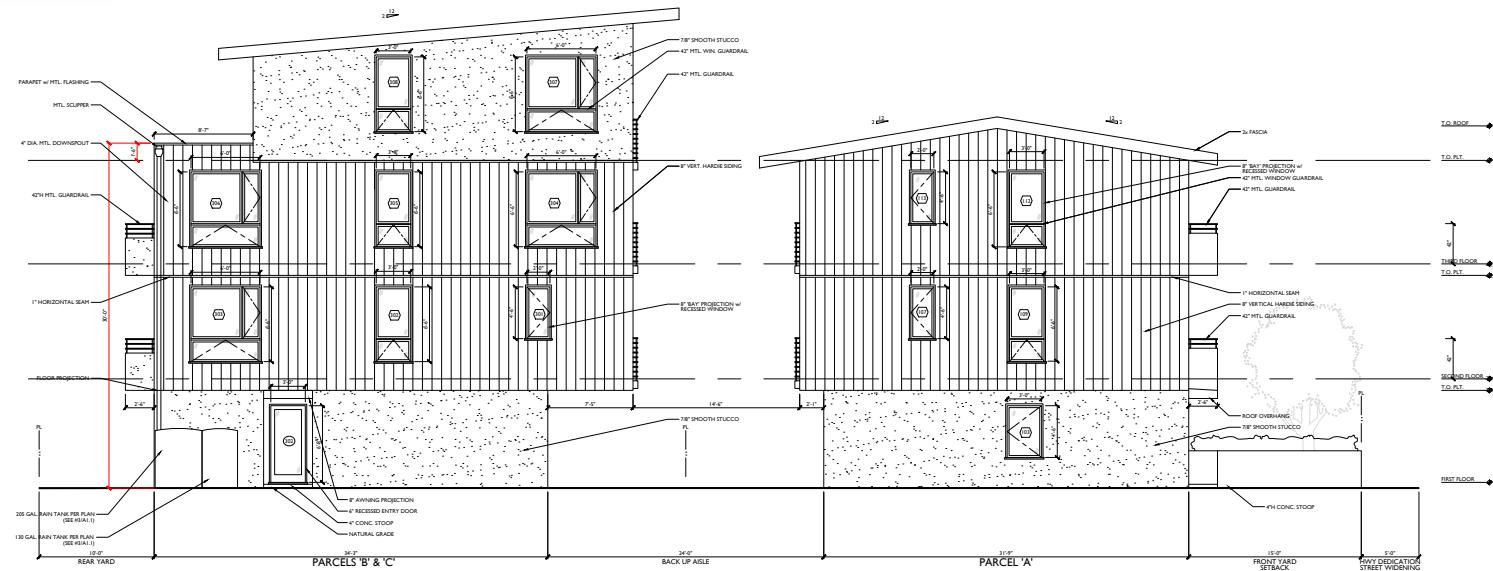


## Parcel B & C - Proposed South (Front) Elevation

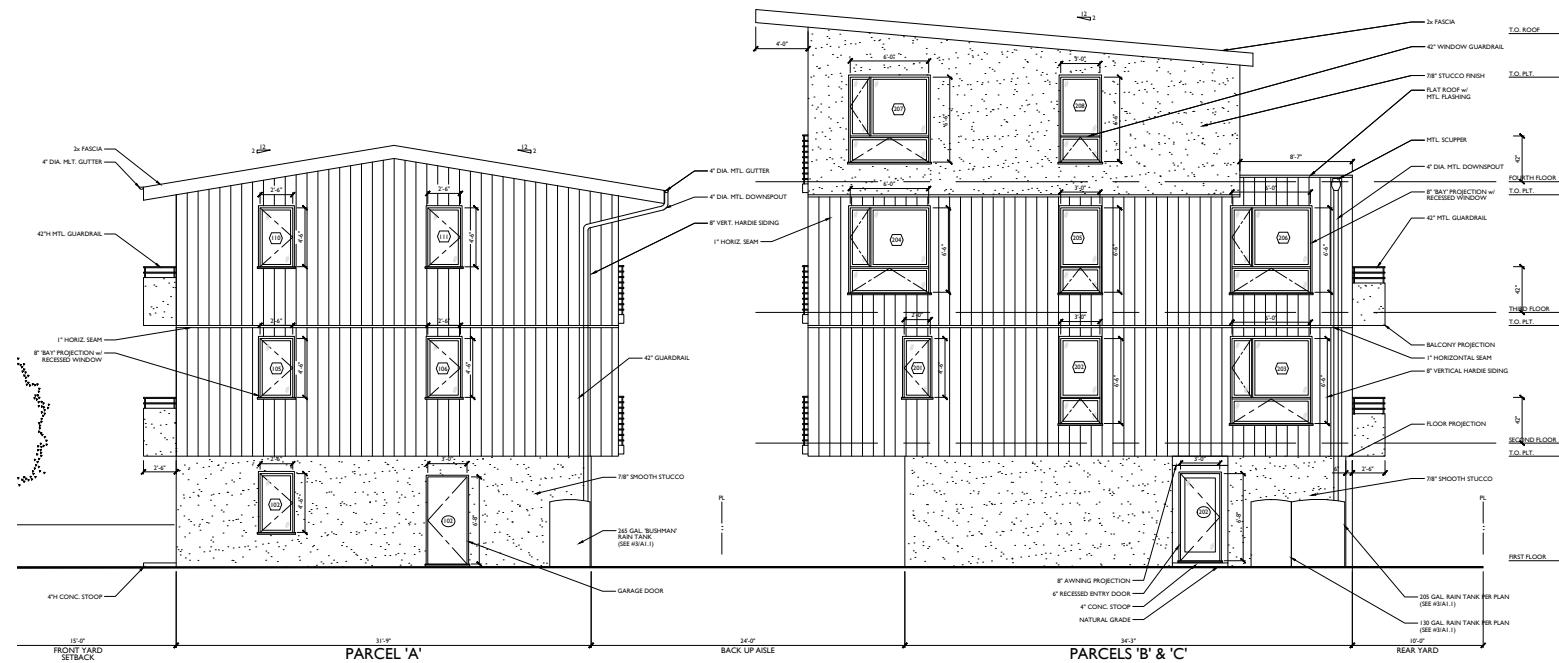


# Elevation Plans

## Proposed West Elevations



## Proposed East Elevations





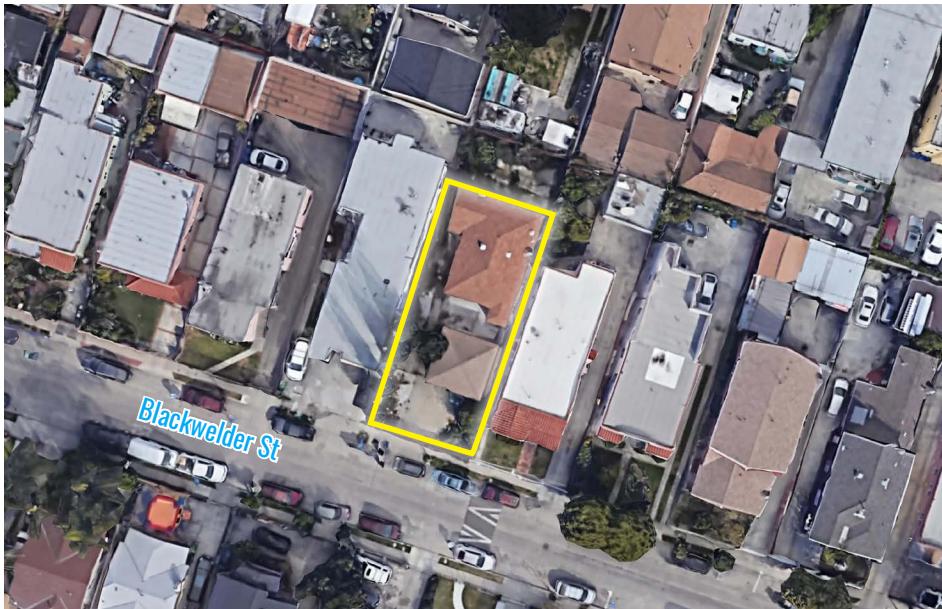
# AERIALS

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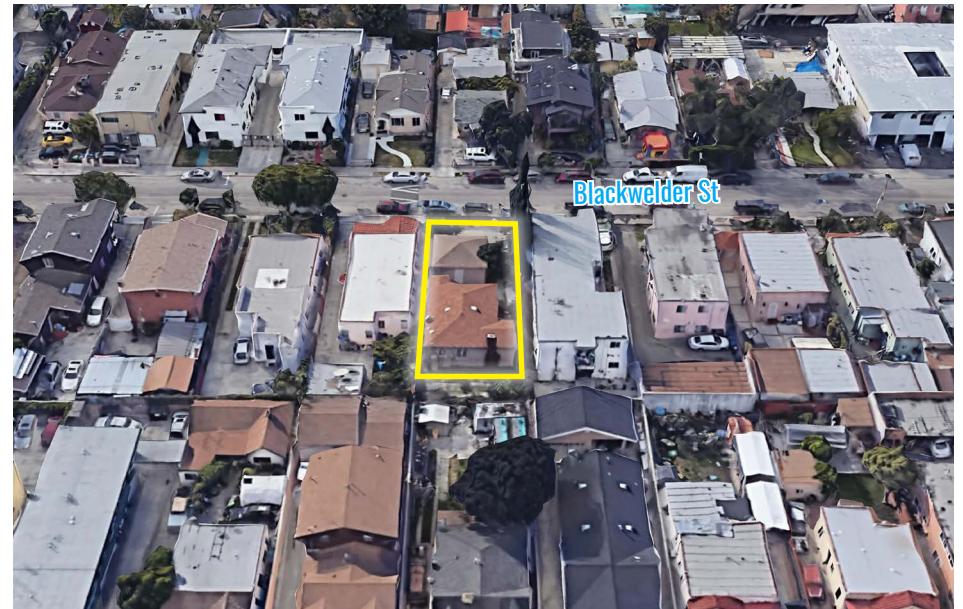


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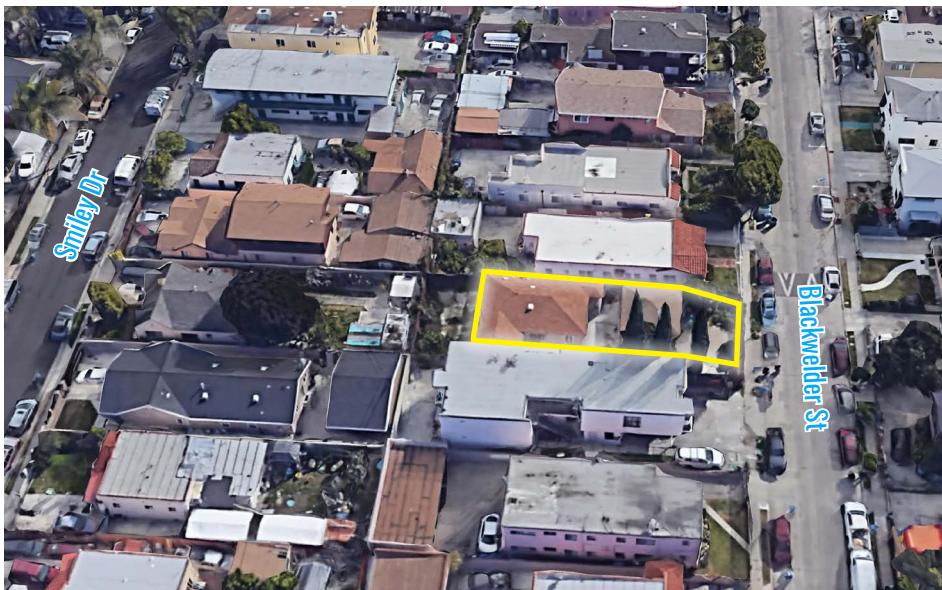
TOP VIEW



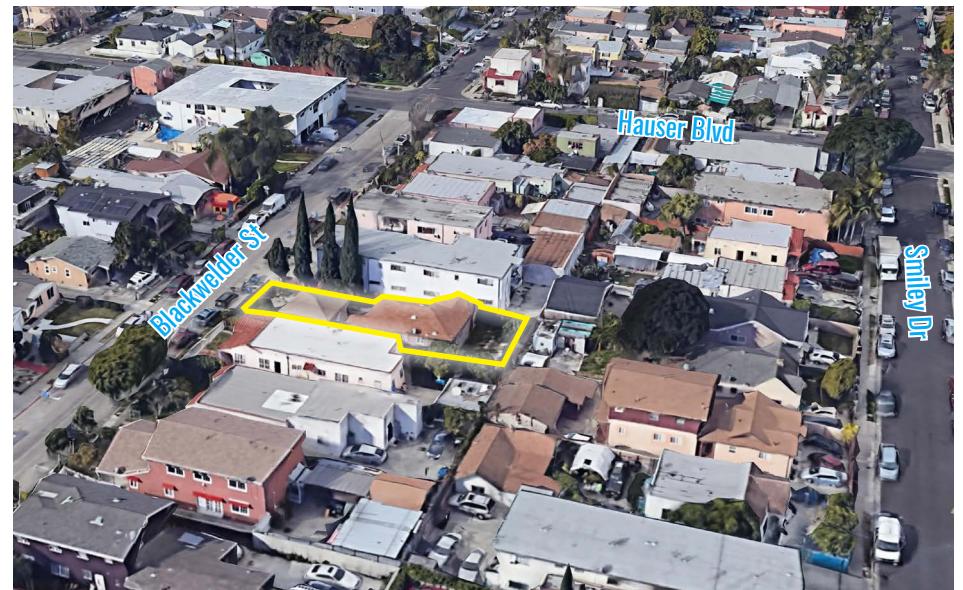
BACK VIEW



EAST VIEW



WEST VIEW





# MAPS

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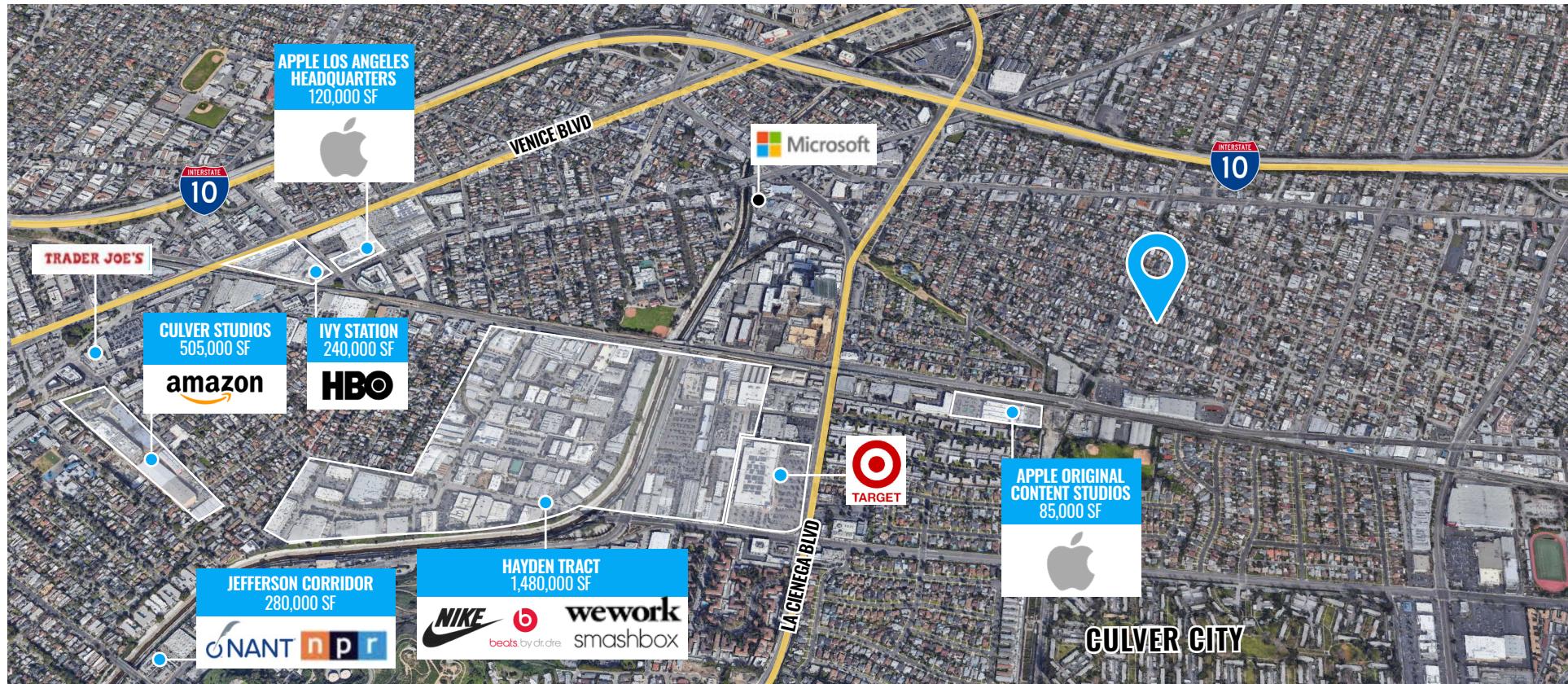


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# Area Amenities



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## ATTRACTI0NS

- Arclight Theater
- Baldwin Hills Scenic Overlook
- Ballona Creek Bike Path
- Culver City Farmers Market
- Culver Hotel
- Ivy Station Hotel
- Kirk Douglas Theater
- Museum Of Jurassic Technology

## COFFEE

- Adams Coffee Shop
- Bar Nine
- Boba Guys
- Cjs Café
- Cognoscenti Coffee
- Conservatory For Coffee & Tea
- Highly Likely

## DAILY

- Co-Opportunity Natural Foods
- CVS
- Ralphs
- Sprouts
- Superior Grocers
- Trader Joes

## DRINKS

- Blind Barber
- Brunello Trattoria
- City Tavern Culver City
- Industry Cafe & Jazz
- Mandrake Bar
- Public School 310
- Seventy7 Lounge
- The Velvet Lounge

## FITNESS

- Cliffs Of Id
- Equinox
- Orange Theory Fitness
- Shanti Yoga
- Soul Cycle
- Sweat Pilates

## RETAIL

- Helm's Bakery District (150,000 SF)
- Culver Steps (35,000 SF)
- Hi-Lo Liquor Market
- Ivy Station (47,000 SF)
- Midland Shop
- Platform (50,000 SF)
- Rolling Greens Helm's Bakery District (150,000 SF)
- Culver Steps (35,000 SF)
- Hi-Lo Liquor Market
- Ivy Station (47,000 SF)
- Midland Shop
- Platform (50,000 SF)
- Rolling Greens

## RESTAURANTS

- Alta
- Akasha
- Amacita
- Coolhaus
- Open Face Food Shop
- Roberta's
- Tender Greens
- Vespertine
- Margot
- Mian
- Mizlada
- Delicious Pizza
- Destroyer
- Fathers Office
- JR's Barbeque
- Loqui
- Lukshon

# Driving Distance



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# LOCATION OVERVIEW

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# Unrivaled Exposure



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EAT



DRINK



SHOP



MEDICAL  
BEAUTY  
CLOTHING  
HOMEGOODS



FOOD & DRINK  
FITNESS  
CAFFEINE



# Area Demographics



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## Population 2021 Est.

- 1 Mile:** 37,639
- 3 Mile:** 335,499
- 5 Mile:** 1,074,118



## Households

- 1 Mile:** 12,651
- 3 Mile:** 135,628
- 5 Mile:** 429,596



## Average Household Size

- 1 Mile:** 2.97
- 3 Mile:** 2.44
- 5 Mile:** 2.46



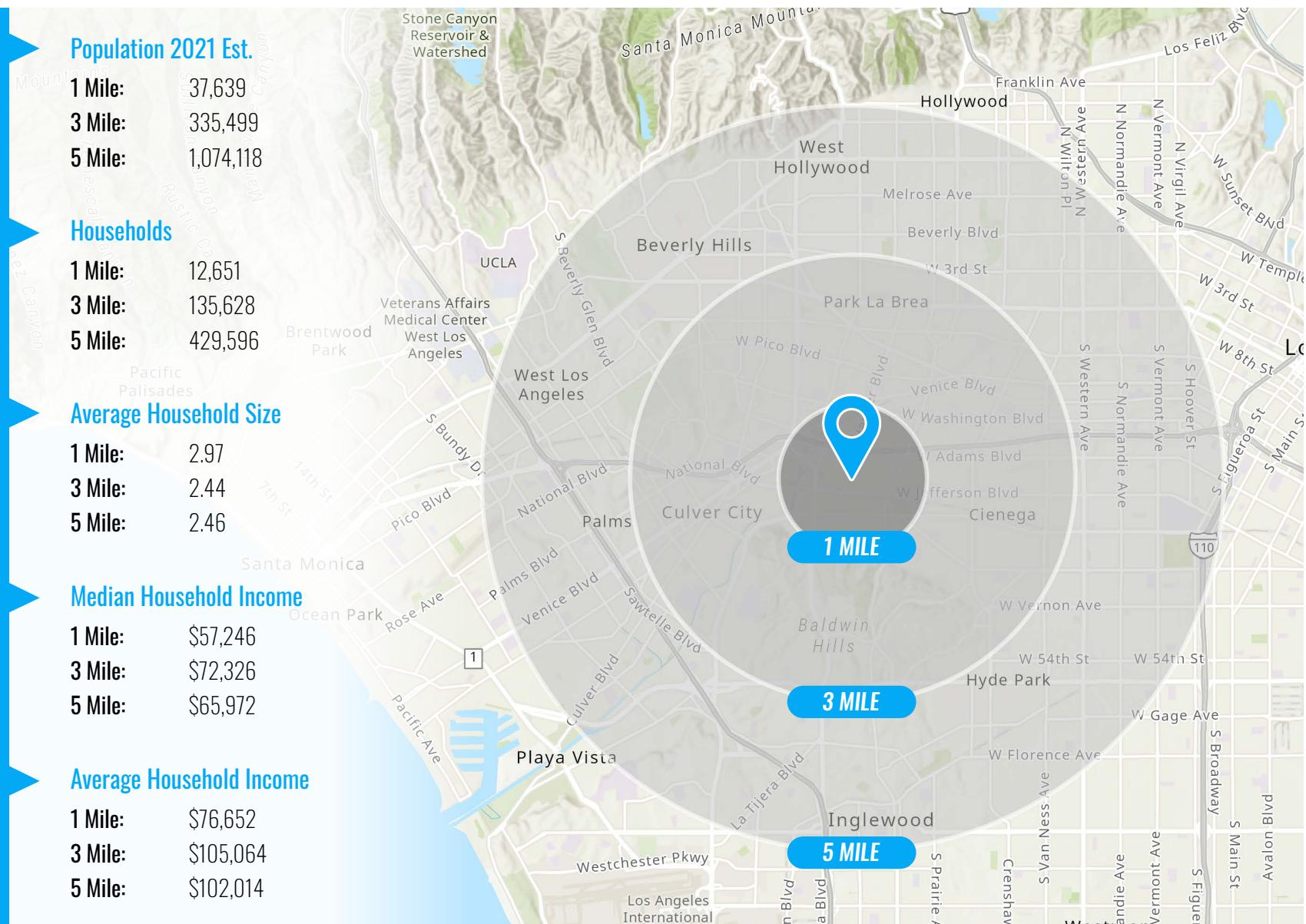
## Median Household Income

- 1 Mile:** \$57,246
- 3 Mile:** \$72,326
- 5 Mile:** \$65,972



## Average Household Income

- 1 Mile:** \$76,652
- 3 Mile:** \$105,064
- 5 Mile:** \$102,014



# Workplace Environment Highlights



## Attractions

Baldwin hills Scenic overlook  
Ballona Creek bike path  
Culver Hotel  
Ivy Station Hotel  
Kirk Douglas Theater  
Acrlight Theater  
Cumulus District  
La Brea Tar Pits and Museum  
LA County Museum of Art



## Daily:

Co-Opportunity Natural Foods  
Ralphs  
Sprouts  
Trader Joes

## Drinks:

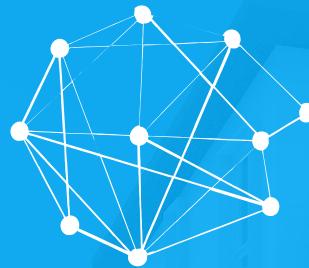
City Tavern Culver City  
Public School 310  
The beer garden  
Sevety7Lounge  
Fathers Office  
Mandrake



## Cafe' / restaurants :

Highly likely  
Tender Green's  
Sweetgreen  
Alta  
Pasta Sisters  
Delicious Pizza  
Taqueria Los Anaya  
Honey Bee's House of Breakfast





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