



# OFFERING MEMORANDUM

749, 755, 761, 765, 769 Kohler St., Los Angeles, CA 90021

Prepared by: One Top Realty  
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# Executive Summary

## Property Overview

- Address: 749, 755, 761, 765, 769 Kohler St., Los Angeles, CA 90021
- Lot Size: Approximately 27,000 sq ft
- Zoning: LAM2 (Light Manufacturing)
- Current Use: Former manufacturing warehouse, with approximately two-thirds of the building damaged by fire.
- Redevelopment Potential: Ideal for mixed-use development including residential, retail and office spaces.
- Location: Near the LA Arts District, a rapidly re-gentrifying area with significant redevelopment. With the 2028 LA Olympics approaching, further infrastructure and urban renewal are expected.

## Investment Opportunity

- Situated in a high-growth redevelopment area
- Strong demand for mixed-use properties near downtown Los Angeles
- Proximity to public transportation and major freeways
- Potential incentives for redevelopment due to zoning flexibility





## Financial Summary

Asking Price: Non-disclosed, available upon request.

Projected Development Costs: Available upon further inquiry.

Estimated ROI: Market-dependent projections available for investors.

Tax Benefits: Possible incentives and redevelopment grants.

## Property Overview

### Parcel Information

- APN Numbers:

- 5146-003-023 • 5146-003-024 • 5146-003-025
- 5146-004-050 • 5146-003-051 • 5146-003-052
- 5146-003-053

- Total Lot Size: 27,505 sq ft

### Zoning Information

- Zoning Code: LAM2 (Light Manufacturing)

- Permitted Uses: Mixed-use development, including, residential, retail and office spaces.

- Height Restrictions: Subject to local regulations and zoning allowances.

## Market Overview

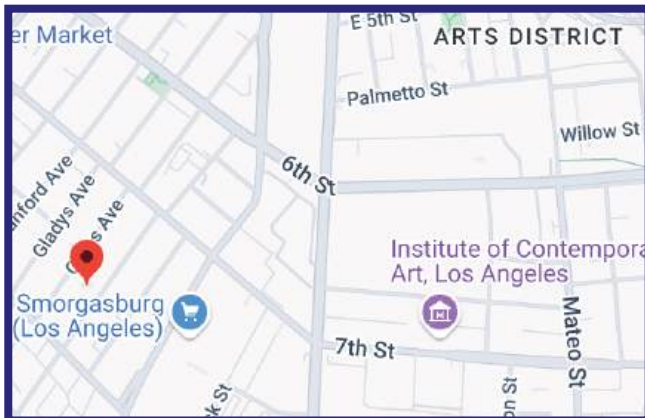
- **Local Market Trends:** The LA Arts District is undergoing significant redevelopment attracting investors and developers.
- **Comparable Developments:** Multiple mixed-use projects have been approved in the area.
- **Growth Factors:** Strong demand for residential and commercial space due to urban expansion and the upcoming 2028 LA Olympics.

## Investment Highlights

- **Prime Location:** Located near the LA Arts District, with easy access to freeways, transit, and commercial hubs.
- **Strong Market Demand:** Increasing interest in mixed-use developments in this high-growth corridor.
- **Zoning Flexibility:** LAM2 zoning allows for a range of commercial and residential developments.
- **Future Growth:** Expected redevelopment boom leading up to the 2028 LA Olympics.



# Maps & Images



## Contact Information

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