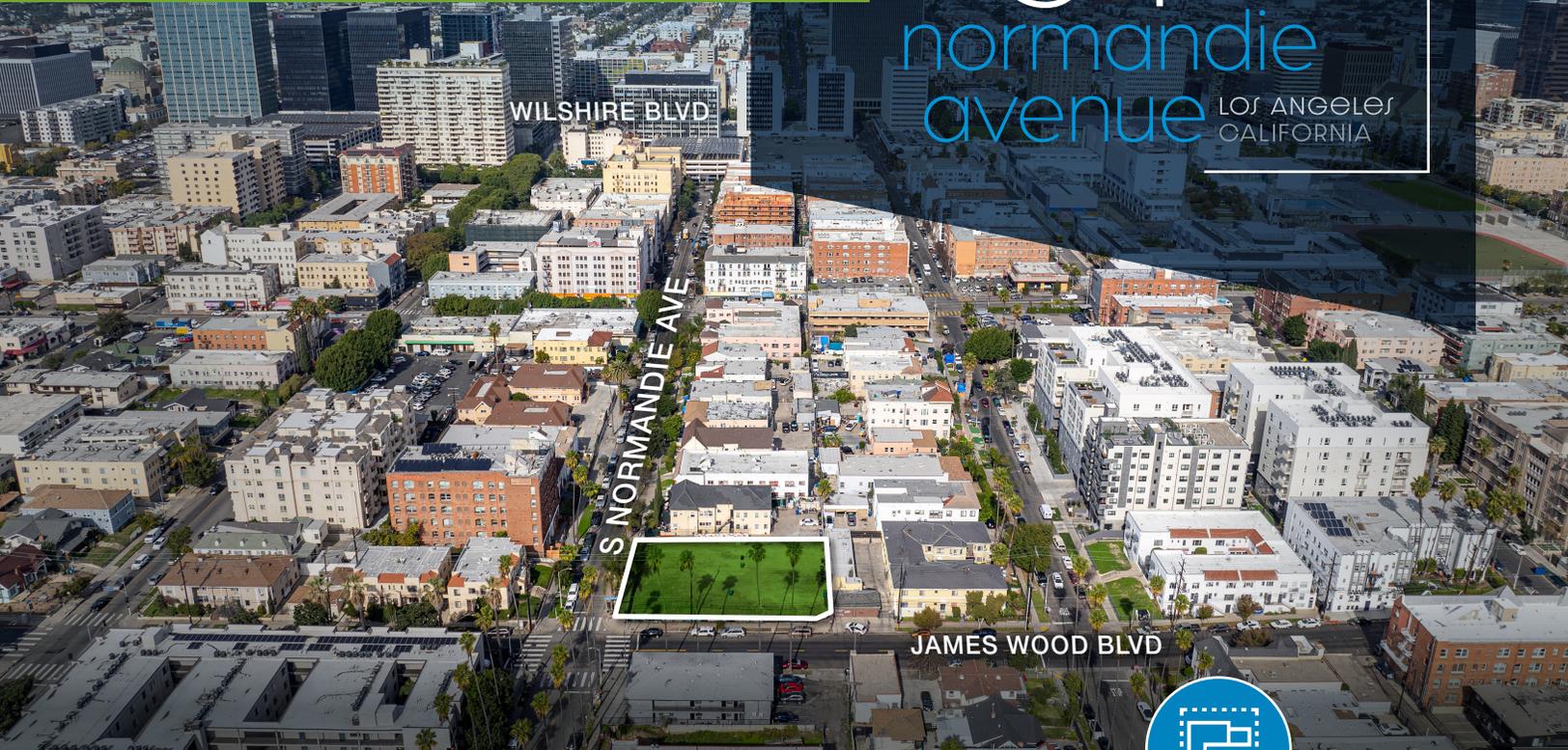


FOR SALE:
Koreatown Multi-Family Development Site

854
normandie
avenue LOS ANGELES
CALIFORNIA



VIEW OFFERING MEMORANDUM

INVESTMENT HIGHLIGHTS

854 S Normandie Avenue is an attractive development opportunity for a developer looking to build a new multi-family project in a well established apartment market with good demographics that are becoming stronger.

- Per State of California (AB2334 and SB79) and City of Los Angeles (ED1) development incentives, there are multiple avenues for a developer utilize bonus density and bonus FAR for their project.
- Property is located in the ½ mile section of Tier 1 area. SB79 is scheduled to go into effect July 1, 2026.
- Excellent Koreatown location just south of Wilshire Boulevard, nearby to abundant amenities.
- Within blocks of Metro Rail Stations for the B line at Wilshire/Vermont, and D line at Wilshire/Western and Wilshire/Normandie.



±13,239 SF
LAND SIZE

ASKING PRICE: \$2,950,000

PRICE PER SF LAND: \$222

ADDRESS

854 S Normandie Ave.
Los Angeles, CA

APN

5094-018-001

ZONING

R4-2

**FOR MORE INFORMATION,
PLEASE CONTACT:**

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