

# 1048-1054 S. Oxford Ave

DEVELOPMENT OPPORTUNITY IN PRIME KOREATOWN



*Los Angeles, CA 90006*



20,396 SF CORNER LAND | HEART OF KOREATOWN

# 1048-1054 S. Oxford Ave

*Los Angeles, CA 90006*

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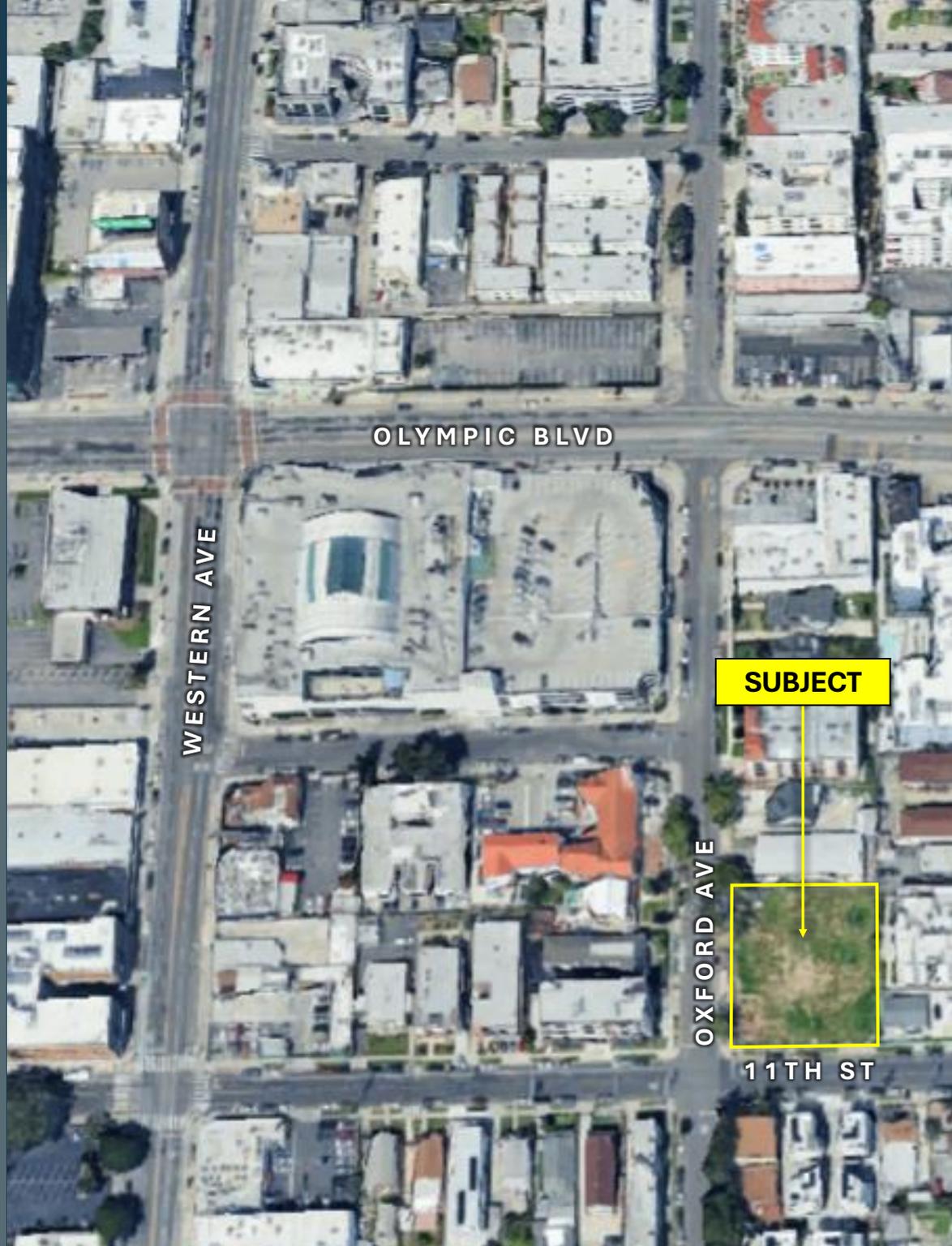
Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

# Property Summary

PRICE	UNPRICED
LOT SIZE	20,396 SF
ZONING	R4-2
TOC	Tier 3
APN	5080-014-023, 024, 025

## PROPERTY HIGHLIGHTS

- 20,396 SF CORNER LAND.
- LOCATED WITHIN THE HEART OF KOREATOWN.
- WALKER'S PARADISE; WITH A WALKING SCORE OF 97!!!
- EASY ACCESSABILITY; LESS THAN 1 MILE FROM THE WILSHIRE/WESTERN PURPLE LINE STATION.
- GOOD FREEWAY ACCESS; JUST 1 MILE NORTH OF THE 10 FREEWAY.
- EXCELLENT DEMOGRAPHICS; APPROX. 100,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS AND OVER 600,000 PEOPLE.



# Investment Overview

We are pleased to present a prime infill development opportunity located at **1048-1054 S. Oxford Avenue** in the heart of Koreatown, one of Los Angeles' most vibrant, dense, and rapidly expanding multifamily markets. This 20,396 square foot corner parcel offers excellent visibility and accessibility, positioned just south of Olympic Boulevard between Western and Normandie Avenues.

## Investment Summary

- Asking Price: **UNPRICED**
- Lot Size: **20,396 SF**
- Zoning: **R4-2 | TOC Tier 3**
- Buildable FAR: **Approx. 70,000 SF (by-right)**
- Density Bonus Potential: **Up to 92 residential units with AMI incentives**
- Transit-Oriented: **<1 mile to Wilshire/Western Purple Line; near Rapid 720/728 and I-10**
- Development Potential: **Strong population growth, high rental demand, and zoning that supports high-density or mixed-use.**
- Prime Koreatown Location: **Walk Score 97; surrounded by restaurants, retail, and entertainment; strong rent growth and absorption.**
- Connectivity: **Immediate access to amenities and transit; minutes to DTLA, Hollywood, Mid-Wilshire, and Miracle Mile.**
- Demographics: **~100,000 residents within 1 mile; median household income ~\$49,847.**

## Per City of LA zoning codes:

- 50 units allowed on the combined 3 lots
- Max allowable building area: approx. 15,000 sq. ft.

## After Preliminary Plan Check:

- Unit count increases from 50 → 87 units
- Max allowable building area increases to Approx. 70,000 sq. ft.

## Market Rents:

- 1 Bed / 1 Bath: \$1,945 – \$2,495
- 2 Bed / 2 Bath: +10% premium
- 3 Bed / 3 Bath: +15% premium
- Section 8 (HACLA) Rent Schedule:
- SRO: \$1,531
- Efficiency: \$2,041
- 1 Bed: \$2,289
- 2 Bed: \$2,887
- 3 Bed: \$3,668

These rent levels reflect ongoing demand from both workforce and market-rate tenants, supported by a strong employment base and limited land availability for new construction.

## Proximity to Major Employment & Institutions

## Healthcare & Medical Centers:

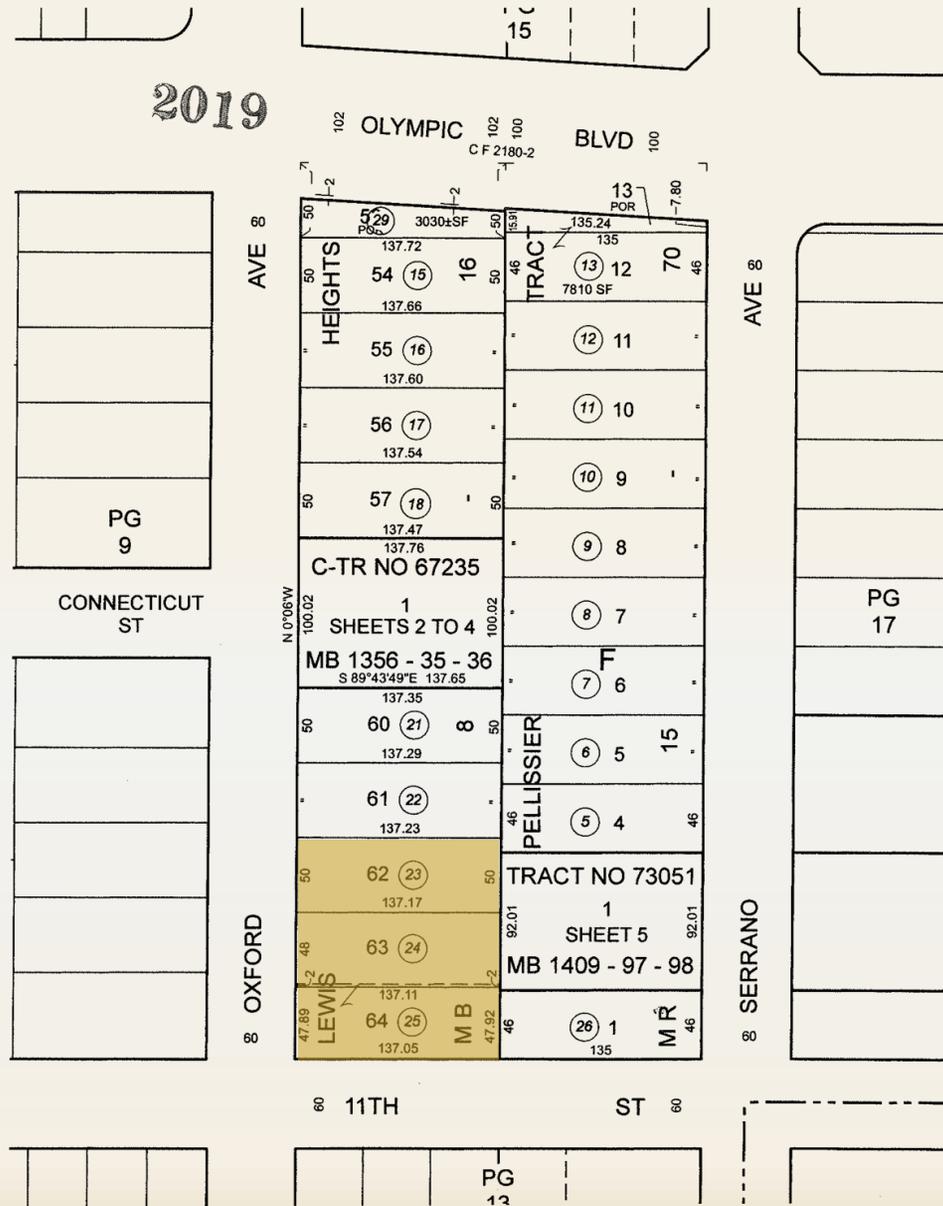
- Kaiser Permanente Los Angeles Medical Center – Full-service regional hospital
- Good Samaritan Hospital (PIH Health) – 408-bed facility serving DTLA and Mid-Wilshire
- California Hospital Medical Center (Dignity Health) – Downtown medical employment hub
- Vermont Urgent Care & Multi-Specialty Clinic – Neighborhood primary and urgent care

**Education & Culture:** University of Southern California (USC) – Under 10 minutes away. L.A. LIVE / Crypto.com Arena – Major hub for entertainment, sports, and conventions

**Entertainment & Creative Employment:** Close proximity to Hollywood's media district, home to Paramount Pictures, Netflix, Hulu, Sunset Gower Studios, Sony Pictures, Warner Bros., and Universal Studios — fueling steady rental demand from creative and tech professionals.

# PARCEL MAP

5080-014-023, 024, 025



# Koreatown

## Los Angeles

Koreatown is a gorgeous and densely packed 2.7-square-mile community offering a delightful fusion of history and hipsters. With its labyrinth of bistros, coffee shops, boutique hotels, and endless shopping in readapted art deco structures with terra cotta facades, it has an approachable urban aesthetic that both charms and infuses this historic neighborhood with a life that is excitingly new. Local values and luxe style blend with ease, transforming this area just west of downtown into one of the hippest neighborhoods around. Koreatown is in full bloom.

### LOCATION RENAISSANCE

With a population of approximately 120,000 residents—making it the most densely populated district in Los Angeles County—it has become a sought-after home for upwardly mobile professionals who view it as the Brooklyn of Los Angeles. Centrally situated between Hollywood and Downtown Los Angeles, and not far from Beverly Hills and the Westside, Koreatown is home to an abundance of dining, entertainment, and nightlife options.



## Demographics



\$78,056

Median Household Income



120,000

Population



\$788,180

Median Home Sale Price

# Prime *K-Town Neighborhood*

The subject is ideally located in the heart of Koreatown—one of Los Angeles' most dynamic, densely populated, and culturally vibrant neighborhoods. Known for its 24-hour energy, eclectic dining scene, and strong rental demand, Koreatown offers a unique blend of historic charm and modern urban living. The property sits just south of Wilshire Blvd, providing immediate access to major thoroughfares and public transportation, including the Metro Purple Line, making it a convenient hub for commuters heading to Downtown LA, Mid-Wilshire, and Hollywood.

## LOCATION HIGHLIGHTS

Surrounded by a thriving mix of trendy cafes, popular Korean BBQ spots, cocktail lounges, and boutique retail, tenants enjoy unparalleled walkability and an authentic urban lifestyle. The area also benefits from proximity to the Wiltern Theater and a growing number of Class A multifamily and mixed-use developments. With continued investment and a strong tenant pool, Koreatown remains one of the most sought-after submarkets in Los Angeles for both investors and renters alike.

### Nearby Landmarks



# Koreatown

## Location



**SUBJECT**

**Western Plaza**

**Food4Less** **CVS pharmacy**

WING STOP STARBUCKS PANDA EXPRESS

**Western Square**

**WaBa** **McDonald's** **SUBWAY**

**Galleria MARKET**

**HNS**

HAWAIIAN SUPERMARKET

**Microsoft Theater**

**crypto.com**

**Union Bank of India**

**Bank of America**

**usbank**

**WELLS FARGO** **CITY NATIONAL BANK**

**FIGAT7TH**

**777 Tower**

**THE BLOC**

**AON**

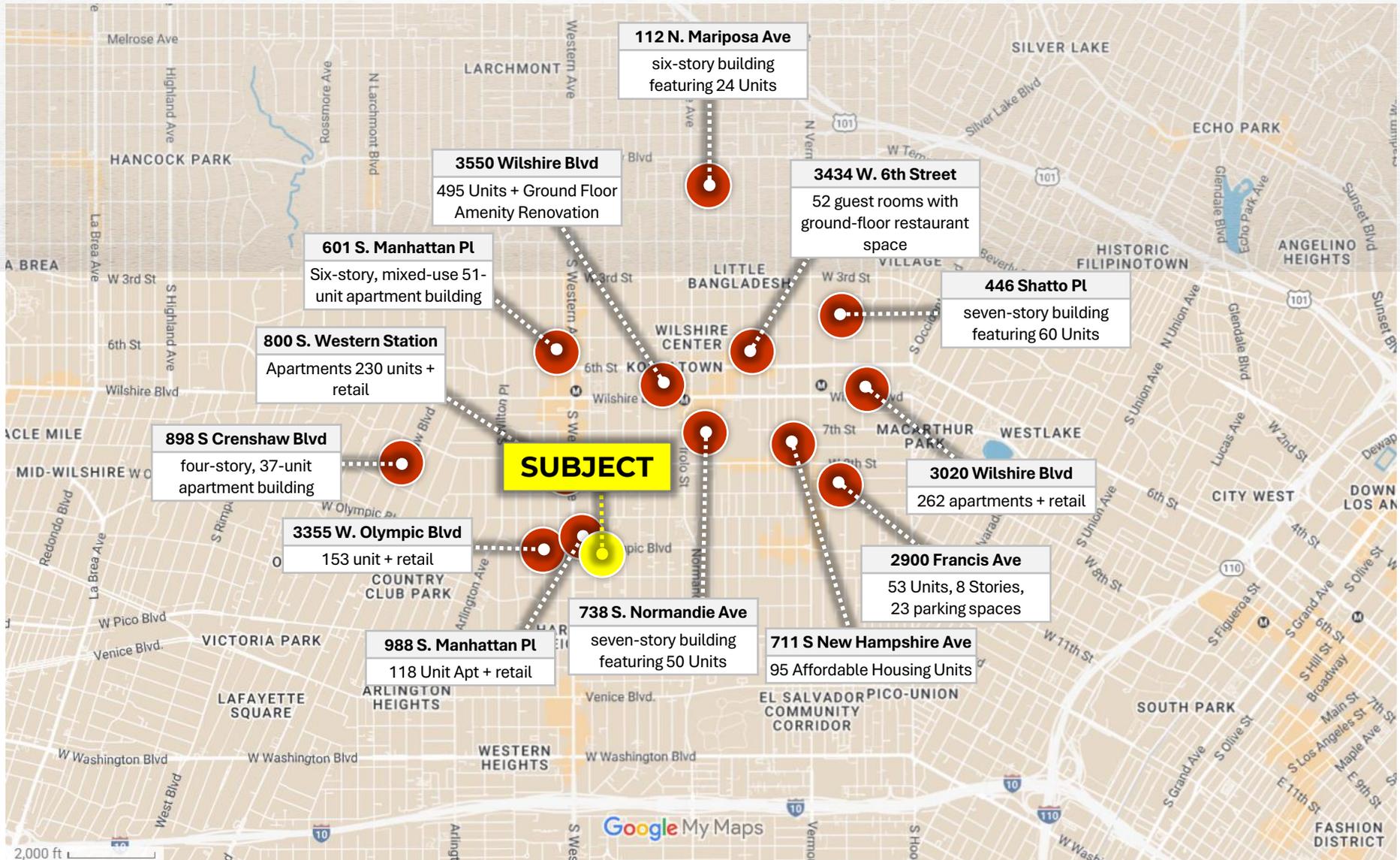
**hotel INDIGO**

**THE RITZ-CARLTON**

**LA LIVE**

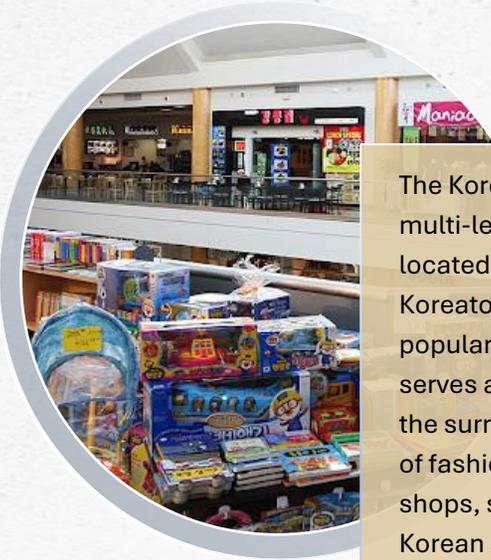
**Los Angeles CONVENTION CENTER**

# K-Town Developments



# Major Landmarks

## KOREATOWN GALLERIA MALL



The Koreatown Galleria Mall is a vibrant, multi-level retail and dining destination located in the heart of Los Angeles' Koreatown. Anchored by Galleria Market, a popular Korean supermarket, the mall serves as a cultural and commercial hub for the surrounding community. It features a mix of fashion boutiques, beauty and skincare shops, specialty stores, and a variety of Korean and international eateries.

Although boldly visible at the corner of 6th and Normandie, Hotel Normandie ranks inclusion for its history and status as a 1926 City of Los Angeles Historic-Cultural Monument landmark, while the restaurants and bars inside are among the most unique in the area.

## HOTEL NORMANDIE



# Area Highlights

The location, centrally situated between Hollywood and Downtown Los Angeles, not far from Beverly Hills and the Westside, is home to a large number of karaoke bars and other nightlife options, churches and a museum, along with a range of office buildings and restaurants, have continue to improve the market's desirability.

## GREAT AREA AMENITIES

Property is within a short distance to Wiltern Theater, Mama Lion, Here's Looking at You, California Marketplace, H Mart Super Market to the west. Downtown Los Angeles, LA Convention Center, LA Live, and the Staples Center to the east

## TRANSIT ORIENTED

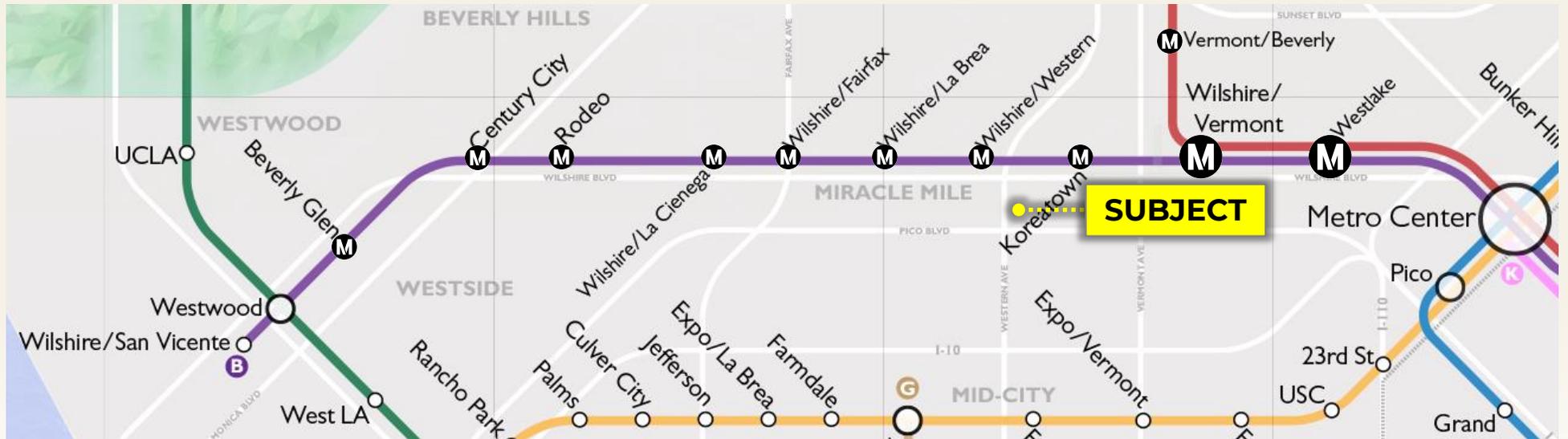
Located within a short distance from the Metro Purple Line which provides service to Downtown Los Angeles or to Hollywood and Studio City via the Red Line. Upon completion of the Purple Line extension in 2024, residents will be able to travel to Miracle Mile, Beverly Hills, and Westwood via the Metro.

## WALKER'S PARADISE

As the most densely populated part of Los Angeles, Koreatown is also one of Los Angeles' most walkable neighborhoods with a rich architectural heritage, a major subway line traversing its Wilshire Boulevard hub, and boutique hotels like the Line and Normandie.

# TRANSIT

## ORIENTED LOCATION



**Phase 2 and Phase 3 of the B (Purple) Line’s extension will carry the line 5.2 additional miles down Wilshire. Along the way the line will pass through some of Los Angeles’ densest areas, including Century City and Westwood.**

When these extensions open, the B (Purple) Line is expected to become the busiest route on the system, carrying well over 150,000 riders a day. During the Olympics, it will connect venues at UCLA — including the Olympic Village — directly with Downtown and the rest of the Metro system. While 150,000 is still relatively low compared with lines of similar lengths on other systems, densification around station areas will bolster ridership over time.

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