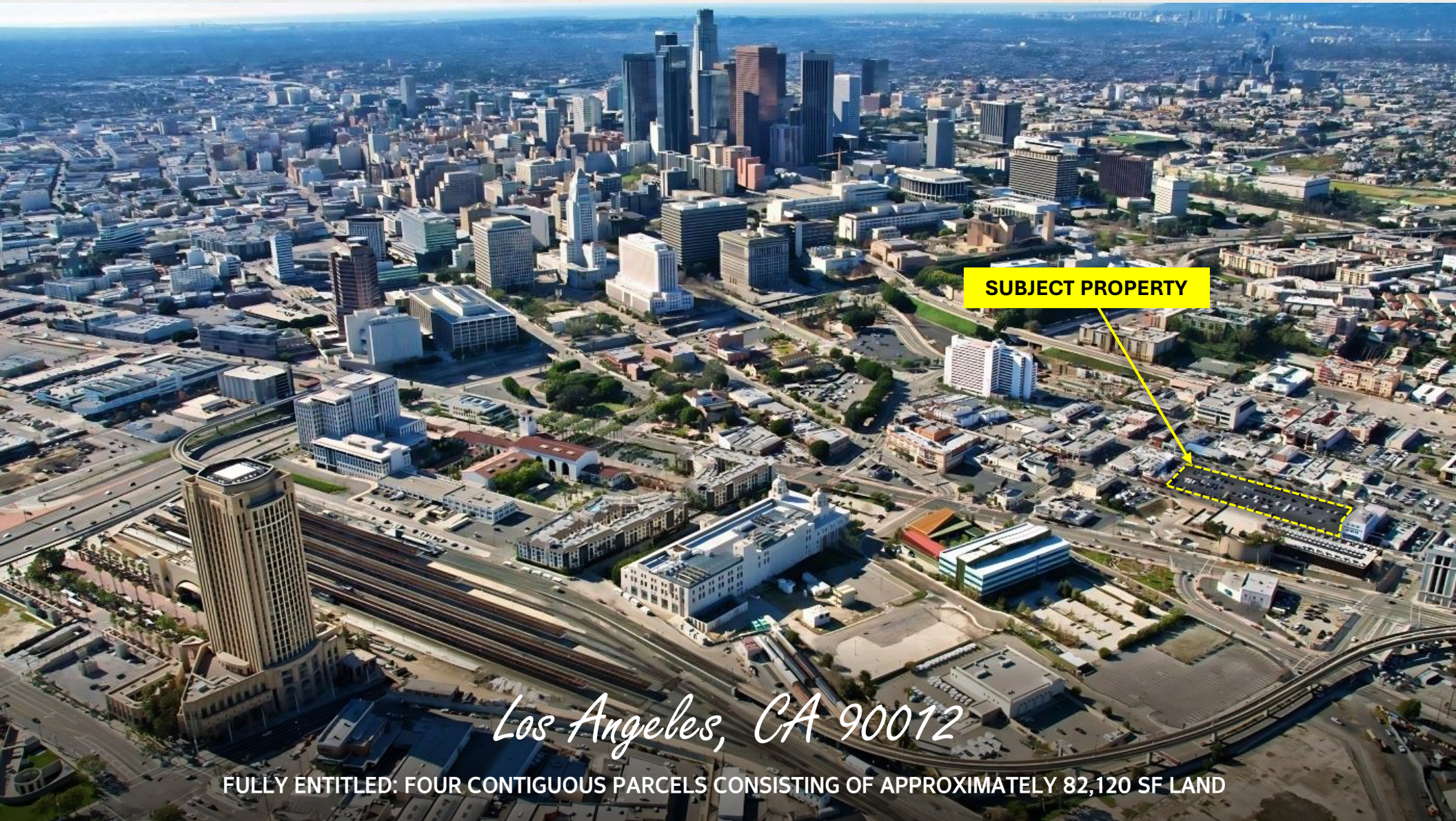


HILL ST DEVELOPMENT PORTFOLIO



CIVAR
REALTY ADVISORS

HILLSTREET DEVELOPMENT PORTFOLIO

Los Angeles, CA 90012



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REALTY ADVISORS

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01

Executive Summary

HILLSTREET DEVELOPMENT PORTFOLIO



PORTFOLIO SUMMARY

ADDRESS	APN	ZONING	LOT SF
717 N. Hill Street	5408-018-003	LAC2	6,680
721 N. Hill Street	5408-018-017	LAC2	13,431
725 N. Hill Street	5408-018-023	LAC2	35,187
759 N. Hill Street	5408-018-014	LAC2	26,819
Totals			82,117

PROPERTY OVERVIEW

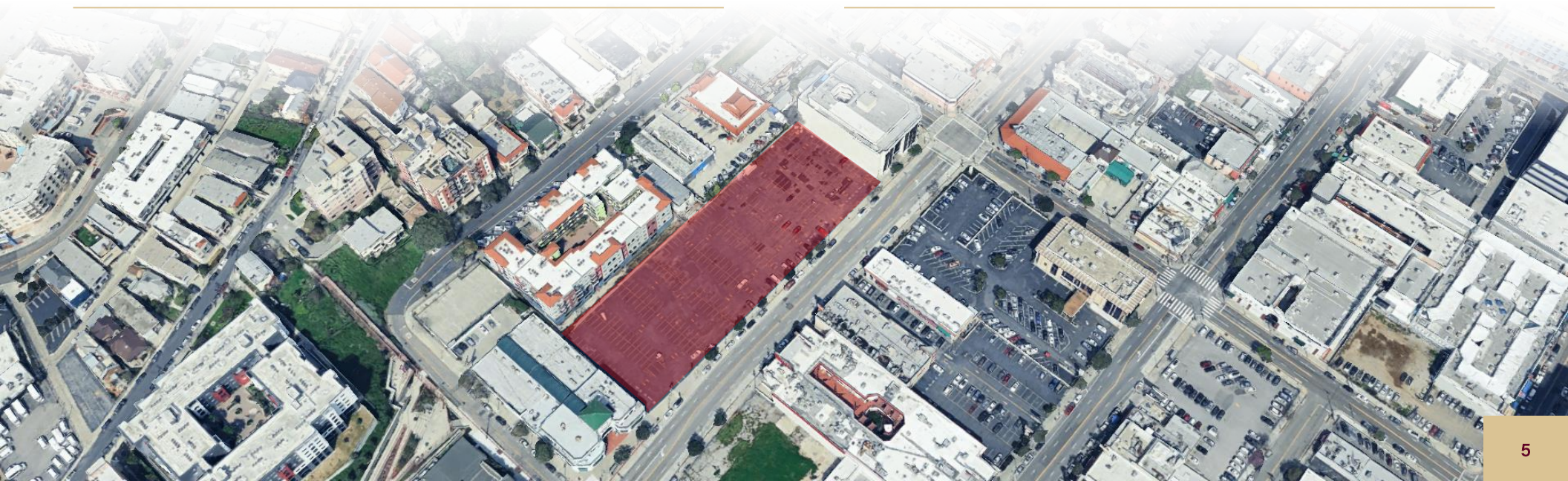
HILL STREET DEVELOPMENT PORTFOLIO

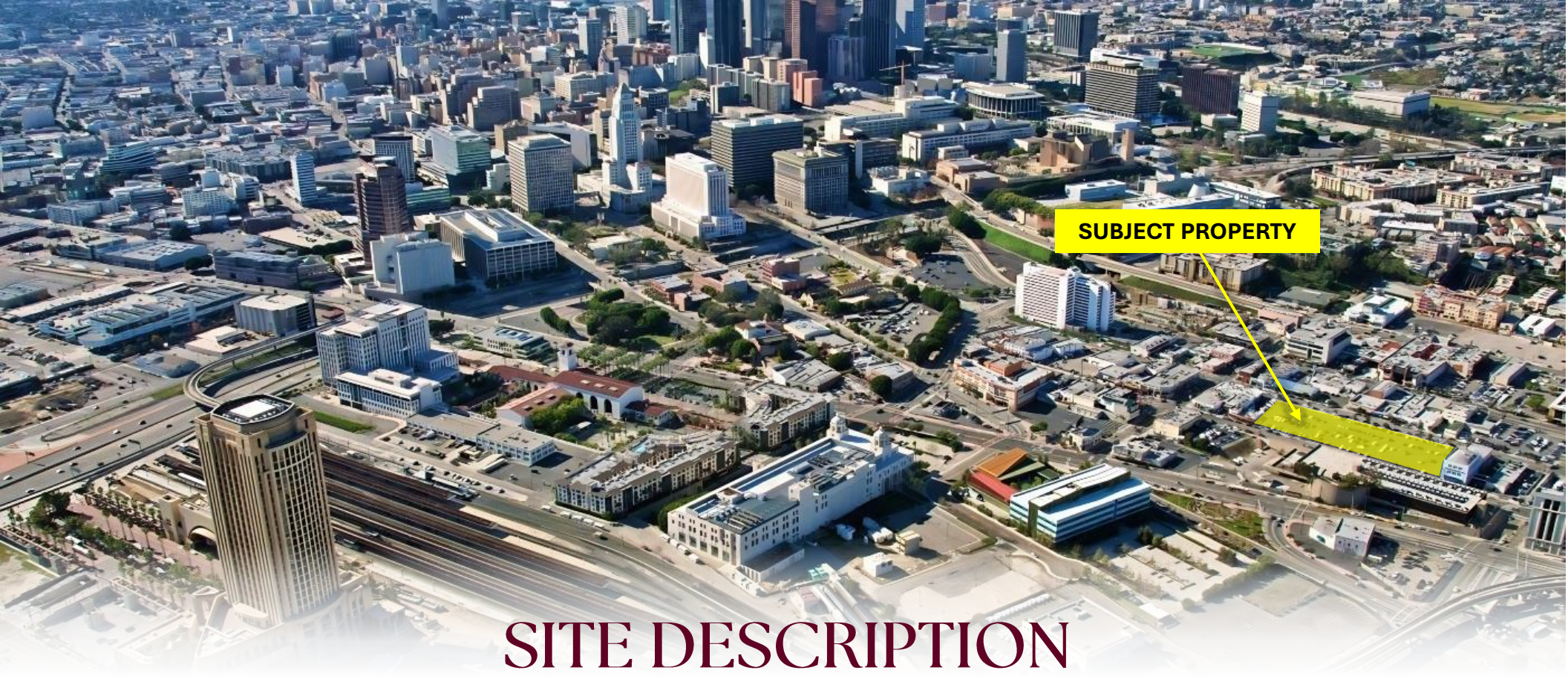
PROPERTY OVERVIEW

This offering consists of four contiguous parcels totaling over 82,120 SF of buildable area, presenting a premier large-scale development opportunity in one of Los Angeles' most dynamic growth corridors. Positioned directly north of the vibrant Chinatown district and within immediate proximity to Downtown Los Angeles, the site offers exceptional access to cultural landmarks, transit infrastructure, and one of the nation's top destinations for foreign real estate investment. With flexible zoning and direct adjacency to a walkable, high-foot-traffic neighborhood, the site is ideally suited for mixed-use, residential, hospitality, or institutional development.

PROPERTY HIGHLIGHTS

- ❖ Centrally located in vibrant Chinatown, adjacent to Downtown L.A.
- ❖ Surrounded by transit: Metro Gold Line, Union Station, 101 & 110 Freeways
- ❖ Walking distance to cultural landmarks and culinary destinations
- ❖ Rapidly evolving submarket with strong demand for housing and retail
- ❖ Ideal for developers seeking an authentic, connected urban environment





SUBJECT PROPERTY

SITE DESCRIPTION

FULLY ENTITLED: FOUR CONTIGUOUS PARCELS TOTALING OVER 82,120 SF OF BUILDABLE AREA

CIVAR Realty Advisors Proudly Announces the Exclusive Right to Represent the Sale of 717–759 N. Hill Street, Los Angeles, CA

CIVAR Realty Advisors is pleased to present a rare and fully entitled development opportunity in the heart of **Los Angeles' Chinatown**. Located at **717–759 N. Hill Street**, this **8-story mid-rise project** has been thoughtfully designed by **AC Martin**, a renowned California-based architecture, planning, and interior design firm known for its integrated and enduring design approach.

- **Total Residential Units:** 411
- **Affordable Units:** 42 units designated as deed-restricted for **Extremely Low-Income** households
- **Commercial Space:** 17,140 SF
- **Building Type:** Mid-rise, 8 stories
- **Design Architect:** AC Martin
- **Fully Entitled:** As of **October 11, 2022**
- **Appeal Status:** **No appeals** filed pursuant to the Director's Determination from City Planning
- **CEQA Status:** Exempt under **CEQA Section 15332, Article 18 (Class 32)**

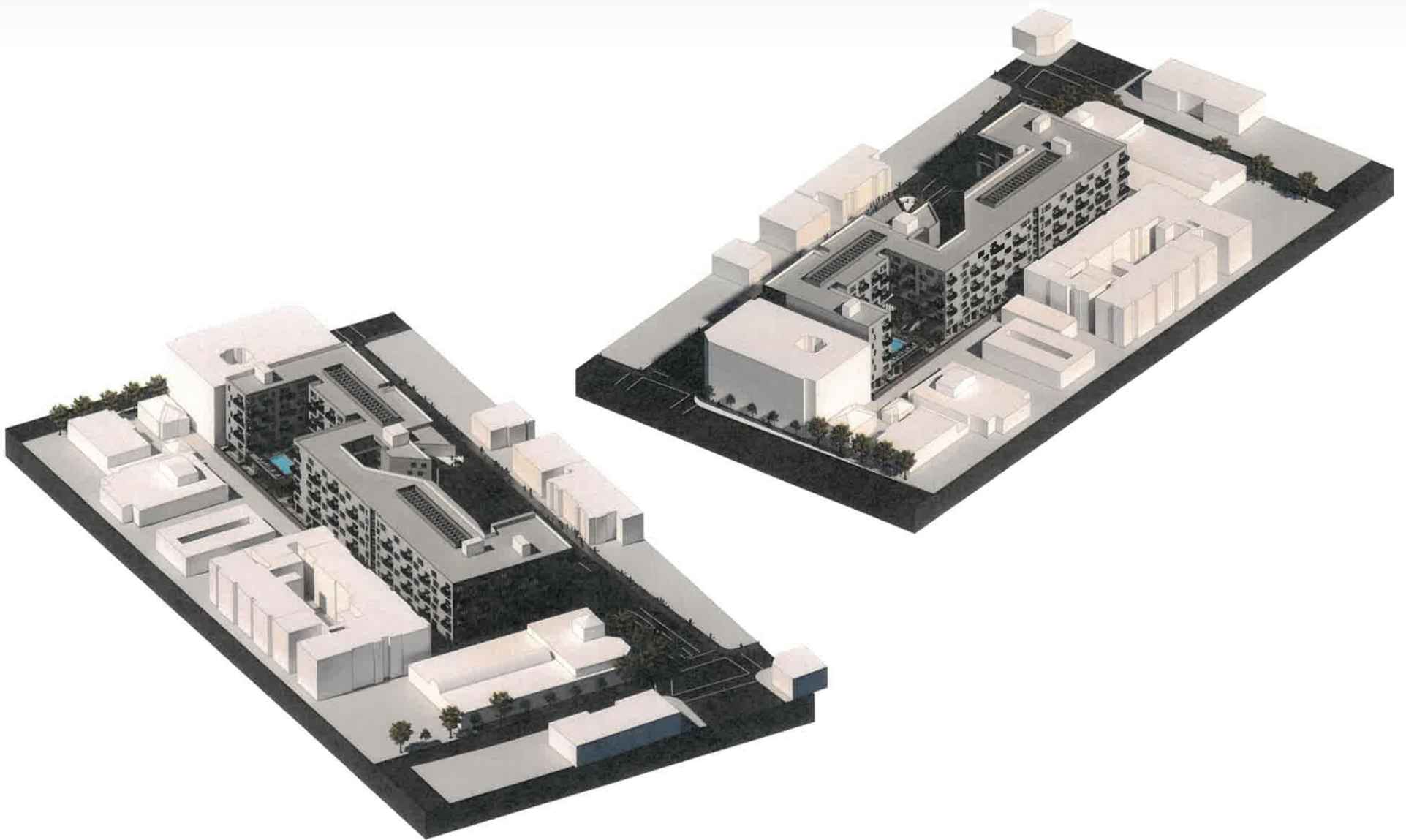


PROPERTY RENDERINGS



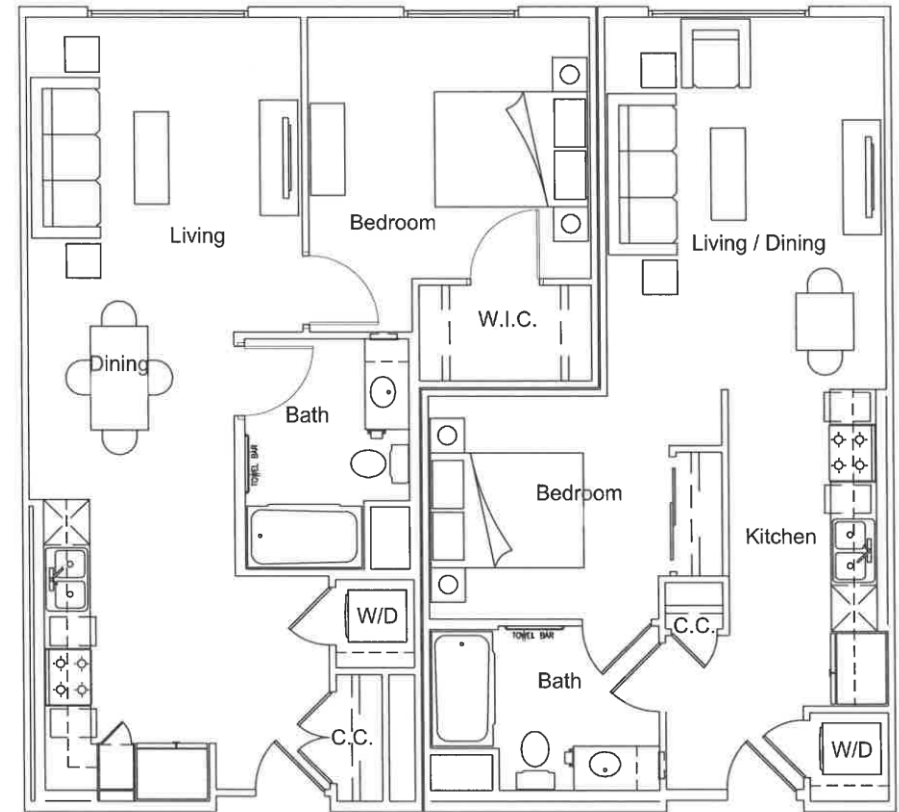
3D SITE PLANS

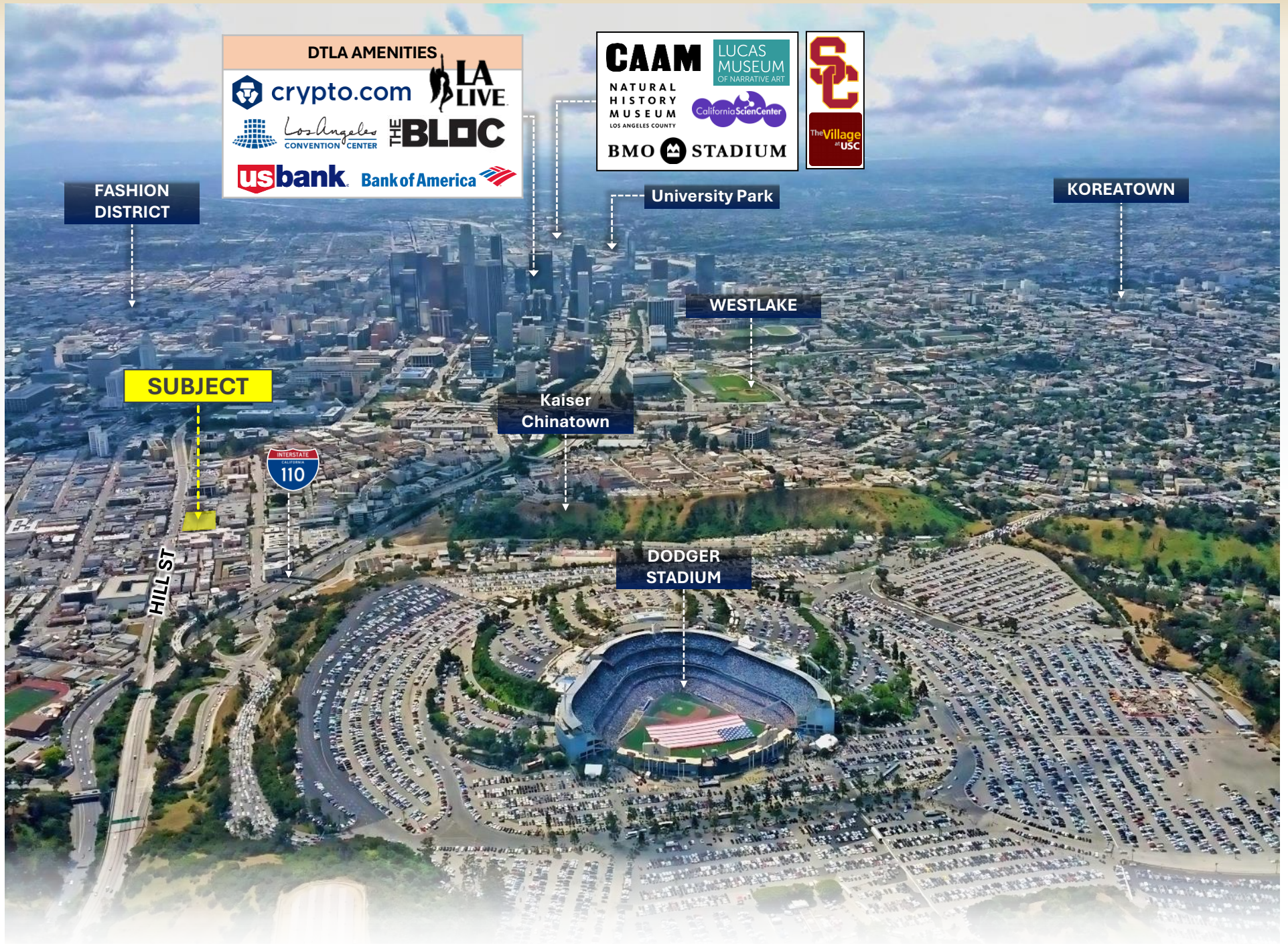
HILL STREET DEVELOPMENT PORTFOLIO



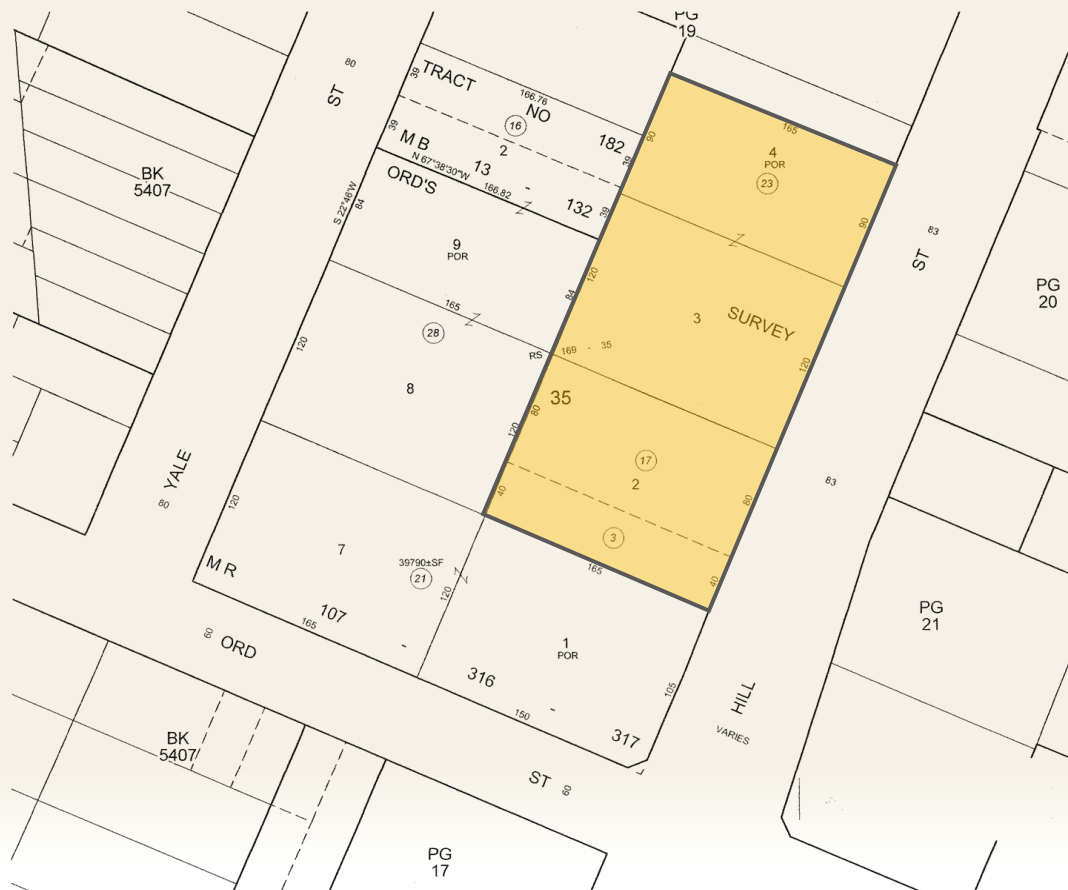
FLOOR PLANS

HILL STREET DEVELOPMENT PORTFOLIO





4 CONTIGIOUS PARCELS





02

The Neighborhood

Chinatown

LOS ANGELES

Situated immediately north of Downtown Los Angeles, Chinatown is a vibrant, historic neighborhood undergoing a new wave of urban revitalization. Bordered by major transit corridors including the 110, 101, and 5 Freeways, and within walking distance to Union Station and the Metro L Line (Chinatown Station), the area offers exceptional connectivity to the greater Los Angeles region.

With its walkable streets, growing daytime population, and proximity to the Civic Center, Dodgers Stadium, and the LA Arts District, Chinatown is becoming one of the most desirable neighborhoods for mixed-use, hospitality, and adaptive reuse investment. Continued interest from institutional and boutique developers signals strong momentum, making it an ideal submarket for forward-looking investors and tenants.



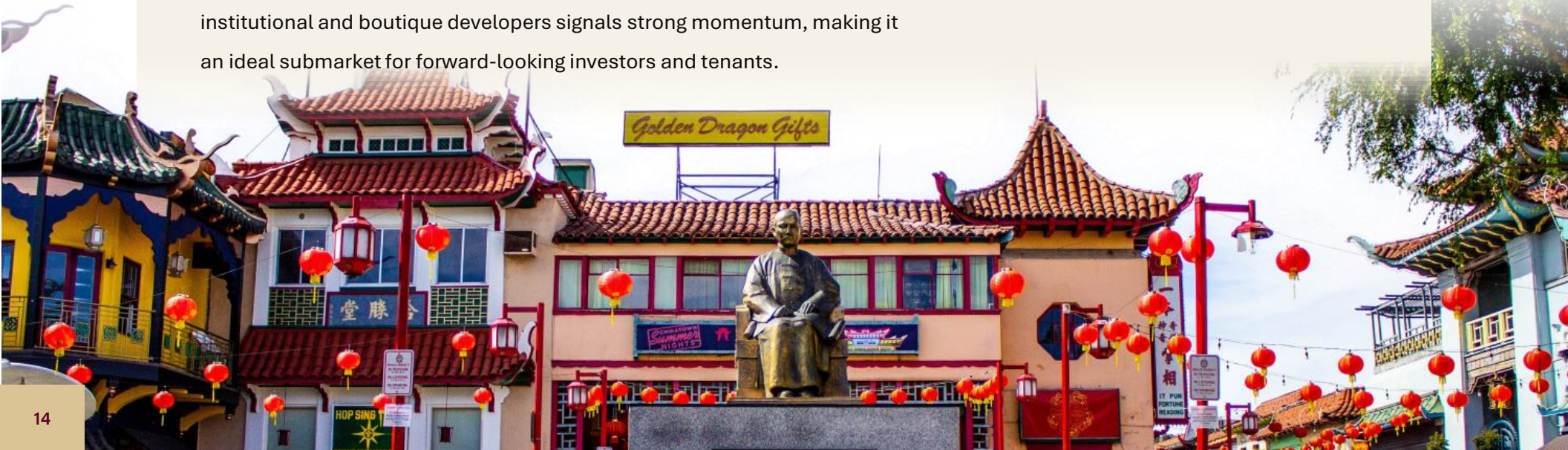
15 Bars



54 Shops



20 Attractions



The map shows a red dashed line tracing a path through downtown Los Angeles. The path starts near the top left, passes through Little Tokyo, Chinatown, and ends near LA City Hall. A yellow box labeled "SUBJECT" is placed near the intersection of W 2nd St and S Alvarado St. Other labels include "ECHO PARK", "CLARK STREET", "CHINATOWN", "WESTLAKE", "LITTLE TOKYO", "ALISO VILLAGE", "ARTS DISTRICT", and "PICO GARDENS". Numerous business logos are scattered across the map, such as Target, Microsoft Theater, crypto.com, and various banks.

The Neighborhood

Strategically positioned in the heart of Chinatown, 717 N. Hill Street offers a prime urban infill location at the crossroads of culture, commerce, and connectivity. The site benefits from immediate proximity to Downtown Los Angeles, just one block from the iconic Central Plaza and minutes from Union Station, the Civic Center, and the expanding Metro Regional Connector. The property sits within a highly walkable corridor surrounded by historic architecture, eclectic retail, and a fast-growing mix of new residential and hospitality developments.

Chinatown is undergoing a dynamic revitalization fueled by increased investment in multifamily, creative office, and ground-floor retail. The area boasts a unique mix of legacy businesses and modern operators, including acclaimed restaurants, curated boutiques, and art galleries along Chung King Road. Major nearby destinations include the Los Angeles State Historic Park, Crypto.com Arena, Dodger Stadium, and the Arts District — all easily accessible via public transit or by car.

AREA DEVELOPMENTS



1457 N. Main Street

- APARTMENTS
- OFFICE
- PARKING
- 376 UNITS
- 104 PARKING SPACES
- OFFICE 6,448 SF
- 6 FLOORS

130 W College St



- OFFICE DEVELOPMENT
- NO PODIUM
- 233,000 SF OFFICE
- 5 FLOORS ABOVE GROUND
- CONSTRUCTION 3,4,5

M CONNECTIVITY



Nearby Landmarks

THIEN HAU TEMPLE



CENTRAL PLAZA



DODGER STADIUM



UNION STATION



Downtown LA

MAJOR EMPLOYERS



Economic Development

500K

Daytime
Population

20M+

Annual
Visitors

35M SF

Office
Inventory

Downtown Los Angeles (DTLA) is the commercial, governmental, and cultural heart of the city, encompassing over 5 square miles and serving as one of the most economically dynamic districts in the Western U.S. Anchored by a diverse economy, world-class infrastructure, and over \$30 billion in recent and planned investments, DTLA continues to attract global businesses, institutional capital, and a growing population of residents and tourists alike.

EMPLOYMENT HUBS

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