

# DTLA DEVELOPMENT OPPORTUNITY

7,362± SF of Land (Zoned C2-2D-O-CPIO)

*Prime Washington Blvd Location Just East of San Pedro St*

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists  
OFFERING MEMORANDUM



**SOUTH PARK**

**55 Unit  
Apartment Building**

**SUBJECT**





# 746 E WASHINGTON BOULEVARD LOS ANGELES, CA 90021

- Prime Downtown Los Angeles development opportunity
- Ideal for affordable housing
- For a 100% affordable, Tier 3 TOC project, up to 40 one-bedroom units may be built (or 43 using all bonus provisions)
- Washington Boulevard location across from Metro A Line light rail station
- Just minutes east of South Park District, Los Angeles Convention Center, Crypto.com Area, Peacock Theater, and LA LIVE
- East access to all DTLA freeways and public transit

|                        |                 |
|------------------------|-----------------|
| Existing Building Area | 6,400± SF       |
| Land Area              | 7,362± SF       |
| Construction           | Masonry         |
| Year Built             | 1928            |
| Zone                   | LA C2-2D-O-CPIO |
| APN                    | 5131-006-010    |
| TOC                    | Tier 3          |
| Opportunity Zone       | Yes             |

**ASKING PRICE: \$2,300,000**

*Major Properties advises you to speak with a land use attorney and or land use consultant; we do not provide development advice.*

## Key Investment Highlights

**Lot Size & Zoning:** 7,362 SF lot zoned C2-2D-O-CPIO in the Southeast LA CPIO (Parkway Corridor Subarea).

**Base Density (CPIO-adjusted):** 100% affordable projects are allowed 1 unit per 300 sq.ft., yielding a base density of ≈24–25 units.

**TOC Tier 3 Bonus:** Applying the 70% TOC density bonus raises the unit yield to ≈40–43 units total.

**No Parking Required:** Site is within ½ mile of transit and 100% affordable—no parking required under AB 2097 and TOC incentives.

**FAR Capacity:** Up to 4.5:1 FAR (≈33,124 sq.ft. max buildable floor area); sufficient to accommodate all units.

**Height Limits with Bonus:** Base zoning + TOC incentives allow up to ~7 stories (~77 ft) for residential use.

**No Site Plan Review:** Unit count below 50 units avoids triggering Site Plan Review requirements.

**One-Bedroom Units:** All units planned as 1-bedrooms, maximizing efficiency under high-density allowance.

**No Commercial Use Required:** Residential-only development is permitted under C2 zone using TOC incentives.

**Maximized Use of Incentives:** Project benefits from maximum zoning and TOC bonuses due to 100% affordability, enabling full site utilization.

**More Detailed Information [HERE](#)**

# SOUTH PARK DTLA'S PREMIER DISTRICT

South Park, a rapidly growing neighborhood within Downtown Los Angeles, stands out as an excellent example of urban renewal and well-planned mixed-use development. With key attractions like the Crypto.com Arena and LA LIVE complex at its core, South Park has drawn significant investment from large institutions in high-end residential towers, top-tier office spaces, and retail projects.

This concentration of amenities and infrastructure has led to strong increases in rental rates and high occupancy levels. The area's economic indicators, such as population density, average income, and commercial property values, have consistently trended upward. As a result, South Park has become a crucial factor in DTLA's overall market performance and a central focus for future urban investment.

**6.4M**  
SF OF OFFICE

**2.5M**  
SF OF RETAIL (95% OCCUPIED)

## KEY TENANTS



228 K SF



600K SF



85K SF



600K SF



160K SF



LA LIVE



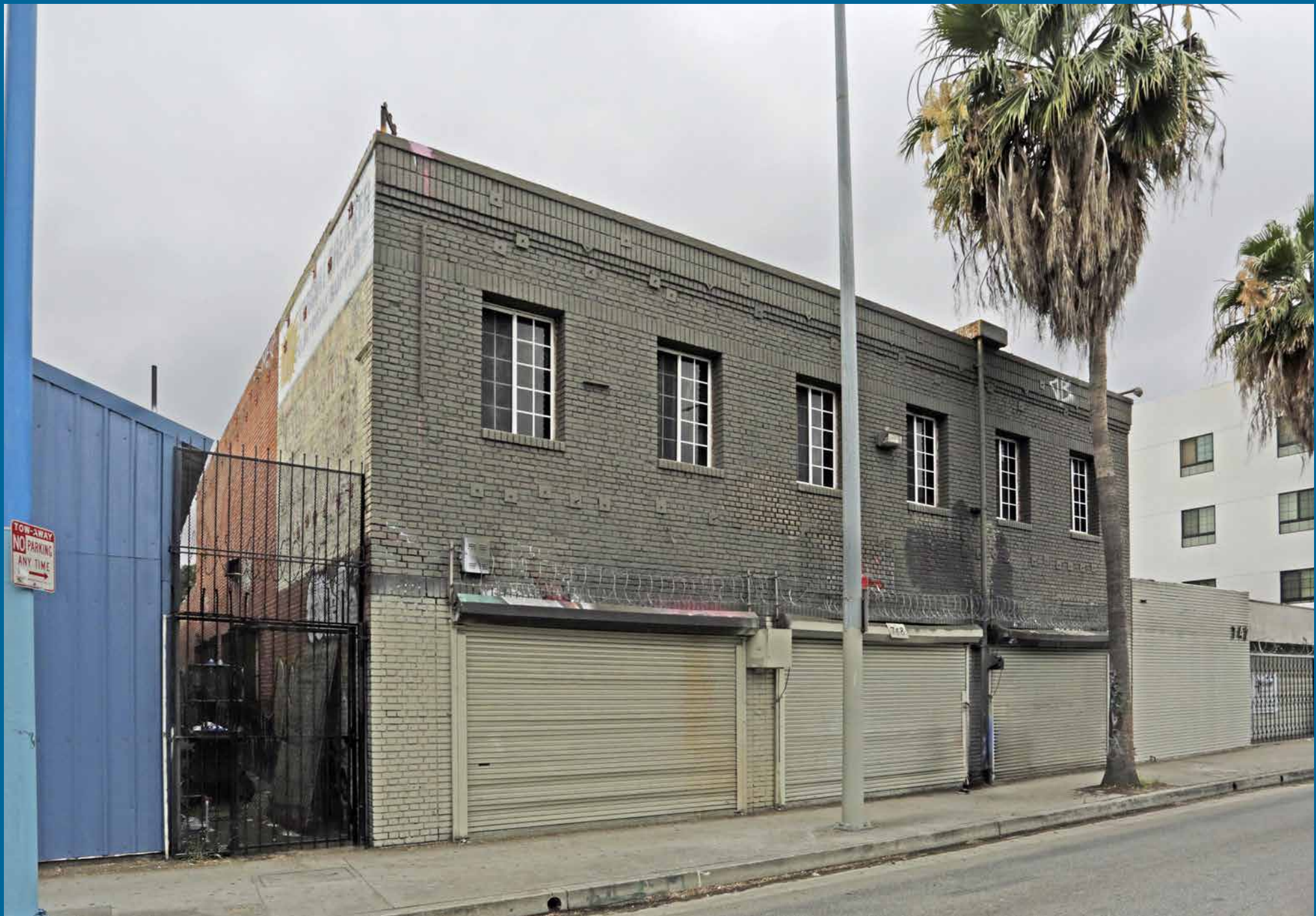
CRYPTO.COM ARENA



PEACOCK THEATRE

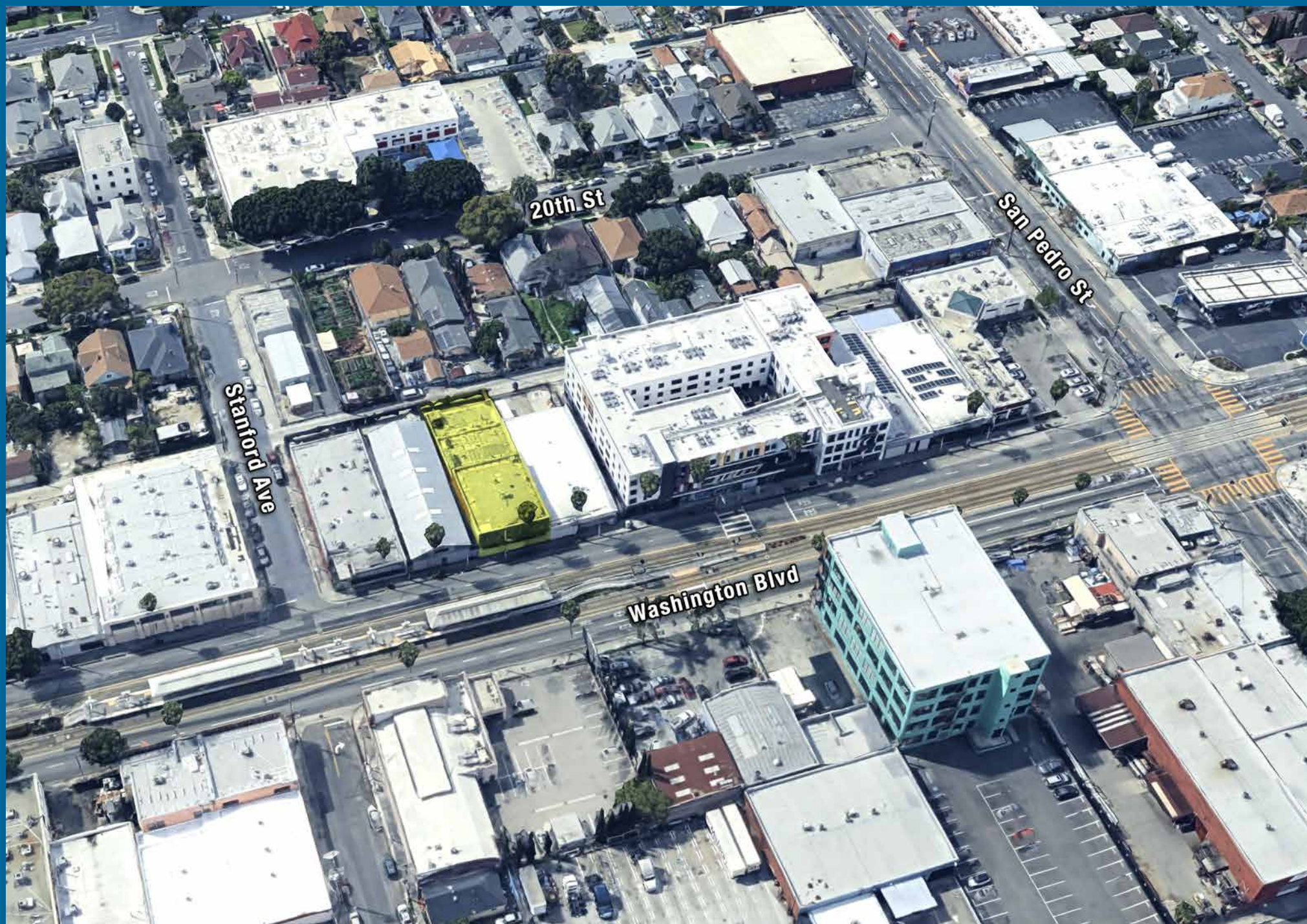


# EXISTING BUILDING





# AERIAL PHOTO



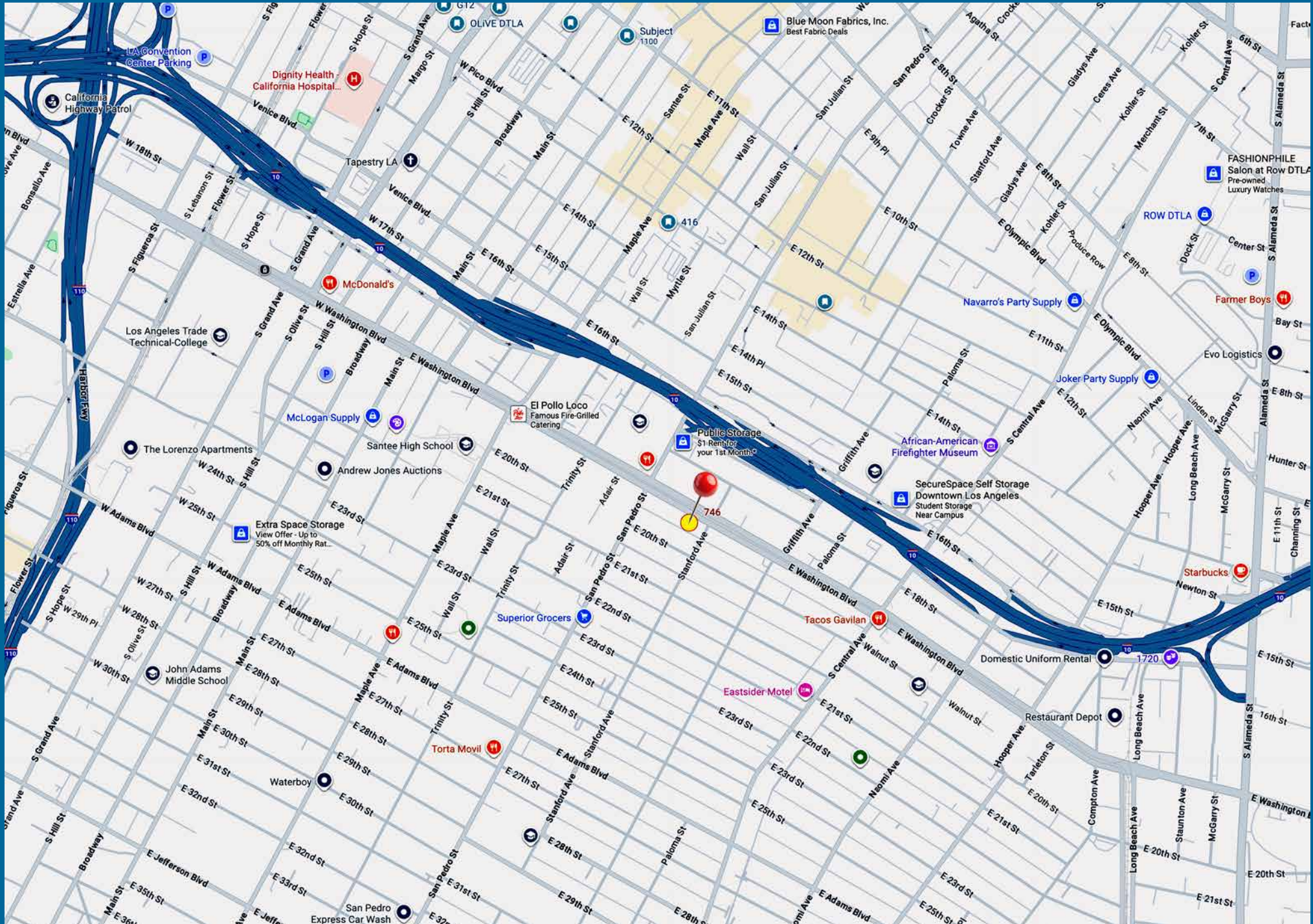


# PLAT MAP



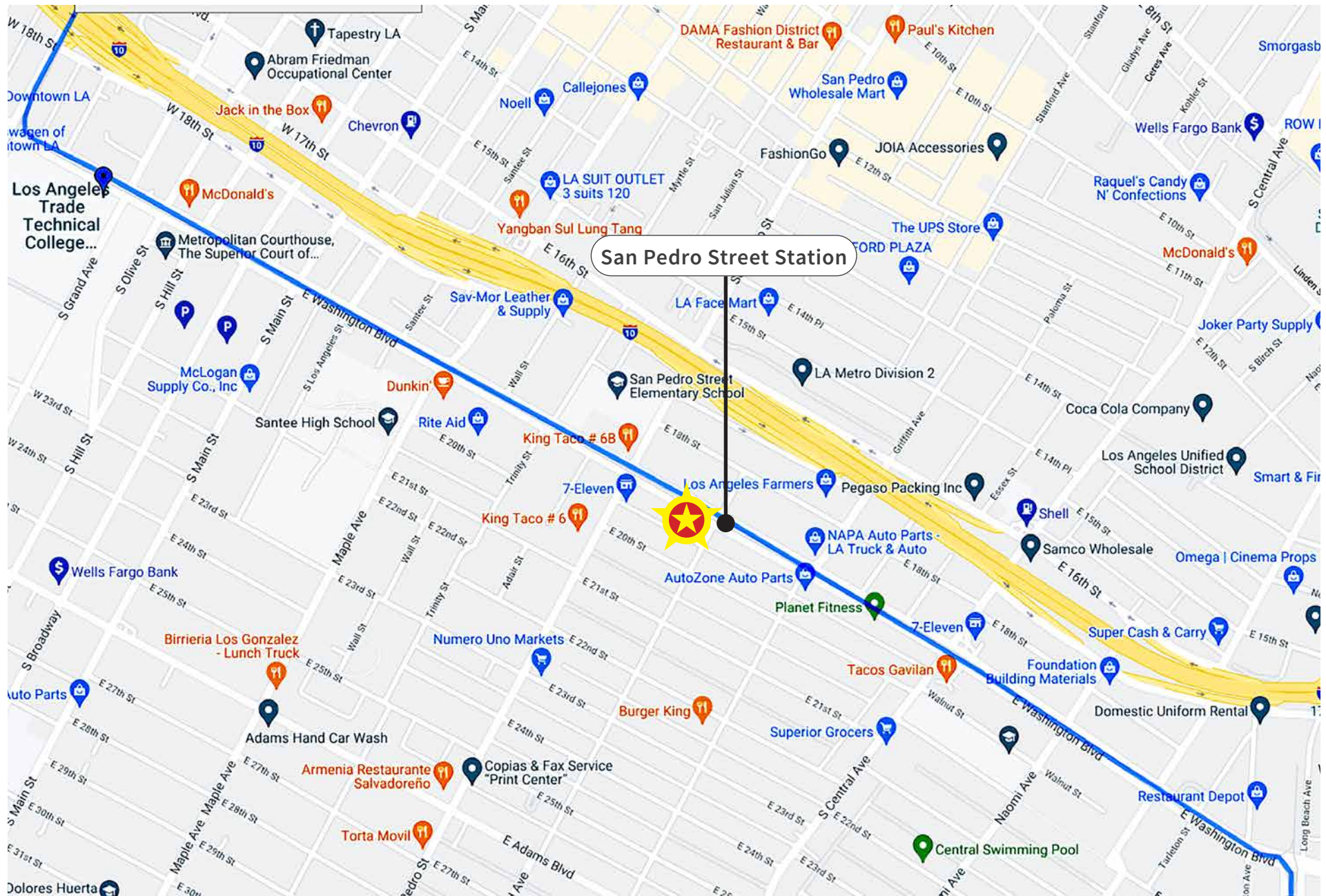


# AREA MAP





## METRO A LINE (LIGHT RAIL)





# DOWNTOWN LOS ANGELES DEMOGRAPHICS

## A PLACE TO WORK

**288,000+** JOBS

**\$95,000**

Average  
Household  
Income



**61%**

30 - 54 Years Old

**57%** Postsecondary Education



**65%**

Currently work  
3-5 days in DTLA



**79%**

Expect to be in  
the office at least  
half the time

## A PLACE TO VISIT, SHOP, & DINE

**17+ million** VISITORS  
per year



**\$4.5+ billion**  
retail sales per year

**745**

Retail+F&B Businesses  
per Square Mile



**171**

Food/Beverage  
Businesses  
per Square Mile

**93**

Walkscore



## A PLACE TO LIVE

**90,000+** RESIDENTS

**\$93,000**

Average  
Household Income



**26%** All new  
residential in the  
City of LA  
since 2010



**24%** Less  
Income Spent  
on Housing +  
Transportation  
than LA Average

**41%** Population  
Growth 2010 - 2022



**61%**

25 - 54 Years Old



**67%**

Postsecondary  
Education

**90%**

Residential Occupancy

**46%**

Walk/Bike/Transit  
or Work from Home





# FOR SALE

746 E WASHINGTON BLVD, LOS ANGELES, CA 90021

## 7,362± SF of Land

### *Prime DTLA Affordable Housing Development Opportunity*

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