

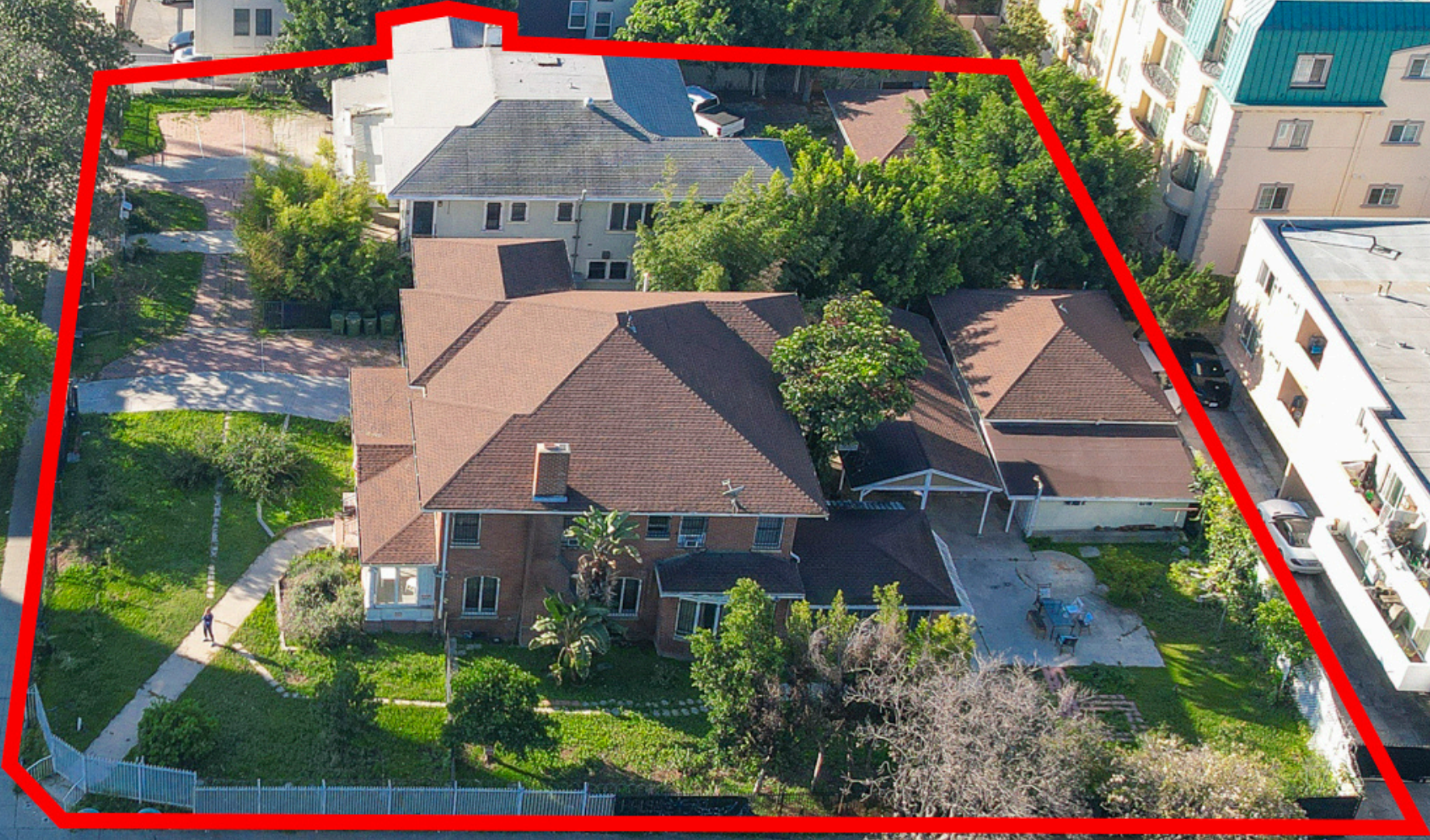


URBAN
REAL ESTATE

OFFERING MEMORANDUM

705-715 S. Serrano Ave. Los Angeles, CA 90005

Prime 27,000 SF Development Opportunity on Two Contiguous Lots



Exclusively Presented by Urban Real Estate, Inc.

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PROPERTY OVERVIEW

705–715 S. Serrano Avenue presents a prime development opportunity in the heart of Koreatown. The offering consists of two contiguous parcels totaling approximately 27,000 square feet, providing a rare large-scale footprint in a highly sought-after infill location. Surrounded by established multifamily properties, retail amenities, and strong transit connectivity, the site is ideally suited for apartment or condominium development within one of Los Angeles' most active residential markets.

ASKING PRICE	\$14,300,000
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PRICE PER SF	\$529.63/SF
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705 S. SERRANO AVE.

APN	5093-011-008
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YEAR BUILT	1923
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BUILDING SIZE	4,832 SF
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LOT SIZE	15,000 SF
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715 S. SERRANO AVE.

APN	5093-011-007
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YEAR BUILT	1916
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BUILDING SIZE	4,195 SF
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LOT SIZE	12,000 SF
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ZONING	LAR4-2 (TOC Tier 3)
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*The property is not subject to historic designation, and a demolition permit has been secured (buyer to verify).

INVESTMENT SUMMARY

Prime 27,000 SF Development Site: Rare two-parcel assemblage totaling approximately 27,000 square feet in the highly desirable Koreatown submarket of Los Angeles.

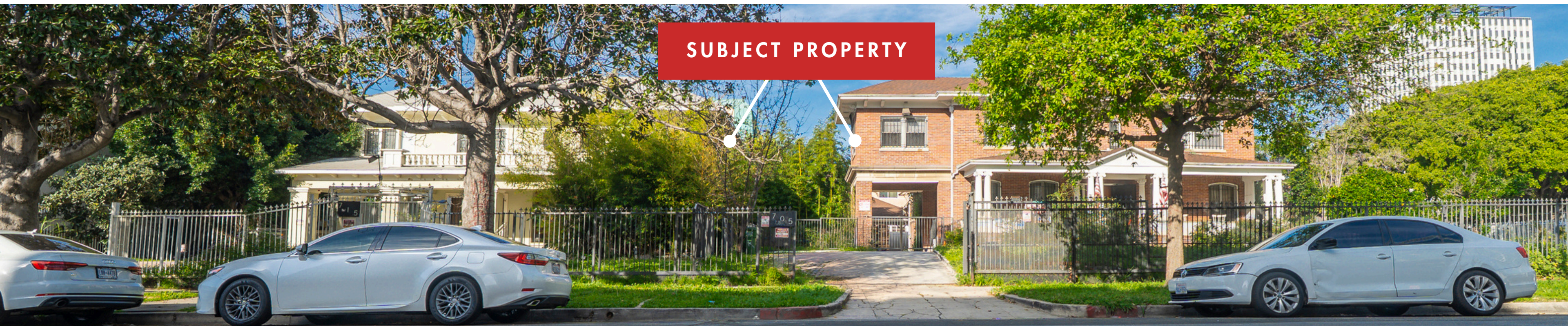
LAR4-2 Zoning with TOC Tier-3 Incentives: Favorable zoning with substantial density potential for mid-rise or high-rise residential development.

Flexible Development Potential: Conceptual plans include a potential 16-story high-rise or a 7-story mid-rise condominium project, totaling approximately 208 residential units (buyer to verify).

Historic Designation Cleared (May 2025): Historic considerations have been formally removed, eliminating a major entitlement obstacle.

Demolition Permit Timeline Underway: Demolition permit anticipated by May 2026, positioning the next developer to advance efficiently.

Transit-Oriented High-Density Corridor: Located within a strong rental demand pocket supported by established urban infrastructure.



PROPOSED DEVELOPMENT CONCEPT

PROSPECTIVE VIEW IMAGE



View From South



View From Serrano Ave.



View From West



View From 7th St.

*Renderings are conceptual only and based on an architect's study. No entitlements are in place.

AREA OVERVIEW



KOREATOWN, LOS ANGELES

Koreatown is one of the most centrally located and densely populated neighborhoods within Los Angeles, positioned just west of Downtown and along the Wilshire Corridor. Its infill location provides immediate access to major employment hubs including Downtown Los Angeles, Hollywood, and Mid-Wilshire, making it one of the city's most commuter-efficient residential submarkets.

The neighborhood is supported by strong transit connectivity, including Metro rail lines and major arterial corridors, reinforcing its status as a true transit-oriented, high-density corridor. A vibrant mix of retail, dining, and entertainment further drives sustained rental demand across a diverse tenant base, while limited developable land continues to constrain new supply.

Looking ahead, Los Angeles' hosting of the 2026 FIFA World Cup and the 2028 Summer Olympics is expected to enhance infrastructure investment and global visibility. Centrally located submarkets such as Koreatown are well positioned to benefit from this long-term momentum, further strengthening their appeal for high-density residential development.

CONCLUSION

705–715 S. Serrano Ave. represents a rare and highly sought-after development opportunity in the heart of Koreatown. With two contiguous parcels totaling approximately 27,000 square feet—a scale increasingly difficult to find in this infill submarket—the site offers a substantial footprint for high-density residential development. The property benefits from strong transit access, proximity to major employment centers, and a vibrant mix of retail and cultural amenities. Favorable LAR4-2 zoning with TOC Tier-3 incentives, no height restriction, cleared historic designation, and a secured demolition permit further position the site for future development. This offering is presented by a team with a proven track record in the area, including the successful sale of 702 S. Serrano Ave.

Looking ahead, Los Angeles' upcoming 2026 FIFA World Cup and 2028 Summer Olympics are expected to drive infrastructure improvements and elevate demand for transit-oriented residential projects. Combined with the site's rare scale and prime location, 705–715 S. Serrano Avenue offers a compelling opportunity for both immediate execution and long-term value in one of the city's most dynamic submarkets.

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