

Land for Sale

Infill Development Opportunity in L.A.'s Larchmont Neighborhood



[Click here for property video](#)



Overview

The Offering

4820-4826 Oakwood Avenue offers a rare infill development opportunity in Los Angeles' highly desirable Larchmont neighborhood. The property consists of **two contiguous vacant lots totaling ±14,500 square feet**, allowing for efficient site planning on flat, rectangular parcels.

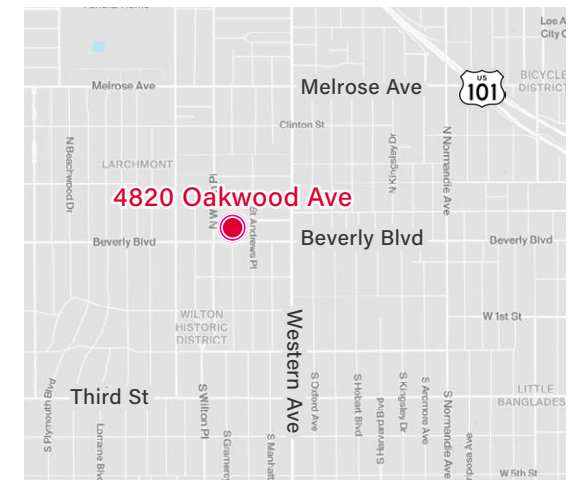
Located on a residential street with strong surrounding comps, the site sits within a high-demand corridor and is zoned **R3-1 within a TOC Tier 2 area**. This provides access to valuable state and local incentives, including increased density, reduced parking, and streamlined ministerial approvals. See Page 5 for details on development potential.

With **multiple high-yield development paths** and stackable incentives, the offering presents a compelling opportunity to maximize density in a prime, supply-constrained location.



Property Data

Address:	4820-26 Oakwood Ave. Los Angeles, CA 90004
Product:	Land
Asking Price:	\$3,500,000
Price/Land SF:	\$241.37
Land Area:	±14,500 SF
APNs:	5522-033-018, -019
Zoning:	R3-1 / TOC Tier 2
Comm. Plan Area:	Wilshire
Council District:	13 - Soto-Martinez
Ownership:	Fee Simple



Area & People

Desirable Larchmont Location

4820-4826 Oakwood Avenue is located in a rapidly evolving pocket often referred to as Larchmont, within the broader Mid-Wilshire/Greater Wilshire submarket of Los Angeles. Commonly positioned as Larchmont Village- and Hancock Park-adjacent, the area serves as a natural bridge between Koreatown and Hancock Park, offering **a blend of residential character and urban accessibility.**

The property's central location places residents within close proximity to some of Los Angeles' most desirable neighborhoods, including **Larchmont Village's walkable retail and dining,** the residential appeal of Hancock Park, and the employment and lifestyle hubs of Koreatown and Hollywood.

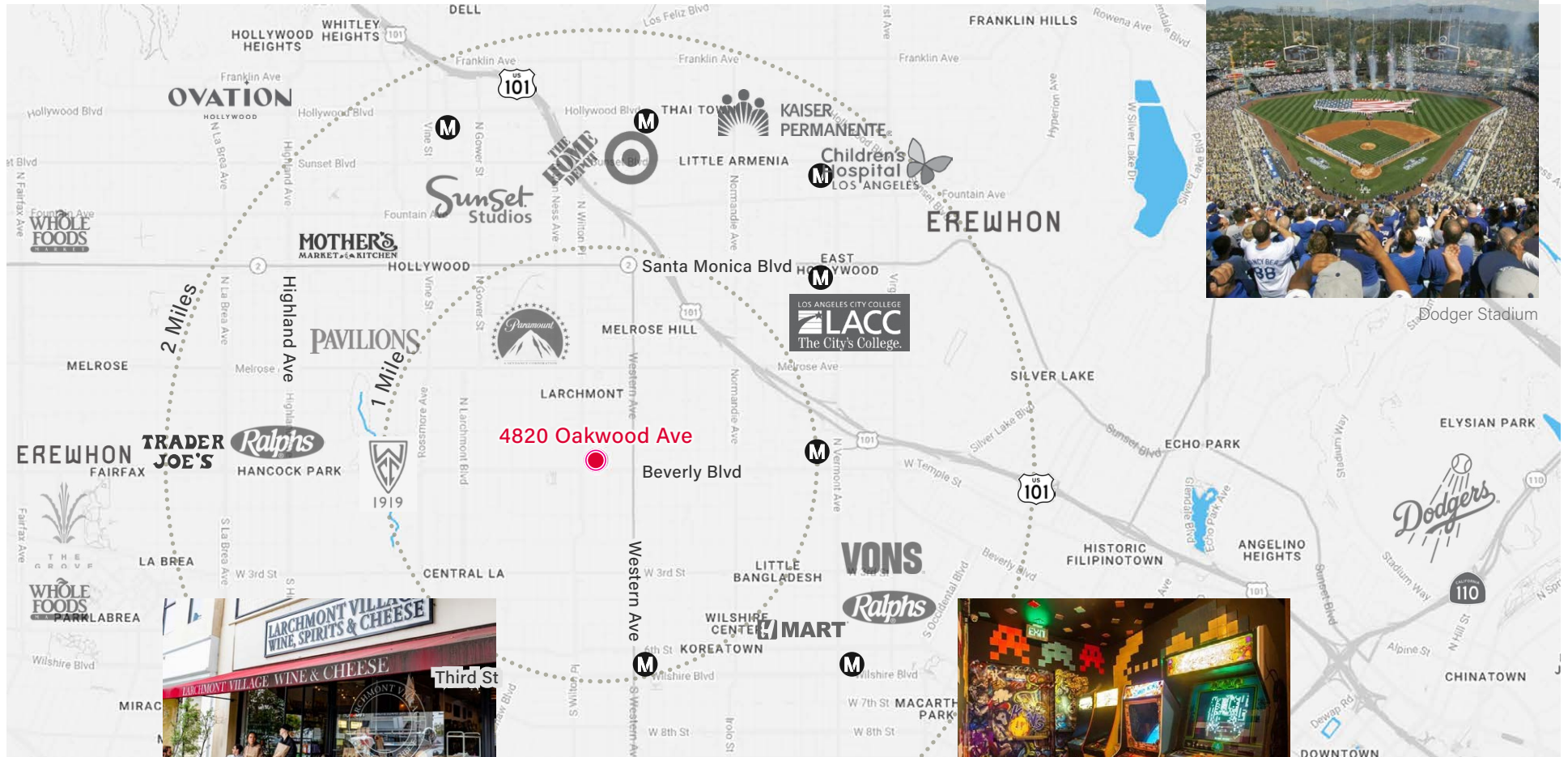
It is located within one of the region's most employment-dense areas, with major job centers such as Kaiser Permanente, Cedars-Sinai, Netflix, Paramount Pictures, and Downtown Los Angeles nearby. Anchored by healthcare, entertainment, and professional services, this diverse employment base supports **sustained multifamily demand and long-term rent growth.**

The Property also offers **excellent regional connectivity,** with the 101 Freeway just one mile away and excellent public transportation nearby on Beverly Blvd. and Western Ave. This connectivity, combined with strong rental demand, continues to drive the area's appeal for both developers and tenants.



Area & People

Central Location Surrounded by Amenities & Major Employers



Dodger Stadium



Larchmont Village



Koreatown



Contact

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