

OFFERING MEMORANDUM

# 620 S UNION AVE

LOS ANGELES, CA 90017



# TABLE OF CONTENTS

*Exclusively listed by*

**JOHN ANTHONY, SIOR**

Kidder Mathews

213.225.7218

john.anthony@kidder.com

LIC N° 01226464

**CHRISTOPHER STECK, CCIM**

Kidder Mathews

213.225.7231

christopher.steck@kidder.com

LIC N° 01841338

**GEO KIM**

GAIA

310.779.8213

geo@gaia-us.com

LIC N° 01855390



KIDDER.COM



GAIA-US.COM

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

01

EXECUTIVE SUMMARY

02

PROPERTY OVERVIEW

03

LOCATION OVERVIEW

04

DEVELOPMENT  
OVERVIEW

05

COMPARABLES



# EXECUTIVE SUMMARY



# UNIQUE OWNER-USER OFFERING IN CITY WEST

Kidder Mathews is pleased to present 620 S Union Ave, an amazing opportunity to acquire a core asset with a strategic location, and future development potential. It is an investor's or user's dream opportunity to enter one of the most vibrant markets in the country. The building will likely be an ideal situation for the right user with the excellent existing spa infrastructure, on-site parking, solid condition and central location. Additionally, the possibility of future residential conversion and vertical development will be an added investment incentive for buyers.

ADDRESS	620 S Union Ave, Los Angeles, CA 90017
APN	5142-028-031
BUILDING SIZE	109,815 (61,321 Rentable)
LOT SIZE	46,180 SF
YEAR BUILT	1970/2016
ZONING	C4(CW)-U/4.5
PARKING	173 Stalls
ENTITLEMENTS	197 Units Apartment & Commercial
TOC	Tier 3

## SUBMIT OFFER

PRICE

## 109,815 SF

BUILDING SIZE





## INVESTMENT HIGHLIGHTS



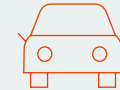
### *Preferred City West Location*

620 S Union Ave is a solid location with significant accessibility from 6th Street and convenient access to Downtown LA, Koreatown, and Hollywood markets.



### *An Area of Redevelopment*

The location has a proven track record of demand and success that speaks to the viability of the development.



### *Parking*

620 S Union Ave boasts a strong parking ratio with approximately 173 parking spaces.





## EXECUTIVE SUMMARY



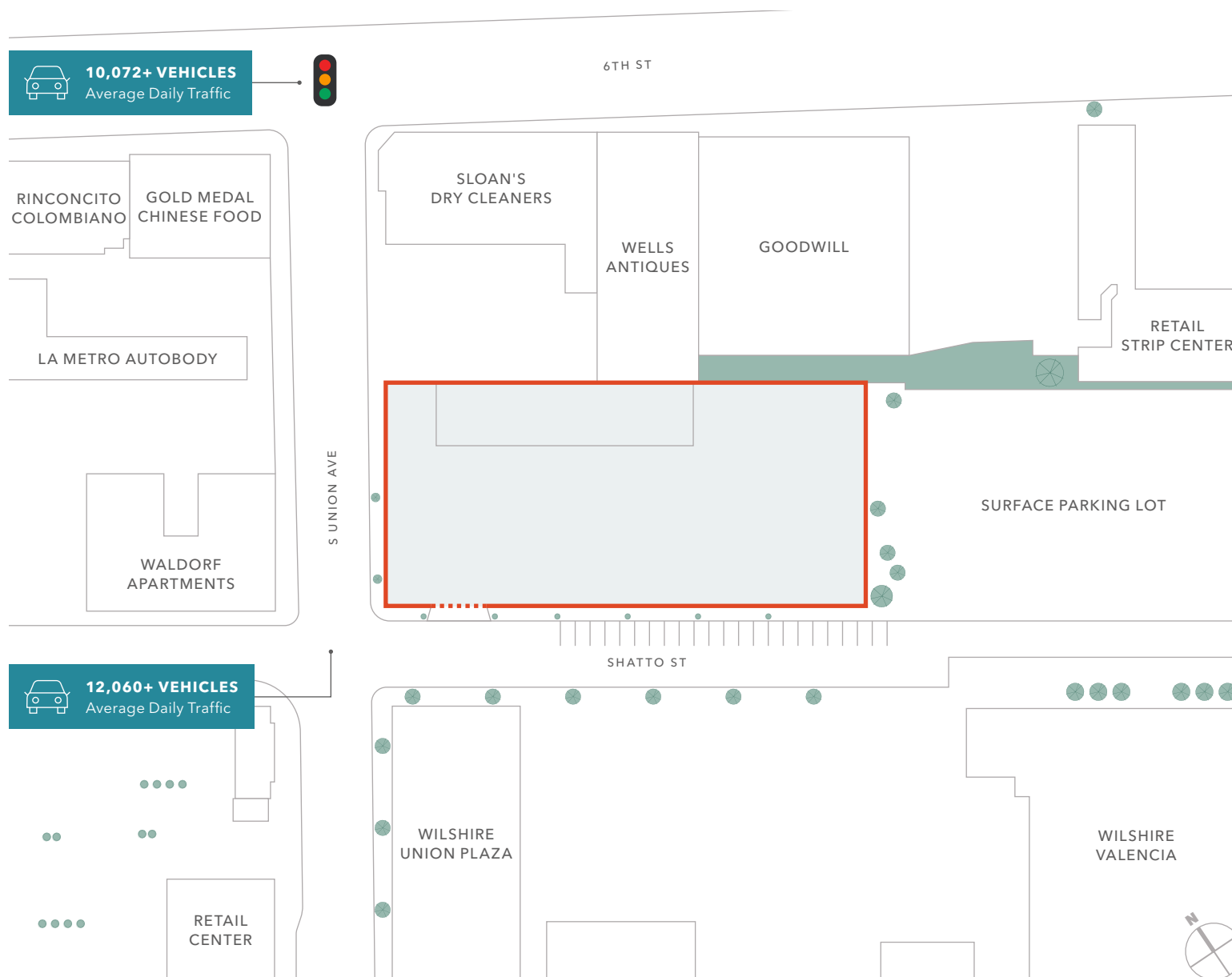


# PROPERTY OVERVIEW

*Section 02*



## PROPERTY OVERVIEW



**TIER 3**

TOC BENEFITS

**38K**

TOTAL BUSINESSES  
WITHIN 3 MILES

**337K**

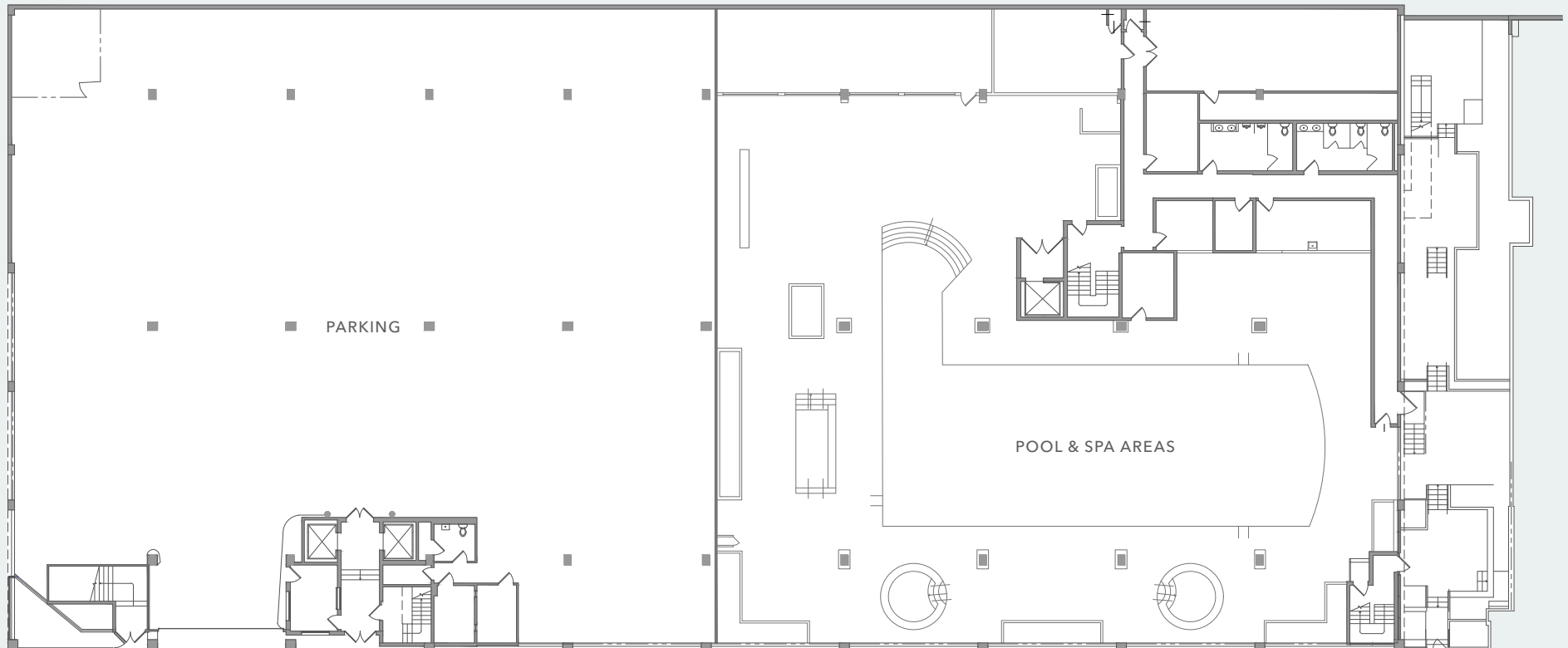
TOTAL EMPLOYEES  
WITHIN 3 MILES

**596K**

TOTAL RESIDENTS  
WITHIN 3 MILES

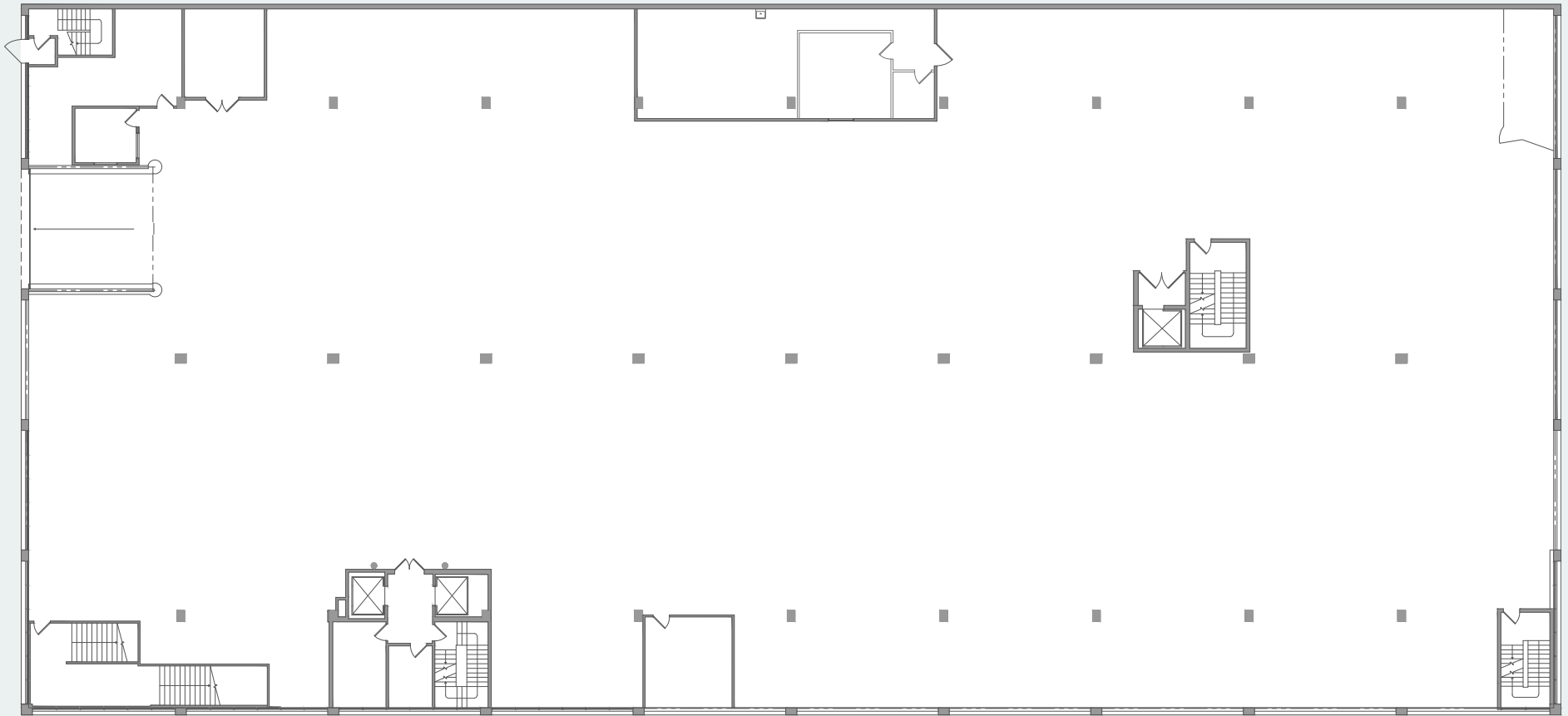


# 1ST FLOOR *PARKING, POOL & SPA AREAS*



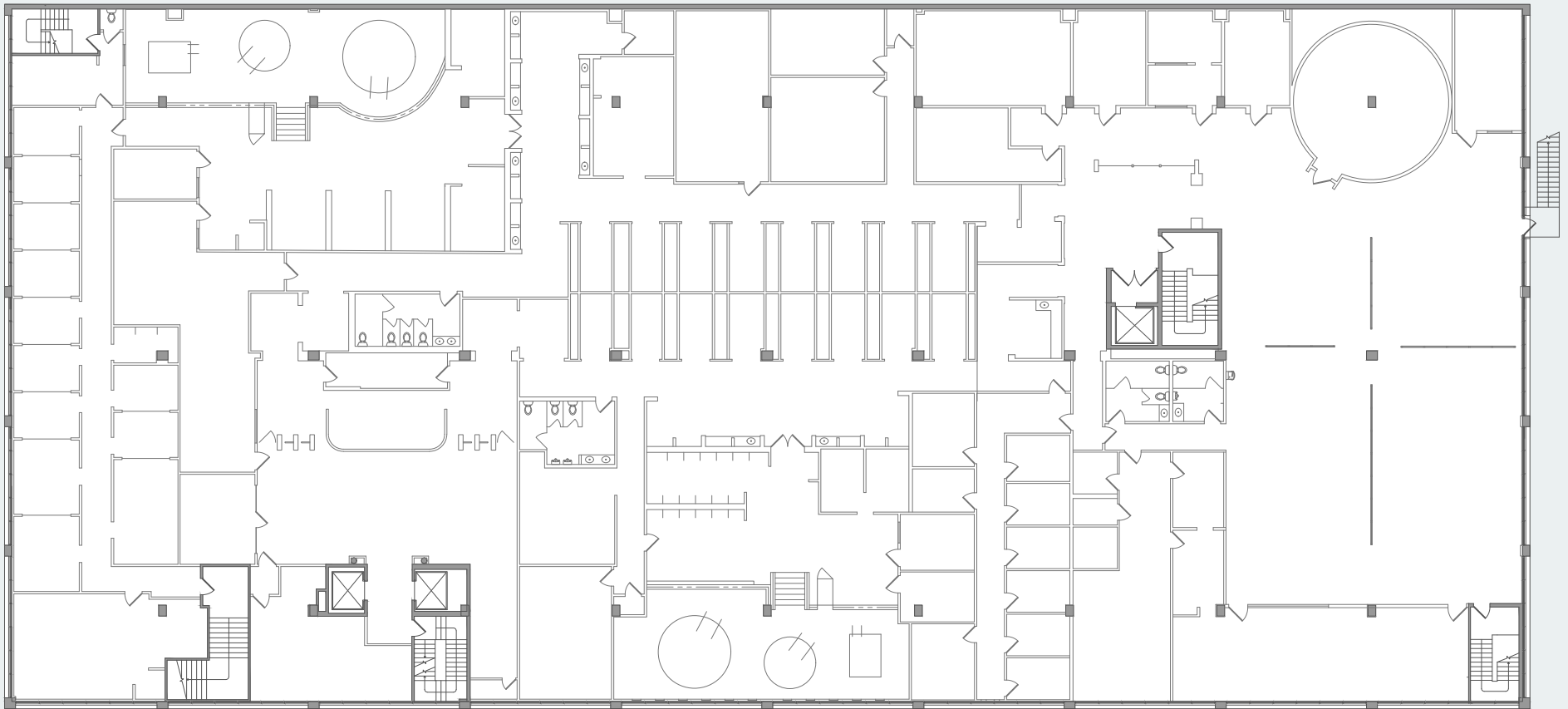


## 2ND FLOOR *PARKING LEVEL*



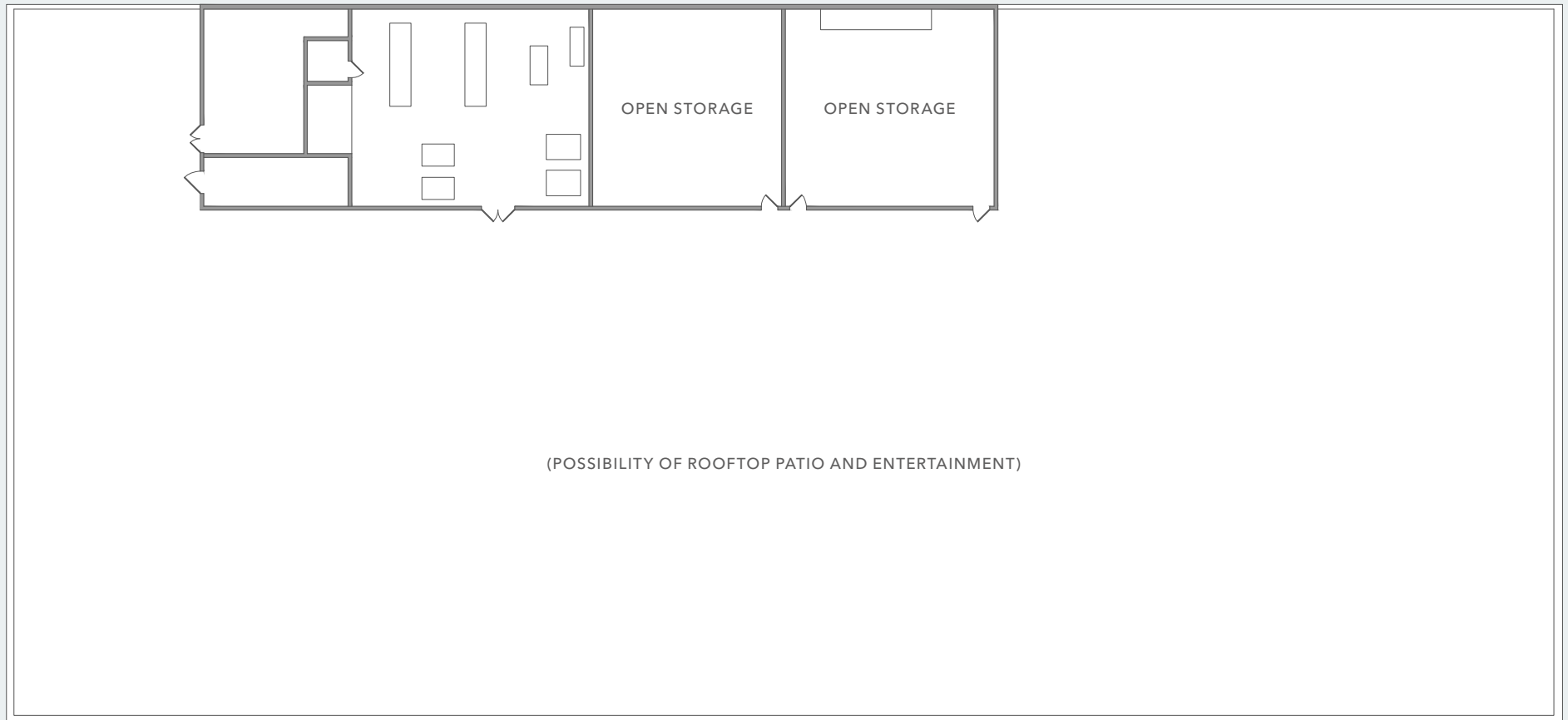


## 3RD FLOOR *FULLY BUILT-OUT SPA FACILITY*





# ROOF





# LOCATION OVERVIEW

*Section 03*





# KOREATOWN'S MARKET IN 2025

*620 Union Ave offers a prime retail opportunity in one of Los Angeles' most rapidly evolving urban neighborhoods.*

Surrounded by new multifamily and mixed-use developments, the property sits at the center of a high-density residential trade area with consistent foot traffic and strong demand for daily-needs retail, food and beverage concepts, and service-oriented operators.

This infill location benefits from excellent visibility, walkability, and proximity to established commercial corridors, giving retailers access to a built-in customer base and a growing community of residents. With retail occupancy levels remaining stable across Central Los Angeles and tenant activity rising in dense urban districts, 620 Union Ave stands out as a strategic choice for operators seeking long-term performance in a thriving, transit-connected environment.

5%

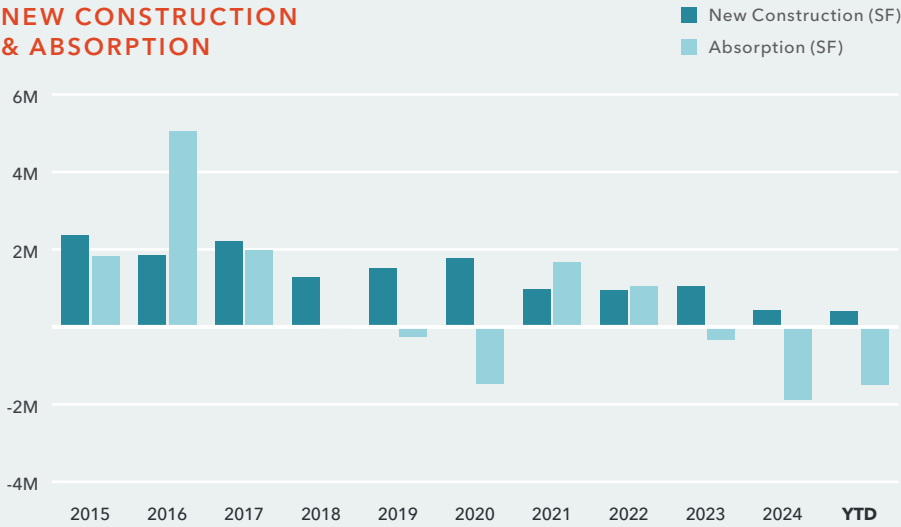
KOREATOWN RETAIL  
VACANCY RATE

\$3.00/SF NNN

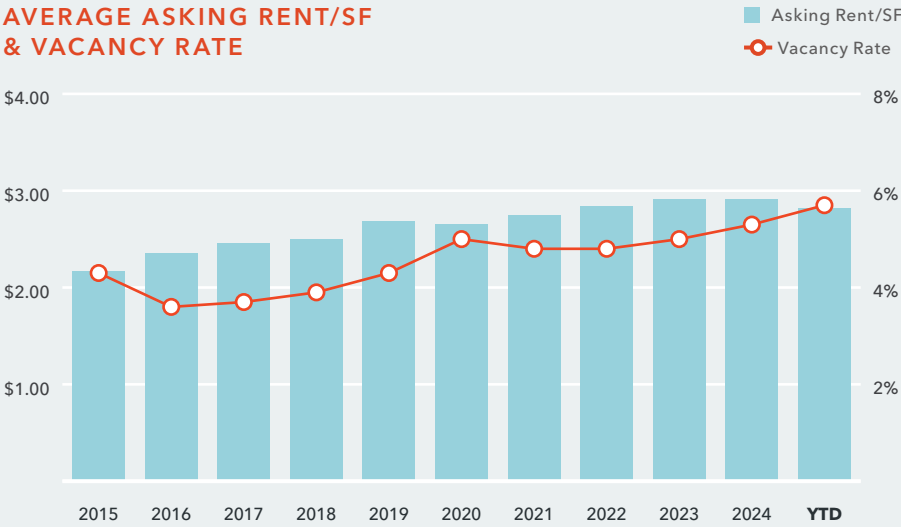
KOREATOWN AVERAGE  
RETAIL RENTAL RATES

# LOS ANGELES RETAIL MARKET OVERVIEW | 3Q 2025

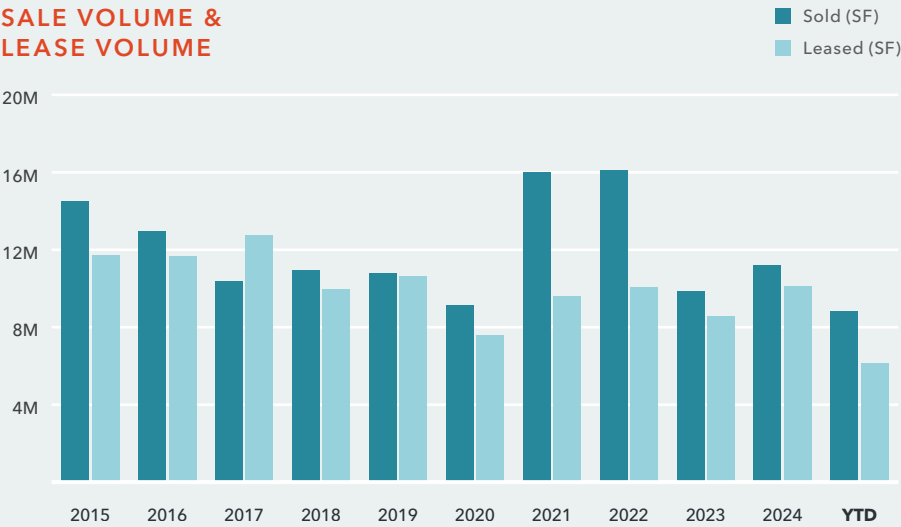
## NEW CONSTRUCTION & ABSORPTION



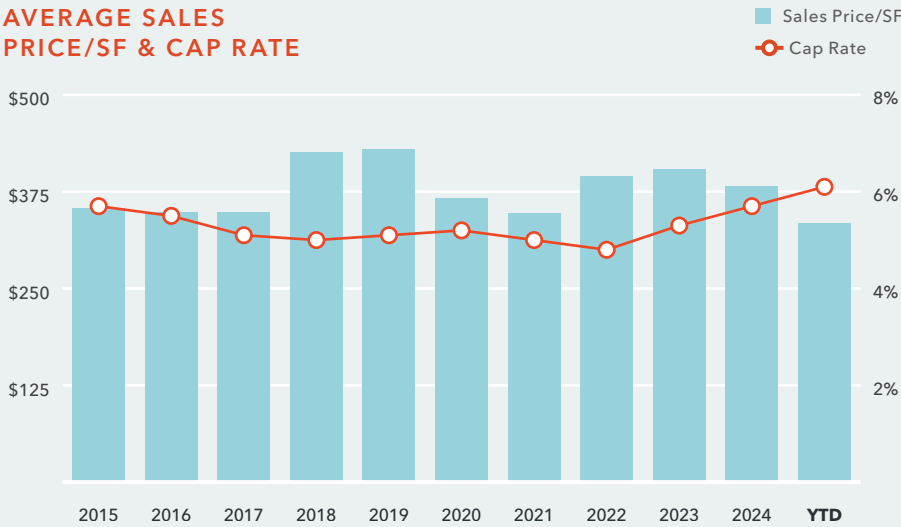
## AVERAGE ASKING RENT/SF & VACANCY RATE



## SALE VOLUME & LEASE VOLUME

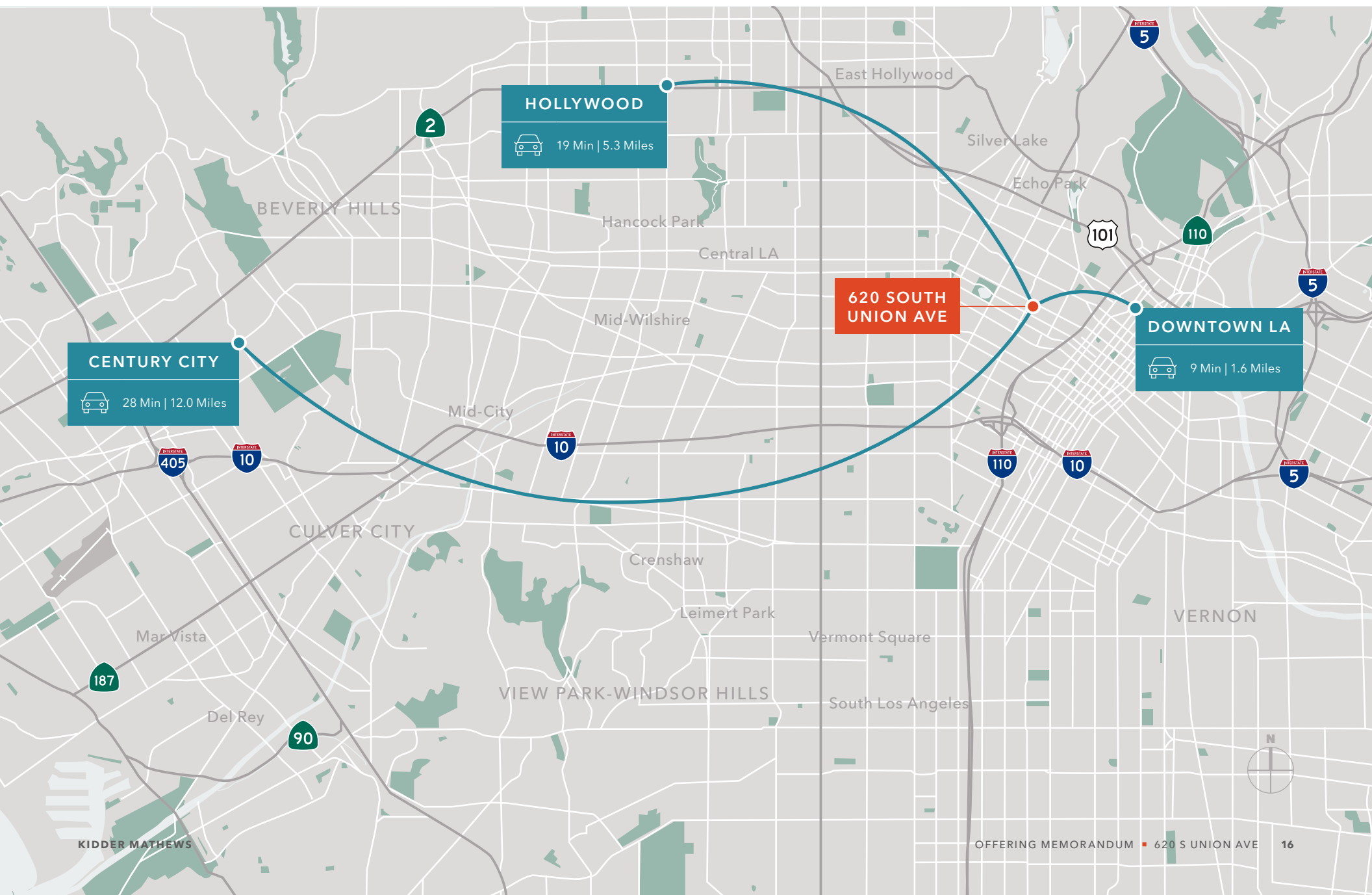


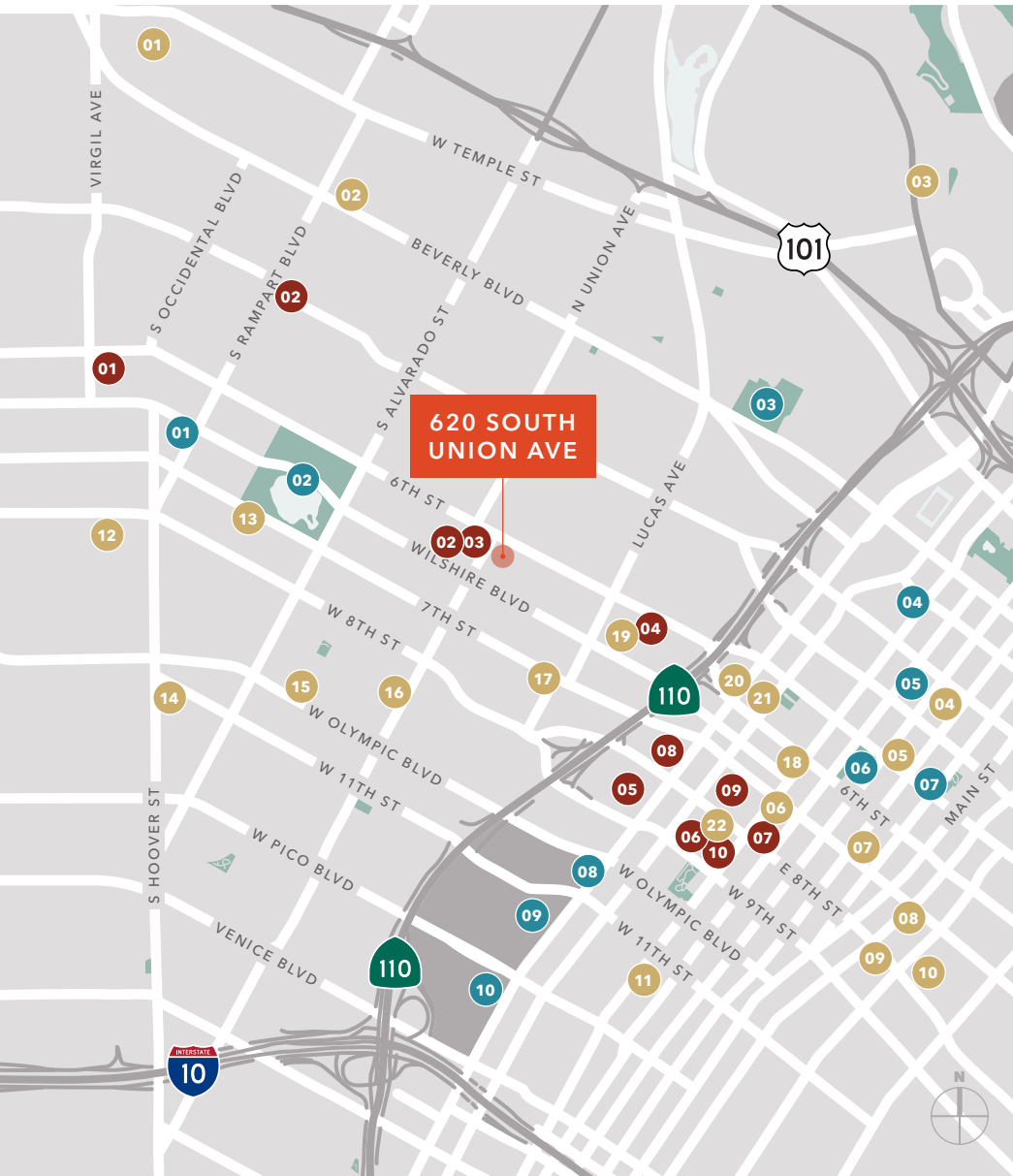
## AVERAGE SALES PRICE/SF & CAP RATE





## LOCATION OVERVIEW





## NEARBY AMENITIES

### EAT + DRINK

- 01 Manila Inasal
- 02 Original Tommy's
- 03 Guisados
- 04 Grand Central Market
- 05 Perch
- 06 Bottega Louie
- 07 Clifton's Republic
- 08 Broken Mouth
- 09 Sonoratown
- 10 Poppy + Rose
- 11 Pine and Crane DTLA
- 12 Calic Bagel
- 13 Dona Bibi's
- 14 El Taurino
- 15 Shabuya
- 16 Sabor Colombiano
- 17 Monty Bar
- 18 Casey's Irish Pub
- 19 Starbucks
- 20 Kumquat Coffee
- 21 Nice Coffee
- 22 Philz Coffee

### ATTRACTIONS

- 01 Wi Spa
- 02 MacArthur Park
- 03 Vista Hermosa Natural Park
- 04 The Broad
- 05 Angels Flight Railway
- 06 Pershing Square
- 07 The Last Bookstore
- 08 Grammy Museum LA Live
- 09 Crypto.com Arena
- 10 LA Convention Center

### GROCERY + RETAIL

- 01 Target
- 02 The Home Depot
- 03 Food 4 Less
- 04 Grocery Outlet
- 05 Smart & Final
- 06 Ralphs
- 07 Whole Foods Market
- 08 FIGat7th
- 09 Macy's
- 10 Petco



# DEVELOPMENT OVERVIEW



# DEVELOPMENT POTENTIAL & *SITE SPECIFICS*

LOT SIZE	±46,175 SF
MAX BUILDABLE AREA	±92,350 SF
ZONING	CW
TOC	Tier 3
OPPORTUNITY ZONE	No
ED1 ELIGIBLE	Yes
MAX UNITS ALLOWED	197 units

## SUMMARY

The property is currently fully entitled for 197 unit residential development that includes 184 on-site parking spaces. Current ownership has completed a significant number of available reports that include the following:

- Geotechnical Investigation
- Environmental Site Assessment
- Historical Resources Evaluation
- Survey





# DEVELOPMENT POTENTIAL & *SITE ENTITLEMENTS*

## CURRENT ENTITLEMENTS AVAILABLE

Ownership has obtained the entitlements for 197 units with 2,361 SF of commercial space.

With a desirable unit mix of twenty-six (26) studio, one hundred sixty-five (165) 1-bedroom, five (5) 2-bedroom units, one (1) 3-bedroom unit and ±9,950 SF of open/courtyard and rooftop garden space, the building is well positioned to achieve high rent/SF throughout.

Project summary to follow.

*197*

RESIDENTIAL  
UNITS

*2,361 SF*

COMMERCIAL  
SPACE

*184*

PARKING  
SPACES

*9,950 SF*

OPEN/COURTYARD &  
ROOFTOP GARDEN SPACE



# PROJECT SUMMARY

Zone	CW
Lot Size	46,175.30 SF
By Right	
Buildable area	46,175.30 SF
Allowable FAR	2.00
Max Buildable Area	92,350.60 SF
Max Allowable Number of Units	115.44 Units (Lot Area / 400 SF)
Under TOC	Tier 3 with 10% Extremely Low Income Units
Allowable FAR	3.75 (Base Incentive)
Max Buildable Area	173,157.38 SF
Max Allowable Number of Units	196.25 Units ( Base Incentive, 70% Increase)
Proposed Number of Units	197.00 Units

## AREA TABULATION

Level	Parking (SF)	Comm. (SF)	Units (SF)	Common (SF)	Mech. (SF)	Circulation (SF)	Total (SF)	For FAR (SF)
G	15,735			22,455	3,199	687	42,076	22,455
2nd	32,634	2,361		1,494	1,029	1,454	38,972	3,855
3rd	30,966		5,792	1,820	1,105	1,055	40,738	7,612
4th			25,277	4,234	298	1,136	30,945	29,511
5th			25,277	4,234	298	1,136	30,945	29,511
6th			25,277	4,234	298	1,136	30,945	29,511
7th			25,277	4,234	298	1,136	30,945	29,511
8th			15,713	4,131	298	1,070	21,212	19,844
<b>Total</b>	<b>79,335</b>	<b>2,361</b>	<b>122,613</b>	<b>46,836</b>	<b>6,823</b>	<b>8,810</b>	<b>266,788</b>	<b>171,810</b>

Proposed FAR 3.72

## UNIT TABULATION

Level	RESIDENTIAL UNITS				Total
	Studio	1 Bed	2 Bed	3 Bed	
3rd	-	7	-	1	8
4th	6	36	-	-	42
5th	6	36	-	-	42
6th	6	36	-	-	42
7th	6	36	-	-	42
8th	2	14	5	-	21
<b>Total</b>	<b>26</b>	<b>165</b>	<b>5</b>	<b>1</b>	<b>197</b>



## PROJECT SUMMARY CONT.

### PARKING ANALYSIS

Type	Area (SF)	# of Rms/Units	Req'd	Req'd Spaces	Level	Provided
Commercial	2,361		1/500 SF	5	G	5
Apt (Studio)		26	0.5/Unit per TOC	13	G	19
Apt (1-Bed)		165	0.5/Unit per TOC	82.5	2nd	86
Apt (2-Bed)		5	0.5/Unit per TOC	2.5	3rd	74
Apt (3-Bed)		1	0.5/Unit per TOC	0.5		
<b>Total</b>	<b>2,361</b>	<b>197</b>		<b>103.5</b>		<b>184</b>

### BICYCLE PARKING ANALYSIS

Type	Area (SF)	# of Units	LONG-TERM PARKING		SHORT-TERM PARKING	
			Req'd	Req'd Spaces	Req'd	Req'd Spaces
Commercial	2,361		1/2,000 SF	2	1/2,000 SF	2
Apartment (1-25)		25	1 / 1 Unit	25	1 / 10 Unit	2.5
(26-100)		75	1 / 1.5 Unit	50	1 / 15 Unit	5
(101-197)		97	1 / 2 Unit	48.5	1 / 20 Unit	4.85
<b>Total</b>		<b>197</b>		<b>125.5</b>		<b>14.35</b>

### SETBACK ANALYSIS

Type	Level	Use	Req'd (Ft)	Provided (Ft)
Front	G-2nd	Commercial/ Parking	0	0
(Union Ave.)	3rd-8th	Residential Units	0	0
Side	G-2nd	Commercial/ Parking	0	0
(North)	3rd-8th	Residential Units	11	11
Side	G-2nd	Commercial/ Parking	0	0
(South)	3rd-8th	Residential Units	11	11
Rear	G-2nd	Commercial/ Parking	0	20
(East)	3rd-8th	Residential Units	20	20

Type	Level	LONG-TERM PARKING	SHORT-TERM PARKING
		Provided Spaces	Provided Spaces
Commercial	G	2	2
Apartment	G	36	14
	2nd	88	
<b>Total</b>		<b>126</b>	<b>16</b>

## PROJECT SUMMARY CONT.

## OPEN SPACE REQUIRED

Unit	Habitable Rooms	Units	Req'd (SF)	Total Req'd (SF)
3B/3B	4	1	175	175
2B/2B	3	5	125	625
1B/1B	2	165	100	16,500
Studio	2	26	100	2,600
<b>Total</b>			<b>197</b>	<b>19,900</b>

## COMMON OPEN SPACE REQUIRED

	Total Req'd (SF)
50% of Required Open Space	9,950

## RECREATION ROOM ALLOWED

	Total Req'd (SF)
25% of Common Open Space	4,975

## OPEN SPACE PROVIDED

Level	Type	Provided (SF)
G	Common Open Space	3,070
	Fitness	1,698
	Party Room	1,255
4th	Common Open Space	5,237
8th	Common Open Space	10,598
<b>Total</b>		<b>21,858</b>

## COMMON OPEN SPACE PROVIDED

Level	Type	Provided (SF)
Ground		3,070
4th		5,237
8th		10,598
<b>Total</b>		<b>18,905</b>

## TOTAL RECREATION ROOM PROVIDED

Level	Type	Provided (SF)
Ground	Fitness	1,698
	Party Room	1,698
<b>Total</b>		<b>3,396</b>



# COMPARABLES

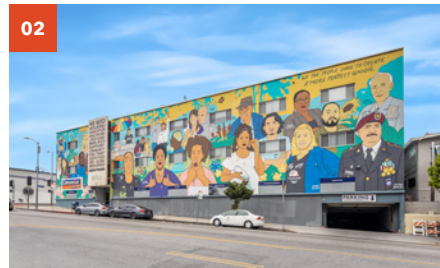


## SALES COMPARABLES



**01**  
**350 S BIXEL ST**  
 Los Angeles, CA 90017

SALE DATE	10/2/2025
SALE PRICE	\$14,500,000
PRICE/SF	\$227.01
BLDG SIZE	63,874 SF



**02**  
**1313 W 8TH ST**  
 Los Angeles, CA 90017

SALE DATE	9/19/2025
SALE PRICE	\$10,000,000
PRICE/SF	\$252.89
BLDG SIZE	39,543 SF



**03**  
**525 S VIRGIL AVE**  
 Los Angeles, CA 90020

SALE DATE	8/1/2025
SALE PRICE	\$13,350,000
PRICE/SF	\$238.09
BLDG SIZE	56,072 SF



**04**  
**2727 W 6TH ST**  
 Los Angeles, CA 90057

SALE DATE	7/29/2025
SALE PRICE	\$10,190,000
PRICE/SF	\$283.81
BLDG SIZE	35,904 SF



**05**  
**612 S BROADWAY**  
 Los Angeles, CA 90014

SALE DATE	7/17/2024
SALE PRICE	\$16,000,000
PRICE/SF	\$200.00
BLDG SIZE	80,000 SF



**06**  
**4055 WILSHIRE BLVD**  
 Los Angeles, CA 90010

SALE DATE	3/6/2024
SALE PRICE	\$15,000,000
PRICE/SF	\$211.98
BLDG SIZE	70,760 SF



**07**  
**3100 WILSHIRE BLVD**  
 Los Angeles, CA 90010

SALE DATE	-
SALE PRICE	\$9,900,000
PRICE/SF	\$253.21
BLDG SIZE	39,098 SF



*Sales Comparables*

- 01 350 S BIXEL ST**  
Los Angeles, CA 90017

---

- 02 1313 W 8TH ST**  
Los Angeles, CA 90017

---

- 03 525 S VIRGIL AVE**  
Los Angeles, CA 90020

---

- 04 2727 W 6TH ST**  
Los Angeles, CA 90057

---

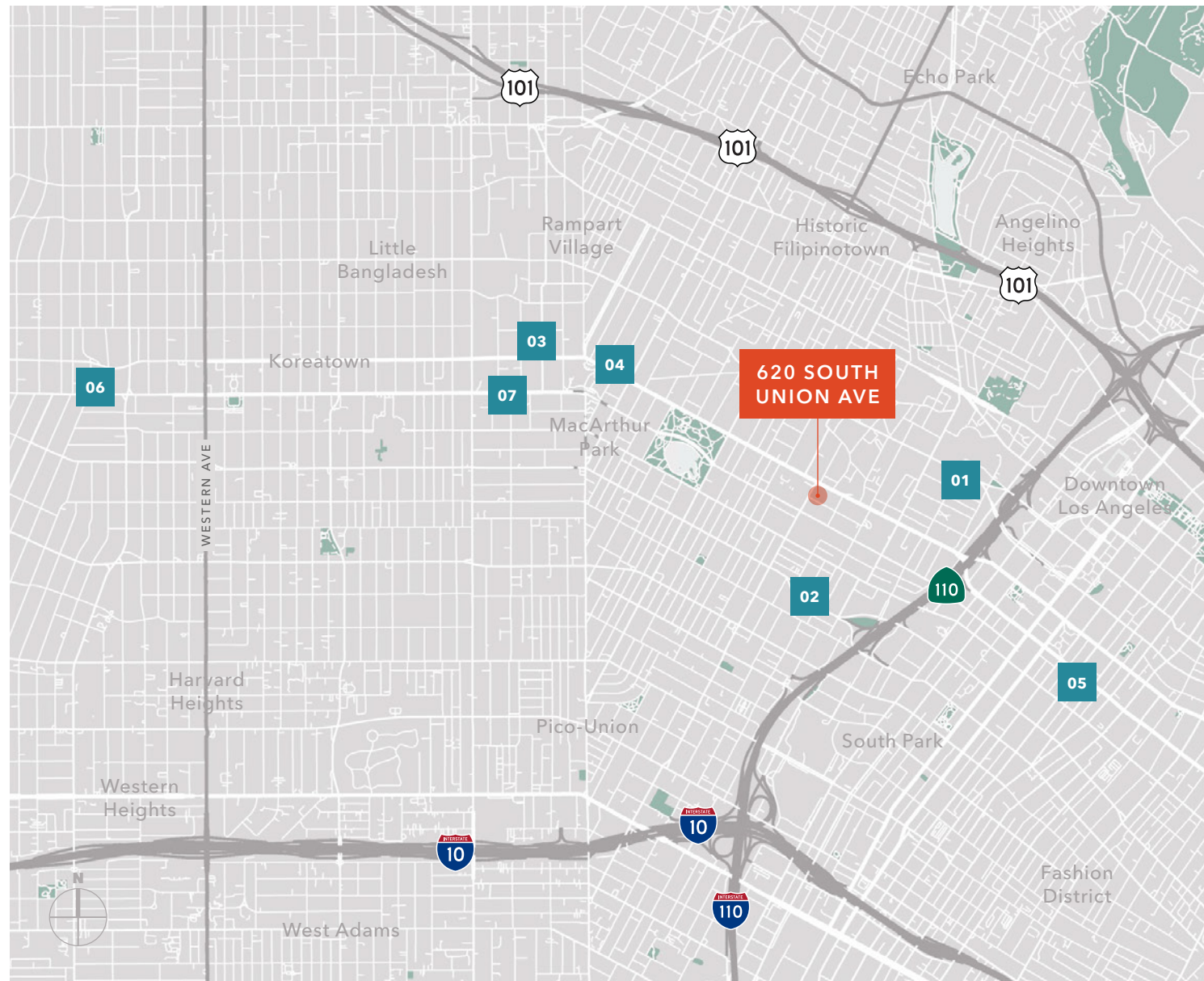
- 05 612 S BROADWAY**  
Los Angeles, CA 90014

---

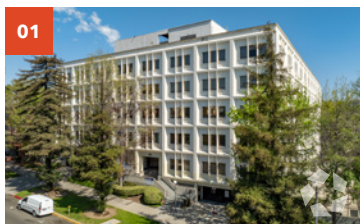
- 06 4055 WILSHIRE BLVD**  
Los Angeles, CA 90010

---

- 07 3100 WILSHIRE BLVD**  
Los Angeles, CA 90010

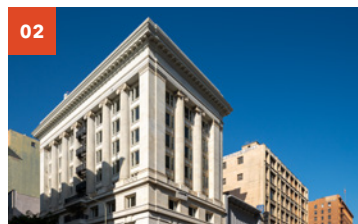


## ON-MARKET COMPARABLES

**520 S LA FAYETTE PARK PL**

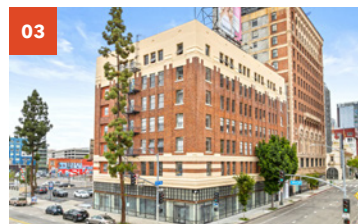
Los Angeles, CA 90057

ASKING PRICE	\$19,500,000
PRICE/SF	\$216.14
BUILDING SIZE	90,217 SF
LAND SIZE	45,302 SF
ON MARKET	269 Days

**761 S BROADWAY**

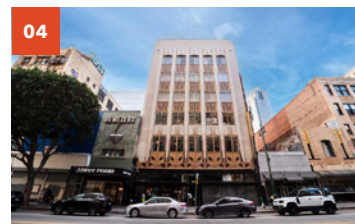
Los Angeles, CA 90014

ASKING PRICE	Negotiable
PRICE/SF	Negotiable
BUILDING SIZE	56,795 SF
LAND SIZE	6,970 SF
ON MARKET	962 Days

**110 W 11TH ST**

Los Angeles, CA 90015

ASKING PRICE	Negotiable
PRICE/SF	Negotiable
BUILDING SIZE	58,614 SF
LAND SIZE	8,374 SF
ON MARKET	164 Days

**537 S BROADWAY**

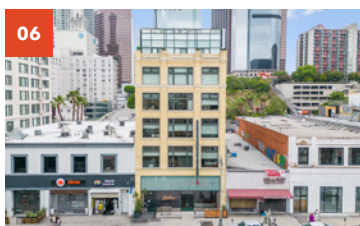
Los Angeles, CA 90013

ASKING PRICE	Negotiable
PRICE/SF	Negotiable
BUILDING SIZE	48,108 SF
LAND SIZE	18,731 SF
ON MARKET	211 Days

**312 E 1ST ST**

Los Angeles, CA 90012

ASKING PRICE	\$10,297,200
PRICE/SF	\$300.00
BUILDING SIZE	34,320 SF
LAND SIZE	7,841 SF
ON MARKET	202 Days

**353 S BROADWAY**

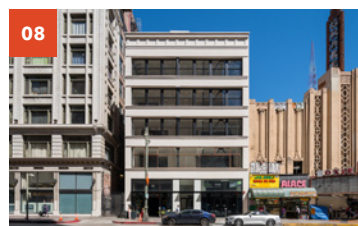
Los Angeles, CA 90013

ASKING PRICE	Negotiable
PRICE/SF	Negotiable
BUILDING SIZE	35,629 SF
LAND SIZE	6,000 SF
ON MARKET	261 Days

**1660-1670 WILSHIRE BLVD**

Los Angeles, CA 90017

ASKING PRICE	\$8,500,000
PRICE/SF	\$231.53
BUILDING SIZE	36,712 SF
LAND SIZE	35,927 SF
ON MARKET	In Escrow

**510-514 S BROADWAY**

Los Angeles, CA 90013

ASKING PRICE	Negotiable
PRICE/SF	Negotiable
BUILDING SIZE	38,304 SF
LAND SIZE	7,841 SF
ON MARKET	115 Days

**3160 GENEVA ST**

Los Angeles, CA 90020

ASKING PRICE	\$32,000,000
PRICE/SF	\$206.71
BUILDING SIZE	154,799 SF
LAND SIZE	98,010 SF
ON MARKET	810 Days

**304 S KINGSLEY DR**

Los Angeles, CA 90020

ASKING PRICE	Negotiable
PRICE/SF	Negotiable
BUILDING SIZE	40,816 SF
LAND SIZE	28,297 SF
ON MARKET	15 Days



## On-Market Comparables

- 01 520 S LA FAYETTE PARK PL**  
Los Angeles, CA 90057

---

- 02 761 S BROADWAY**  
Los Angeles, CA 90014

---

- 03 110 W 11TH ST**  
Los Angeles, CA 90015

---

- 04 537 S BROADWAY**  
Los Angeles, CA 90013

---

- 05 312 E 1ST ST**  
Los Angeles, CA 90012

---

- 06 353 S BROADWAY**  
Los Angeles, CA 90013

---

- 07 1660-1670 WILSHIRE BLVD**  
Los Angeles, CA 90017

---

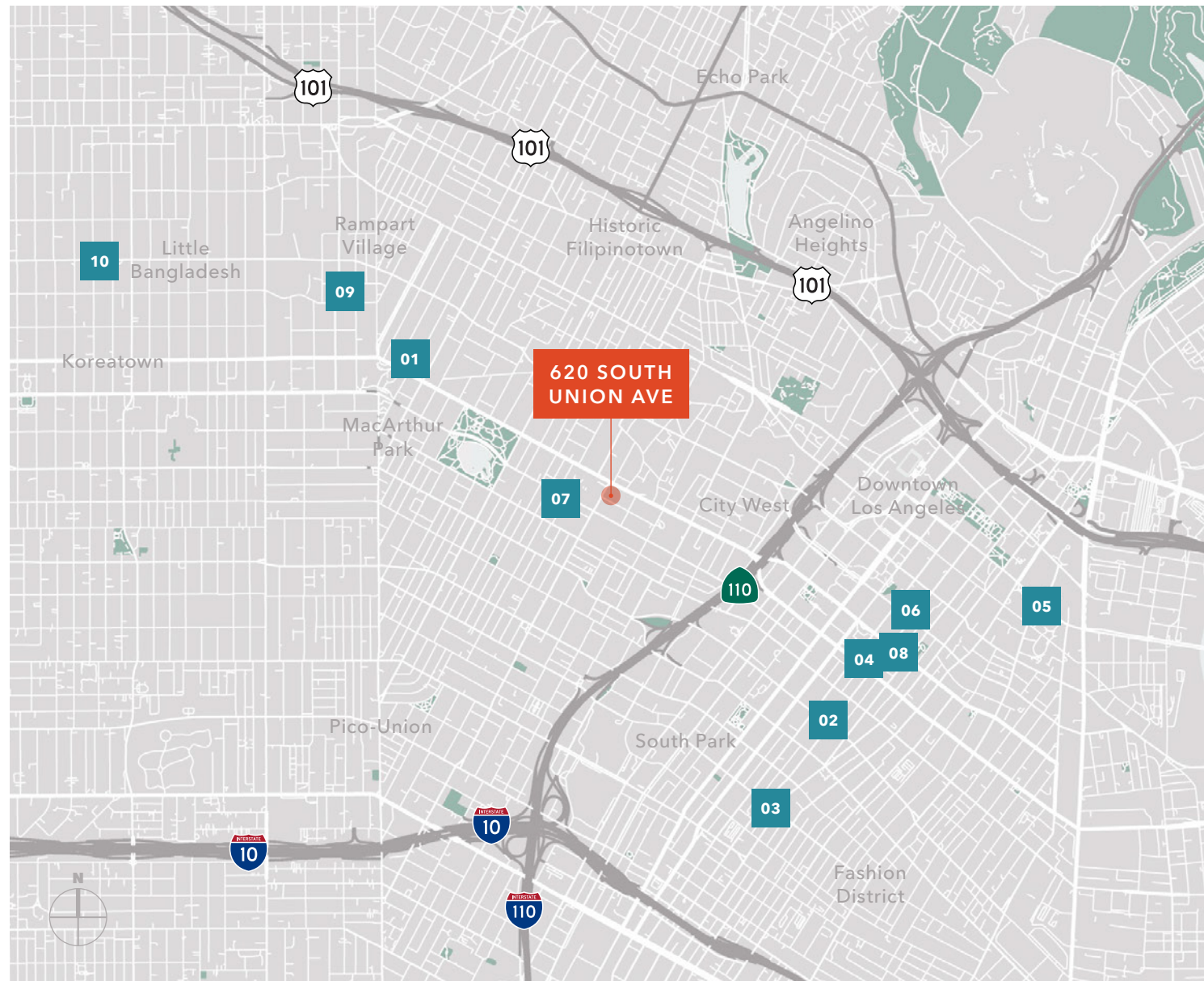
- 08 510-514 S BROADWAY**  
Los Angeles, CA 90013

---

- 09 3160 GENEVA ST**  
Los Angeles, CA 90020

---

- 10 304 S KINGSLEY DR**  
Los Angeles, CA 90020



*Exclusively listed by*

**JOHN ANTHONY, SIOR**

Kidder Mathews

213.225.7218

[john.anthony@kidder.com](mailto:john.anthony@kidder.com)

**LIC N° 01226464**

**CHRISTOPHER STECK, CCIM**

Kidder Mathews

213.225.7231

[christopher.steck@kidder.com](mailto:christopher.steck@kidder.com)

**LIC N° 01841338**

**GEO KIM**

GAIA

310.779.8213

[geo@gaia-us.com](mailto:geo@gaia-us.com)

**LIC N° 01855390**

KIDDER.COM

GAIA-US.COM

