

1330 W 5TH STREET

Prime Affordable Housing Development Opportunity*
on a ±30,971 SF Lot in the Heart of Los Angeles

*Existing entitlements have expired.

1330 W
5TH STREET

CONFIDENTIAL OFFERING MEMORANDUM

 Kidder
Mathews

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**1.21 AC SITE
ALSO AVAILABLE FOR SALE**
Contact brokers for additional information

**1330 W
5TH STREET**
30,971 SF



EXECUTIVE SUMMARY

Kidder Mathews is pleased to present the opportunity to acquire 1330 W 5th Street, a *prime affordable housing development site* located in the heart of Los Angeles.

Situated on a ±30,971 square foot lot, the property presents a rare opportunity for developers to bring much-needed affordable or supportive housing to one of Los Angeles' most centrally located and high-demand communities.

The property is currently improved with a 3-level parking structure totaling 319 spaces. While the site is currently entitled and nearing RTI for a 142-unit market-rate multifamily project with a combined 114,052 square feet of buildable area, it offers compelling potential to reposition the development for affordable or senior housing (buyer to verify).

Positioned on the edge of the Central Business District, the site benefits from immediate access to public transit, employment centers, healthcare facilities, and major freeways—making it ideal for future residents seeking convenience and connectivity.

With substantial predevelopment work completed and flexible redevelopment potential, 1330 W. 5th Street offers a timely opportunity to address Los Angeles' growing housing needs while leveraging existing approvals and infrastructure.



1330 W
5TH STREET

Investment Highlights

PRIME AFFORDABLE HOUSING DEVELOPMENT OPPORTUNITY

Located in the heart of Los Angeles on a ±30,971 SF lot with strong potential for an affordable housing development project.

EXISTING ENTITLEMENTS + RTI PROGRESS

Currently entitled and nearing RTI for a 142-unit, ±114,052 square feet of buildable floor area, 100% market-rate multifamily project—providing a strong planning foundation and reduced entitlement risk.

CENTRALLY LOCATED BETWEEN MAJOR ECONOMIC DRIVERS

Strategically positioned between Downtown LA's Central Business District and the PIH Good Samaritan Hospital campus—providing proximity to jobs, healthcare, and civic services.

TRANSIT-ORIENTED & HIGHLY ACCESSIBLE

Immediate access to major public transit, freeways, and pedestrian-friendly amenities—ideal for future residents seeking connectivity.

IMPROVED SITE WITH EXISTING PARKING STRUCTURE

Site is currently improved with an existing 3-level parking structure totaling 319 spaces, offering flexibility for adaptive reuse or redevelopment.

TIMELY RESPONSE TO HOUSING NEEDS

Excellent opportunity to address LA's growing demand for affordable and supportive housing in a high-demand submarket.

ACROSS FROM MAJOR REGIONAL GROCERY STORE

Prime visibility and walkability across from a well-trafficked grocery store, enhancing convenience and livability for future residents.

SELLER FINANCING & BROKER COOPERATION AVAILABLE

Flexible seller financing and a cooperating broker fee are offered—contact listing agents for details.





Property Details

| | |
|------------------------------------|---------------------------------------------------|
| Property Address | 1330 W 5th St, Los Angeles, CA 90017 |
| APN | 5152-001-021 |
| Lot Area | 30,971 SF |
| Parking | 1330 W 5th is an existing 300+ car parking garage |
| Zoning | R5(CW)-U/6, C2 (CW)-U/3, C4(CW)U/4.5 |
| Transit-Oriented Communities (TOC) | Tier 3 |
| Specific Plan Area | Central City West |
| Affordable Housing | Potential for ED-1 100% Affordable Project |
| Residential Units | Currently Entitled for 142 Units |
| Roof | Steel deck with a built-up roofing system |
| State Enterprise Zone | Los Angeles State Enterprise Zone |
| Neighborhood Council | Westlake North |



**1330 W
5TH STREET**
30,971 SF

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S BIXEL ST

6TH ST

LUCAS AVE

AFFORDABLE HOUSING DEVELOPMENT OPPORTUNITY

OPTION 1

Executive Directive 1 (ED-1) LA Development Policy Overview

Executive Directive 1 (ED-1) is a policy issued by Los Angeles Mayor Karen Bass in December 2022 to fast-track the approval process for 100% affordable housing projects and permanent supportive housing developments in the City of Los Angeles.

What ED-1 Does:

- **Expedited Review:** Requires all city departments to prioritize and expedite the review and approval of eligible affordable housing projects
- **Streamlined Entitlements:** Projects may receive accelerated processing for entitlements, clearances, permits, and environmental reviews.
- **Timeframe Goals:** Establishes target timelines for approvals, such as completing discretionary approvals within 60 days.
- **Mayor's Involvement:** Includes direct oversight from the Mayor's Office to ensure inter-departmental coordination and timely approvals.

What ED-1 Applies To:

To qualify under ED-1, a project must:

- Be 100% affordable, meaning all residential units must be deed-restricted for low-income, very low-income, or extremely low-income households.
- Be located within the City of Los Angeles.
- In some cases, include permanent supportive housing(PSH) components for individuals experiencing homelessness.
- Comply with underlying zoning and planning regulations (unless a separate entitlement process is pursued).

Key Benefits for Developers:

- Faster approvals and reduced processing delays.
- Increased clarity and coordination among departments.
- Enhanced feasibility for affordable housing developments by cutting down on soft costs and time to market.

ENTITLED MARKET RATE DEVELOPMENT OPPORTUNITY

OPTION 2

Mixed-Use Redevelopment Opportunity



The proposed development is conveniently located on the edge of the Central Business District, providing residents with easy access to transportation options and a wide range of amenities. The site is currently fully entitled for 142 market-rate units; however, there is additional potential for alternative development strategies, including affordable housing or senior housing (buyer to verify).

1330 W 5TH STREET

Fully Entitled

| | |
|-------------------|------------|
| Stories | 7 |
| Total Size | 114,052 SF |
| Units | 142 |
| Average Unit Size | 803 SF |
| Parking | 158 Spaces |
| Bike Racks | 106 Stalls |
| Outdoor Space | 15,782 SF |
| FAR | 5.4 |

Potential Total Unit Count: 142+ Units

Development options exist for 100% market rate units. Entitlements were granted to the subject property prior to Transit-Oriented Community (TOC) designations.

OPTION 3

Transit-Oriented Community Zoning

The fully-entitled property at 6th & Bixel may qualify for Transit Oriented Communities (TOC) bonuses, allowing for high-density residential or mixed-use development with market-rate units.

This development opportunity positions 6th & Bixel as a prime location for City West's expanding multifamily market.

5(CW)-U/6, C2 (CW)-U/3 & C4(CW)U/4.5

- Allows for an unlimited number of buildable units due to the Property's location within the Greater Downtown Housing Incentive Area
- Allows for a percentage increase of up to 50%, or a FAR increase resulting in at least a 3.75:1 FAR in commercial zones, whichever is greater.

a) All commercial, industrial and Mixed-Use Projects shall include Open Space on the Project lot or lots.

b) Any commercial Project located on a lot or lots greater than one acre in the area with a lot line that is coterminous with a scenic highway, as designated on the Westlake Community Plan, shall include a Plaza. The area of the Plaza shall be equal to approximately 20% of the buildable area of the lot or lots used for commercial purposes.

Transit-Oriented Communities (TOC): Tier 3

Due to its proximity to transit, a Tier 3 TOC bonus may be added if the developer allows for an affordable housing component within the project. The following may be allowed on this parcel under the TOC guidelines:

Density Bonus

The unit count remains unlimited due to the Property's location within the Greater Downtown Housing Incentive Area. However, if the TOC bonus is used, the Tier 3 designation requires one of the following affordable housing components to be implemented:

- 10% Extremely Low Income (ELI)
- 14% Very Low Income (VL)
- 23% affordable to Lower Income (LI)

Floor Area Ratio (FAR) Bonus: 3.75:1 FAR

- Allows for FAR increase
- Increases the total buildable square footage

Height Requirement

"U" designation between the centerline of the Harbor Freeway on the east and the centerline of Bixel Street on the west shall not exceed a maximum elevation of 1,268 feet above mean sea level.





Section 03
**DTLA 2040
DEVELOPMENT PLAN**

DTLA 2024 DEVELOPMENT PLAN

The ambition of the Downtown Community Plan is to *create and implement a vision of the future* for Downtown Los Angeles.

Downtown is the birthplace of Los Angeles and the primary center of urban activity in the region. It remains the City's commercial, entertainment, cultural, and civic heart. Downtown is home to a diverse range of industries and a patchwork of distinct neighborhoods that sit at the center of an expanding regional transportation network.

The Plan will strive to support and sustain the ongoing revitalization of Downtown, while thoughtfully accommodating this projected future growth. A strong core is important to the health of the City.

The Plan will promote a dynamic, healthy, and sustainable Downtown core that is tightly connected to its surroundings and supports the City of Los Angeles and the region.

The following core principles represent the long-term priorities for the Downtown Community Plan:

- Accommodate anticipated growth through 2040 in an inclusive, equitable, sustainable, and healthy manner, while supporting and sustaining Downtown's ongoing revitalization
- Reinforce Downtown's jobs orientation
- Grow and support the residential base
- Strengthen neighborhood character
- Promote a transit-, bicycle-, and pedestrian-friendly environment
- Create linkages between districts
- Create a world-class streets and public realm

FOR MORE INFO ABOUT
DTLA 2040, VISIT THE
LOS ANGELES CITY
PLANNING WEBSITE



According to regional projections, by 2040, DTLA will be adding approximately:

+125,000

PEOPLE

+70,000

HOUSING UNITS

+55,000

JOBS



Section 04
MARKET OVERVIEW

MARKET OVERVIEW

With its strategic location at the nexus of business, culture, and entertainment, Downtown LA offers unparalleled potential for growth and development.

The area's revitalization efforts have spurred a surge in demand for commercial properties, driving property values upwards. From historic buildings ripe for restoration to sleek, modern developments, the Downtown Los Angeles market offers a diverse range of opportunity in a thriving city.

Investors are observing a rise in demand for new multifamily and retail spaces as a result of the downtown area's ongoing growth and revitalization. In the bustling City Market Area of Downtown Los Angeles, where hundreds of contemporary buildings are awaiting redevelopment, a long-term tenant entirely occupies the space. This well-marked and often-used path leads to the City Market Area.

The Downtown Los Angeles market area is situated at both the Santa Monica Freeway (I-10) and Hollywood Freeway/Ventura Freeway (US-101) signalized intersections on the main retail route and offers convenient access for simple exits.

DTLA MULTIFAMILY MARKET BREAKDOWN

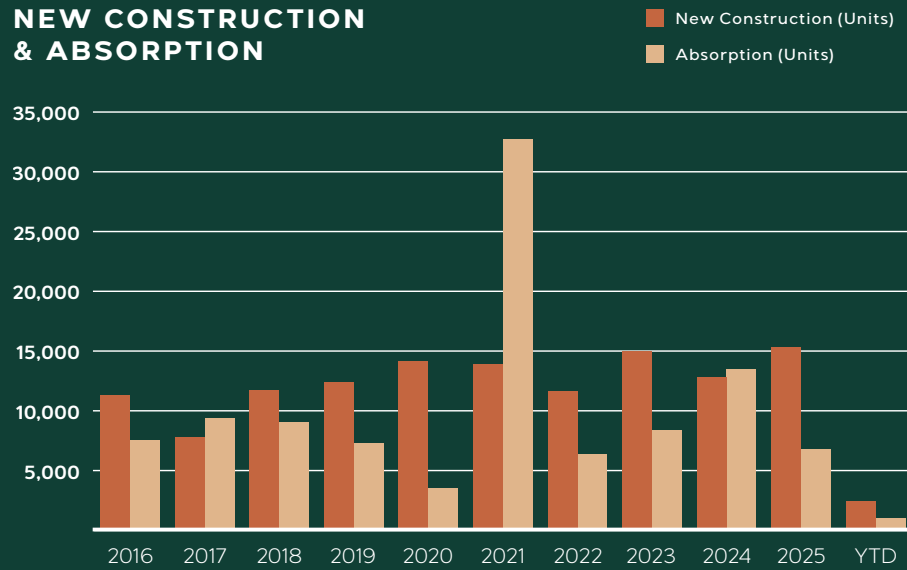
| | 1Q 2026 | 4Q 2025 | 1Q 2025 | YoY Change |
|----------------------------|-----------|-----------|-----------|------------|
| New Construction | 2,402 | 2,767 | 3,586 | -23% |
| Under Construction | 26,044 | 25,708 | 30,245 | -14% |
| Vacancy Rate | 5.6% | 5.5% | 4.8% | 80 bps |
| Average Asking Rents | \$2,292 | \$2,286 | \$2,292 | 0% |
| Average Sales Price (Unit) | \$282,900 | \$284,028 | \$306,427 | -8% |
| Net Absorption | 989 | 615 | 3,666 | -83% |

Q1 2026 AVERAGE RENT

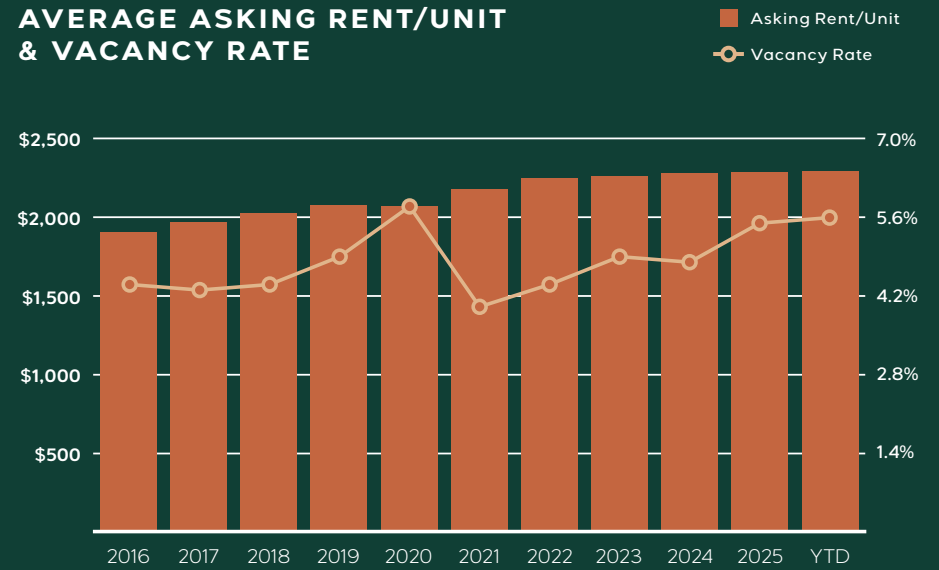
| | |
|-----------|---------|
| Studio | \$1,691 |
| 1-Bedroom | \$2,074 |
| 2-Bedroom | \$2,643 |
| 3-Bedroom | \$3,186 |

Downtown Los Angeles Multifamily Market Overview | Q1 2026

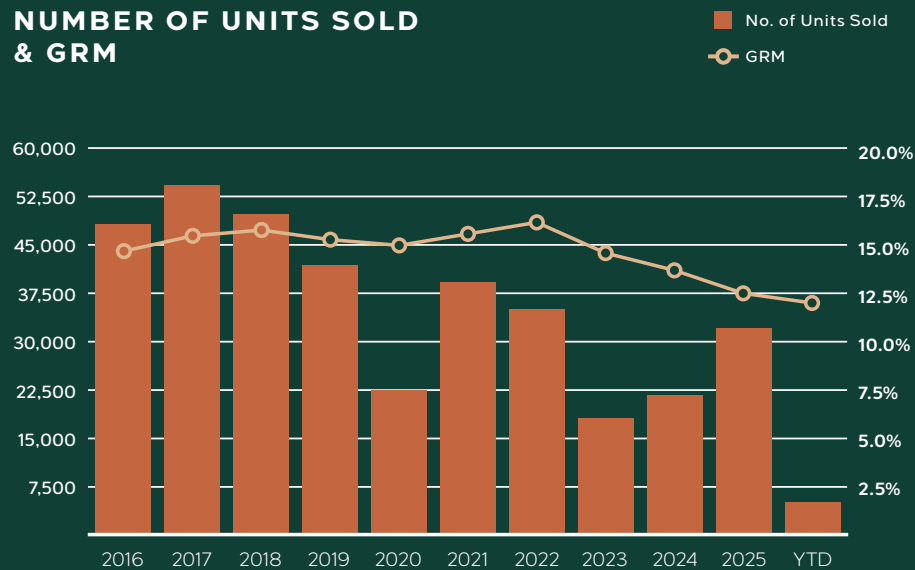
NEW CONSTRUCTION & ABSORPTION



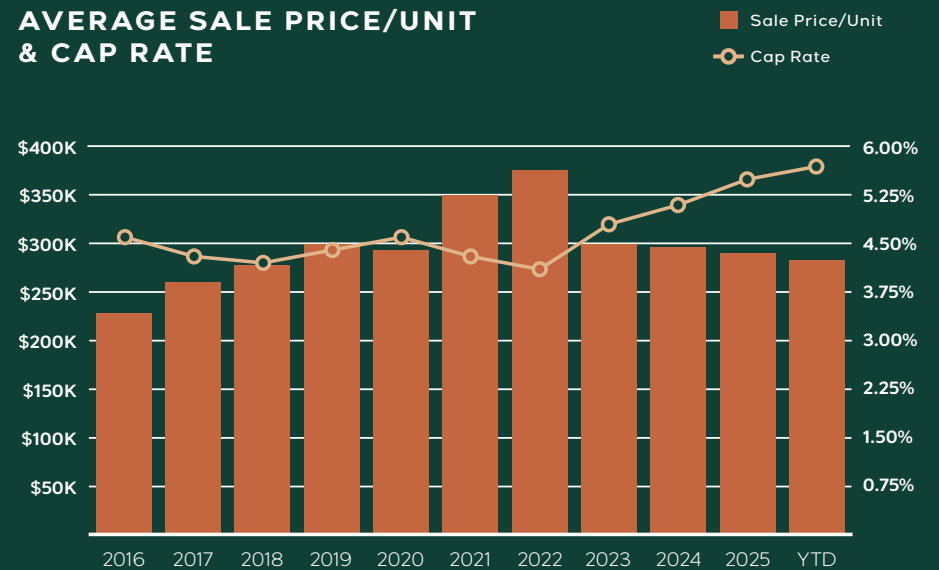
AVERAGE ASKING RENT/UNIT & VACANCY RATE



NUMBER OF UNITS SOLD & GRM



AVERAGE SALE PRICE/UNIT & CAP RATE



Nearby Amenities

EAT + DRINK

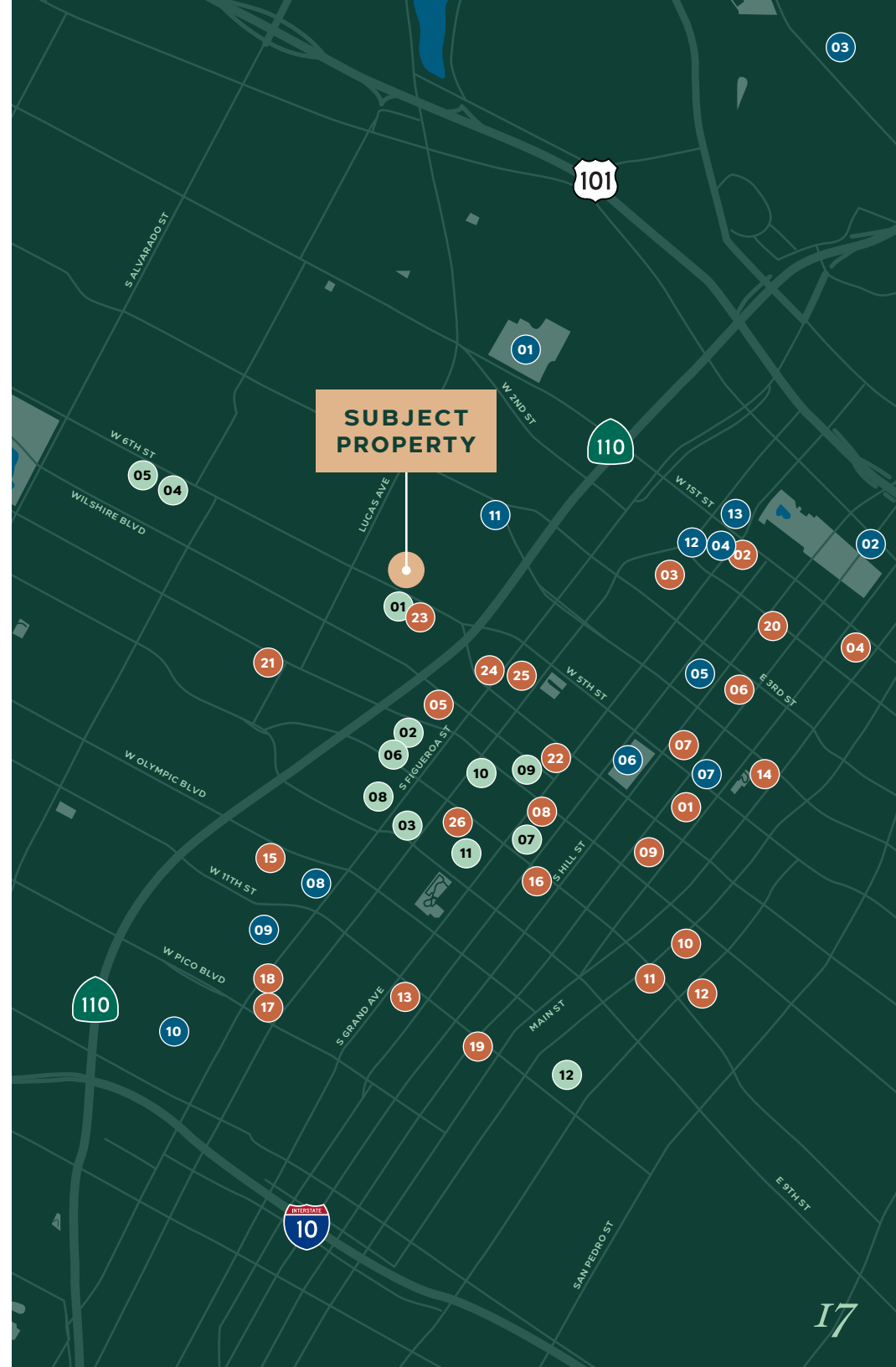
- 01 Guisados
- 02 San Laurel
- 03 Otium
- 04 Badmaash
- 05 NIKU X
- 06 Grand Central Market
- 07 Perch
- 08 Bottega Louie
- 09 Clifton's Republic
- 10 Broken Mouth
- 11 Sonoratown
- 12 Poppy + Rose
- 13 Pine and Crane DTLA
- 14 Orsa & Winston
- 15 Leña at Sendero
- 16 The Exchange
- 17 Maison Kasai
- 18 Qué Bárbaro
- 19 Caldo Verde
- 20 The Redwood Bar & Grill
- 21 Monty Bar
- 22 Casey's Irish Pub
- 23 Starbucks
- 24 Kumquat Coffee
- 25 Nice Coffee
- 26 Philz Coffee

ATTRACTIONS

- 01 Vista Hermosa Natural Park
- 02 LA Union Station
- 03 Dodger Stadium
- 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
- 11 The Bellwether
- 12 Walt Disney Concert Hall
- 13 LA Opera

GROCERY + RETAIL

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



Transportation

Downtown Los Angeles is serviced by an extensive network of public transportation options, including the Metro rail lines, such as the Red and Purple lines, which provide convenient access to key destinations throughout the city and beyond. Additionally, an extensive bus network operated by the Los Angeles County Metropolitan Transportation Authority (Metro) offers reliable and affordable transit options for commuters navigating the downtown area.

For those who prefer alternative modes of transportation, Downtown LA features an expanding network of bike lanes and pedestrian-friendly streets, promoting eco-friendly and active modes of travel.

Moreover, the area is served by major highways and thoroughfares, facilitating easy access to neighboring communities and regional destinations. With ongoing investments in infrastructure and transportation initiatives, Downtown Los Angeles continues to prioritize accessibility and connectivity, ensuring seamless mobility for all who traverse its bustling streets.

**SUBJECT
PROPERTY**

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