

OFFERING MEMORANDUM

# BEVERLY, GLENDALE & ROCKWOOD

*Prime Development Site*

LOS ANGELES, CA 90026

**km** Kidder  
Mathews



# DEVELOPMENT POTENTIAL IN LOS ANGELES

*Glendale, Beverly, Rockwood Site, a 33,567 SF site located just outside of Downtown LA.*

**LOCATION**

Just minutes outside Downtown Los Angeles, this property sits on a highly visible hard corner in a rapidly transforming urban corridor. Surrounded by multiple new multi-family developments, the site benefits from strong area momentum and a growing resident base.

**OPPORTUNITY SUMMARY**

A rare chance to secure a significant corner parcel in an established yet rapidly improving neighborhood. With flexible zoning and robust market fundamentals, the site offers exceptional potential for a wide range of development strategies.

**AREA ADVANTAGES**

- Thriving, walkable community with new construction & infill projects
- Close to DTLA, major freeways, and public transit
- Surrounded by restaurants, retail, and lifestyle services
- Increasing demand for quality housing and mixed-use space



LAND SITE SIZE	33,567 SF
PRICE	Submit Offer
ZONING	C2 and RAS4
TOC	Tier 1
APNS	5159-014-020
	5159-014-024
	5159-014-026



## DEVELOPMENT HIGHLIGHTS

**Mixed Zoning (C2 + RAS4):** Supports a wide range of development concepts including multi-family, mixed-use, retail, creative office, or a hybrid project.

**Large Lot - 33,567 SF:** Rare development scale in a high-demand urban core, ideal for maximizing density.

**Hard Corner Positioning:** Prime visibility and access—excellent for ground-floor retail or highly marketable residential frontage.

**Proximity to DTLA:** Appeals to renters and businesses seeking near-downtown convenience without downtown pricing.

**Surrounded by Ongoing Multi-Family Growth:** Strong comps and area momentum support new residential units.

**Transit & Freeway Accessibility:** Improves leasing velocity, tenant appeal, and long-term value.

**High-Demand Neighborhood:** Active investment corridor with improving demographics and strong absorption rates.

**Development Flexibility:** Potential for podium construction, mixed-use retail frontage, or higher-density residential (buyer to verify with city).

**Future Value Drivers:** Area redevelopment, new amenities, and increasing population density enhance future rent and appreciation potential.

**Ideal for Investors, Owner-Users, or Developers:** Fits multiple strategies—build, hold, or reposition.









# *LOS ANGELES* MARKET INSIGHT

*A place for bold dreams, creative expression and limitless possibilities, Los Angeles is a city defined by its people.*

One of the most culturally diverse destinations in the world with Angelenos from 140 countries who speak 224 different languages, LA inspires visitors to immerse themselves in unique perspectives, unexpected moments and open-hearted community.

Los Angeles is the world's premier center for the entertainment industry, home to a handful of the planet's most famous studios. In addition, L.A. is a tour de force in tourism and international trade, as well as having an increasing strength in digital media, technology, fashion and the arts, solidifying the diversification of the region's economy.

Aerospace is a key innovation industry in L.A., being home to headquarters or offices for SpaceX, NASA's Jet Propulsions Lab, Boeing and more, the city employs top engineering talent and this fast-growing industry results in a tremendous amount of indirect employment. A manufacturing powerhouse, Los Angeles is also home to the largest twin-port complexes in the Western Hemisphere, processing more than 40 percent of the goods entering to and from the United States and providing directly and indirectly hundreds of thousands of middle-class jobs to the region. Jobs in health care and tourism are on a particular growth spurt, indicating the region's increasing reliance on services and as an attractive place to visit and live.

Source: [discoverlosangeles.com](https://discoverlosangeles.com)



## LOCATION OVERVIEW

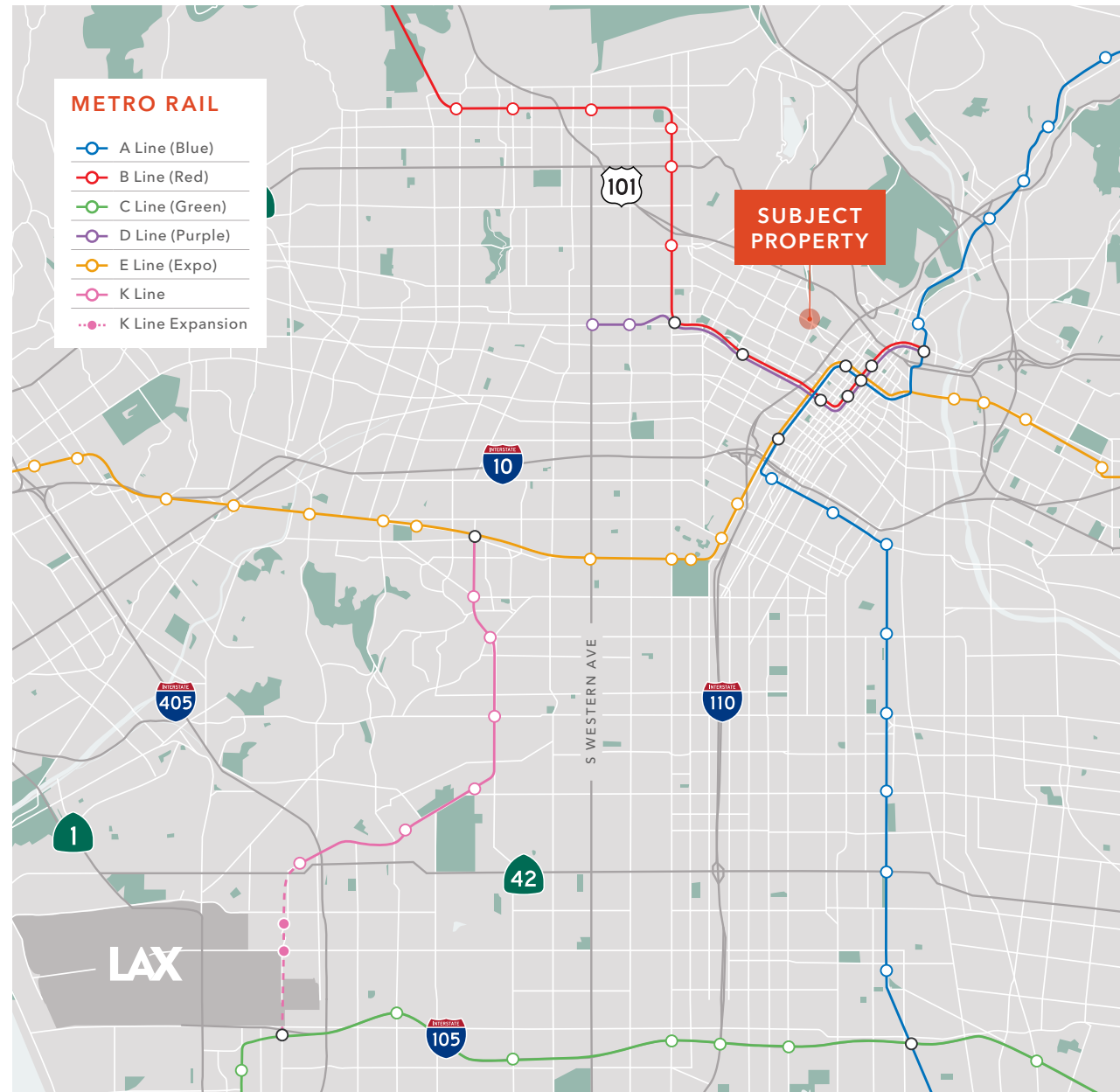




## CITY TRANSIT

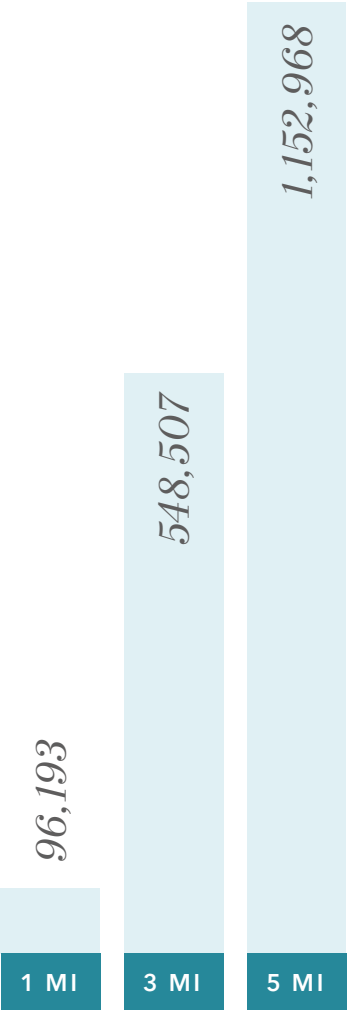
While Los Angeles is famously known for its car-centric culture, the city has actively worked to expand reliable public transportation. Downtown Los Angeles is serviced by an extensive network of public transportation options, including the Metro rail lines, such as the Red and Purple lines, which provide 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 downtown.

The area is additionally 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.

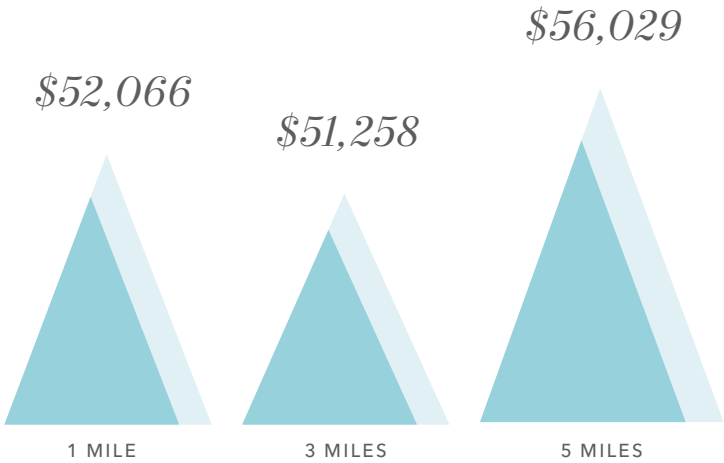


# DEMOGRAPHICS

ESTIMATED POPULATION



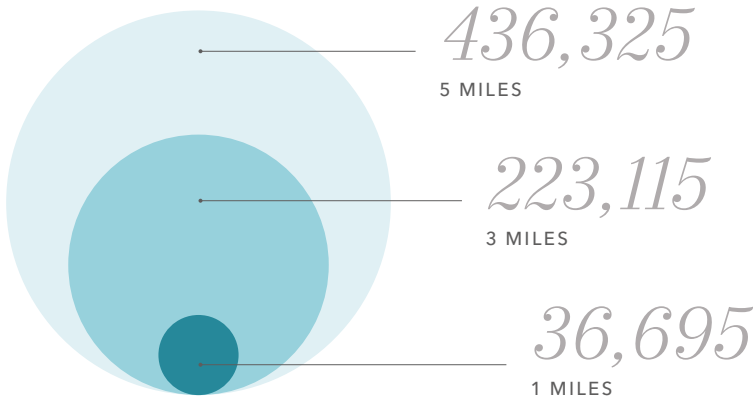
MEDIAN HOUSEHOLD INCOME



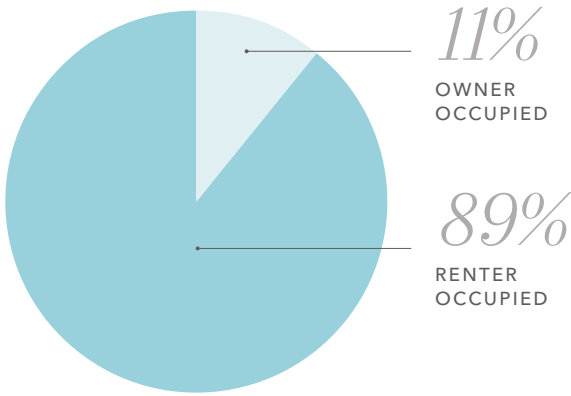
MEDIAN AGE



ESTIMATED HOUSEHOLDS



HOUSING OCCUPANCY





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