

622-626 LOOKOUT DR LOS ANGELES, CA 90012

Prime multifamily development investment offering. Located in the rapidly evolving Echo Park submarket, near Dodger Stadium and Chinatown.

An aerial photograph of Los Angeles, showing the city skyline with various skyscrapers in the distance and a multi-lane highway with traffic in the foreground. The image is taken from a high vantage point, looking down on the city and the road.

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Executive Summary



\$2.2 M
Offering Price

1.5
FAR

3
FAR with Density Bonus

Multi-Family Development Offering in Los Angeles, CA

Rare development opportunity offering sweeping views of Downtown Los Angeles and the surrounding urban landscape, with significant long-term appreciation potential in one of Los Angeles' most dynamic and highly sought-after neighborhoods.

Maxwell Forester and John Katnik are pleased to present 622-626 Lookout Drive, a prime multifamily development opportunity ideally situated in the highly desirable Echo Park neighborhood.

This offering presents a rare opportunity to acquire a well-located development site in one of Los Angeles' most sought-after rental markets. The 28,314 square-foot four parcel assemblage is zoned [LN1-MU2-5][RG1-FA][CPIO-O], allowing for multiple development strategies and providing investors with significant flexibility to capitalize on the site's potential.

Positioned just south of Dodger Stadium, the property benefits from close proximity to Chinatown, Downtown Los Angeles, major transit stops, and a wide range of retail, dining, and entertainment amenities. The site also enjoys elevated views overlooking Downtown Los Angeles and the 110 Freeway corridor, further enhancing its appeal and visibility.

With limited development opportunities remaining in this dynamic submarket, Lookout Drive offers investors the chance to develop new multifamily housing in an area characterized by strong tenant demand, constrained supply, and compelling long-term appreciation potential.

Street Address	622-626 Lookout Dr
City	Los Angeles
State	CA
Zip Code	90012
APN	5415-016-025, 5415-016-026, 5415-016-027, 5415-016-010
Rentable Square Feet	NA
Lot Size	28,314
Year Built	NA

Investment Highlights

Development Opportunity in Prime Echo Park

Lookout Drive is a rare development opportunity with multiple redevelopment strategies. Situated in Echo Park just south of Dodger Stadium, the site benefits from proximity to Chinatown, Downtown Los Angeles, major employment centers, and public transit.

Maximize Development Potential

The property offers a base 1.5 FAR, with the potential to increase to approximately 3.0 FAR by utilizing applicable Density Bonus incentives. Each of the four parcels allows for the development of up to 9 units without requiring the allocation of any units to affordable housing, creating a combined potential for up to 36 units across the assemblage. Additionally, the site may benefit from affordable housing incentives through the Community Plan Implementation Overlay and/or the Citywide Housing Incentive Program. The property is also not subject to the Los Angeles Rent Stabilization Ordinance (RSO), providing future owners with greater operational flexibility and the ability to adjust rents to market over time. Buyer to verify all development potential, zoning, density, FAR, incentives, and other information.

Long-Term Appreciation

Positioned within a highly desirable infill neighborhood characterized by limited land availability, strong housing demand, and compelling long-term appreciation potential.

Elevated Views

The property's hillside setting offers expansive views of Downtown Los Angeles and the surrounding urban landscape, enhancing its desirability for future residential development.

Assemblage Opportunity

These four adjacent parcels are available for acquisition, presenting investors with a rare opportunity to pursue a larger-scale assemblage and maximize future development potential within the highly sought-after Echo Park submarket. Additionally, a fifth nearby parcel is being offered separately, providing the potential to further expand the assemblage and create an even more significant development opportunity.



Property Photos



Area Overview

Downtown LA

Premier Urban Submarket with Access to Downtown Los Angeles' Employment, Entertainment, and Transportation Hubs

The Downtown Los Angeles area is one of Southern California's most dynamic urban centers, serving as the region's financial, governmental, cultural, and entertainment hub. Encompassing neighborhoods such as the Financial District, Arts District, Chinatown, Little Tokyo, Echo Park, and surrounding communities, Downtown Los Angeles offers exceptional connectivity through an extensive network of freeways, Metro rail lines, and regional transit. Its central location provides convenient access to the greater Los Angeles metropolitan area, making it a highly desirable destination for residents, employers, and investors alike.

Downtown Los Angeles is home to a diverse collection of major employers spanning finance, law, technology, healthcare, education, government, and media. Prominent institutions such as Los Angeles City Hall, the Los Angeles County administrative campus, the University of Southern California, and numerous Fortune 500 companies contribute to a robust employment base that attracts a highly educated workforce. The continued expansion of technology, creative, and life science companies throughout the urban core has further strengthened the area's long-term economic outlook.

Beyond its employment base, Downtown Los Angeles has experienced significant residential and commercial investment over the past two decades, transforming into one of the city's premier live-work-play environments. World-class destinations including LA Live, Crypto.com Arena, the Walt Disney Concert Hall, Grand Central Market, and the Arts District continue to drive tourism, entertainment, and consumer activity. Combined with ongoing public and private investment, strong rental demand, and limited development opportunities in surrounding neighborhoods such as Echo Park, Downtown Los Angeles remains one of the region's most compelling markets for long-term multifamily investment and appreciation.



Area Overview

Echo Park, CA

Urban Infill Submarket Driven by Strong Housing Demand and Proximity to Downtown Los Angeles

Echo Park is one of Los Angeles' most established and sought-after urban neighborhoods, known for its central location, historic character, and vibrant mix of residential, retail, and cultural amenities. Situated immediately north-west of Downtown Los Angeles, the neighborhood has evolved into a premier destination for professionals, creatives, and young families seeking convenient access to the city's largest employment centers while enjoying a distinct neighborhood identity.

Echo Park continues to benefit from substantial public and private investment throughout the surrounding urban core. Its proximity to Downtown Los Angeles, Chinatown, the Arts District, and Elysian Park has fueled sustained residential demand and ongoing redevelopment, while nearby destinations such as Dodger Stadium, Echo Park Lake, and Sunset Boulevard contribute to the area's year-round activity and desirability. Limited land availability and restrictive zoning throughout much of the neighborhood have further reinforced long-term property values and development opportunities.

The neighborhood offers exceptional regional connectivity through immediate access to the Harbor (110), Golden State (5), Hollywood (101), and Pasadena (110) Freeways, providing convenient transportation throughout Greater Los Angeles. Multiple Metro bus routes and nearby rail stations further enhance accessibility for commuters and residents alike, making Echo Park an attractive location for renters seeking an urban lifestyle with convenient access to employment, entertainment, and transit.

With its walkable streets, diverse dining and retail scene, scenic hillside views, and proximity to Downtown Los Angeles, Echo Park has established itself as one of the region's most desirable rental markets. Strong tenant demand, constrained housing supply, and continued investment throughout the surrounding neighborhoods position the area for sustained multifamily investment performance and long-term appreciation.



Dodger Stadium

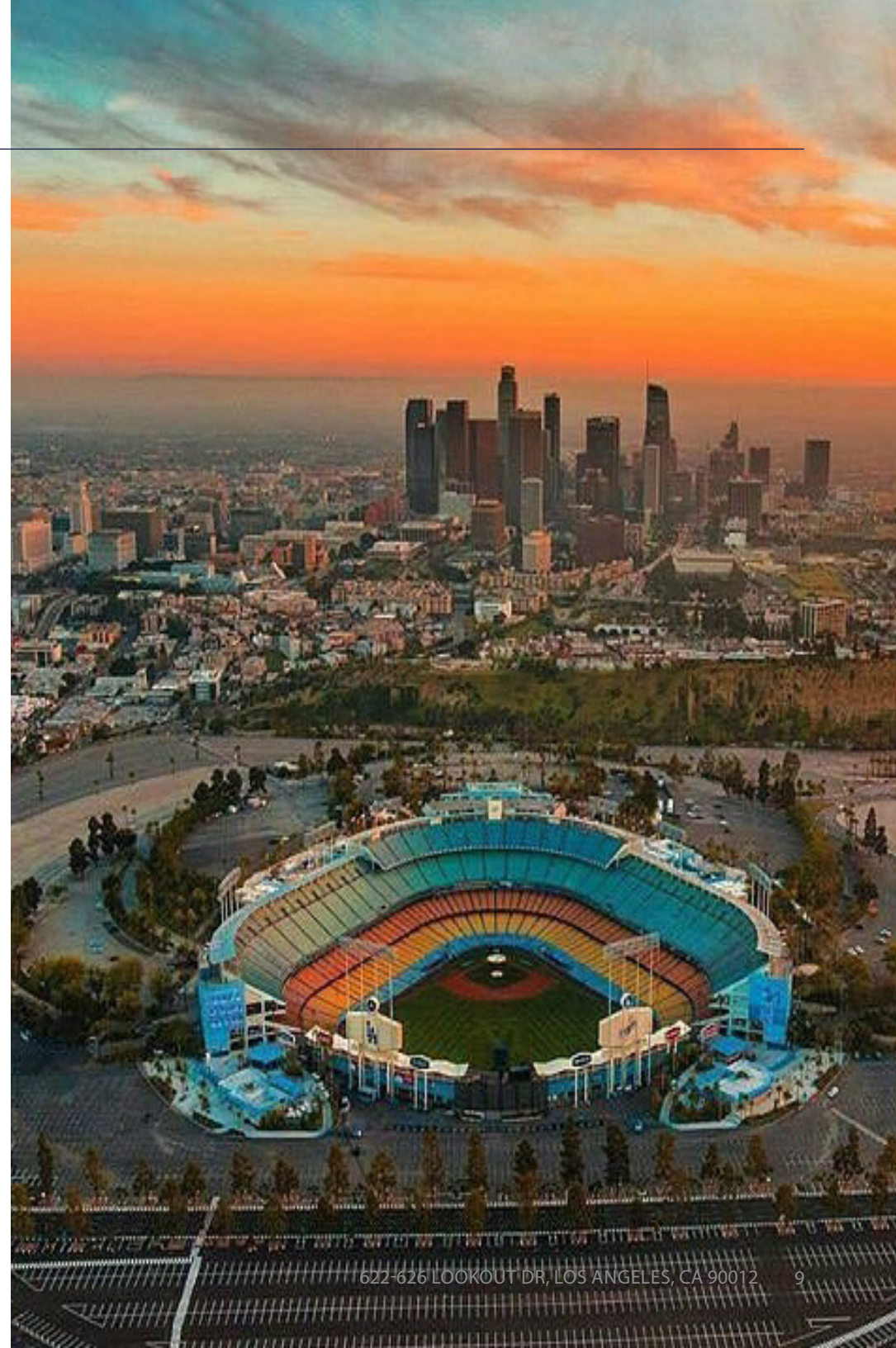
Iconic Entertainment District with Proximity to Downtown Los Angeles

Dodger Stadium is one of Los Angeles' most recognizable landmarks and serves as a major economic and cultural anchor for the neighborhoods surrounding Echo Park, Elysian Park, and Chinatown. Home to the Los Angeles Dodgers, the stadium attracts millions of visitors annually while hosting Major League Baseball games, concerts, community events, and other large-scale entertainment throughout the year. Its continued popularity generates consistent economic activity for nearby businesses and reinforces the area's long-term appeal.

The stadium's location immediately adjacent to Downtown Los Angeles places it at the center of one of the region's most dynamic urban corridors. Residents and visitors benefit from convenient access to employment centers, restaurants, retail, entertainment venues, and cultural attractions throughout Downtown Los Angeles, Chinatown, the Arts District, and Echo Park. This combination of urban amenities and regional accessibility continues to support strong housing demand in the surrounding neighborhoods.

The Dodger Stadium area is well connected by major transportation corridors, including the Harbor (110), Golden State (5), Hollywood (101), and Pasadena (110) Freeways, providing efficient access throughout Greater Los Angeles. Ongoing infrastructure improvements and enhanced transit connections continue to strengthen accessibility while supporting future growth and investment within the surrounding communities.

As one of the city's premier entertainment destinations, Dodger Stadium contributes to the sustained desirability of the Echo Park submarket. Combined with limited development opportunities, a highly constrained housing supply, and continued investment throughout the urban core, the area remains well positioned for long-term appreciation and multifamily development.



Elysian Park

Los Angeles' Historic Urban Park and Recreational Landmark

Elysian Park is the oldest and second-largest public park in Los Angeles, encompassing more than 600 acres of rolling hills, scenic overlooks, hiking trails, picnic areas, and recreational facilities just north of Downtown Los Angeles. Established in 1886, the park has served as one of the city's premier outdoor destinations for well over a century, offering expansive green space within one of Southern California's most densely populated urban environments.

The park is perhaps best known as the home of Dodger Stadium, one of Major League Baseball's most iconic venues, which attracts millions of visitors annually for baseball games, concerts, and special events. In addition to the stadium, Elysian Park features miles of walking and hiking trails, playgrounds, athletic fields, tennis courts, and numerous picnic areas, making it a popular destination for recreation, fitness, and community gatherings.

Its elevated terrain provides sweeping views of Downtown Los Angeles, the San Gabriel Mountains, and the surrounding city skyline, while its central location offers convenient access from Echo Park, Chinatown, Downtown Los Angeles, and neighboring communities. The park's extensive natural landscapes and mature vegetation create a unique contrast to the surrounding urban environment, offering residents and visitors an accessible escape within the heart of the city.

As one of Los Angeles' most significant public open spaces, Elysian Park enhances the quality of life for nearby residents while contributing to the desirability of the surrounding neighborhoods. Its combination of historic significance, recreational amenities, iconic attractions, and panoramic views continues to make it one of the city's most treasured public assets.



Area Overview



Chinatown

Chinatown is one of Los Angeles' most historic and culturally significant neighborhoods, offering a vibrant mix of dining, retail, entertainment, and community amenities. Over the past decade, the area has experienced substantial public and private investment, with adaptive reuse projects, new mixed-use developments, and an expanding collection of restaurants, galleries, and local businesses contributing to its continued revitalization. Its immediate proximity to Downtown Los Angeles positions Chinatown as an attractive destination for residents seeking convenient access to the region's largest employment centers while enjoying a distinct neighborhood identity.



Echo Park

Echo Park has experienced significant revitalization over the past two decades, evolving into one of Los Angeles' most desirable urban neighborhoods. The area features a vibrant mix of acclaimed restaurants, cafés, boutique retail, music venues, and cultural attractions that contribute to its highly walkable and active atmosphere. Continued public and private investment has enhanced the neighborhood's appeal while preserving its distinctive character, attracting a diverse mix of professionals, creatives, entrepreneurs, and long-term residents.

Area Overview



LA Metro Connectivity

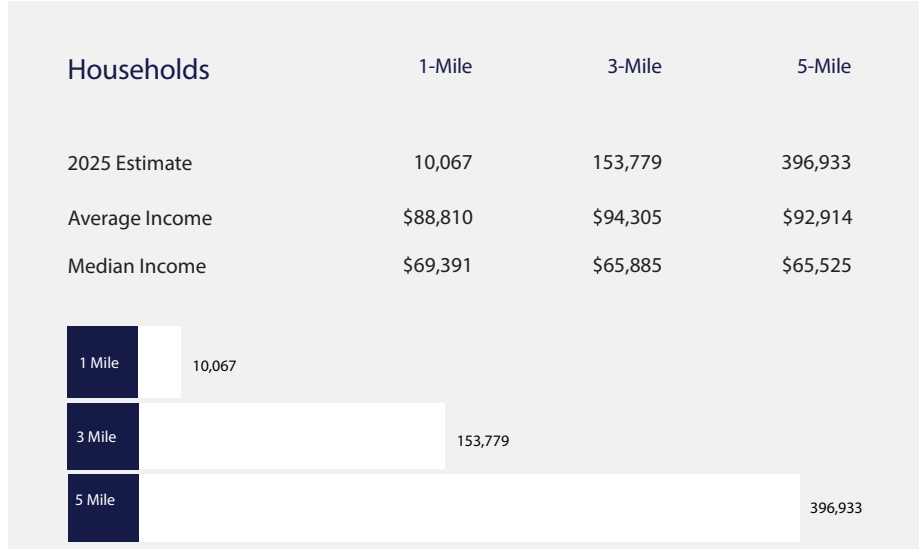
The property benefits from exceptional regional connectivity, offering convenient access to Downtown Los Angeles and major employment centers throughout the metropolitan area. Nearby access to the Harbor (110), Golden State (5), Hollywood (101), and Pasadena (110) Freeways provides efficient transportation across Greater Los Angeles, while the area's extensive Metro network—including nearby rail stations and bus lines—offers convenient public transit options for commuters and residents alike. This multimodal accessibility enhances the property's appeal to a broad tenant base seeking proximity to employment, entertainment, and educational institutions. As one of Los Angeles' most connected urban corridors, the surrounding transit infrastructure continues to support strong housing demand and long-term investment fundamentals.

Downtown LA Amenities

Downtown Los Angeles offers one of the region's most vibrant urban lifestyles, distinguished by its unmatched concentration of dining, entertainment, cultural attractions, and employment opportunities. Residents enjoy convenient access to world-renowned destinations including Grand Central Market, the Arts District, LA Live, Crypto.com Arena, Walt Disney Concert Hall, The Broad, and countless restaurants, cafés, breweries, and nightlife venues. The area also features an expanding network of parks, pedestrian-friendly streets, and public transit that enhances everyday convenience and connectivity. Combined with its central location and dynamic live-work-play environment, Downtown Los Angeles continues to attract professionals, students, and creatives seeking an amenity-rich urban lifestyle, supporting strong and sustained demand for nearby housing.



Demographics



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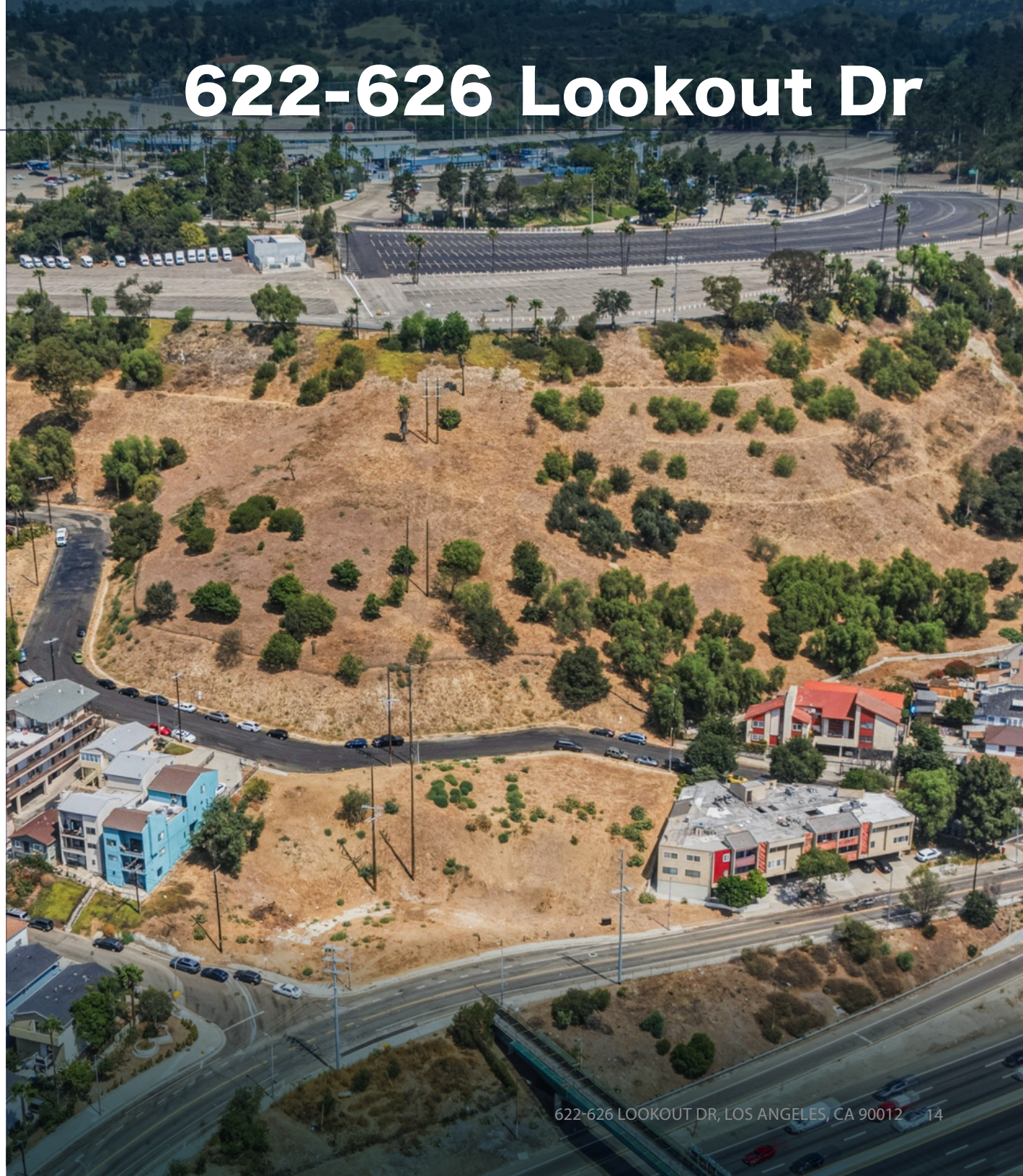
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