

WAREHOUSE OR DEVELOPMENT SITE FOR SALE IN DTLA

6,400± SF Building on 7,362± SF of Land

Zoned C2-2D-O-CPIO



SOUTH PARK

55 Unit Apartment Building

SUBJECT



**\$500,000
Price
Reduction!**

Prime Washington Blvd Location Just East of San Pedro St

746 E WASHINGTON BOULEVARD LOS ANGELES, CA 90021

- Prime Downtown Los Angeles warehouse or development opportunity
- Ideal for affordable housing
- For a 100% affordable, Tier 3 TOC project, up to 40 one-bedroom units may be built (or 43 using all bonus provisions)
- Washington Boulevard location across from Metro A Line light rail station
- Just minutes east of South Park District, Los Angeles Convention Center, Crypto.com Area, Peacock Theater, and LA LIVE
- Easy access to all DTLA freeways and public transit

Existing Building Area	6,400± SF
Land Area	7,362± SF
Construction	Masonry
Year Built	1928
Zone	LA C2-2D-O-CPIO
APN	5131-006-010
TOC	Tier 3
Opportunity Zone	Yes

ASKING PRICE: ~~\$2,300,000~~ \$1,800,000
(\$281.25 PER SF BUILDING)

Major Properties advises you to speak with a land use attorney and or land use consultant; we do not provide development advice.

Key Investment Highlights

Lot Size & Zoning: 7,362 SF lot zoned C2-2D-O-CPIO in the Southeast LA CPIO (Parkway Corridor Subarea).

Base Density (CPIO-adjusted): 100% affordable projects are allowed 1 unit per 300 sq.ft., yielding a base density of ≈24–25 units.

TOC Tier 3 Bonus: Applying the 70% TOC density bonus raises the unit yield to ≈40–43 units total.

No Parking Required: Site is within ½ mile of transit and 100% affordable—no parking required under AB 2097 and TOC incentives.

FAR Capacity: Up to 4.5:1 FAR (≈33,124 sq.ft. max buildable floor area); sufficient to accommodate all units.

Height Limits with Bonus: Base zoning + TOC incentives allow up to ~7 stories (~77 ft) for residential use.

No Site Plan Review: Unit count below 50 units avoids triggering Site Plan Review requirements.

One-Bedroom Units: All units planned as 1-bedrooms, maximizing efficiency under high-density allowance.

No Commercial Use Required: Residential-only development is permitted under C2 zone using TOC incentives.

Maximized Use of Incentives: Project benefits from maximum zoning and TOC bonuses due to 100% affordability, enabling full site utilization.

More Detailed Information [HERE](#)

SOUTH PARK DTLA'S PREMIER DISTRICT

South Park, a rapidly growing neighborhood within Downtown Los Angeles, stands out as an excellent example of urban renewal and well-planned mixed-use development. With key attractions like the Crypto.com Arena and LA LIVE complex at its core, South Park has drawn significant investment from large institutions in high-end residential towers, top-tier office spaces, and retail projects.

This concentration of amenities and infrastructure has led to strong increases in rental rates and high occupancy levels. The area's economic indicators, such as population density, average income, and commercial property values, have consistently trended upward. As a result, South Park has become a crucial factor in DTLA's overall market performance and a central focus for future urban investment.

6.4M
SF OF OFFICE

2.5M
SF OF RETAIL (95% OCCUPIED)

KEY TENANTS



228 K SF



600K SF



85K SF



600K SF



160K SF



LA LIVE



CRYPTO.COM ARENA

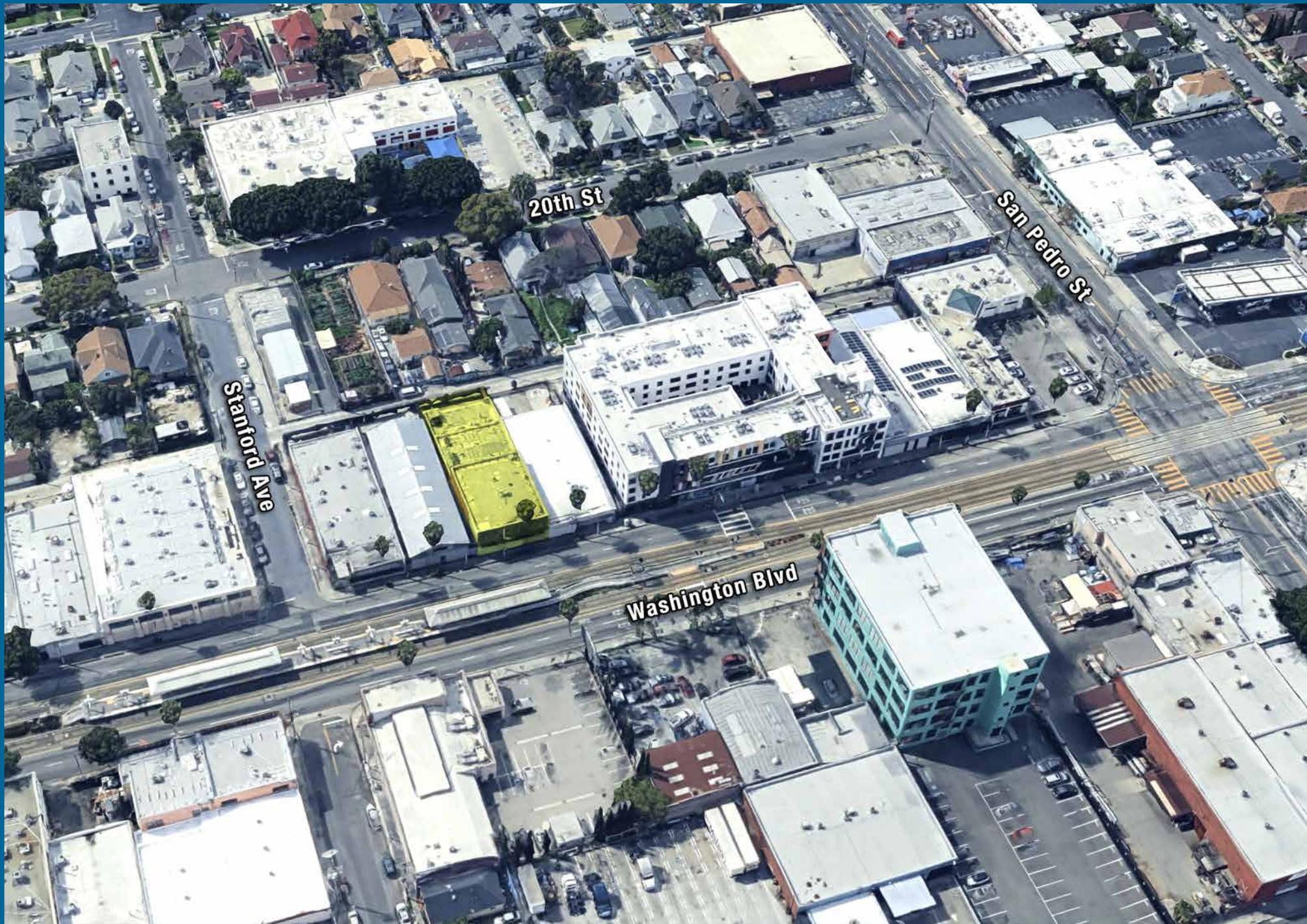


PEACOCK THEATRE

EXISTING BUILDING



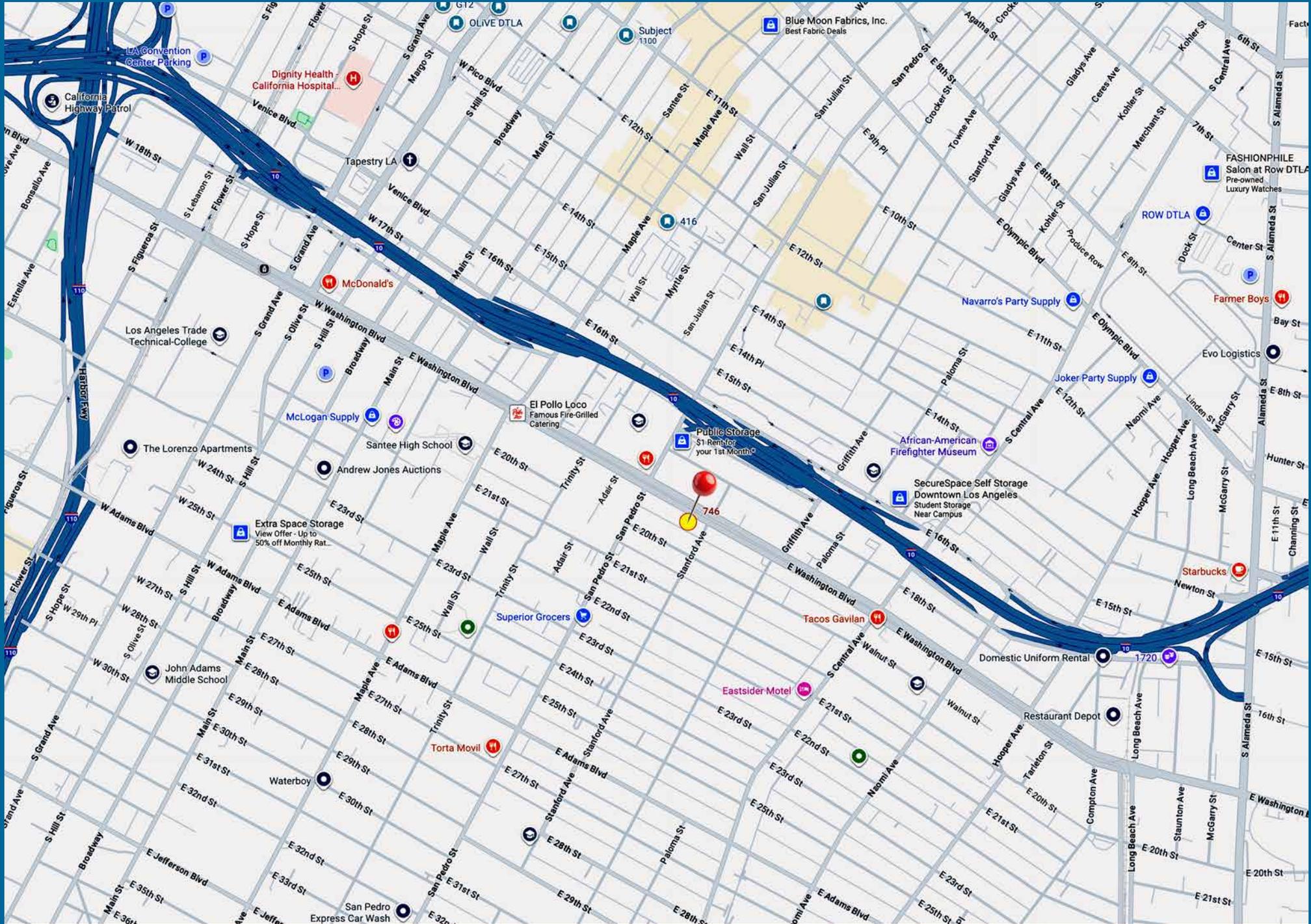
AERIAL PHOTO



PLAT MAP



AREA MAP



DOWNTOWN LOS ANGELES DEMOGRAPHICS

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average Household Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work 3-5 days in DTLA



79%

Expect to be in the office at least half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion retail sales per year

745

Retail+F&B Businesses per Square Mile



171

Food/Beverage Businesses per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average Household Income



26% All new residential in the City of LA since 2010



24% Less Income Spent on Housing + Transportation than LA Average

41% Population Growth 2010 - 2022



61%

25 - 54 Years Old



67%

Postsecondary Education

90%

Residential Occupancy

46%

Walk/Bike/Transit or Work from Home

FOR SALE

746 E WASHINGTON BLVD, LOS ANGELES, CA 90021

6,400± SF Building on 7,362± SF of Land

Warehouse or Development Site For Sale in DTLA

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

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.

Exclusively offered by:

Anthony S Behar

Executive Vice President

310.880.2329

anthony@majorproperties.com

DRE LIC. 01368565



MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists