

**Fully RTI**



**Priced at \$4,200,000**

# 1050 & 1056 S Norton Avenue

Los Angeles, CA 90019

102-Unit ED1 100% Affordable Housing Project, RTI at COE

**PARTNERSCRE**  
Petito | Svidler



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# 1050 & 1056 S Norton Avenue

## The Offering

PartnersCRE is pleased to present the opportunity to acquire **1050 & 1056 S Norton Avenue**, a **102-unit, 100% affordable apartment development site** located in Los Angeles' **Mid-Wilshire / Olympic Park** submarket within the Country Club Park HPOZ. The project is situated on an approximately **18,533 SF lot** in a central Los Angeles infill location near Mid-Wilshire, Koreatown, Hancock Park, and the greater Wilshire corridor.

The proposed development is designed as a **5-story, Type III-A residential apartment building** consisting of **102 total units**, approximately **33,862 SF of rentable area**, and approximately **42,908 SF of proposed building area**. The project is being developed under **Executive Directive 1** as a 100% affordable housing project pursuant to **AB 1763 and AB 2345**, allowing for unlimited density and zero parking within proximity to a major transit stop.

The planned unit mix includes **27 studio units, 71 one-bedroom units, and 4 two-bedroom units**. The affordability mix shown in the plans includes **21 moderate-income units, 73 low-income units, 6 very-low-income units, and 1 extremely-low-income unit**, plus 1 manager's unit.

The project benefits from significant development incentives, including **zero parking**, additional height allowances, and an FAR increase from **3:1 to approximately 3.46:1**, with the proposed FAR shown at approximately **3.44:1**. The plans also reference off-menu incentives for a **100% reduction in open space** and tree reduction subject to approval.

Located within an established residential neighborhood, the site provides strong access to transit, employment centers, retail, and daily amenities throughout Central Los Angeles. With a large combined lot, 102-unit affordable housing program, and ED1 entitlement pathway, this offering presents a strong opportunity for developers seeking scale in a supply-constrained Los Angeles market.

## Highlights

- 102-Unit ED1 100% Affordable Housing Development, RTI at COE
- Unit Mix: 27 Studios, 71 One-Bedrooms, and 4 Two-Bedrooms
- Approx. 18,533 SF combined lot, Approx. 42,908 SF proposed building area

## At a Glance

## Mid-Wilshire / Olympic Park

<b>\$4,200,000</b>	
Price	
<b>18,533</b> SF	<b>\$226.62</b>
Lot Size	Price Per Land
<b>42,908</b> SF	<b>\$41,176</b>
Building SF	Price Per Unit
<b>33,862</b> SF	<b>102</b>
Rentable SF	Units Planned

<b>Approx 100' x 185'</b>	<b>R3-1-O-HPOZ</b>
Lot Dimensions	Zoning
<b>5081-010-009 &amp; 5081-010-010</b>	
APN	
<b>Apartment Buildings</b>	
Existing Use	
<b>5</b>	<b>Type III-A Residential</b>
Stories	Construction Type
<b>Zero Parking Required / Proposed</b>	
Parking	
<b>8 Short-Term Spaces / 76 Long-Term Spaces</b>	
Bicycle Parking	

- 5-story Type III-A residential construction
- Zero parking requirement / transit-oriented design
- Strong access to transit, employment centers, retail, and daily amenities

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# 1050 & 1056 S Norton Avenue

## Project Unit Breakdown

Unit Type	Count
Studio	27
One Bedroom	71
Two Bedroom	4
Manager's Unit	1
<b>Total Unit</b>	<b>102</b>

Affordability Summary	Count
Moderate Income	21
Low Income	73
Very Low Income	6
Extremely Low Income	1

Unit #	Unit Mix	Unit SF
101	2+1	482
102	1+1	356
103	1+1	363
104	1+1	346
105	0+1	272
106	0+1	272
107	1+1	344
108	1+1	344
109	1+1	351
110	0+1	272
111	1+1	351
112	1+1	343
113	1+1	343
114	1+1	347
115	1+1	347
116	1+1	343
117	1+1	343
<b>Total Floor SF</b>		<b>5,814</b>

Unit #	Unit Mix	Unit SF
201	1+1	362
202	2+1	482
203	1+1	356
204	1+1	363
205	1+1	346
206	0+1	272
207	0+1	272
208	1+1	344
209	1+1	344
210	1+1	351
211	0+1	272
212	1+1	351
213	1+1	338
214	1+1	343
215	1+1	343
216	1+1	347
217	1+1	347
218	1+1	343
219	1+1	343
<b>Total Floor SF</b>		<b>6,514</b>

Unit #	Unit Mix	Unit SF
301	1+1	362
302	1+1	362
303	0+1	244
304	0+1	244
305	2+1	515
306	0+1	279
307	0+1	272
308	0+1	272
309	0+1	272
310	1+1	344
311	1+1	344
312	1+1	351
313	0+1	272
314	1+1	351
315	1+1	338
316	1+1	347
317	1+1	343
318	1+1	343
319	1+1	347
320	1+1	347
321	1+1	343
322	1+1	343
323	1+1	347
<b>Total Floor SF</b>		<b>7,577</b>

Unit #	Unit Mix	Unit SF
401	1+1	362
402	2+1	508
403	1+1	341
404	0+1	250
405	0+1	265
406	0+1	279
407	0+1	272
408	0+1	272
409	0+1	272
410	1+1	344
411	1+1	344
412	1+1	351
413	0+1	272
414	1+1	351
415	1+1	338
416	1+1	347
417	1+1	343
418	1+1	343
419	1+1	347
420	1+1	347
421	1+1	343
422	1+1	343
423	1+1	347
<b>Total Floor SF</b>		<b>7,576</b>

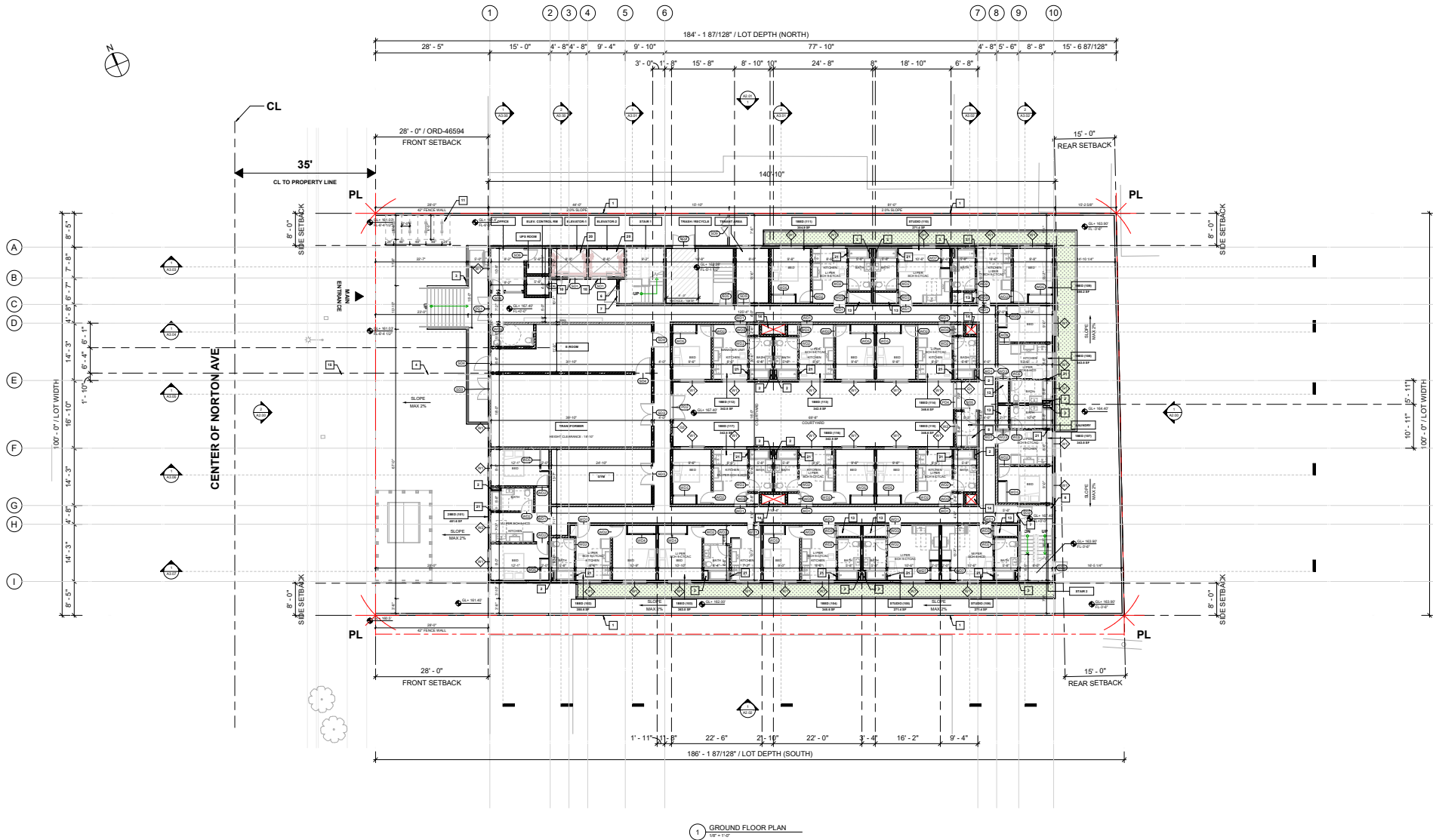
Unit #	Unit Mix	Unit SF
501	0+1	265
502	0+1	265
503	0+1	279
504	0+1	272
505	0+1	272
506	0+1	272
507	1+1	344
508	1+1	344
509	1+1	351
510	0+1	272
511	1+1	351
512	1+1	338
513	1+1	347
514	1+1	343
515	1+1	343
516	1+1	347
517	1+1	347
518	1+1	343
519	1+1	343
520	1+1	347
<b>Total Floor SF</b>		<b>6,380</b>

<b>Total Rentable SF</b>	<b>33,862</b>
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# 1050 & 1056 S Norton Avenue

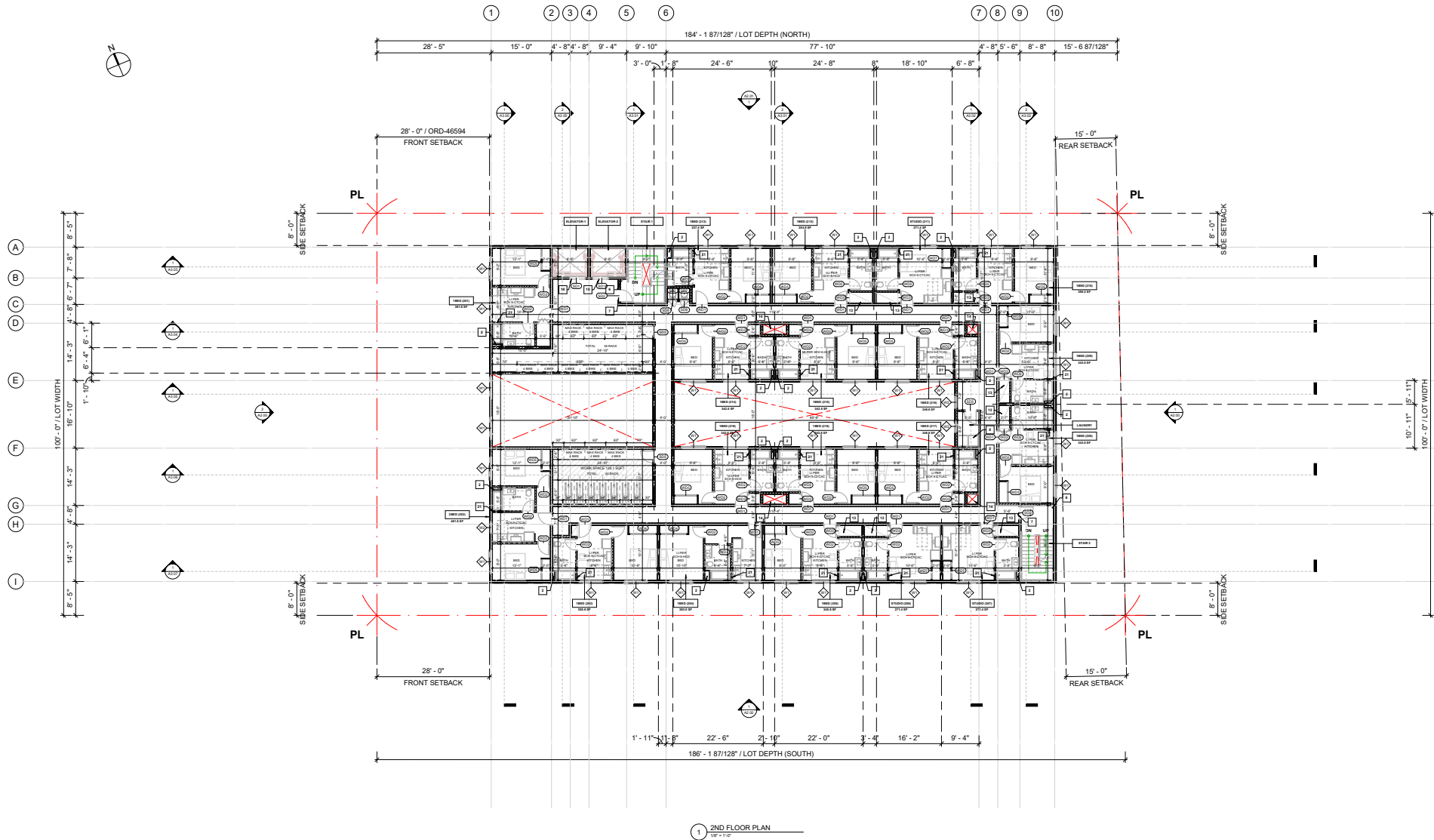
## Floor Plan - First Floor



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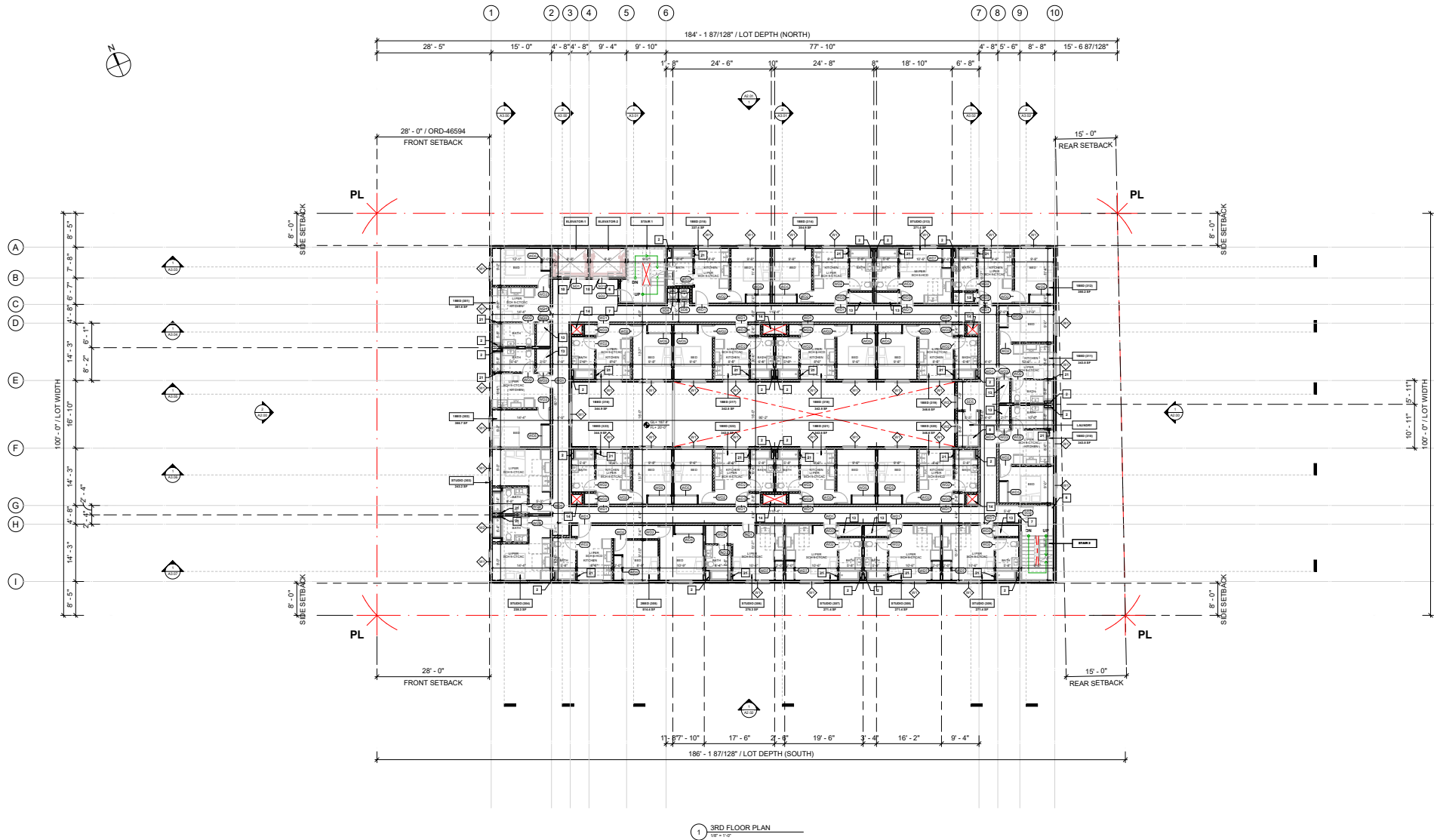
## Floor Plan - Second Floor



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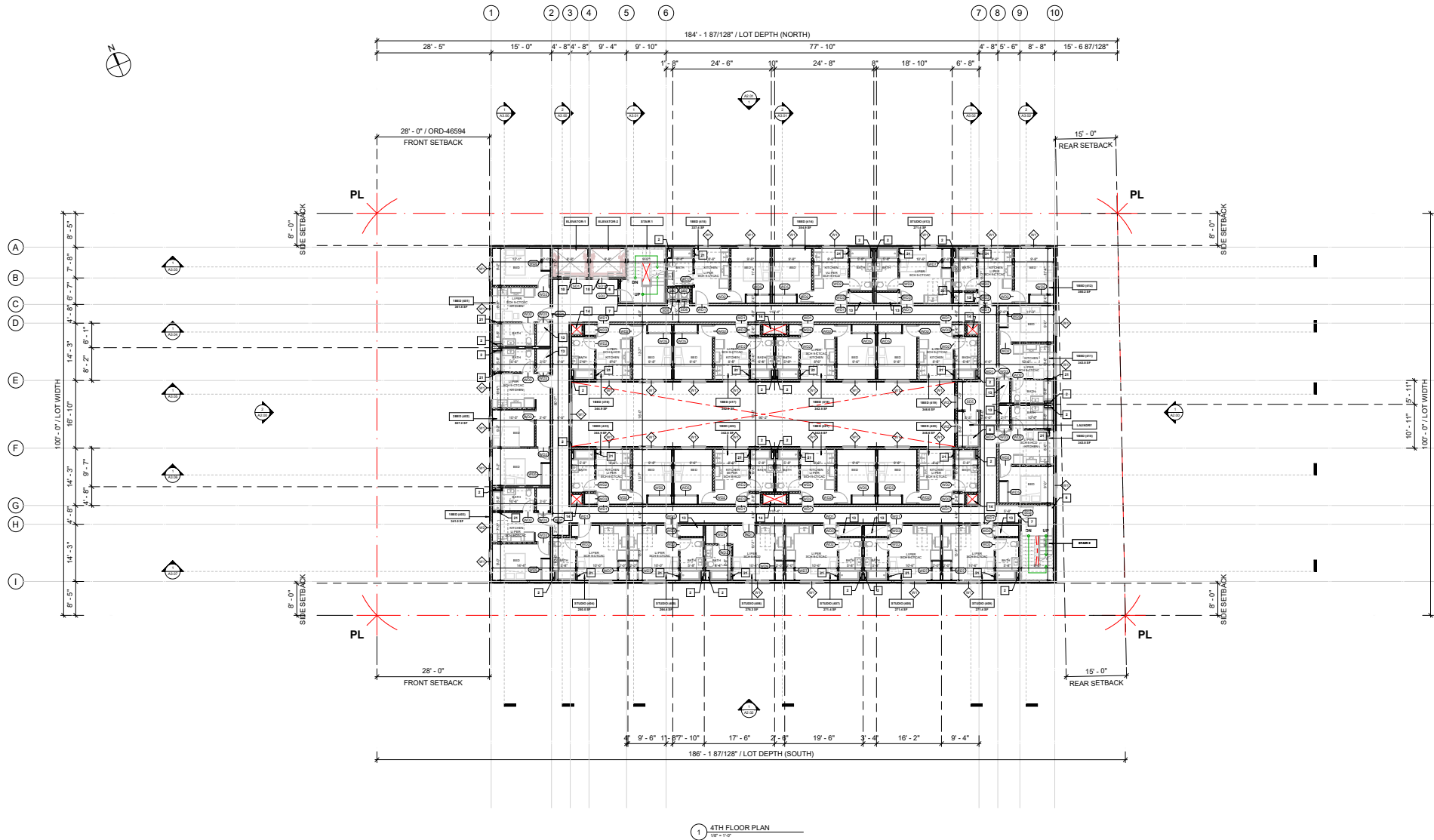
## Floor Plan - Third Floor



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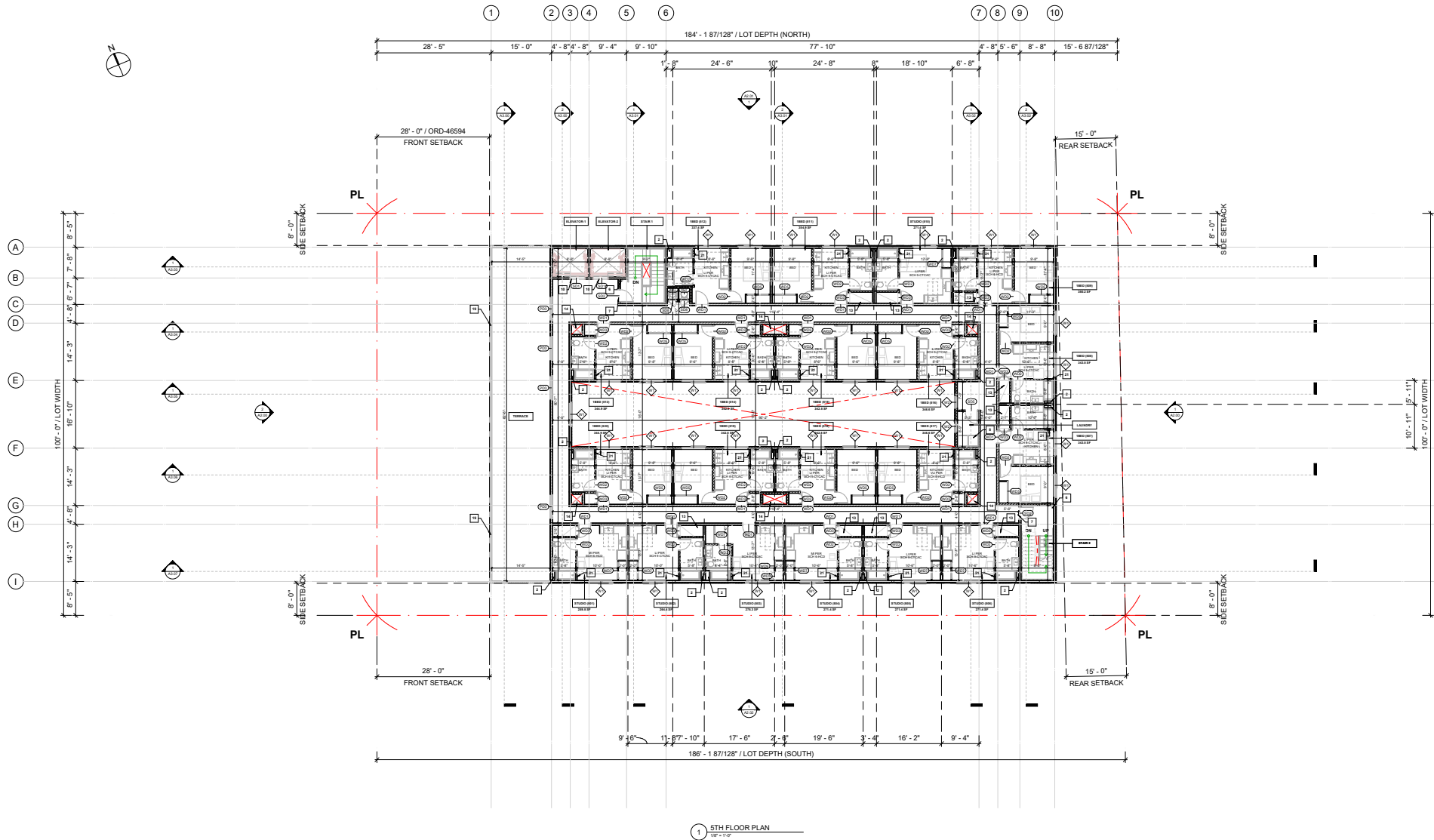
## Floor Plan - Fourth Floor



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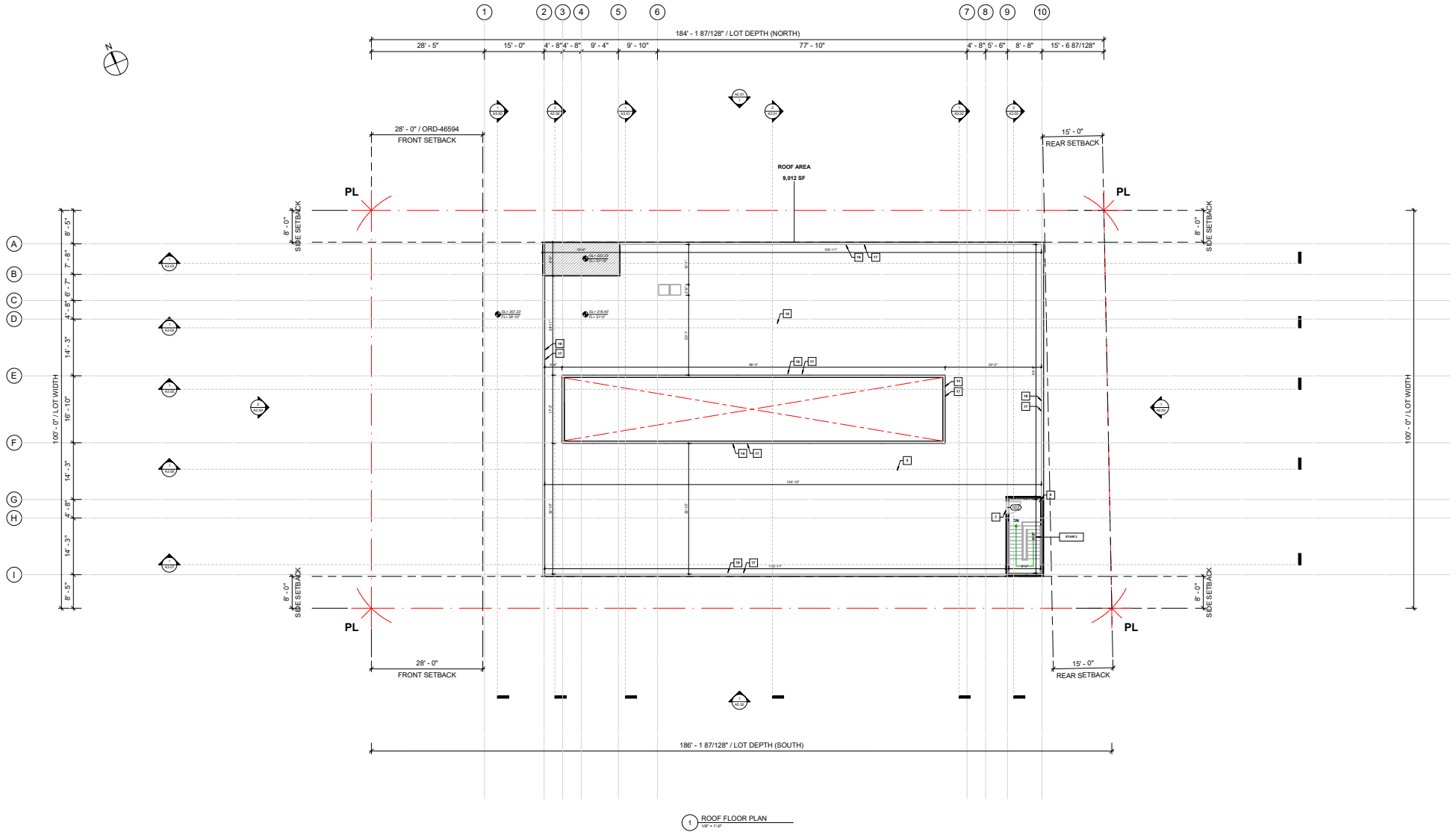
## Floor Plan - Fifth Floor



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## Floor Plan - Roof



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## Location Highlights

### Mid-Wilshire / Olympic Park Location

The property is located in a central Los Angeles submarket with strong access to major employment, retail, dining, and transportation corridors.

### Transit-Oriented Development Site

The project is designed within proximity to a major transit stop, supporting the ED1 affordable housing framework and allowing for a zero-parking development.

### Koreatown and Wilshire Corridor Access

The site is located near Koreatown and the Wilshire Corridor, two of Los Angeles' most active rental and transit-oriented neighborhoods.

### Hancock Park and Miracle Mile Proximity

The property is a short drive from Hancock Park, Miracle Mile, and surrounding cultural and employment destinations.

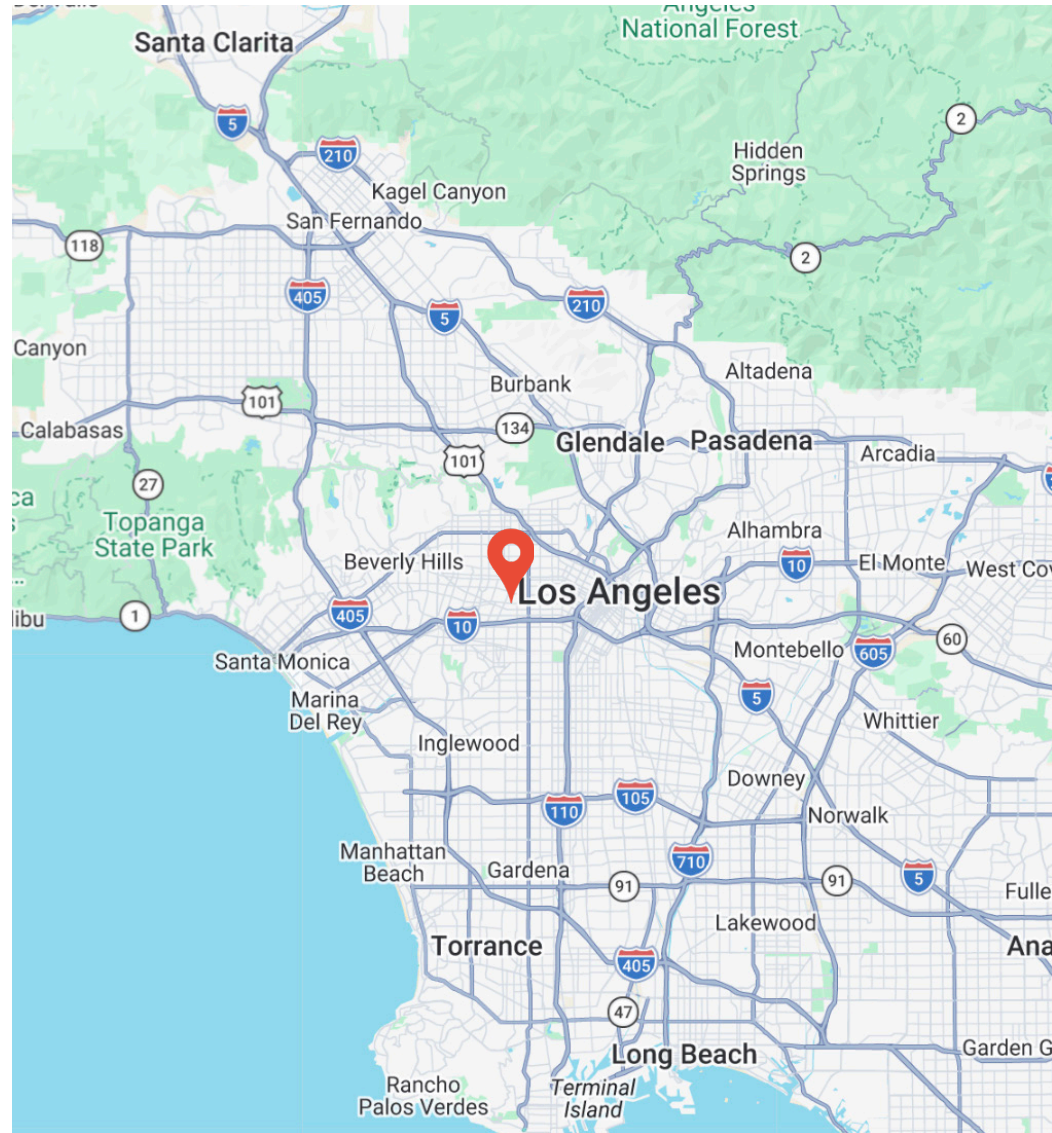
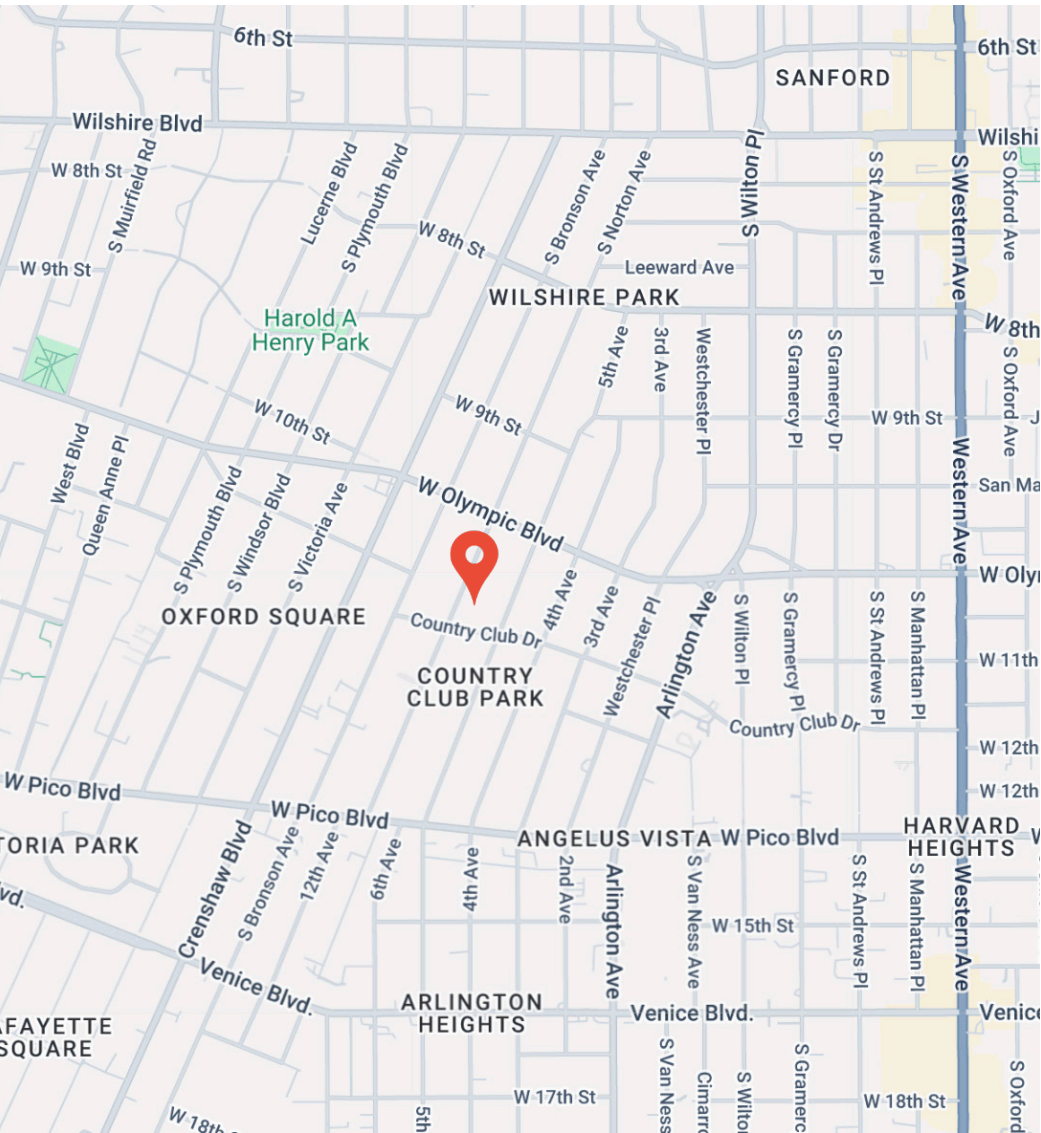
### Central Los Angeles Infill Opportunity

With a large combined lot and 102-unit affordable housing program, the site offers meaningful development scale in a dense, supply-constrained Los Angeles location.



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## Location Map



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## Walk Score



### Very Walkable

Most errands can be accomplished on foot.



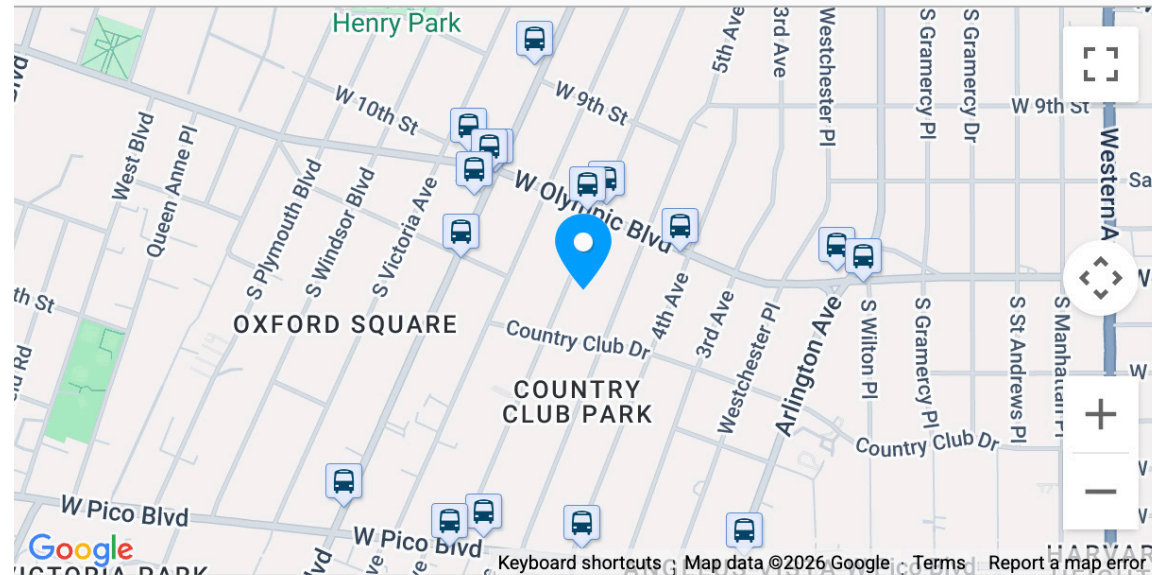
### Good Transit

Many nearby public transportation options.



### Bikeable

Some bike infrastructure.



#### Rail lines:

Metro D Line (Purple) 1.0 mi

#### Bus lines:

28 Metro Local Line	0.1 mi	210 Metro Local Line	0.2 mi
7 Pico Blvd	0.2 mi	30 Metro Local Line	0.3 mi

## About this Location

1050 South Norton Avenue has a Walk Score of 88 out of 100. This location is Very Walkable so most errands can be accomplished on foot. 1050 South Norton Avenue is a 23 minute walk from the Metro D Line (Purple) at the Wilshire / Western Station stop.

This location is in the Olympic Park neighborhood in Los Angeles. Nearby parks include Harold A Henry Park, La High Memorial Park and Queen Anne Recreation Center.

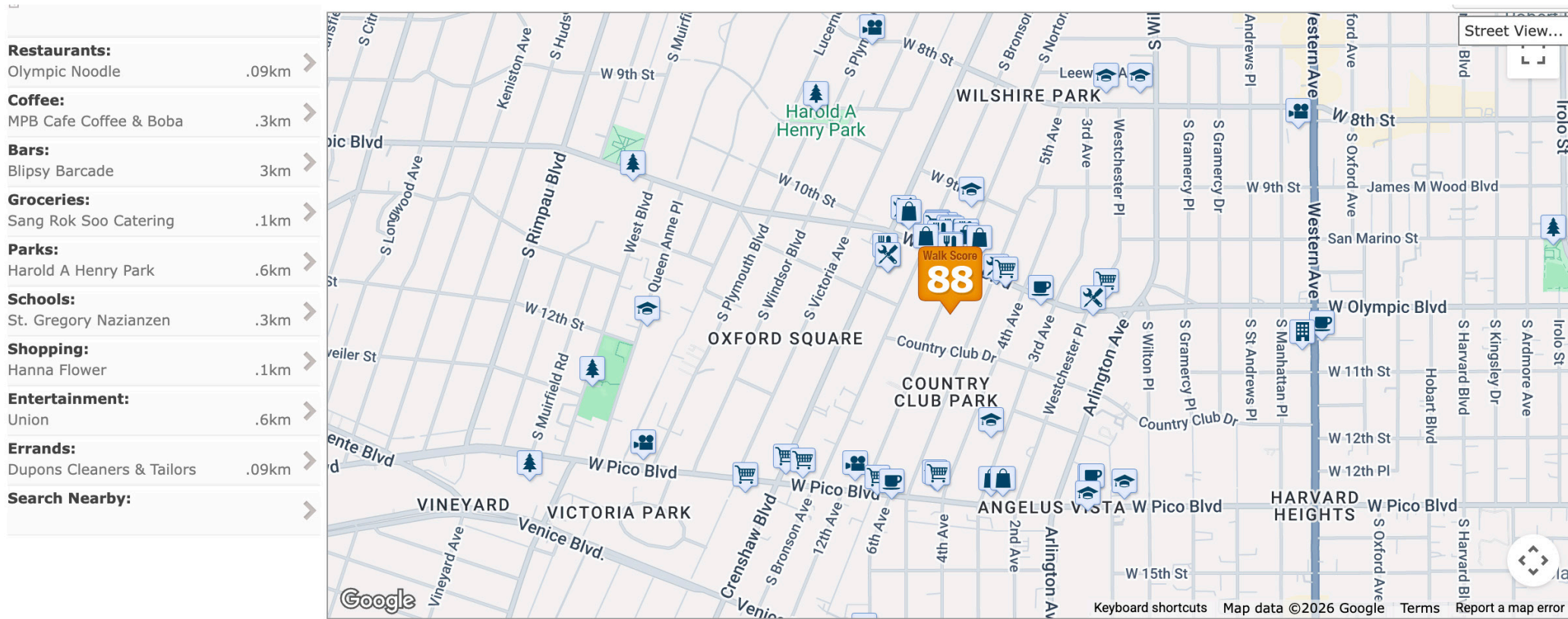
<https://www.walkscore.com/score/1050-s-norton-ave-los-angeles-ca-90019>



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## Walk Score



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## Parcel Report



### City of Los Angeles Department of City Planning

#### 5/27/2026 PARCEL PROFILE REPORT

#### PROPERTY ADDRESSES

1050 1-10 S NORTON AVE

#### ZIP CODES

90019

#### RECENT ACTIVITY

None

#### CASE NUMBERS

ADM-2024-2897-DB-HCA-ED1

CPC-2010-994-HPOZ-MS-C

CPC-2009-2594-ICO

CPC-2009-2405-ICO

CPC-2007-2707-ICO

CPC-1986-823-GPC

CPC-1964-16921

ORD-46594

ORD-181372

ORD-179285

ORD-165331-SA8560

ORD-128037

DIR-2016-4426-CCMP

ENV-2016-4427-EAF

ENV-2010-995-CE

ENV-2009-2595-CE

ENV-2009-2406-CE

ENV-2007-2708-CE

#### Address/Legal Information

PIN Number	129B189 248; 129B189 272
Lot/Parcel Area (Calculated)	918,533 (sq ft)
Thomas Brothers Grid	PAGE 633 - GRID G4
Assessor Parcel No. (APN)	5081010009; 5081010010
Tract	BOULEVARD HEIGHTS
Map Reference	M B 7-10/11
Block	10
Lot	11;12
Arb (Lot Cut Reference)	None
Map Sheet	129B189

#### Jurisdictional Information

Community Plan Area	Wilshire
Area Planning Commission	Central APC
Neighborhood Council	OLYMPIC PARK NC
Council District	CD 10 - Heather Hutt
Census Tract #	2127.01000000
LADBS District Office	Los Angeles Metro

#### Permitting and Zoning Compliance Information

Administrative Review	ADM-2024-2897-DB-HCA-ED1
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#### Planning and Zoning Information

Special Notes	None
Zoning	R3-1-O-HPOZ
Zoning Information (ZI)	ZI-2440 Historic Preservation Overlay Zone: Country Club Park ZI-2512 Housing Element Sites ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Medium Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	Yes
HistoricPlacesLA	Yes
Historic Preservation Overlay Zone	Country Club Park
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None

ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Subareas	No
Adaptive Reuse Program	Citywide Adaptive Reuse Program
Affordable Housing Linkage Fee	
Neighborhood	Arlington Heights
Residential Market Area	Low
Commercial Market Area	Low
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	2
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	High
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Not Eligible
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	28
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No

#### Assessor Information

Assessor Parcel No. (APN)	5081010009; 5081010010
APN Area (Co. Public Works)*	0.425 (ac)
Use Code	0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less
Tax Rate Area	67
Deed Ref No. (City Clerk)	654358
	393194
	2399964
	2399963
	2160916
	1391910
Building 1	
Year Built	1957
Building Class	D6

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(\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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## Parcel Report - 6840 Baird Avenue

Building Square Footage	6,780.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5081010009]

### Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	100 Yr - Zone AO
Watercourse	No
Streams	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	No

### Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

### Seismic Hazards

Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	1.83943752
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

### Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	None

### Housing

Rent Stabilization Ordinance (RSO)	Yes [APN: 5081010009; 5081010010]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.15
Housing Use within Prior 5 Years	Yes

### Public Safety

Police Information	
Bureau	West
Division / Station	Olympic
Reporting District	2041
Fire Information	
Bureau	Central
Battalion	11
District / Fire Station	29
Red Flag Restricted Parking	No

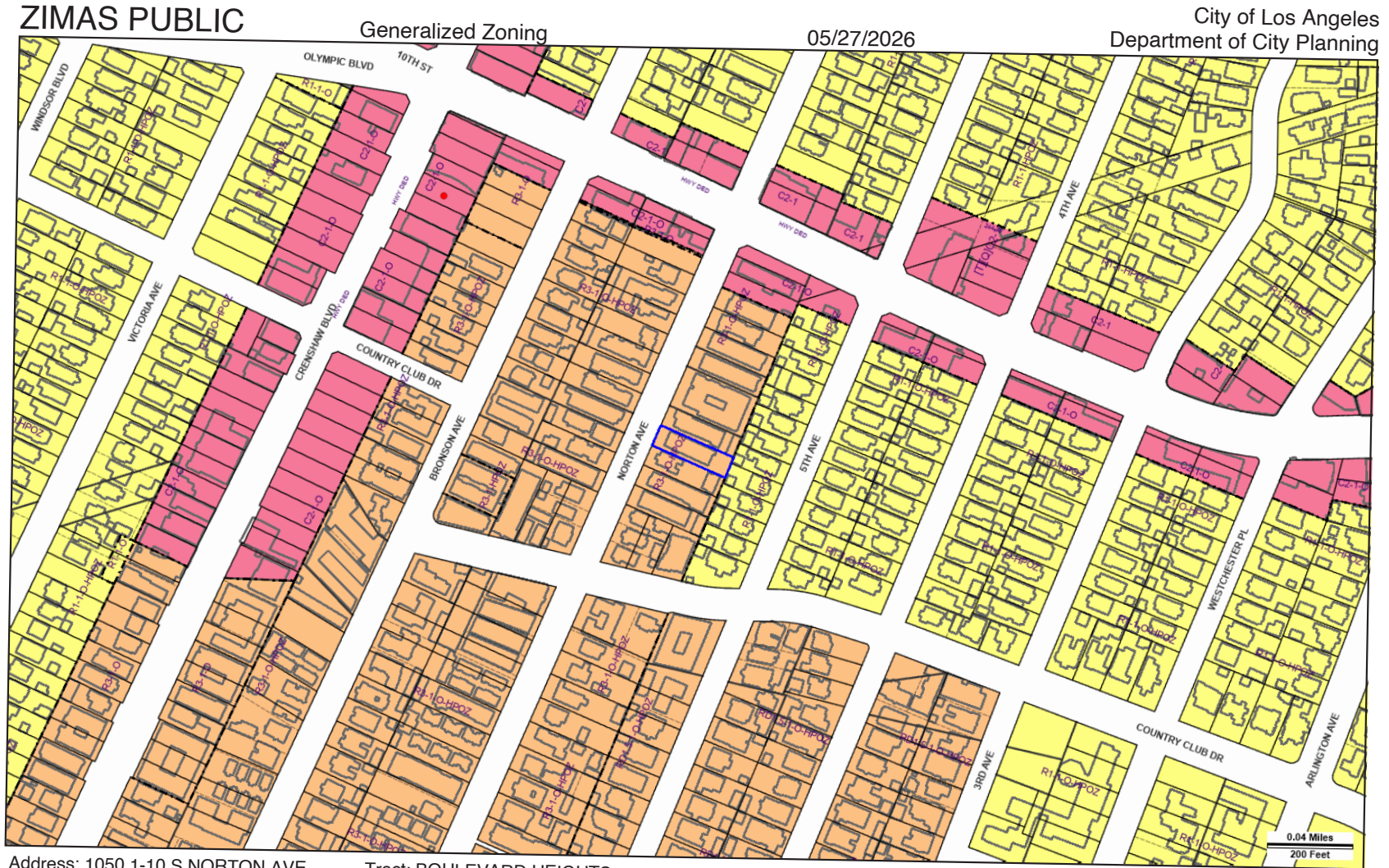
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## Zimas Map



Address: 1050 1-10 S NORTON AVE  
APN: 5081010009; 5081010010  
PIN #: 129B189 248

Tract: BOULEVARD HEIGHTS  
Block: 10  
Lot: 11;12  
Arb: None

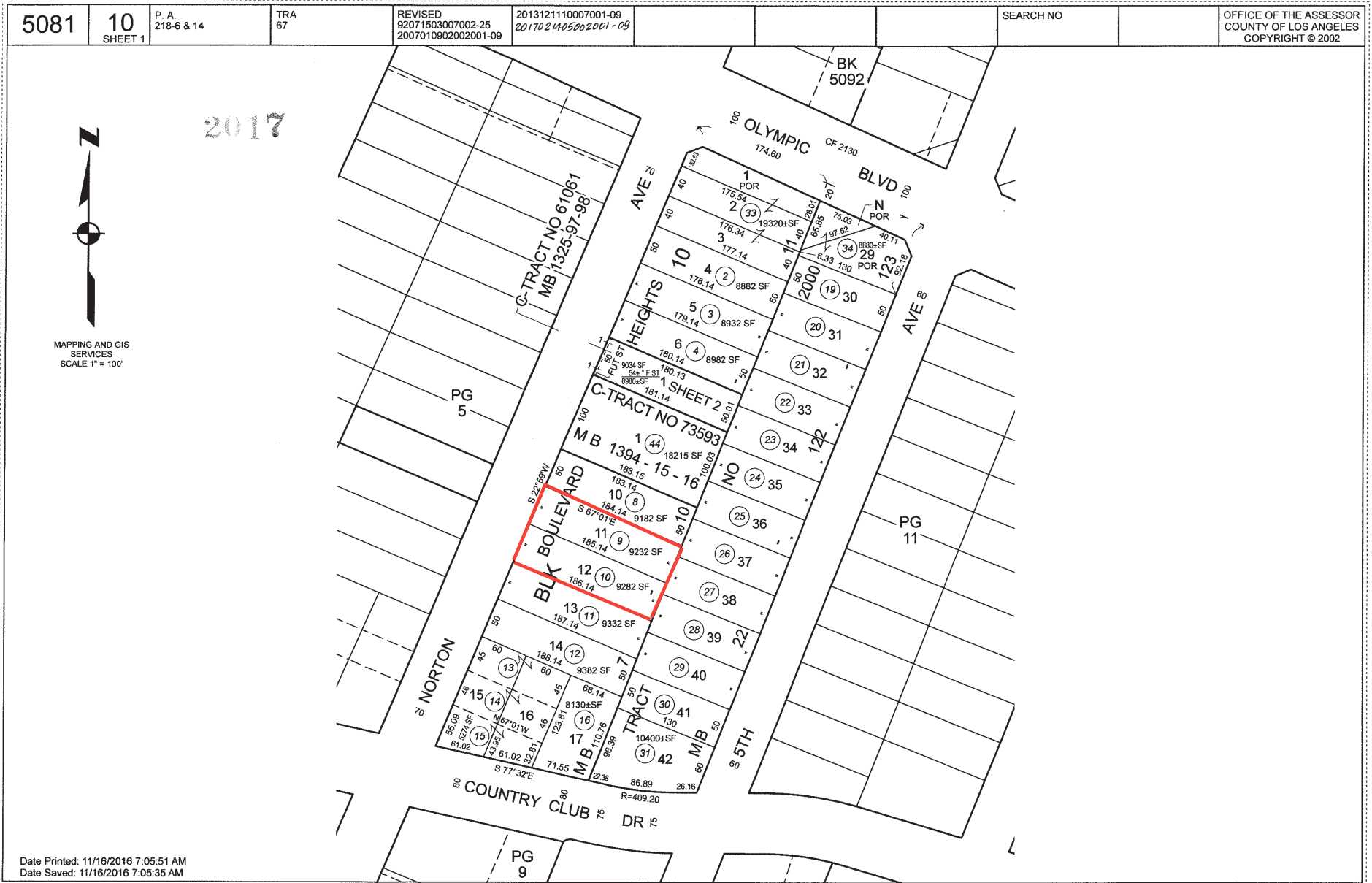
Zoning: R3-1-O-HPOZ  
General Plan: Medium Residential



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## Assessor Map



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### **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.**

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/ or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Partners CRE, KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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