

FOR SALE

1316 LINWOOD

MULTIFAMILY LAND DEVELOPMENT OPPORTUNITY



18,720 SQUARE FEET (EXPANDABLE UP TO 38,000 SF) | 1316-1328 LINWOOD AVENUE LOS ANGELES, CA 90017



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Confidential Offering Memorandum

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THE OPPORTUNITY

Cushman & Wakefield U.S., Inc. as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in **1316 Linwood** (the “Property”), a 0.43-acre multifamily development opportunity in the City West neighborhood of Downtown Los Angeles, a predominantly residential pocket of the submarket. The Property exhibits very good physical utility and a central location, proximate to DTLA’s entertainment district. 1316 Linwood is within walking distance of the Crypto.com Arena, LA Live, Los Angeles Convention Center, and Microsoft Theater and well-positioned to benefit from the millions of visitors expected to attend the 2028 Summer Olympics.

1316 Linwood is zoned R5(CW)-U/6 within the Central City West Specific Plan area, a high-density, multifamily residential zoning designation allowing for a wide range of market-oriented uses. The Property has a by-right density of 6:1 FAR and 217.8 units per acre, and benefits from good utility with extensive frontage. While 1316 Linwood has limited multifamily improvements, only four tenants remain and the Property is otherwise unencumbered, providing buyers with “carte blanche” to pursue their ideal investment & development strategy.

1316 Linwood has a very good location just outside the core of the South Park and Financial districts in DTLA. Over the past 15 years, the South Park district has experienced robust development activity, and contains a high concentration of luxury multifamily, hotel, and office uses, which generate considerable demand for the myriad entertainment, dining, and shopping options available locally. The Property has high visibility and convenient access to a regional transportation network, situated near the confluence of the 110 and I-10 Freeways, which connect to multiple freeways serving Southern California. Moreover, the location is at the true center of the region, with only 11 miles to the Hollywood Burbank Airport, 14 miles to Los Angeles International Airport, and 22 miles to the Ports of Los Angeles and Long Beach.

While not technically included in this offering, there is an opportunity to assemble the Property with an additional 19,000 square feet of contiguous land to the north and south of the Property (APNs 5143-011-001, -005, and -006). Altogether, the Assemblage totals approximately 38,000 square feet of land, forming a rectangular shape with excellent utility, corner exposure, and enhanced overall development potential. Please inquire for additional information.

INVESTMENT HIGHLIGHTS



**IDEAL LOCATION NEAR
THE HEART OF DTLA’S
ENTERTAINMENT CORRIDOR**



**ATTRACTIVE MULTIFAMILY
RESIDENTIAL LOCATION WITH
HIGH-DENSITY ZONING AND
LAND USE DESIGNATIONS**

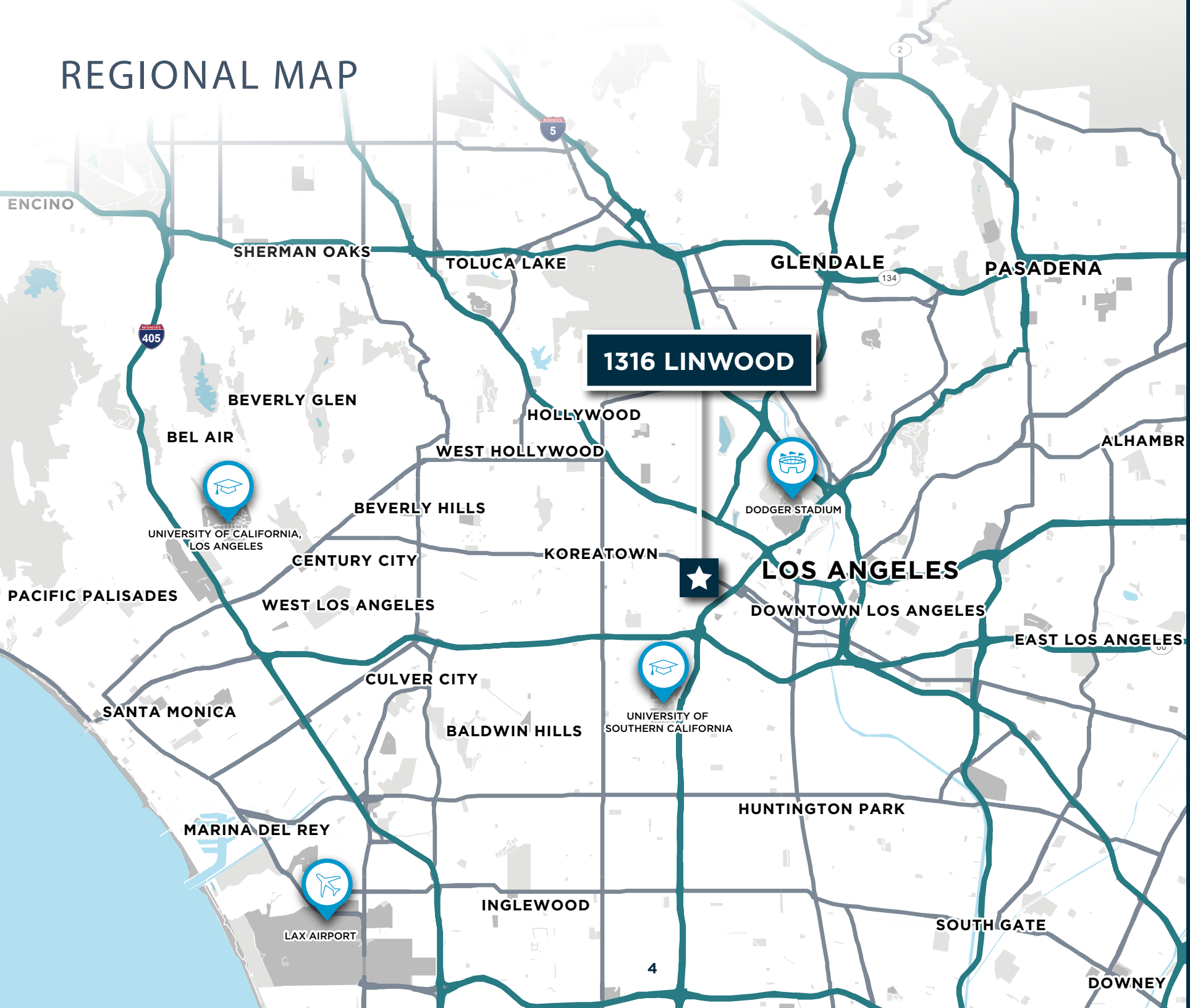


**HIGHLY DESIRABLE
URBAN-INFILL LOCATION**



**CONVENIENT ACCESS TO
EXCELLENT REGIONAL
TRANSPORTATION NETWORK**

REGIONAL MAP



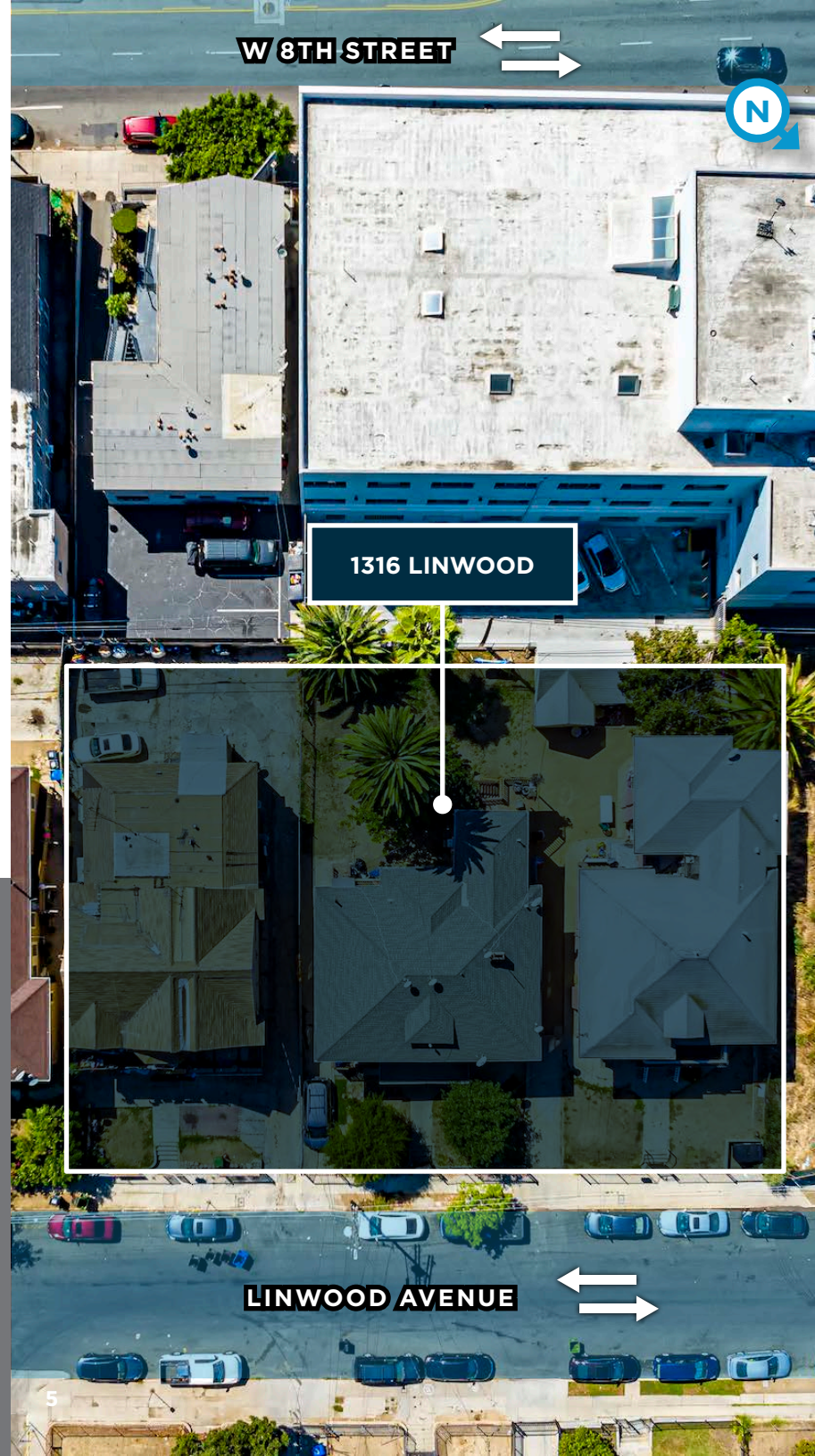
PROPERTY OVERVIEW

ADDRESS	1316-1328 Linwood Avenue Los Angeles, CA 90017
EXISTING IMPROVEMENTS	Multifamily Residential (9 total units)
NUMBER OF BUILDINGS	Three (3)
TOTAL BUILDING SIZE	9,270 square feet
OCCUPANCY	The Property currently has 4 total tenants across the three buildings
PARKING	Approximately 15 spaces
LAND SIZE	18,720 square feet (0.43 acres)
APNS	5143-011-017
ZONING DESIGNATION	R5(CW)-U/6 (Central City West Specific Plan)
GENERAL PLAN LAND USE	High Density Residential
ADDITIONAL DESIGNATIONS	<ul style="list-style-type: none">• Tier 2 TOC• ED 1 - Review Eligibility

Buyer must verify all property information.

VALUATION DRIVERS

- Walking distance to LA Live, Crypto.com Arena, Convention Center, and prime South Park
- Convenient access to the 110, I-10, I-5, and 101 freeways
- Flexible zoning designation, and located in Tier 2 TOC
- High levels of all types of multifamily demand in the immediate area
- Excellent utility with potential to enhance via assemblage of a larger site with corner exposure



ASSEMBLAGE OPPORTUNITY

1316 Linwood is “sandwiched” between three properties (APNs 5143-011-001, -005, and -006) privately owned by another party and currently being marketed by the Zacuto Group. As depicted in the aerial below, combining 1316 Linwood with these properties results in a larger, contiguous 0.87-acre redevelopment site, with superior utility and excellent development potential. The Cushman & Wakefield and Zacuto Group Listing Agents have arranged to consider offers on the entire assemblage (as well as separately) based on the strong marketability of the larger site as a single economic unit.

Offers to purchase the entire assemblage will be reviewed on a case-by-case basis. Please inquire for further information.



ADDRESS

1306-1328 LINWOOD AVENUE
762 COLUMBIA AVENUE
LOS ANGELES, CA 90017



EXISTING IMPROVEMENTS

MULTIFAMILY RESIDENTIAL
(19 TOTAL UNITS)



NUMBER OF BUILDINGS

FIVE (5) BUILDINGS & ONE (1)
VACANT LOT



TOTAL BUILDING SIZE

20,013 SQUARE FEET

(Source: Public Record)



LAND SIZE

37,743 SQUARE FEET
(0.87 ACRES)



APNS

5143-011-001, -005, -006,
AND -017



ZONING DESIGNATION

R5(CW)-U/6 (CENTRAL CITY
WEST SPECIFIC PLAN)

TRANSACTION GUIDELINES

The offering of **1316 Linwood** is being conducted exclusively by **Cushman & Wakefield**. All questions and inquiries should be directed to the Cushman & Wakefield representatives. Prospective investors are strongly discouraged from directly contacting Owner without the express written consent of Cushman & Wakefield. Owner and Cushman & Wakefield reserve the right to alter the Transaction Guidelines in their sole discretion.

Cushman & Wakefield will be available to assist prospective investors to arrange on-site inspections to answer any questions related to information contained in this Memorandum. The prospective buyer will be selected by Seller in its sole and absolute discretion based on a variety of factors including, but not limited to:



PURCHASE PRICE



**TIMING OF DUE DILIGENCE
AND CLOSING PERIODS**



**SOURCE OF BOTH EQUITY
AND DEBT (IF APPLICABLE)
FOR THE TRANSACTION**



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