

1330 W 5TH STREET

Prime Development Opportunity
Three-Story Parking Garage, 319 Spaces
On a ±30,971 SF Lot in the Heart of Los Angeles

1330 W
5TH STREET

CONFIDENTIAL OFFERING MEMORANDUM

 Kidder
Mathews

TABLE OF CONTENTS

Section 01

EXECUTIVE SUMMARY

Section 02

DTLA 2040 DEVELOPMENT PLAN

Section 03

MARKET OVERVIEW

Exclusively Listed by

■ **JOHN ANTHONY, SIOR**

Executive VP, Managing Director

213.225.7218

john.anthony@kidder.com

LIC NO. 01226464

■ **CHRISTOPHER STECK, CCIM**

Senior Vice President

213.225.7231

christopher.steck@kidder.com

LIC NO. 01841338

■ **JANET NEMAN**

Executive Vice President

310.996.2210

janet.neman@kidder.com

LIC NO. 01069127

■ **ANGELICA GOTZEV**

Associate Vice President

424.653.1809

angelica.gotzev@kidder.com

LIC NO. 02053007

KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

The images used of building interiors throughout this Marketing Brochure are for marketing purposes only and do not represent the actual property.

All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.



**1330 W
5TH STREET**
30,971 SF

EXECUTIVE SUMMARY

Kidder Mathews is pleased to present the opportunity to acquire 1330 W 5th Street, a *prime development site* located in the heart of Los Angeles.

Situated on a ±30,971 square foot lot, the property presents a rare opportunity for developers considering multi-family, self-storage, EV charging and more. The property is currently improved with a 3-level parking structure totaling 319 spaces. Positioned on the edge of the Central Business District, the site benefits from immediate access to public transit, employment centers, healthcare facilities, and major freeways. With substantial predevelopment work completed and flexible redevelopment potential, 1330 W. 5th Street offers a timely opportunity to address Los Angeles' growing housing needs while leveraging existing approvals and infrastructure.



1330 W
5TH STREET

Investment Highlights

PRIME DEVELOPMENT OPPORTUNITY

Located in the heart of Los Angeles on a ±30,971 SF lot, the property presents a strong development opportunity with potential for affordable housing, self-storage, EV charging, and other uses. The site also benefits from recently expired entitlements (369 units + retail) and a potential TOC 3 development opportunity.

CENTRALLY LOCATED BETWEEN MAJOR ECONOMIC DRIVERS

Strategically positioned between Downtown LA's Central Business District and the PIH Good Samaritan Hospital campus—providing proximity to jobs, healthcare, and civic services.

TRANSIT-ORIENTED & HIGHLY ACCESSIBLE

Immediate access to major public transit, freeways, and pedestrian-friendly amenities—ideal for future residents seeking connectivity.

IMPROVED SITE WITH EXISTING PARKING STRUCTURE

Site is currently improved with an existing 3-level parking structure totaling 319 spaces, offering flexibility for adaptive reuse or redevelopment.

TIMELY RESPONSE TO HOUSING NEEDS

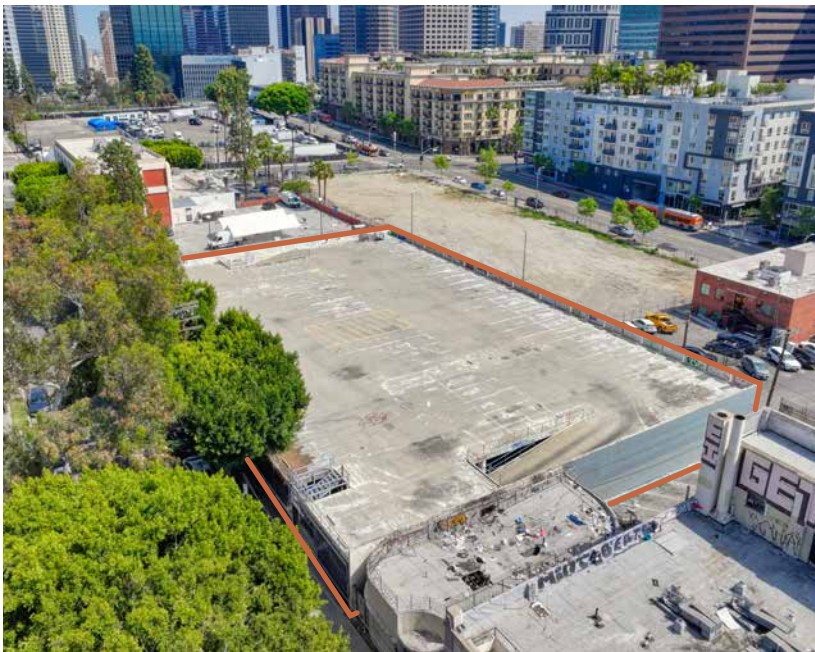
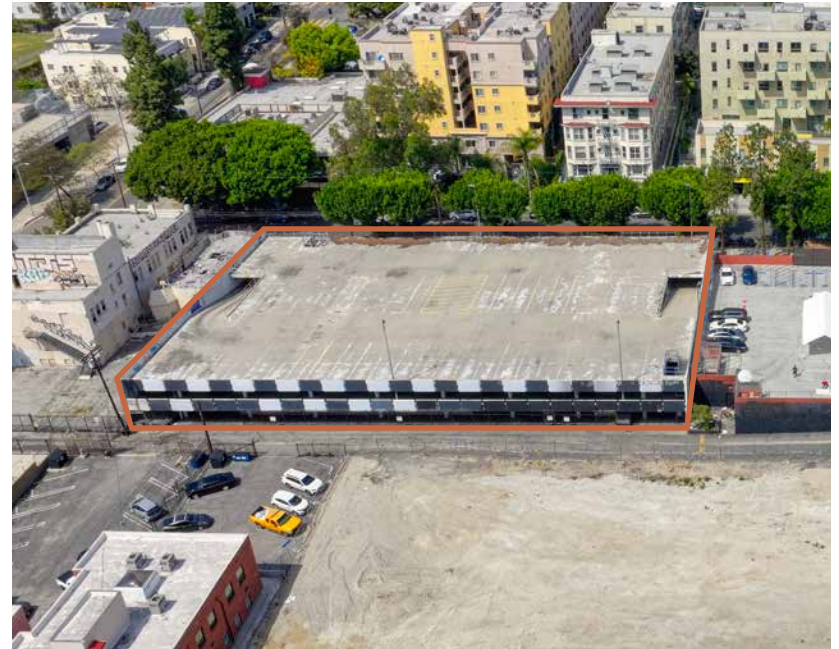
Excellent opportunity to address LA's growing demand for affordable and supportive housing in a high-demand submarket.

ACROSS FROM MAJOR REGIONAL GROCERY STORE

Prime visibility and walkability across from a well-trafficked grocery store, enhancing convenience and livability for future residents.

SELLER FINANCING & BROKER COOPERATION AVAILABLE

Flexible seller financing and a cooperating broker fee are offered—contact listing agents for details.





Property Details

Property Address	1330 W 5th St, Los Angeles, CA 90017
APN	5152-001-021
Lot Area	30,971 SF
Parking	1330 W 5th is an existing 300+ car parking garage
Zoning	R5(CW)-U/6, C2 (CW)-U/3, C4(CW)U/4.5
Transit-Oriented Communities (TOC)	Tier 3
Specific Plan Area	Central City West
Affordable Housing	Potential ED1 Affordable Housing Project
Roof	Steel deck with a built-up roofing system
State Enterprise Zone	Los Angeles State Enterprise Zone
Neighborhood Council	Westlake North



Section 02

**DTLA 2040
DEVELOPMENT PLAN**

DTLA 2024 DEVELOPMENT PLAN

FOR MORE INFO ABOUT
DTLA 2040, VISIT THE
LOS ANGELES CITY
PLANNING WEBSITE

The ambition of the Downtown Community Plan is to *create and implement a vision of the future* for Downtown Los Angeles.

Downtown is the birthplace of Los Angeles and the primary center of urban activity in the region. It remains the City's commercial, entertainment, cultural, and civic heart. Downtown is home to a diverse range of industries and a patchwork of distinct neighborhoods that sit at the center of an expanding regional transportation network.

The Plan will strive to support and sustain the ongoing revitalization of Downtown, while thoughtfully accommodating this projected future growth. A strong core is important to the health of the City.

The Plan will promote a dynamic, healthy, and sustainable Downtown core that is tightly connected to its surroundings and supports the City of Los Angeles and the region.

The following core principles represent the long-term priorities for the Downtown Community Plan:

- Accommodate anticipated growth through 2040 in an inclusive, equitable, sustainable, and healthy manner, while supporting and sustaining Downtown's ongoing revitalization
- Reinforce Downtown's jobs orientation
- Grow and support the residential base
- Strengthen neighborhood character
- Promote a transit-, bicycle-, and pedestrian-friendly environment
- Create linkages between districts
- Create a world-class streets and public realm

According to regional projections, by 2040, DTLA will be adding approximately:

+125,000

PEOPLE

+70,000

HOUSING UNITS

+55,000

JOBS



Section 03
MARKET OVERVIEW

MARKET OVERVIEW

With its strategic location at the nexus of business, culture, and entertainment, Downtown LA offers *unparalleled potential for growth and development.*

The area's revitalization efforts have spurred a surge in demand for commercial properties, driving property values upwards. From historic buildings ripe for restoration to sleek, modern developments, the Downtown Los Angeles market offers a diverse range of opportunity in a thriving city.

Investors are observing a rise in demand for new multifamily and retail spaces as a result of the downtown area's ongoing growth and revitalization. In the bustling City Market Area of Downtown Los Angeles, where hundreds of contemporary buildings are awaiting redevelopment, a long-term tenant entirely occupies the space. This well-marked and often-used path leads to the City Market Area.

The Downtown Los Angeles market area is situated at both the Santa Monica Freeway (I-10) and Hollywood Freeway/Ventura Freeway (US-101) signalized intersections on the main retail route and offers convenient access for simple exits.

DTLA MULTIFAMILY MARKET BREAKDOWN

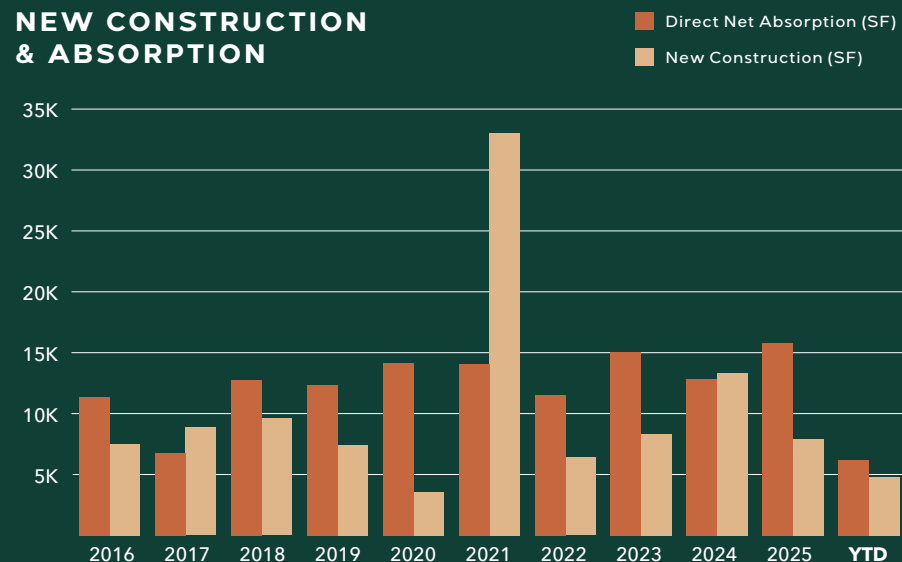
	2Q 2026	1Q 2026	2Q 2026	YoY Change
Vacancy Rate	5.5%	5.5%	5.0%	50 bps
Average Asking Rents	\$2,310	\$2,304	\$2,306	0.17%
Under Construction (Units)	25,636	27,131	30,285	-15.35%
Average Sales Price/Unit	\$280,591	\$280,934	\$271,557	3.33%
Average Cap Rate	5.8%	5.8%	5.5%	30 bps

Q2 2026 AVERAGE RENT

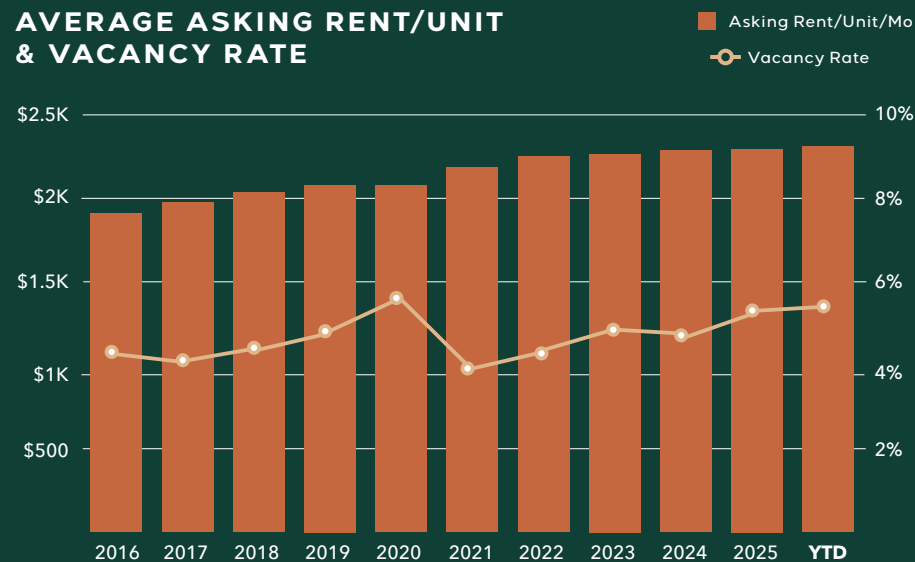
Studio	\$1,700
1-Bedroom	\$2,087
2-Bedroom	\$2,669
3-Bedroom	\$3,230

Downtown Los Angeles Multifamily Market Overview | Q2 2026

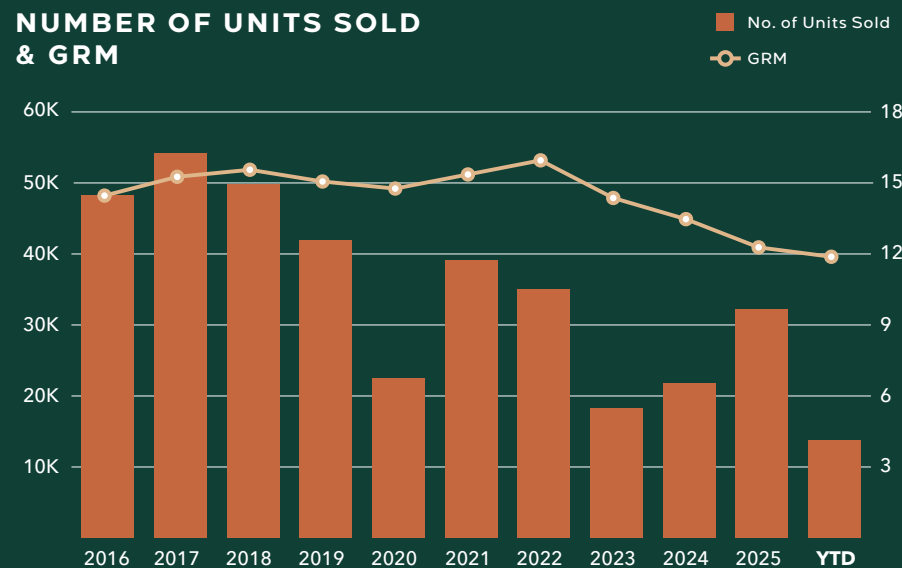
NEW CONSTRUCTION & ABSORPTION



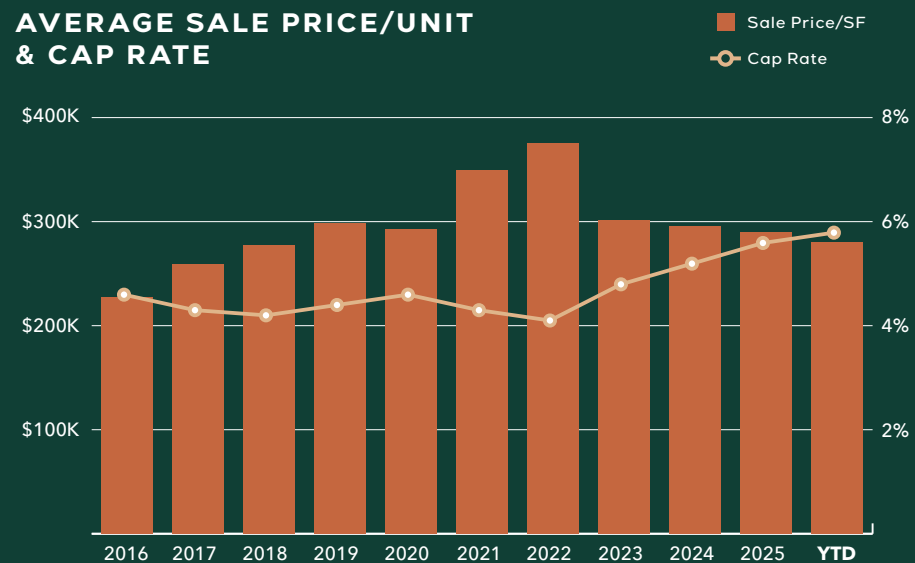
AVERAGE ASKING RENT/UNIT & VACANCY RATE



NUMBER OF UNITS SOLD & GRM



AVERAGE SALE PRICE/UNIT & CAP RATE



Nearby Amenities

EAT + DRINK

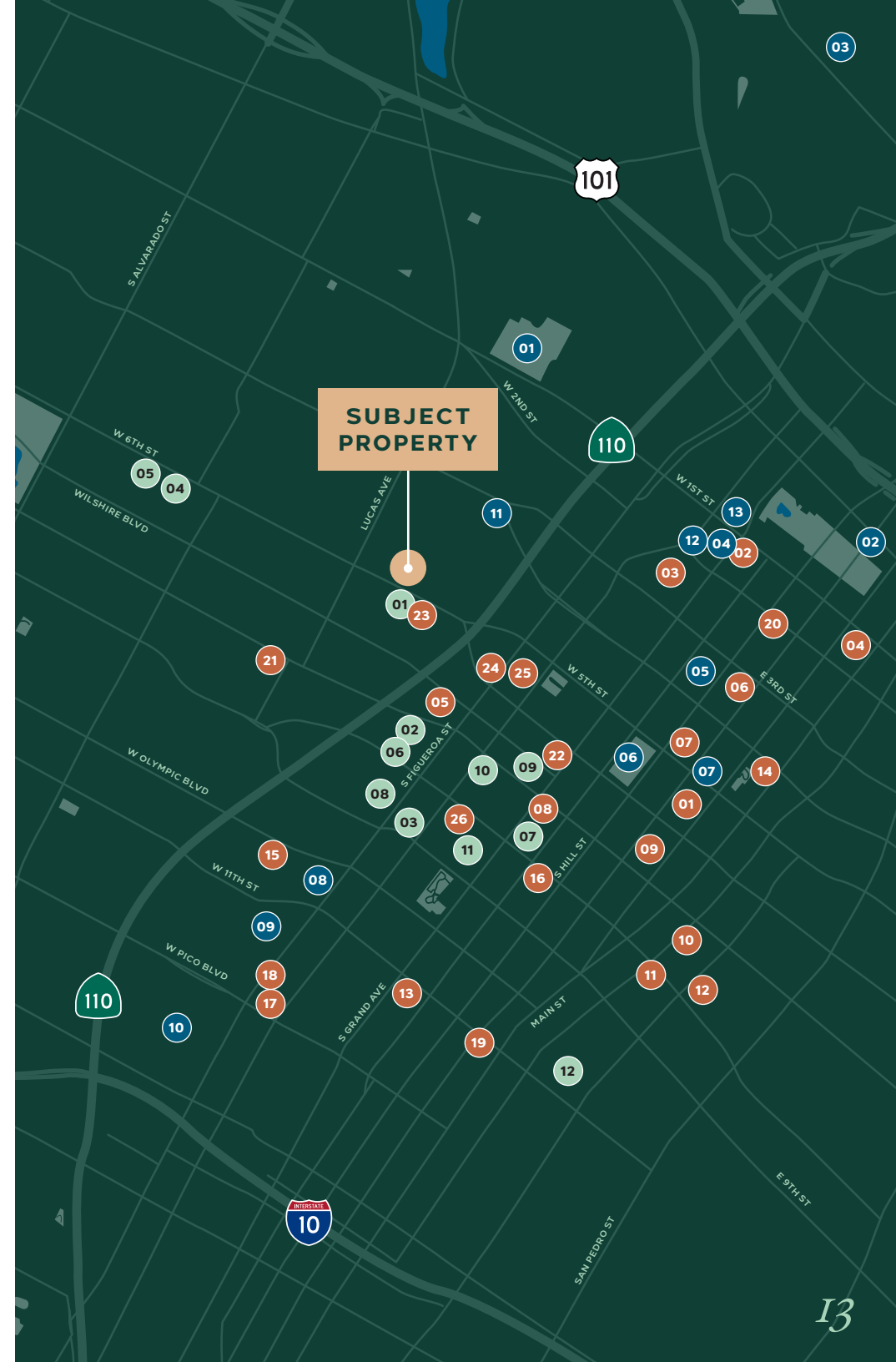
- 01 Guisados
- 02 San Laurel
- 03 Otium
- 04 Badmaash
- 05 NIKU X
- 06 Grand Central Market
- 07 Perch
- 08 Bottega Louie
- 09 Clifton's Republic
- 10 Broken Mouth
- 11 Sonoratown
- 12 Poppy + Rose
- 13 Pine and Crane DTLA
- 14 Orsa & Winston
- 15 Leña at Sendero
- 16 The Exchange
- 17 Maison Kasai
- 18 Qué Bárbaro
- 19 Caldo Verde
- 20 The Redwood Bar & Grill
- 21 Monty Bar
- 22 Casey's Irish Pub
- 23 Starbucks
- 24 Kumquat Coffee
- 25 Nice Coffee
- 26 Philz Coffee

ATTRACTIONS

- 01 Vista Hermosa Natural Park
- 02 LA Union Station
- 03 Dodger Stadium
- 04 The Broad
- 05 Angels Flight Railway
- 06 Pershing Square
- 07 The Last Bookstore
- 08 Grammy Museum LA Live
- 09 Crypto.com Arena
- 10 LA Convention Center
- 11 The Bellwether
- 12 Walt Disney Concert Hall
- 13 LA Opera

GROCERY + RETAIL

- 01 Grocery Outlet
- 02 Target
- 03 Ralphs
- 04 Food 4 Less
- 05 Home Depot
- 06 FIGat7th
- 07 Whole Foods Market
- 08 Smart & Final
- 09 Walgreens
- 10 Macy's
- 11 Petco
- 12 Fashion District



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 the downtown area.

For those who prefer alternative modes of transportation, Downtown LA features an expanding network of bike lanes and pedestrian-friendly streets, promoting eco-friendly and active modes of travel.

Moreover, the area is 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.

**SUBJECT
PROPERTY**

LAX

Exclusively Listed by

JOHN ANTHONY, SIOR

Executive Vice President, Managing Director
213.225.7218 ■ john.anthony@kidder.com
LIC NO. 01226464

CHRISTOPHER STECK, CCIM

Senior Vice President
213.225.7231 ■ christopher.steck@kidder.com
LIC NO. 01841338

JANET NEMAN

Executive Vice President
310.996.2210 ■ janet.neman@kidder.com
LIC NO. 01069127

ANGELICA GOTZEV

Associate Vice President
424.653.1809 ■ angelica.gotzev@kidder.com
LIC NO. 02053007

KIDDER.COM

 **Kidder
Mathews**