

# 19,033 SF Joint Venture Development Opportunity Available

1501 West 8th Street & 750 Valencia Street Los Angeles, CA 90017

S Union Avenue

Valencia Street

Linwood Avenue

Hartford Avenue

Columbia Avenue

W 8th Street

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**km** Kidder  
Mathews



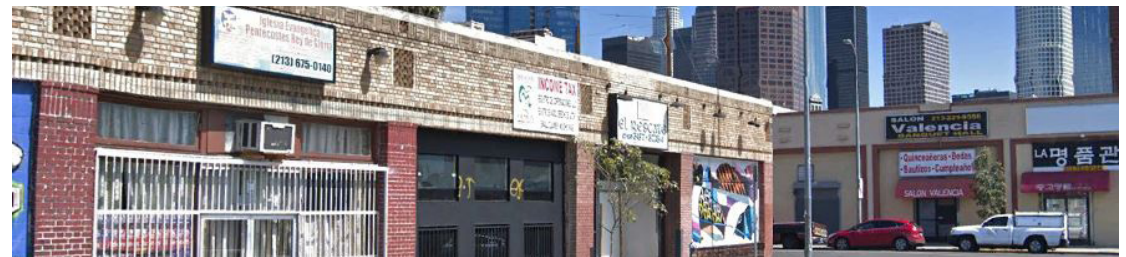
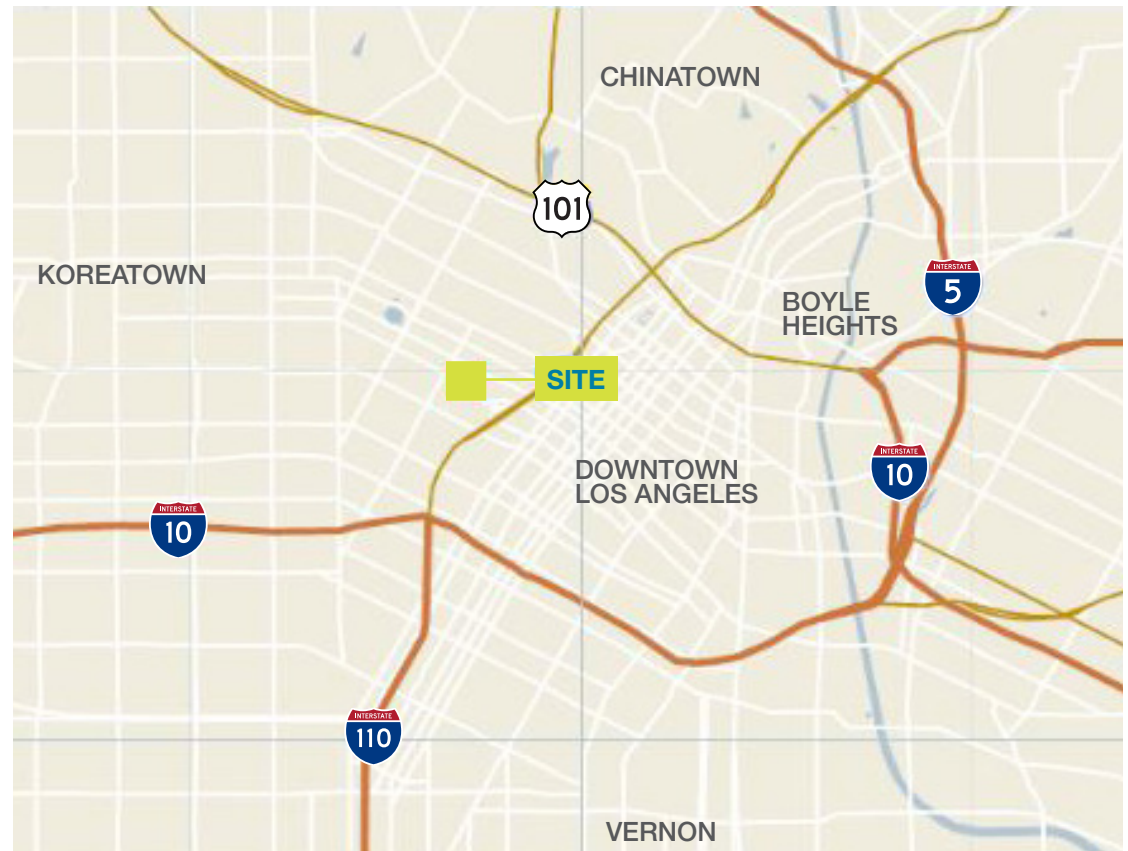
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Los Angeles, CA 90017

Kidder Mathews is pleased to present to market an opportunity to joint venture with the current owner to develop a mixed use property in Westlake.

## Features

<b>JV TERMS</b>	Submit proposal
<b>AVAILABLE</b>	±15,279 SF lot ±3,754 SF parking lot
<b>FRONTAGE</b>	W 8th Street & Valencia Street
<b>ZONE</b>	C2-2D
<b>TOC TIER</b>	Tier 3
<b>UNIT POTENTIAL</b>	48 by right 81 using Tier 3 incentives
<b>FAR</b>	6:1 (114,198 SF) by right 9:1 (171,297 SF) using tier 3 incentives
<b>PARCEL</b>	5142-023-001 5142-021-020



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## DTLA UNDER CONSTRUCTION & PLANNED DEVELOPMENT SITES

- |  |  |
|--|--|
| <b>1. 1101 W 7th St - 126 Rooms</b><br>Hospitality/Hotel 71,571 SF                           | <b>13. 495 S Hartford Ave - 218 Units</b><br>Class A Multi-Family/Apartments 174,082 SF      |
| <b>2. 1237 W 7th St - 304 Units</b><br>Class A Multi-Family/Apartments 260,000 SF            | <b>14. 1018 W Ingraham St - 37 Units</b><br>Class A Multi-Family/Apartments 45,000 SF        |
| <b>3. 1301-1307 W 7th St - 76 Units</b><br>Class A Multi-Family/Apartments 33,992 SF         | <b>15. 1218 W Ingraham St - 121 Units</b><br>Class A Multi-Family/Apartments 80,000 SF       |
| <b>4. 2101 W 8th St</b><br>Retail/Storefront Retail/Office 20,000 SF                         | <b>16. 1015 W Olympic Blvd - 1,367 Units</b><br>Class A Multi-Family/Apartments 1,440,00 SF  |
| <b>5. 1800 11th St - 25 Units</b><br>Class A Multi-Family/Apartments 30,000 SF               | <b>17. 1543 W Olympic Blvd - 200 Rooms</b><br>Hospitality/Hotel 125,180 SF                   |
| <b>6. 1659 W 11th St - 5 Units</b><br>Class B Multi-Family/Apartments 5,922 SF               | <b>18. 1700 W Olympic Blvd - 149 Rooms</b><br>Hospitality/Hotel 80,000 SF                    |
| <b>7. 678 S Alvarado St - 82 Units</b><br>Class A Multi-Family/Apartments 80,000 SF          | <b>19. 725 S Westlake Ave - 172 Units</b><br>Class A Multi-Family/Apartments 5,922 SF        |
| <b>8. 675 S Bixel St - 422 Units</b><br>Class A Multi-Family/Apartments 402,939 SF           | <b>20. 831-837 S Westlake Ave - 75 Units</b><br>Class A Multi-Family/Apartments 75,000 SF    |
| <b>9. 1532-1538 Cambria St - 56 Units</b><br>Class A Multi-Family/Apartments 56,000 SF       | <b>21. 1027 Wilshire Blvd - 376 Units</b><br>Class A Multi-Family/Apartments 781,643 SF      |
| <b>10. Francisco St &amp; 8th St - 725 Units</b><br>Class A Multi-Family/Apartments 5,922 SF | <b>22. 1126-1150 Wilshire Blvd - 140 Units</b><br>Class A Multi-Family/Apartments 160,000 SF |
| <b>11. 804 S Garland Ave - 118 Units</b><br>Class A Multi-Family/Apartments 125,000 SF       | <b>23. 1324 Wilshire Blvd - 50 Units</b><br>Class A Multi-Family/Apartments 60,000 SF        |
| <b>12. 740 Hartford Ave - 80 Units</b><br>Class C Multi-Family/Apartments 64,000 SF          | <b>24. 1930 W Wilshire Blvd - 478 Units</b><br>Class A Multi-Family/Apartments 514,887 SF    |

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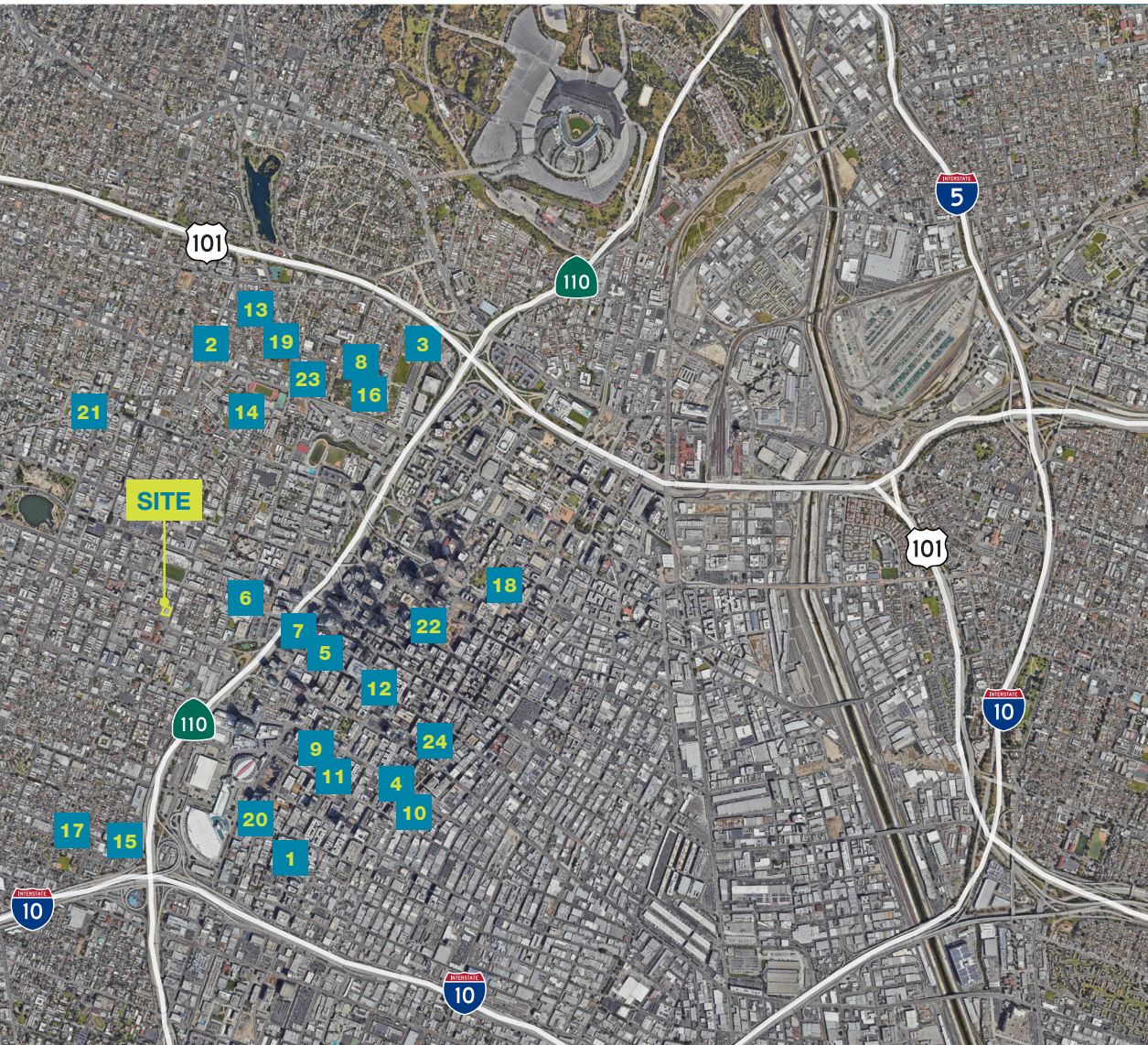
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## RECENTLY BUILT DTLA DEVELOPMENTS

1. 424 W Pico Blvd - 162 Units Multi-Family Apartments 145,339 SF	13. 241 N Lake St - 41 Units Class A Multi-Family/Apartments 23,540 SF
2. 2300 Beverly Blvd - 43 Units Class A Multi-Family/Apartments 42,350 SF	14. 422 S Lake St - 80 Units Class A Multi-Family/Apartments 77,270 SF
3. 327 N Boylston St - 121 Units Class A Multi-Family/Apartments 107,845 SF	15. 921 Venice Blvd Class B Flex 20,022 SF
4. 939 S Broadway - 151 Units Class A Multi-Family/Apartments 127,986 SF	16. 111 S Lucas Ave - 125 Units Class A Multi-Family/Apartments 105,000 SF
5. 1200 S Figueroa St - 648 Units Class A Multi-Family/Apartments 633,200 SF	17. 1739 Magnolia Ave - 6 Units Class B Multi-Family/Apartments 9,390 SF
6. 742-744 Hartford Ave - 24 Units Class A Multi-Family/Apartments 24,000 SF	18. 530-550 S Main St - 159 Units Class A Multi-Family/Apartments 134,085 SF
7. 899 Francisco St - 525 Units Class A Multi-Family/Apartments 700,000 SF	19. 125 N Mountain View Ave Multi-Family/Apartments 5,298 SF
8. 158-160 Glendale Blvd Class B Office/Loft/Creative Space 18,812 SF	20. 424 W Pico Blvd Class A Multi-Family/Apartments 145,339 SF
9. 1120 S Grand Ave - 536 Units Class A Multi-Family/Apartments 500,000 SF	21. 2867 Sunset Pl - 60 Units Class C Multi-Family/Apartments 50,000 SF
10. 732 S Spring St - 300 Units Class A Multi-Family/Apartments 280,000 SF	22. 649 S Olive St - 241 Rooms Hospitality/Hotel 146,340 SF
11. 1100 S Hill St - 177 Units Class A Multi-Family/Apartments 177,000 SF	23. 2000 W Third St - 33 Units Class B Multi-Family/Apartments 35,000 SF
12. 888 S Hope St - 525 Units Class A Multi-Family/Apartments 600,000 SF	24. 755 S Spring St - 275 Units Class B Multi-Family/Apartments 283,351 SF

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