RTI APPROVED 25-UNIT MULTIFAMILY DEVELOPMENT OPPORTUNITY

EAST LOS ANGELES, CA

2900 E. 1st Street, Los Angeles, CA 90033 / Listing $1,250.000

Rare shovel-ready development opportunity in the heart of East Los Angeles! This vacant development site is being offered with **approved RTI (Ready-to-Issue) plans for a 25-unit multifamily residential project**, providing an investor or developer with a significant head start on one of the most time-consuming aspects of ground-up development.

The approved unit mix consists of **19 one-bedroom/one-bath units and 6 studio units**, including **3 designated low-income/affordable studios**, with the remaining units planned as market-rate housing. The project offers an attractive combination of market-rate rental income potential and an affordable-housing component within a highly desirable infill location.

DEVELOPMENT HIGHLIGHTS

- **25 Total Units**
- **4 Stories / Roof Terrace / 1 Elevator 19**
- **19 - 1 Bedrooms / 1 Bath**
- **6 Studio Units**
- **3 Studios designated for low-income / affordable housing**
- **22 Marlet-rate units**
- **RTI - Approved Plans**
- **Vacant Land - No existing structures to demolish**
- **13,658 Sq Ft Building / 6024 Sq Ft Lot**
- **Zoning C2-1 TOC TIER 3**

STRONG RENTAL MARKET

The project is located within the Boyle Heights/East Los Angeles rental market, where current rental data indicates approximately **$2,100–$2,350+ per month for typical one-bedroom units** and approximately **$1,650–$1,850+ per month for studios**, based on current market conditions as of July–August 2026. Actual achievable rents will depend on unit size, finishes, amenities, parking, utilities, concessions, affordability restrictions, and market conditions.

PRIME EAST LOS ANGELES LOCATION

The property benefits from its strategic location along the East Los Angeles corridor, with convenient access to **Boyle Heights, Downtown Los Angeles, the Arts District, Lincoln Heights, Little Tokyo, USC/Keck Medical Center, Los Angeles General Medical Center, major employment centers, shopping, restaurants, public transportation, elementary, junior high and high schools, and major freeway connections.**

The location offers residents access to some of Los Angeles' most established urban neighborhoods while remaining positioned within a strong infill-development market.

IDEAL FOR DEVELOPERS & INVESTORS

This is an exceptional opportunity for an investor or developer looking to acquire a **fully entitled/RTI-ready multifamily development site** and avoid much of the uncertainty, cost, and time associated with taking a project from raw land through the entitlement process.

With **25 approved residential units**, a balanced mix of studios and one-bedroom units, and a combination of market-rate and affordable housing, the property offers multiple potential investment strategies, including:

- Ground-up development and long-term hold
- Build-to-rent multifamily investment
- Development and sale
- Partnership or joint-venture development
- Multifamily portfolio expansion

Bring your builder, architect, and investment team and take advantage of this shovel-ready East Los Angeles development opportunity.

RTI plans, development documents, and investment memorandum analysis are available to qualified buyers. Buyers to verify all plans, permits, unit counts, affordability requirements, zoning, development standards, square footage, parking, and all other information with the City of Los Angeles.

An excellent opportunity to acquire a development-shovel-ready multifamily site in one of East Los Angeles' established neighborhoods.

LAND ONLY PURCHASE OPTION

**Prefer to purchase the land without the RTI-approved plans? That option is also available. The property may be purchased as land-only, without the approved RTI plans, providing an opportunity for a developer or investor who would prefer to create and pursue their own development concept. **