

1511 S New Hampshire Ave, Los Angeles 90006

Listing Price: $1,070,000

4-UNIT DEVELOPMENT | RTI SB8 CLEARED | PERMITS PAID

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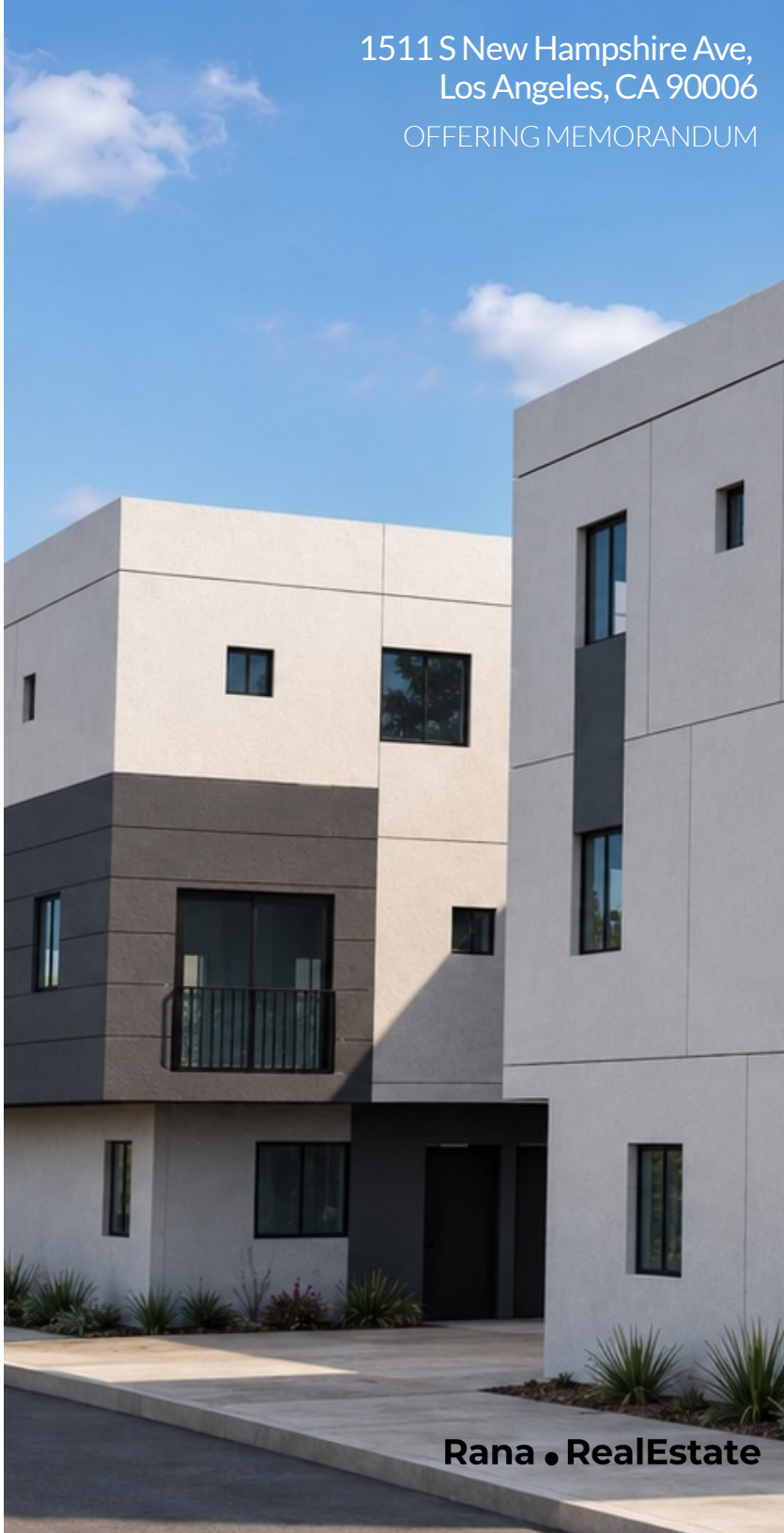
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INVESTMENT OVERVIEW

INVESTMENT OVERVIEW
1511 S New Hampshire Ave.

RTI SB8 CLEARED | PERMIT PAID |
SHOVEL READY | DELIVERED VACANT

Exceptional value-add and development opportunity in the Pico-Union / Koreatown corridor. Existing vacant triplex situated on a 6,288 SF lot. Comes with fully approved RTI plans and approximately $70,000 in paid permits—no entitlement risk and ready to build immediately.

Approved plans feature a **4-unit project** with an attractive unit mix: (2) 5-bed + office / 5-bath units and (2) 4-bed / 5-bath units, each with private 2-car garages and en-suite bathrooms throughout, designed for co-living or high- demand rental use.

Prime central location near Koreatown, Downtown LA, USC, and major freeways (I-10 & I-110), making this an ideal build-to-sell or long-term hold opportunity.

Renderings may not entirely reflect final plans.



ZONING & SITE PROFILE
1511 S NEW HAMPSHIRE AVE.

Issued	8/19/2027	Tier 4	½ Mile
BUILDING PERMITS	PLAN CHECK VALID TO	TOC AREA	TO MAJOR TRANSIT STOP

PERMIT STATUS · LADBS

New-construction permits	**Issued 5/4/2023**
Plans updated to current code	**Issued 7/8/2026**
Methane mitigation design	**Permitted 8/28/2023**
Methane designation	**Buffer Zone**
All city clearances	**Signed off**
Construction bid in hand	**SMT Builders** $155/SF

ZONING & LOCATION · ZIMAS

Zoning	**RD1.5-1**
General Plan land use	**Low Medium II Residential**
Transit Priority Area	**Yes**
Within ½ mile of major transit stop	**Yes** (AB 2097)
Transit Oriented Incentive Area	**Area 3**
Community Plan	**South Los Angeles**

CLEAN SITE PROFILE

- ✓ Not a Very High Fire Hazard Zone
- ✓ Outside flood zone
- ✓ No earthquake fault zone
- ✓ No liquefaction or landslide area
- ✓ No hillside regulations
- ✓ No historic preservation review

Source: City of Los Angeles ZIMAS (APN 5075004019) and LADBS permit records, accessed 11/9/2026. Eligibility for TOC or Mixed Income Incentive Program density is subject to program rules, including replacement-unit requirements. All information to be independently verified by buyer.

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DEVELOPMENT POTENTIAL
1511 S New Hampshire Ave.

Building #1

Unit #1 – 1,860 SF
1st Floor: Living Room, Dining Room, Kitchen
2nd Floor: 2 Bedrooms, 2 Bathrooms
3rd Floor: 2 Bedrooms, 2 Bathrooms
Unit #2 – 1,739 SF
1st Floor: Living Room, Dining Room, Kitchen
2nd Floor: 2 Bedrooms, 2 Bathrooms
3rd Floor: 2 Bedrooms, 2 Bathrooms

Overhang (1st Floor): 121 SF -
Total Building #1: 3,720 SF

Building #2

Unit #3 – 2,148 SF
1st Floor: Living Room, Dining Room, Kitchen
2nd Floor: 2 Bedrooms, 2 Bathrooms
3rd Floor: 3 Bedrooms, 3 Bathrooms
Unit #4 – 2,074 SF
1st Floor: Living Room, Dining Room, Kitchen
2nd Floor: 2 Bedrooms, 2 Bathrooms
3rd Floor: 3 Bedrooms, 3 Bathrooms

Overhang (1st Floor): 266 SF
Total Building #2: 4,488 SF

Total of 8-car garage

Total Gross Buildings Area: ±8,202 SF

Rentable Area: 7,821 SF





SEC.2

PRICE ANALYSIS

PRICE ANALYSIS
1511 S New Hampshire Ave.

$1,070,000	$267,500	$130.46	$170.17
LIST PRICE	PER PERMITTED UNIT	PER BUILDABLE SF	PER LAND SF

PROPERTY OVERVIEW

Lot size	**6,288** SF
Zoning	**RD1.5-1**
Existing on site	**Vacant triplex (3 units)**
Units permitted (permits issued)	**4**
Gross buildable area	**8,202** SF
Rentable area	**7,821** SF
Bedrooms	**18**
Buildable area / lot area	**1.30**
Lot SF per permitted unit	**1,572** SF

PRICE METRICS

List price	**$1,070,000**
Per permitted unit	**$267,500**
Per permitted unit, net of paid permit fees	**$250,000**
Per gross buildable SF	**$130.46**
Per rentable SF	**$136.81**
Per land SF	**$170.17**
Per bedroom	**$59,444**
Permit fees paid	**±$70,000**
Construction bid (SMT Builders)	**$1,274,240** ($155/SF)

Areas, unit count and bedrooms per approved plans; lot size per Assessor. Construction bid per SMT Builders proposal dated 6/5/2026, subject to update. Permit fees per seller. All figures to be independently verified by buyer.

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SEC.3

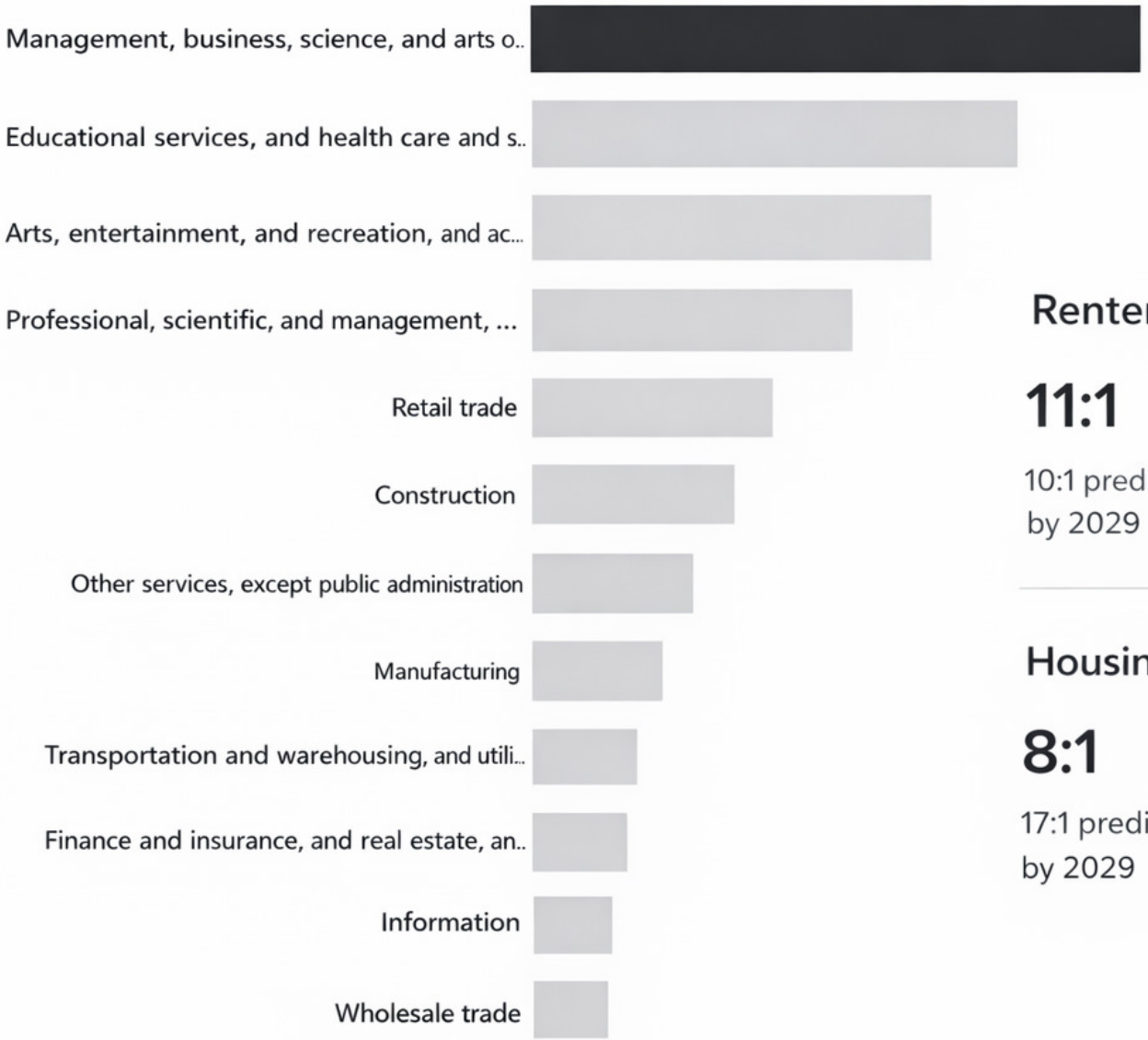
LOCATION OVERVIEW

Los Angeles



DEMOGRAPHICS
1511 S New Hampshire Ave.

Top Employment Categories



Renter to Homeowner Ratio

11:1

10:1 predicted by 2029



Housing Occupancy Ratio

8:1

17:1 predicted by 2029



Charts and graphs sourced from Crexi.com

LOCATION OVERVIEW
1511 S New Hampshire Ave.

LOCATION OVERVIEW | PICO-UNION / KOREATOWN CORRIDOR

Positioned just west of Downtown Los Angeles, in the heart of Pico-Union and adjacent to Koreatown, this property is located within one of the most dynamic and supply-constrained rental markets in Los Angeles.
It is widely recognized as a premier urban hub, offering a vibrant mix of retail, dining, nightlife, and employment centers. Its unmatched centrality provides seamless access to Downtown LA, USC, and the Wilshire Corridor—making it a highly desirable location for a large and diverse renter base.



DEMOGRAPHICS & MARKET PROFILE
Population: 110,000+ within immediate area
Renter Occupancy: ~90%+ (highly renter-dominated)
Median Household Income: ~$55,000
Median Age: Mid-30s workforce-driven demographic

High-Density Rental Demand:
Consistent occupancy driven by workforce housing needs
Prime Infill Location:
Minutes to major employment and lifestyle hubs
Transit-Oriented:
Immediate access to I-10, I-110, and public transit corridors
Strong Growth Fundamentals:
Ongoing development and long-term appreciation potential

Charts and graphs sourced from Crexi.com

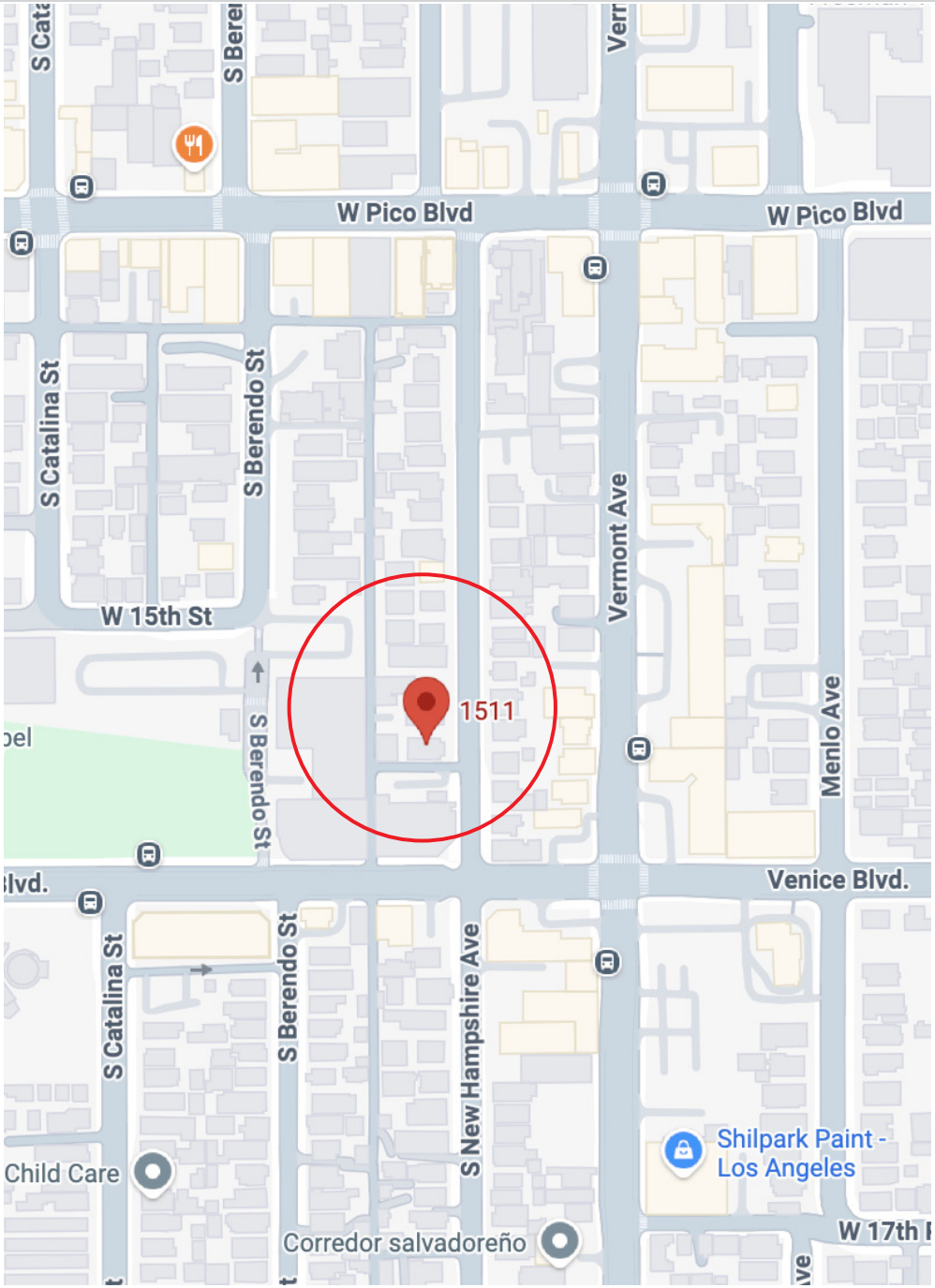
LOCATION OVERVIEW

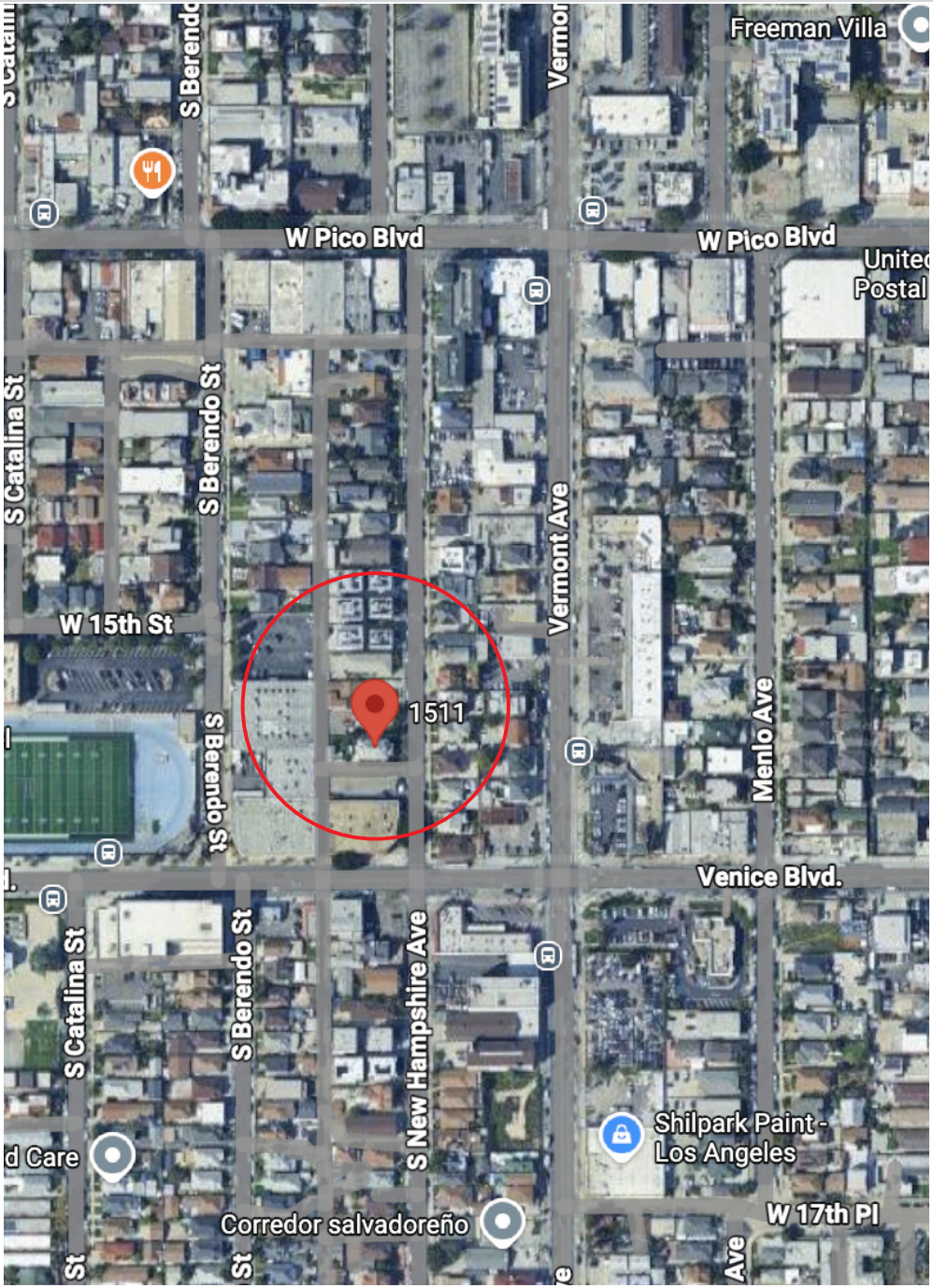
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LOCATION OVERVIEW

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Listing data provided by [MLS Name].