

165 SOUTH CATALINA ST

Los Angeles, CA 90004

**Multifamily
Investment Opportunity**

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

165 South Catalina Street
Los Angeles, CA 90004



EXECUTIVE SUMMARY

165 South Catalina St

Los Angeles, CA 90004

4

Total Units

±3,608

Gross SF

±8,309

Lot Size

The Opportunity

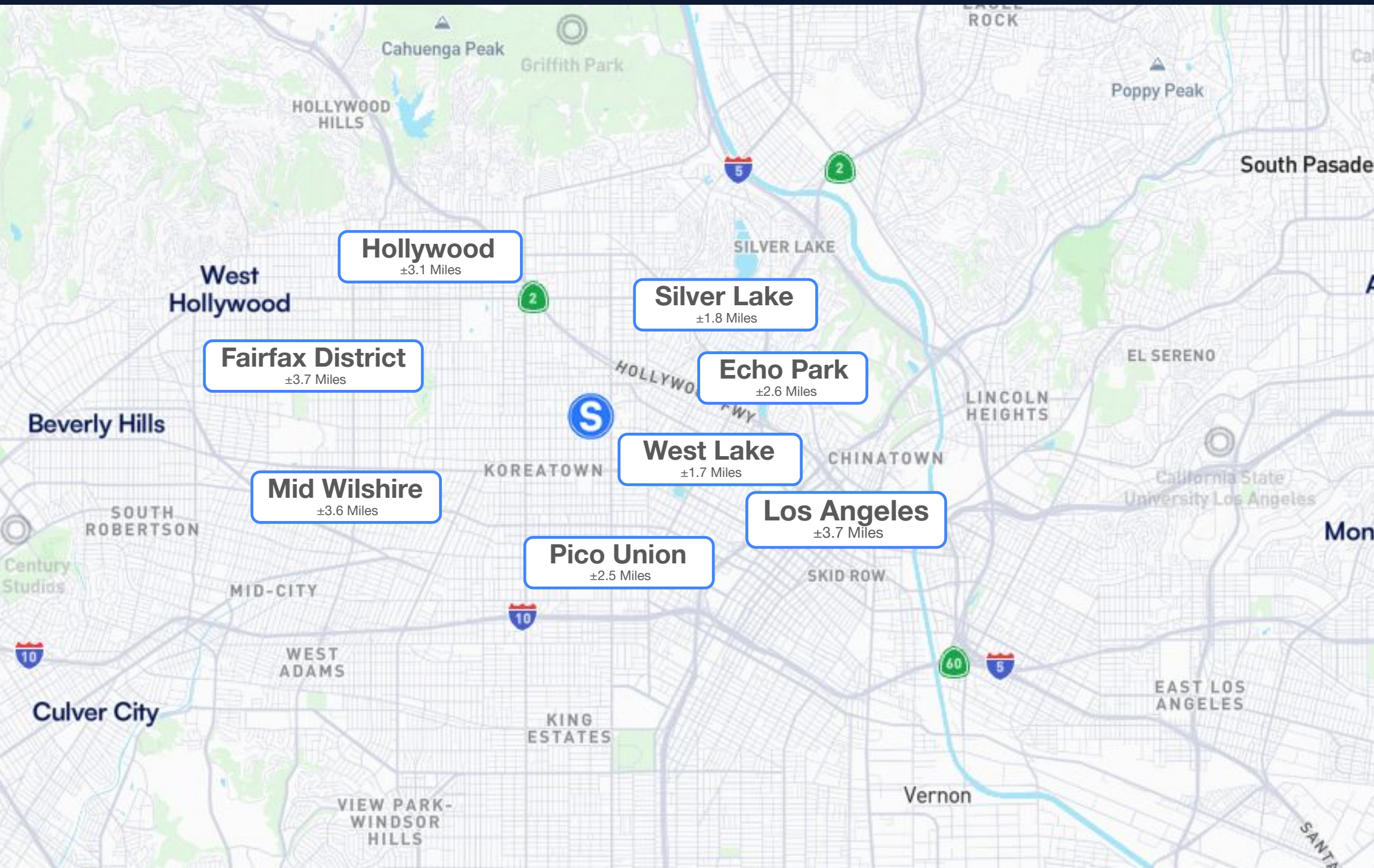
Located between Normandie Avenue and Vermont Avenue, 165 S Catalina Street offers a prime Koreatown development opportunity with RTI-approved plans for additional units and the potential to further increase density as an SB 79 Tier 1–eligible property. Situated on an 8,309-square-foot lot, the property features an existing four-unit Tudor-style multifamily building totaling about 3,600 square feet, with average unit sizes approximately 900 square feet, offering a rare opportunity to reposition or expand in a highly desirable infill location.

Zoning is R3 with a Transit Oriented Communities (TOC) density bonus, and the property is SB 79 Tier 1 eligible, positioning the site for significant additional density beyond the approved RTI plans and creating a scalable pathway to maximize long-term development value.

The property lies north of Wilshire Boulevard within a designated Opportunity Zone and benefits from its proximity to some of Los Angeles' most established and affluent neighborhoods, including Hancock Park, Silver Lake, and Larchmont Village. The surrounding area continues to attract significant public and private investment, with new residential and mixed-use developments along Vermont Avenue, 3rd Street, and nearby transit corridors.

Residents enjoy easy access to local retail, dining, and employment centers, as well as strong regional connections via the 101 and 10 Freeways. The property is offered for sale AS-IS with tenants in place.

NEIGHBORHOOD MAP



INVESTMENT HIGHLIGHTS


Property Highlights

- 4-Units, built in 1922
- Unit Mix: (4) 1+1
- **RTI Addition: (1) 2+1, (3) 2+2**
- **SB79 Eligible (Tier 1: 0.25 - 0.5 miles)**
- Walk Score of 91 – Walker’s Paradise
- Transit Score of 74 – Excellent Transit
- ±3,600 square foot building
- ±8,309 square foot lot
- Zoned R3 with TOC (Tier 3)
- Opportunity Zone
- Access to the 101 and 10 Freeways
- AS-IS sale with tenants in place





Downtown Los Angeles
±3 Miles Away

 **University of Southern California**
±48,000 Students
±3.6 Miles Away



±4M Annual Visitors

YEEMS COFFEE

 **Santa Monica Fwy**
± 354,000 VPD



Wilshire / Vermont
Subway Station


B Line Metro D Line



 **W 3rd St**
± 48,505 VPD



Subject Property 

 **US 101**
± 260,000 VPD

FINANCIAL OVERVIEW

Property Name
Address City, State Zip



Investment Summary

Property Info

Address	165 S Catalina Street
City, St	Los Angeles, CA
County	Los Angeles
Number Of Units	4 Existing / 4 ADU (RTI)
Year Built	1922
Gross SF	±3,608 SF
Average SF Per Unit	±451 SF
Lot Size	±8,309 SF
Density	0.2

Investment Summary

\$1,150,000

List Price

\$287,500



Price Per Unit

\$318.73

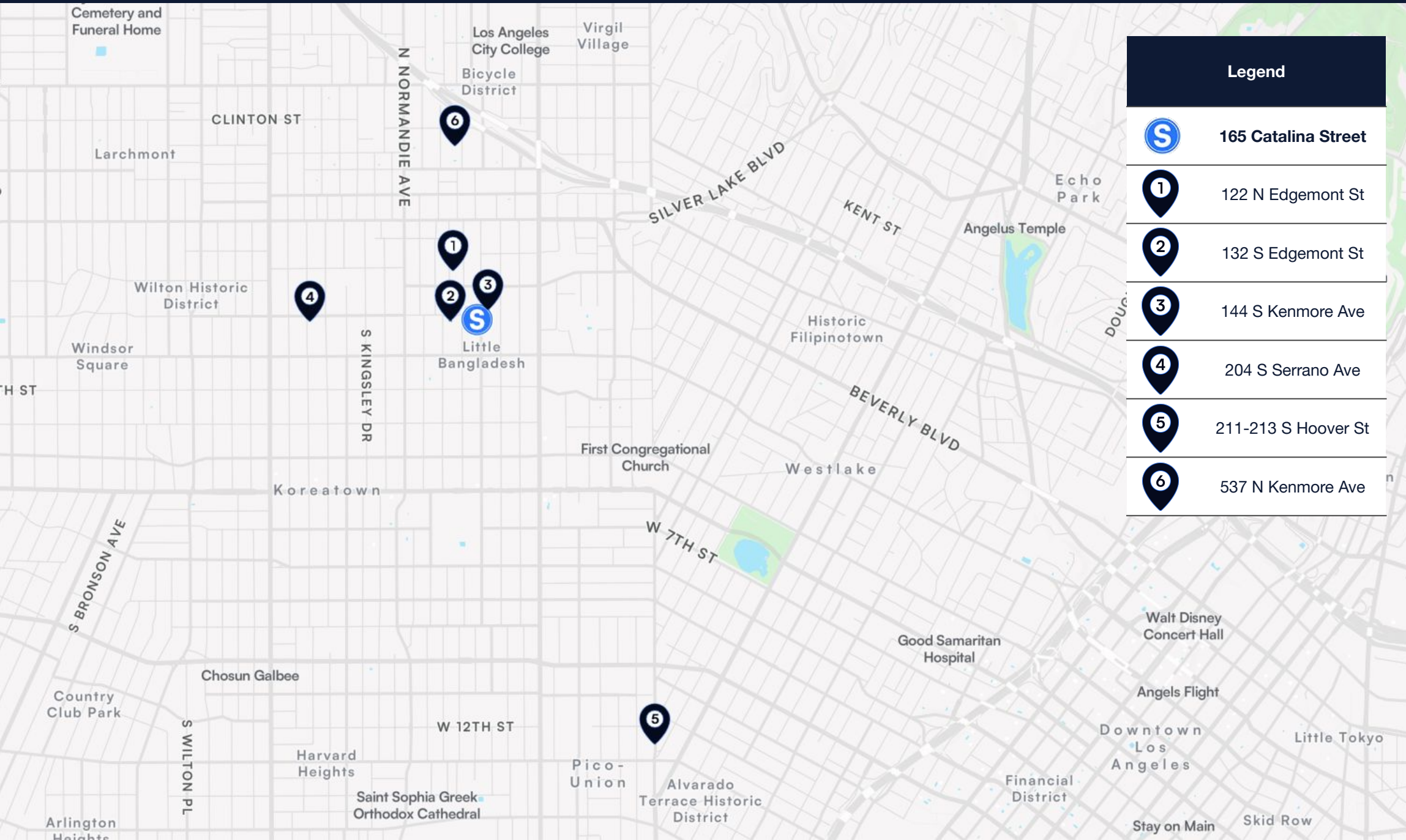
Price Per Foot



Sales Comparables

	Property Address	Property City	Zip Code	Sale Date	Sale Price	Price Per Unit	Price Per SF	Units	Building SF	Year Built
	165 Catalina Street	Los Angeles	90004	-	\$1,150,000	\$287,500	\$318.73	4	3,608	1922
	122 N Edgemont St	Los Angeles	90004	7/10/2025	\$1,235,000	\$308,750	\$292.10	4	4,228	1927
	132 S Edgemont St	Los Angeles	90004	8/20/2025	\$1,210,000	\$302,500	\$299.36	4	4,042	1947
	144 S Kenmore Ave	Los Angeles	90004	10/10/2025	\$2,400,000	\$600,000	\$301.81	4	7,952	1923
	204 S Serrano Ave	Los Angeles	90004	11/7/2025	\$1,225,000	\$306,250	\$187.91	4	6,519	1916
	211-213 S Hoover St	Los Angeles	90004	4/15/2025	\$2,347,000	\$586,750	\$363.99	4	6,448	1913
	537 N Kenmore Ave	Los Angeles	90004	12/18/2025	\$1,600,000	\$400,000	\$273.79	4	5,844	1921
Total/Average						\$417,375	\$286.49			

Sales Comparables Map



MARKET OVERVIEW

165 South Catalina Street
Los Angeles, CA 90004



LOS ANGELES, CA

Market Demographics



527,936
Total Population

\$211,580
Median HH Income

236,572
of Households

36.3%
Homeownership Rate

66.5%
Employed Population

35.4%
% Bachelor's Degree

36.9
Median Age

\$973,000
Median Property Value

Local Market Overview

Los Angeles stands as one of the most dynamic urban markets in the country, driven by a diverse economy, a global cultural presence, and sustained residential demand. The city continues to draw new residents thanks to its robust job market, world-class universities, and unmatched lifestyle offerings. Within the surrounding area, established neighborhoods blend seamlessly with vibrant commercial corridors, creating a strong foundation for long-term multifamily demand. Exceptional connectivity via major freeways and public transit ensures convenient access to employment hubs, entertainment districts, and coastal amenities. As housing supply remains limited in core areas, demand for well-located multifamily assets remains resilient, offering a compelling environment for both renters and investors. Continued infrastructure investments and urban infill developments are further enhancing the livability and accessibility of key neighborhoods. These factors contribute to a stable rental market with long-term growth potential across Los Angeles submarkets.

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,777	75,130	172,453
Current Year Estimate	4,670	70,249	153,695
2020 Census	4,423	59,514	112,549
Growth Current Year-Five-Year	2.29%	6.95%	12.20%
Growth 2020-Current Year	5.58%	18.04%	36.56%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,666	30,972	68,850
Current Year Estimate	1,567	28,157	59,878
2020 Census	1,558	23,281	43,389
Growth Current Year-Five-Year	6.29%	10.00%	14.98%
Growth 2020-Current Year	0.61%	20.94%	38.00%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$55,674	\$62,500	\$81,317

Los Angeles, CA

Greater Los Angeles stands as a dynamic economic and cultural hub, with an estimated 2024 population of over 9,757,000—up more than 26,000 from 2023—driven by international migration and a recovering job market attracting younger, urban-oriented professionals. Los Angeles' continued draw as a global gateway underscores its appeal for long-term residence and investment.

The metro shows significant economic scale, with a 2024 median household income of about \$91,000, rising steadily on the strength of high-wage industries like tech, healthcare, and entertainment. While housing affordability is a challenge, high incomes and wealth concentration sustain consumer spending and housing demand, making the diverse market resilient for developers and investors.

Total Population
3,770,958

Annual Visitors
50 Million

Tourism Economic Impact
\$157.3 Billion

GDP
\$1.29+ Billion



Transportation

The Ports of Los Angeles and Long Beach form the largest container port complex in the Western Hemisphere, processing over 10 million TEUs in 2024, including 743,417 containers in the latest monthly count. Serving as the main entry point for goods from Asia—especially China, at about 40% of total volume—the ports anchor one of the nation’s largest logistics and warehousing hubs, supporting over 1 million regional jobs.

Once goods arrive, they move quickly across North America via extensive air, rail, and road networks. Los Angeles International Airport, one of the world’s busiest, handled over 75 million passengers and 2.7 million metric tons of cargo in 2023, ranking among the top five U.S. freight airports.

The freeway system—including I-5, I-10, I-405, and US-101—links Southern California to major West Coast and national corridors, supporting both commuting and long-haul trucking. Public transit is expanding, with the Los Angeles Metro operating over 100 miles of rail lines and upcoming projects like the D Line Extension and Inglewood Transit Connector, while Metrolink connects the city to surrounding counties, boosting regional workforce mobility.



Port Cargo Volume
10.3 million TEUs



Airport Economic Impact
\$126.6 Billion



Logistics Employment
205,700



Annual Ridership
76.59 million



Sports & Entertainment

Los Angeles offers one of the most vibrant and globally recognized entertainment ecosystems in the world, blending film, music, art, cuisine, and nightlife. The city welcomed over 49 million visitors in 2023, Los Angeles' vast entertainment scene supports its massive tourism sector and attracts a young, experience-driven population, fueling long-term rental demand and urban development in cultural hotspots.



NFL | Rams & Chargers
SoFi Stadium



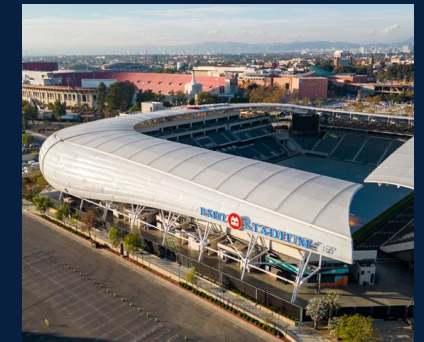
NBA | Lakers & Clippers
Crypto.com Arena



NHL | Kings
Crypto.com Arena



MLB | Dodgers
Largest Stadium in MLB



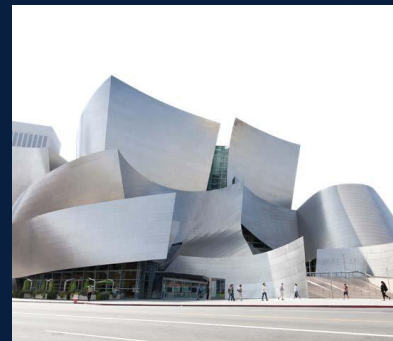
MLS | LAFC & LA Galaxy
BMO Stadium &
Dignity Health Sports Park



UCLA & USC
Top Programs in the Pac-12



Studios
Warner Bros., Paramount,
Disney, & Universal



Performing Arts
Hollywood Bowl, Walt Disney Concert
Hall, & Pantages Theatre



Museums
The Getty Center,
LACMA, & The Broad



Amusement Parks
Universal Studios, Disneyland, &
Knott's Berry Farm

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 165 South Catalina Street | Los Angeles, CA 90004 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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