



No Wells on Site

Priced at \$1,900,000

# 1411-1415 W. Court St. Los Angeles, CA 90026

12,040 SF of CW (R4) Zoned Vacant Land on an Alley  
Just South of the 101 • HiFi near Echo Park and DTLA

**PARTNERSCRE**  
SVIDLER



**DIAZ**



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# 1411-1415 W. Court St.



## Historic Filipinotown

### Property Overview

PartnersCRE is proud to present a rare opportunity to acquire a **vacant development site** in the rapidly improving Historic Filipinotown neighborhood near **Echo Park** and **Downtown Los Angeles**.

The property offers an enviable path for the **12,040 SF** of vacant **street-to-alley** land, with **no existing structures** to demolish and **no tenant relocation** needs, making an onsite project especially attractive for developers seeking a quicker execution strategy, especially if focusing on an Affordable Housing design.

**Zoned CW** (Central City West), which allows for **R4 Residential Density by-right**, with a **75-foot height limit**, max out the 3:1 FAR with an Affordable or **Mixed-Income Housing Project**.

The property is located within a **Tier 1 Transit Oriented Incentive Area**, is in a **High Quality Transit Corridor**, and qualifies for **AB 2097**, allowing for a **no-parking development scenario**, making it an ideal candidate for a transit-oriented multifamily project.

Boasting a street and alley **frontage of 86 feet**, with a lot consisting of a slight grade, and potential for sweeping **360-degree views**, the site presents both functional and design advantages for a future residential development and future tenants.

Seller has available a **Soils Report, Topographic Survey, Methane Report** stating "There was **no methane risk** at the site" and a **Phase I** Environmental Site Assessment that states "FR recommends **no further investigations** for the subject property at this time".

Surrounded by a growing number of **new residential developments**, popular **restaurants**, and neighborhood amenities, the property is positioned in the middle of an area experiencing strong upward momentum. The central location offers convenient access to all that the Greater Los Angeles area has to offer, including jobs, entertainment, the 101 and 110 freeways, transportation (including Union Station, with FlyAway access to LAX), education, dining...further enhancing the property's appeal to developers looking to capitalize on one of **Los Angeles' most dynamic urban corridors**.

### Development Opportunity

**\$1,900,000**

Price

**CW (R4) - 75 / 3**

Zoning - Central City West

**12,040 SF**

Lot Area

**86 x 140**

Lot Dimensions

**5160-009-029**

APN

**Tier 1**

Transit Oriented Incentive Area

### Highlights

- Competitively priced at \$158 per SF
- Ellis'd & Scraped Lot - No Tenants & Already Fully Demolished
- Build a High Density Project with Potential for 360° Views
- Qualifies for AB 2097 - Allowing for No Parking Development
- Zoning Allows R4 Residential Density By Right
- Transit Oriented Incentive Area Tier 1 w/in High Quality Transit Corridor
- Benefits from Slight Grade for Height & Alley for Construction Access
- Phase I states: "recommends no further investigations"
- Across from the Echo Park Covered Swimming Pool
- Near Vista Hermosa Natural Park and Echo Park Lake
- Near Echo Park and DTLA w/ Many New Multi-Res. Developments

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# 1411-1415 W. Court St.

## Location Highlights



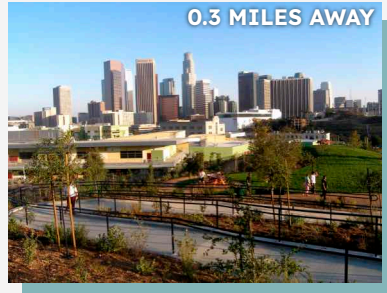
0.5 MILES AWAY

**Echo Park Lake** — One of Los Angeles' most iconic outdoor destinations, Echo Park Lake offers a vibrant setting for walking, recreation, and pedal boat rentals in a scenic lakeside environment.

Accord14, CC BY-SA 4.0 <https://creativecommons.org/licenses/by-sa/4.0>, via Wikimedia Commons

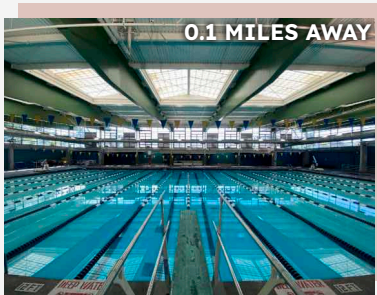
### Vista Hermosa Natural Park —

A unique urban park near Downtown Los Angeles featuring walking trails, open meadows, picnic areas, native landscaping, and scenic DTLA skyline views, offering a rare natural retreat in the heart of the city.



0.3 MILES AWAY

Laurie Avocado, CC BY 2.0 <https://creativecommons.org/licenses/by/2.0>, via Wikimedia Commons



0.1 MILES AWAY

### Echo Park Swimming Pool —

Located across the street from 1415 Court St., this public indoor pool provides year-round lap swim and recreational aquatic programming for residents and visitors alike.

<https://recreation.parks.lacity.gov/aquatic/year-round/echo-park-indoor-pool>, via City of Los Angeles Department of Recreation and Parks

## Distance to Property

grá

Pizza Restaurant specializing in Organic Sourdough

0.2 miles

BUTCHR BAR

Australian-owned wine bar focusing on premium beef and lamb

0.2 miles

CLARK STREET

Artisanal Bakery known for Scandinavian-influenced pastries & sourdough bread

0.2 miles

HENRIETTA

Small, intimate Italian-inspired restaurant with a small market

0.2 miles

ONE DOWN DOG

Yoga and Fitness Studio

0.2 miles

Kaivata

Minimalist, stylish Café known for its quality matcha, artisanal coffee & brunch

0.2 miles

Thunderbolt

Neighborhood Cocktail bar known for innovative cocktails

0.4 miles

1612

Neighborhood watering hole

0.4 miles

Quarter sheets

Pizza Parlor

1.1 miles

THE SHORT STOP

Historic dive bar

1.1 miles

DOUBTING THOMAS

Popular, cozy, minimalist cafe

1.1 miles

TRIBAL CAFE

Eclectic Cafe with extensive menu including vegan/vegetarian options

1.1 miles

wōn

Homestyle Chinese Restaurant

1.5 miles

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# 1411-1415 W. Court St.

## Walk Score

**Walk Score**  
**86**  
**Very Walkable**  
Most errands can be accomplished on foot.

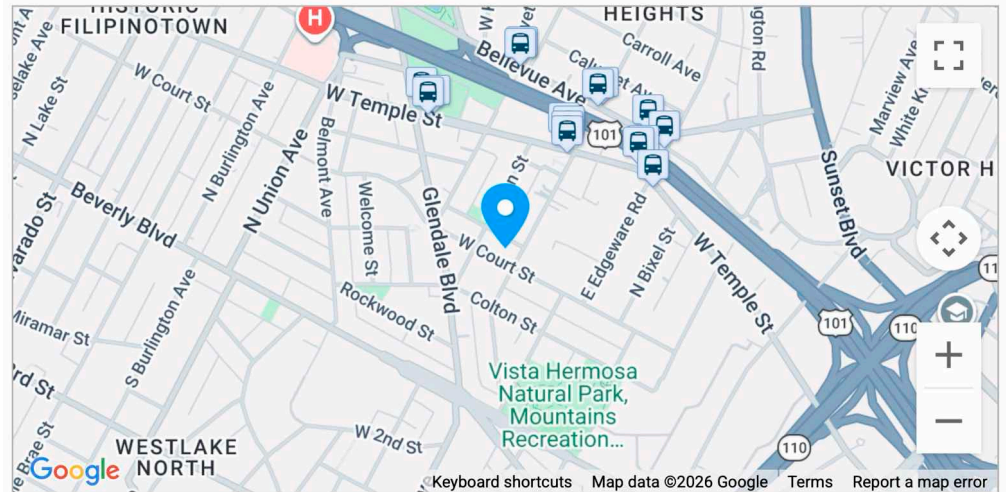
**Transit Score**  
**70**  
**Excellent Transit**  
Transit is convenient for most trips.

**Bike Score**  
**48**  
**Somewhat Bikeable**  
Minimal bike infrastructure.

### About this Location

1411 West Court Street has a **Walk Score of 86** out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in Los Angeles. Nearby parks include Vista Hermosa, Vista Hermosa Park and Echo Park.



### Rail lines:

Metro D Line (Purple)	1.0 mi	Metro B Line (Red)	1.0 mi
Metro E Line (Expo)	1.1 mi	Metro A Line (Blue)	1.1 mi
Metro L Line (Gold)	1.3 mi		

**Walk Score**<sup>®</sup>

<https://www.walkscore.com/score/1411-w-ct-st-los-angeles-ca-90026>

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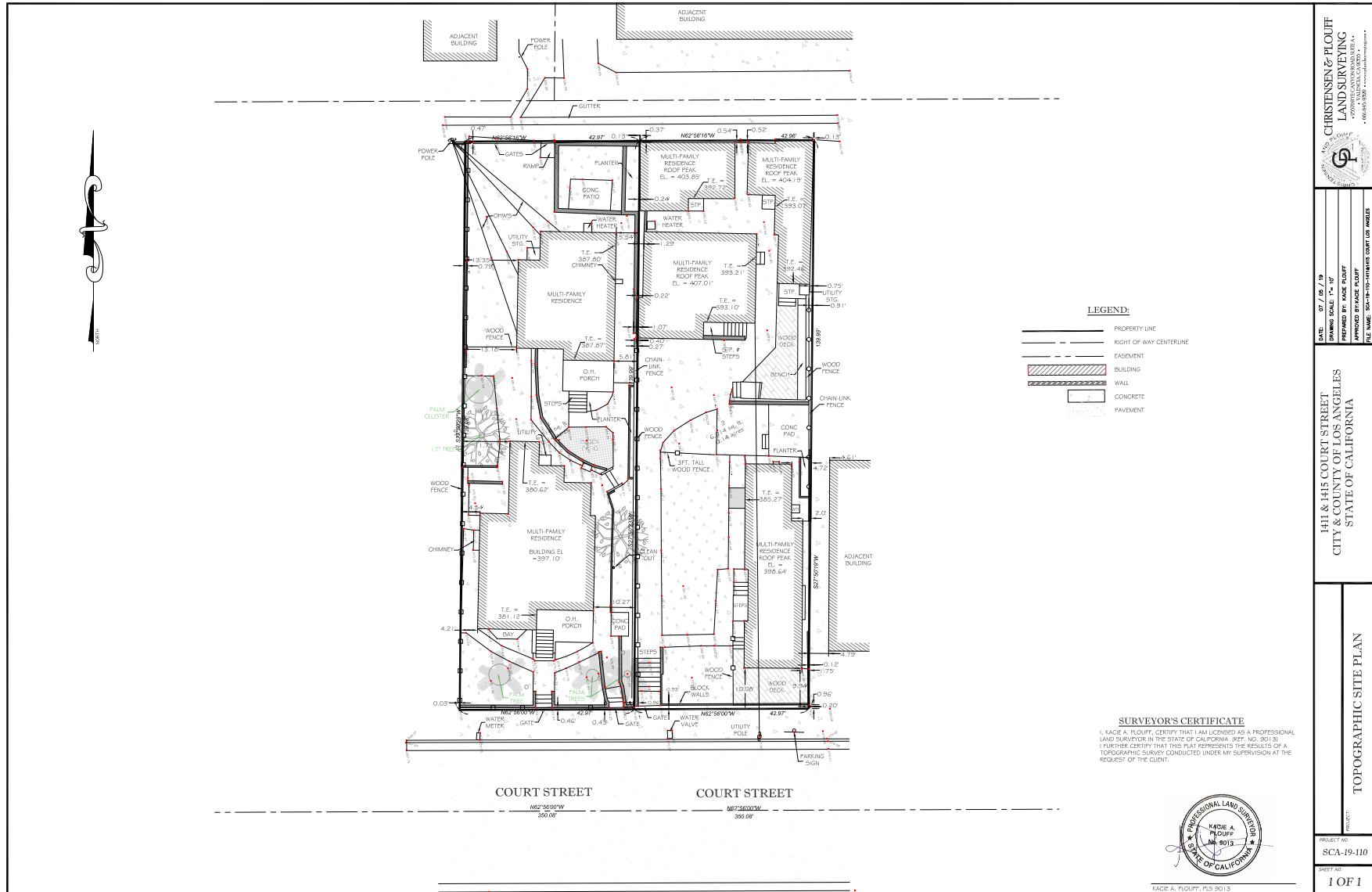
## Demographics

	1 Mile Radius		3 Mile Radius		5 Mile Radius	
<b>Population:</b>						
2029 Projection	82,404		517,381		1,151,378	
2024 Estimate	81,833		516,438		1,157,140	
2020 Census	79,055		510,290		1,177,276	
Growth 2024-2029	0.70%		-0.18%		-0.50%	
Growth 2020-2024	3.51%		1.20%		-1.71%	
<b>2024 Population</b>	<b>81,833</b>		<b>516,438</b>		<b>1,157,140</b>	
<b>Households:</b>						
2029 Projection	32,433		207,808		424,336	
2024 Estimate	32,201		207,278		426,085	
2020 Census	31,050		204,092		431,769	
Growth 2024-2029	0.72%		0.26%		-0.41%	
Growth 2020-2024	3.71%		1.56%		-1.32%	
Owner Occupied	2,465	7.66%	24,294	11.72%	81,298	19.08%
Renter Occupied	29,736	92.34%	182,983	88.28%	344,786	80.92%
<b>2024 Average Household Income</b>	<b>\$83,456</b>		<b>\$86,689</b>		<b>\$91,973</b>	
<b>2024 Median Household Income</b>	<b>\$60,517</b>		<b>\$59,639</b>		<b>\$64,466</b>	

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## Survey



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# 1411-1415 W. Court St.

## ZIMAS



### City of Los Angeles Department of City Planning

#### 2/24/2026 PARCEL PROFILE REPORT

##### PROPERTY ADDRESSES

1415 W COURT ST  
1415 1/2 W COURT ST

##### ZIP CODES

90026

##### RECENT ACTIVITY

None

##### CASE NUMBERS

CPC-2018-5222-SP  
CPC-2008-4683-CA  
CPC-2008-4247-GPA  
CPC-2007-2851-CPU  
CPC-2007-1233-GPA  
CPC-1987-182-SP  
CPC-1986-605-GPC  
CPC-1984-1-HD  
CPC-1957-8230  
ORD-186370  
ORD-181128  
ORD-180983  
ORD-179420  
ORD-176519  
ORD-169110  
ORD-167944  
ORD-166705  
ORD-166704  
ORD-166703  
ORD-164625-SA590  
ORD-161116-SA33A  
ORD-129279  
ORD-111135  
DIR-2021-1270-TOC-SPP-HCA  
ENV-2021-1271-CE  
ENV-2018-5223-ND  
ENV-2013-3392-CE  
ENV-2008-4684-ND  
ENV-2008-4248-ND  
ENV-2008-372-EIR

##### Address/Legal Information

PIN Number 135A209 91  
Lot/Parcel Area (Calculated) 6,020.0 (sq ft) **+ 6,020 SF = 12,040 SF** **ZIMAS lists SF of only 1 of 2 Tied Parcels**  
Thomas Brothers Grid PAGE 634 - GRID E2  
Assessor Parcel No. (APN) 5160009029  
Tract LOS ANGELES IMPROVEMENT CO'S SUBDIVISION OF PARTS OF LOTS 2, 3, 7 AND 8 BLOCK 39 HANCOCK'S SURVEY  
Map Reference M R 7-42/43  
Block 15  
Lot 26  
Arb (Lot Cut Reference) None  
Map Sheet 135A209

##### Jurisdictional Information

Community Plan Area Westlake  
Area Planning Commission Central APC  
Neighborhood Council Echo Park  
Council District CD 1 - Eunisses Hernandez  
Census Tract # 2080.02000000  
LADBS District Office Los Angeles Metro

##### Permitting and Zoning Compliance Information

Administrative Review None

##### Planning and Zoning Information

Special Notes None  
Zoning CW  
Zoning Information (ZI) ZI-2498 Local Emergency Temporary Regulations - Time Limits and Parking Relief - LAMC 16.02.1  
ZI-2512 Housing Element Sites  
ZI-2536 Environmental Protection Measures for Residential Projects with Five or More Units (Oil Wells)  
ZI-1441 Specific Plan: Central City West  
ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)  
ZI-2374 State Enterprise Zone: Los Angeles  
General Plan Land Use Medium Residential  
General Plan Note(s) Yes  
Minimum Density Requirement No  
Hillside Area (Zoning Code) Yes  
Specific Plan Area CENTRAL CITY WEST  
Subarea North (Temple/Beaudry Neighborhood District)  
Special Land Use / Zoning R4(CW)-75/3  
Historic Preservation Review No  
HistoricPlacesLA No  
Historic Preservation Overlay Zone None  
Other Historic Designations None  
Mills Act Contract None  
CDO: Community Design Overlay None  
CPIO: Community Plan Imp. Overlay None  
Subarea None  
CPIO Historic Preservation Review No

CUGU: Clean Up-Green Up None  
HCR: Hillside Construction Regulation No  
NSO: Neighborhood Stabilization Overlay No  
POD: Pedestrian Oriented Districts None  
RBP: Restaurant Beverage Program Eligible Area None  
ASP: Alcohol Sales Program No  
RFA: Residential Floor Area District None  
RIO: River Implementation Overlay No  
SN: Sign District No  
AB 2334: Very Low Vehicle Travel Area Yes  
AB 2097: Within a half mile of a Major Transit Stop Yes  
Streetscape No  
Adaptive Reuse Subareas No  
Adaptive Reuse Program Citywide Adaptive Reuse Program  
Affordable Housing Linkage Fee  
Residential Market Area Medium  
Non-Residential Market Area Medium  
Inclusionary Housing No  
Local Affordable Housing Incentive No  
Targeted Planting No  
Special Lot Line No  
Transit Oriented Communities (TOC) Tier 1  
Mixed Income Incentive Programs  
Transit Oriented Incentive Area (TOIA) 1  
Opportunity Corridors Incentive Area Not Eligible  
Corridor Transition Incentive Area Not Eligible  
TCAC Opportunity Area Low  
High Quality Transit Corridor (within 1/2 mile) Yes  
ED 1 Eligibility Review Eligibility  
RPA: Redevelopment Project Area None  
Central City Parking No  
Downtown Parking No  
Building Line None  
500 Ft School Zone Active: Betty Plasencia Elementary  
Active: Betty Plasencia Elementary (STEAM Magnet)  
500 Ft Park Zone Active: Patton Street Park  
Active: Echo Park Deep Pool  
No

##### Assessor Information

Assessor Parcel No. (APN) 5160009029  
APN Area (Co. Public Works)\* 0.276 (ac)  
Use Code 0500 - Residential - Five or More Units or Apartments (Any Combination) - 4 Stories or Less  
Assessed Land Val. \$1,648,906  
Assessed Improvement Val. \$541,024  
Last Owner Change 09/03/2021  
Last Sale Amount \$0  
Tax Rate Area 67  
Deed Ref No. (City Clerk) None  
Building 1  
Year Built 1936  
Building Class D4A  
Number of Units 1  
Number of Bedrooms 1

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(\* - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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# 1411-1415 W. Court St.

## ZIMAS

Number of Bathrooms	1
Building Square Footage	372.0 (sq ft)
<b>Building 2</b>	
Year Built	1936
Building Class	D4B
Number of Units	1
Number of Bedrooms	1
Number of Bathrooms	1
Building Square Footage	469.0 (sq ft)
<b>Building 3</b>	
Year Built	1908
Building Class	D45
Number of Units	2
Number of Bedrooms	0
Number of Bathrooms	2
Building Square Footage	672.0 (sq ft)
<b>Building 4</b>	
Year Built	1924
Building Class	D45B
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	1
Building Square Footage	630.0 (sq ft)
<b>Building 5</b>	
Year Built	0
Number of Units	2
Number of Bedrooms	4
Number of Bathrooms	2
Building Square Footage	1,672.0 (sq ft)
Rent Stabilization Ordinance (RSO)	Yes [APN: 5160009029]

### Additional Information

Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	Methane Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	Yes
Idle (200 ft)	Yes
Plugged (100 ft)	Yes
Any (100 ft)	Yes
Universal Planning Review Service Applicability	No

### Environmental

Santa Monica Mountains Zone	No
Biological Resource Potential	None

Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No

### Seismic Hazards

<b>Active Fault Near-Source Zone</b>	
Nearest Fault (Distance in km)	1.11758
Nearest Fault (Name)	Upper Elysian Park
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	1.30000000
Slip Geometry	Reverse
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	3.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	50.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No

### Economic Development Areas

Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE

### Housing

Rent Stabilization Ordinance (RSO)	Yes [APN: 5160009029]
Ellis Act Property	Yes
Date Filed on	2021-01-19
Address	1415 W COURT ST
APN	5160009012
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
<b>Housing Element Sites</b>	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.3 53
Housing Use within Prior 5 Years	Yes

### Public Safety

<b>Police Information</b>	
Bureau	Central
Division / Station	Rampart
Reporting District	238
<b>Fire Information</b>	
Bureau	Central
Battalion	1

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## ZIMAS

ZIMAS PUBLIC

Generalized Zoning

02/24/2026

City of Los Angeles  
Department of City Planning



Address: 1415 W COURT ST

Tract: LOS ANGELES IMPROVEMENT  
CO'S SUBDIVISION OF PARTS OF  
LOTS 2, 3, 7 AND 8 BLOCK 39  
HANCOCKS SURVEY

APN: 5160009029  
PIN #: 135A209 91

Block: 15  
Lot: 26  
Arb: None

General Plan: Medium Residential



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# 1411-1415 W. Court St.

## Parcel Map



# ECHO PARK LAKE



ECHO PARK  
COMMUNITY  
CENTER

ECHO  
PARK  
POOL



**ECHO  
PARK  
POOL**











**ECHO  
PARK  
LAKE**









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