

OWNER
GPI

ARCHITECT/S
MVE + Partners

PROJECT TYPE/S
Ground-Up

SELF-PERFORM SCOPE/S
Flooring, Structural Concrete

SIZE
414,336 SF

LEVELS
7

UNITS
201

STALLS
279

LOS ANGELES, CA

Overland & Ayres

A transit-oriented mixed-use residential community combining 201 homes, live/work lofts, retail, structured parking, and elevated indoor-outdoor amenities.

Overland & Ayres is a 414,336-square-foot, six-story mixed-use multifamily residential development in Los Angeles. The project includes 201 residential units across two structures, including 10 live/work lofts, along with lobby and leasing areas, one core-and-shell commercial space, and one level of subterranean parking with 279 stalls.

The development combines housing, commercial space, structured parking, and resident amenities within a transit-oriented setting near the Expo Rail line. Residential amenities include a fitness center, pool, resident lounge, rooftop terrace, barbecue areas, fire pits, pet wash, and additional shared outdoor spaces.

Design-Build MEP systems support the residential, commercial, and amenity program throughout the project. Structural concrete and flooring scopes were self-performed, supporting coordination across major structural and interior components.

The LEED-compliant development was also named a 2026 Commercial Real Estate Awards nominee. The completed project creates a connected residential community with a mix of traditional apartments, live/work units, retail space, parking, and indoor-outdoor amenities.

AWARD TITLE:

2026 Commercial Real Estate Awards Nominee

https://labusinessjournal.com/business-journal-events/2026-events/commercial-real-estate-awards/