

DOWNTOWN LOS ANGELES MULTI-USE LEASE OPPORTUNITY

Potential Music/Recording Studio Buildout



Rent Reduced!

4,865± SF Commercial Building on 5,700 SF of Land
Heavy Traffic Exposure With Excellent Signage
1138 S BROADWAY, LOS ANGELES, CA 90015

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

1138 S BROADWAY
LOS ANGELES, CA 90015

Property Details

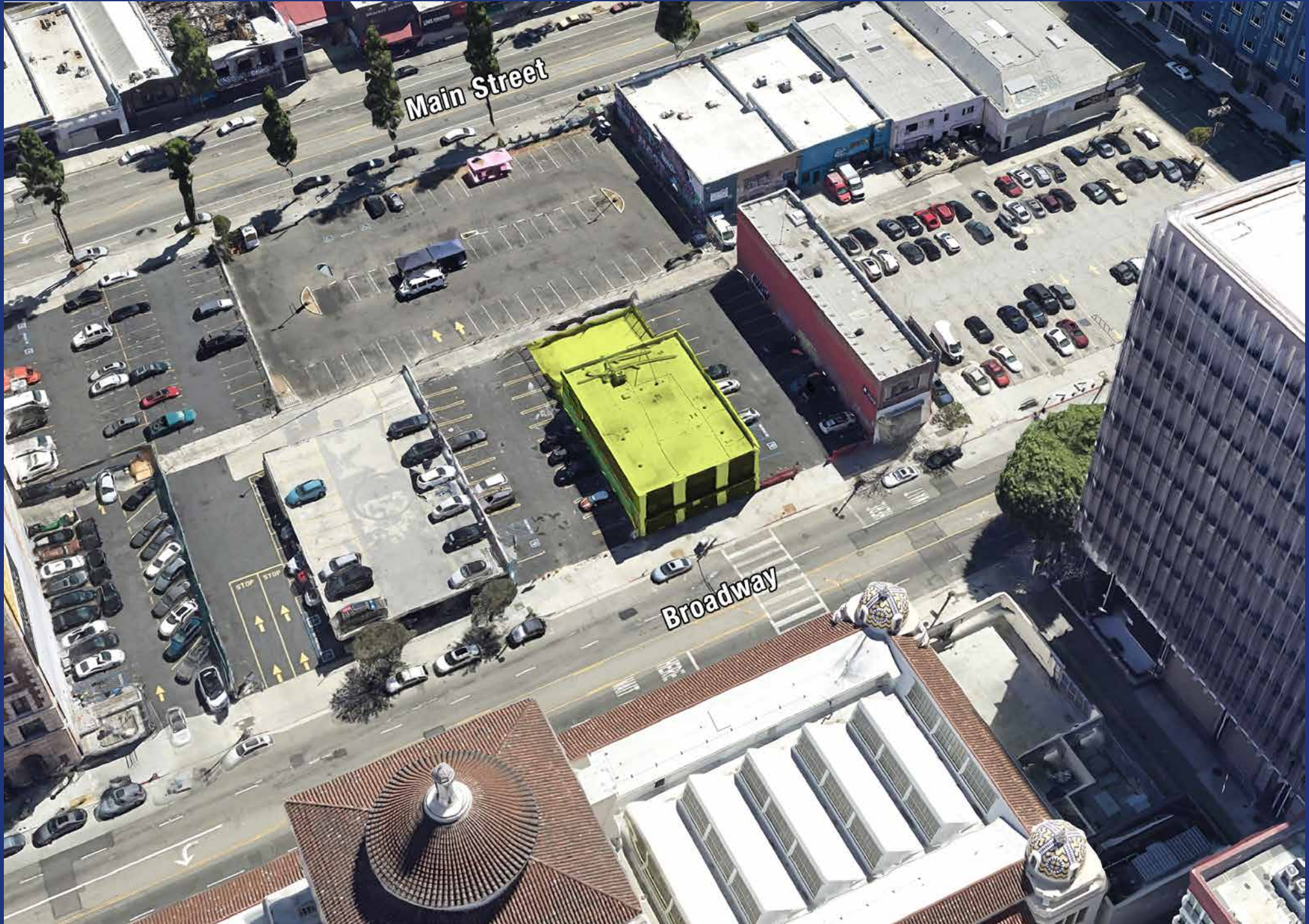
Building Area	4,865± SF
Mezzanine Office Area	1,215± SF
Land Area	5,700± SF
Year Built	1950
Construction	Reinforced Concrete
Ceiling Height (at Front of Building)	20'
Ground Level Loading Door	1: 10x12
Power	100A/120-240V/1Ph 4w
Parking	5± Surface Spaces
Zoning	LA C2-4D-O-SN
APN	5139-017-008
Frontage	50' on Broadway
Traffic Count (2022)	14,790 Vehicles Per Day

Property Highlights

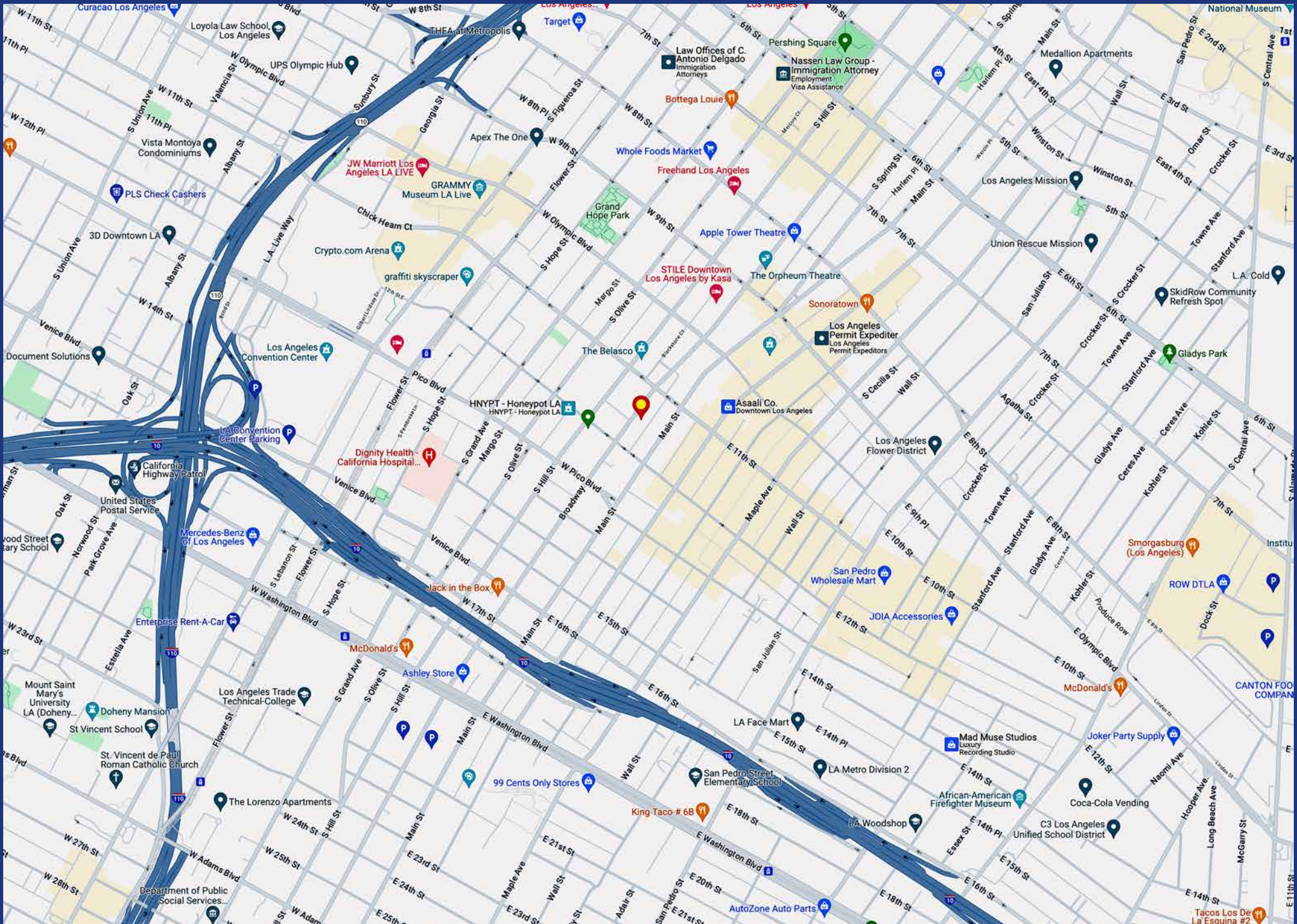
- Multi-use lease opportunity
- Clear span freestanding building
- Ideal for retail, wholesale, restaurant, professional or creative offices, event space, etc.
- Potential music/recording studio buildout with Lessor participation (call broker for more details)
- 20' ceiling height at front of building
- Includes gated parking at rear for 5± vehicles
Note: Additional parking available (call broker for rate)
- Heavy traffic location with great exposure & signage
- Mezzanine has 3 offices and kitchen/break room
- Ground level loading door
- Located midway between 11th and 12th Streets
- Directly across from historic Herald Examiner building
- 6 blocks east of Crypto.com Arena and LA LIVE
- Easy access to all Downtown freeways

Lease Rental: ~~\$8,514~~ \$7,541 Per Month
(\$1.55 Per SF MG)
Term: 3-5 Years

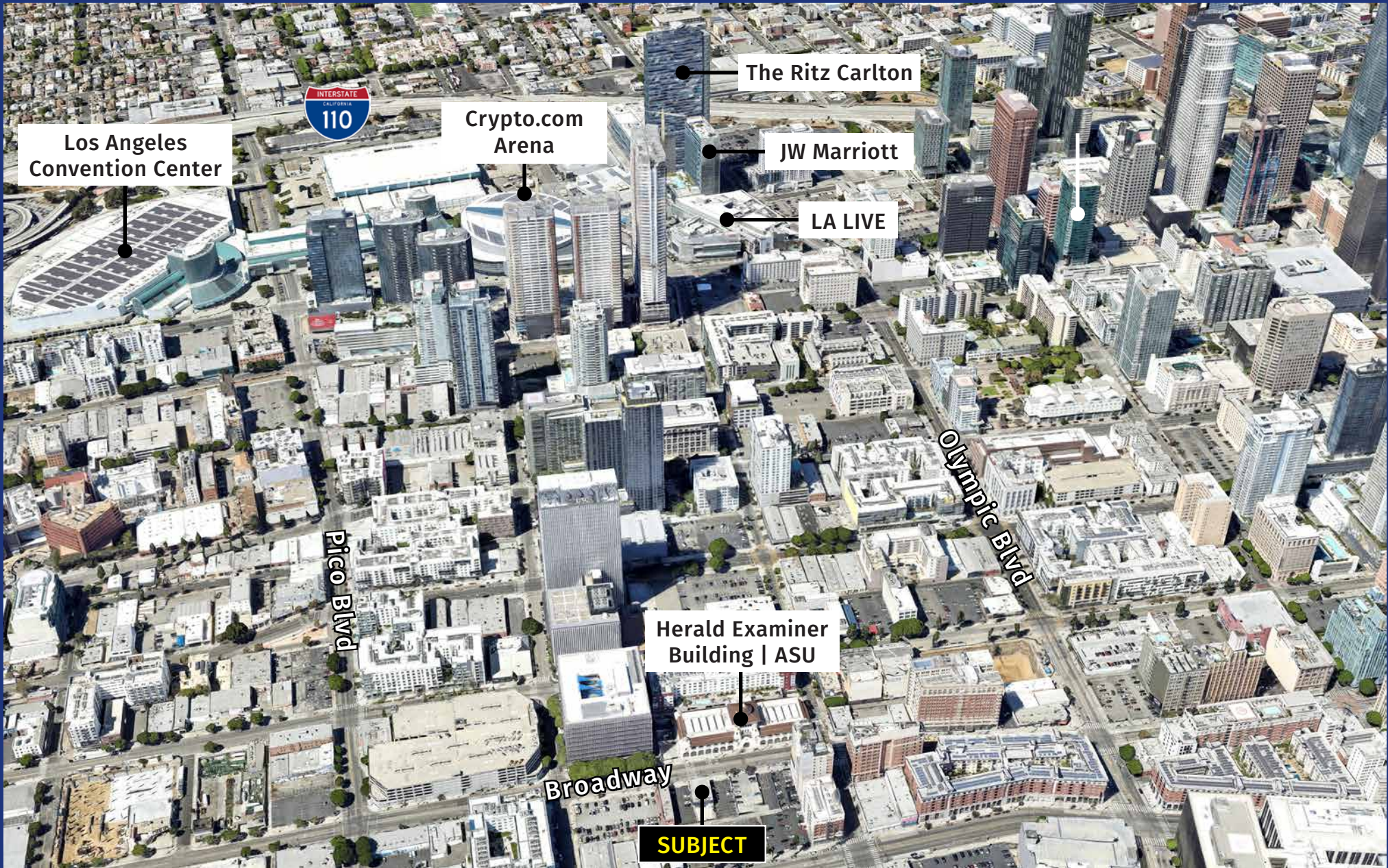
Property Aerial



Area Map



Downtown Los Angeles Amenities



Downtown Los Angeles Demographics

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average Household Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work 3-5 days in DTLA



79%

Expect to be in the office at least half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion
retail sales per year

745

Retail+F&B Businesses per Square Mile



171

Food/Beverage Businesses per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average Household Income



26% All new residential in the City of LA since 2010



24% Less Income Spent on Housing + Transportation than LA Average

41% Population Growth 2010 - 2022



61%

25 - 54 Years Old



67%

Postsecondary Education

90%

Residential Occupancy

46%

Walk/Bike/Transit or Work from Home



1138 S Broadway
Los Angeles, CA 90015

4,865± SF Building
5,700± SF of Land

Many Possible Commercial Applications

Potential Music/Recording Studio
Buildout with Lessor Participation

Close to Crypto.com Arena & LA LIVE

RENT REDUCED! LESSOR MOTIVATED!

Exclusively Listed By

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MAJOR PROPERTIES

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