

DOWNTOWN LOS ANGELES PURCHASE OPPORTUNITY



Price Reduced! Seller Motivated!

119,556± SF 6-Story Building on 28,000± SF of Land
Ideal for Conversion to Non-Profit/Affordable Housing
421 E 6TH STREET, LOS ANGELES, CA 90014

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

**421 E 6TH STREET
LOS ANGELES, CA 90014**

Property Details

Building Area	119,556± SF
Stories	3 & 6
Typical Floor	19,926± SF
Land Area	28,000± SF
Year Built	1921
Construction	Reinforced Concrete
Clear Height	10'6"
Elevators	1 Passenger + 1 Freight
Zoning	LA [Q]R5-2D
APN	5148-013-003
TOC	Tier 2
Opportunity Zone	Yes

Property Highlights

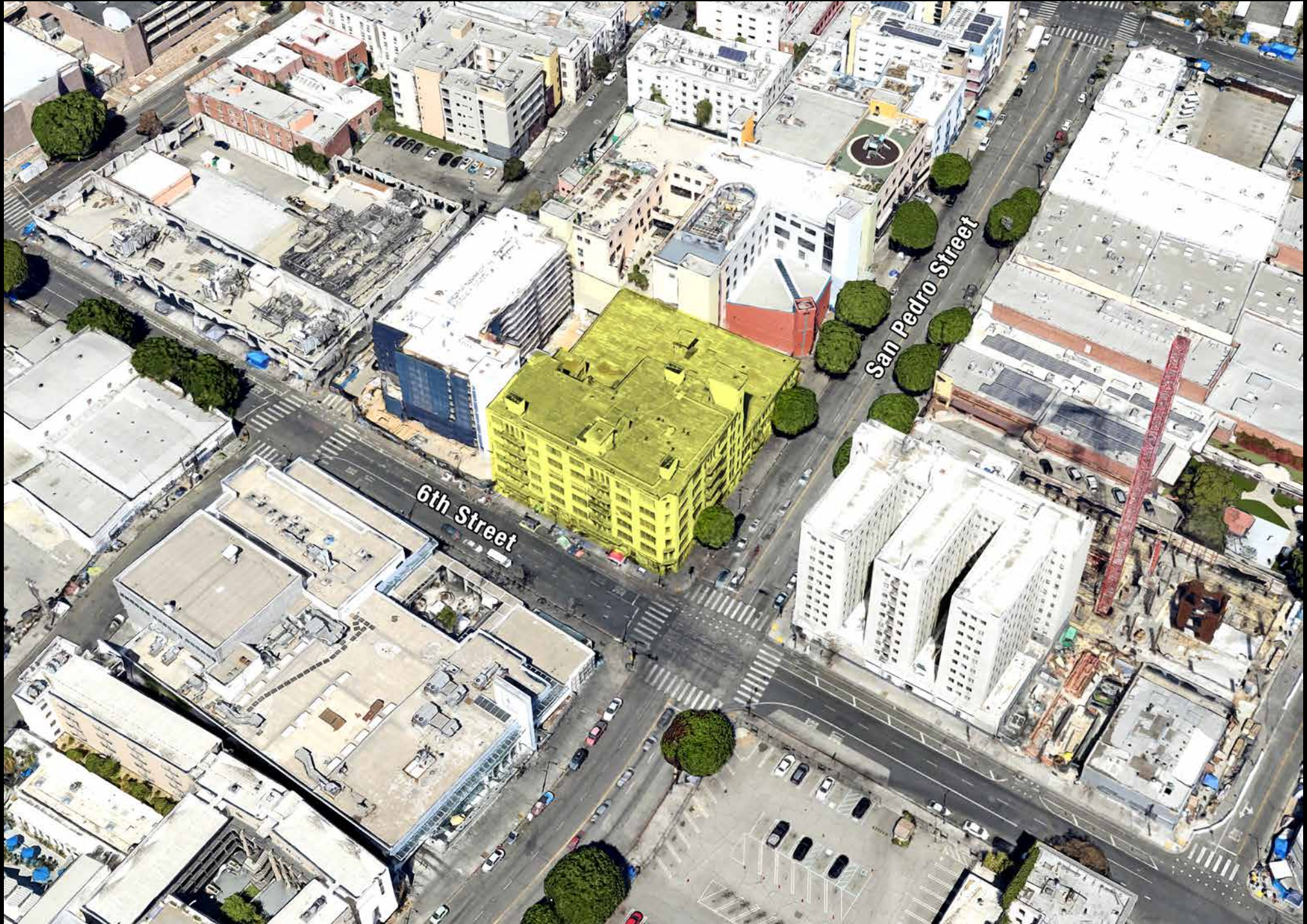
- Prime non-profit/affordable housing opportunity
- Building has been recently renovated
- On-site ground floor parking
- Los Angeles R5 zoning
- Located in the heart of Downtown Los Angeles at the northwest corner of 6th Street and San Pedro Street
- 7 blocks west of the DTLA Arts District
- 1-1/2 miles east of Crypto.com Arena and LA LIVE
- Adjacent to Toy District and Fashion District
- Easy access to all Downtown Los Angeles freeways
- Walk score: 93 | Transit score: 100

**Asking Price: ~~\$18,000,000~~ \$15,950,000
(\$133.41 Per SF)**





Property Aerial



Plat Map



TRACT NO. 2068
M.B. 23 - 114 - 115

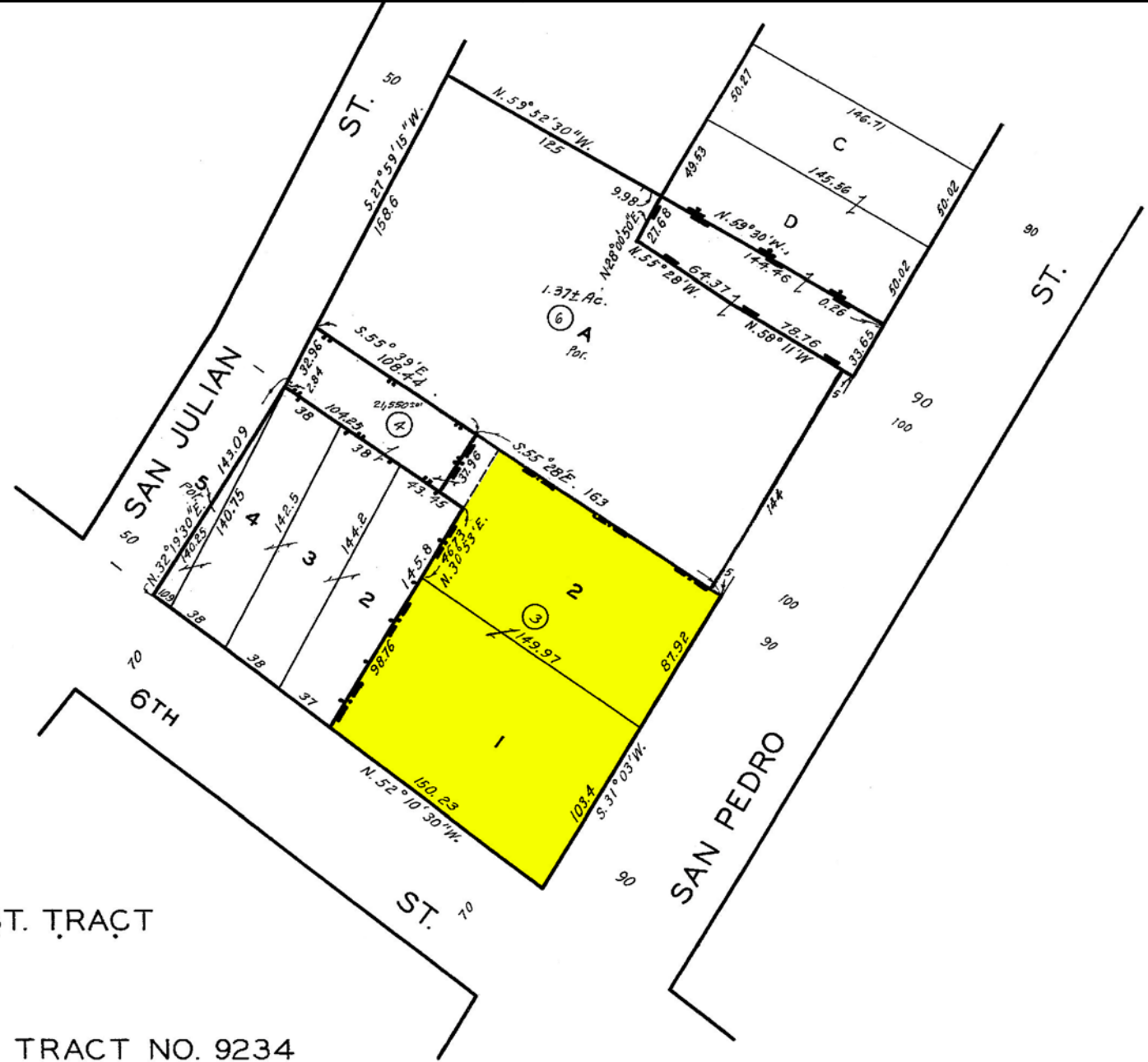
TRACT NO. 5983
M.B. 72-31

CITY LANDS OF
LOS ANGELES
M.R. 2-504-505

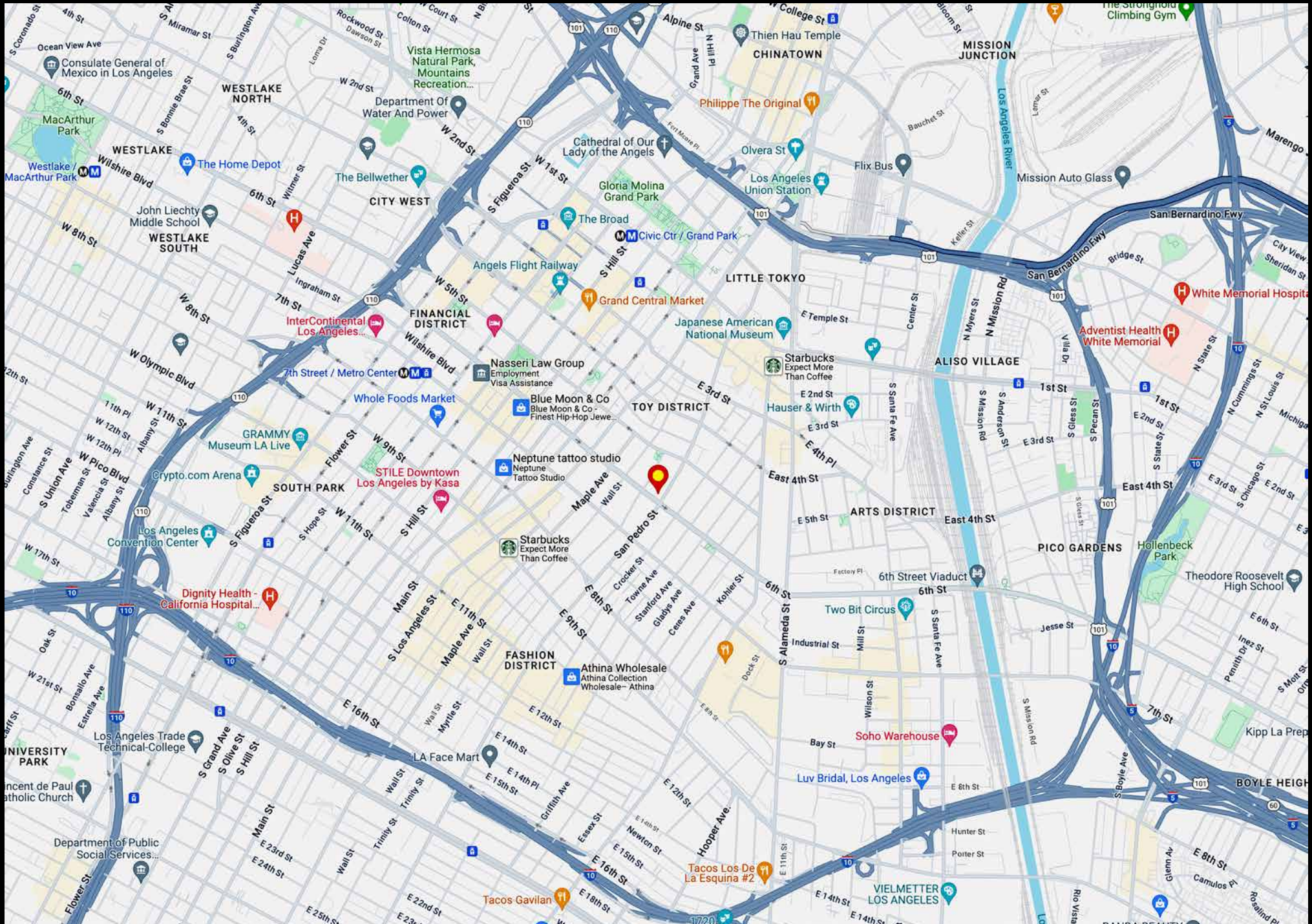
J. ROSS CLARK AND
ROBERT HALE PROPERTY
M.B. 5-82

GOLDSWORTHY 6TH ST. TRACT
M.R. 14-94

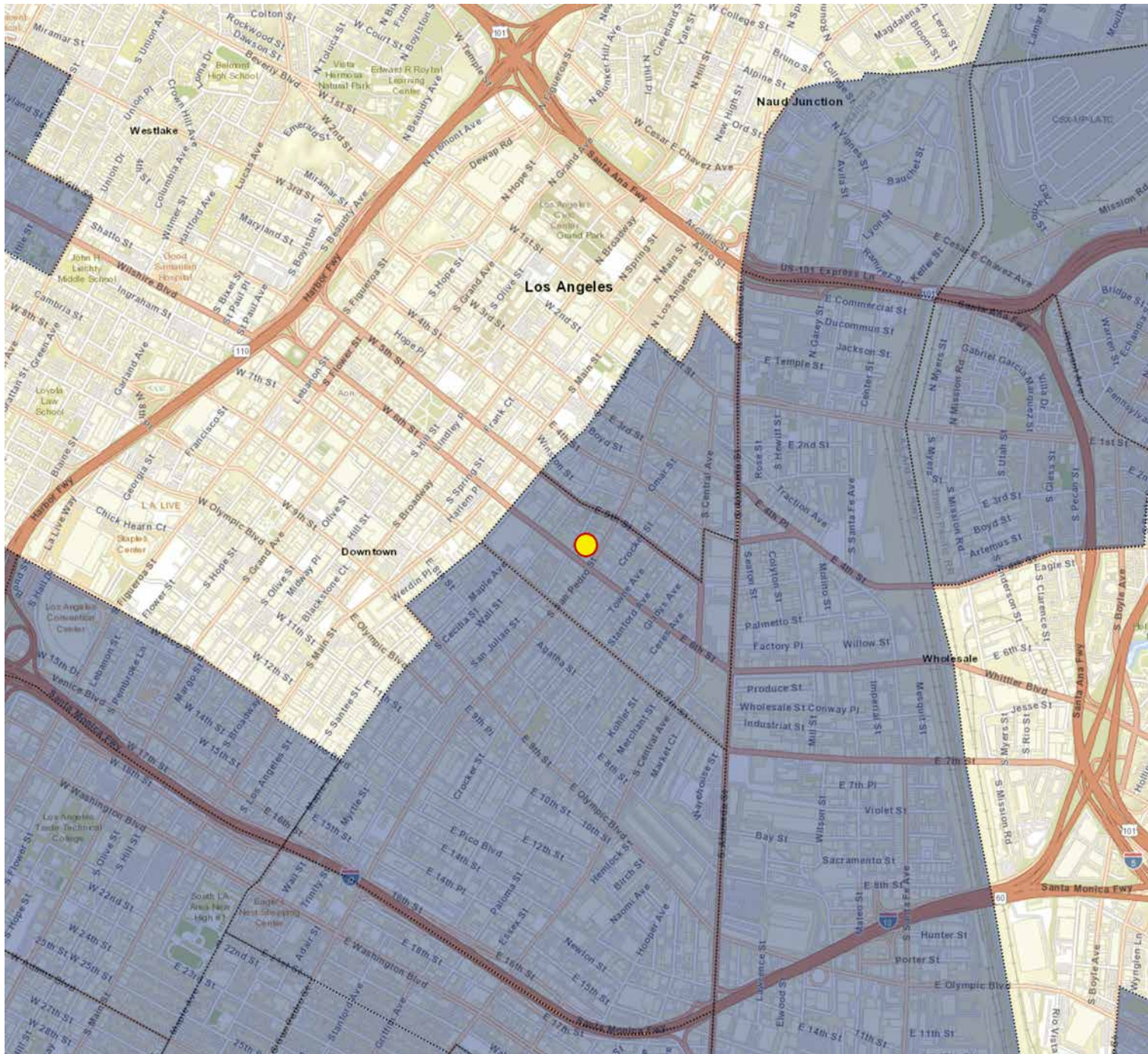
TRACT NO. 9234



Area Map



Designated Qualified Opportunity Zone



421 E 6th St is located in a Designated Qualified Opportunity Zone, which offers tax benefits:

- Deferral of capital gains on federal tax through a qualified opportunity fund.
- Step-up in basis (up to 15%) depending on holding period.
- Allows for real estate, as well as securities, partnership interests to be invested in Opportunity Zones via Opportunity Funds.
- No capital gains tax on the Opportunity Zone investment itself for funds that have been held for at least 10 years.

Downtown Los Angeles Demographics

A PLACE TO WORK

350,000+ JOBS

\$86,200

Average Household Income



59%

30 - 54 Years Old

55% Postsecondary Education



21%

Job Growth in "Knowledge Industries"



93%

Expect to Return to Office

A PLACE TO VISIT, SHOP, & DINE

15 million VISITORS
in 2021



\$5 billion in Sales in 2019

743

Retail Businesses per Square Mile



157

Food/Beverage Businesses per Square Mile

93

Walkscore



A PLACE TO LIVE

80,000+ RESIDENTS

\$86,300

Average Household Income



84% Residential Inventory Growth 2000 - 2019



32% Less Income Spent on Housing + Transportation than LA Average



53%
25 - 49 Years Old

60%

Postsecondary Education

37% Population Growth 2010 - 2019

94%

Residential Occupancy

41%

Walk, Bike, or Take Transit to Work



79% love DTLA



65% expect to live in DTLA for at least 3 more years



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Los Angeles, CA 90014

119,556± SF 6-Story Building
28,000± SF of Land

Ideal Non-Profit/Affordable Housing
Purchase Opportunity

Heart of Downtown Los Angeles

Sale Price Reduced!

Exclusively Listed By

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MAJOR PROPERTIES

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