

# MULTI-USE INDUSTRIAL FACILITY FOR LEASE

*Hollywood Media District Location*



12,880± SF Building on 13,730± SF of Land  
1145 Seward Street, Los Angeles, CA 90038

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential  
OFFERING MEMORANDUM

- Multi-Use Facility For Lease
- Hollywood Media District Location
- Open Floor Plan
- Just North of Santa Monica Blvd  
3 Blocks East of Highland Avenue

*Exclusively offered by*

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1145 SEWARD STREET  
HOLLYWOOD, CA 90038

## Property Details

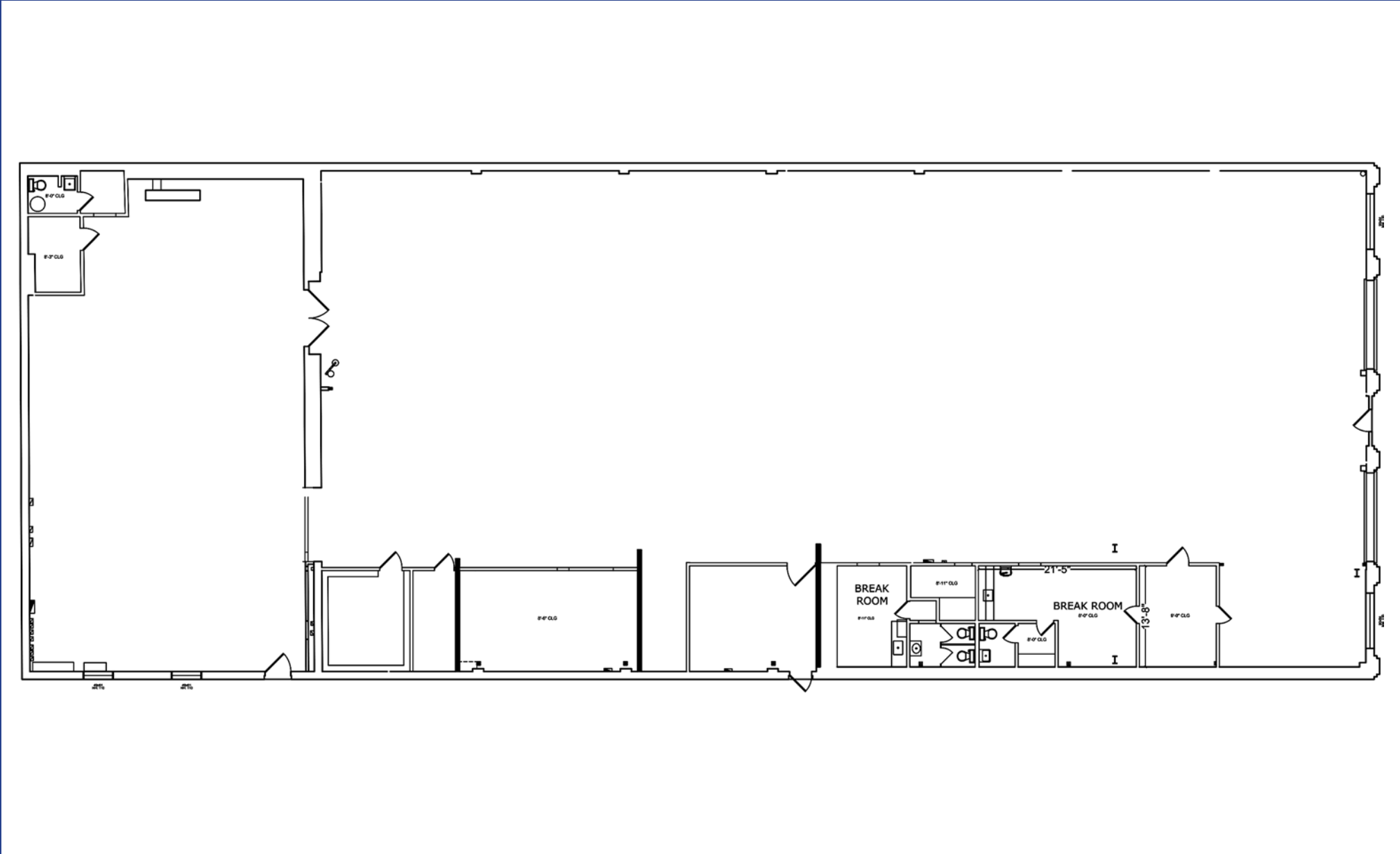
Available Area:	12,880± SF
Land Area:	13,730± SF
Office Area:	1,500± SF
Parking:	2 (nearby contract parking also available)
Zone:	LA M1
Year Built:	1930
Construction:	Red Brick
Ceiling Height:	12' to the beam
Ground Level Loading Doors:	2: 10x12
Power:	400A-800A/240V/3-Phase
Sprinklered:	Yes
Restrooms:	3
Assessor's Parcel Number:	5532-023-003

## Property Highlights

- Clear span wood bow truss warehouse
- Many possible uses: Creative offices, production, artist/gallery, design, tech, flex, etc.
- Freestanding building
- Open floor plan with fantastic potential
- Remodel underway
- Foil ceiling
- 400 and 800 amps heavy power service
- Hollywood Media District location
- One block north of Sunset Las Palmas Studios
- Located just north of Santa Monica Blvd

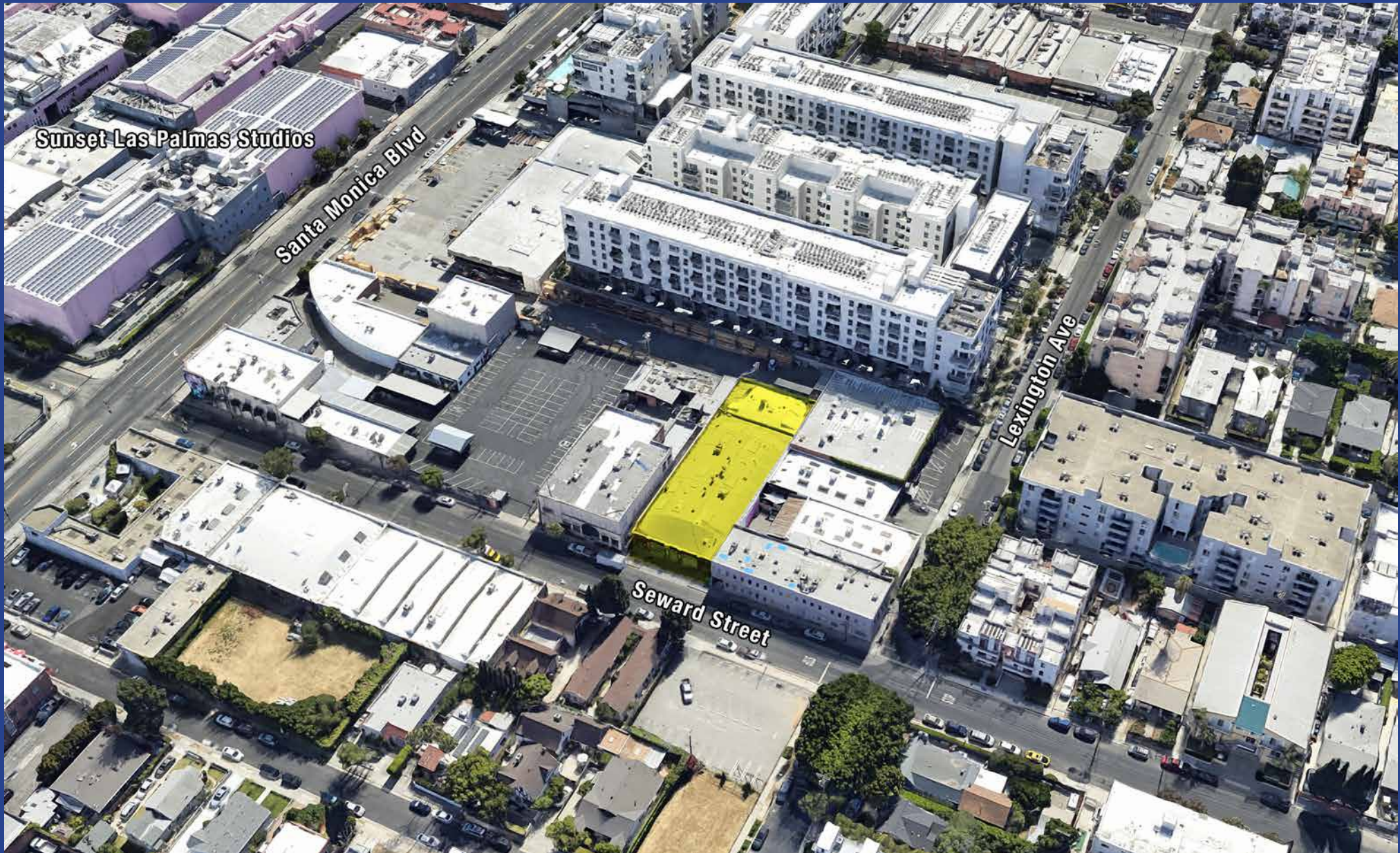
Lease Rental: \$25,760 Per Month  
(\$2.00 Per SF Industrial Gross)

# Site Plan





# Property Aerial



Sunset Las Palmas Studios

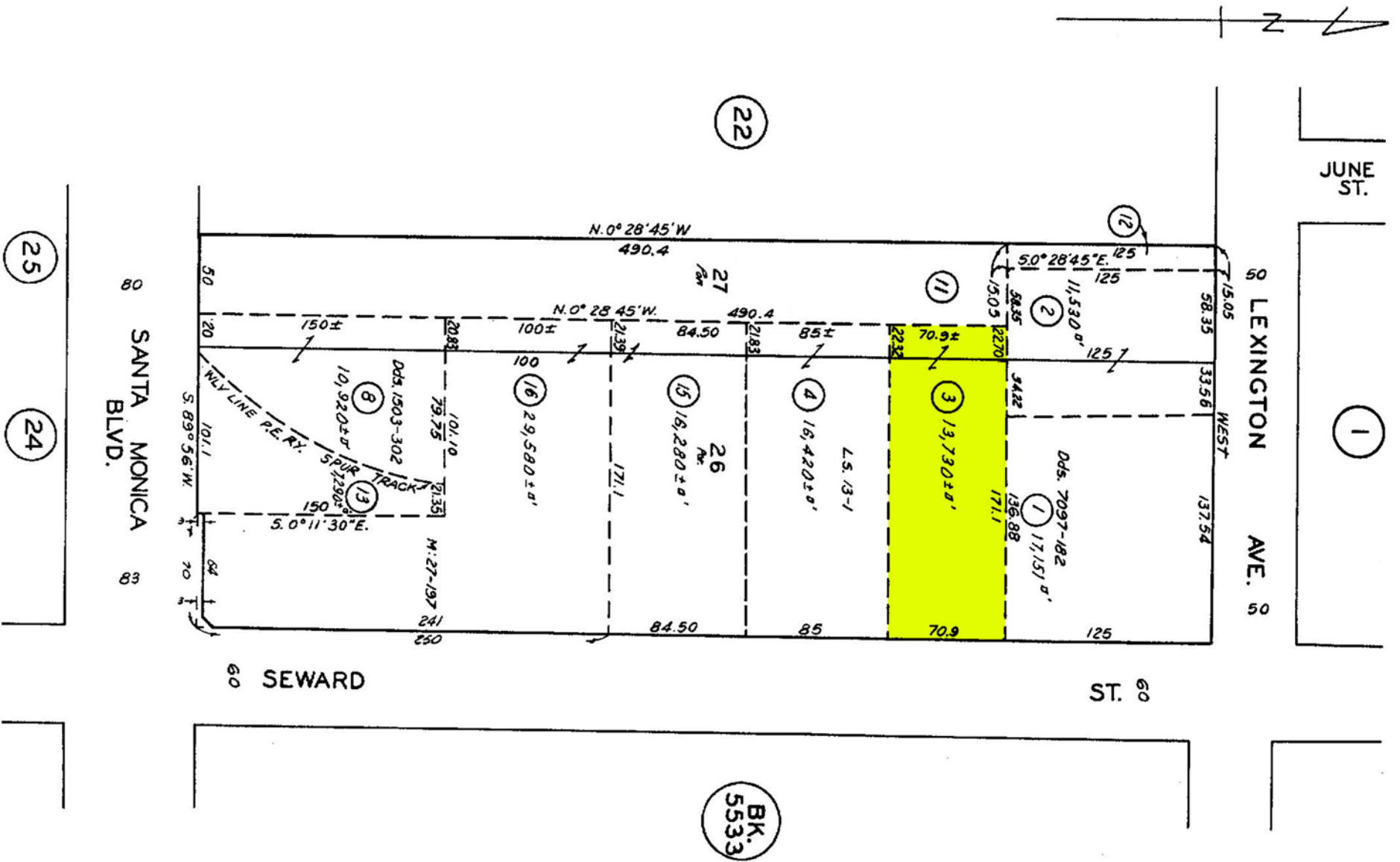
Santa Monica Blvd

Lexington Ave

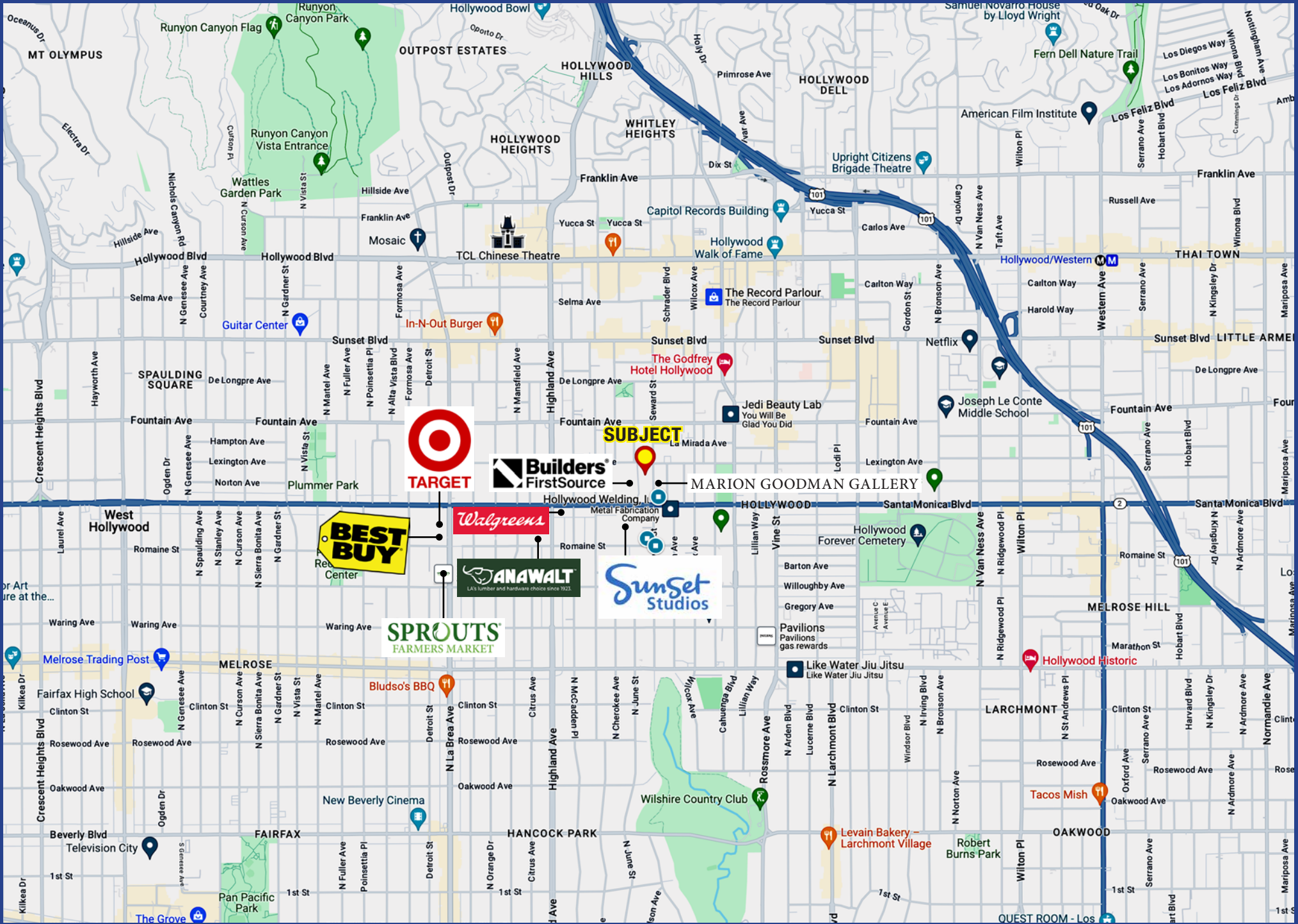
Seward Street



# Plat Map



# Area Map



# Hollywood Media District

## BUSINESS IMPROVEMENT DISTRICTS

A Business Improvement District (BID) is organized and established by property and business owners to enhance the economic vitality of a downtown or neighborhood commercial area. The cost of BID services is financed by a self-imposed tax on commercial property owners within a defined geography. The tax is a surcharge to the real property tax liability. The tax is collected by the LA County Tax Assessor and revenues are returned to the organization managing the BID. A Board of Directors comprised of business and property owners control the BID and how funds are spent.

## HOLLYWOOD MEDIA DISTRICT BID SERVICES

The BID provides enhanced services designed to augment, not replace, those provided by the City of LA, including: security, street cleaning, maintenance and graffiti removal, streetscape improvements, marketing and promotional services and community outreach.

We are led by a 21-member board representing a cross section of Hollywood stakeholders, including merchants, tenants, property owners, cultural and nonprofit organizations.

Hollywood Media District BID expenditures are used primarily for purchasing supplemental services, which include:

- Maintaining commercial corridors through litter and graffiti removal and landscaping to supplement city services;
- Increasing security through the presence of ambassadors who walk and bike the commercial district;
- Promoting the commercial district and the businesses operating;
- Providing homeless and youth services; and,
- Making capital improvements (e.g., street furniture, signage, decorative lighting) to supplement city services.



## GOALS OF THE HOLLYWOOD MEDIA DISTRICT BID

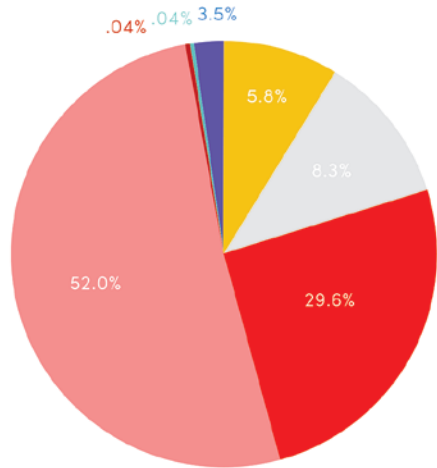
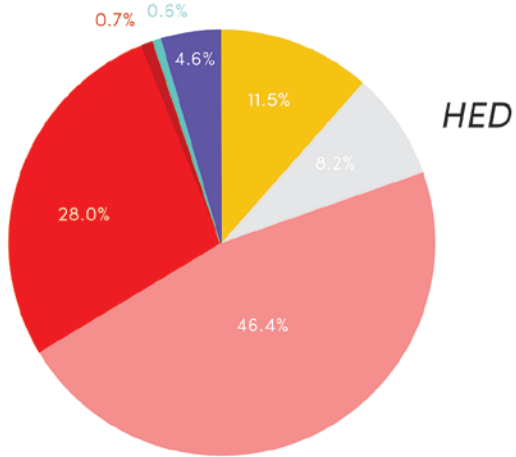
- Create, manage and promote a District Identity that will make our neighborhood a desirable place to live, work and visit
- Implement Master Plan Concepts on behalf of our community
- Improve safety for everyone in the District
- Highlight and promote the capabilities of the historic studios and emerging technology of cutting edge firms in the District
- Improve transit infrastructure and promote public transportation
- Build parking structures (east and west end of the District)
- Maximize shared parking (day and nighttime users)
- Make the District more walkable
- Improve lighting for both security and beautification purposes



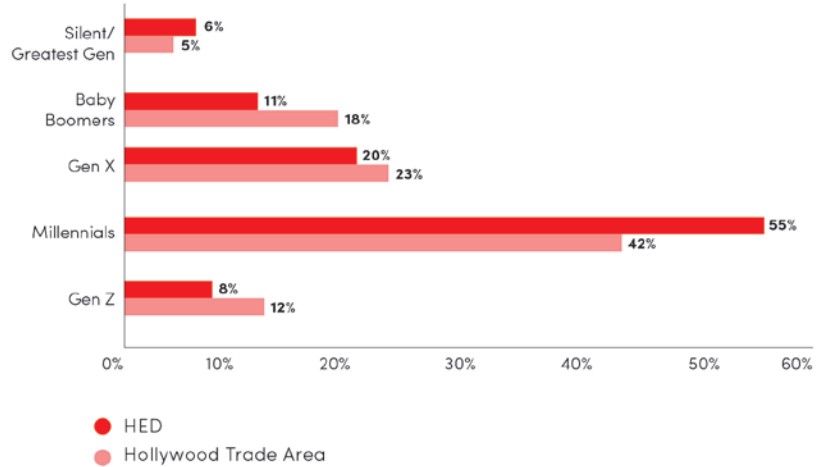
# Hollywood Demographics

## Race & Ethnicity

- Black
- Asian
- Hawaiian
- White
- Hispanic or Latino
- American Indian
- Single Race Other
- Two or More Races Other



## Generations



**55%** Millennials make up 55% of the population in the HED compared to 36% in Los Angeles as a whole.

## Educational Attainment

**50%**

People over age 25 with a Bachelor's degree or higher in the HED and Hollywood Trade Area residents

Hollywood Trade Area Enrollment Numbers

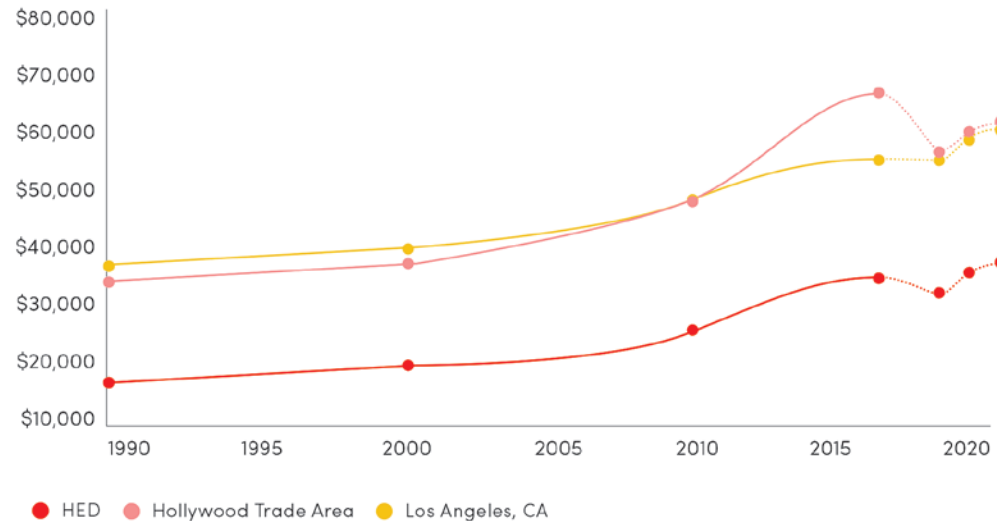
K-12: Public/Private

**10,500**

Post-Secondary

**7,500**

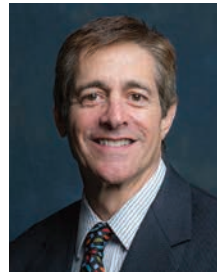
## Household Incomes



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Hollywood, CA 90038

Prime Hollywood Media District  
Lease Opportunity

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13,730± SF of Land



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