

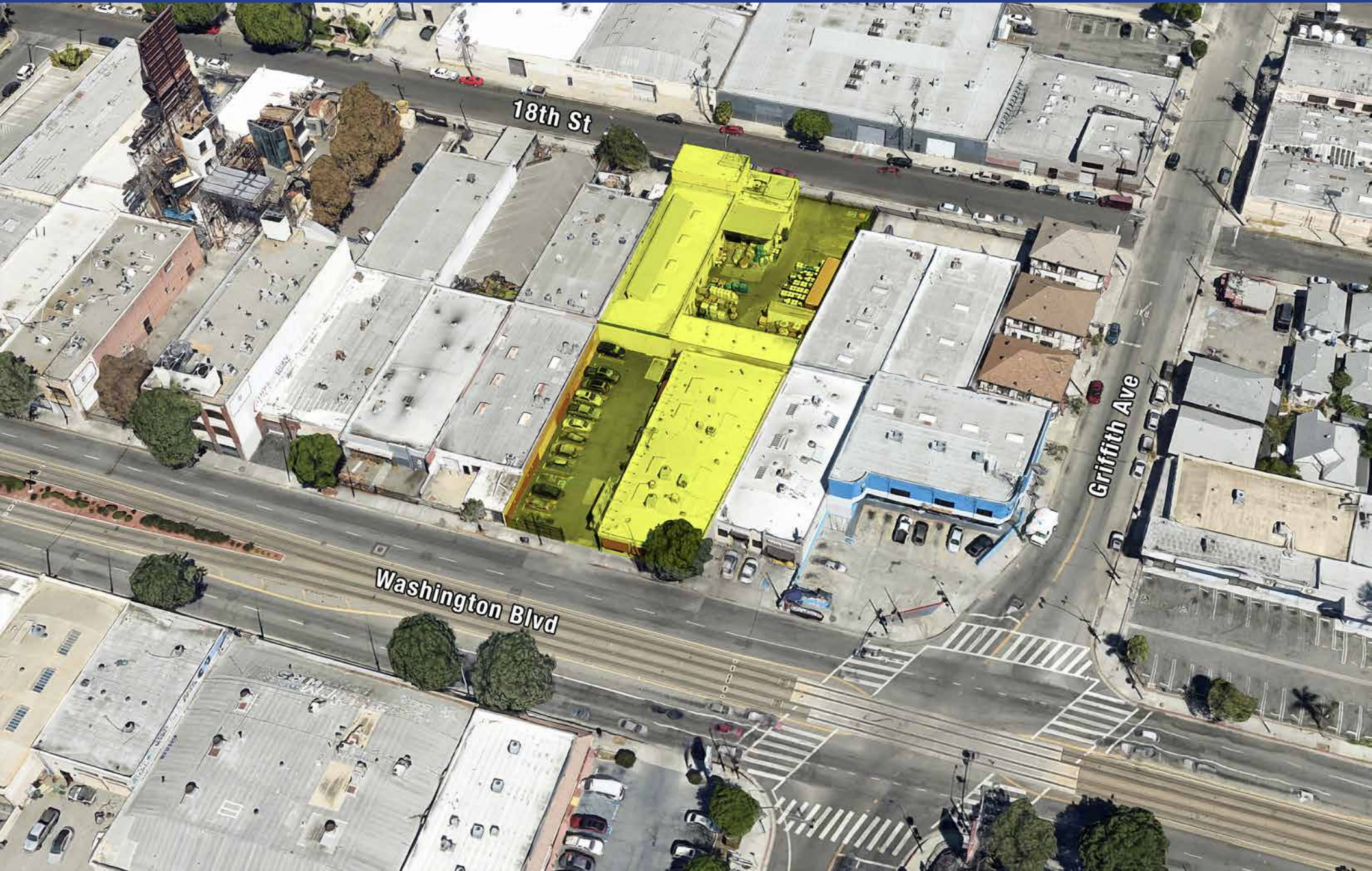
DTLA Owner/User or Development Opportunity

18,200± SF of Mixed-Use Buildings on 31,126± SF of Land

815 E Washington Blvd & 810 E 18th St, Los Angeles, CA 90021



Offering Memorandum



Investment Highlights

815 E WASHINGTON BLVD

- 7,500 SF building on 12,400 SF of land
- Secure, gated parking lot for 12± vehicles
- 125' frontage on busy Washington Blvd
- Metro Blue Line runs directly in front of the property
- Many possible uses:
 - Restaurant/Café
 - Full kitchen commissary
 - Ghost kitchen
 - Food related opportunities

810 E 18TH STREET

- 2 adjacent warehouses: total of 10,770 SF
- 18,600 SF of land
- Ideal for warehousing, light manufacturing, distribution, etc.
- Clear span
- Abundant power service
- Ground level loading
- Secure, gated parking for 20± vehicles

ASKING PRICE: \$5,000,000 (\$302.20 PER SF)

815 E WASHINGTON BLVD
810 E 18TH STREET
LOS ANGELES, CA 90021

Property Details

Building Area	18,200 SF
Land Area	31,126 SF
Stories	One & Two
Construction	Mixed
Year Built	1943
Parking	32± Vehicles
Zoning	LA CM-2D-O-CPIO
APN	5131-004-034
Tenants	2
Total Monthly Income	\$18,326 (plus billboard income)

815 E Washington Blvd

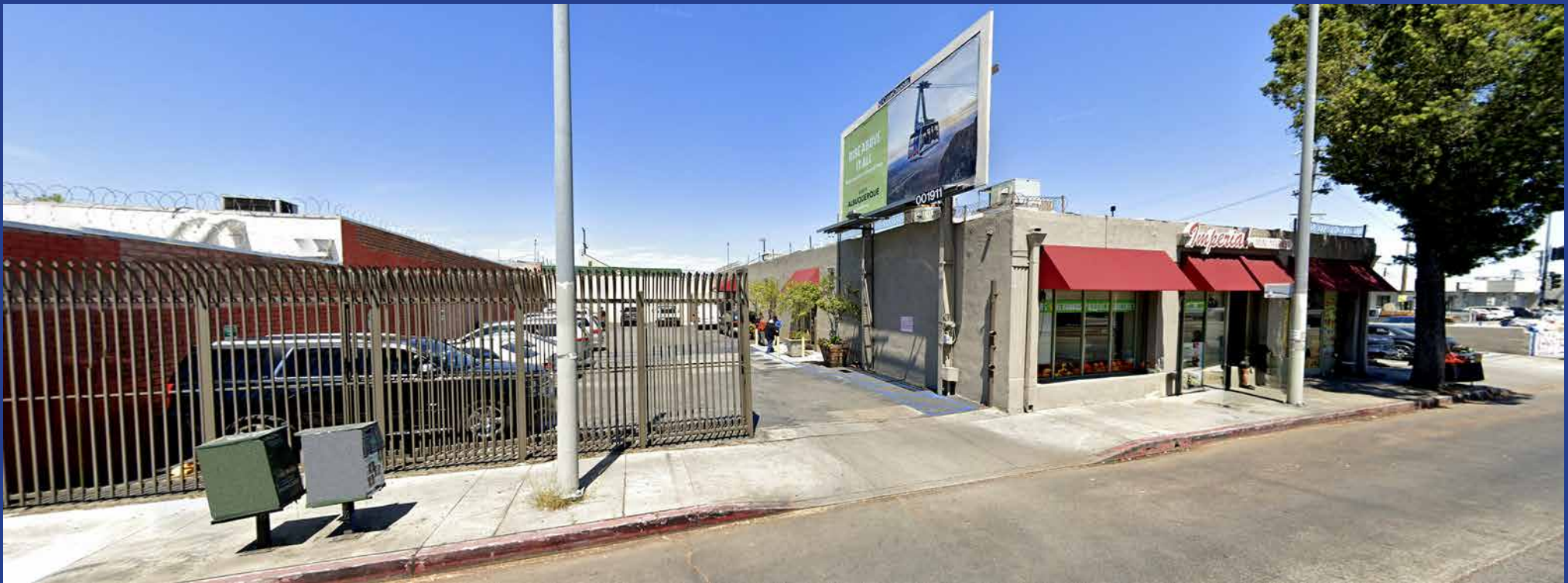
Building Area	7,500 SF
Land Area	12,400 SF
Use	Restaurant
Parking	12± Vehicles
Monthly Income	\$8,921
Lease Expiration	Month-to-Month

810 E 18th St

Building Area	10,700 SF
Land Area	18,600 SF
Use	Warehouse
Parking	20± Vehicles
Monthly Income	\$9,405
Lease Expiration	Month-to-Month

Property Highlights

- Owner/user or development opportunity
- Clear span warehouses plus retail store with frontage on two streets
- 125' frontage on Washington Blvd | 97' on 18th Street
- Located between Griffith Ave and Stanford Ave
- Metro Blue Line Light Rail runs directly in front of property on Washington Blvd
- Adjacent to DTLA Fashion District
- One mile from USC and Convention Center
- TOC: Tier 3
- Located in Qualified Designated Opportunity Zone
- Annual \$820 billboard income
- Short term income while property is being repositioned



815 E WASHINGTON BLVD



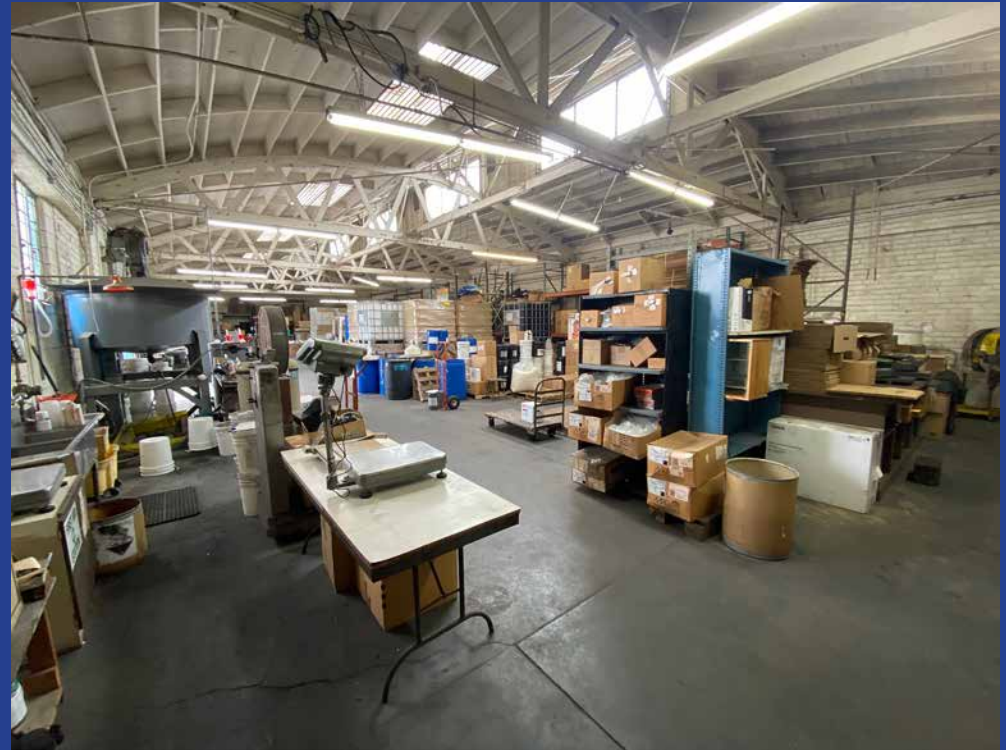


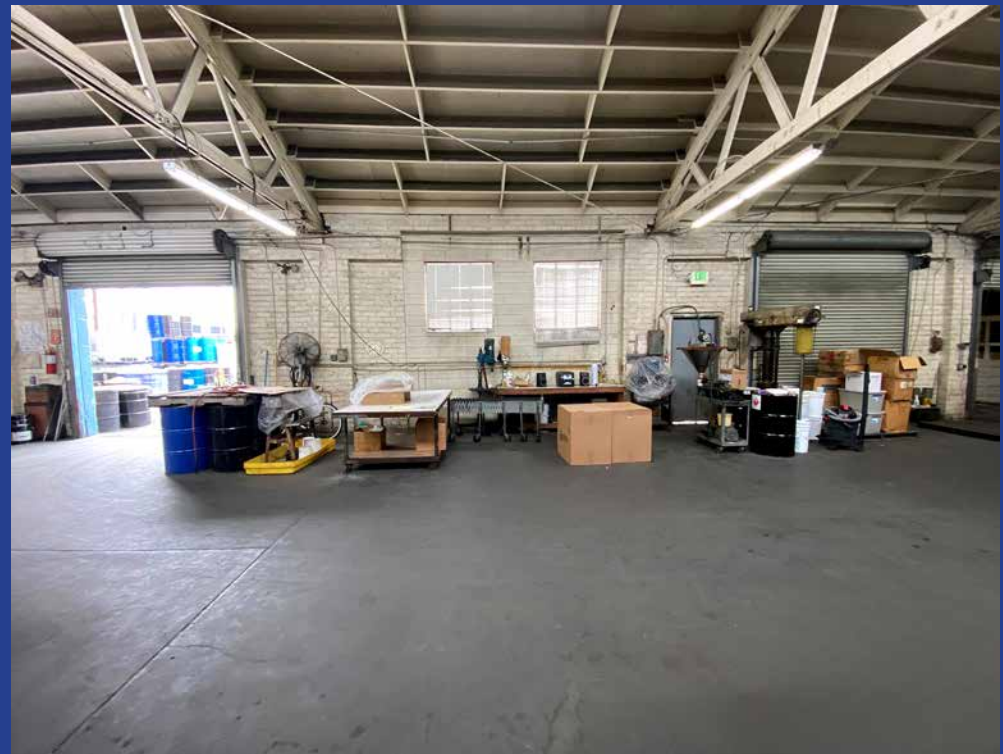
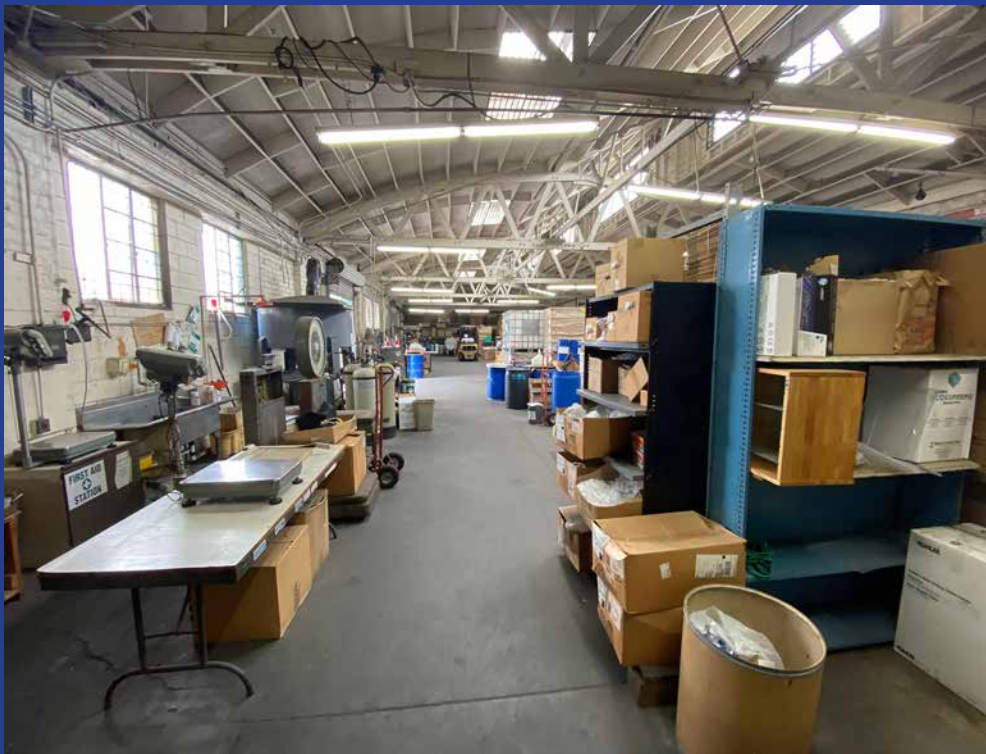
815 E WASHINGTON BLVD





810 E 18TH STREET

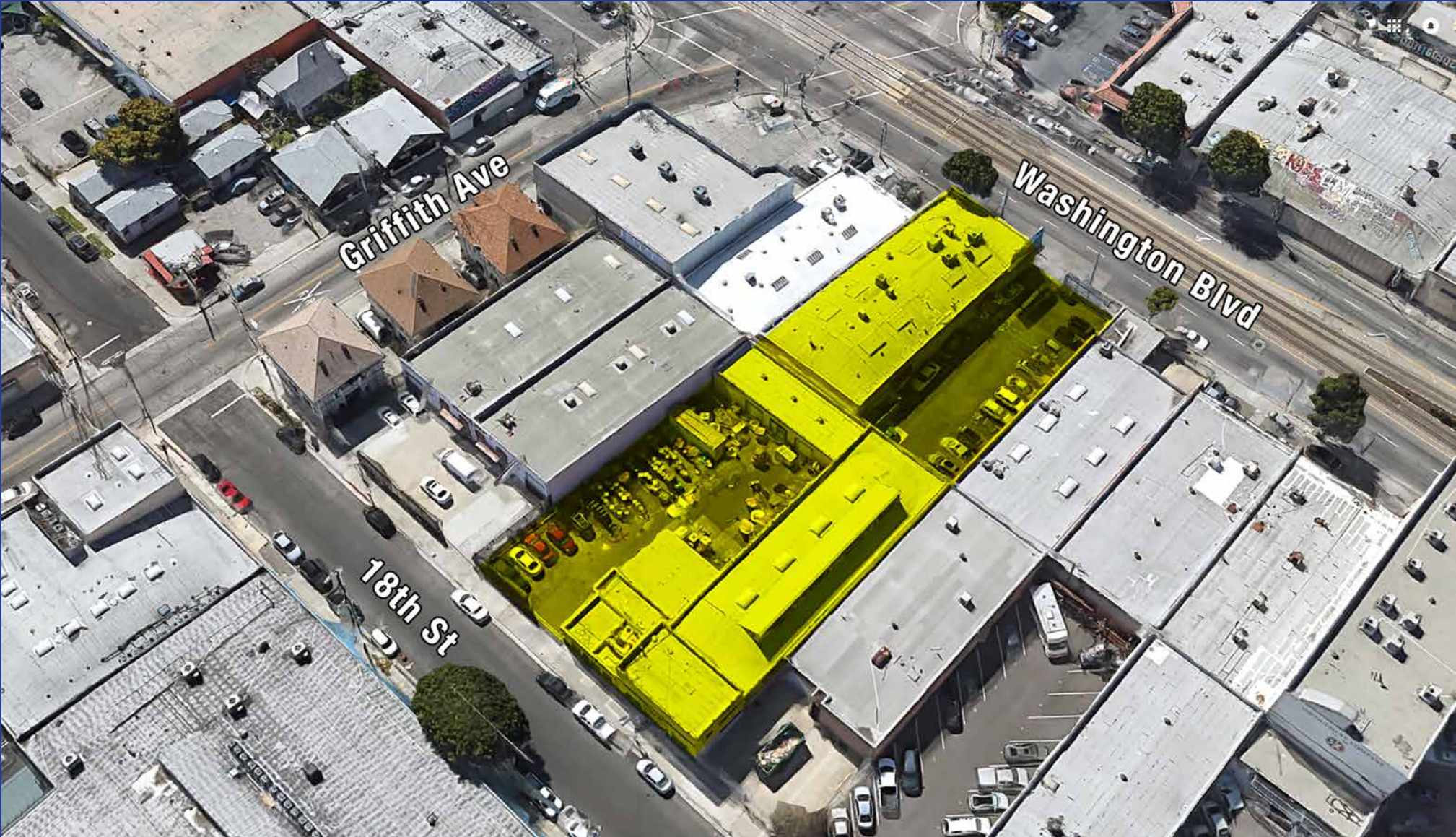




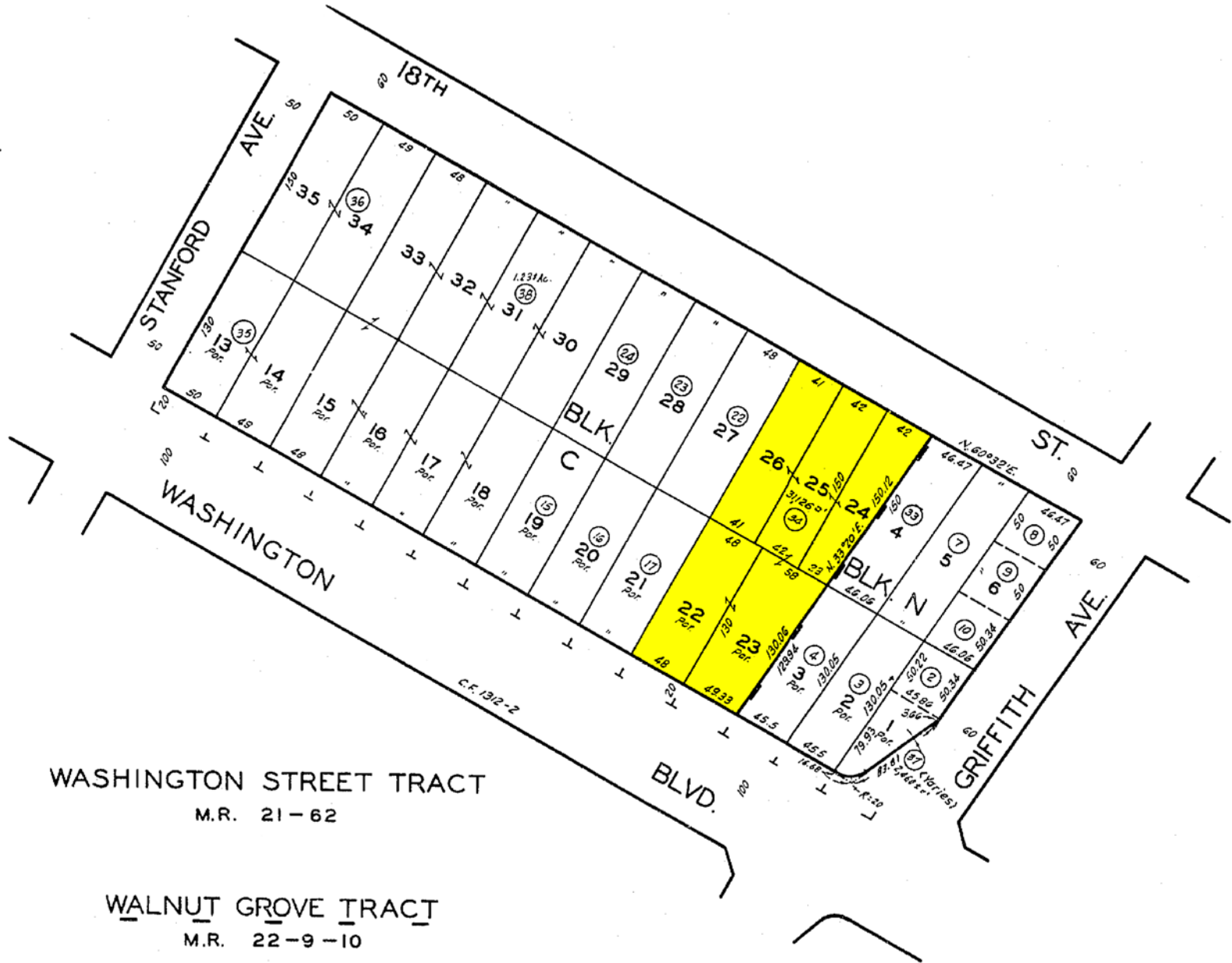
810 E 18TH STREET



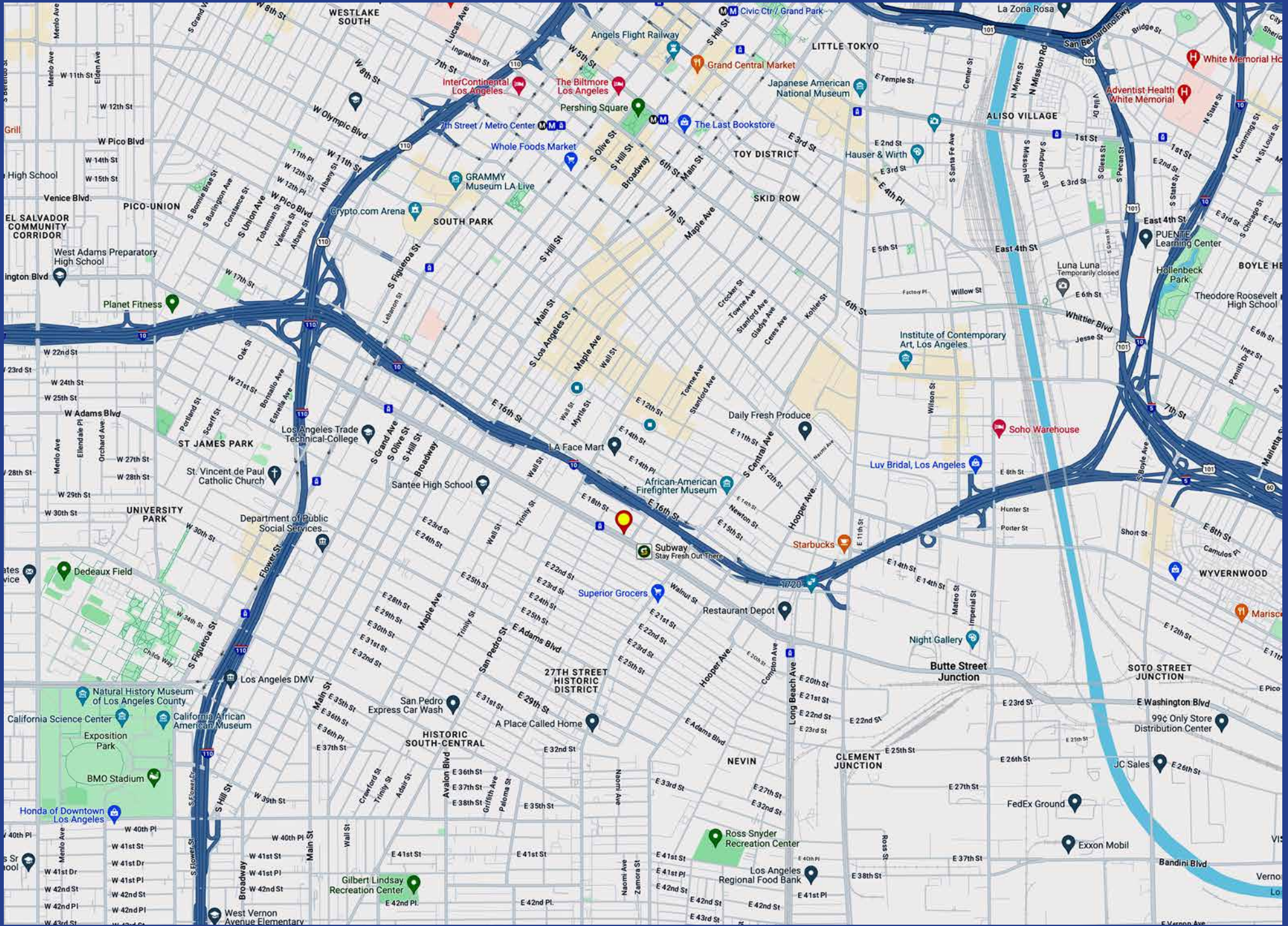
Aerial Photo



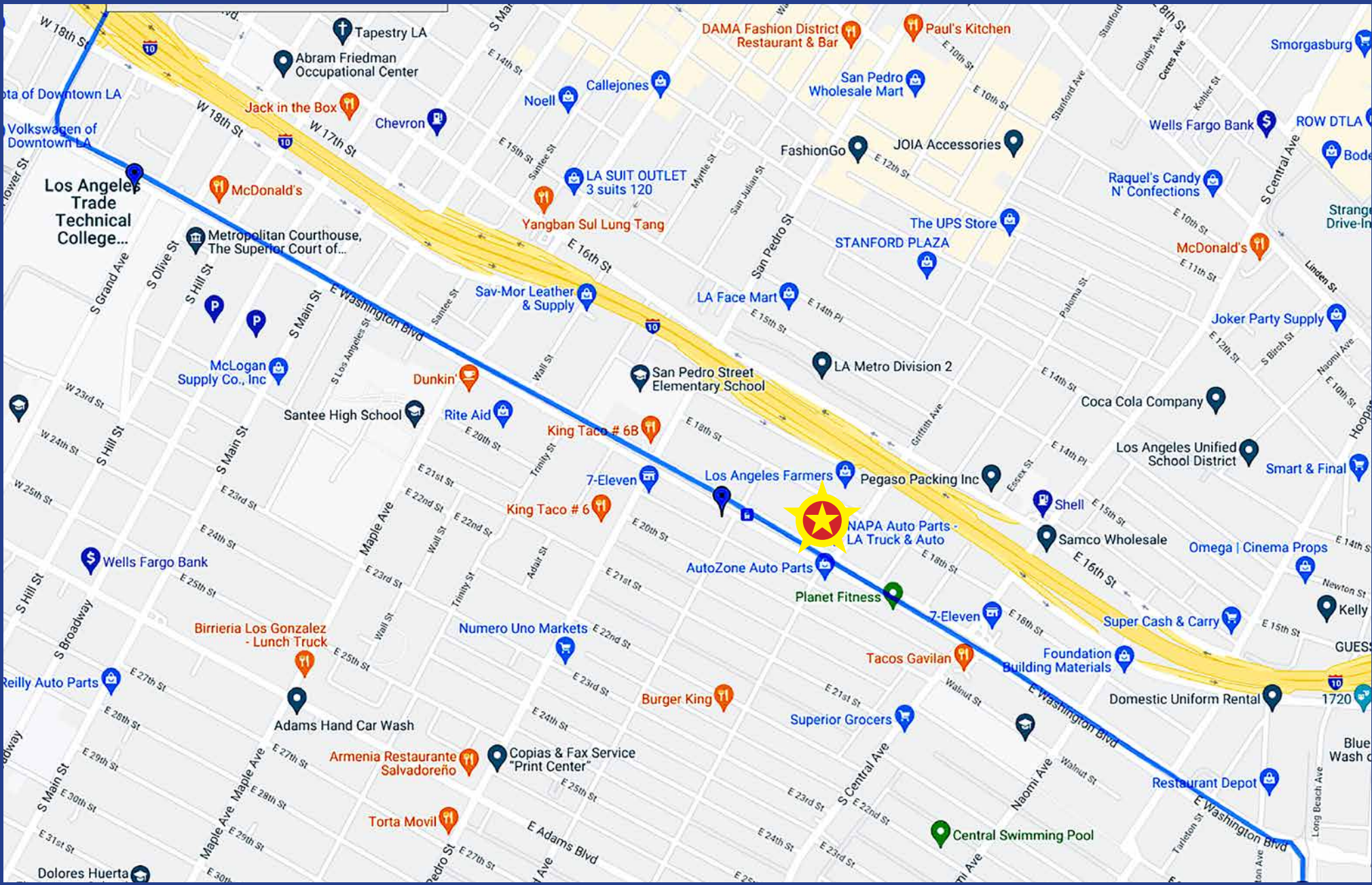
Plat Map



Area Map



Metro Blue Line Map



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

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



815 E Washington Blvd
810 E 18th St
Los Angeles, CA 90021

18,200 Sq.Ft. of Buildings
31,126 Sq.Ft. of Land

- Industrial Warehouse
- Retail Storefront
- Reposition Opportunity
- Fashion District Adjacent
- Short Term Income

Exclusively Offered by



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