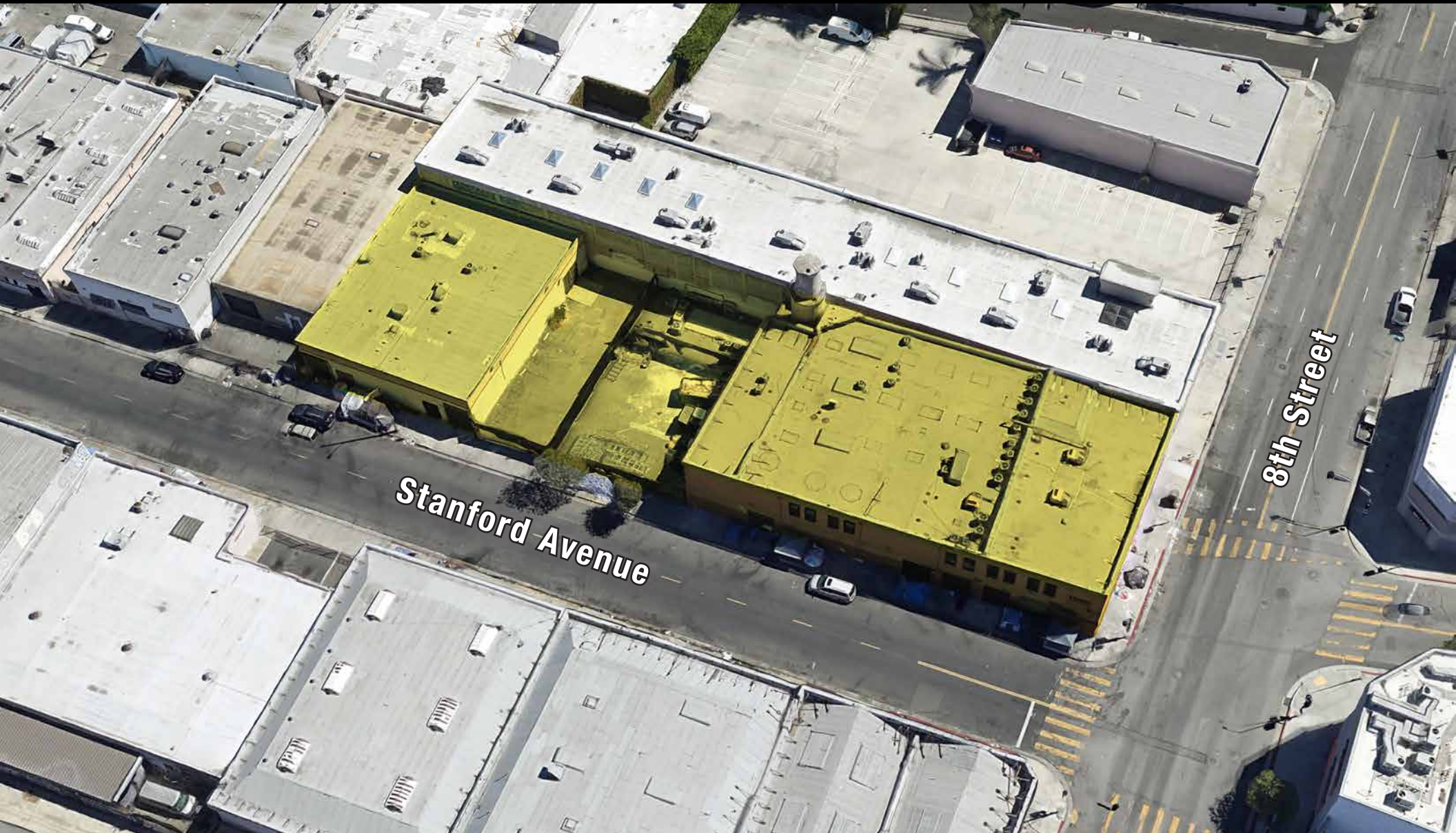


# DTLA USER OR DEVELOPMENT OPPORTUNITY



**30,260± SF of Industrial Buildings on 25,900± SF of Land**  
*Ideal for Flowers, Produce, Dry Goods, Cash & Carry, Etc.*  
**901 E 8TH STREET & 772 STANFORD AVENUE, LOS ANGELES, CA 90021**

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

**901 E 8TH ST & 772 STANFORD AVE  
LOS ANGELES, CA 90021**

## Property Details

**Total Building Area** 30,260± SF  
**Total Land Area** 25,900± SF  
**Zoning** LA M2-2D

### 901 E 8th Street

**Building Area** 24,000± SF  
**Stories** 2  
**Year Built** 1912  
**Construction** Masonry  
**Clear Height** 18' Ground Floor | 14' 2nd Floor  
**Elevators** 1 Freight (Not Working)  
**Ground Level Loading Doors** 4: 10x14  
**Power** 1000A/240V/3Ph 4W  
**Restrooms** 5  
**APN** 5146-029-017,047

### 772 Stanford Avenue

**Building Area** 6,260± SF  
**Stories** 1  
**Year Built** 1984  
**Construction** Masonry  
**Clear Height** 12'  
**Ground Level Loading Doors** 3: 8x12  
**Power** 400A/240V/3Ph & 200A/240V/1Ph  
**APN** 5146-029-046,048

## Property Highlights

- Super sharp DTLA warehouse/flex facility consisting of 2 buildings
- Ideal for flowers, produce, dry goods, cash & carry, creative applications, etc.
- Possible development opportunity
- Fantastic exposure and signage!
- 306' frontage on Stanford Avenue
- Combined secure, gated parking for 18± vehicles
- Total of 7 ground level loading doors
- Heavy power service
- Located at the southeast corner of 8th Street and Stanford Ave
- 5 blocks west of ROW DTLA and Arts District
- Tier 2 TOC
- Designated Qualified Opportunity Zone
- 901 E 8th Street is also available for lease (call broker)  
772 Stanford Avenue is currently leased

**Asking Price: \$10,000,000 (\$330.47 Per SF)**



901 E 8TH STREET



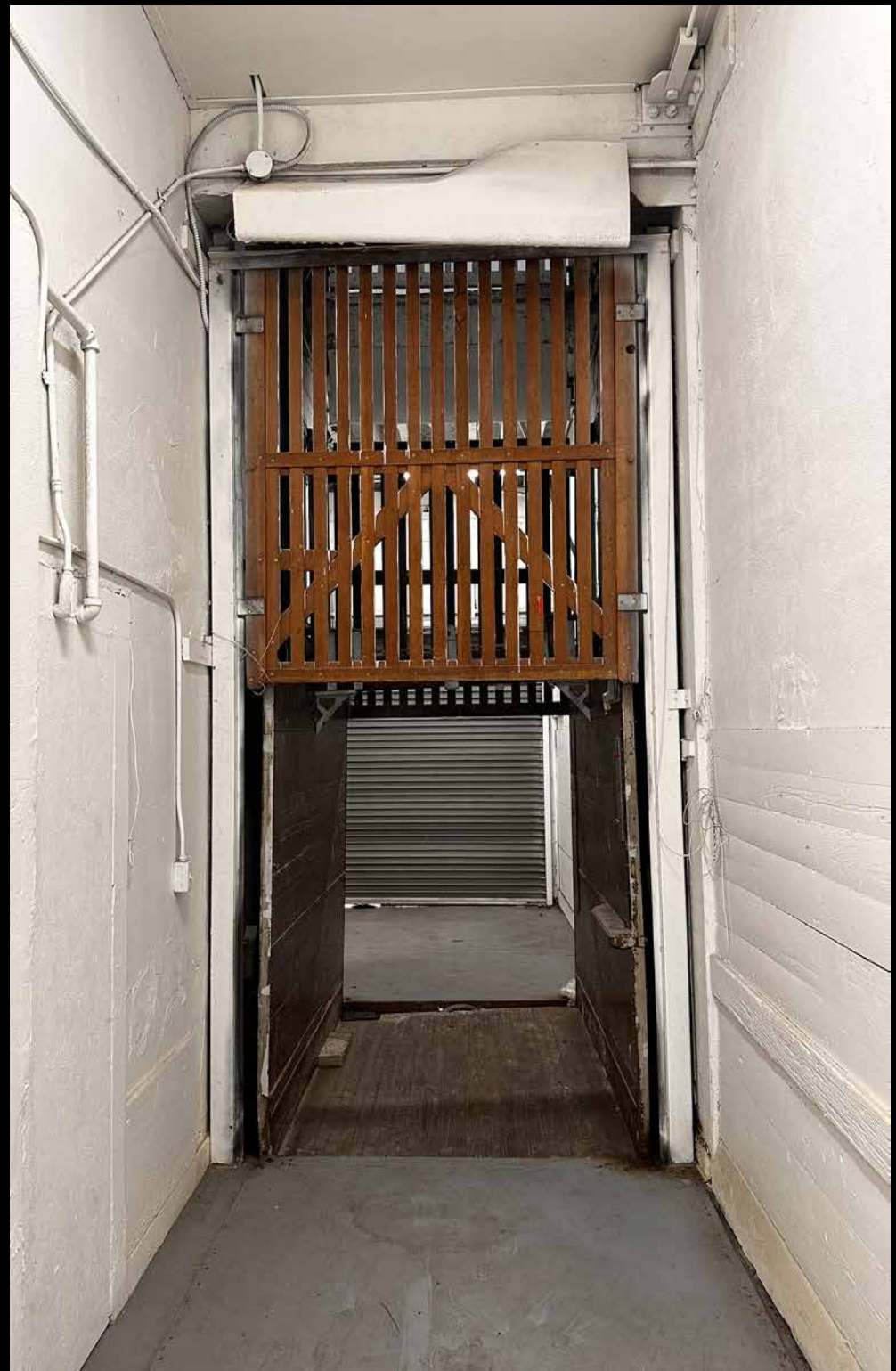


**901 E 8TH STREET GROUND FLOOR**





**901 E 8TH STREET GROUND FLOOR**





901 E 8TH STREET 2ND FLOOR

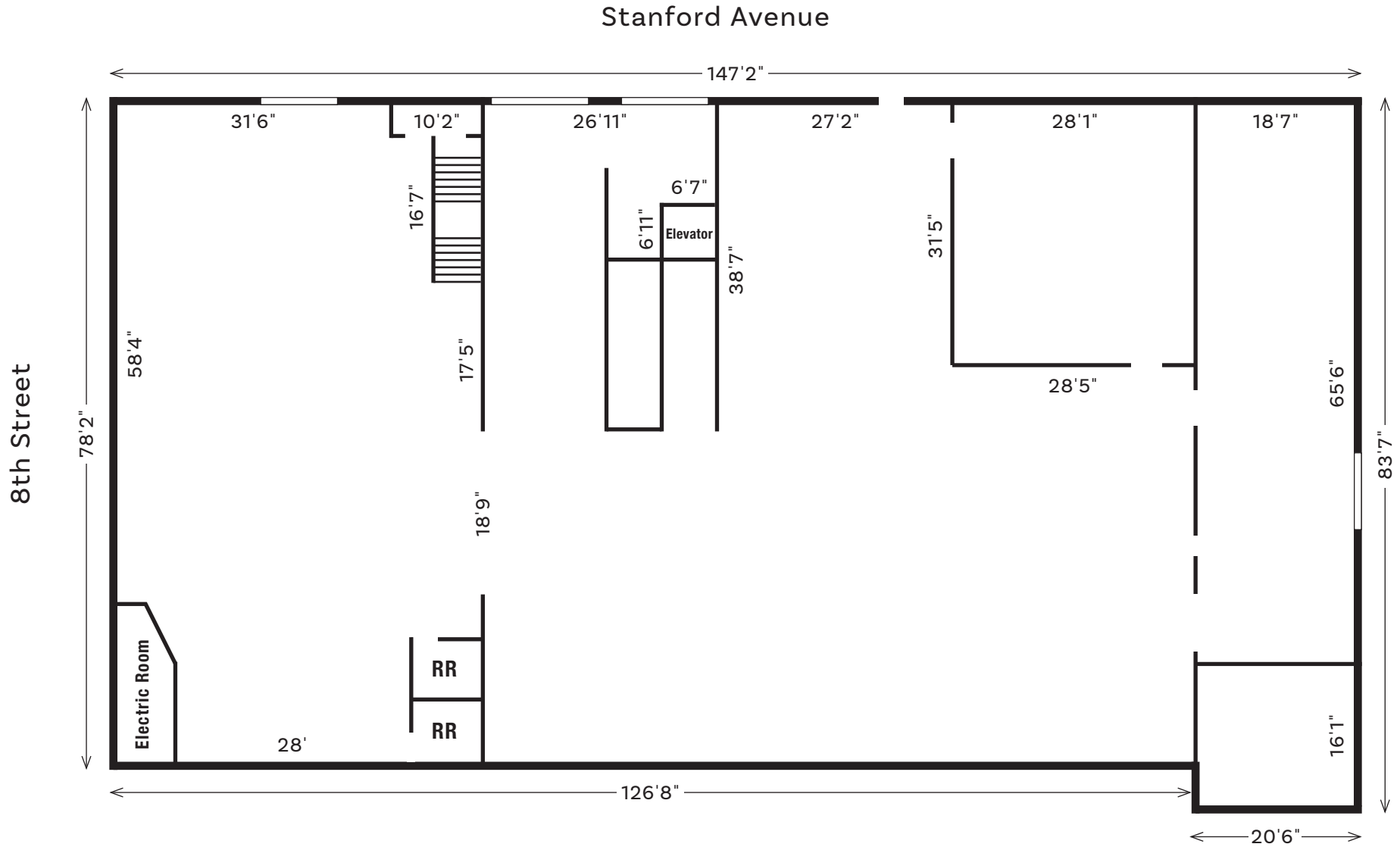




901 E 8TH STREET 2ND FLOOR



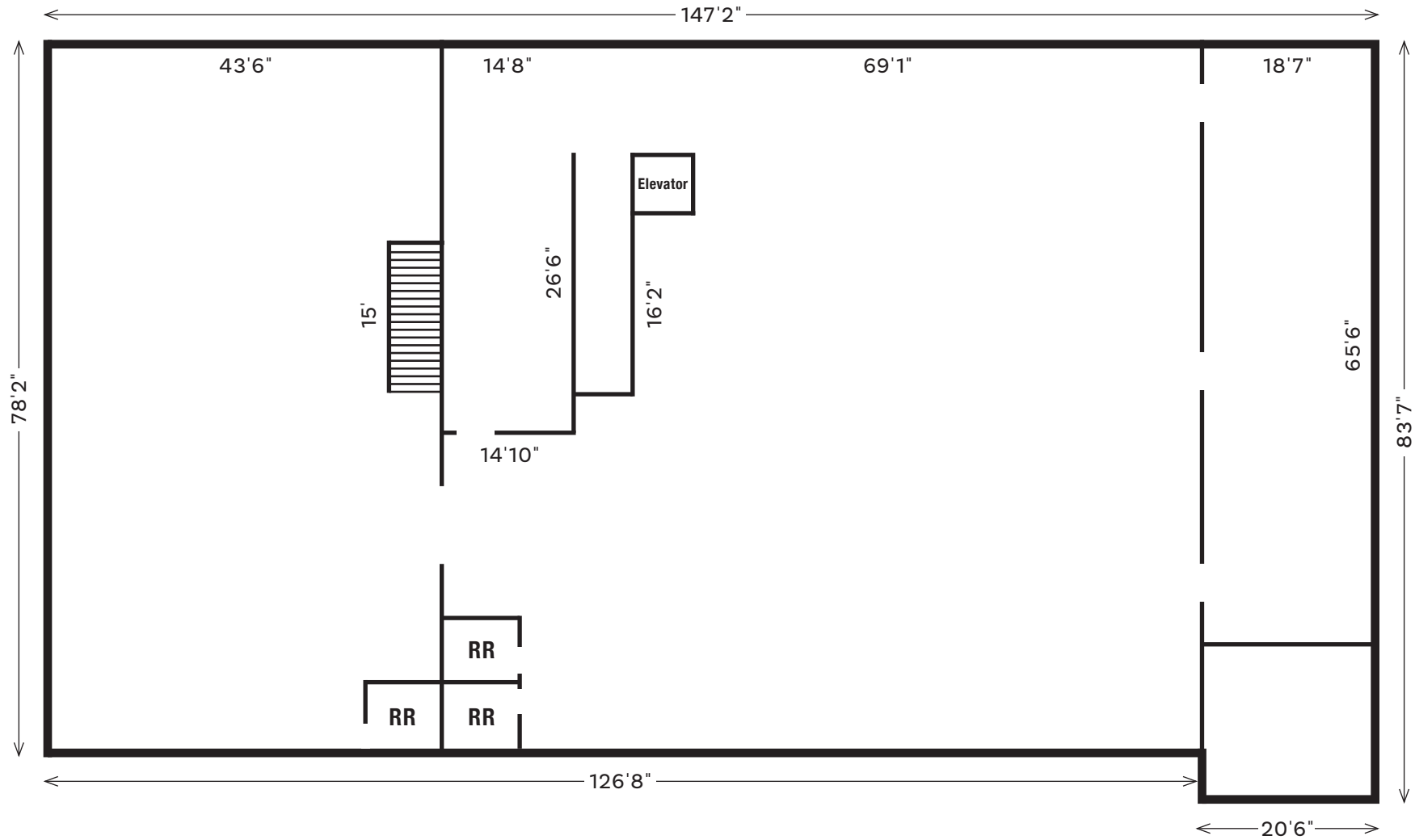
# 901 E 8th Street Ground Floor Site Plan



Not to Scale | All measurements approximate



# 901 E 8th Street Second Floor Site Plan



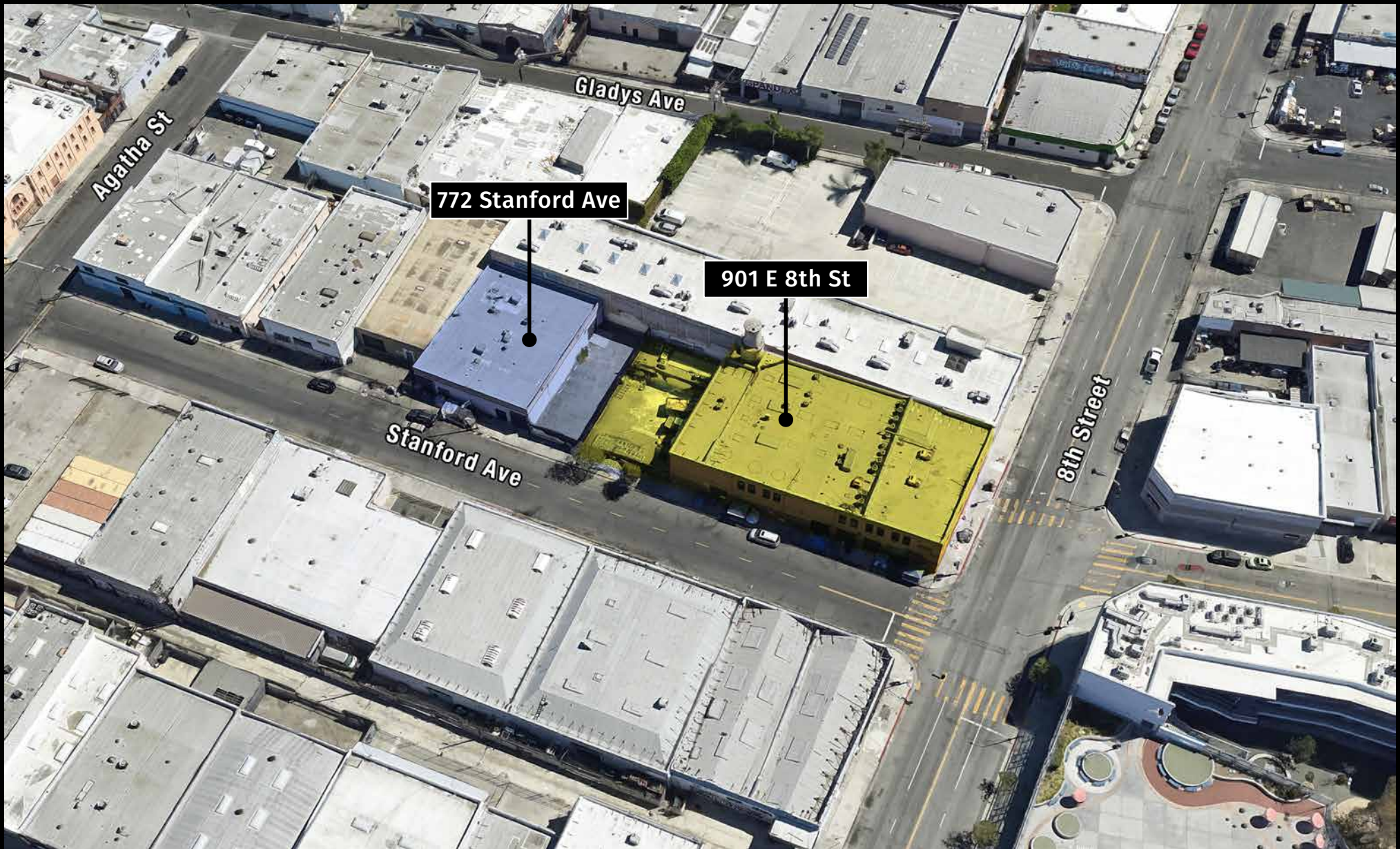
Not to Scale | All measurements approximate



772 STANFORD AVENUE



# Property Aerial



# Plat Map

THE NIOSI TRACT  
M.B. 7 - 85

TRACT NO. 317  
M.B. 14 - 103

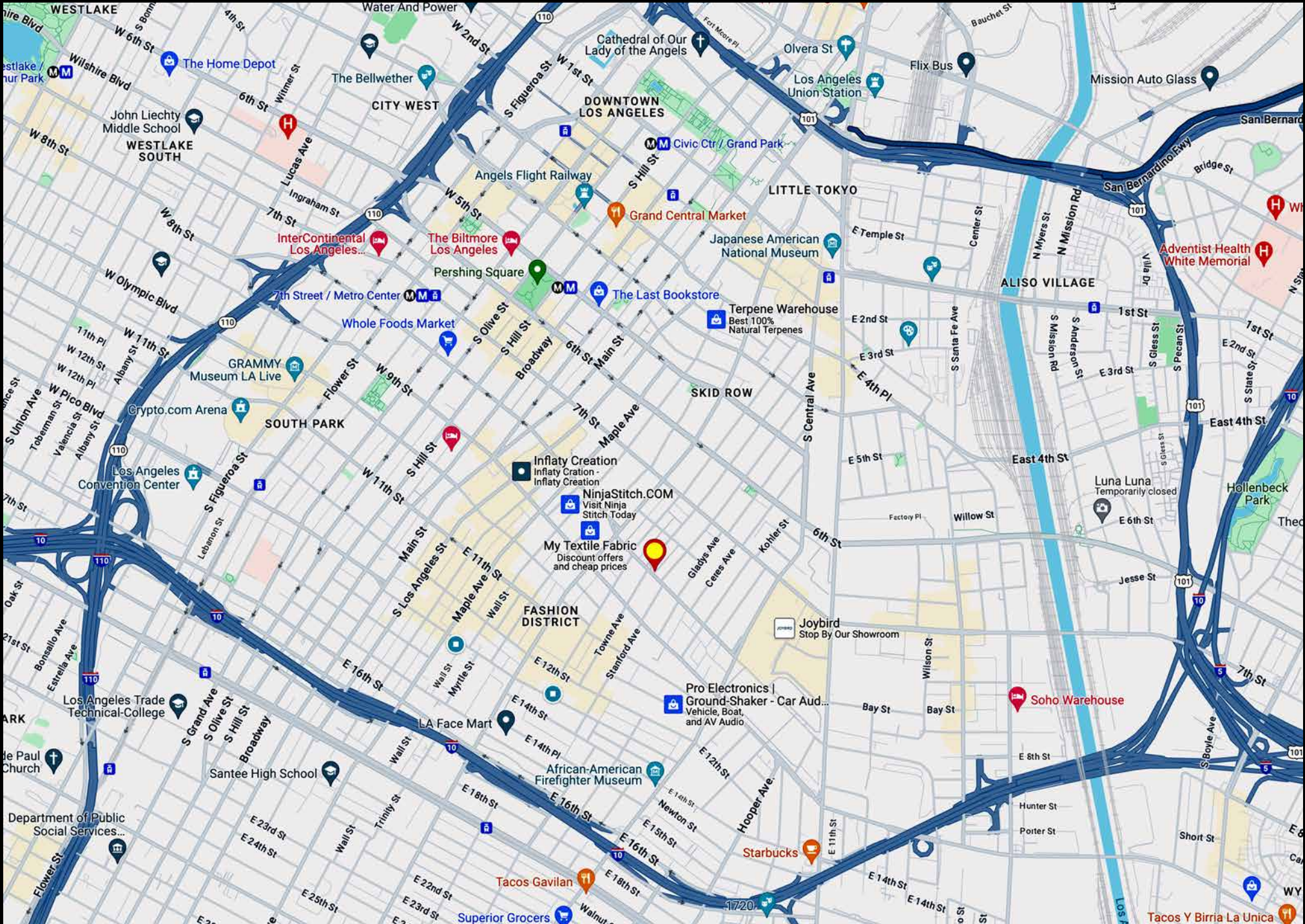
CALKINS AND CLAPP'S  
EIGHTH STREET TRACT  
M.R. 59 - 69

TRACT NO. 13370  
M.B. 283 - 12

WILDE AND STRONG'S  
SUBDIVISION OF THE  
FRANK SABICHI TRACT  
M.R. 66 - 64



# Area Map



# Downtown Los Angeles Districts



901 E 8th St and 772 Stanford Ave have an excellent Downtown Los Angeles corner location, at the crossroads of the Flower District, Produce District, Fashion District, and Seafood District. The properties are also close to the Historic Core and the Arts District.

The properties offer easy access to all Downtown freeways, with the Santa Monica (I-10), Harbor (110), Hollywood (101), Golden State (I-5) and Pomona (60) freeways just minutes away.

# Designated Qualified Opportunity Zone



901 E 8th St and 772 Stanford Ave are 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

**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



**901 E 8TH ST & 772 STANFORD AVE  
LOS ANGELES, CA 90021**

**30,260± SF Total Building Area  
25,900± SF of Total Land Area**

**Owner/User, Investor, Developer  
Purchase Opportunity**

**Ideal for Flowers, Produce, Dry  
Goods, Cash & Carry, Creative  
Applications, Etc.**

*Exclusively Listed By*



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