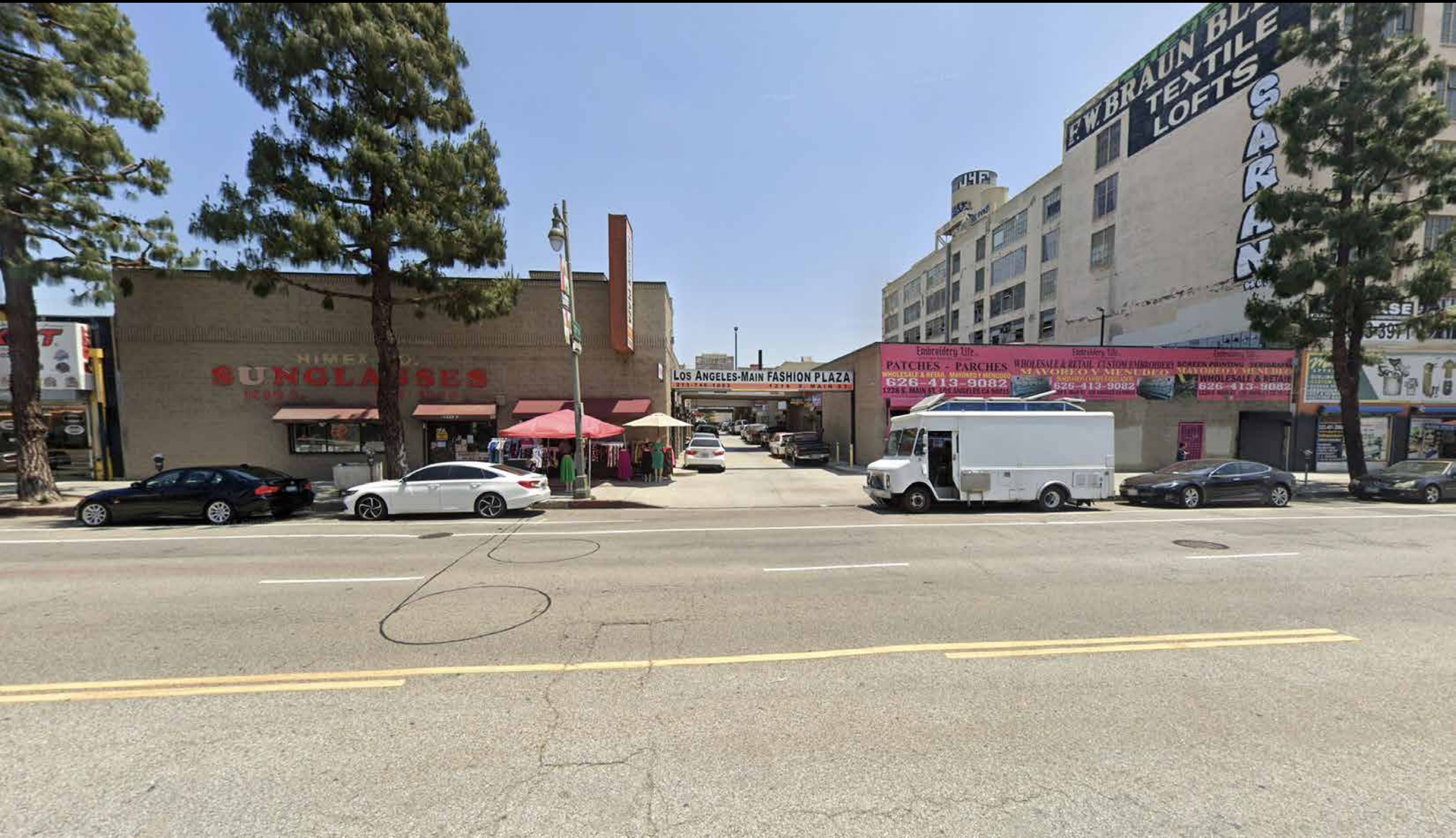


DTLA CREATIVE CONVERSION/DEVELOPMENT OPPORTUNITY



39,912± SF of Buildings on 41,030± SF of Land

Los Angeles-Main Fashion Plaza

1218-1230 S MAIN ST & 1219 S LOS ANGELES ST, LOS ANGELES, CA 90015



**1218-1230 S MAIN STREET
1219 S LOS ANGELES STREET
LOS ANGELES, CA 90015**

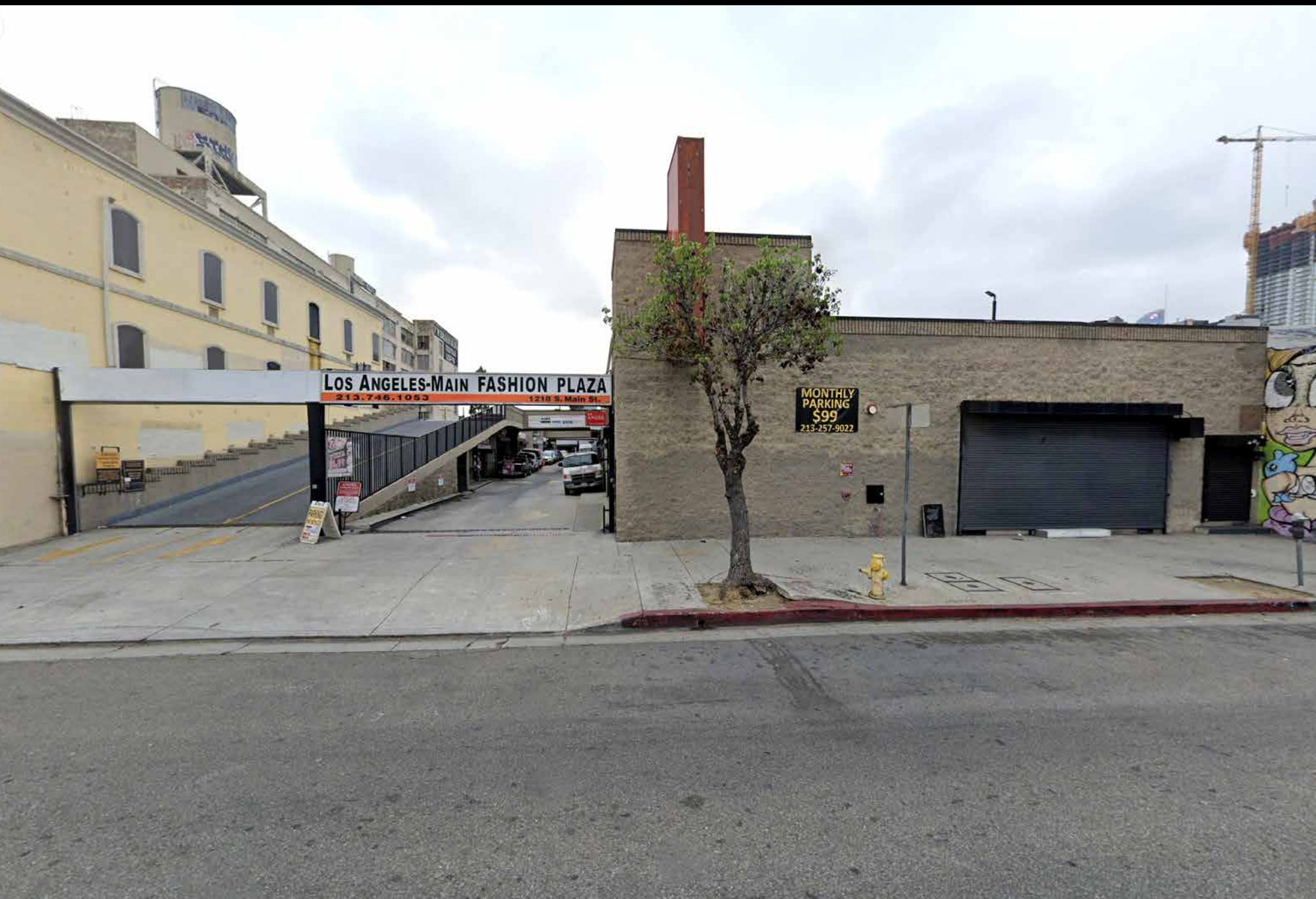
Property Details

Land Use:	Shopping Center
Building Area:	39,912± Sq.Ft.
Stories:	One
Construction:	Masonry
Year Built:	1982
Surface and Rooftop Parking: (Parking Covenant in Place: Call Broker)	120± Vehicles
Land Area (Per Plat Map):	41,030± Sq.Ft.
Zoning:	LA M2
Assessor's Parcel #:	5139-027-016
Traffic Count:	18,010 Vehicles Per Day (2022)
TOC	Tier 3
Opportunity Zone	No

Property Highlights

- Rare Fashion District/South Park District purchase opportunity
- Future development site with income during entitlement period
- Call broker for rent roll and income/expense details
- Block-to-block property between Los Angeles & Main Streets
- 156 foot frontage on Main St & 113 foot frontage on Los Angeles St
- Located right on the border of the Fashion District and South Park District
- Across from Axis Apartment Complex
- 3/4-mile east of the Harbor (110) Freeway and 1/4-mile north of the Santa Monica (I-10) Freeway

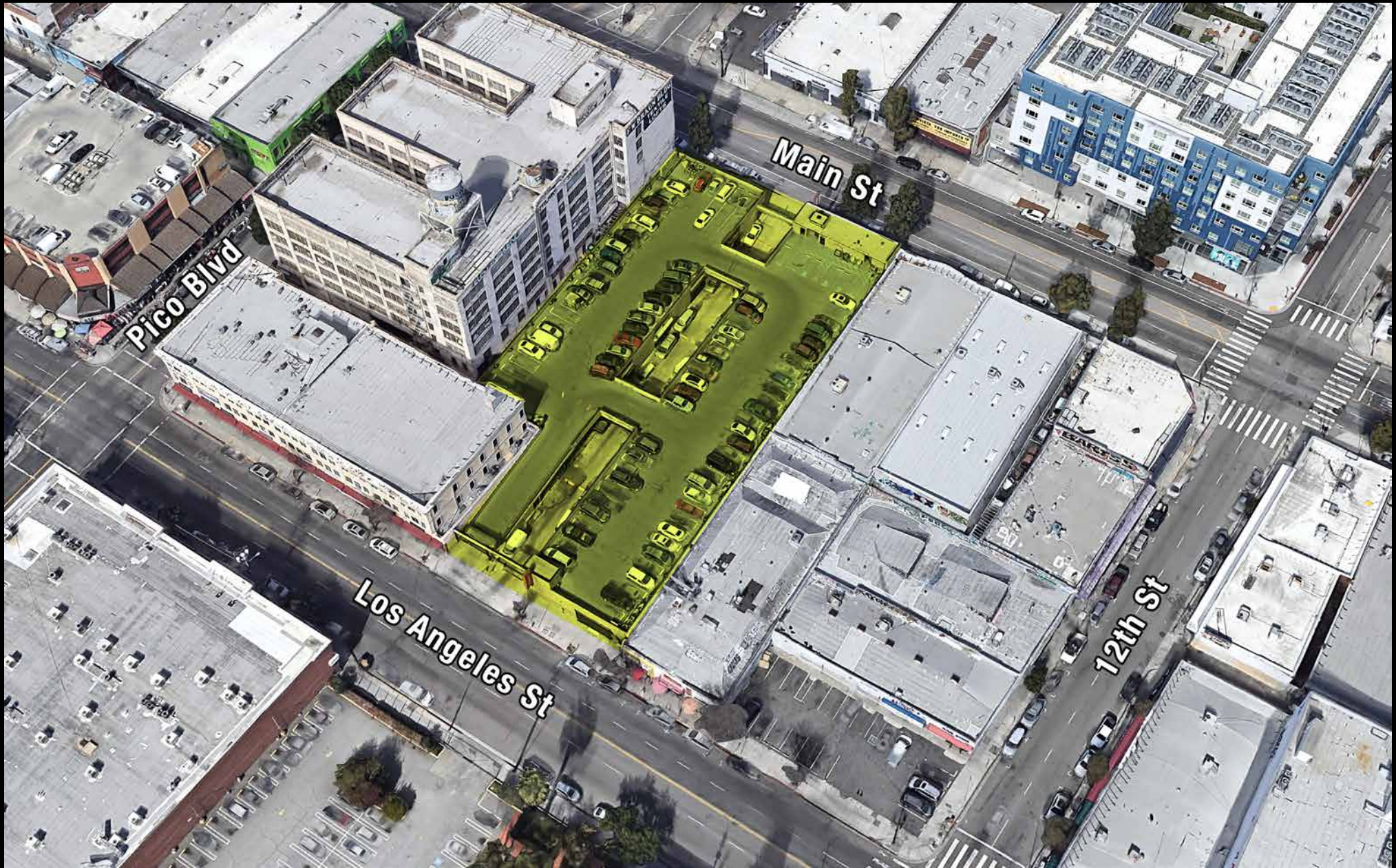
Asking Price: \$10,899,000 (\$273.07 Per SF)







Property Aerial



Plat Map



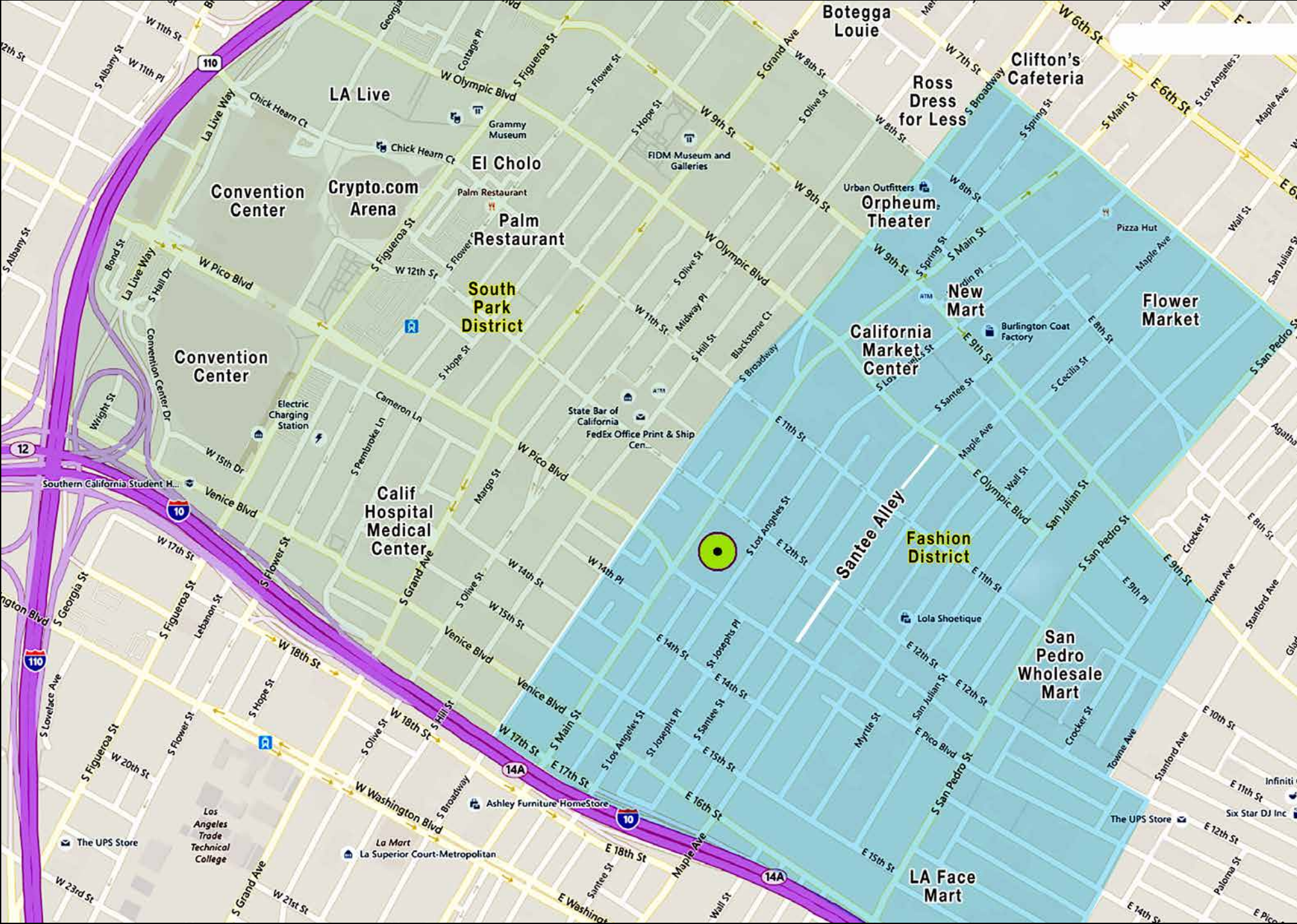
TRACT NO. 5235
M.B. 45-98

TRACT NO. 3079
M.B. 29-61

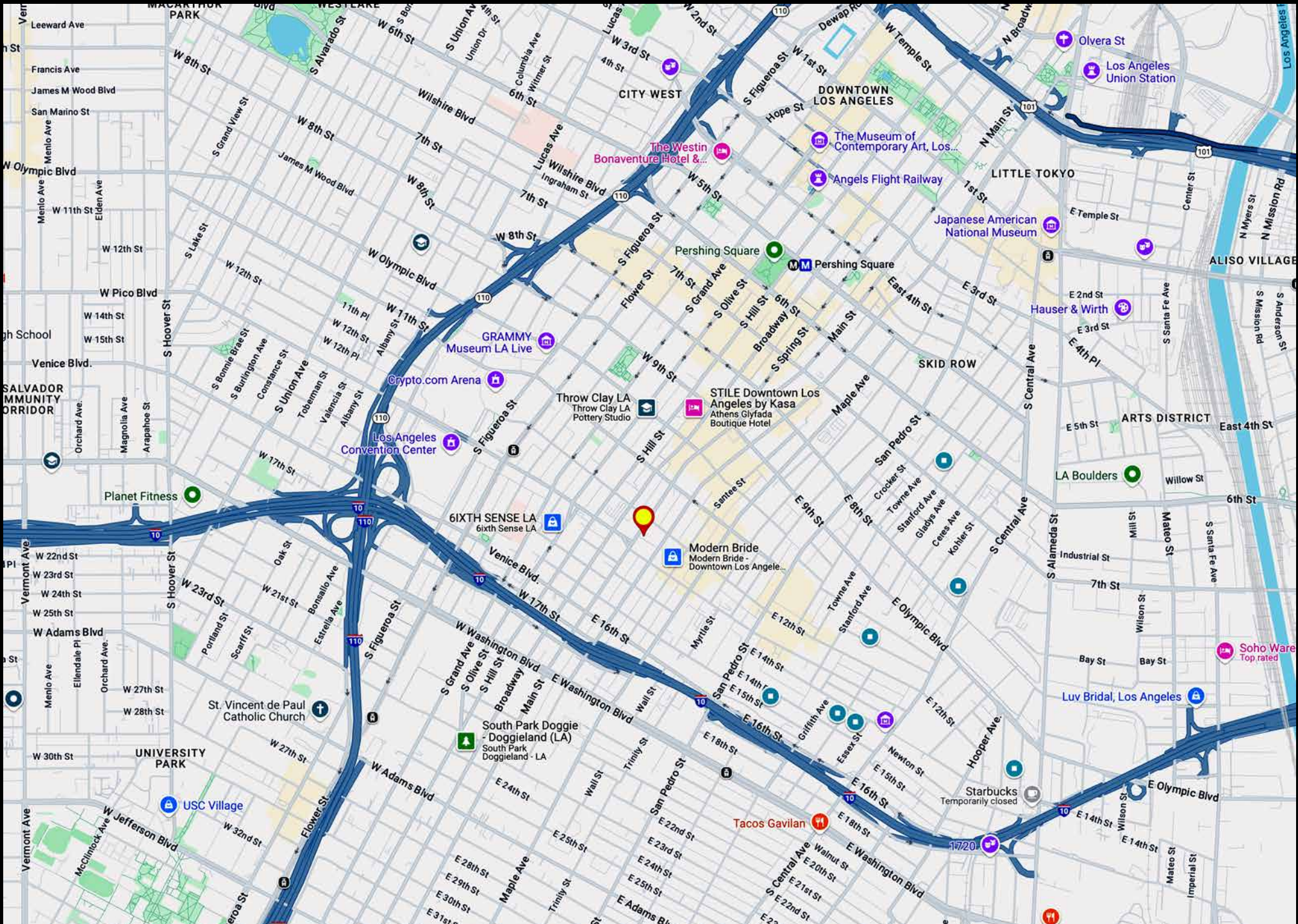
O.W. CHILDS' TRACT
M.R. 5-355

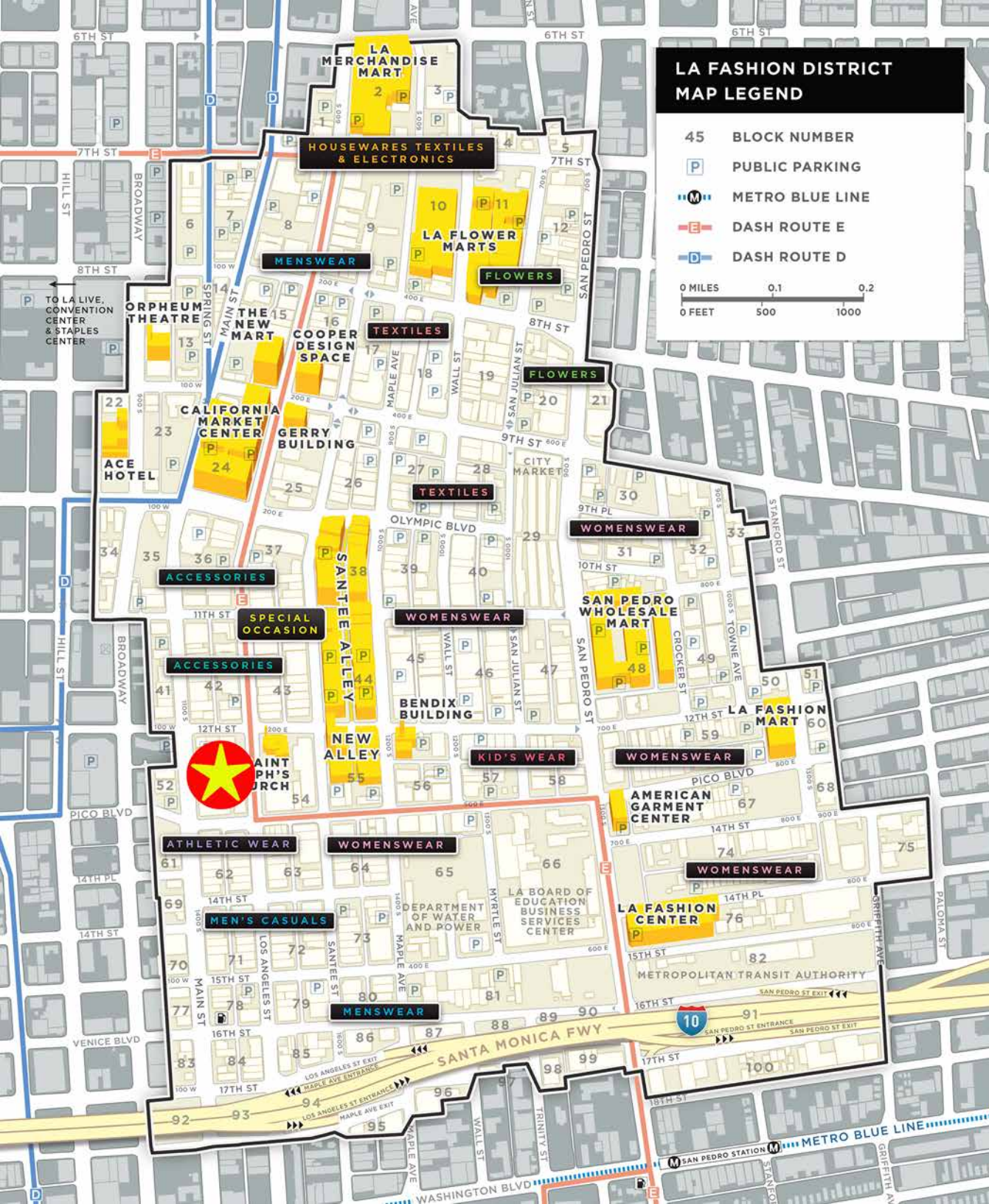
**MILLS' SUBDIVISION OF
LOT NO. 1 DE CELIS
VINEYARD TRACT**
M.R. 5-4

Amenities Map



Area 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



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



LOS ANGELES—MAIN FASHION PLAZA

1218-1230 S Main Street
1219 S Los Angeles Street
Los Angeles, CA 90015

39,912± SF of Buildings
41,030± SF of Land

Prime DTLA Creative Conversion or
Development Purchase Opportunity

Exclusively Listed By



Mark Silverman

Senior Associate

213.747.0379 office

213.924.7147 mobile

mark@majorproperties.com

Lic. 01310992



Bradley A Luster

President

213.747.4154 office

213.276.2483 mobile

brad@majorproperties.com

Lic. 00913803

MAJOR PROPERTIES

1200 W Olympic Blvd
Los Angeles, CA 90015

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

majorproperties.com

