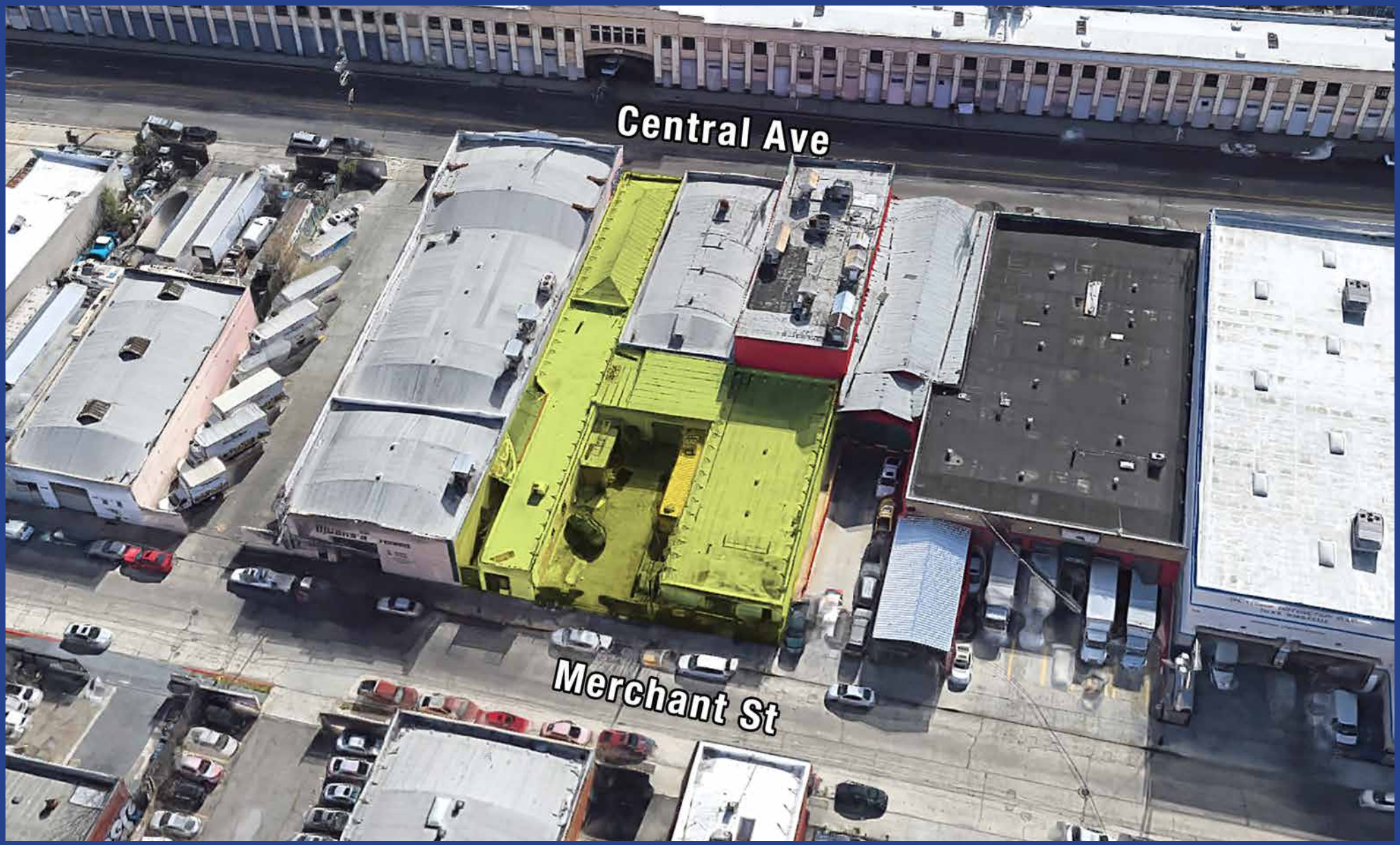
DTLA INDUSTRIAL COMPOUND



For Sale: 10,500 SF of Buildings on 13,622 SF Land

For Lease: 8,000 SF | Divisible to 1,500 SF, 2,675 SF and 3,825 SF

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

Offering Memorandum

- Industrial Compound For Sale or Lease
- Great Downtown Los Angeles Location
- Adjacent to ROW DTLA
- 2 Blocks West of DTLA Arts District
- Many Possible Uses!
- Designated Qualified Opportunity Zone

Exclusively offered by

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Senior Associate

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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.

734-742 Merchant St & 735 Central Ave
Los Angeles, CA 90021

Total Building Area	**10,500± SF**
Total Land Area	**13,622± SF**
Zoning	**LA M2**

735 S Central Avenue (Not For Lease)

Building Area	**2,500± SF**
Land Area	**2,588± SF**
Year Built	**1920**
APN	**5146-008-007**

734 Merchant Street: For Lease at $1.30 Per SF

Building Area	**1,500± SF**
Land Area	**4,192± SF**
APN	**5146-008-006**

736 Merchant Street: For Lease at $1.30 Per SF

Building Area	**2,675± SF**
Land Area	**2,589± SF**
Year Built	**1924**
APN	**5146-008-005**

742 Merchant Street: For Lease at $1.30 Per SF

Building Area	**3,825± SF**
Land Area	**4,253± SF**
Year Built	**1909**
APN	**5146-008-010**

734-736-742 Merchant Street (total of 8,000 SF) are available for lease together at $10,000 per month ($1.25 per SF gross)

Property Highlights

- Industrial compound: Four 1-story buildings
- Multi-use capability!
- Great for warehouse, dry goods, spices, textiles, cash & carry, electronics, etc.
- 105' frontage on Merchant Street and 25' frontage on Central Avenue
- 12' ceiling height
- 100 amps/120-240 volts/3-phase power service
- Ground level loading
- Located between 7th and 8th Streets
- Adjacent to ROW DTLA; 2 blocks west of DTLA Arts District
- Designated Qualified Opportunity Zone location
- *Buyer to verify all measurements and square footages*

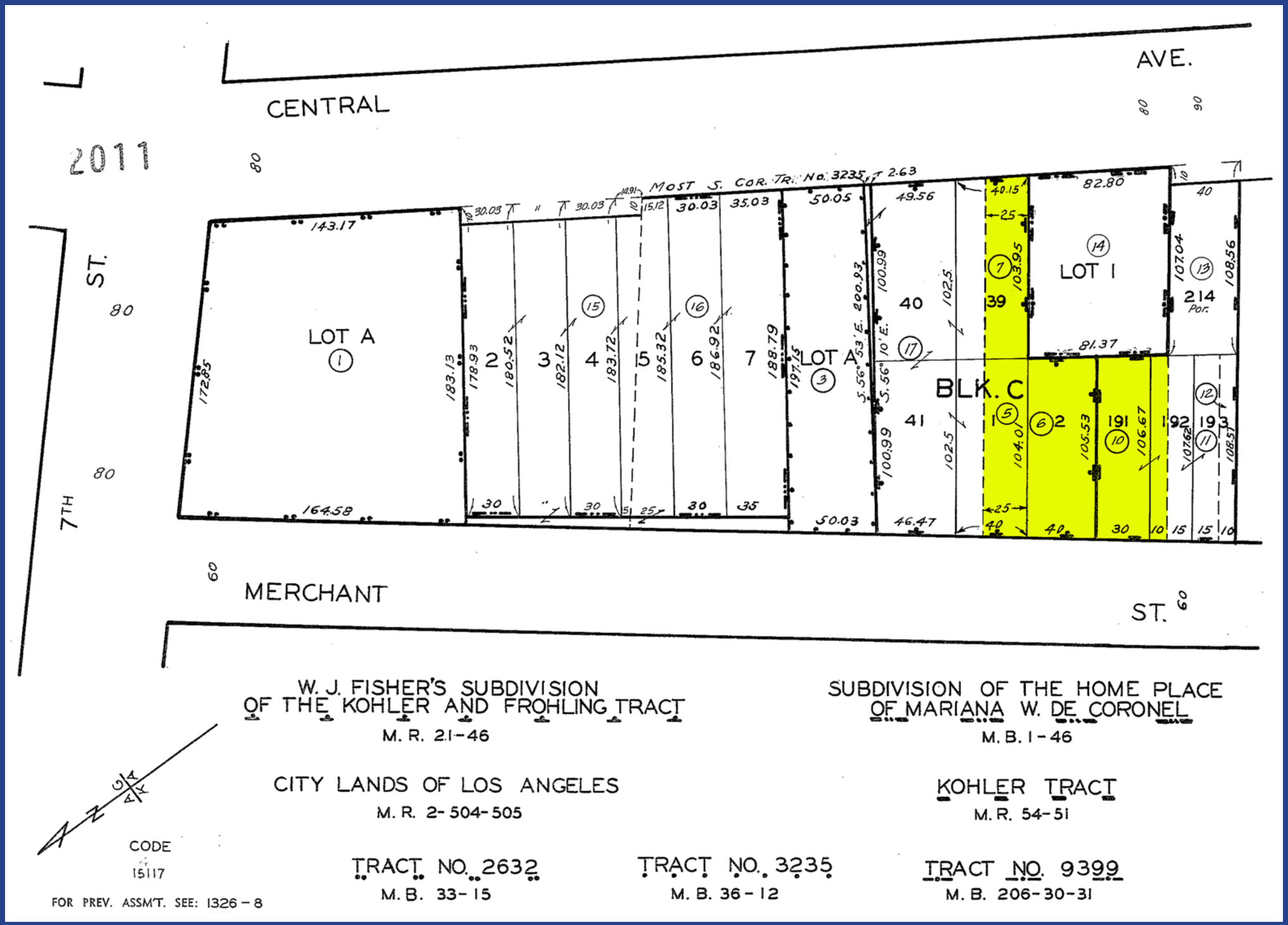
Sale Price: TBD

Call Broker for Details

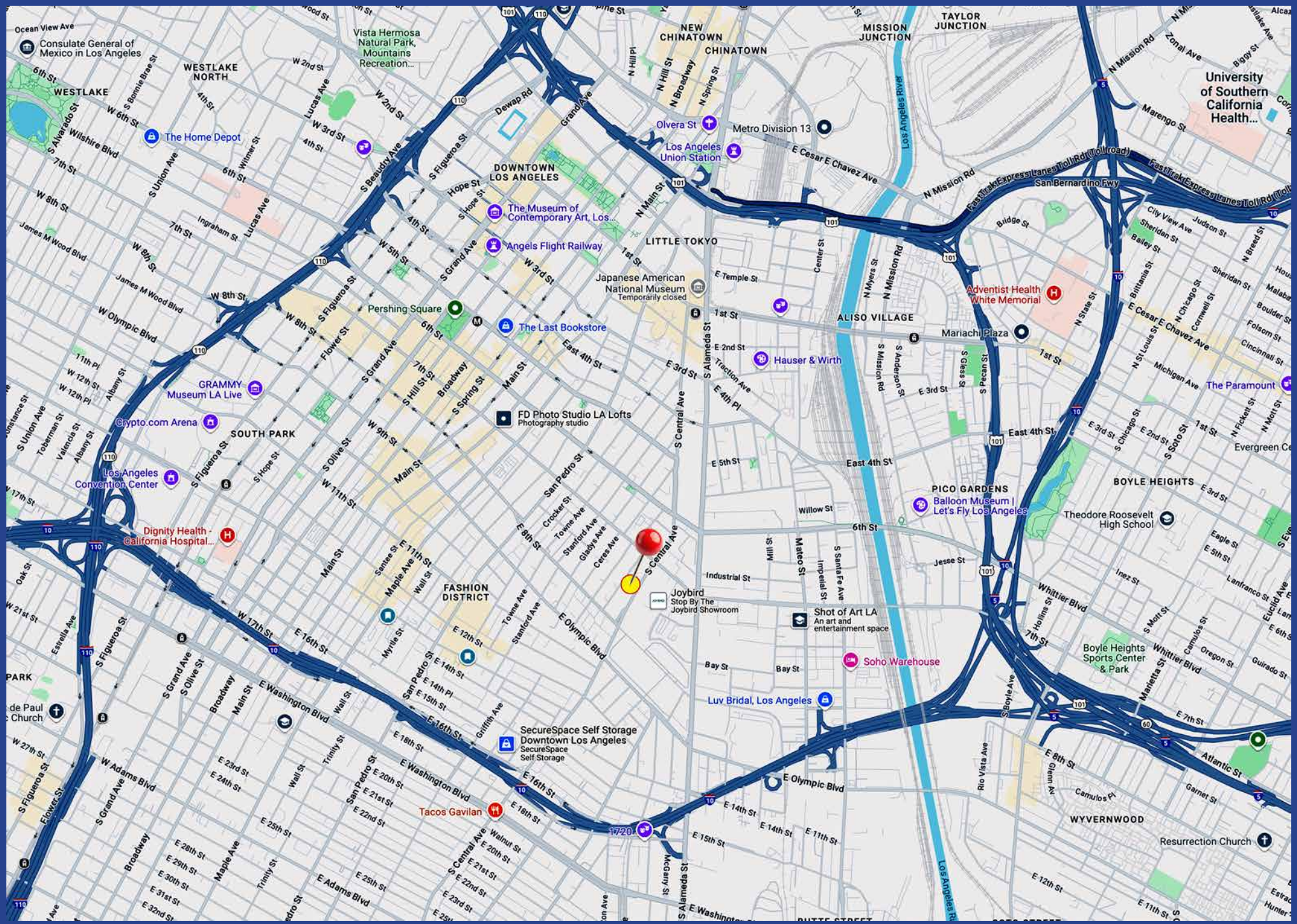
AVAILABLE
Major Properties
COMMERCIAL / INDUSTRIAL
(213) 747-4151
SION KHAKSHOUR

RICSUPPLY.COM

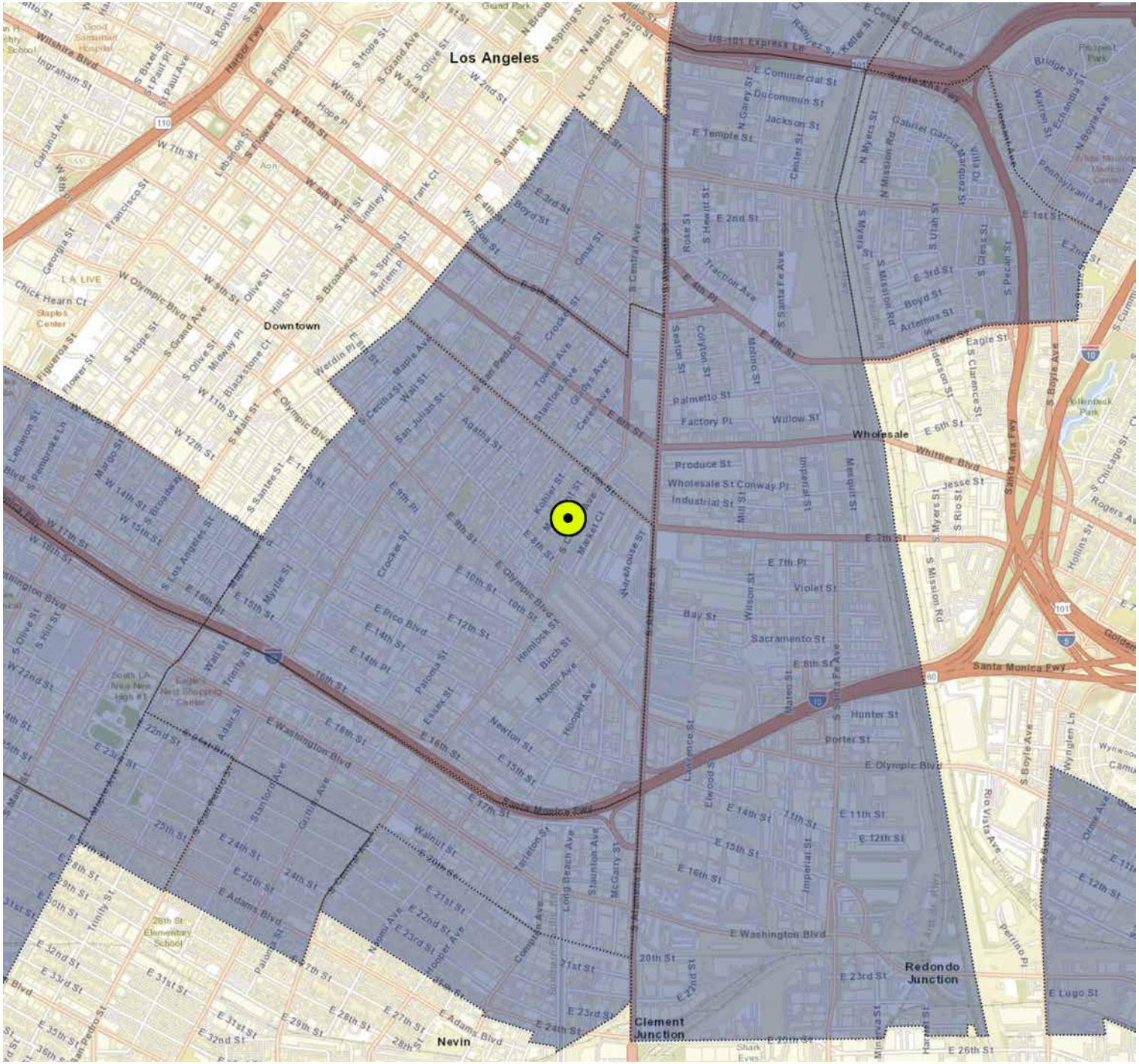
Plat Map


CENTRAL
AVE.
2011
ST.
7TH
MERCHANT
ST.
MOST S. COR. TR. No. 3235
LOT A
LOT A
LOT 1
BLK. C
W. J. FISHER'S SUBDIVISION
OF THE KOHLER AND FROHLING TRACT
M. R. 21-46
SUBDIVISION OF THE HOME PLACE
OF MARIANA W. DE CORONEL
M. B. 1-46
CITY LANDS OF LOS ANGELES
M. R. 2-504-505
KOHLER TRACT
M. R. 54-51
CODE
15117
FOR PREV. ASSM'T. SEE: 1326-8
TRACT NO. 2632
M. B. 33-15
TRACT NO. 3235
M. B. 36-12
TRACT NO. 9399
M. B. 206-30-31

Area Map


Consulate General of Mexico in Los Angeles
Vista Hermosa Natural Park, Mountains Recreation...
WESTLAKE NORTH
WESTLAKE
The Home Depot
NEW CHINATOWN
CHINATOWN
MISSION JUNCTION
TAYLOR JUNCTION
University of Southern California Health...
Olvera St
Metro Division 13
Los Angeles Union Station
DOWNTOWN LOS ANGELES
The Museum of Contemporary Art, Los...
Angels Flight Railway
LITTLE TOKYO
Japanese American National Museum
Temporarily closed
Pershing Square
The Last Bookstore
Adventist Health White Memorial
ALISO VILLAGE
Mariachi Plaza
Hauser & Wirth
GRAMMY Museum LA Live
Crypto.com Arena
SOUTH PARK
FD Photo Studio LA Lofts
Photography studio
The Paramount
Los Angeles Convention Center
Dignity Health - California Hospital...
PICO GARDENS
Balloon Museum | Let's Fly Los Angeles
BOYLE HEIGHTS
Theodore Roosevelt High School
FASHION DISTRICT
Joybird
Stop By The Joybird Showroom
Shot of Art LA
An art and entertainment space
Soho Warehouse
Boyle Heights Sports Center & Park
Luv Bridal, Los Angeles
SecureSpace Self Storage Downtown Los Angeles
SecureSpace Self Storage
Tacos Gavilan
WYVERNWOOD
Resurrection Church
Los Angeles River
San Bernardino Fwy
FastTrak/Express Lanes Toll Rd (Toll road)

Designated Qualified Opportunity Zone



Central & Merchant 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

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

61% 25 - 54 Years Old

67% Postsecondary Education

26% All new residential in the City of LA since 2010

41% Population Growth 2010 - 2022

90% Residential Occupancy

24% Less Income Spent on Housing + Transportation than LA Average

46% Walk/Bike/Transit or Work from Home