COMMERCIAL SPACE FOR SALE

Prime DTLA Historic Core Location

424 S BROADWAY, LOS ANGELES, CA 90013

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

Offering Memorandum

- Ground Floor Leasehold Unit
- Retail, Restaurant/Bar or Creative Applications
- High Ceiling Clearance
- Heart of DTLA Historic Core
- Heavy Traffic Location
- Ideal for Owner/User or Investor

Exclusively offered by

Anthony S Behar
Executive Vice President
213.747.8426 office
310.880.2329 mobile
anthony@majorproperties.com

Bradley A Luster
President
213.747.4154 office
213.276.2483 mobile
brad@majorproperties.com

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.

424 S BROADWAY
LOS ANGELES, CA 90013

Available Ground Floor Area	7,385± SF
(Vacant except for 839± SF: Month-to-Month Tenant)	
Year Built	1906/1930
Ceiling Height	16' Clear
Sprinklered	Yes
Restrooms	3
Zoning	LA C4
Frontage on Broadway	58'

Note: Mezzanine not included in total SF. Rental lofts above the retail space are not part of the sale.

424 S Broadway is located between 4th and 5th Streets in the heart of the Downtown Los Angeles Historic Core and Theater District.

The ground floor space is ideal for any retail, restaurant/bar or creative use. The space has an open, “make it your own” feel with high ceiling clearance, and has excellent signage and exposure on busy Broadway.

The site is within walking distance of a metro station and other public transportation.

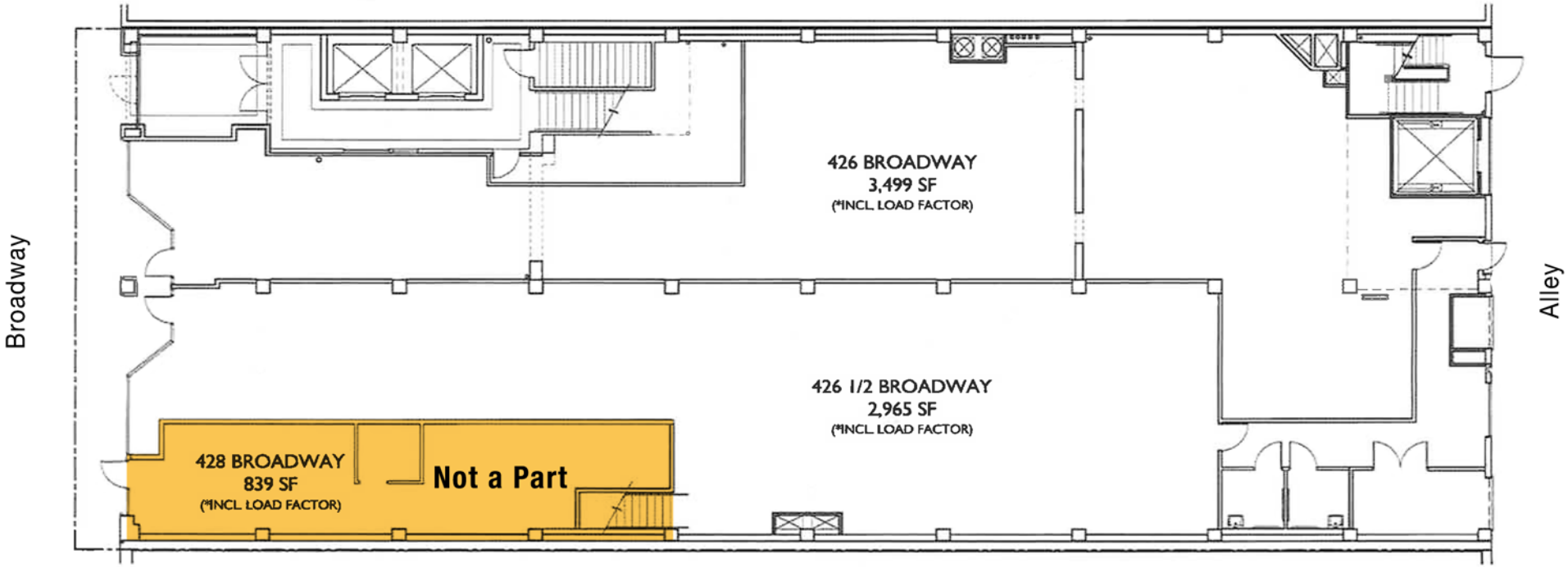
The Apple Store is located at 8th & Broadway, and nearby amenities include Grand Central Market, the Ace Hotel, Urban Outfitters, the Broadway Trade Center, Theory, Acme Studio, home design stores, restaurants and more.

The site is also within a short walk of Whole Foods and Bottega Louie.

Sale Price: ~~$2,250,000~~ $1,800,000 ($243.74 per SF)

The leasehold interest expires in 2104

Property Layout



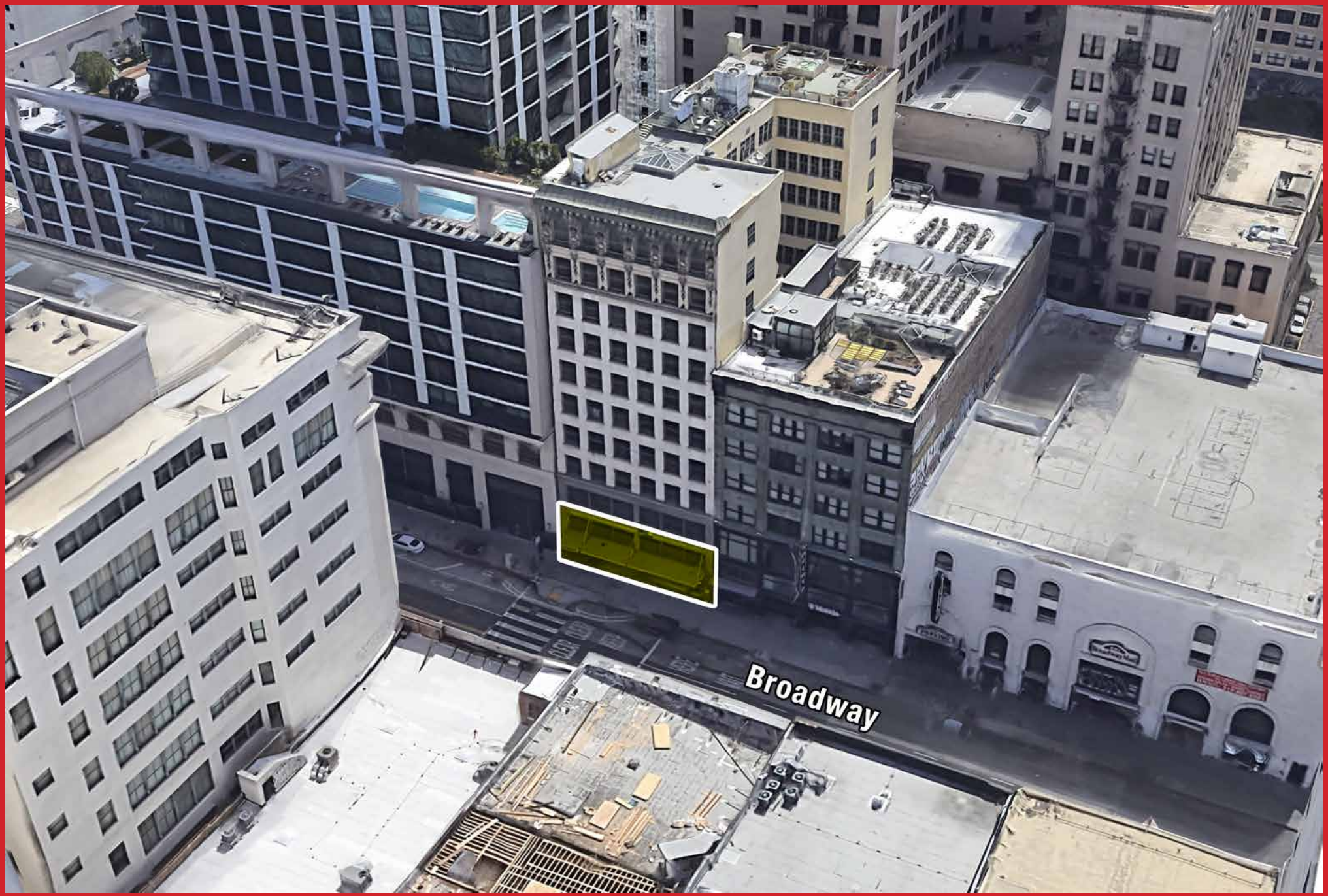
424 SOUTH BROADWAY - THE JUDSON C. RIVES BUILDING
GROUND FLOOR TENANT AREAS AT COMPLETION OF CONSTRUCTION
PREPARED: AUGUST 7, 2008

* Measurements taken from outside of exterior wall, center of demising wall and inside of shaft wall and includes pro-rated share of common areas.

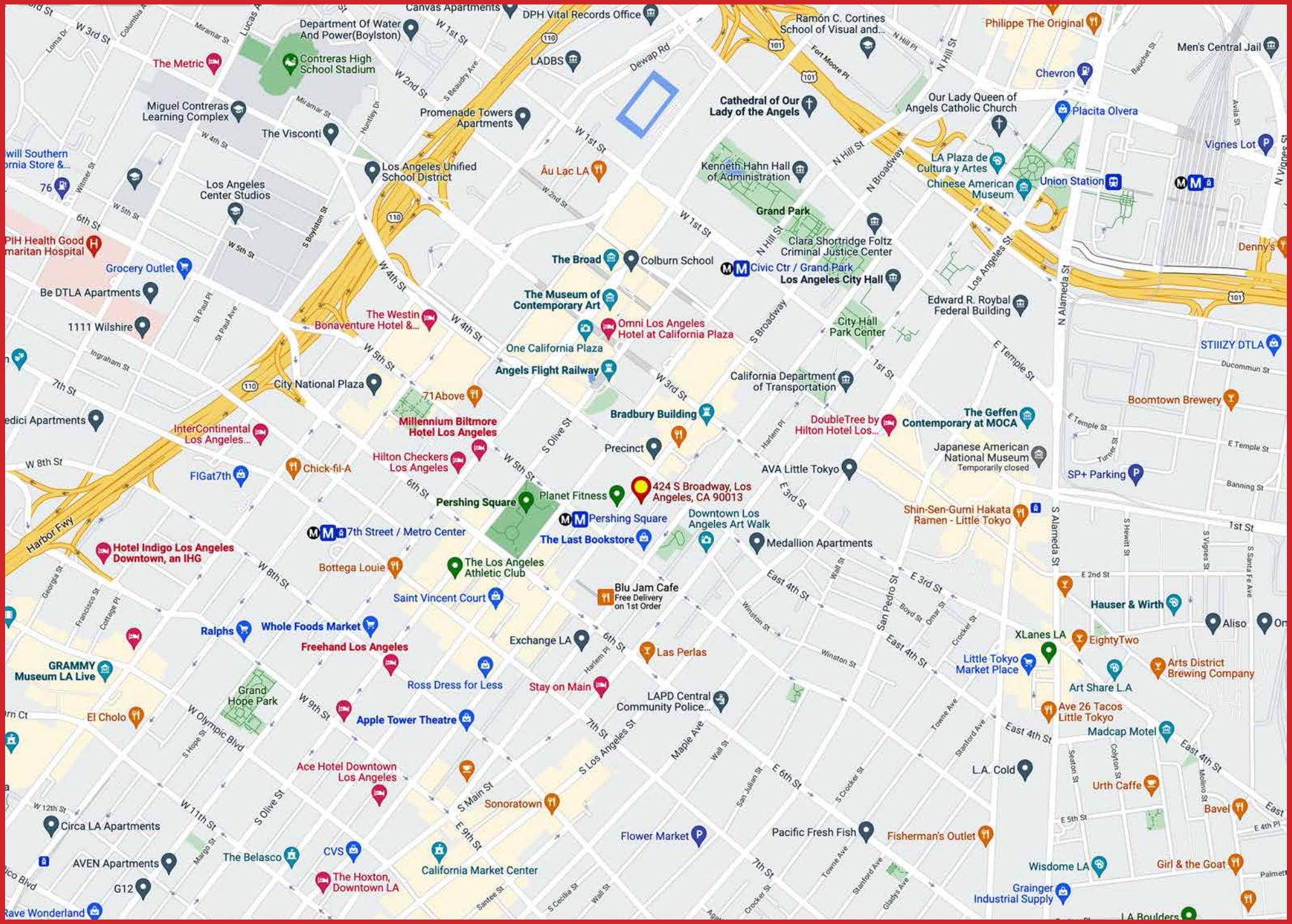
MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

Property Photos

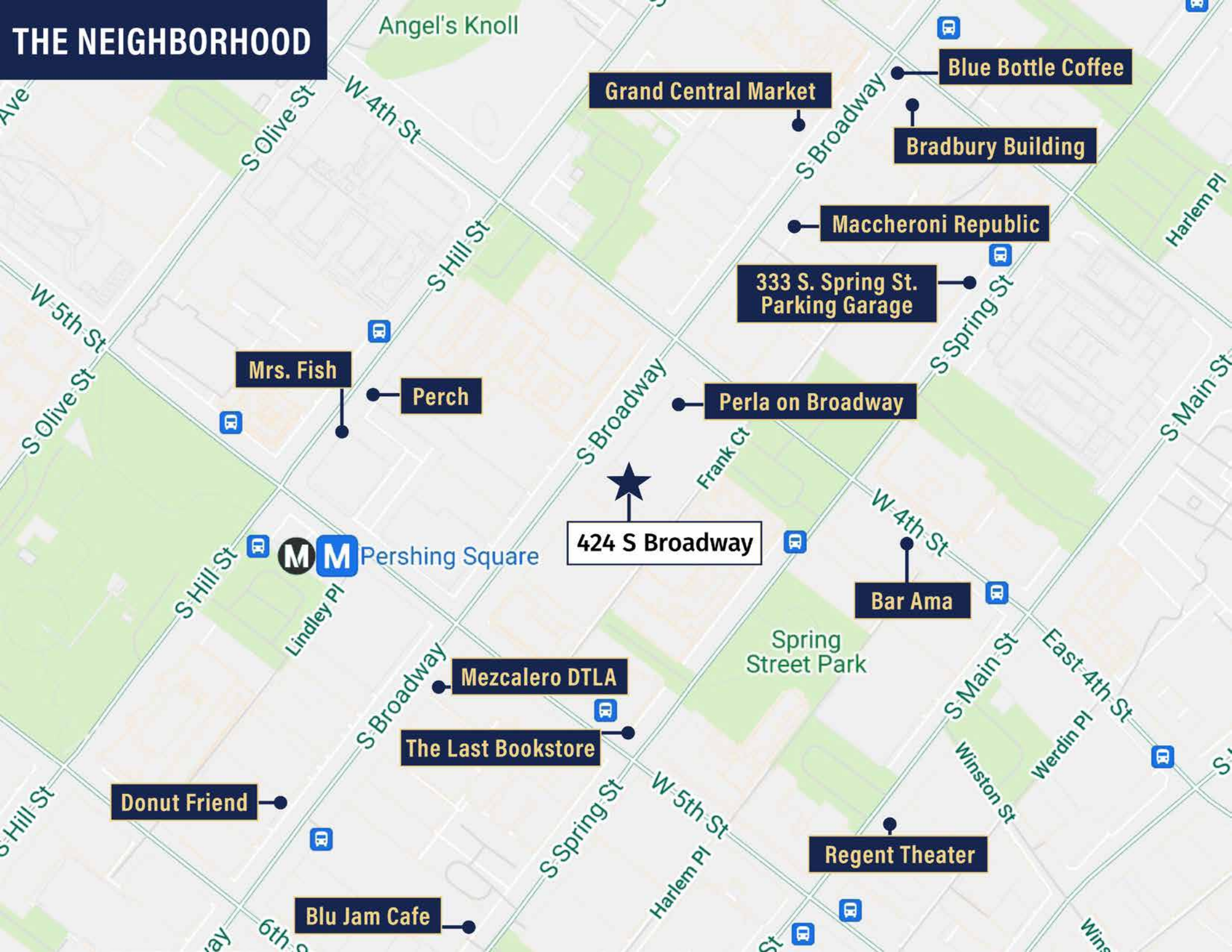
Property Aerial



Area Map


Canvas Apartments
DPH Vital Records Office
Department Of Water And Power(Boylston)
Contreras High School Stadium
The Metric
LADBS
Dewap Rd
Ramón C. Cortines School of Visual and...
Philippe The Original
Men's Central Jail
Chevron
Cathedral of Our Lady of the Angels
Our Lady Queen of Angels Catholic Church
Placita Olvera
Miguel Contreras Learning Complex
The Visconti
Promenade Towers Apartments
Vignes Lot
Los Angeles Unified School District
Âu Lạc LA
Kenneth Hahn Hall of Administration
LA Plaza de Cultura y Artes
Chinese American Museum
Union Station
Los Angeles Center Studios
Grand Park
Clara Shortridge Foltz Criminal Justice Center
PIH Health Good Samaritan Hospital
Denny's
Grocery Outlet
The Broad
Colburn School
Civic Ctr / Grand Park
Los Angeles City Hall
Be DTLA Apartments
The Museum of Contemporary Art
Edward R. Roybal Federal Building
1111 Wilshire
The Westin Bonaventure Hotel &...
Omni Los Angeles Hotel at California Plaza
City Hall Park Center
STIIIZY DTLA
One California Plaza
Angels Flight Railway
City National Plaza
California Department of Transportation
71Above
Boomtown Brewery
Bradbury Building
The Geffen Contemporary at MOCA
Millennium Biltmore Hotel Los Angeles
DoubleTree by Hilton Hotel Los...
InterContinental Los Angeles...
Precinct
Japanese American National Museum
Temporarily closed
Hilton Checkers Los Angeles
Chick-fil-A
AVA Little Tokyo
SP+ Parking
FIGat7th
Pershing Square
Planet Fitness
424 S Broadway, Los Angeles, CA 90013
Shin-Sen-Gumi Hakata Ramen - Little Tokyo
Pershing Square
Downtown Los Angeles Art Walk
7th Street / Metro Center
The Last Bookstore
Medallion Apartments
Hotel Indigo Los Angeles Downtown, an IHG
Bottega Louie
The Los Angeles Athletic Club
Blu Jam Cafe
Free Delivery on 1st Order
Saint Vincent Court
Hauser & Wirth
Aliso
Ralphs
Whole Foods Market
Freehand Los Angeles
Exchange LA
Las Perlas
XLanes LA
EightyTwo
Little Tokyo Market Place
Arts District Brewing Company
GRAMMY Museum LA Live
Ross Dress for Less
Stay on Main
Art Share L.A
Grand Hope Park
LAPD Central Community Police...
El Cholo
Apple Tower Theatre
Ave 26 Tacos Little Tokyo
Madcap Motel
Ace Hotel Downtown Los Angeles
L.A. Cold
Urth Caffe
Sonoratown
Bavel
Circa LA Apartments
Flower Market
Pacific Fresh Fish
Fisherman's Outlet
AVEN Apartments
The Belasco
CVS
California Market Center
Wisdome LA
Girl & the Goat
G12
The Hoxton, Downtown LA
Grainger Industrial Supply
Rave Wonderland
LA Boulders
Harbor Fwy
W 3rd St
W 1st St
W 2nd St
W 4th St
W 5th St
6th St
7th St
W 8th St
W 9th St
W 11th St
W 12th St
W Olympic Blvd
S Olive St
S Main St
S Los Angeles St
S Broadway
N Broadway
N Hill St
Los Angeles St
N Alameda St
E Temple St
1st St
E 3rd St
East 4th St
E 6th St
E 9th St
Maple Ave
San Pedro St
Wall St
Winston St
Harlem Pl
Fort Moore Pl
Ingraham St
Ducommun St
Banning St
E 2nd St
E 5th St
Towne Ave
Stanford Ave
Santee St
S Cecilia St
Gladys Ave
Palmetto
Miramar St
Huntley Dr
S Beaudry Ave
Witmer St
S Boylston St
St Paul Pl
St Paul Ave
Lucas Ave
Columbia Ave
Loma Dr
Georgia St
Francisco St
Cottage Pl
S Hope St
Marco St
Avila St
Bauchet St
N Vignes St
S Vignes St
S Hewitt St
S Santa Fe Ave
Turner St
Boyd St
Omar St
Crocker St
S Crocker St
San Julian St
Seaton St
Colyton St
Molino St
Stanford Ave
Gladys Ave
Harlem Pl
Wall St
Santee St
S Cecilia St
Crocker St
Towne Ave
Stanford Ave
Gladys Ave
Palmetto

THE NEIGHBORHOOD



Financial District

1. Cicada
2. Drago
3. Chaya
4. Water Grill
5. Miro
6. Sugarfish
7. Bottega Louie
8. B.S. Taqueria
9. Little Sister
10. Seven Bar Lounge

Bunker Hill

1. Blue Cow Kitchen Bar
2. Patina
3. Nick & Stef's
4. Maccheroni Republic
5. Redbird
6. Otium
7. Vespaio
8. Bradbury Building
9. The Edison
10. Badmaash

South Park

1. Broken Spanish
2. Mikkeller
3. Birdies

Projects in Development

1. Metropolis*
2. Oceanwide Plaza*
3. The Grand*
4. La Plaza Village*
5. Broadway Trade Center*
6. At Mateo

Little Tokyo

1. Kinjiro
2. Wolvesmouth
3. Shin-Sen-Gumi
4. KaGaYa
5. Sushi Gen
6. Shojin Downtown
7. Sushi Enya
8. Marugame Monzo
9. Komasa Sushi
10. Daikokuya

Arts District

1. Urth Caffé
2. Hauser & Wirth
3. Officine Brera
4. The Factory Kitchen
5. Wurstküche
6. Zinc Cafe & Market
7. Bestia Italian
8. Blacktop Coffee
9. Bread Lounge
10. Church & State

Historic Core

1. Bar Amá
2. Orsa & Winston
3. Bäco Mercat
4. KaZuNori
5. Tabachines Cocina
6. Nickel Diner
7. Clifton's Republic
8. The Last Bookstore

* Coming Soon

USC Village

SunLife Organics
Trader Joe's
Target
CorePower Yoga
Trejo's Tacos

FIGAT7TH

City Target
Zara
H&M
Victoria's Secret
MAC Cosmetics
Gold's Gym
Bath & Body Works
L'Occitane
T-Mobile
Morton's The Steakhouse
California Pizza Kitchen
Starbucks
Nordstrom Rack
Five Guys
Mendocino Farms
Sprinkles

THE BLOC

Macy's
LA Fitness
US Postal Service
BrandsWalk
T-Mobile
Drybar*
Uniqlo*
Davio's Steakhouse*
N'ice Cream*
Popbar*
QWENCH
Starbucks Evenings
TLT*
Urban Oven*
Alamo Drafthouse Cinema*

LA LIVE

Fixin's Soul Kitchen
Fleming's
Ford's Filling Station
Katsuya
Lawry's Carvery
Red Mango
Rock' N Fish
Smashburger
Sol Agave
Starbucks Coffee
The Ritz-Carlton Spa
STAPLES Center
Tom's Urban
Wolfgang Puck Bar & Grill
WP24
Yard House
The Novo
Conga Room
The GRAMMY Museum®
Lucky Strike Lanes
Microsoft Theater
Regal Cinemas L.A. LIVE

GRAND CENTRAL MARKET

Ana Maria
Bar Moruno
Belcampo Meat Co
Bento Ya Japanese Cuisine
Berlin Currywurst
Bombo
Chile Secos
China Cafe
Clark Street Bread
Courage & Craft
District Market
DTLA Cheese & Kitchen
Eggslut
G&B Coffee
Golden Road
Ramen Hood
Horse Thief
Jose Chiquito
La Huerta
La Tostaderia
Las Morelianas
Madcapra
Olio GCM Pizzeria
The Oyster Gourmet
Roast To Go
Sticky Rice
Valerie

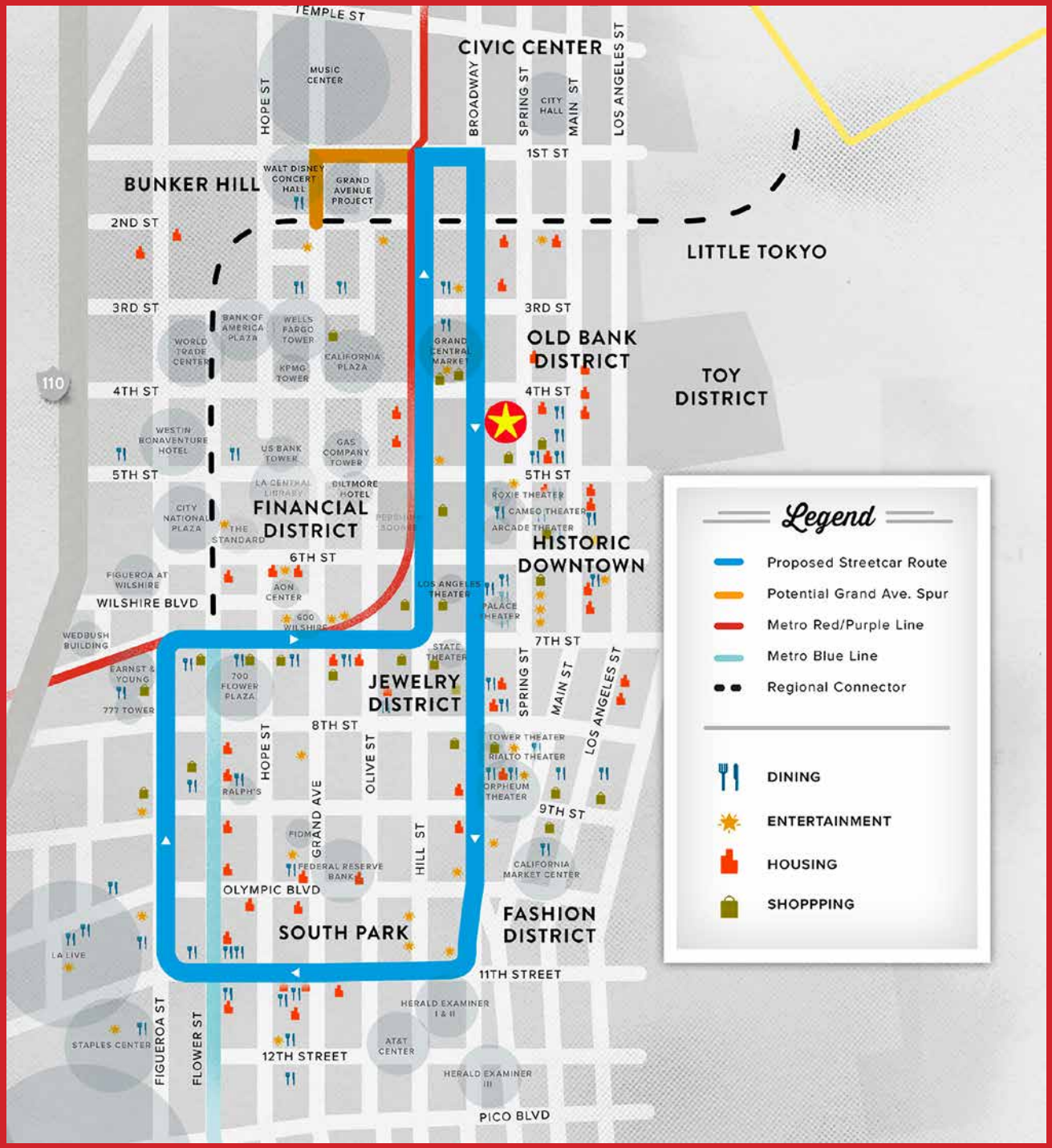
YARDS AT ONE SANTA FE

Wittmore
Malin+Goetz
Hennessey+Ingalls
The Voyager Shop
Cafe Gratitude
Nailbox
Amazebowls
Van Leeuwen Artisan
Westbound
Bulletproof
Grow
Benjamin

ROW DTLA

Tartine Manufactory
Rappahannock Oyster Bar
Paramount House
Hayato
Gossamer
Bodega
Shadowbox
Poketo
Flask & Field
Go Get Em Tiger
A+R
Ahlem Eyewear
Vrai & Oro
Café Dulce
Scent Bar

Proposed Broadway Streetcar Map



The Downtown LA Streetcar will be a modern, fixed-rail streetcar that offers new choices for how people connect to downtown's neighborhoods, restaurants and bars, cultural and entertainment landmarks, and regional transportation resources—including Metro's growing rail network.

The four-mile route will run approximately 18 hours a day to connect riders with places like South Park, the Financial District and Historic Broadway, Grand Park and the Civic Center, the Fashion District, and the Convention Center, Crypto.com Arena, and LA LIVE.

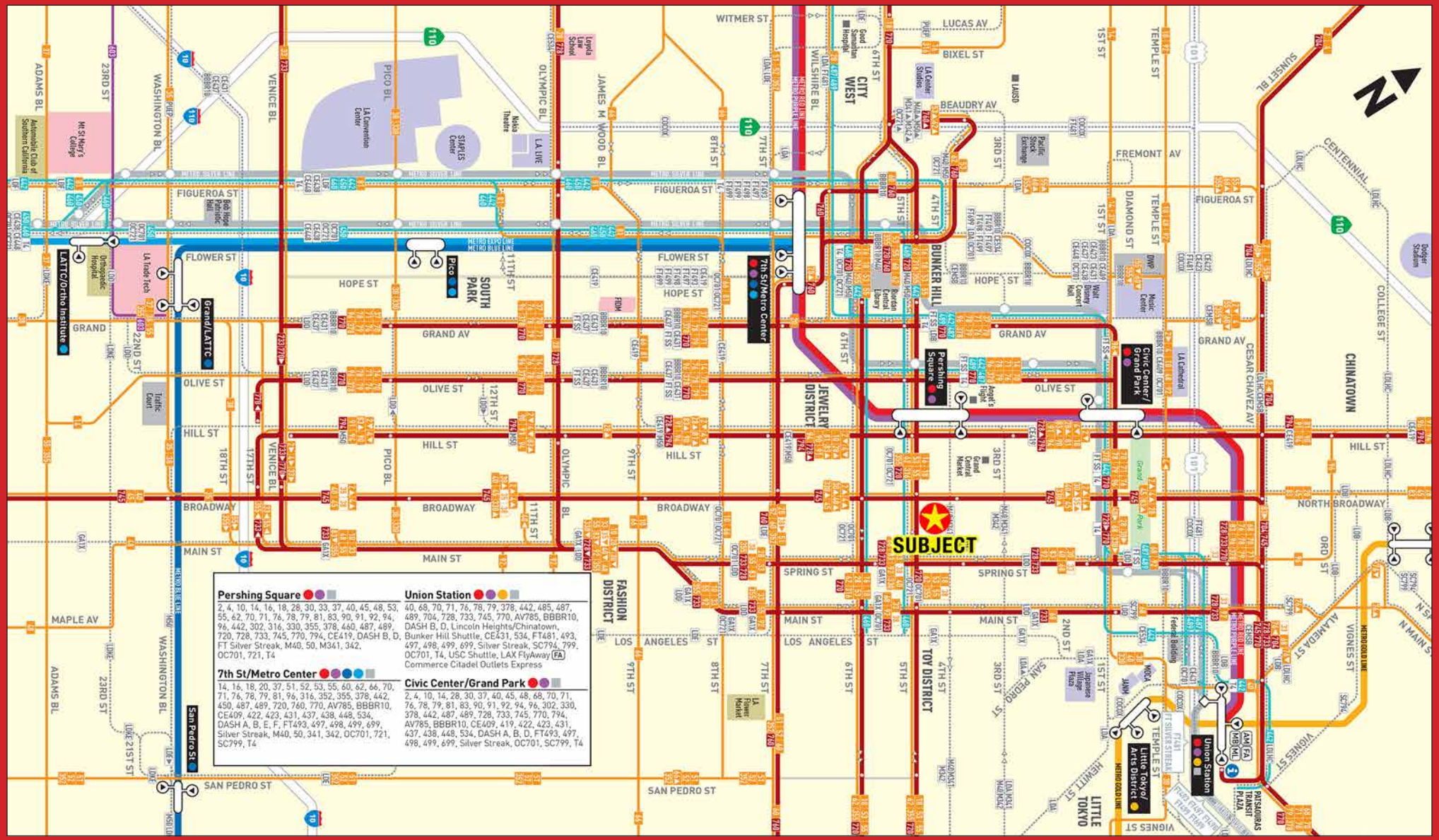
The streetcar will be the most frequent streetcar service in the entire country, with 7-minute headways during peak hours and frequencies of 10 to 15 minutes during off-hours.

With frequent service and door-to-door service throughout the community, the Downtown LA Streetcar will offer an attractive alternative to driving between neighborhood destinations for residents and visitors alike, and it will catalyze additional commercial and residential development in the city's most urban, transit-accessible core.

The streetcar is planned to open in 2025, and will run directly in front of 424 S Broadway.

For more information visit:
https://www.streetcar.la/

Downtown Los Angeles Transit Map



MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

Downtown Los Angeles Demographics

80,000
Residential Population

500,000
Weekday Population

22 million
Annual Visitors

70%
of residents and workers feel they are part of the Downtown community.

71%
believe that DTLA is moving in the right direction.

I LIVE in DTLA

$123K
Average Household Income

84%
want more supermarkets

81%
Earned a BA or Higher

55%
walk to work in DTLA

38
Median Age

54% moved to DTLA in the past 5 years

80% are passionate about DTLA

I WORK in DTLA

$122K
Average Household Income

33%
regularly use Metro Rail to commute

81%
Earned a BA or Higher

44%
would consider moving to DTLA

41
Median Age

63% are top executives or professionals

79% say DTLA is a good fit for their industry

I VISIT DTLA

Top visited locations:

83% Arts District

82% Grand Central Market

79% L.A.LIVE/Staples Center

93% recommend DTLA as a destination*

$6 billion spent yearly in DTLA by visitors*

424 S Broadway
Los Angeles, CA 90013

Prime DTLA Historic Core Commercial Space For Sale

7,385± SF Ground Floor

Exclusively offered by

Anthony S Behar
Executive Vice President
213.747.8426 office
310.880.2329 mobile
anthony@majorproperties.com

Bradley A Luster
President
213.747.4154 office
213.276.2483 mobile
brad@majorproperties.com

MAJOR PROPERTIES
1200 W Olympic Blvd
Los Angeles, CA 90015

majorproperties.com

MAJOR PROPERTIES REAL ESTATE
Commercial • Industrial • Residential