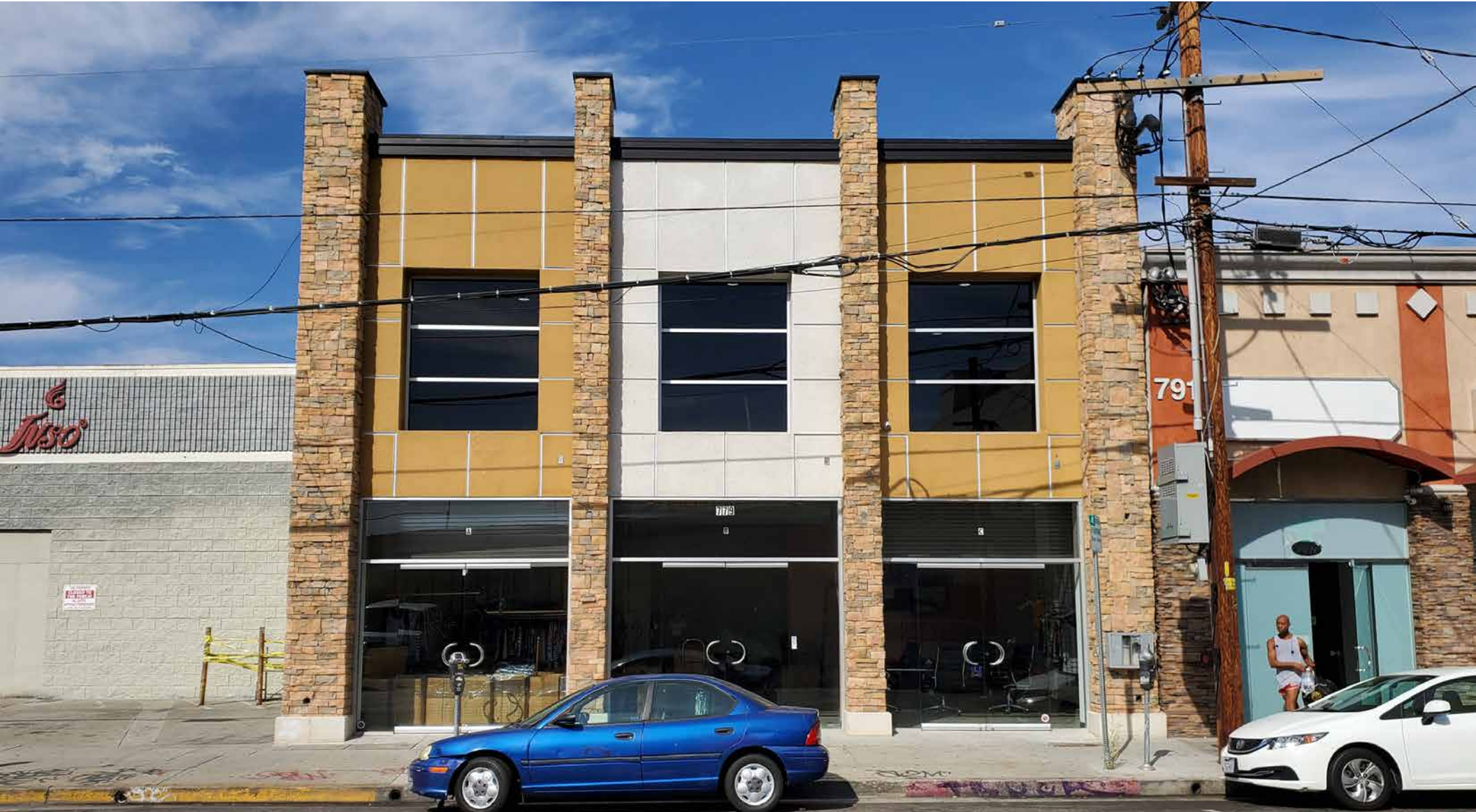


DTLA FASHION DISTRICT MIXED-USE PROPERTY

AVAILABLE FOR SALE OR LEASE



Reduced! Priced to Sell!

8,280± SF 2-STORY BUILDING | 777-779 E PICO BLVD, LOS ANGELES, CA 90021

PROPERTY DETAILS

777-779 E PICO BLVD, LOS ANGELES, CA 90021

Building Area	8,280± SF
Ground Floor	4,880± SF
Second Floor*	3,400± SF
Land Area	5,440± SF
Construction	Reinforced Concrete
Ceiling Height	14'–24.5' (Partial Ground Floor) 10.5' (Second Floor)
Parking	3± Surface Spaces
Year Built	1950 (Renovated 2016-2017)
Sprinklered	No
HVAC	Full Building
Lighting	LED
G.L. Loading Doors	3: 10x12 (Electric Roll Up)
Frontage	40' on Pico Blvd
Zoning	LA M2
Assessor's Parcel Number	5132-012-023
Opportunity Zone	Yes

** The 2nd floor addition was completed by a licensed structural engineer and architect, however, the square footage is not permitted.*

Sale Price: ~~\$2,985,000~~ \$2,495,000 (\$301.33 Per SF)

Lease Rental: \$16,000 Per Month (\$1.93 Per SF MG)

Please do not disturb occupants—Call broker to show

- Recently renovated! Building is in excellent condition
- Ideal owner/user purchase opportunity
- Ground floor retail/warehouse + second floor offices
- Great for warehouse, office, showroom, retail, etc.
- Large bullpen, private office, breakroom
- Potential to convert to three retail stores
- Light and bright! Large windows at front and rear
- Gated on-site parking at the rear with alley access
- Prime DTLA Fashion District location
- Located between San Pedro Street and Stanford Ave
- Just blocks from the San Pedro Wholesale Mart and LA Face Mart
- 4 blocks north of the Santa Monica (I-10) Freeway



GROUND FLOOR INTERIOR PHOTOS



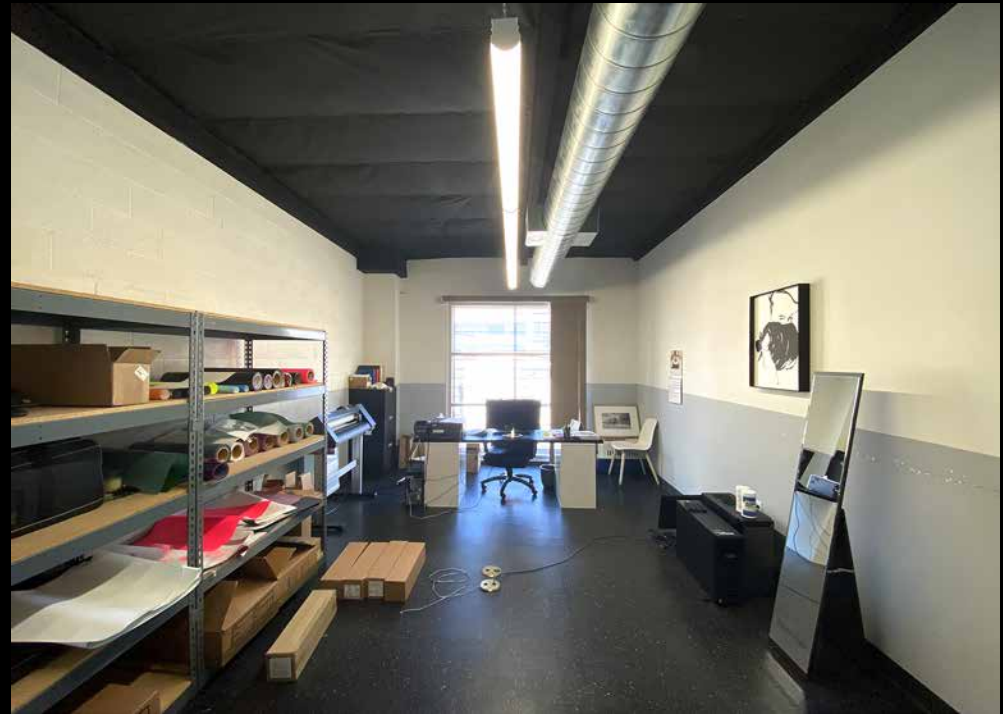
GROUND FLOOR INTERIOR PHOTOS



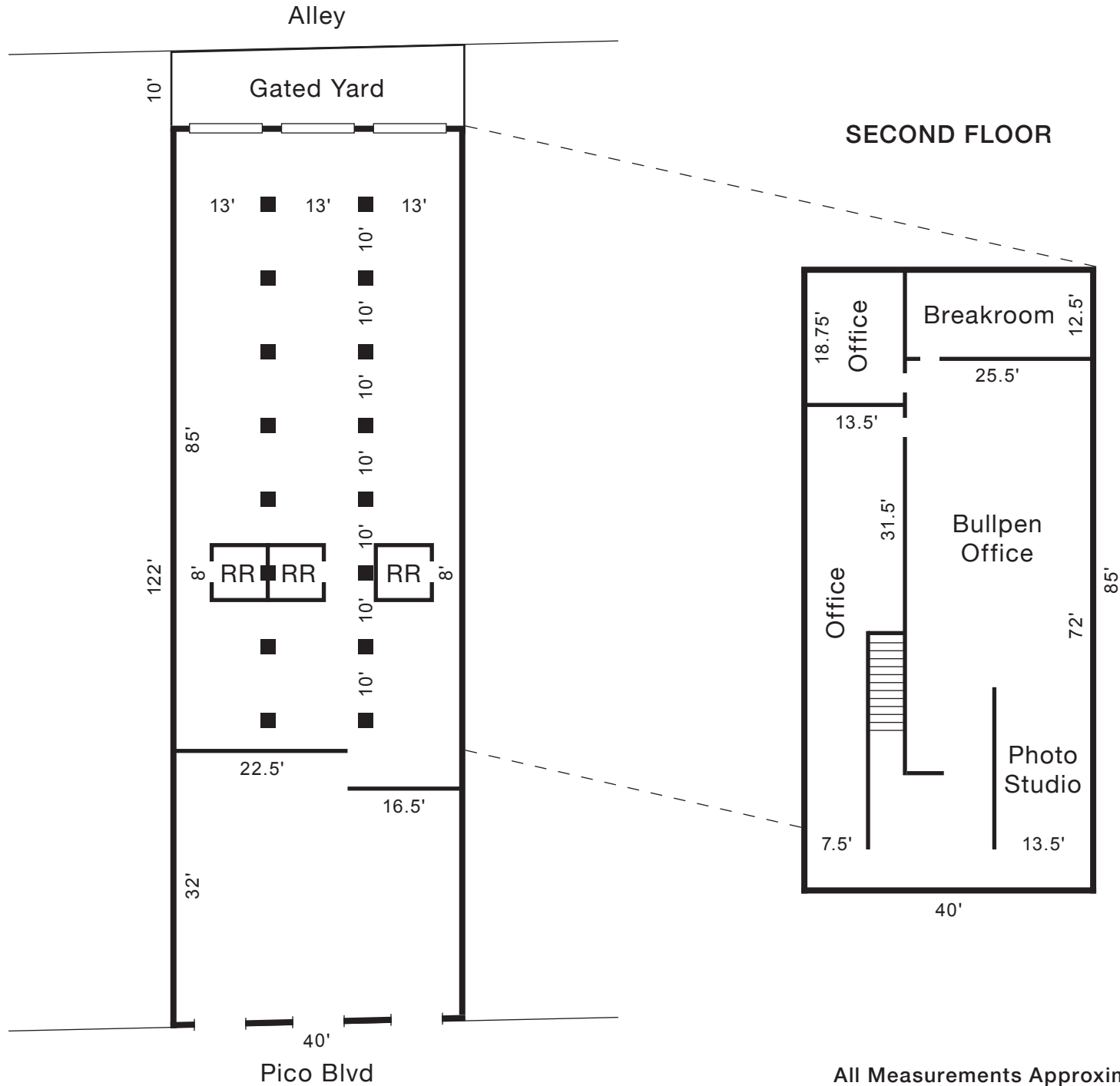
SECOND FLOOR INTERIOR PHOTOS



SECOND FLOOR INTERIOR PHOTOS

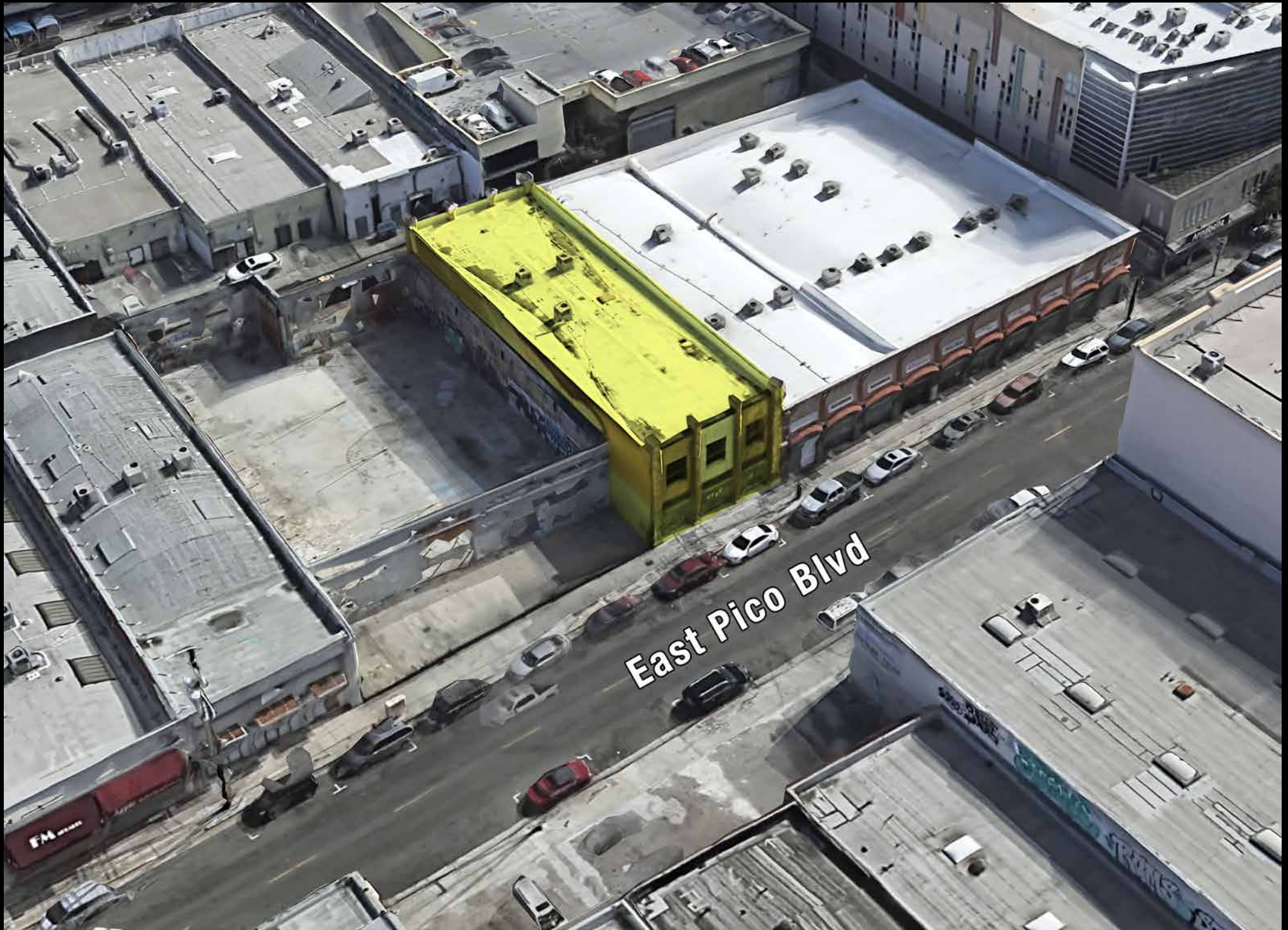


SITE PLAN

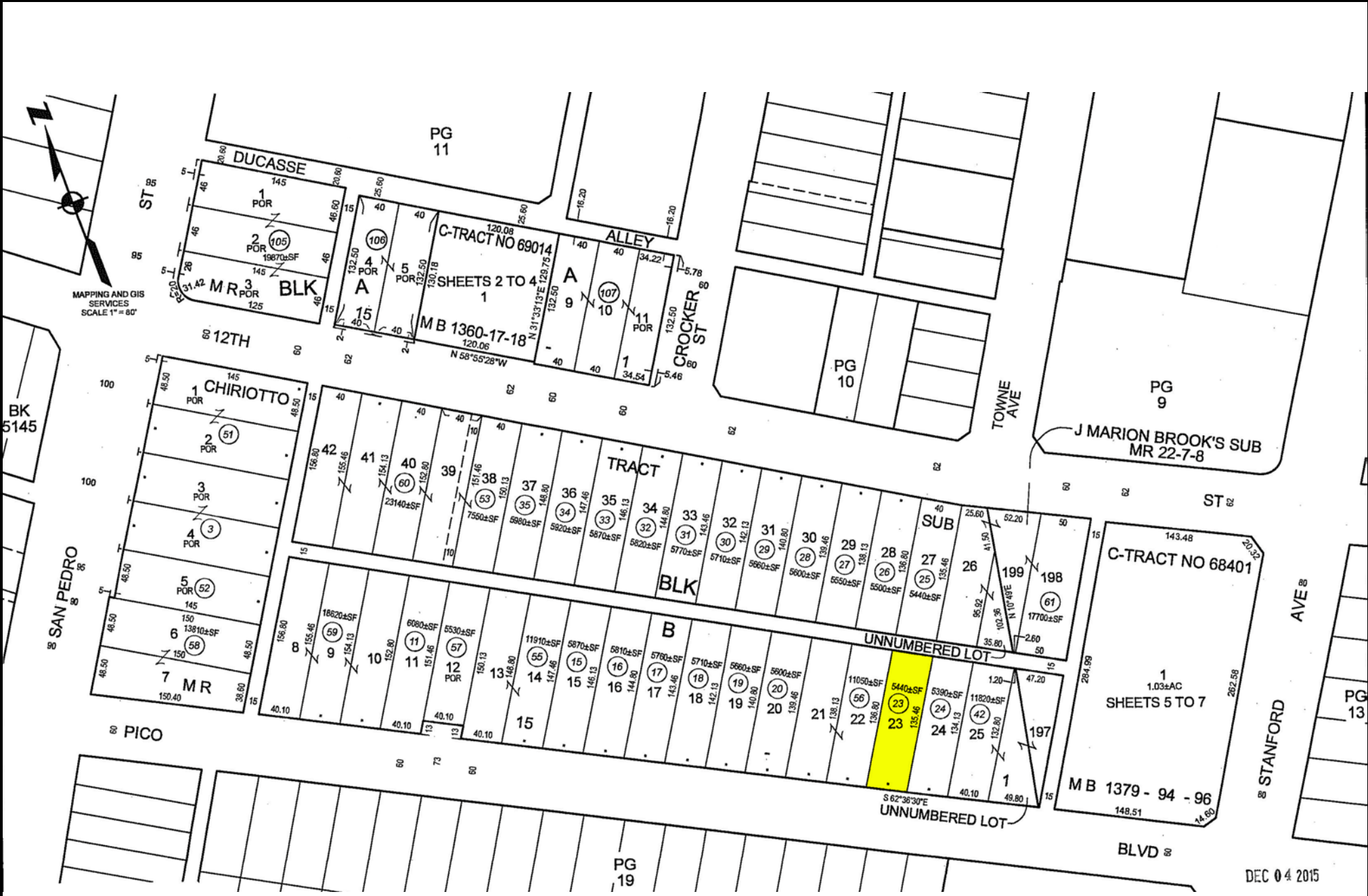


All Measurements Approximate | Scale: 0.05" = 1.0'

AERIAL PHOTO



PLAT MAP



NEIGHBORHOOD AMENITIES



INTERSTATE
10

15TH ST

PICO BLVD

SANTEE ALLEY

LA FACE
Mart

SAN PEDRO ST

San Pedro
Wholesale Mart

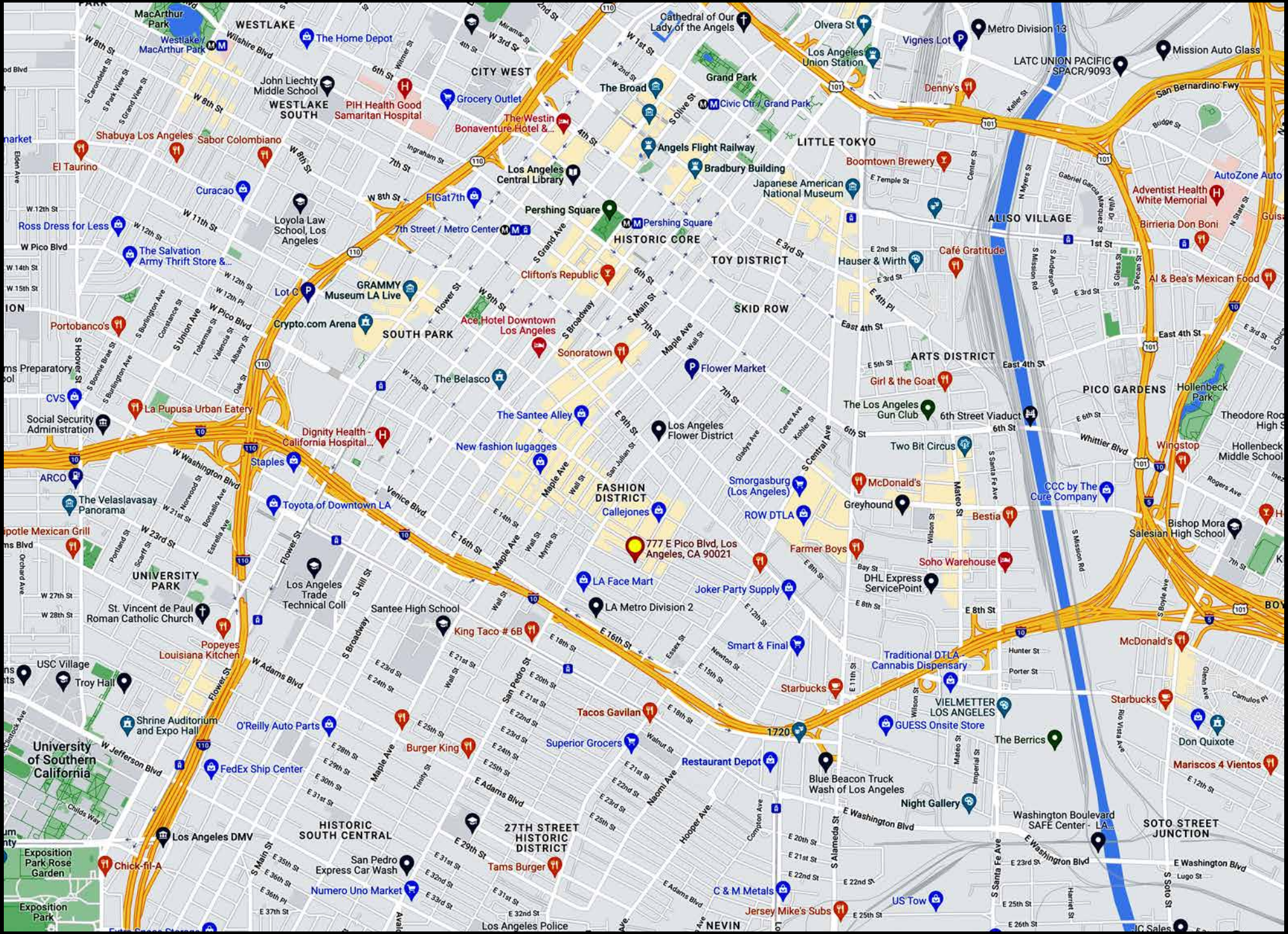
SUBJECT

Stanford
Wholesale Mart

Stanford Plaza
Shopping Mall

STANFORD AVE

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

Priced to Sell!

777 E Pico Boulevard
Los Angeles, CA 90021

Warehouse, Office, Showroom,
Retail/Wholesale, Etc.

Available For Sale or Lease

DTLA Fashion District Location

8,280± SF 2-Story Building
5,440± SF of Land

Exclusively offered by



Jesse McKenzie

Senior Vice President

213.747.4156 office

714.883.6875 mobile

jesse@majorproperties.com

Lic. 01939062

MAJOR PROPERTIES

1200 W Olympic Blvd

Los Angeles, CA 90015

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