

MULTI-USE INDUSTRIAL FACILITY FOR SALE

Hollywood Media District Location



Sale Price Slashed! Seller Motivated!

12,880± SF Building on 13,730± SF of Land
1145 Seward Street, Los Angeles, CA 90038

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
OFFERING MEMORANDUM

- Multi-Use Facility For Sale
- Hollywood Media District Location
- Open Floor Plan
- Just North of Santa Monica Blvd
3 Blocks East of Highland Avenue

Exclusively offered by

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1145 SEWARD STREET
HOLLYWOOD, CA 90038

Property Details

Available Area	12,880± Sq.Ft.
Land Area	13,730± Sq.Ft.
Office Area	250± Sq.Ft. (2)
Parking	Street
Zone	LA M1
Year Built	1930
Construction	Red Brick
Ceiling Height	12'
Ground Level Loading Doors	2: 10x12
Power	400A-800A/240V/3-Phase
Sprinklered	Yes
Restrooms	3
Assessor's Parcel Number	5532-023-003

Property Highlights

- Clear span wood bow truss warehouse
- Many possible uses: Creative offices, production, artist/gallery, design, tech, flex, etc.
- Freestanding building
- Open floor plan with fantastic potential
- Also great for auto related uses (former parking enforcement facility)
- Hollywood Media District location
- One block north of Sunset Las Palmas Studios
- Located just north of Santa Monica Blvd
- Foil ceiling — 400 and 800 amps heavy power service

Note: The property has contamination issues. Recent soil vapor tests and Phase I environmental available with acceptable offer.

Asking Price: ~~\$6,000,000~~ \$3,950,000
(\$306.68 Per SF)

Interior Photos



Interior Photos



Property Aerial



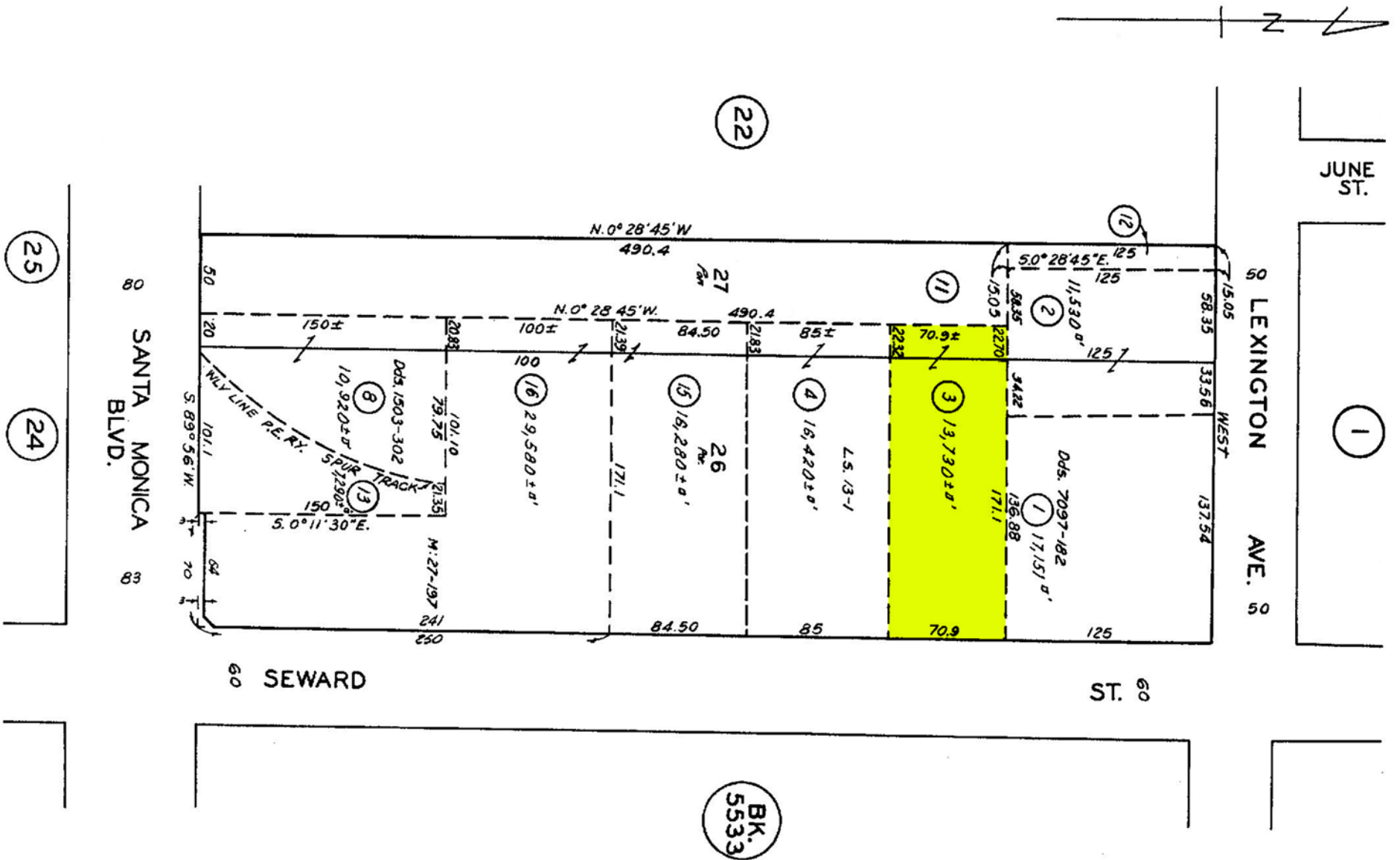
Sunset Las
Palmas Studios

Santa Monica Blvd

Seward St

Lexington Ave

Plat Map



Area Map



Hollywood Media District

BUSINESS IMPROVEMENT DISTRICTS

A Business Improvement District (BID) is organized and established by property and business owners to enhance the economic vitality of a downtown or neighborhood commercial area. The cost of BID services is financed by a self-imposed tax on commercial property owners within a defined geography. The tax is a surcharge to the real property tax liability. The tax is collected by the LA County Tax Assessor and revenues are returned to the organization managing the BID. A Board of Directors comprised of business and property owners control the BID and how funds are spent.

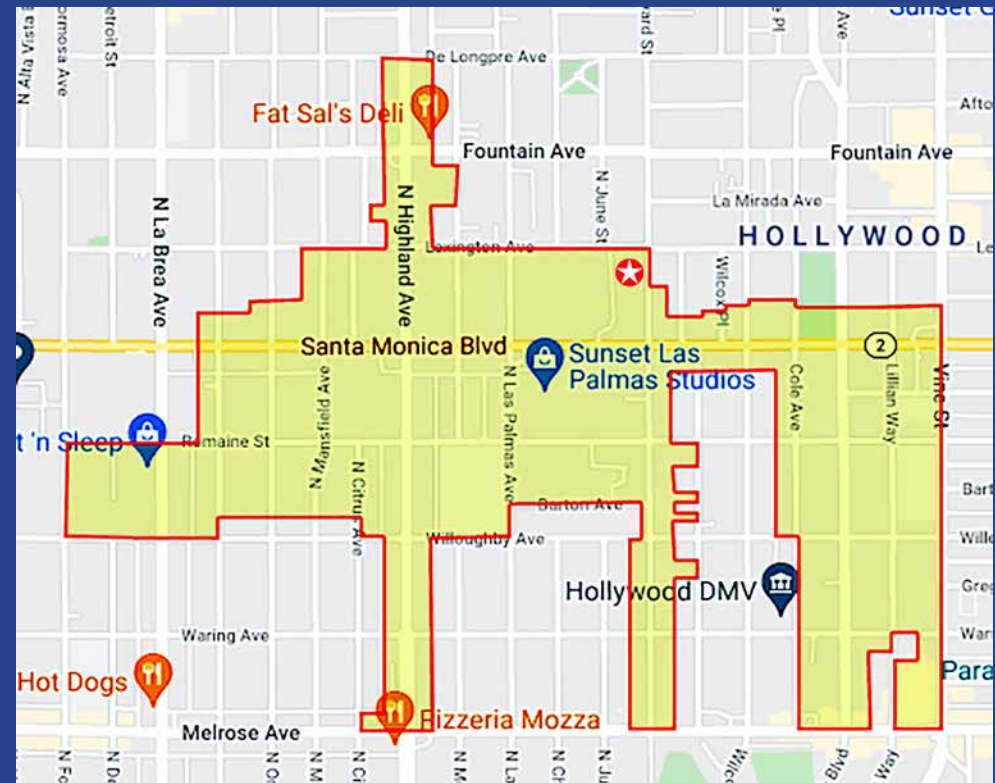
HOLLYWOOD MEDIA DISTRICT BID SERVICES

The BID provides enhanced services designed to augment, not replace, those provided by the City of LA, including: security, street cleaning, maintenance and graffiti removal, streetscape improvements, marketing and promotional services and community outreach.

We are led by a 21-member board representing a cross section of Hollywood stakeholders, including merchants, tenants, property owners, cultural and nonprofit organizations.

Hollywood Media District BID expenditures are used primarily for purchasing supplemental services, which include:

- Maintaining commercial corridors through litter and graffiti removal and landscaping to supplement city services;
- Increasing security through the presence of ambassadors who walk and bike the commercial district;
- Promoting the commercial district and the businesses operating;
- Providing homeless and youth services; and,
- Making capital improvements (e.g., street furniture, signage, decorative lighting) to supplement city services.



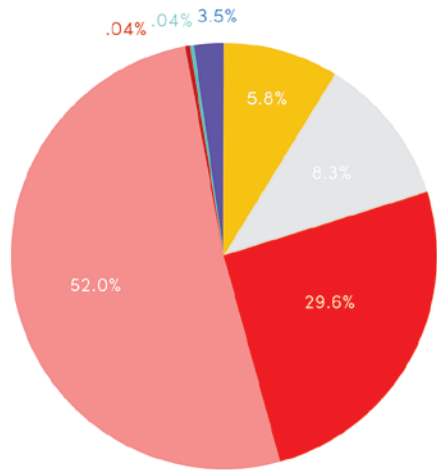
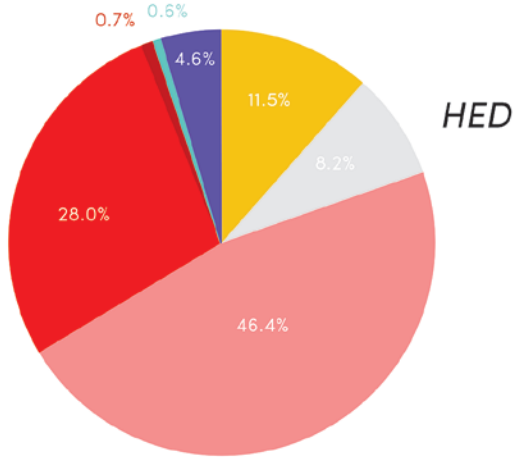
GOALS OF THE HOLLYWOOD MEDIA DISTRICT BID

- Create, manage and promote a District Identity that will make our neighborhood a desirable place to live, work and visit
- Implement Master Plan Concepts on behalf of our community
- Improve safety for everyone in the District
- Highlight and promote the capabilities of the historic studios and emerging technology of cutting edge firms in the District
- Improve transit infrastructure and promote public transportation
- Build parking structures (east and west end of the District)
- Maximize shared parking (day and nighttime users)
- Make the District more walkable
- Improve lighting for both security and beautification purposes

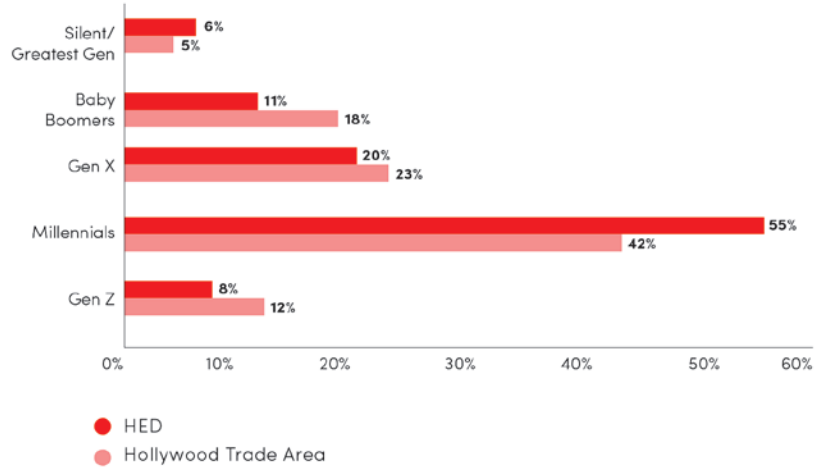
Hollywood Demographics

Race & Ethnicity

- Black
- Asian
- Hawaiian
- White
- Hispanic or Latino
- American Indian
- Single Race Other
- Two or More Races Other



Generations



55% Millennials make up 55% of the population in the HED compared to 36% in Los Angeles as a whole.

Educational Attainment

50%

People over age 25 with a Bachelor's degree or higher in the HED and Hollywood Trade Area residents

Hollywood Trade Area Enrollment Numbers

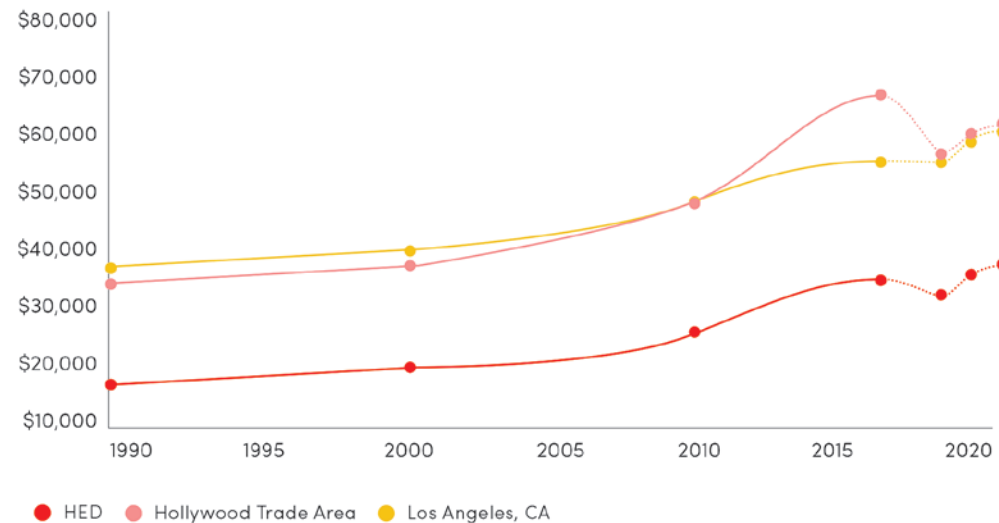
K-12: Public/Private

10,500

Post-Secondary

7,500

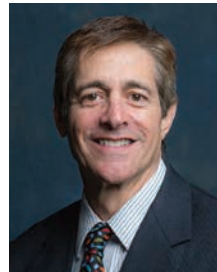
Household Incomes



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Hollywood, CA 90038

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