

DTLA FASHION DISTRICT PURCHASE OPPORTUNITY



11,000± SF Building on 12,169± SF of Land

416-426 E PICO BOULEVARD, LOS ANGELES, CA 90015

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum

**416-426 E PICO BOULEVARD
LOS ANGELES, CA 90015**

Property Details

Building Area:	11,000± SF
Units:	8
Construction:	Masonry
Year Built:	1947
Ceiling Height:	18' Clear (18'-24')
Land Area:	12,169± SF
Zoning:	LA M2
Assessor's Parcel #:	5133-023-001
Traffic Count (2022):	7,687 Vehicles Per Day
Tenancy:	100% Vacant

Property Highlights

- One-story retail, warehouse and/or showroom building
- Clear span structure with high ceiling clearance
- Located in the Downtown Los Angeles Fashion District
- Property has partial fire damage, and requires rehabilitation
- Southwest corner of Pico Boulevard and Wall Street
- Excellent exposure, visibility and signage
- Just a few blocks from famous Santee Alley
- Excellent DTLA demographics
- The property is located in a Designated Qualified Opportunity Zone, which offers tax benefits

Note: The gated parking lot behind the property is not a part, but has been used by the tenants for years. It may be available for purchase from the City of Los Angeles (buyer to verify).

Asking Price: \$3,200,000 (\$290.90 Per SF)

Property is being sold "as is". Buyer to perform their own investigation and consult with their own contractors. Seller makes no representations or warranties.



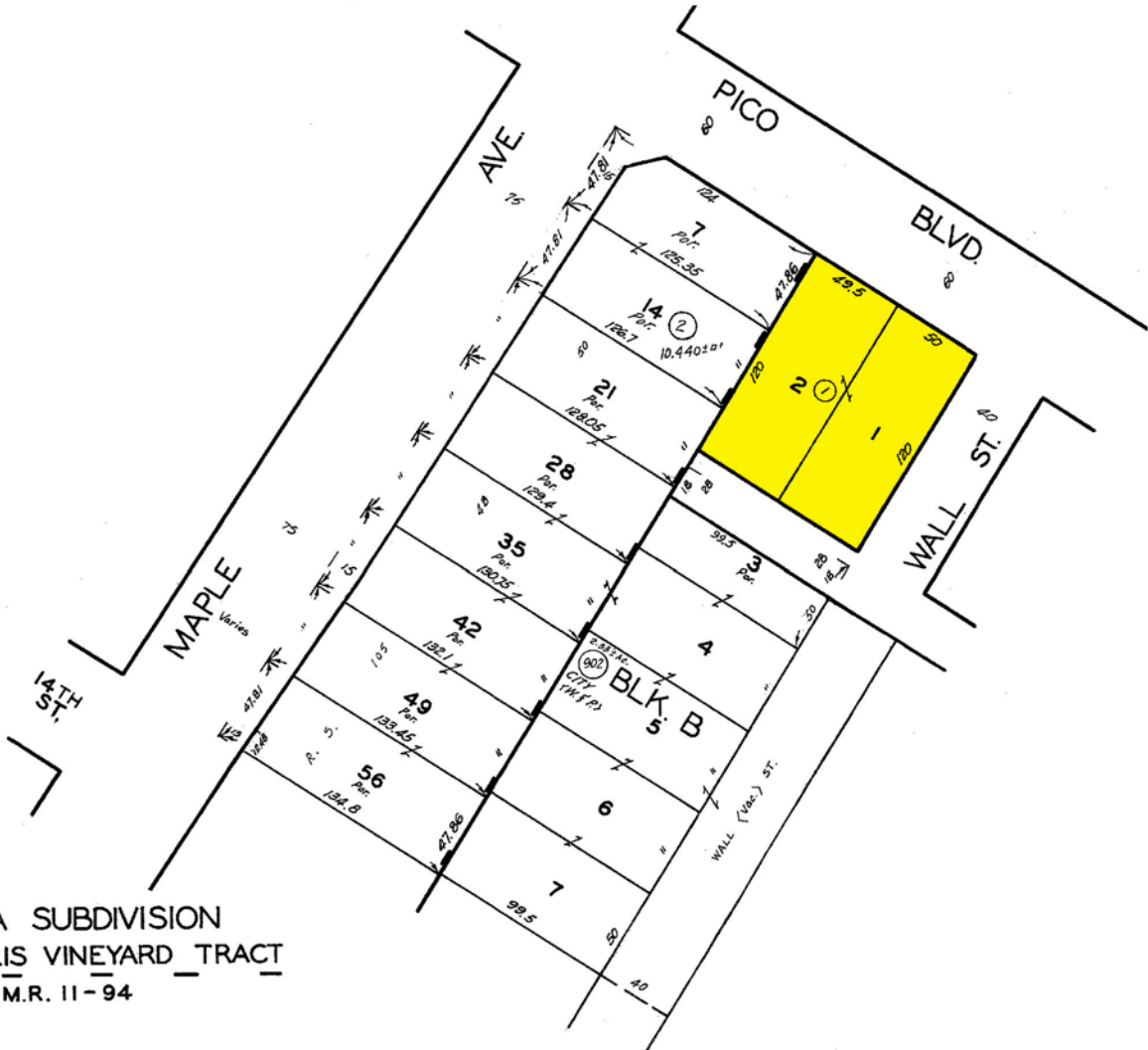


Fire Damage

Aerial Photo



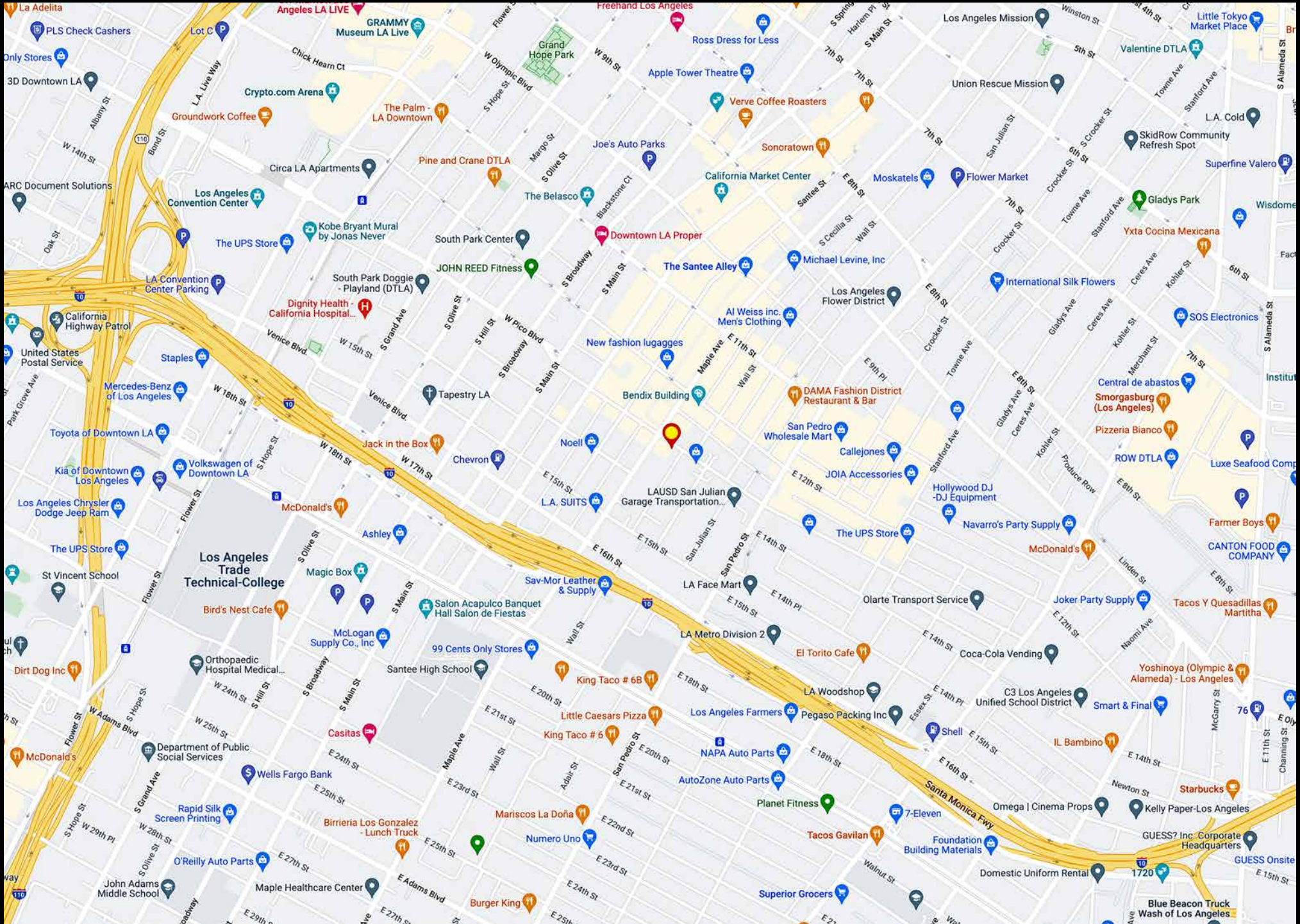
Plat Map



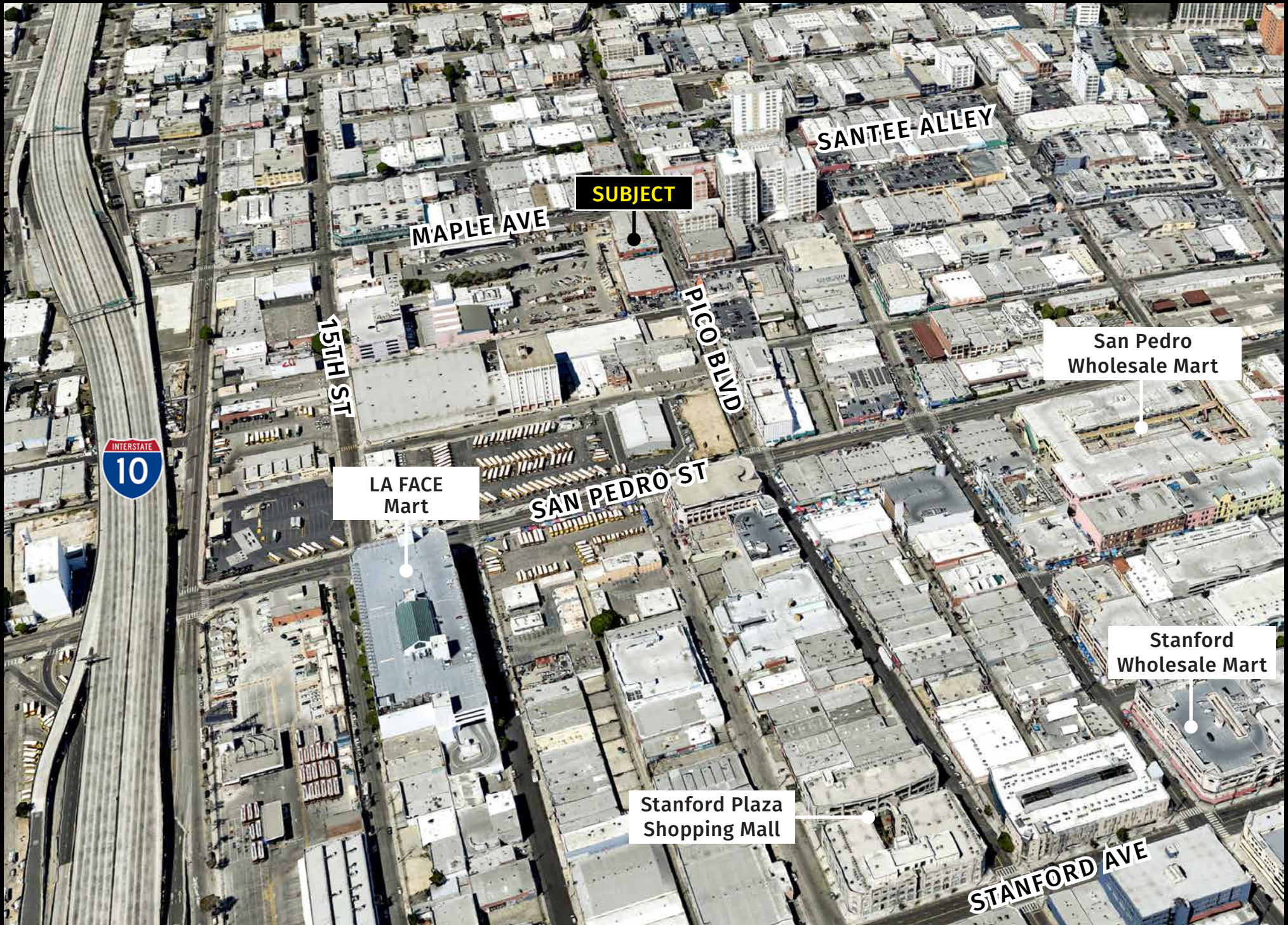
JOSEFA SUBDIVISION
OF THE CELIS VINEYARD TRACT
M.R. 11-94

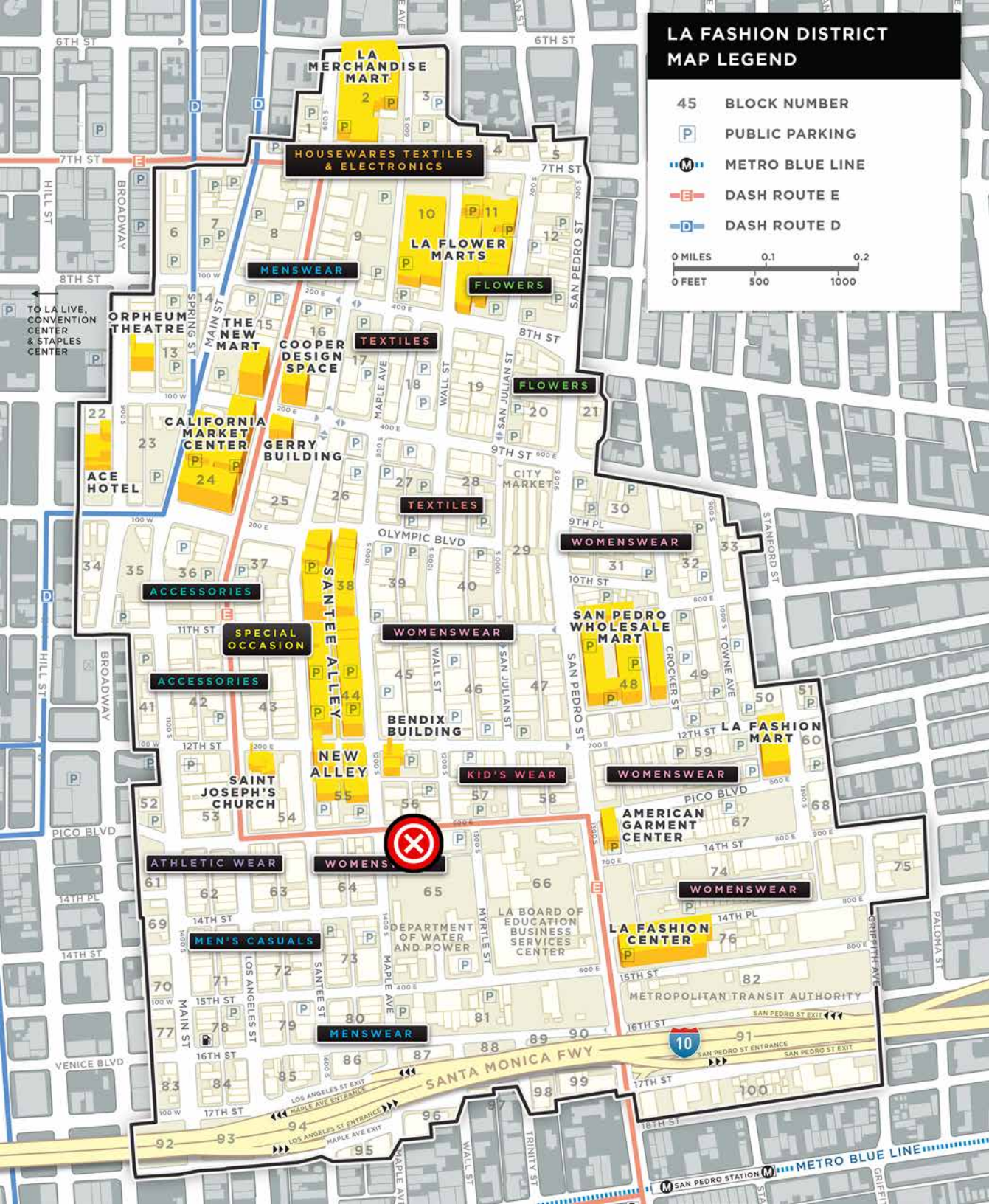
BROWN AND ADAMS SUBDIVISION
ON EAST PICO STREET

Area Map



Neighborhood Amenities





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

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Los Angeles, CA 90015

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12,169± SF of Land

DTLA Fashion District Opportunity

Exclusively offered by



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