

# COMMERCIAL PROPERTY FOR SALE

*Prime DTLA Historic Core Location*

217 W 6TH STREET, LOS ANGELES, CA 90014



Offering Memorandum

***Sale Price Reduced!***

217 W 6th Street

Historic Core



- Prime DTLA Purchase Opportunity
- Great for Retail, Restaurant/Bar or Any Creative Applications
- Heart of DTLA Historic Core
- Heavy Traffic Location



*Exclusively offered by*

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# 217 W 6th Street Los Angeles, CA 90014

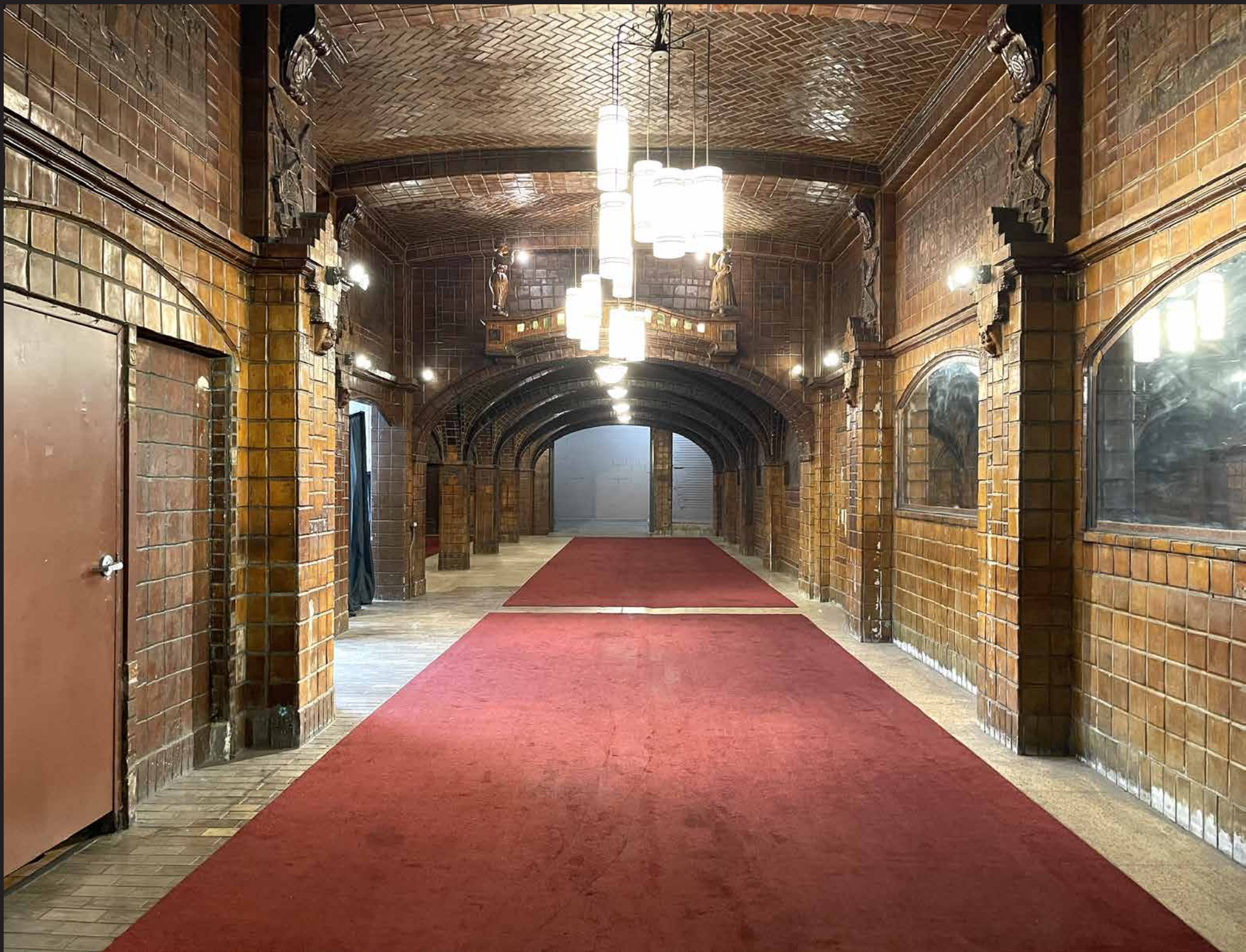
Building Area:	21,299± Sq.Ft.
Stories:	4 Plus Usable Basement
Basement:	4,298± Sq.Ft.
Ground Floor:	4,306± Sq.Ft.
2nd Floor:	4,202± Sq.Ft.
3rd Floor:	4,219± Sq.Ft.
4th Floor:	4,284± Sq.Ft.
Construction:	Concrete Block
Year Built:	1898
Land Area:	4,796± Sq.Ft.
Zoning:	LA [Q]C5-4D-CDO-SN
TOC:	Tier 4
Assessor's Parcel #:	5149-035-010

- 2 ground floor retail units (currently vacant)
- Building is currently used for filming
- The Ernest Batchelder floor to ceiling tiles which depict scenes from traditional Dutch life are from 1914
- Former Dutch Chocolate Shop made chocolate on the 2nd floor and sold it on the ground floor
- Elevator is not working
- Closed back wall in 1980s
- No sprinkler system
- 12 foot ceilings
- Windows face 6th Street but are currently closed
- Restrooms in basement and 2nd-4th floors (only the basement restroom is working)



**Asking Price Reduced: \$3,950,000 \$3,100,000**  
**(\$145.55 Per SF)**

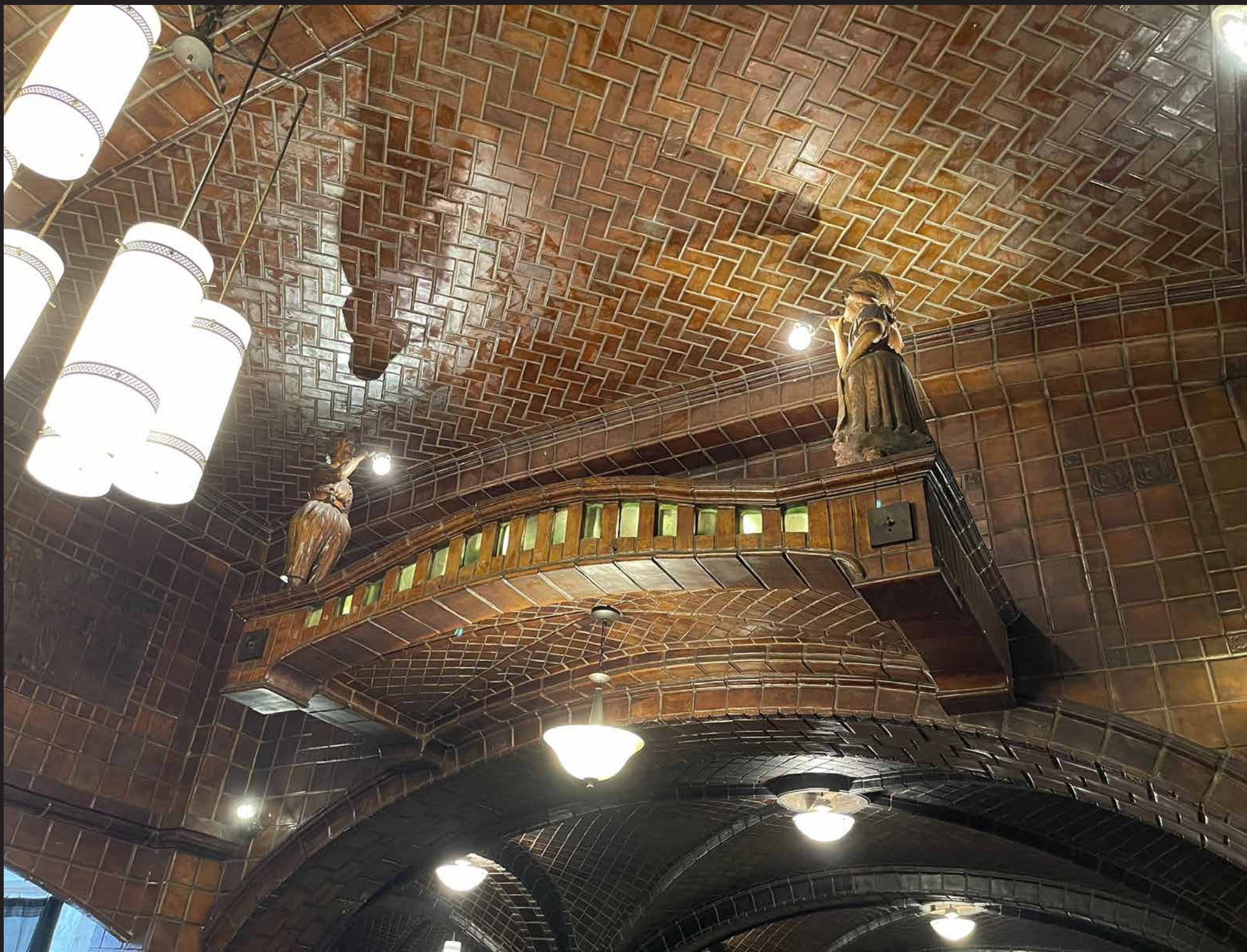






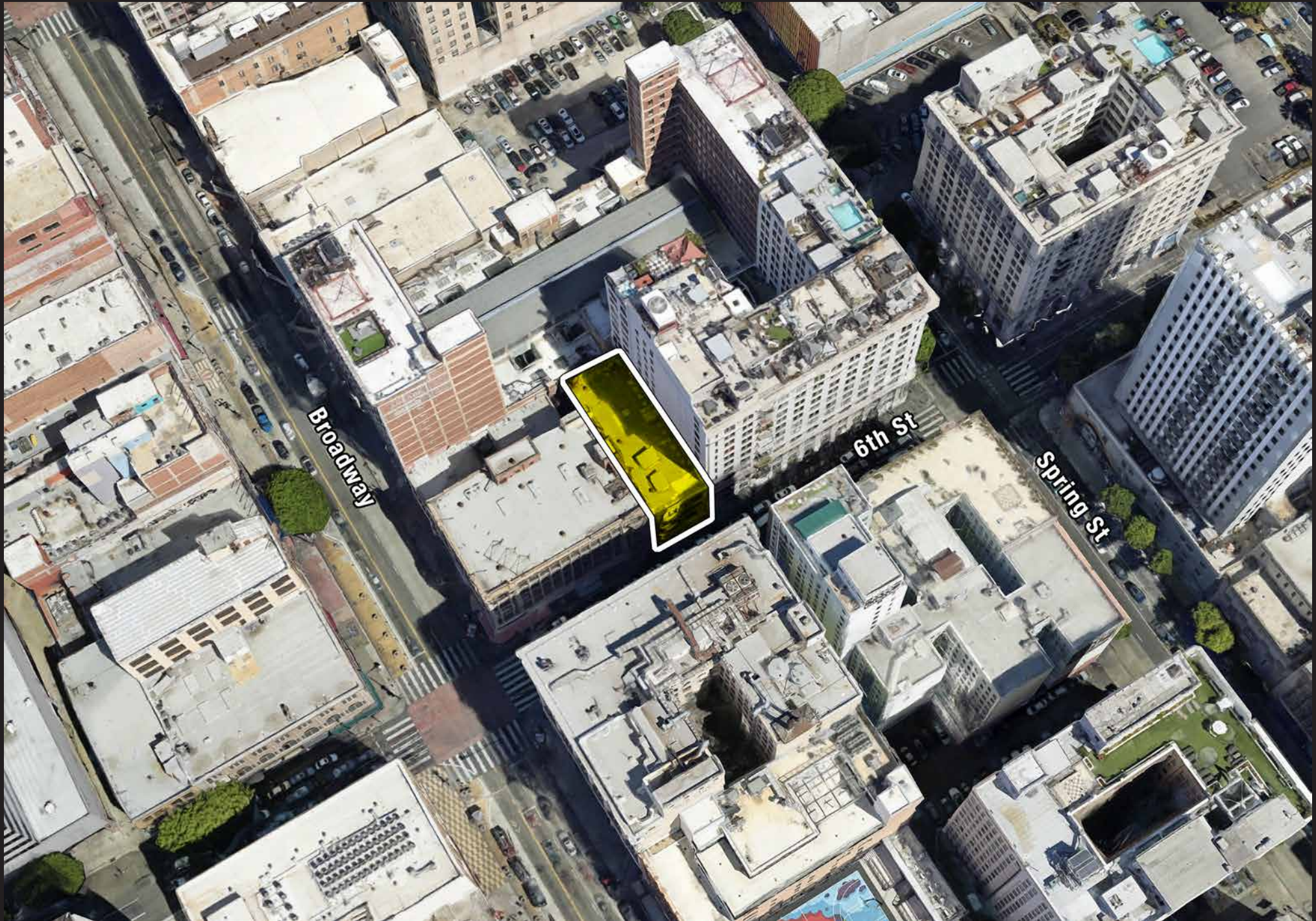




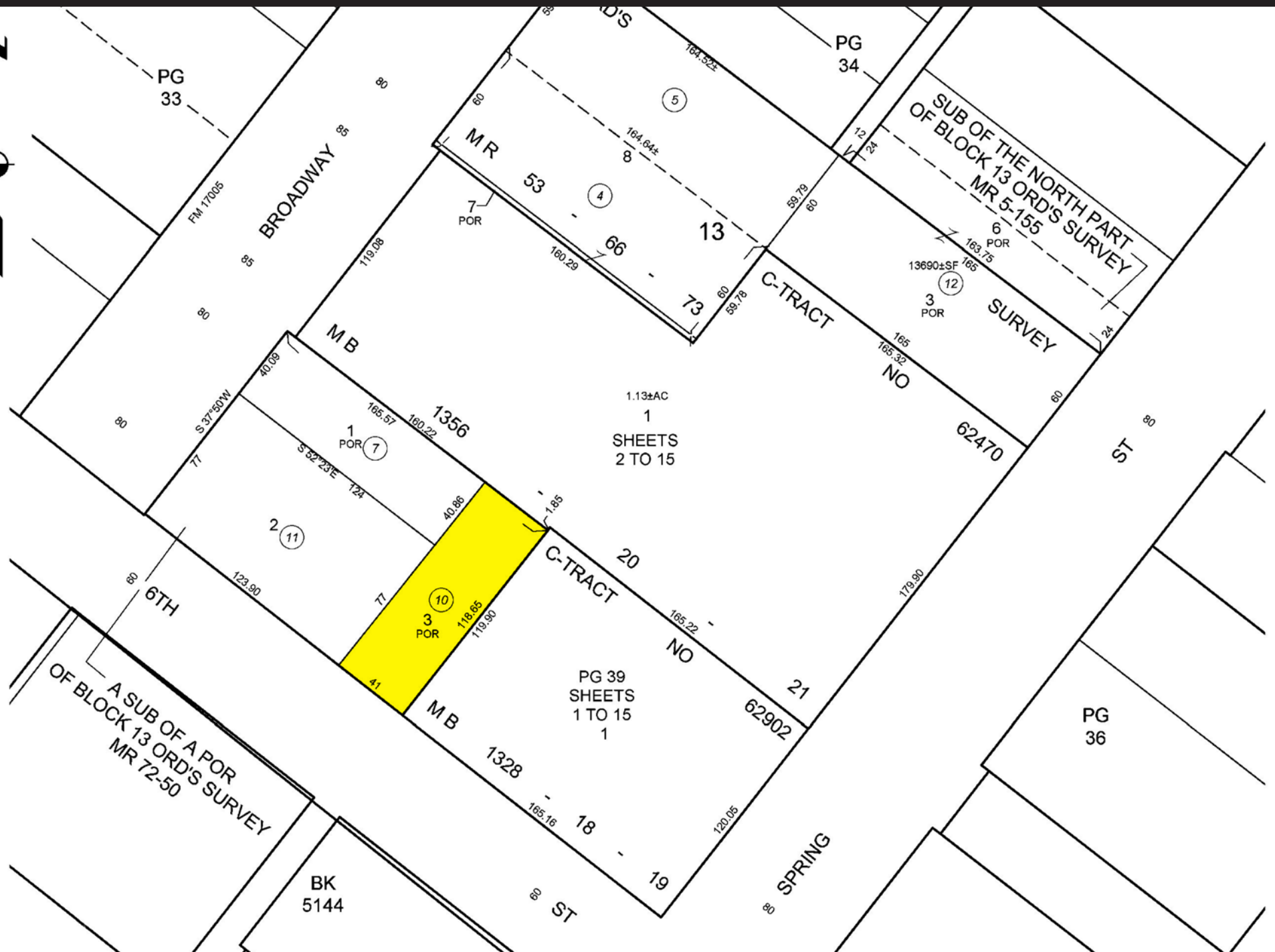




# Property Aerial

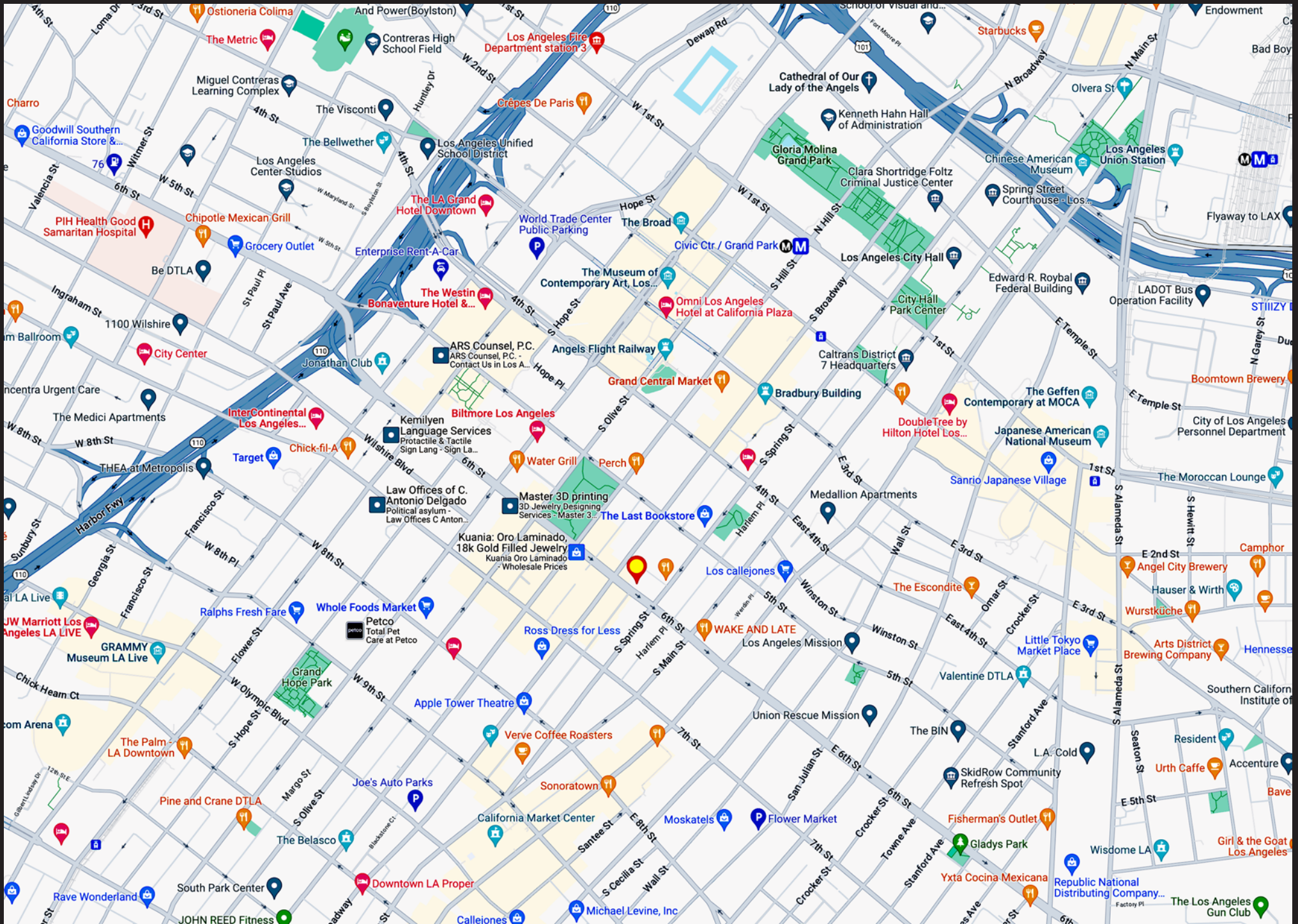








# Area Map





# DTLA Historic Core 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

**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 90014

Prime DTLA Historic Core  
Commercial Property

21,299± SF Building

4,796± SF of Land

*Price Reduced by \$850,000!*



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