

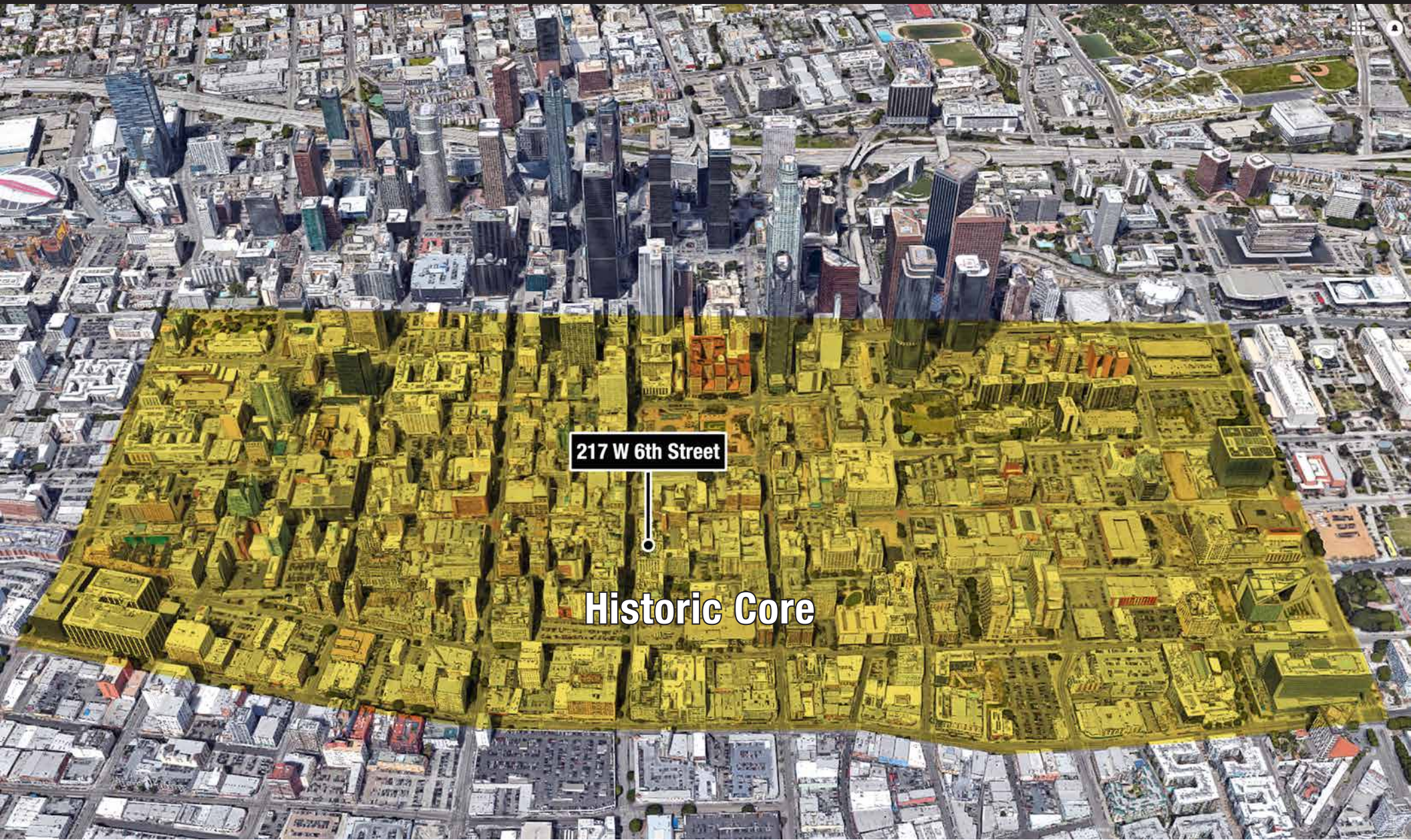
COMMERCIAL PROPERTY FOR SALE

Prime DTLA Historic Core Location

217 W 6TH STREET, LOS ANGELES, CA 90014



Offering Memorandum



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



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.

majorproperties.com



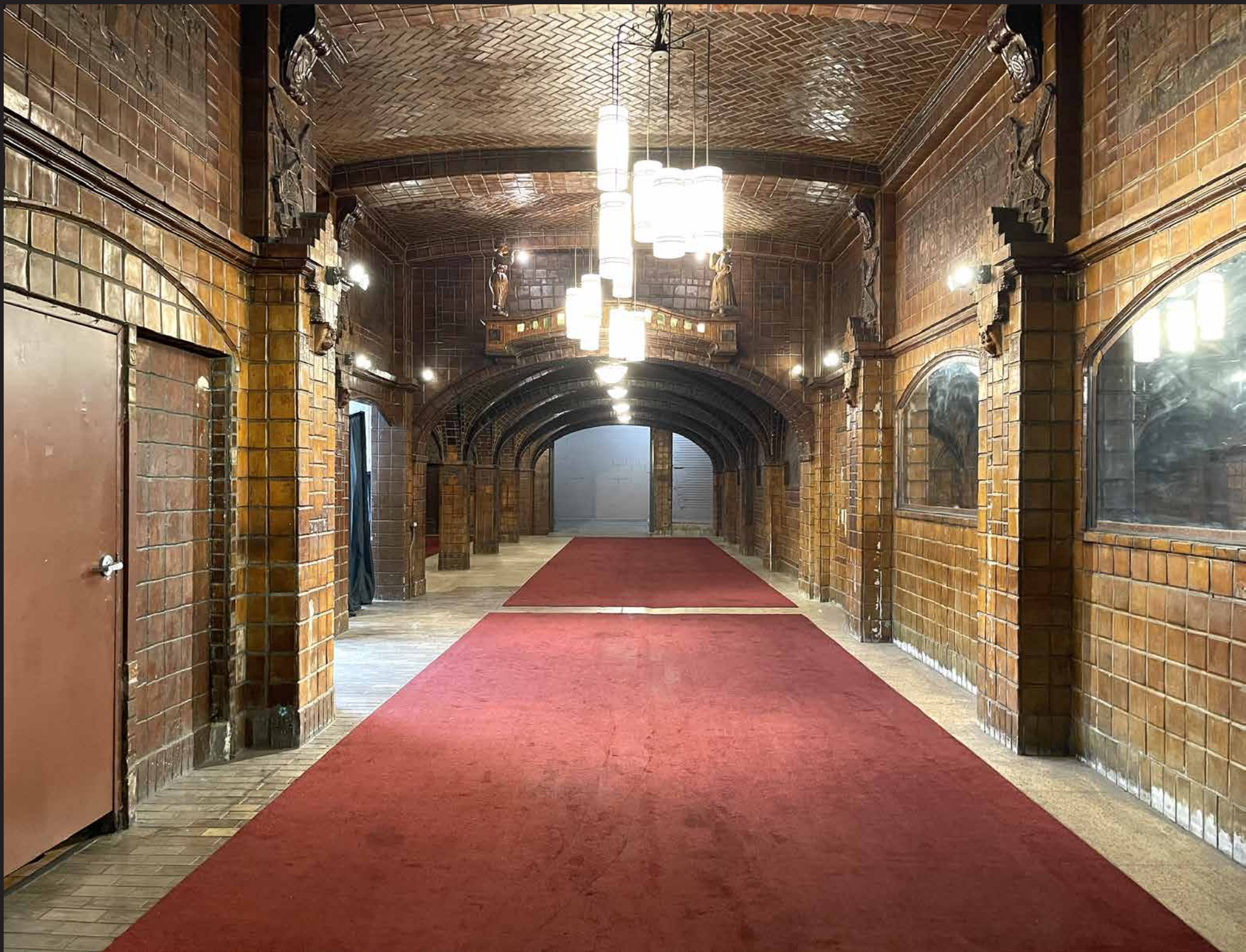
217 W 6th Street Los Angeles, CA 90014

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

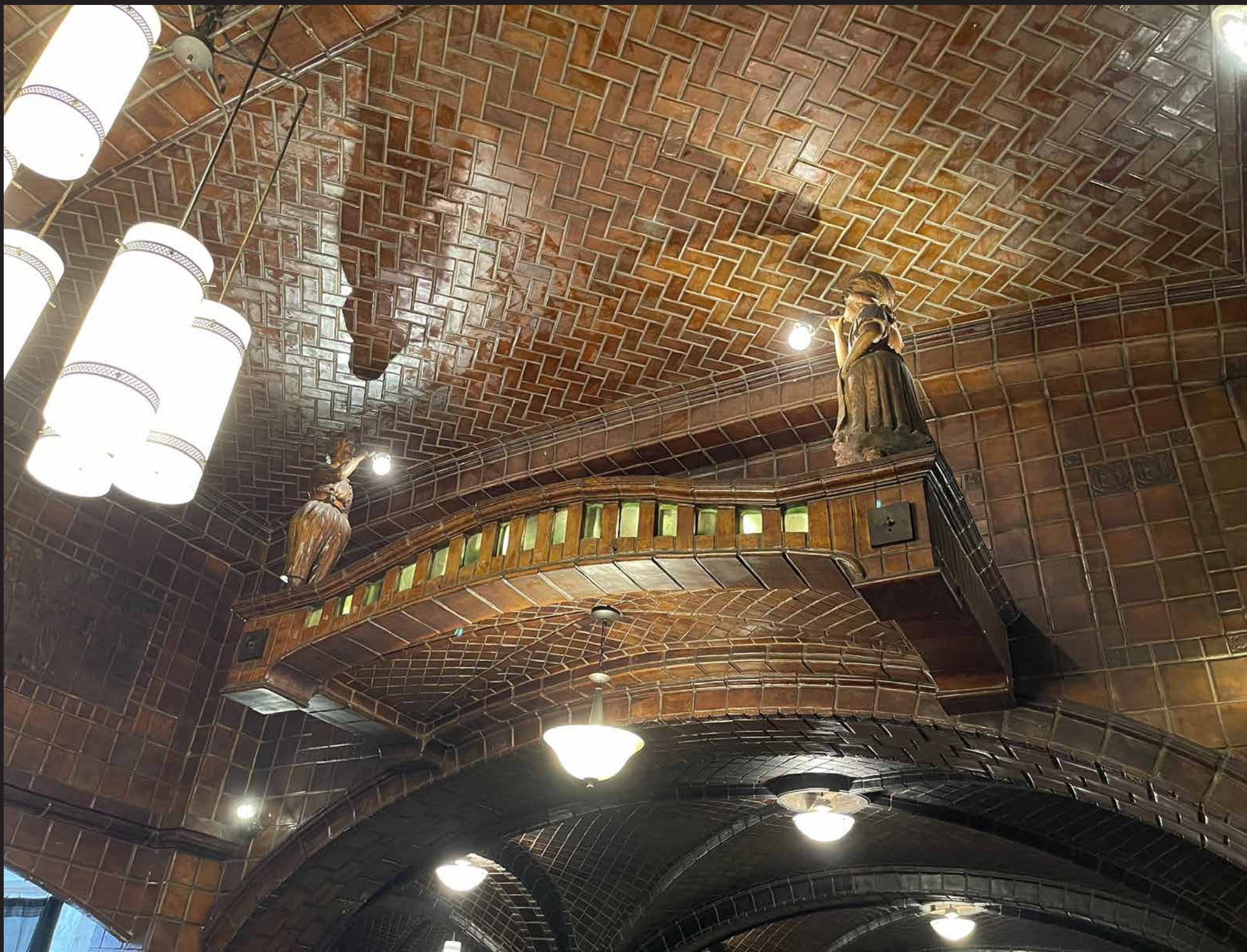
- 2 ground floor retail units (currently vacant)
- Building is currently used for filming
- The Ernest Batchelder floor to ceiling tiles which depict scenes from traditional Dutch life are from 1914
- Former Dutch Chocolate Shop made chocolate on the 2nd floor and sold it on the ground floor
- Elevator 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)



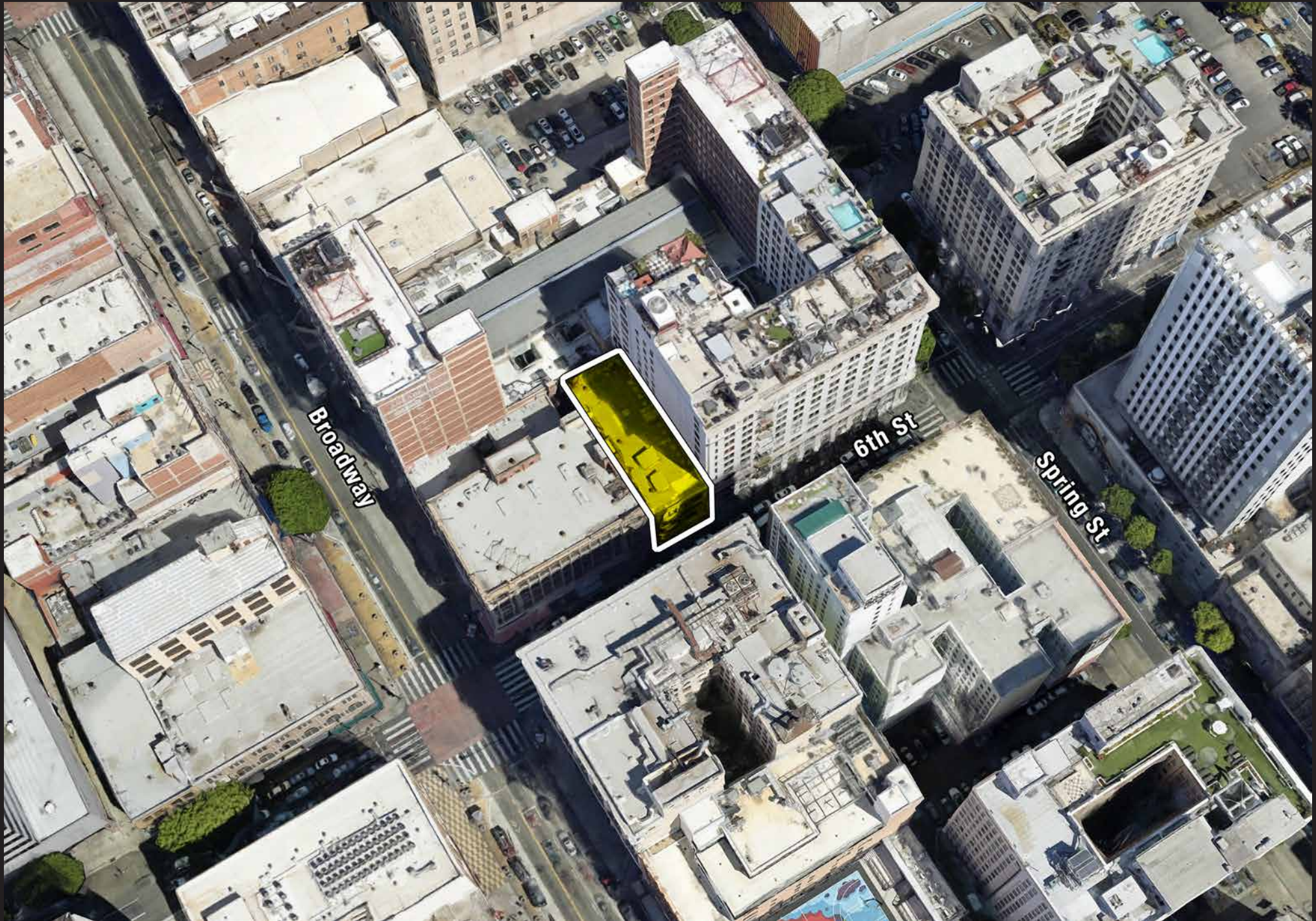
Asking Price: \$3,950,000 (\$185.45 Per SF)



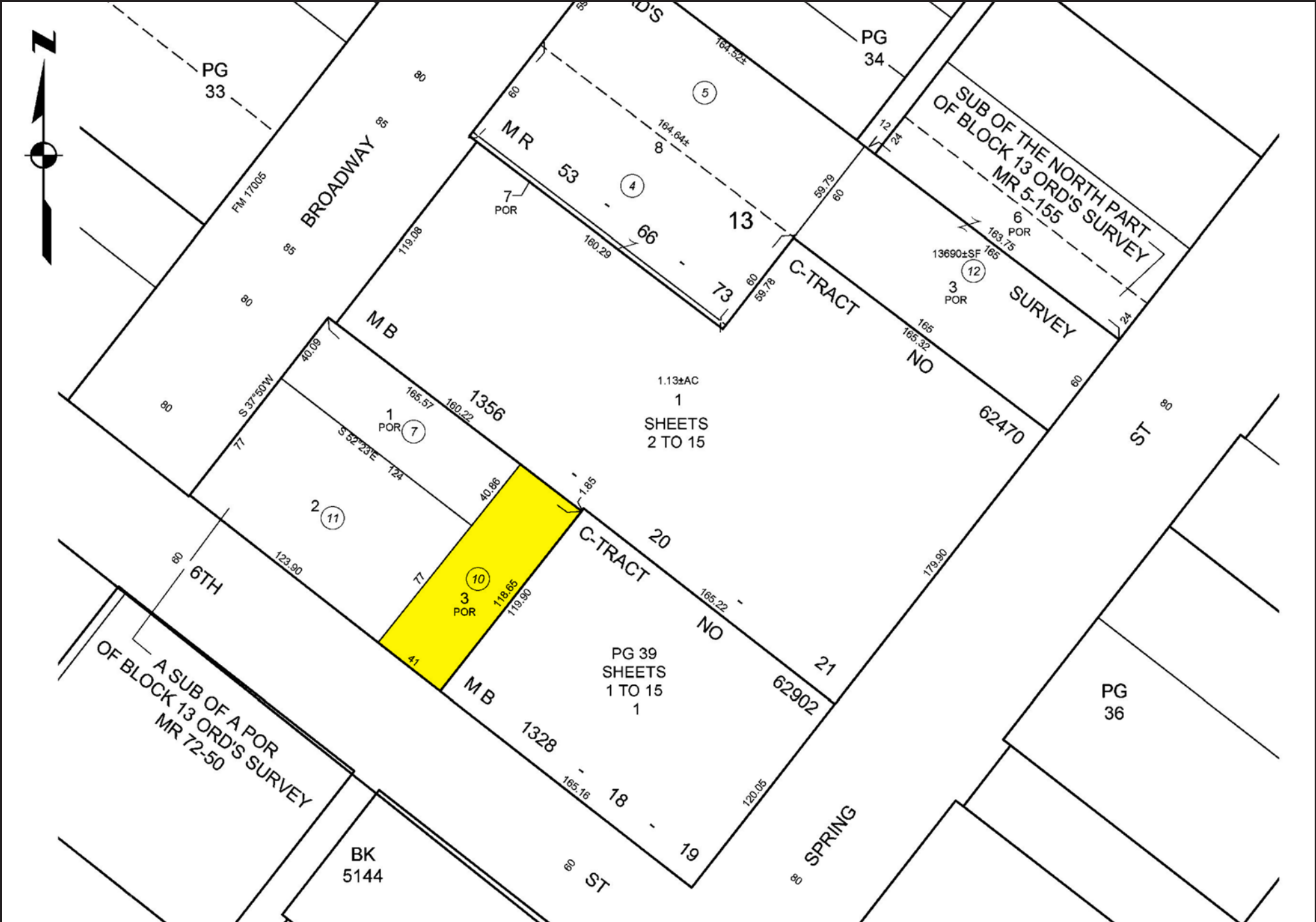




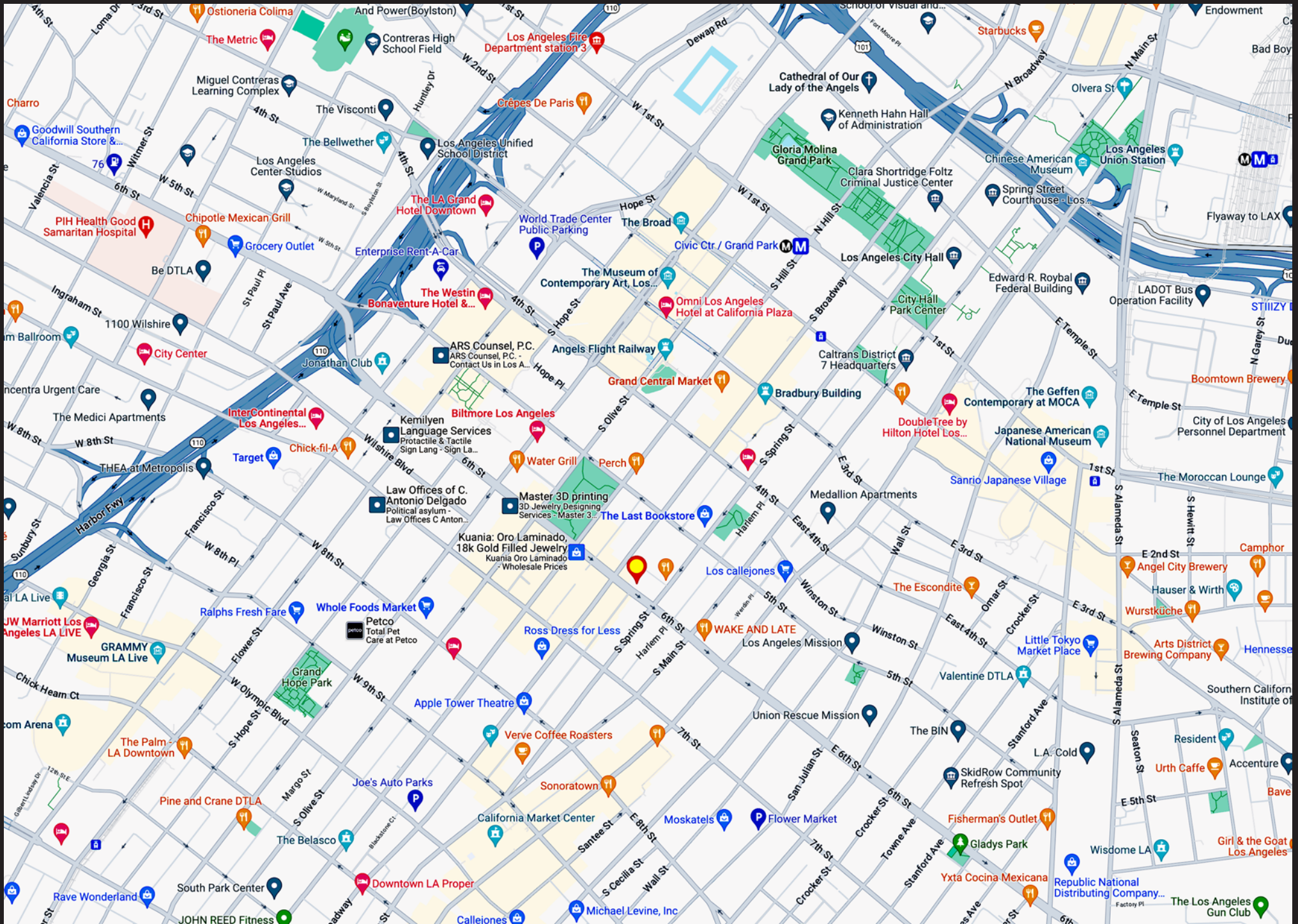
Property Aerial



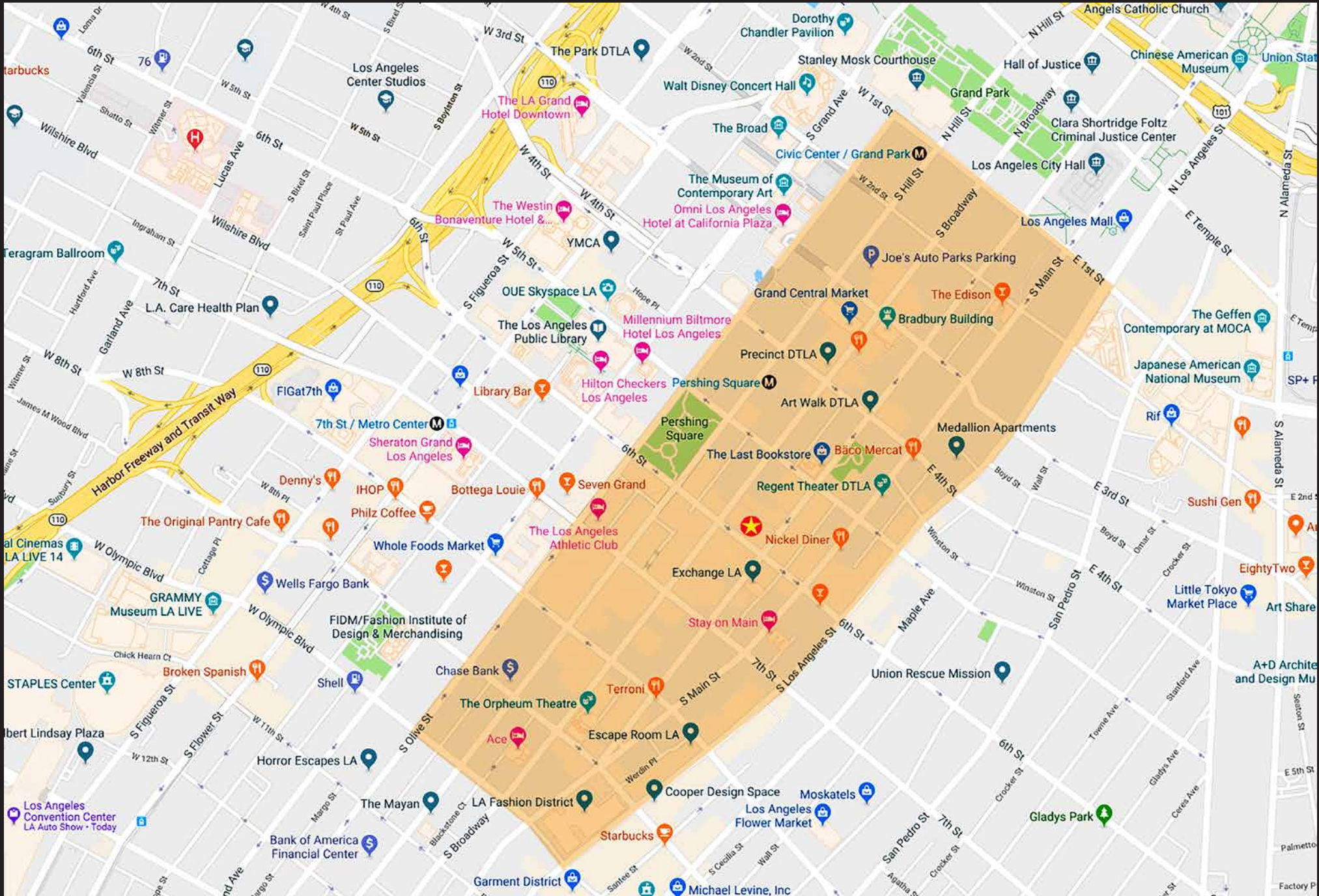
Plat Map



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

217 W 6th Street
Los Angeles, CA 90014

Prime DTLA Historic Core
Commercial Property

21,299± SF Building

4,796± SF of Land



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