

DTLA CREATIVE/OFFICE/FLEX PROPERTY FOR SALE

Close to Convention Center, Crypto.com Arena & LA LIVE

236-238 W 15TH STREET, LOS ANGELES, CA 90015



Offering Memorandum



Sale Price Reduced! Seller Motivated!

11,000± SF 2-Story Building on 6,000± SF of Land

- DTLA South Park Location
- 2 Blocks North of I-10 Freeway
- Open Multi-Use Space
- Ideal for Owner/User
- *Sale Price Reduced!*



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236-238 W 15TH STREET
LOS ANGELES, CA 90015

Property Details

| | |
|----------------------|---------------------|
| Total Building Area: | 11,000± SF |
| Land Area: | 6,000± SF |
| Ground Floor Area: | 5,500± SF |
| Second Floor Area: | 5,500± SF |
| Restrooms: | 5 |
| Construction: | Red Brick |
| Ceiling Height: | 14' |
| Power: | 240V/3-Phase |
| Parking: | Street and Contract |
| Zone: | LA C2-2D |
| APN: | 5134-021-003 |

Property Highlights

- 11,000± SF 2-story multi-use building
 - Many possible uses!
 - Great for flex/warehouse, professional or medical offices, tech, studio, or creative applications
 - Authentic character with red brick walls
 - Exposed wood bow truss with 14' ceiling height
 - Concrete floors, skylights and large windows
 - The roof has been recently repaired
 - Electrical is in working order
 - Fantastic DTLA South Park location
 - Just blocks from Convention Center, Crypto.com Arena, Microsoft Theater, and LA LIVE
 - 2 blocks north of Santa Monica (I-10) Freeway
 - 5 minute walk to Expo/Blue Line Pico station
- * Note: No loading docks. Non-functional elevator. Street parking and contract parking only.*

Sale Price: ~~\$3,300,000~~ \$2,995,000 (\$272 Per SF)

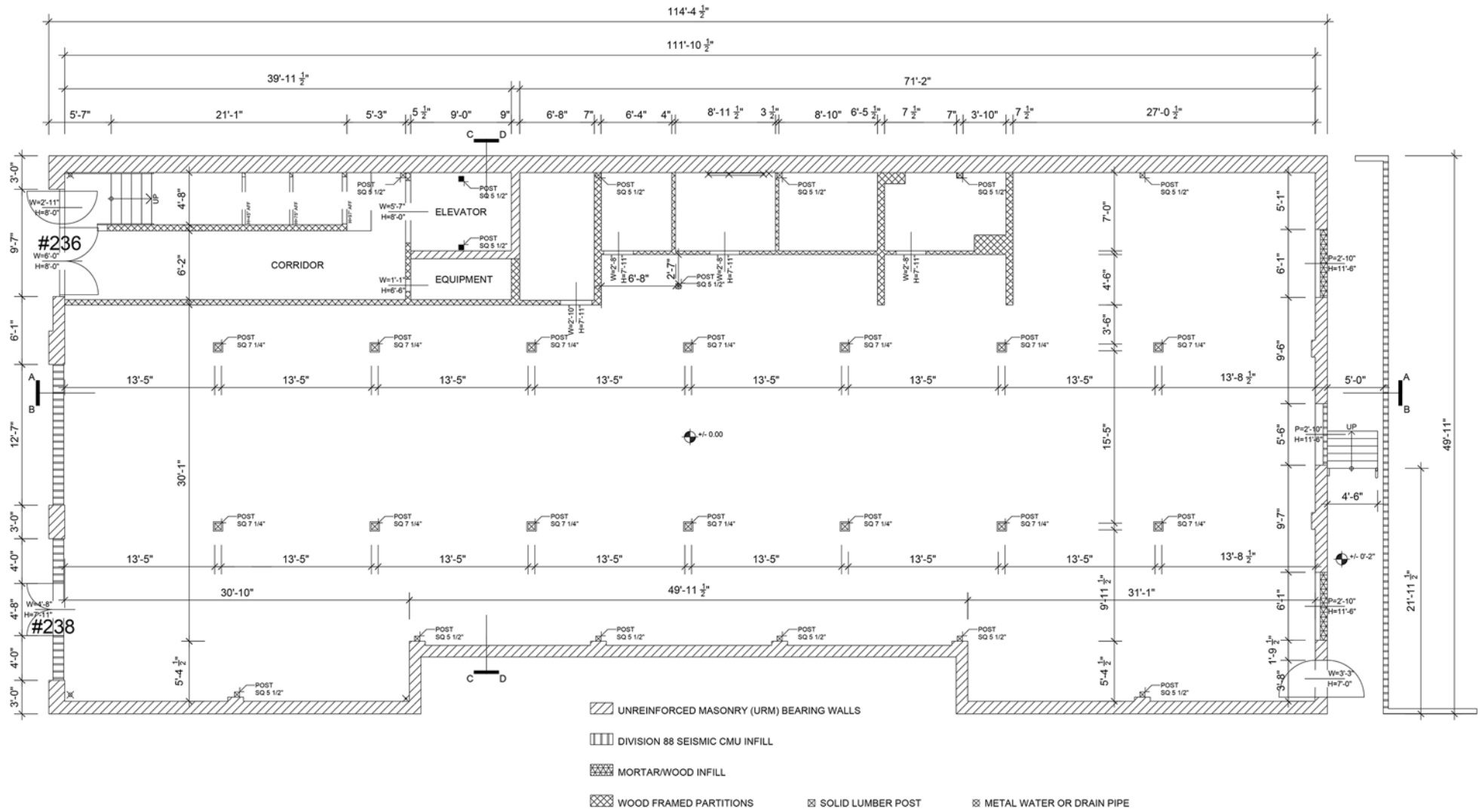
Ground Floor Property Photos



2nd Floor Property Photos



Ground Floor Dimensions



#236 AND #238 WEST 15TH STREET, LOS ANGELES, CA 90015

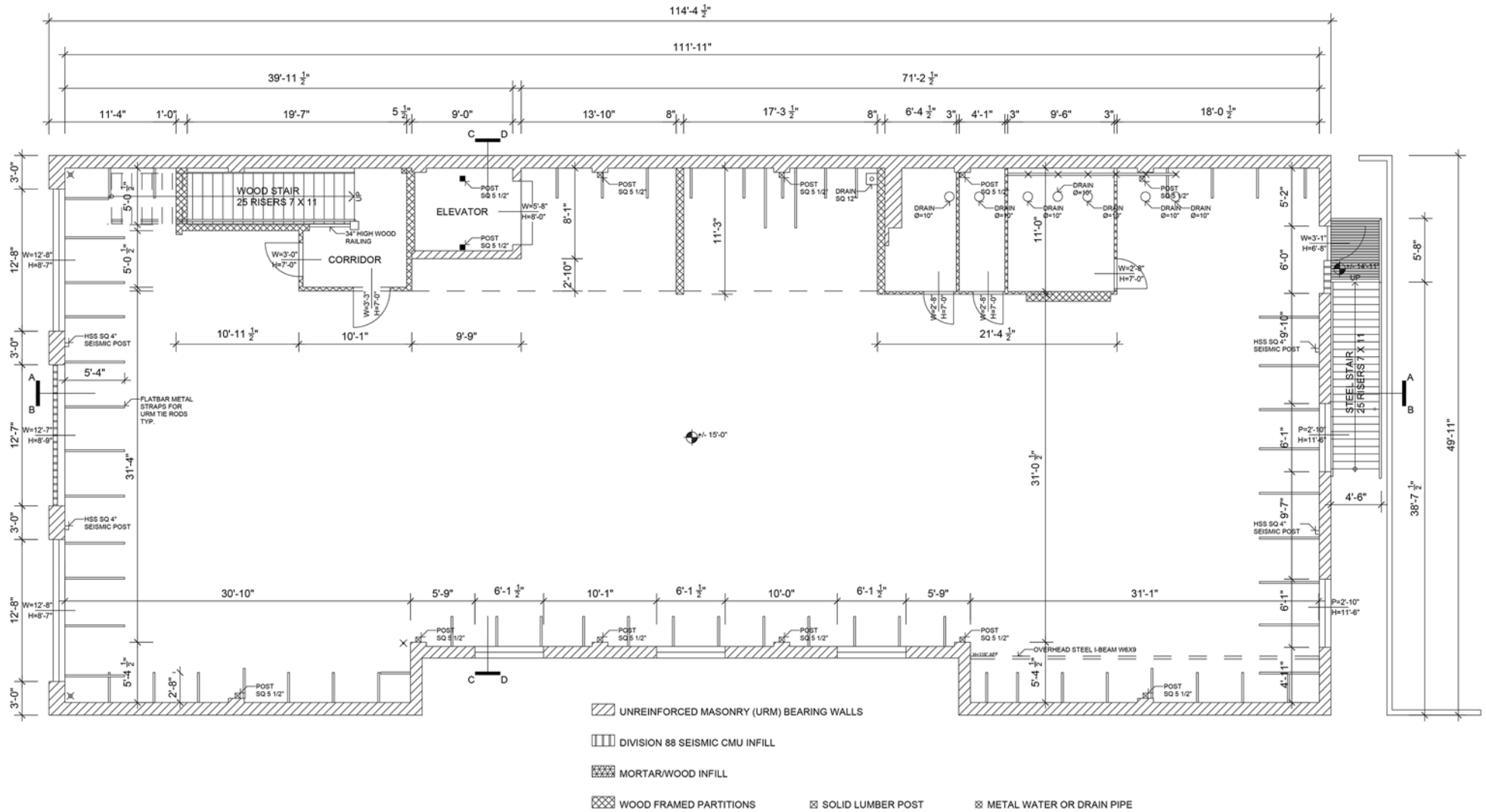
MEASURED: 2/26/2022
 DRAWN: 3/6/2022

FIRST FLOOR PLAN

AS BUILT DRAWINGS PAGE 1 OF 11

SCALE: 1/32" = 1' - 0" PRINTED 11 x 17

Second Floor Dimensions



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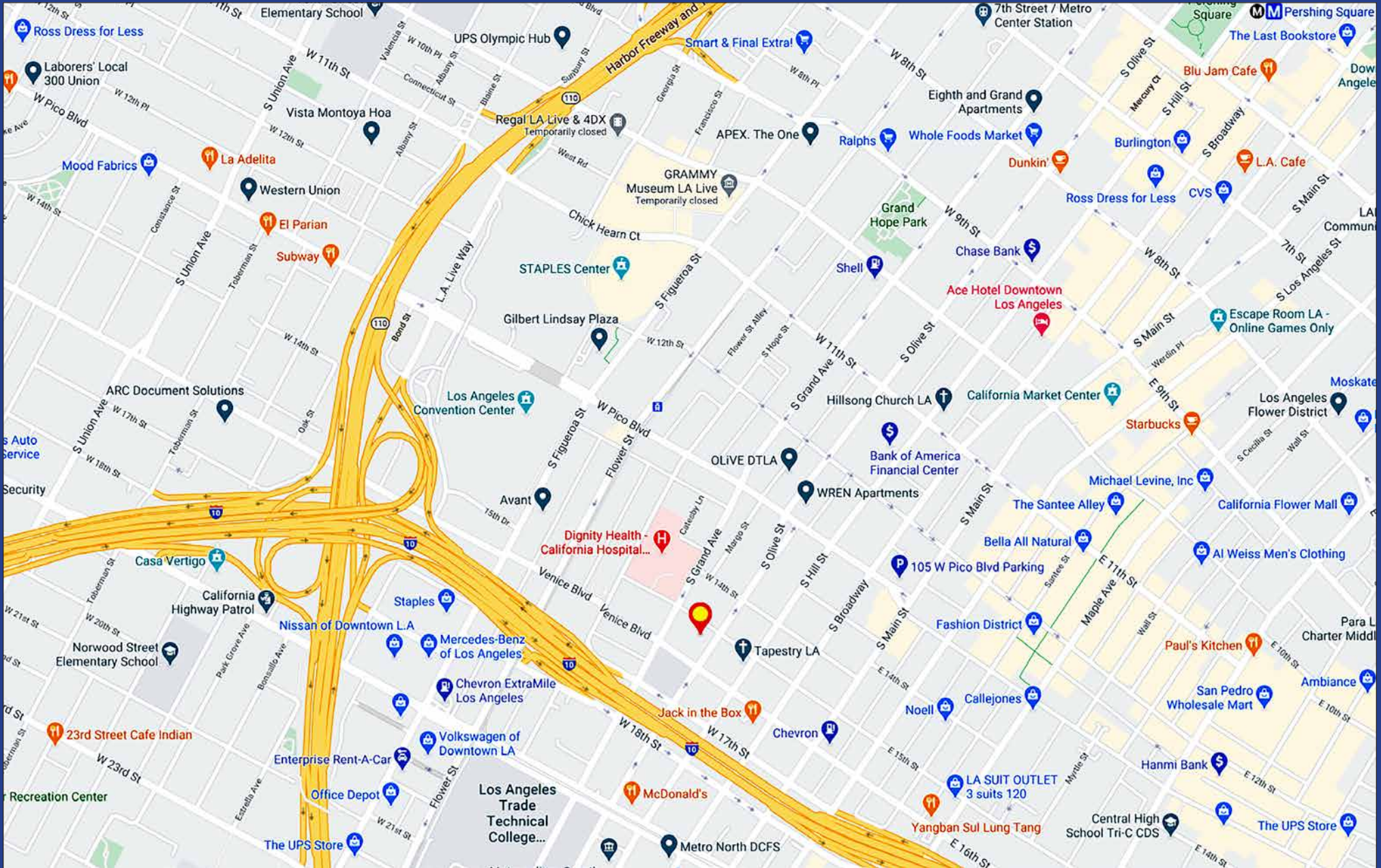
SECOND FLOOR PLAN



AS BUILT DRAWINGS PAGE 3 OF 11

SCALE: 1/32" = 1' - 0" PRINTED 11 x 17

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

84% Residential Inventory Growth 2000 - 2019



32% Less Income Spent on Housing + Transportation than LA Average



\$86,300

Average Household Income



37% Population Growth 2010 - 2019

94% Residential Occupancy

53%

25 - 49 Years Old

60%

Postsecondary Education

41%

Walk, Bike, or Take Transit to Work



79% love DTLA



65% expect to live in DTLA for at least 3 more years