

PRIME DTLA DEVELOPMENT SITE

35,816± SF of Buildings on 45,881± SF of Land

611 E 7TH ST, 646 S SAN PEDRO ST, 649 CROCKER ST, LOS ANGELES, CA 90021



Offering Memorandum



Price Reduced! Seller Motivated!

9th St

7th St

6th St

San Pedro St

Property Offering

Major Properties, as the exclusive listing agent, is pleased to present this rare opportunity to purchase three adjoining properties: 611 E 7th Street, 646 S San Pedro Street and 649 Crocker Street, located in the heart of Downtown Los Angeles. Located at the northeast corner of 7th Street and San Pedro Street with frontage on three streets, the site is adjacent to the DTLA Fashion District and Arts District, and is close to LA LIVE, Crypto.com Arena, and the Los Angeles Convention Center

This site is just six blocks away from the master planned East End Studios Arts District campus development project. East End Studios, which acquired the 15-acre project site in 2022, is seeking city approvals to raze an existing industrial facility to clear the way for a new complex consisting of 300,000 square feet of offices, 70,000 square feet of studio support spaces, and 16 soundstages. Total plans call for 720,000 square feet of leasable space, including rooftop decks.

ROW DTLA is just seven blocks south of the subject property. ROW DTLA, built as a distribution hub for the Southern Pacific Railroad, has been repurposed by New York-based real estate investment firm Atlas Capital Group as 1.3 million square feet of office space with ground-floor shops and restaurants.

Downtown Los Angeles is the primary hub of commercial activity for Los Angeles. It is the most significant job center in the region, a diverse collection of thriving urban neighborhoods, and a popular destination with national and global recognition. The growth of the residential community over the past two decades has reshaped Downtown's identity. DTLA is unique among all residential neighborhoods in the region in offering a true urban experience, and is one of the top reasons people choose to live here.

The 7th & San Pedro property presents a savvy investor or developer a prime purchase opportunity.

**611 E 7TH ST, 646 S SAN PEDRO ST,
& 649 CROCKER ST
LOS ANGELES, CA 90021**

Total Property Details

Total Building Area	35,816± SF
Land Area	45,881± SF
Year Built	1950/1990
Construction	Masonry
Ground Level Loading	2: 10x14 (2 Ext. Docks)
Power	200A/220V/3-Ph/4-Wire
Ceiling Height	18'-22'
Parking	6,209 Sq.Ft.
Zoning	LA M2
Frontage	203.85' on 7th St 204.5' on San Pedro St
Assessor's Parcel Number	5147-026-001,004,032

Individual Property Details

611 E 7th Street

Use	Warehouse
Building Area	30,347± SF
Land Area	33,358± SF
Year Built	1950
Ceiling Height	18'
Ground Level Loading	1: 10x14 (2 Ext. Docks)
Parking	4 Vehicles
Assessor's Parcel Number	5147-026-001

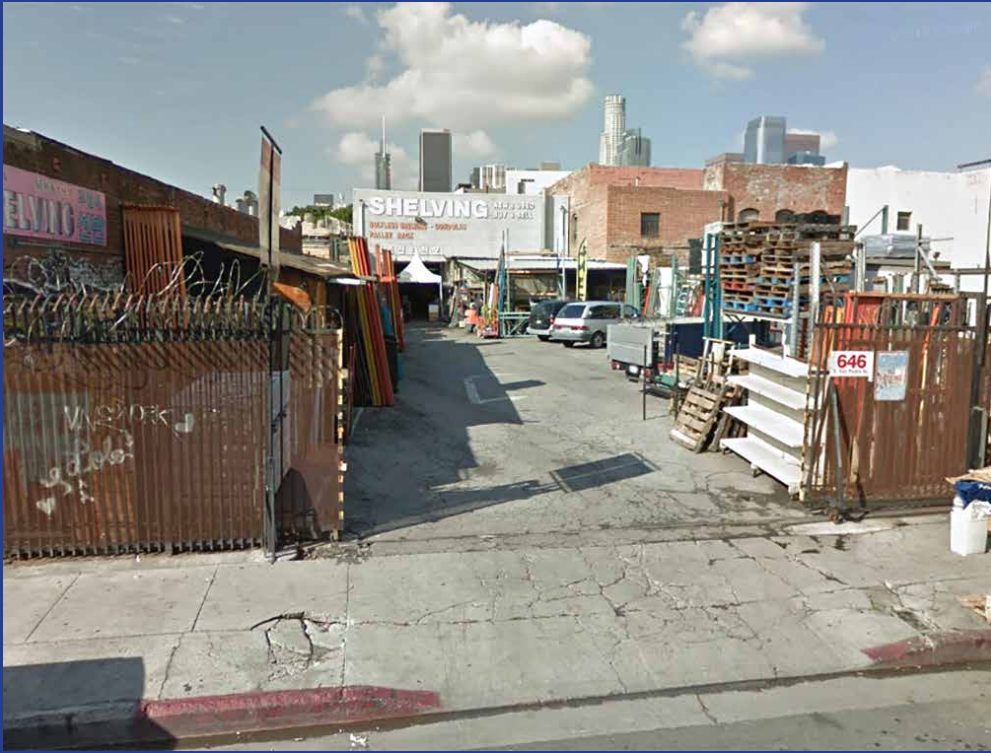
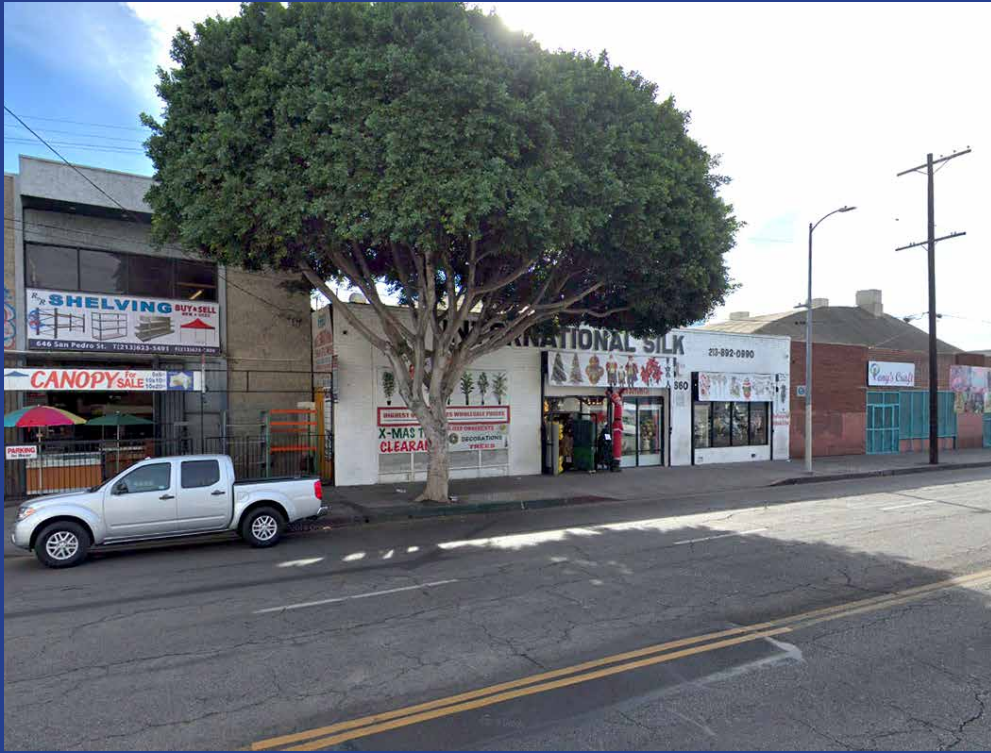
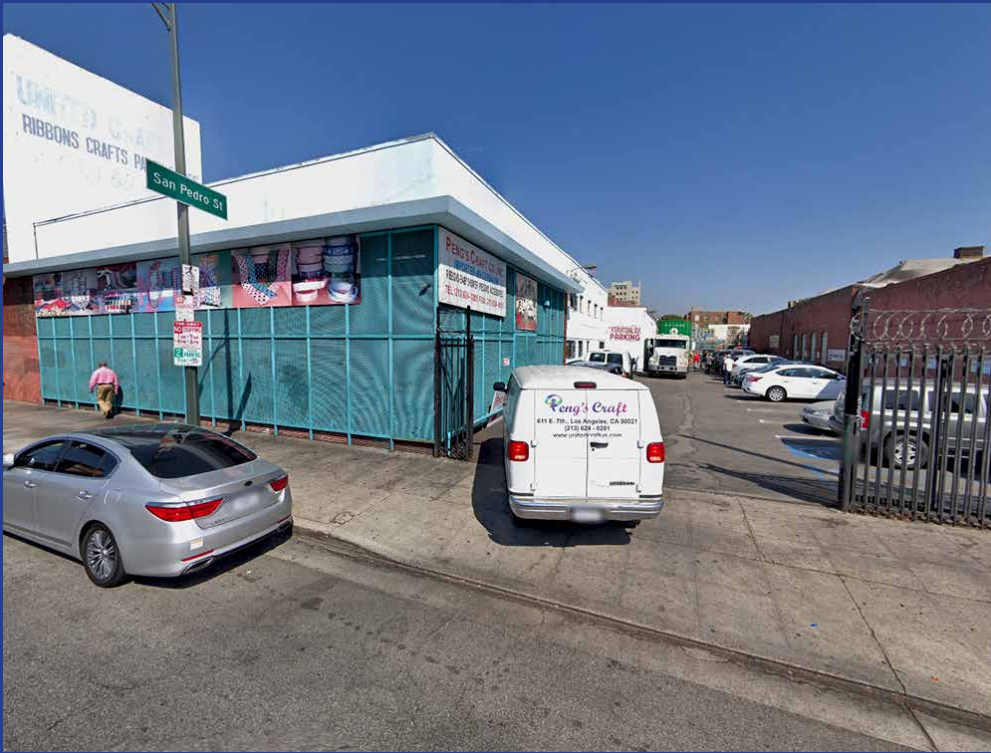
646 S San Pedro Street

Use	Commercial
Building Area	5,469± SF
Land Area	6,314± SF
Year Built	1990
Ceiling Height	22'
Ground Level Loading	1: 10x14
Assessor's Parcel Number	5147-026-032

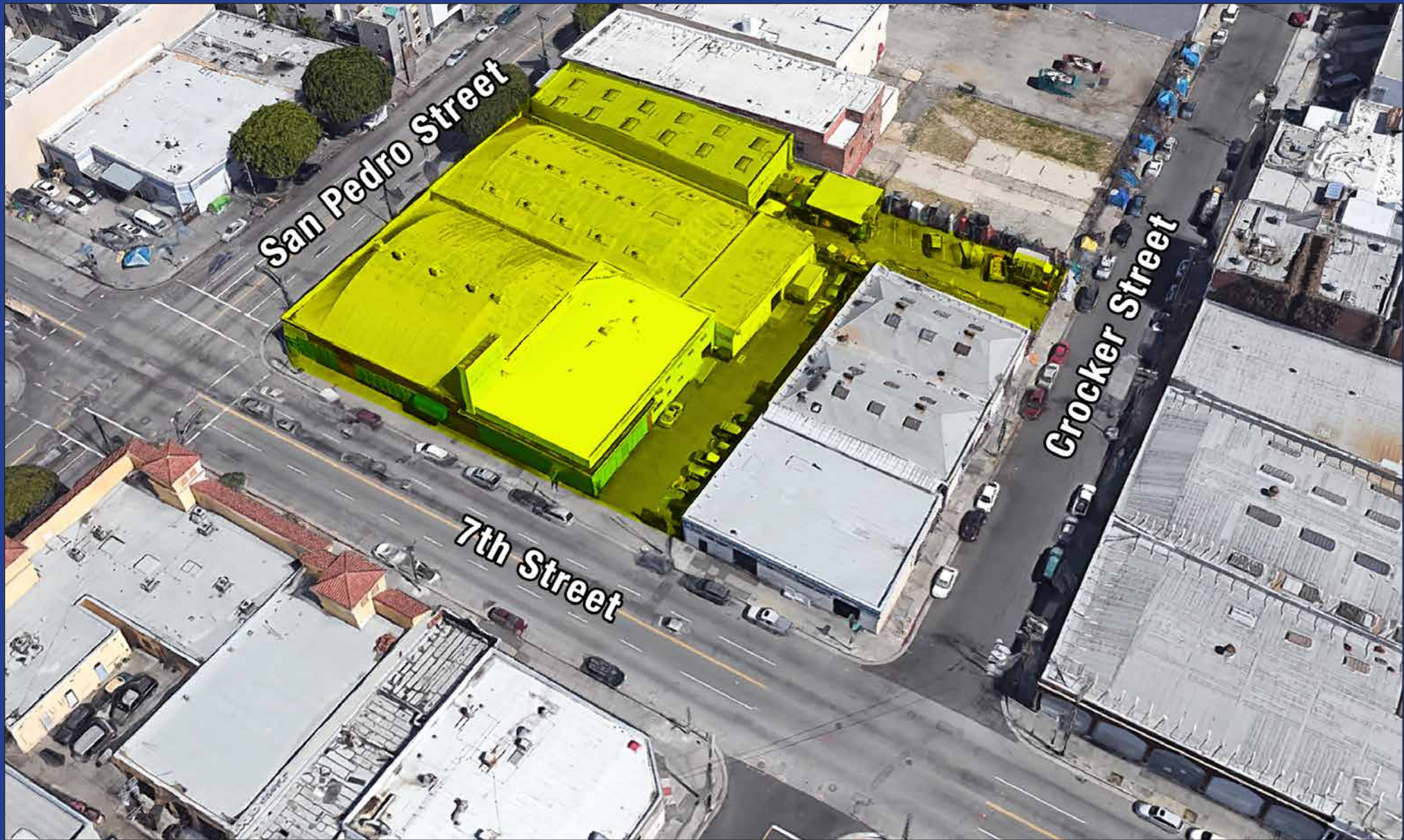
649 Crocker Street

Use	Parking Lot
Land Area	6,209± SF
Assessor's Parcel Number	5147-026-004

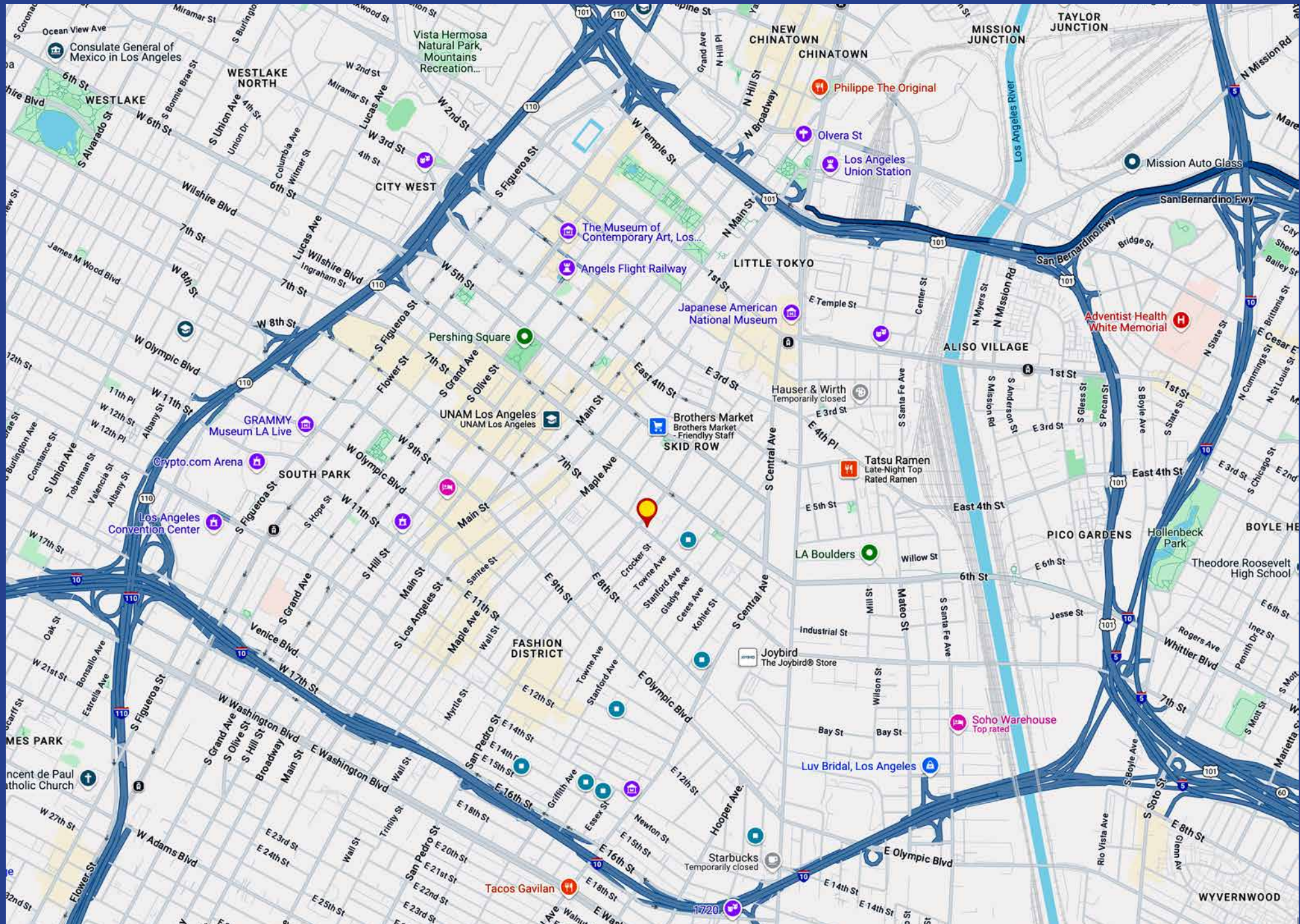
**Asking Price: \$9,000,000 \$7,250,000
(\$158 Per SF Land)**



Aerial Photo



Area Map



Plat Map



Downtown Los Angeles Districts



Downtown Los Angeles Demographics

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average
Household
Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work
3-5 days in DTLA



79%

Expect to be in
the office at least
half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion
retail sales per year

745

Retail+F&B Businesses
per Square Mile



171

Food/Beverage
Businesses
per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average
Household Income



26% All new
residential in the
City of LA
since 2010



24% Less
Income Spent
on Housing +
Transportation
than LA Average

41% Population
Growth 2010 - 2022



61%

25 - 54 Years Old



67%

Postsecondary
Education

90%

Residential Occupancy

46%

Walk/Bike/Transit
or Work from Home



611 E 7th Street
646 S San Pedro Street
649 Crocker Street
Los Angeles, CA 90021

35,816± SF of Buildings
45,881± SF of Land

Sale Price Reduced!



Exclusively offered by

Bradley A Luster

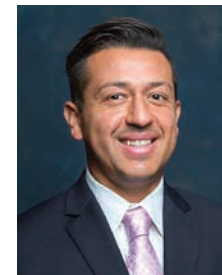
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