

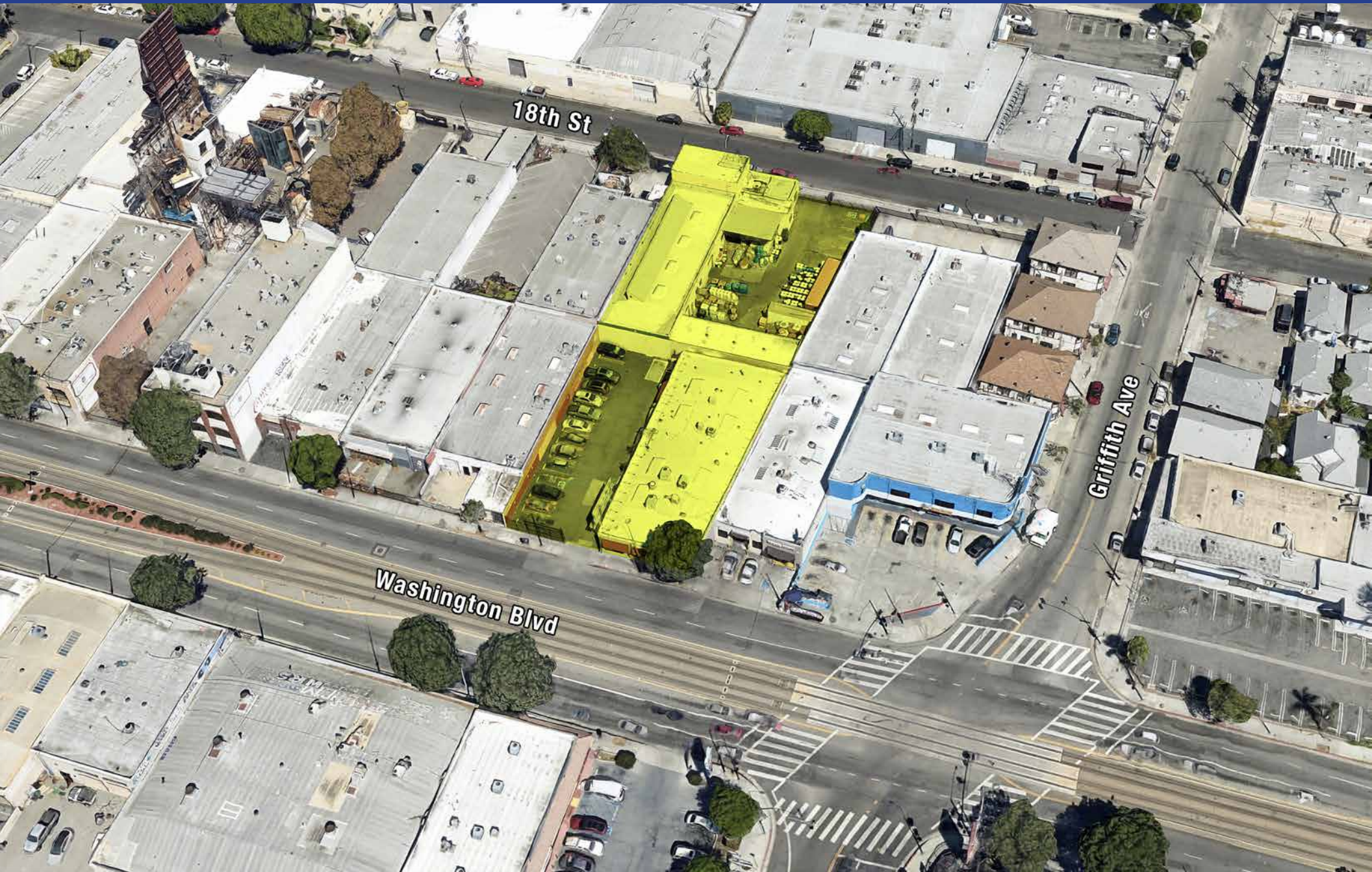
DTLA Owner/User or Development Opportunity

18,200± SF of Mixed-Use Buildings on 31,126± SF of Land

815 E Washington Blvd & 810 E 18th St, Los Angeles, CA 90021

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

Offering Memorandum



Investment Highlights

815 E WASHINGTON BLVD

- 7,500 SF building on 12,400 SF of land
- Secure, gated parking lot for 12± vehicles
- 125' frontage on busy Washington Blvd
- Metro Blue Line runs directly in front of the property
- Many possible uses:
 - Restaurant/café
 - Full kitchen commissary
 - Ghost kitchen
 - Food related opportunities
 - Banquet hall

810 E 18TH STREET

- 2 adjacent warehouses: total of 10,770 SF
- 18,600 SF of land
- Ideal for warehousing, light manufacturing, distribution, etc.
- Clear span
- Abundant power service
- Ground level loading
- Secure, gated parking for 20± vehicles

ASKING PRICE: \$4,800,000 (\$263.74 PER SF)

815 E WASHINGTON BLVD
810 E 18TH STREET
LOS ANGELES, CA 90021

Property Details

Building Area	18,200 SF
Land Area	31,126 SF
Stories	One & Two
Construction	Mixed
Year Built	1943
Parking	32± Vehicles
Zoning	LA CM-2D-O-CPIO
APN	5131-004-034
Tenants	1
Total Monthly Income	\$8,921 (plus billboard income)

815 E Washington Blvd

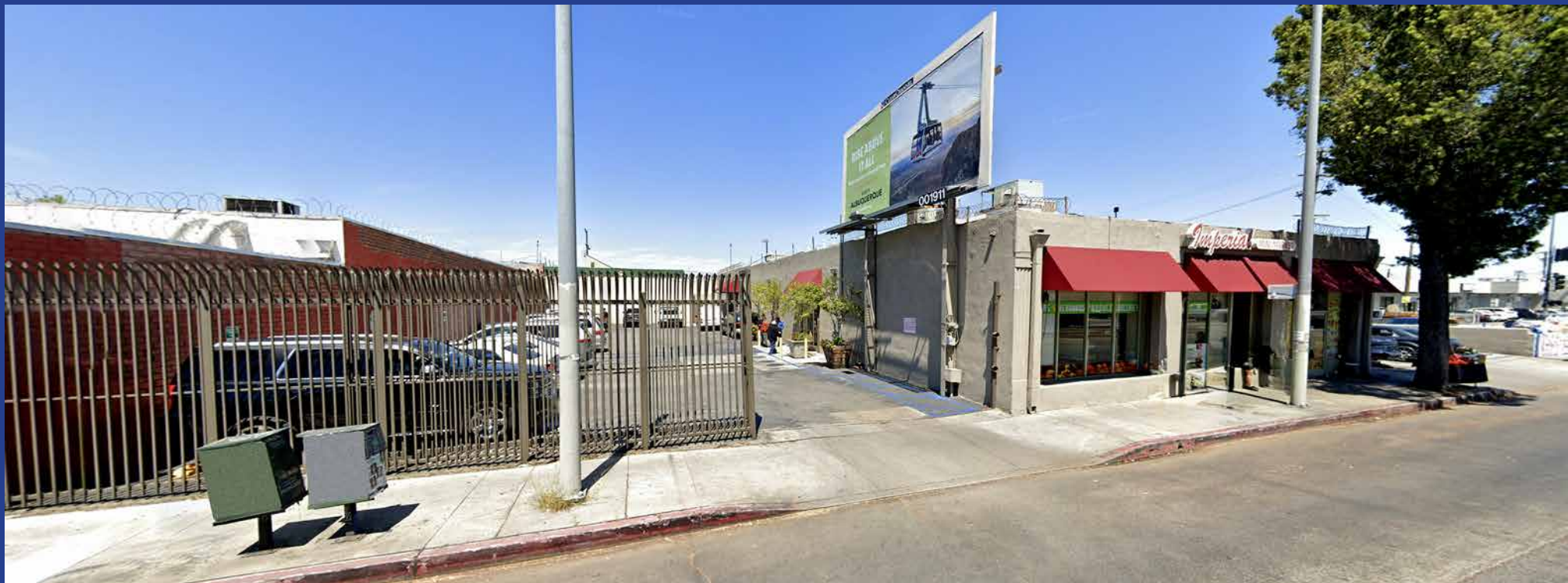
Building Area	7,500 SF
Land Area	12,400 SF
Use	Restaurant
Parking	12± Vehicles
Monthly Income	\$8,921
Lease Expiration	Month-to-Month

810 E 18th St

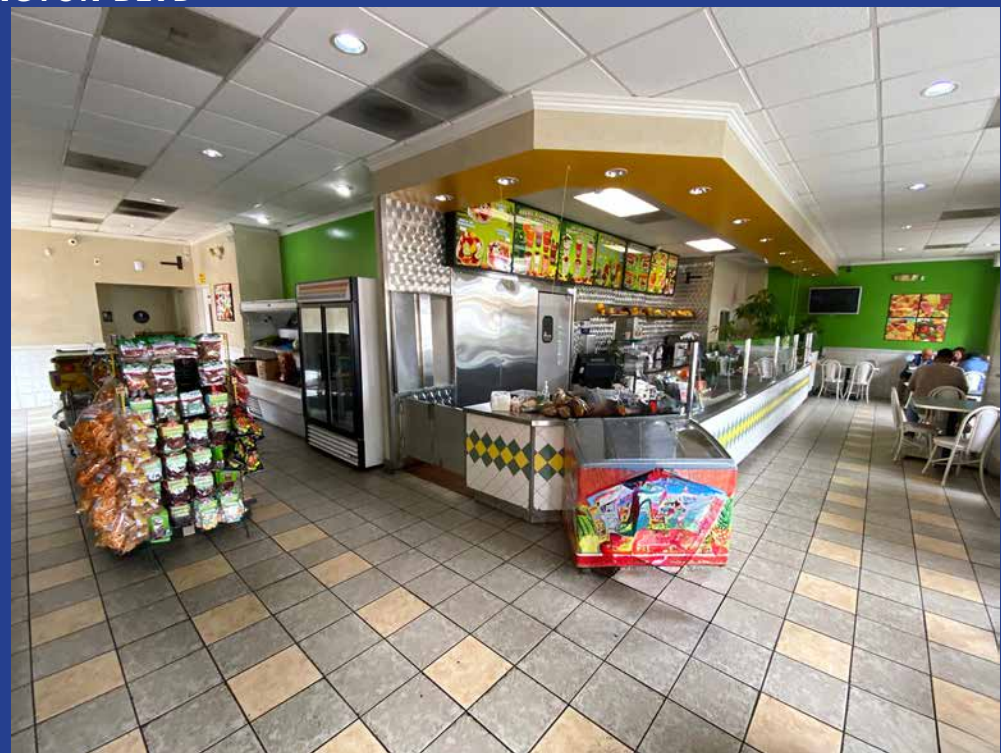
Building Area	10,700 SF
Land Area	18,600 SF
Use	Warehouse
Parking	20± Vehicles
Monthly Income	Vacant

Property Highlights

- Owner/user or development opportunity
- Clean environmental report (2025)
- Clear span warehouses plus retail store with frontage on two streets
- 125' frontage on Washington Blvd | 97' on 18th Street
- Located between Griffith Ave and Stanford Ave
- Metro Blue Line Light Rail runs directly in front of property on Washington Blvd
- Adjacent to DTLA Fashion District
- One mile from USC and Convention Center
- TOC: Tier 3
- Located in Qualified Designated Opportunity Zone
- Annual \$820 billboard income
- Short term income while property is being repositioned



815 E WASHINGTON BLVD





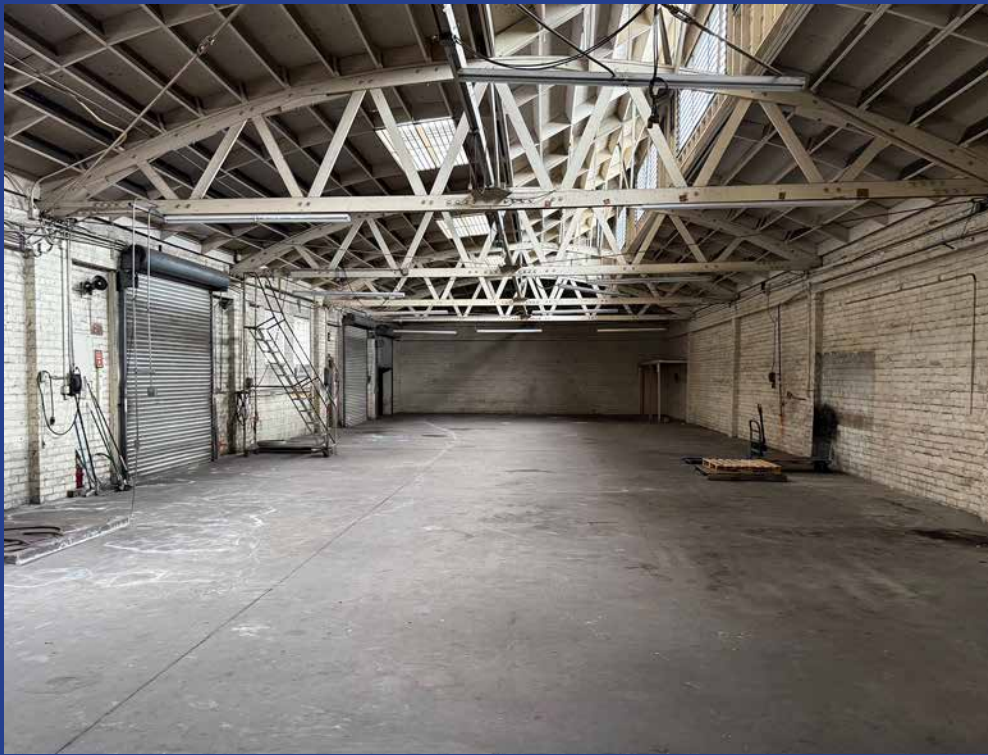
815 E WASHINGTON BLVD





810 E 18TH STREET

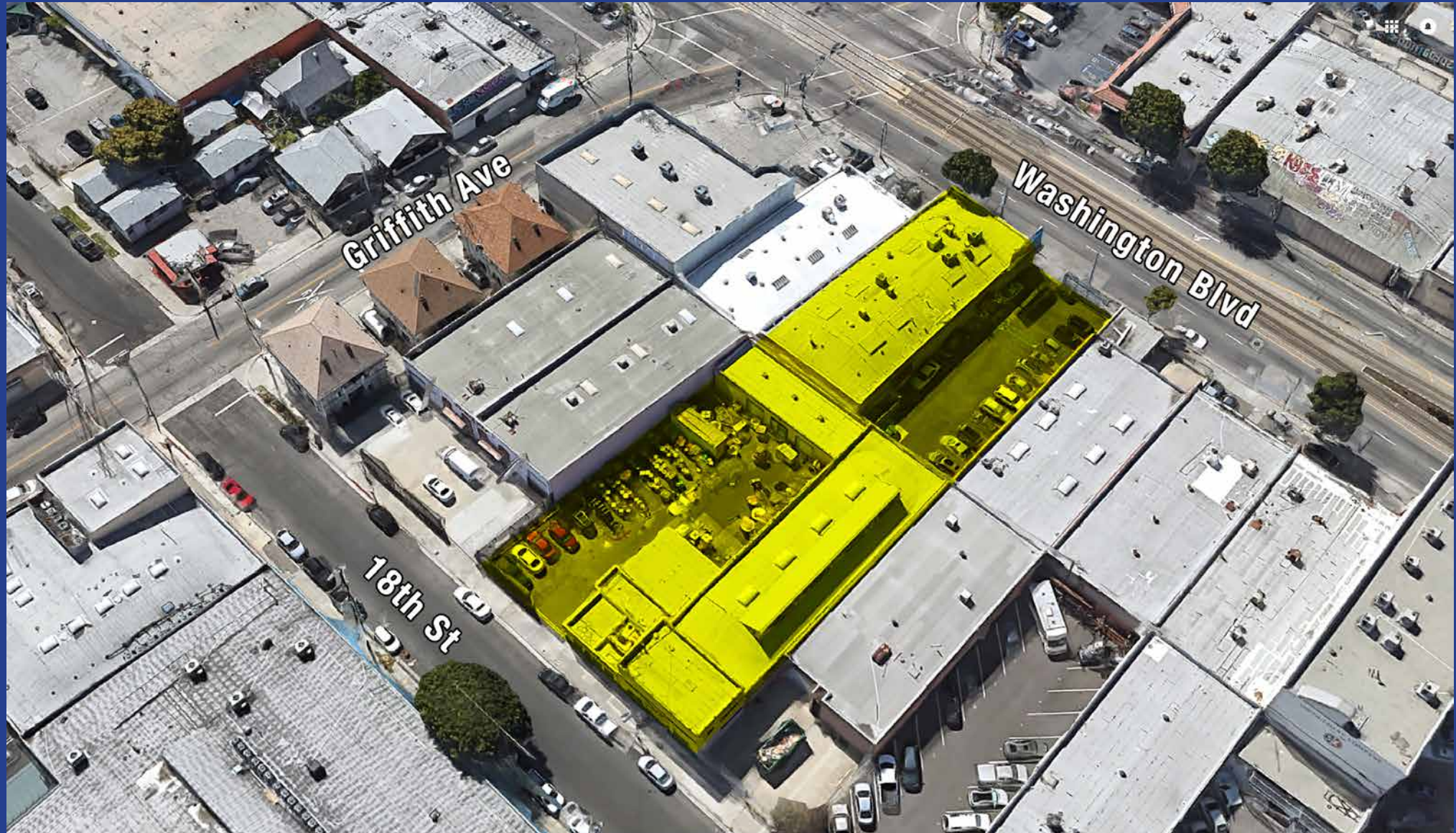




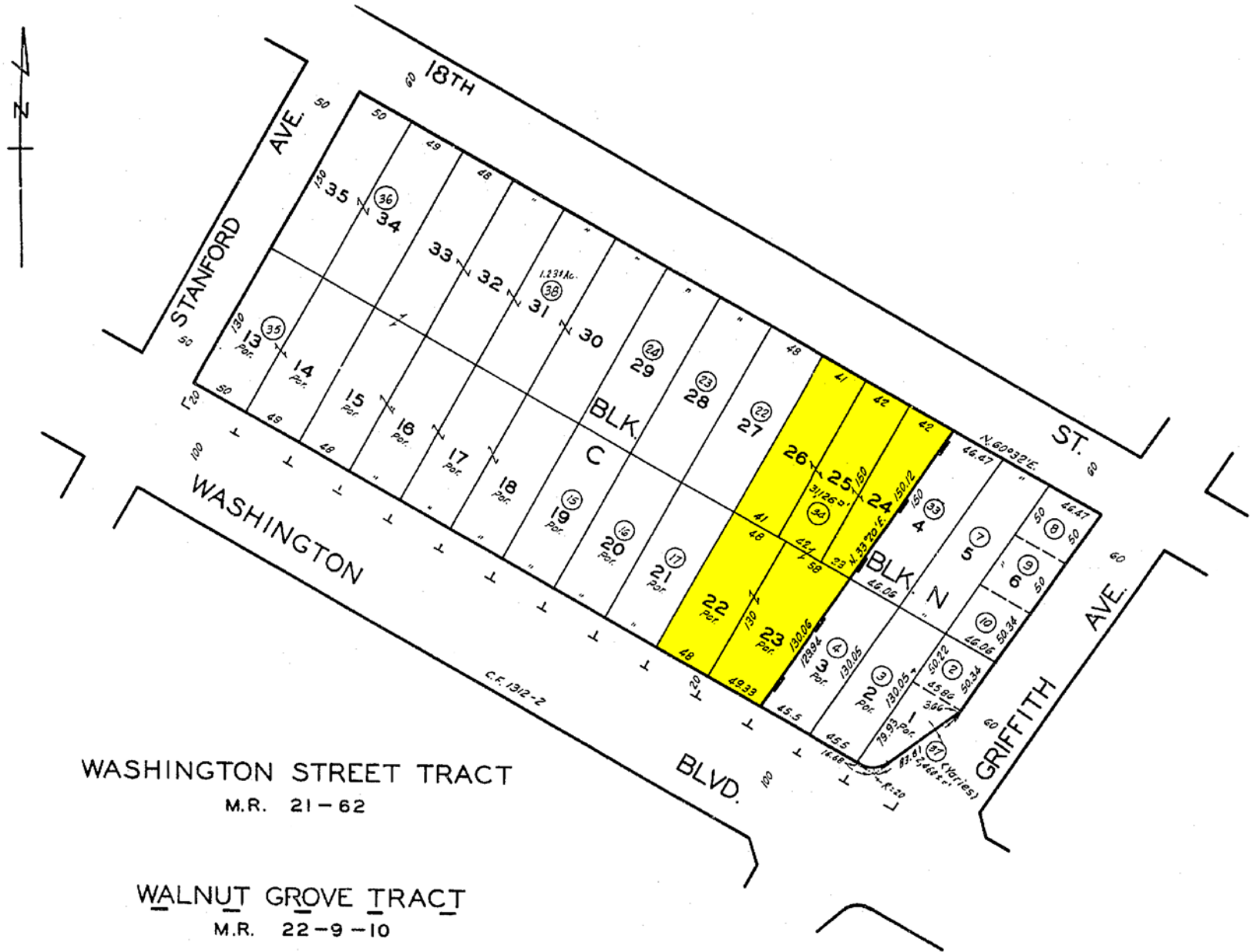
810 E 18TH STREET



Aerial Photo

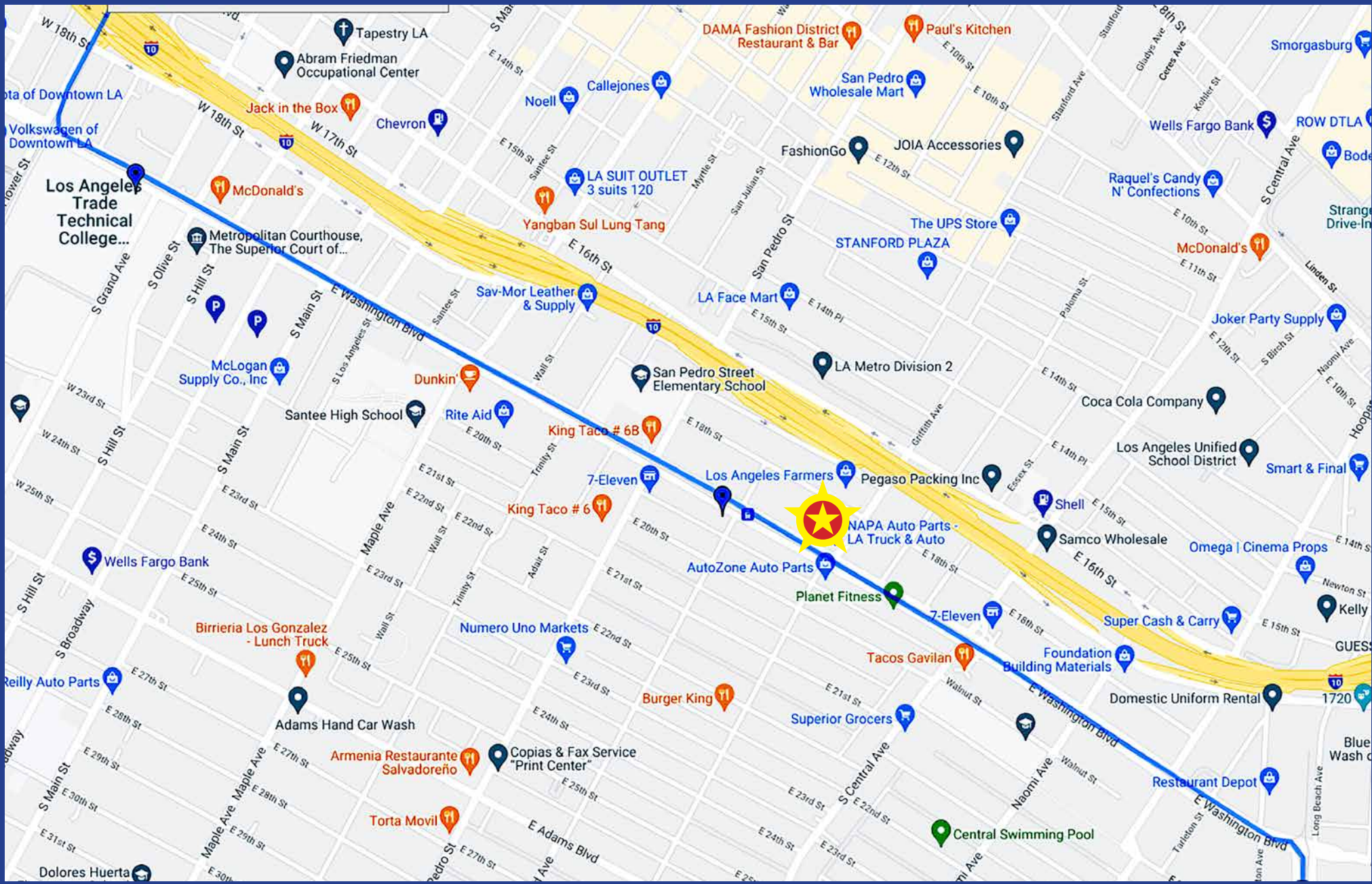


Plat Map



This is a detailed map of downtown Los Angeles, California. The map shows a grid of streets and major highways, including the 10, 110, and 101. Key landmarks and locations are labeled, such as the Los Angeles Convention Center, Staples Center, and the Los Angeles Music Center. The map also shows the locations of several schools, including West Adams Preparatory High School and Santee High School. The map is oriented with North at the top.

Metro Blue Line 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

815 E Washington Blvd
810 E 18th St
Los Angeles, CA 90021

18,200 Sq.Ft. of Buildings
31,126 Sq.Ft. of Land

- Industrial Warehouse
- Retail Storefront
- Reposition Opportunity
- Fashion District Adjacent
- Short Term Income

Exclusively Offered by



Daniel Moussazadeh

Sales Associate

213.747.7959 office

310.999.9437 mobile

daniel@majorproperties.com

Lic. 02058572



Anthony S Behar

Executive Vice President

213.747.8426 office

310.880.2329 mobile

anthony@majorproperties.com

Lic. 01368565

MAJOR PROPERTIES

1200 W Olympic Blvd
Los Angeles, CA 90015

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