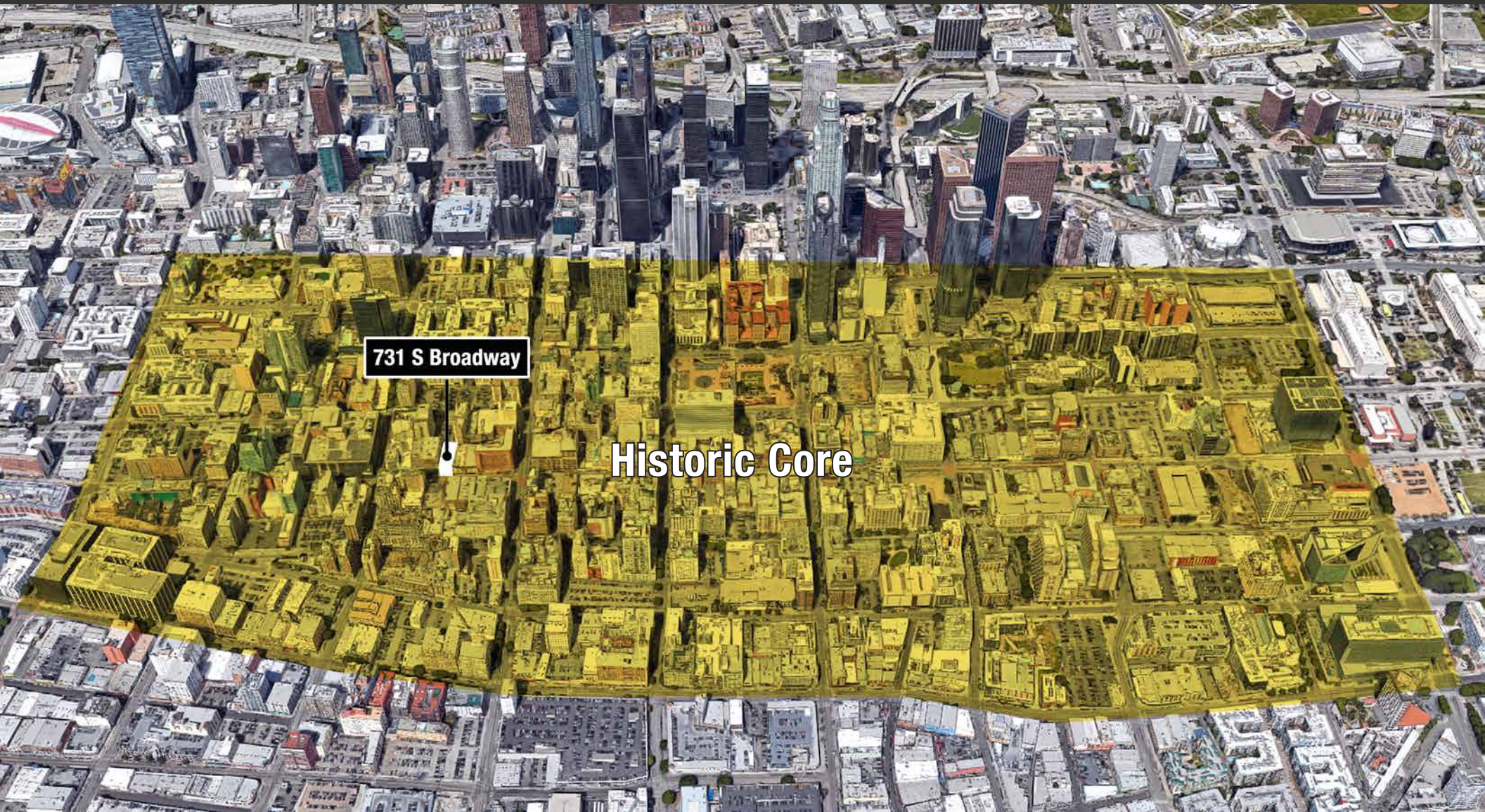


DTLA Historic Core Owner/User or Investor Opportunity

Turnkey Creative and Updated 4-Story Building



731 S BROADWAY, LOS ANGELES, CA 90014



PROPERTY SUMMARY

Building Area:	23,061± SF
Floors:	Basement & Mezzanine Level; Ground Floor Retail; 3 Floors of Creative Office Space; Usable Rooftop
Land Area:	5,227± SF
Year Built:	1913 Fully Renovated 2018/2019
Frontage:	30.15'
Zoning:	[DM4-CHC1-5][CX4-FA][SN-CPIO-CDO]
APN:	5144-014-032
Traffic Count:	19,945 Vehicles Per Day (2025)
Council District:	CD14 Ysabel Jurado

-
- Fantastic DTLA Historic Core location between 7th and 8th Streets — Next door to Ross Dress for Less
 - Nearby amenities include Level Hotel, Clifton's Republic, Shake Shack, and Urban Outfitters. Whole Foods, Bottega Louie, and Pershing Square are a short walk away.
 - Surrounded by thousands of residential units
 - Over \$2.5M in upgrades include new electric, plumbing, and separate HVAC to each floor; private restrooms on each floor; and private elevator access
 - The building is sprinklered throughout
 - Current actual \$16,293 gross monthly income
Basement, ground floor, half of 4th floor & rooftop vacant

ASKING PRICE: \$5,000,000

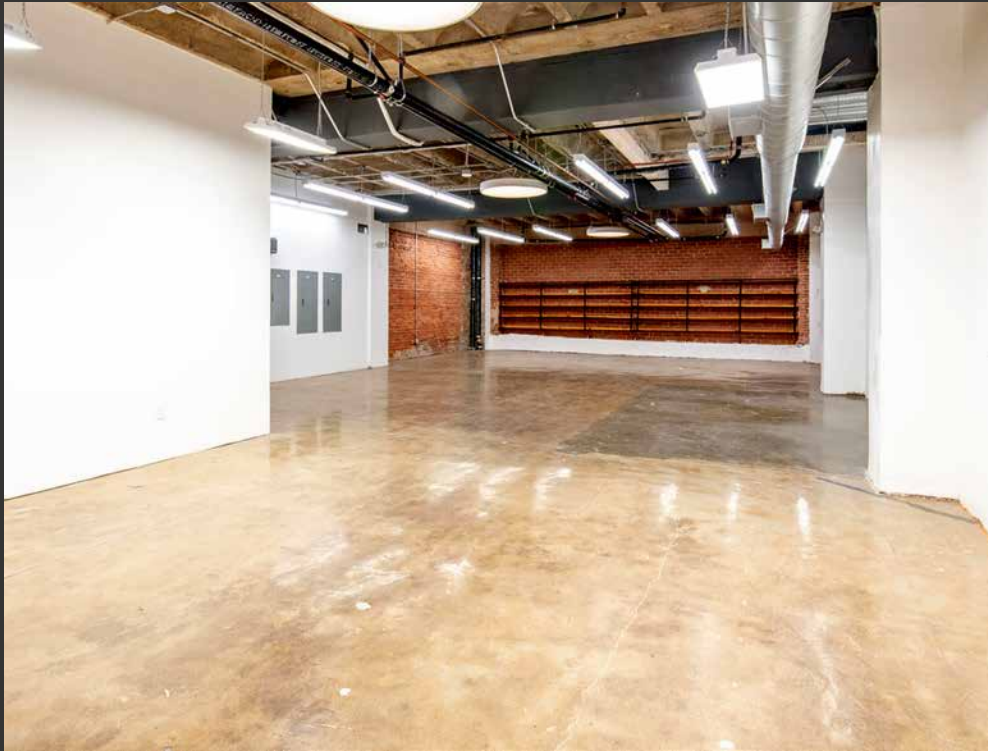
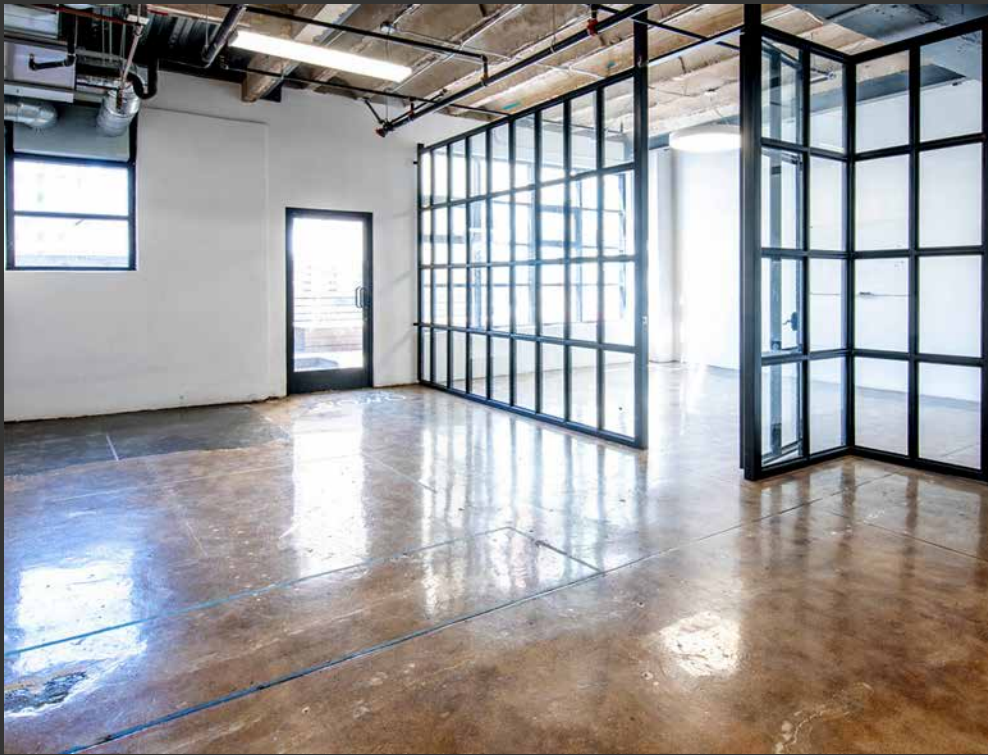
CURRENT ACTUAL RENT ROLL

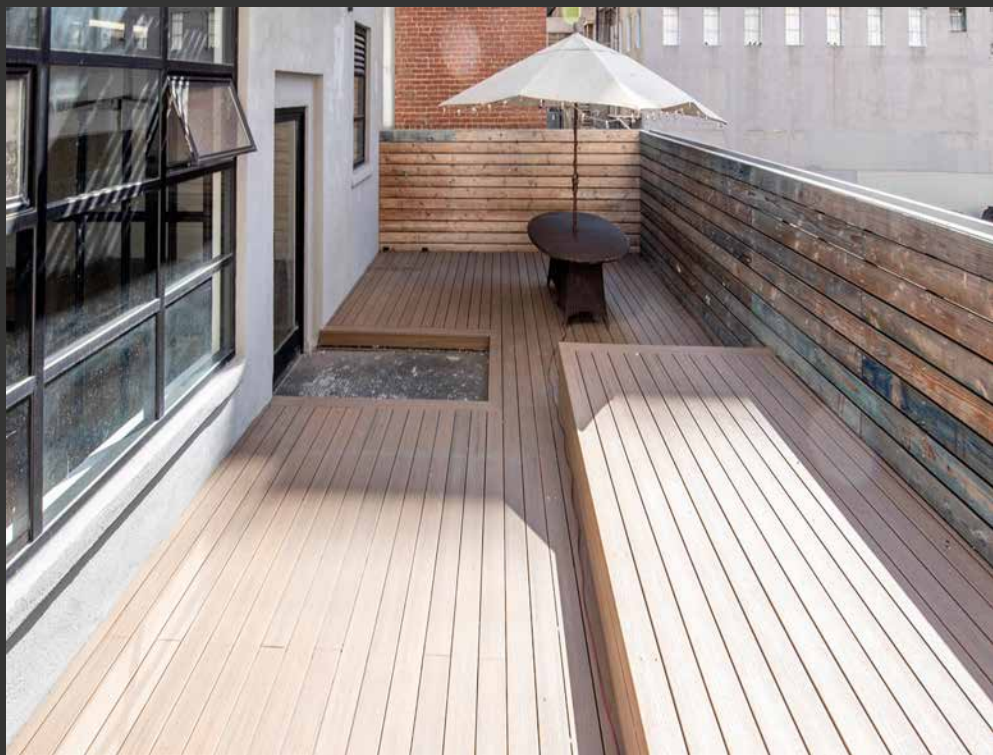
Unit	Tenant	SF	Ratio % Comm. Area	Monthly Base Rent	Base Rent Per SF	Monthly CAM	CAM Per SF	Utilities LADWP	Other	Monthly Total	Security Deposit	Term	Start Date	End Date
B100	Vacant	5,100	21.05%		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
100	Vacant	4,679	19.32%		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
201	Broken Hearts Tattoo LLC	4,170	17.22%	\$7,193.00	\$1.72	\$0.00	\$0.00	\$100.00	\$0.00	\$7,293.00	\$8,096.00	5 Years	5/1/25	04/30/30
301	Black of the Block	2,085	8.61%	\$1,500.00	\$0.72	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	MTM	2/1/25	
302	The King of Birds, LLC	2,085	8.61%	\$1,500.00	\$0.72	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500.00	\$1,500.00	MTM	10/1/24	
401	Ryan June Lee	2,085	8.61%	\$3,000.00	\$1.44	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$1,000.00	1 Year	2/1/25	01/31/26
402	Vacant	2,085	8.61%	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00	MTM	2/1/25	
Rooftop	Vacant	1,934	7.98%		NA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
TOTAL		24,223	100.00%	\$16,193.00		\$0.00		\$100.00	\$0.00	\$16,293.00	\$15,096.00			

ANTHONY S BEHAR & BRADLEY A LUSTER

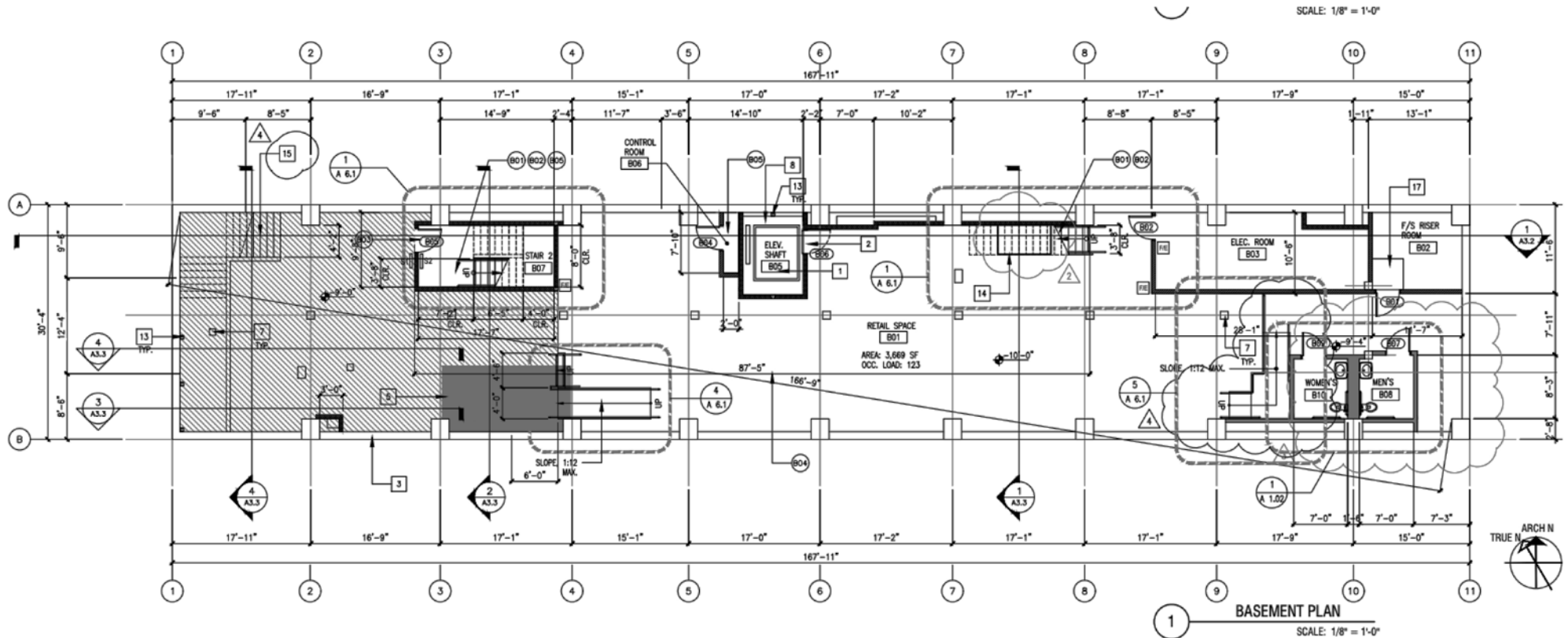




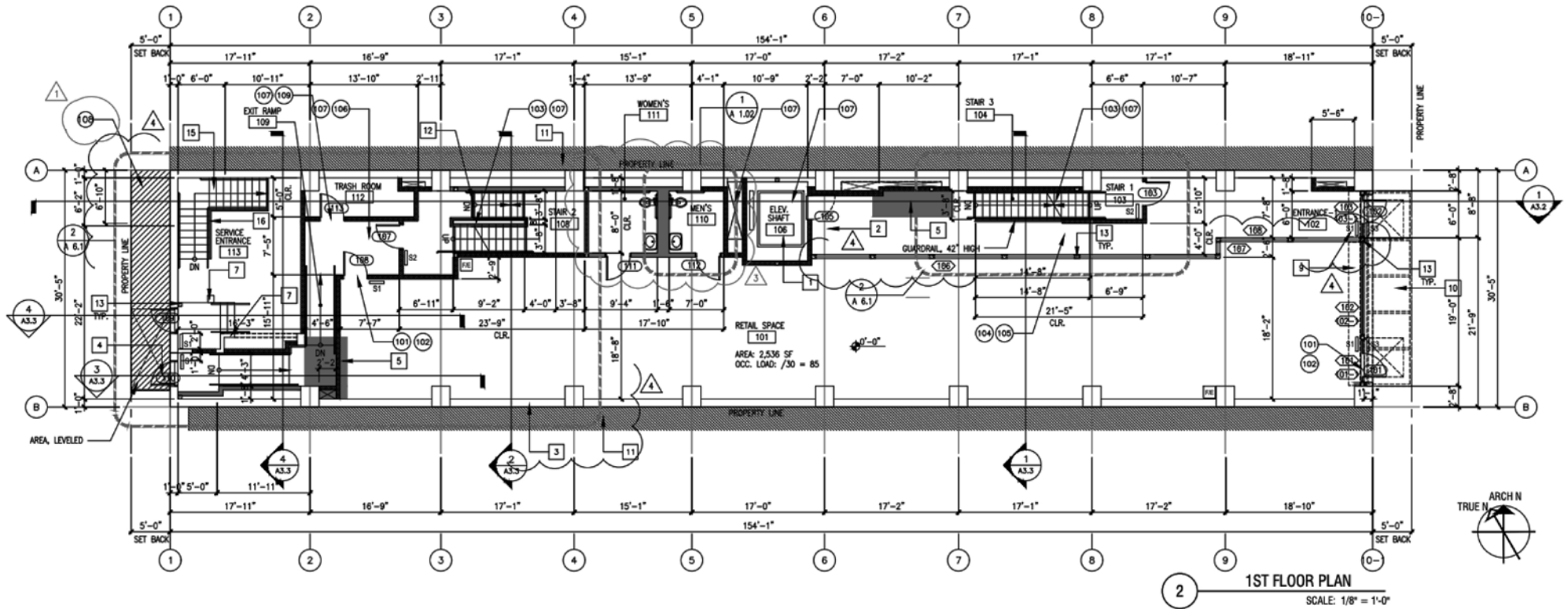




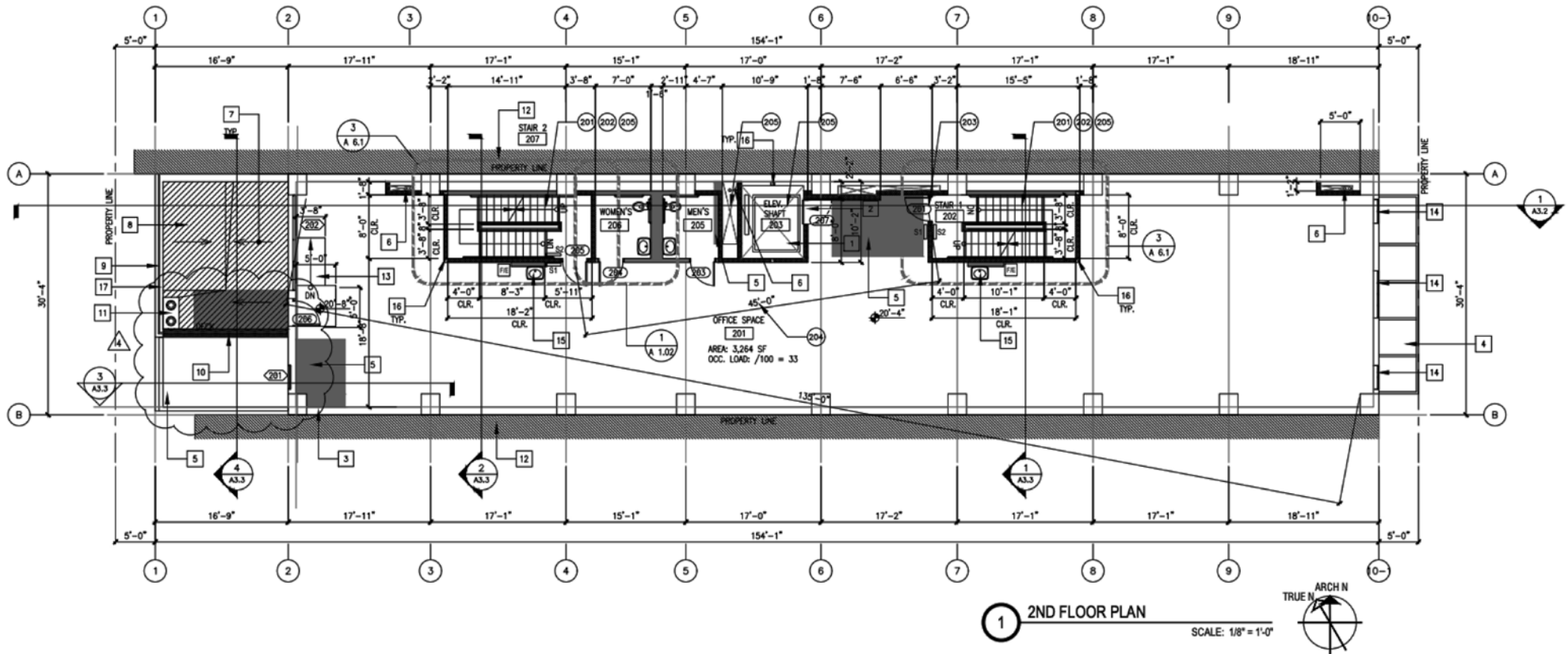
BASEMENT SITE PLAN



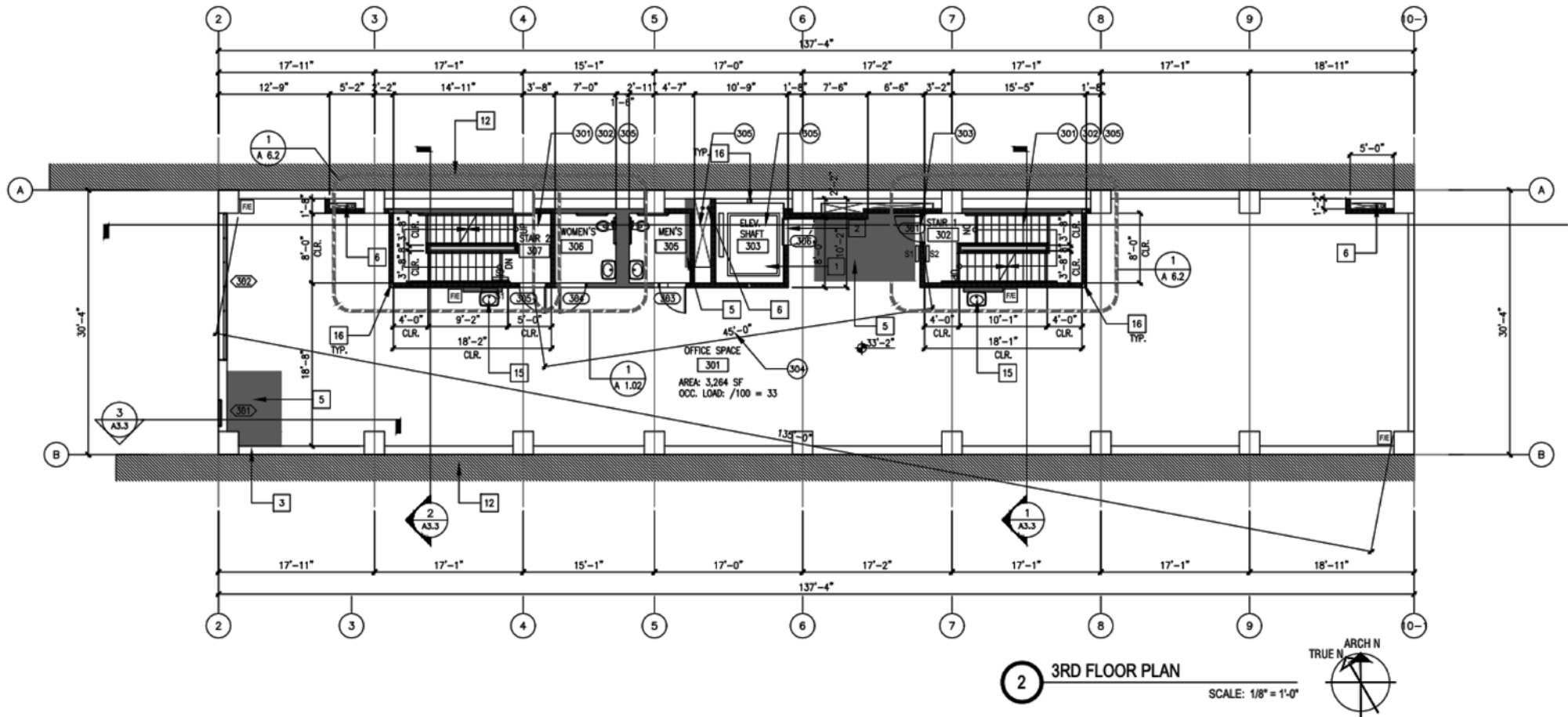
GROUND FLOOR SITE PLAN



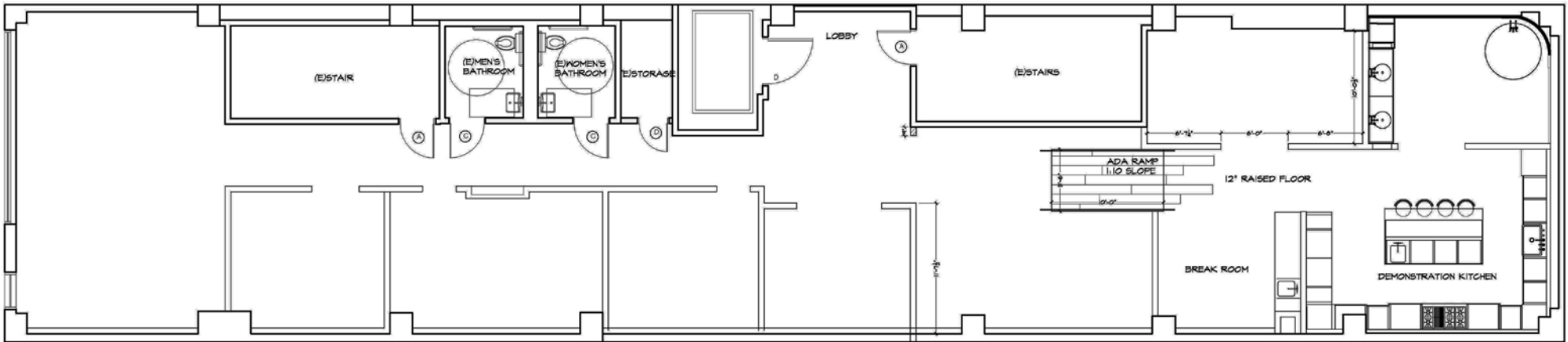
2ND FLOOR SITE PLAN



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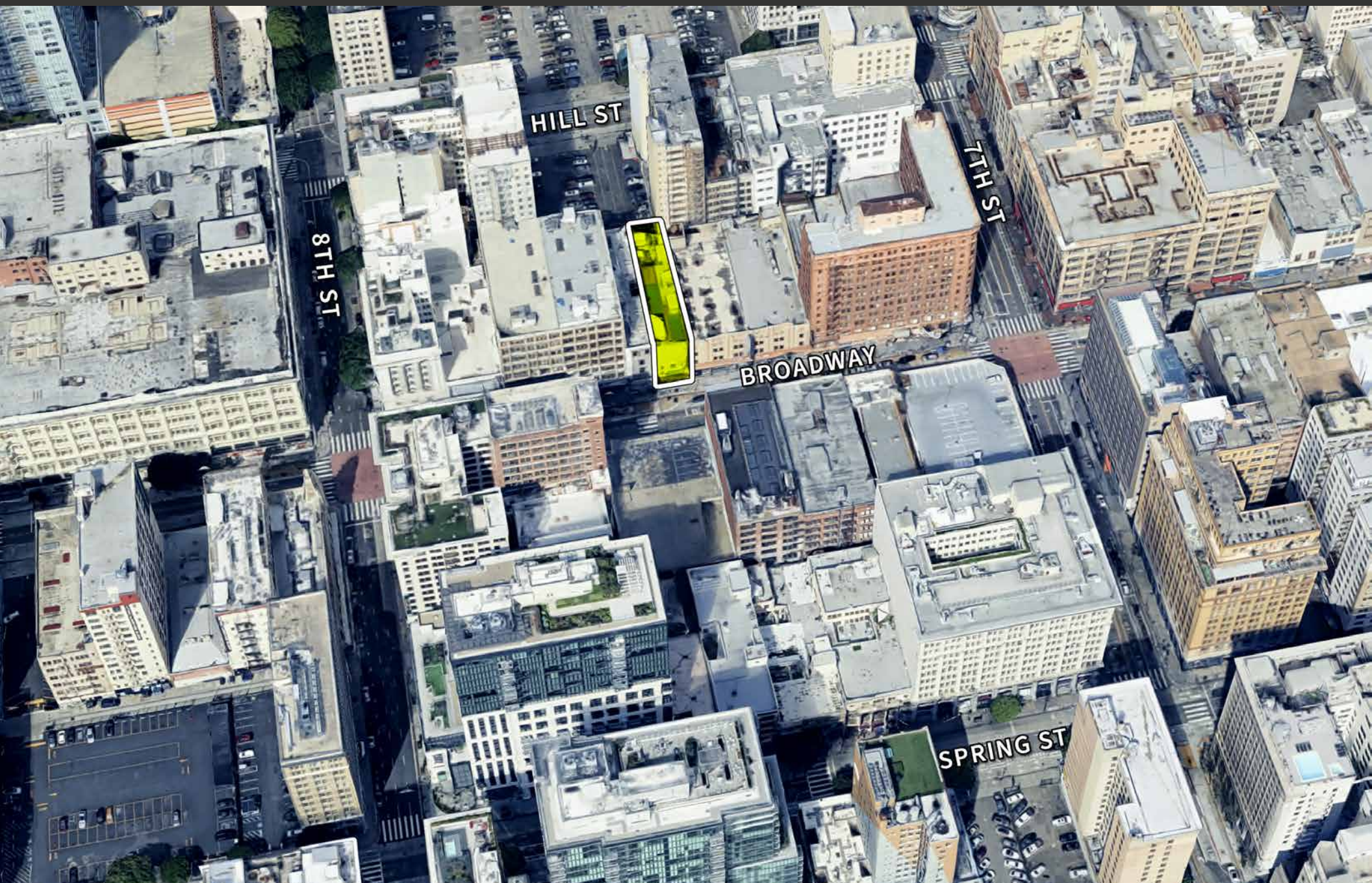


4TH FLOOR SITE PLAN



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AERIAL PHOTO

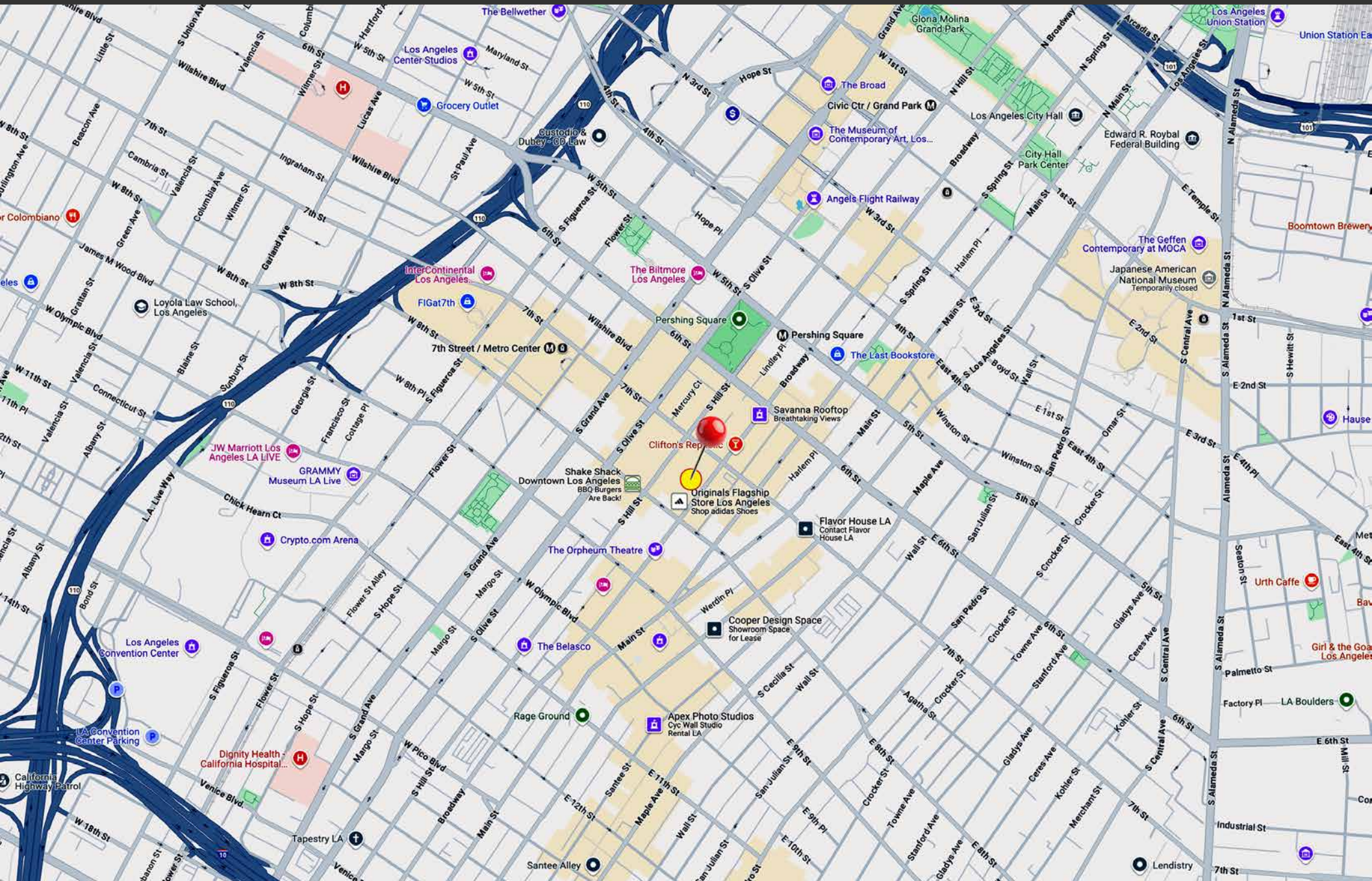


ANTHONY S BEHAR & BRADLEY A LUSTER



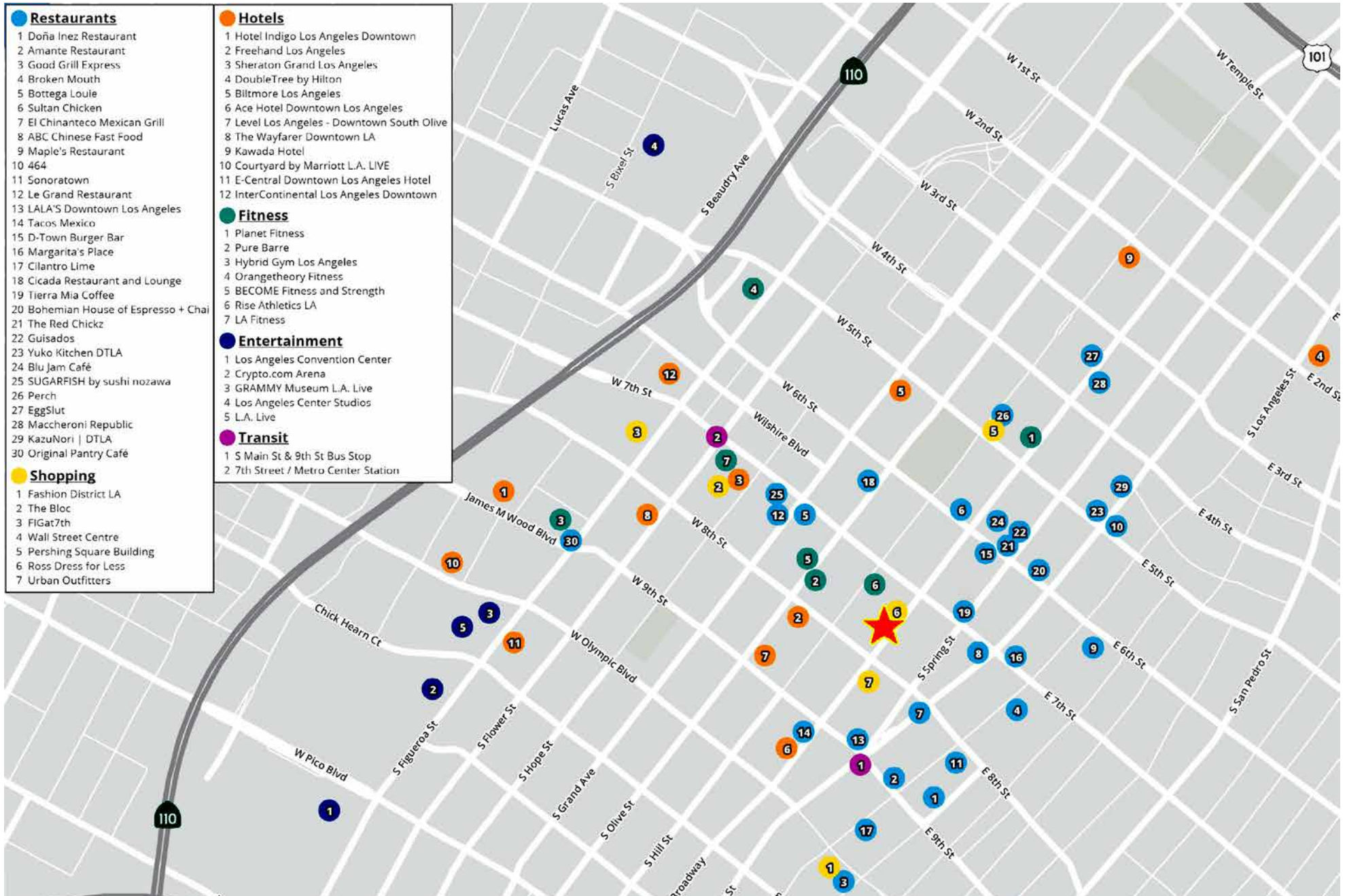
FOR SUBSURFACE DETAIL OF LOT 1
OF C-TR NO 68043, SEE SHEET 2

AREA MAP



ANTHONY S BEHAR & BRADLEY A LUSTER

AREA AMENITIES



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

90%

Residential Occupancy



46%

Walk/Bike/Transit
or Work from Home

61%

25 - 54 Years Old



67%

Postsecondary
Education



FOR SALE

731 S BROADWAY, LOS ANGELES, CA 90014

Prime DTLA Historic Core Purchase Opportunity

23,061± SF Building on 5,227± SF of Land

*Includes Basement, Ground Floor Retail,
3 Floors of Creative Office Space, and Usable Rooftop*

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