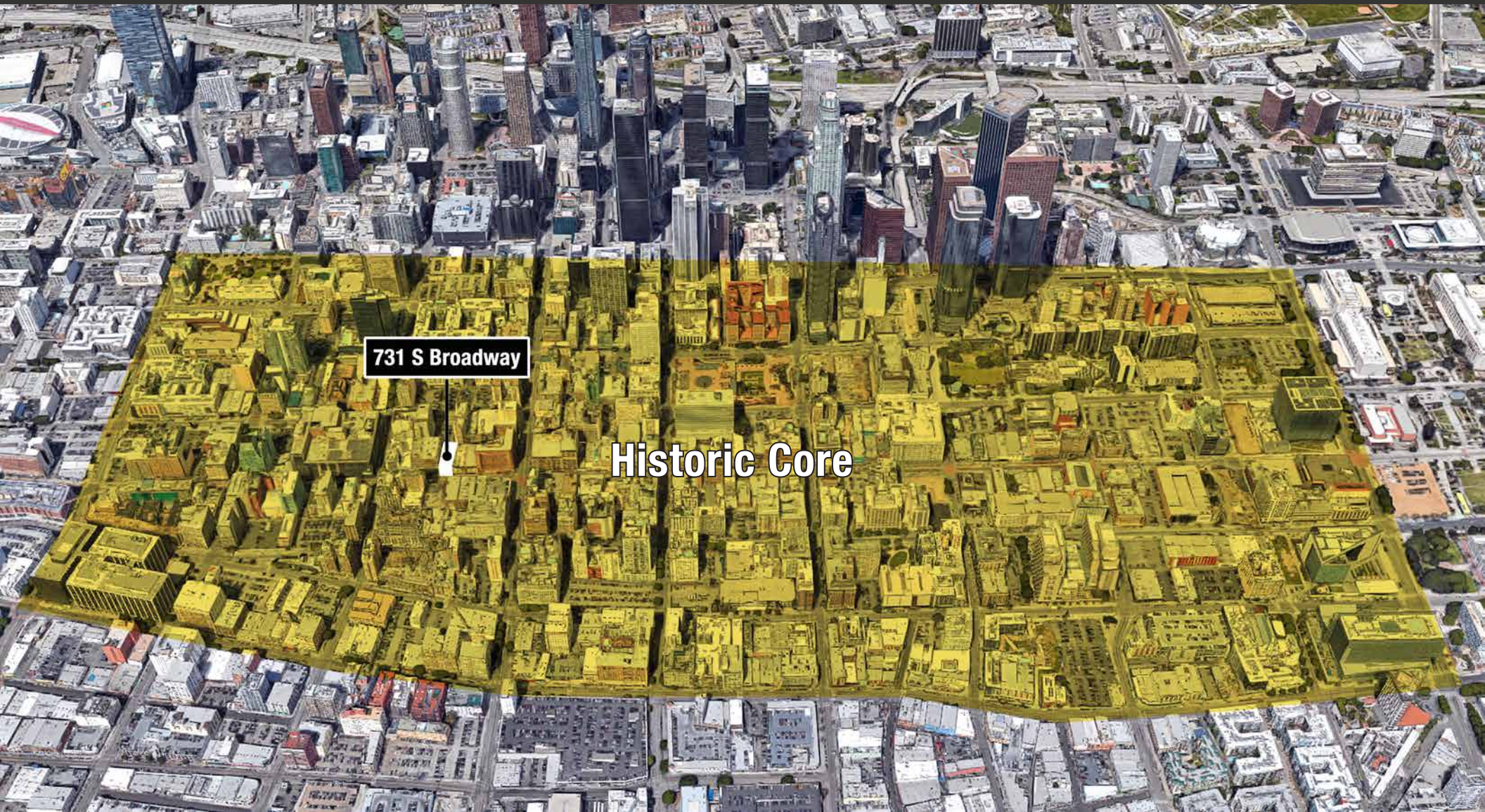


# DTLA Historic Core Owner/User or Investor Opportunity

## *Updated, Turnkey Creative 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 \$28,543 gross monthly income  
Half of 4th floor & rooftop vacant

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**ASKING PRICE: \$5,000,000**

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# 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	Just Leased	5,100	21.05%	\$15,000.00	\$1.53	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00			10/1/25	09/30/28
100	Leased with Unit B100	4,679	19.32%											
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%	\$1,750.00	\$0.84	\$0.00	\$0.00	\$0.00	\$0.00	\$1,750.00	\$3,182.70	3 Years	7/1/25	
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%		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$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%	\$28,443.00		\$0.00		\$100.00	\$0.00	\$28,543.00	\$16,778.70			

ANTHONY S BEHAR & BRADLEY A LUSTER

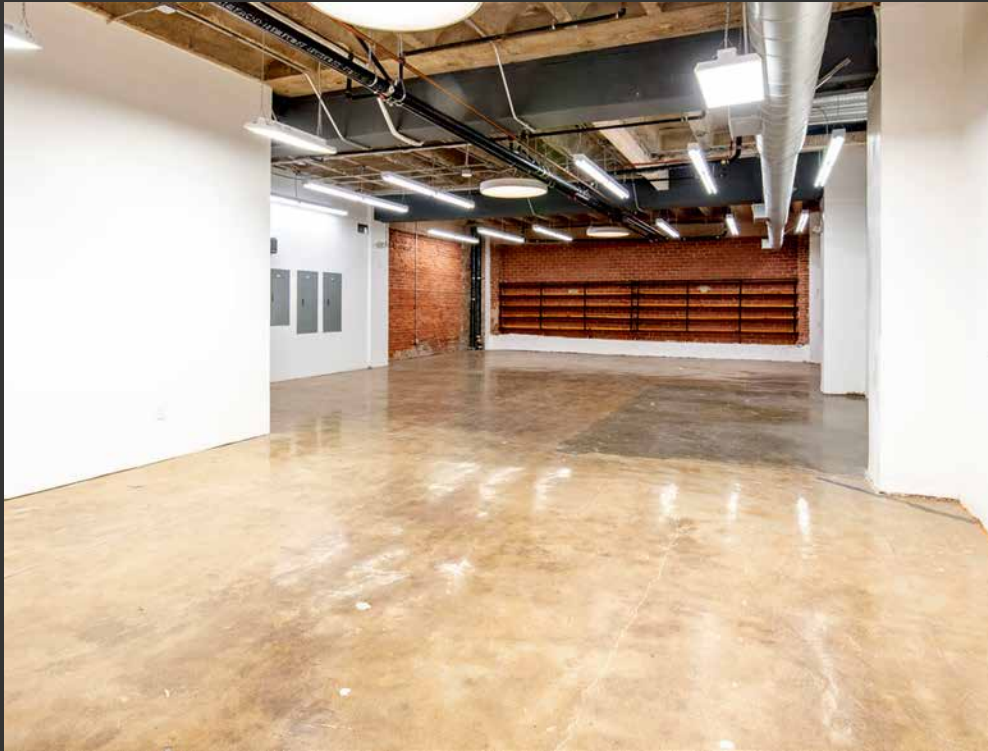




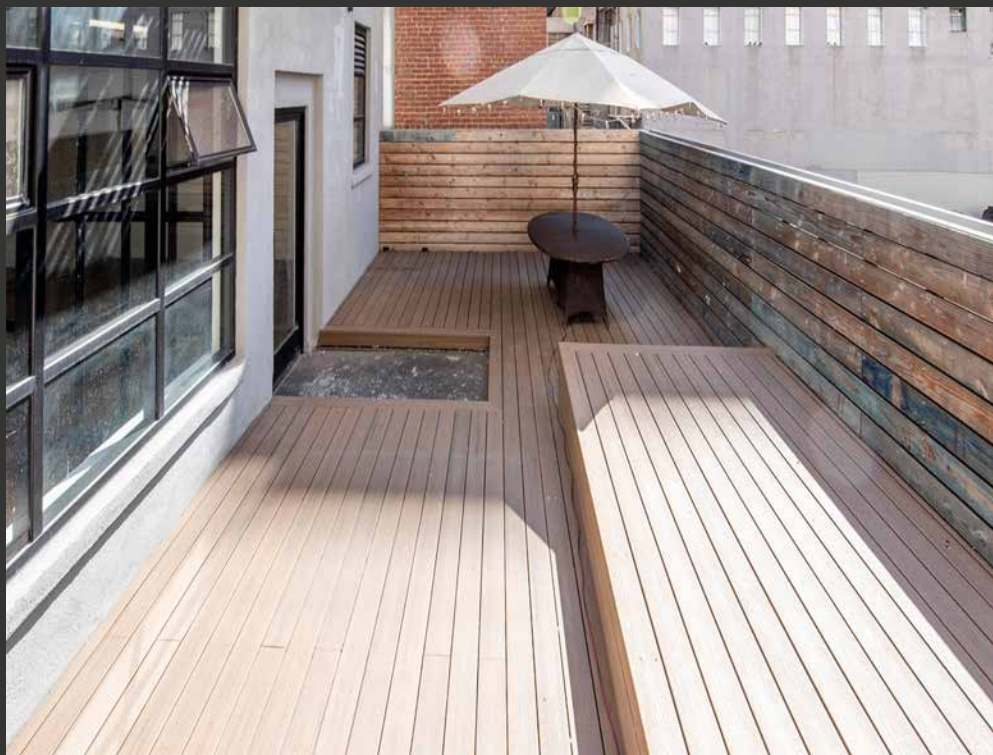






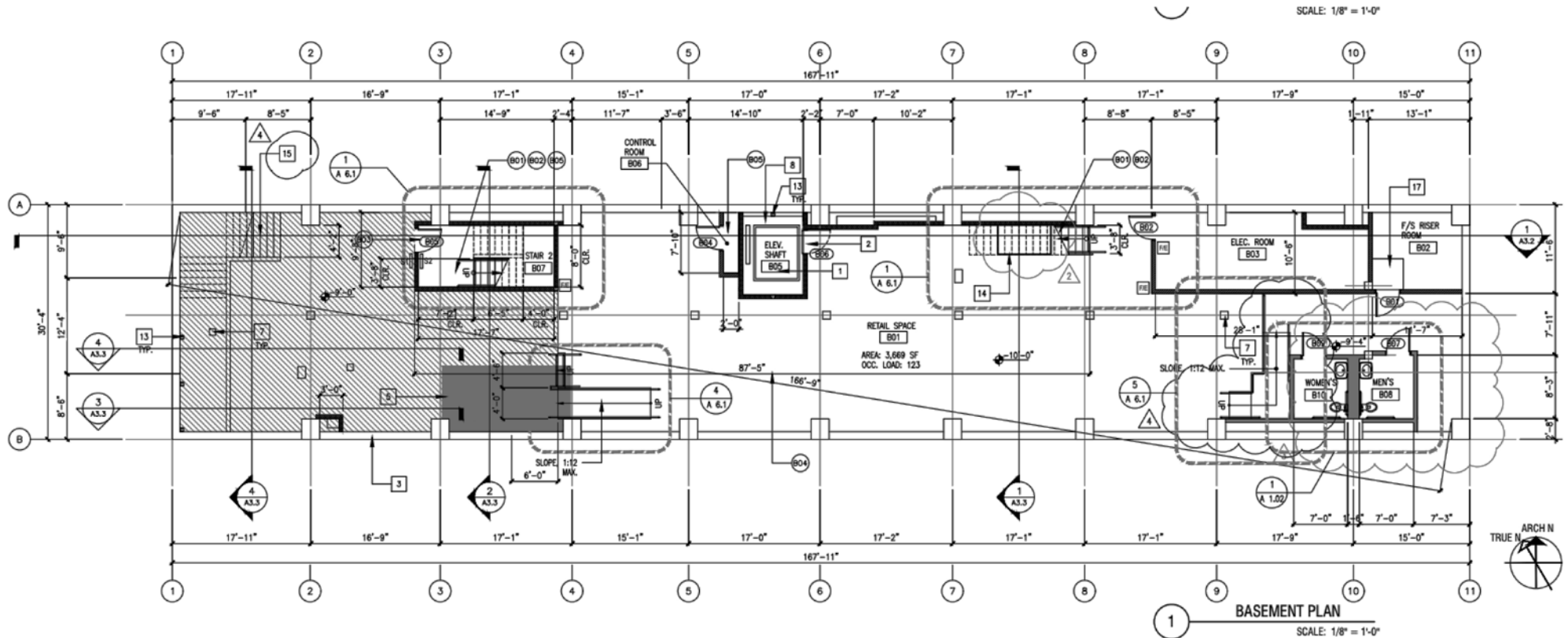








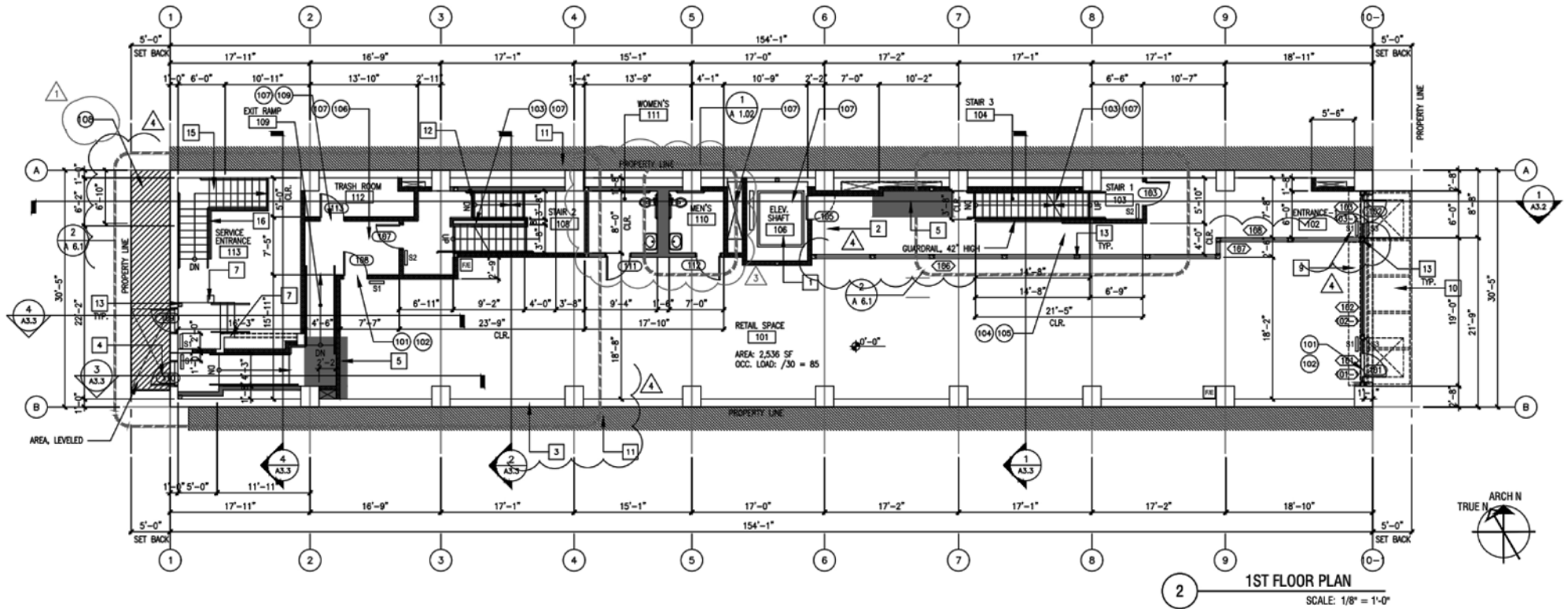
# BASEMENT SITE PLAN



**ANTHONY S BEHAR & BRADLEY A LUSTER**



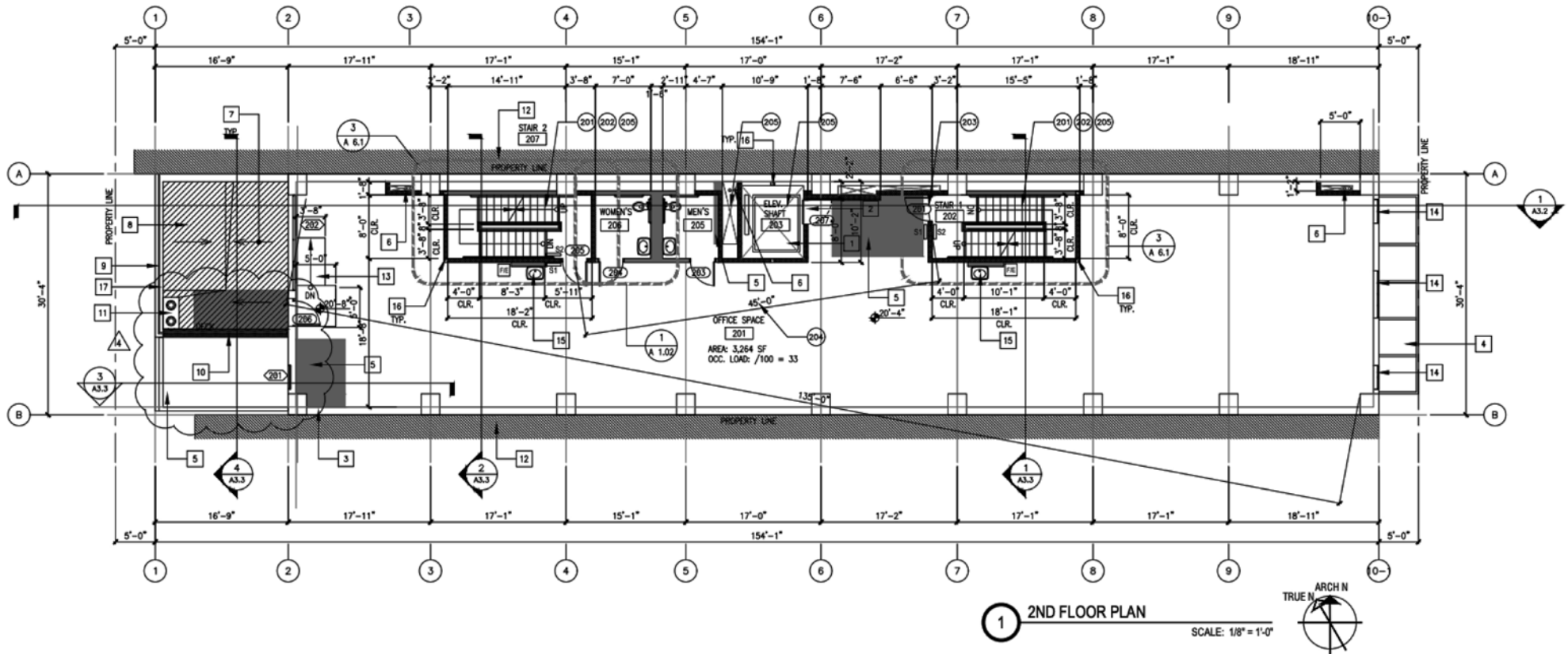
# GROUND FLOOR SITE PLAN



ANTHONY S BEHAR & BRADLEY A LUSTER

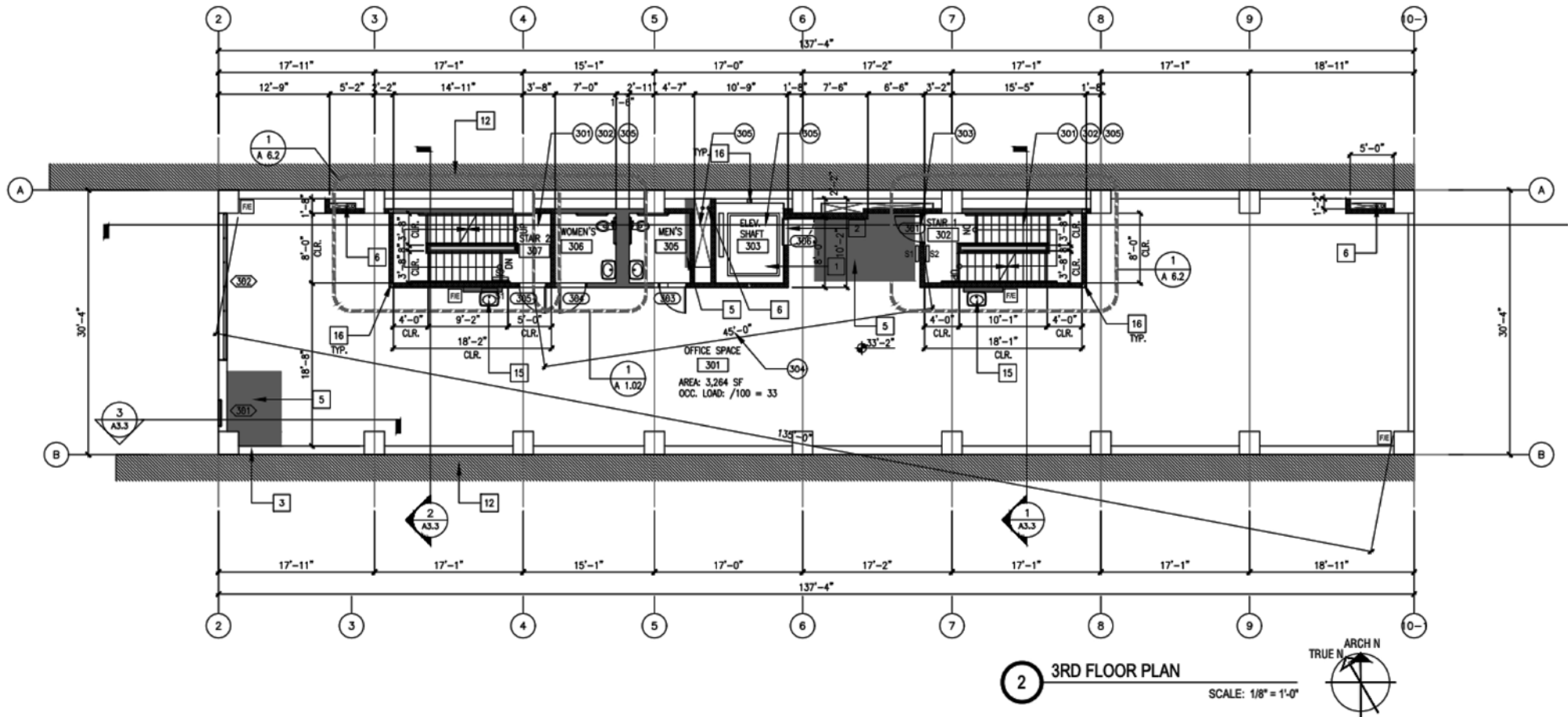


# 2ND FLOOR SITE PLAN



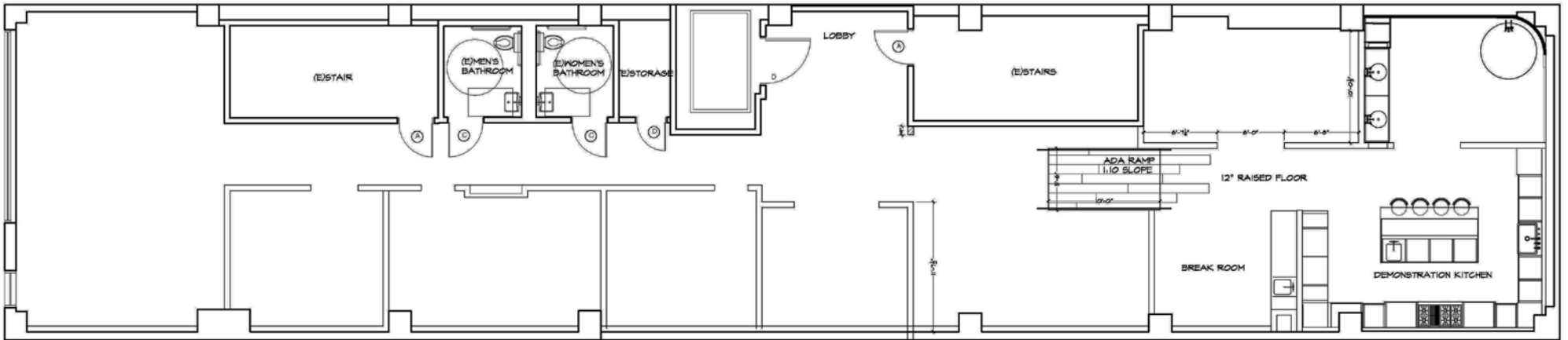


**ANTHONY S BEHAR & BRADLEY A LUSTER**





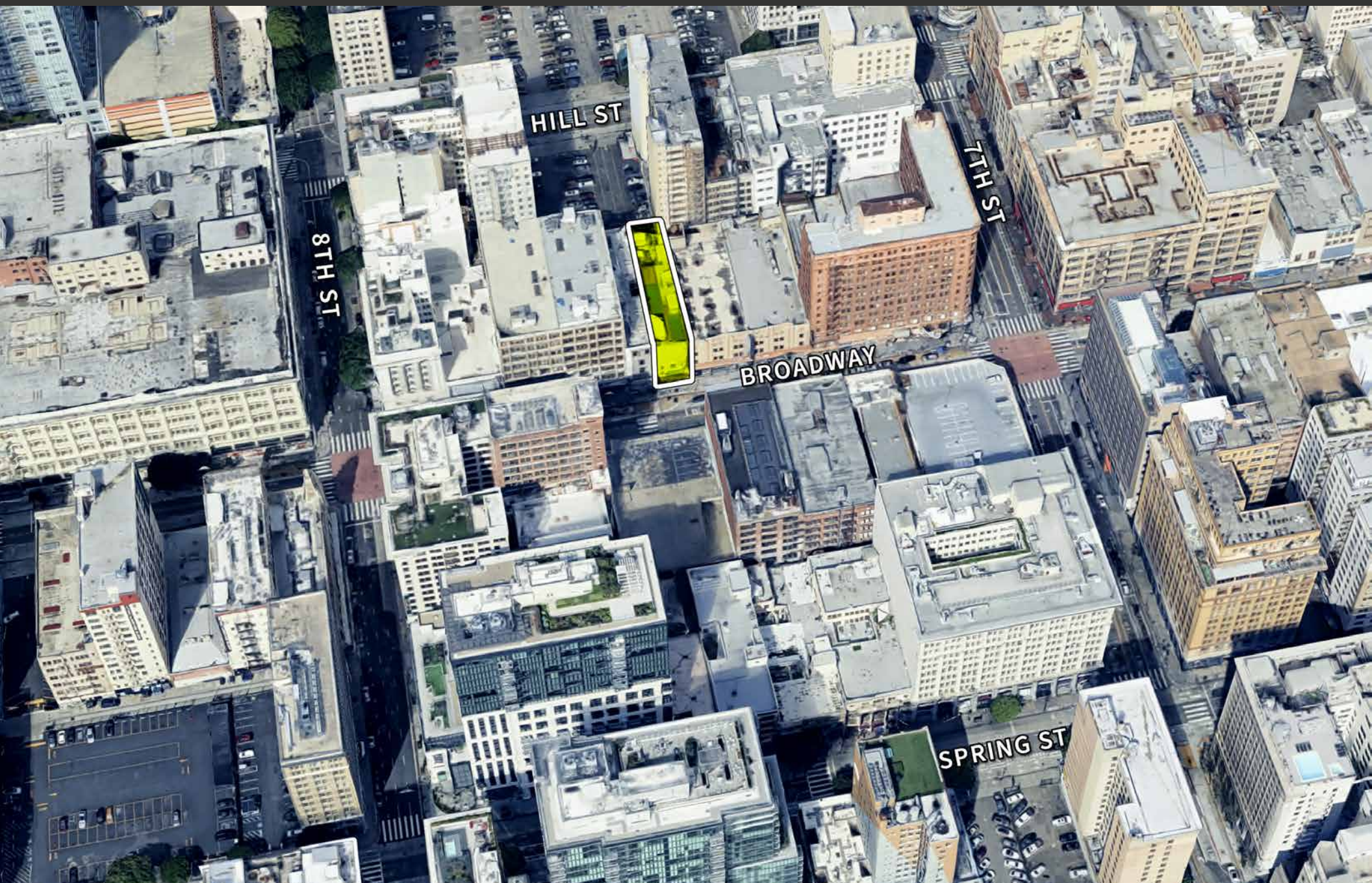
## 4TH FLOOR SITE PLAN



**ANTHONY S BEHAR & BRADLEY A LUSTER**



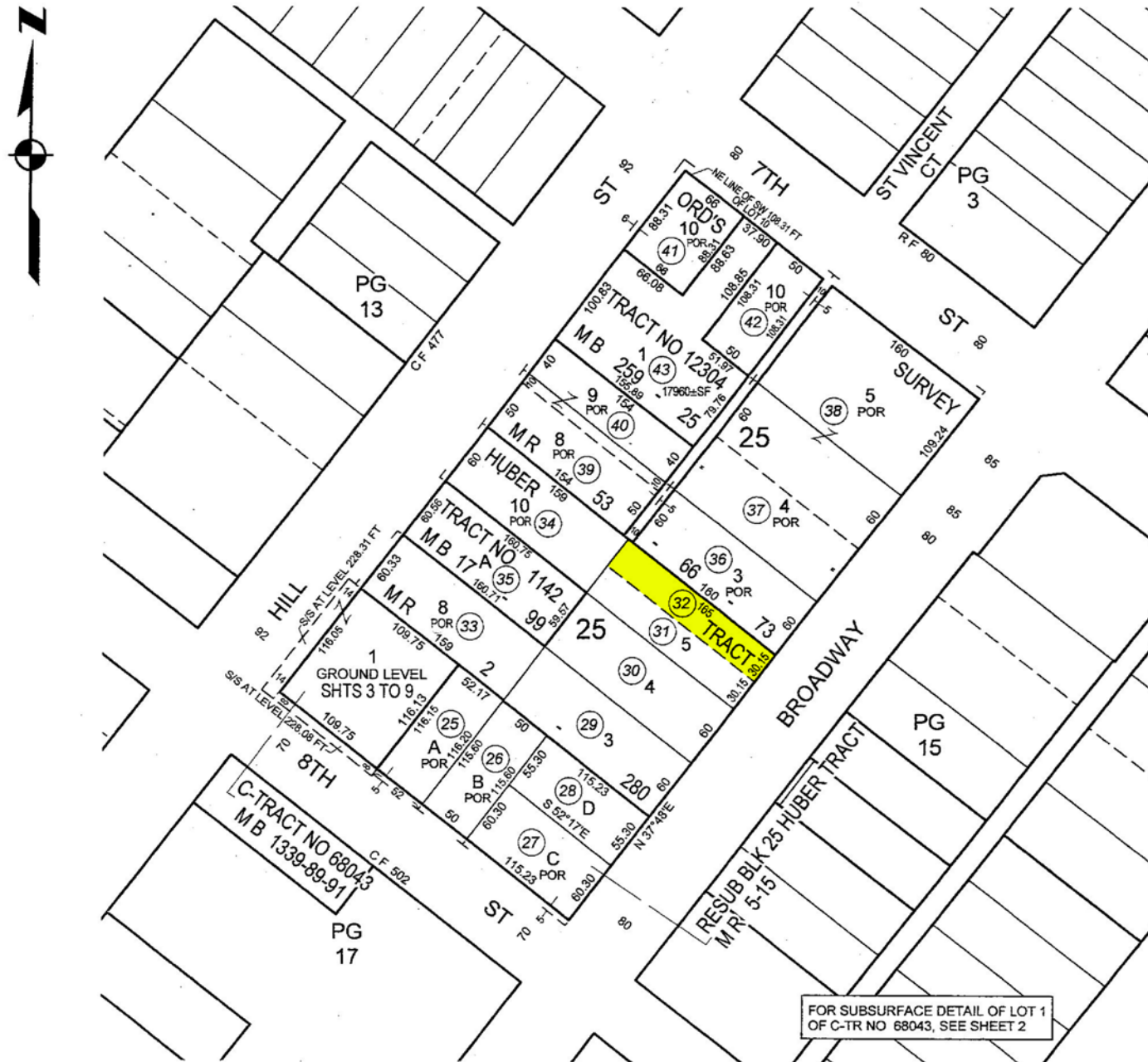
# AERIAL PHOTO



ANTHONY S BEHAR & BRADLEY A LUSTER



# PLAT MAP



ANTHONY S BEHAR & BRADLEY A LUSTER



# AREA MAP

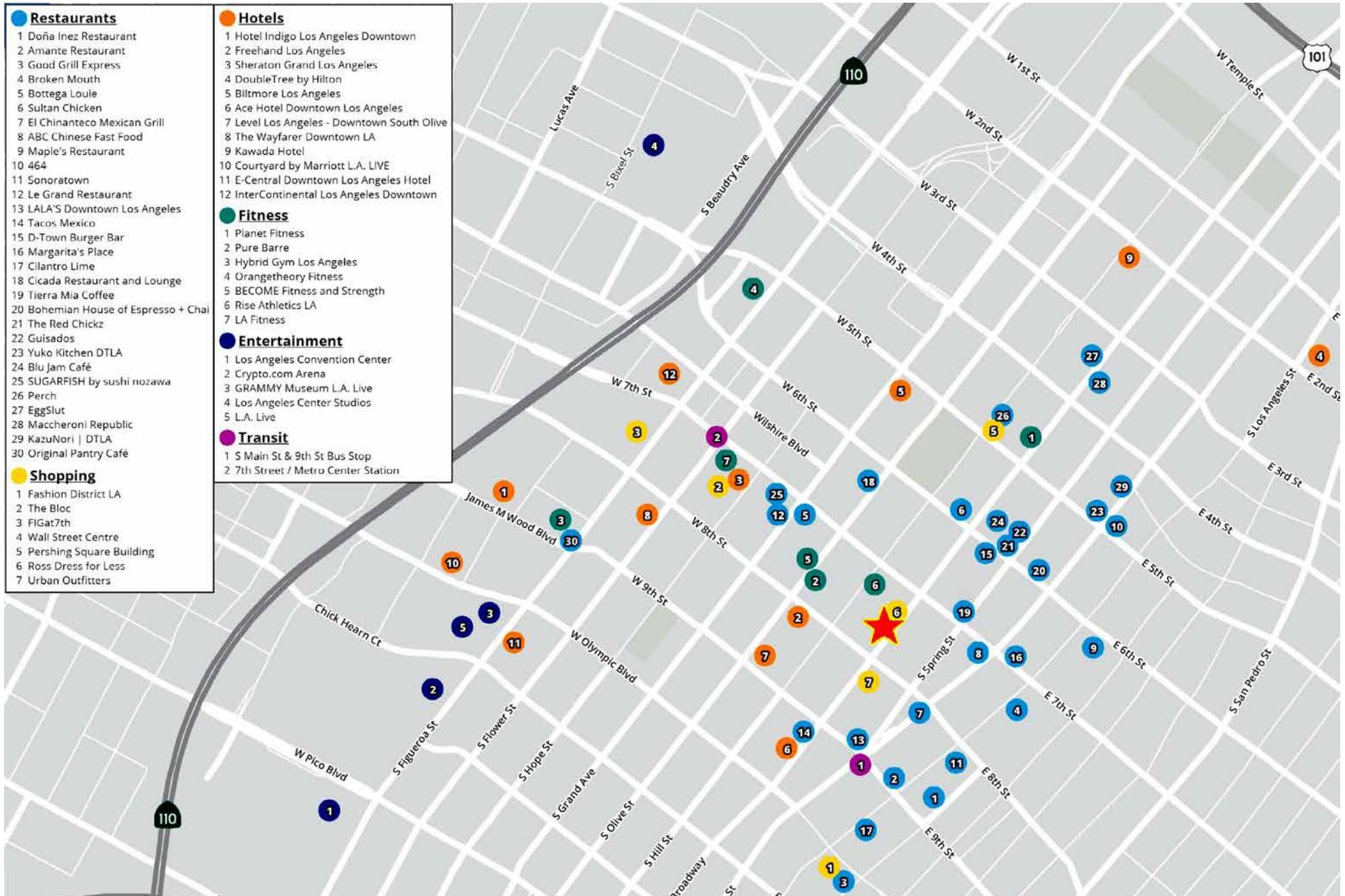
ANTHONY S BEHAR & BRADLEY A LUSTER

# 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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