

# DTLA HISTORIC CORE SINGLE TENANT NNN INVESTMENT

\$343,470 Annual NOI | 8.63% Cap Rate



810 S BROADWAY, LOS ANGELES, CA 90014

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential



810 S BROADWAY  
LOS ANGELES, CA 90014

## OFFERING HIGHLIGHTS

- DTLA Historic Core single tenant NNN investment opportunity
- 3+ years remaining on lease to Urban Outfitters with three 5-year extension options
- \$343,070 annual net income — 8.63% cap rate
- Fantastic DTLA Historic Core location between 8th and 9th Streets
- The building was constructed in 1917 as The Rialto Theater, and was added to the U.S. National Register of Historic Places in 1979
- Apple Tower Theater electronics store is situated two stores to the north at the corner of 8th Street and Broadway
- Nearby amenities include Level Hotel, Clifton's Republic, and Shake Shack
- Whole Foods, Bottega Louie, and Pershing Square are just a short walk away
- Surrounded by thousands of residential units

**ASKING PRICE: \$3,975,000**

**FOR MORE INFORMATION ON FINANCIAL DATA AND  
LEASE TERMS, PLEASE [SIGN AND RETURN THE NDA](#)**

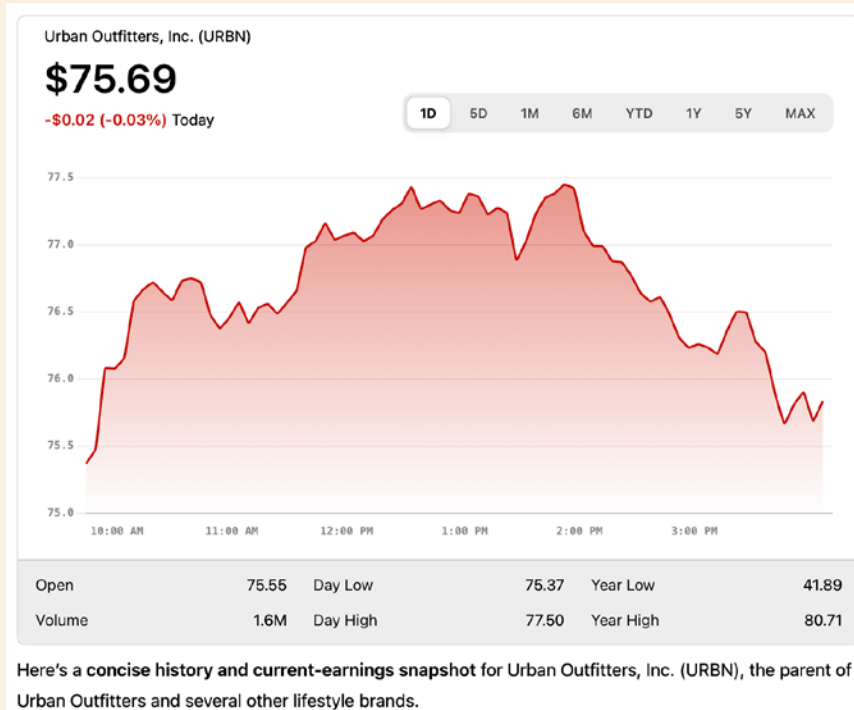
## PROPERTY SUMMARY

Building Area:	7,867± SF
Stories:	One
Land Area:	8,590± SF
Year Built:	1911
Frontage:	53.38'
Zoning:	[DM4-CHC1-5] [CX4-FA] [SN-CPIO-CDO]
APN:	5144-016-077
Traffic Count:	24,955 Vehicles Per Day (2025)
Council District:	CD14   Ysabel Jurado

## INVESTMENT SUMMARY

Tenant:	Urban Outfitters
Current Actual Monthly Net Income:	\$28,589.16
Current Actual Annual Net Income:	\$343,070
Lease Commencement:	November 17, 2013
Lease End:	January 31, 2029
Lease Options:	Three 5-Year Extensions
	First Term at 90% of Market Rental Rate
	Second & Third Terms at 95% of Market Rental Rate
Cap Rate:	8.63%

# ABOUT URBAN OUTFITTERS



**URBAN OUTFITTERS** began in 1970 in Philadelphia, Pennsylvania, when founders co-founded a small shop (originally called Free People) across from the University of Pennsylvania.

By 1976, the company was incorporated and renamed Urban Outfitters.

Over decades, the company expanded beyond a single store—developing a “lifestyle-merchandising” business mod-

el that mixes fashion, home goods, music, and accessories aimed at young adults.

The company also built out private-label wholesale divisions, which supply much of its merchandise under various in-house brands.

Urban Outfitters went public in 1993 under the ticker URBN

Over time, the company added several other brands under its umbrella—including Anthropologie, Free People, Teran (and home-goods), BHLDN (wedding/bridal), and more recently a rental/resale service, Nuuly.

In short: what started as a small boutique has become a multi-brand global lifestyle retailer targeting young adults worldwide.

## RECENT EARNINGS & FINANCIALS (2025)

For the fiscal year ending January 31, 2025, Urban Outfitters reported annu-

al revenue of about US \$5.55 billion—up ~7.7% from the prior year.

On a trailing-12-month basis (as of mid-2025), revenue is about US \$5.83 billion.

The company’s net income (profit attributable to common shareholders) for 2025 was reported as US \$402 million.

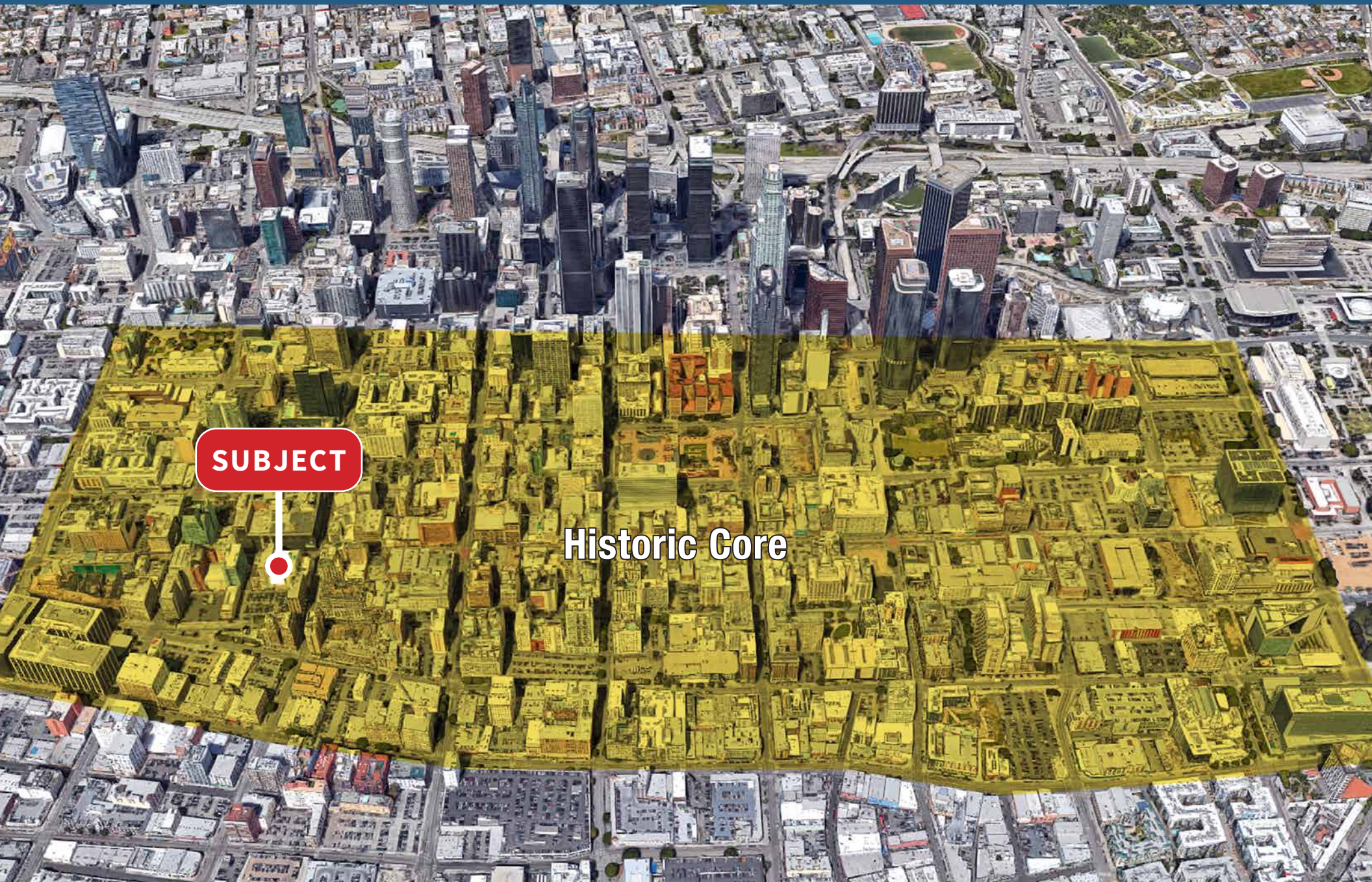
Over recent years, the company has shown steady growth in revenue—e.g., 2024 revenue was ~US \$5.15 billion, 2023 ~US\$4.80 billion.

## STRATEGIC TAKE

Urban Outfitters remains a major player in fashion & lifestyle retail, leveraging a portfolio of brands that appeal to different segments (young adults, bohemian-style, wedding, home furnishing, etc.). Their recent financial results show the company is growing again after pandemic-related turmoil, driven by diversified brand offerings (including Nuuly rental/resale), private-label merchandise, and global reach. The growth and profitability suggest URBN is still successfully navigating changes in retail and consumer behavior.



# AERIAL PHOTO

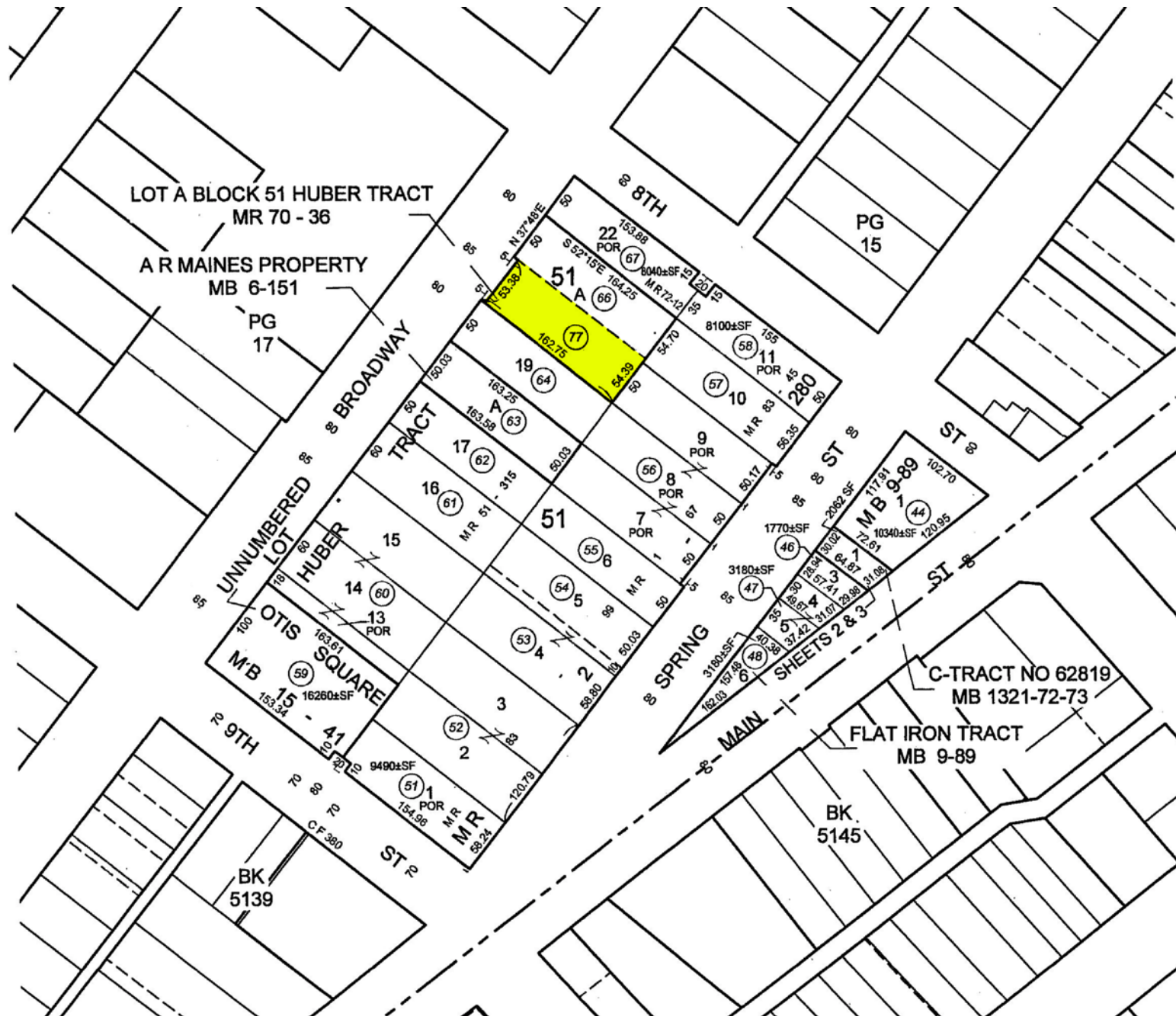


SUBJECT

Historic Core

ANTHONY S BEHAR & BRADLEY A LUSTER

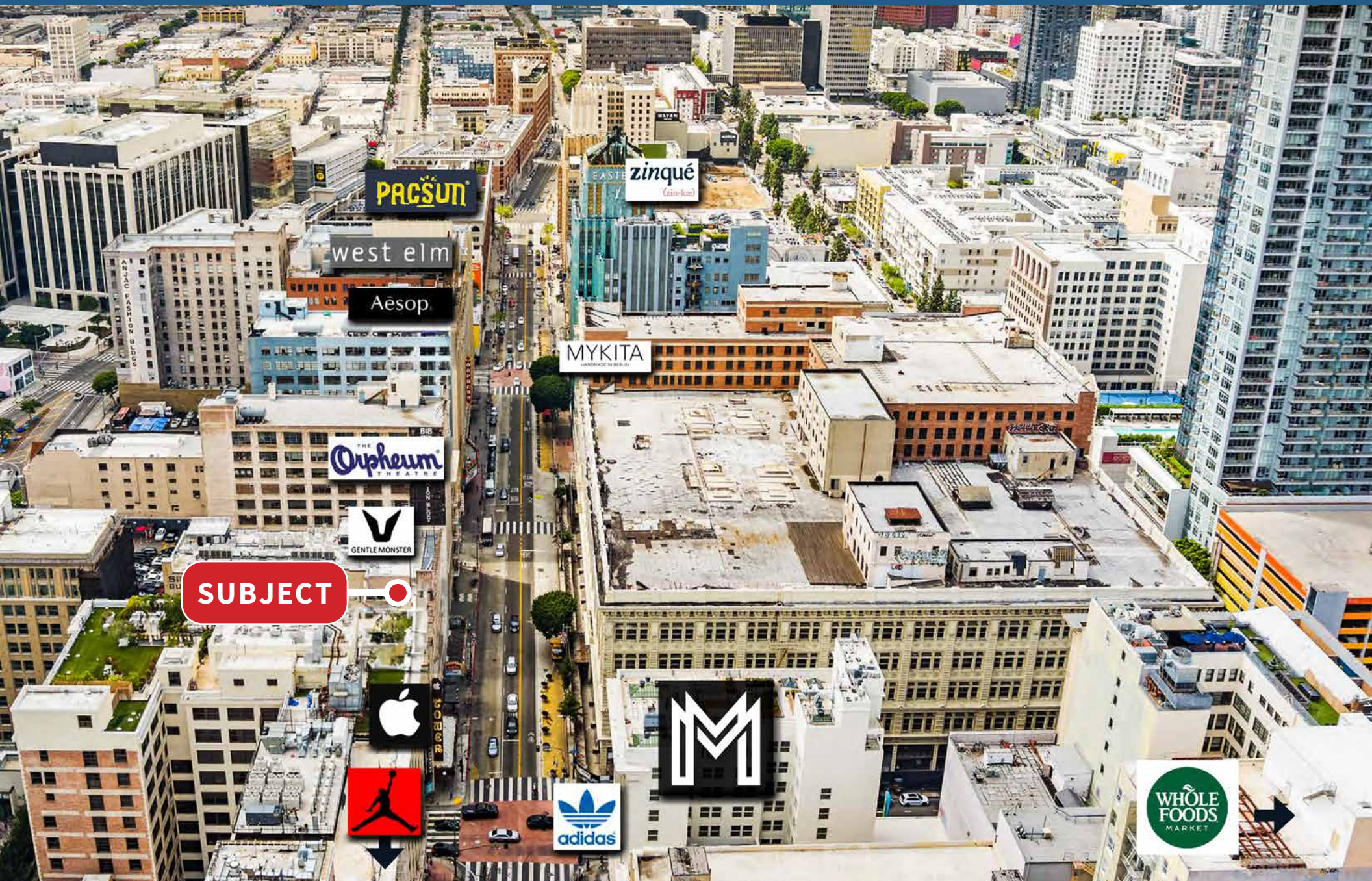




**ANTHONY S BEHAR & BRADLEY A LUSTER**



# HISTORIC CORE AMENITIES



ANTHONY S BEHAR & BRADLEY A LUSTER



# DOWNTOWN LOS ANGELES AMENITIES





# DTLA: WORLD-RENOWNED AMENITIES



Walt Disney Concert Hall



The Broad Museum



Little Tokyo



BMO Stadium



Memorial Coliseum

## A GLOBAL SPORTS & ENTERTAINMENT HUB

Downtown Los Angeles is transforming into the Downtown Sports Park, featuring 10 world-class venues for Olympic competitions, athlete housing, and the media hub—projected to deliver a \$1 billion economic boost with lasting neighborhood impact around Main Street Park.

The city is building momentum with the 2026 World Cup, 2026 NBA All-Star Game, and 2027 Super Bowl, all leading to the ultimate stage: the 2028 Olympics, when L.A. will welcome millions and capture the world's spotlight.

Beyond sports, Downtown offers iconic cultural destinations—Walt Disney Concert Hall, The Broad, Little Tokyo, and Angel's Flight—cementing its status as a premier global destination.



Grand Central Station



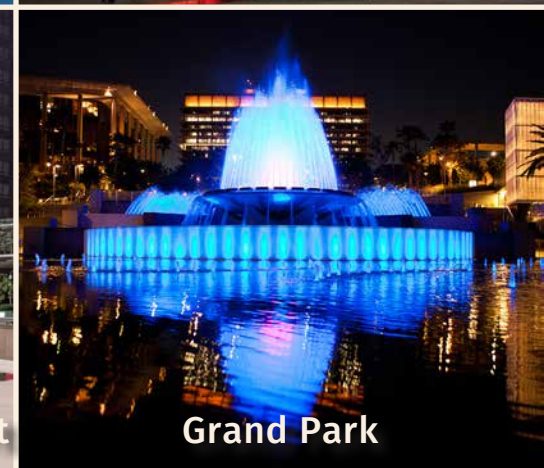
Grammy Museum



Convention Center



Museum of Contemporary Art



Grand Park



# LOS ANGELES: A GLOBAL POWERHOUSE

## MAJOR FUTURE EVENTS CALENDAR



WORLD CUP (2026)



NBA ALL-STAR GAME (2026)



SUPERBOWL (2027)



OLYMPICS (2028)

## ENTERTAINMENT CAPITAL OF THE WORLD

Home to industry giants like Disney, Sony Pictures, Warner Bros., and Hulu, Los Angeles leads the globe in film and television production, with over 1,000 media and entertainment firms clustered in the region.

## WORLD-CLASS TOURISM

From the Hollywood Walk of Fame and Universal Studios to L.A. LIVE, Los Angeles draws millions. In 2024 alone, 17+ million visitors generated \$34.5 billion in impact. With a perfect climate, robust transit, and upcoming global events including the 2026 World Cup, 2027 Super Bowl and 2028 Olympics—tourism is set to soar.

## DYNAMIC, DIVERSE ECONOMY

With average household incomes of \$127K, L.A. supports a full-time workforce across healthcare, tech, education, finance, trade, and the arts, fueling the most diverse economy in the nation.

## CENTER OF HIGHER LEARNING

The region hosts more than 60 universities, including UCLA, USC, Caltech, and the Claremont Colleges, alongside specialized institutions like CalArts, FIDM, and Otis College, cultivating the next generation of innovators and creators.

## GLOBAL CONNECTIVITY

LAX, the world's busiest origin-and-destination airport, served 75 million passengers in 2024 and is on track for 100 million by 2040. A \$30B transformation—enhancing capacity, transit access, and passenger experience—is underway through 2028.

## THRIVING REGIONAL ECONOMY

The Los Angeles metro has maintained 4.1% annual GDP growth since 2001, driven by aerospace, manufacturing, and rising sectors like tech and social media, cementing its status as one of the world's most dynamic economic hubs.



# 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

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