

SALE

**THE BROADWAY & ALBION
KNITTING MILLS**

IN ARTS DISTRICT

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

C.
ESTATES

**2152
SACRAMENTO
STREET**

**±17,700 SF
OF BUILDING**



EXECUTIVE SUMMARY



SUBJECT PROPERTY

2152 Sacramento St, Los Angeles, CA 90021
For Sale | ±17,700 SF of Building & ±13,850 SF of Land

Major Properties and Carolwood are pleased to present 2152 Sacramento Street, a ±17,700 SF freestanding industrial building in the heart of Downtown Los Angeles' 90021 corridor — home to Broadway Knitting Mills, Albion Knitting Mills, and Broadway Cheerleading Sales, together representing over a century of Los Angeles manufacturing heritage.

Rare Opportunity — Offered for the first time in over three decades, this versatile industrial-commercial property is ideally located within the vibrant Arts District, on a quiet, dead-end street just east of the LA River and north of the 10 Freeway — offering both privacy and accessibility.

The building features bow-truss ceilings, abundant natural light, and flexible open layouts across a ±13,850 SF parcel, ideal for manufacturing, showroom, studio, gallery, or adaptive reuse applications.

In addition to the real estate, the operating businesses — Broadway Knitting Mills, Albion, and Broadway Cheerleading Sales — are available for acquisition. This rare offering allows investors or owner-users to acquire a high-identity industrial asset alongside three historic, American-made apparel brands with over a century of craftsmanship and brand legacy.

\$5,850,000
PRICE

±\$331
PER SF

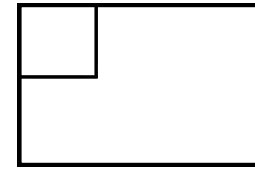
***Buyer to verify all information**

PROPERTY HIGHLIGHTS

Unique Offering: Business is also for sale.
Call broker for details.



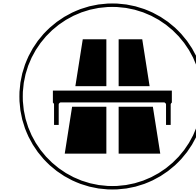
Manufacturing
or Warehousing
uses allowed



Open Floor Plan



Drive-In
Loading Door



Freeway
visibility



High
Ceiling



Prime
Location

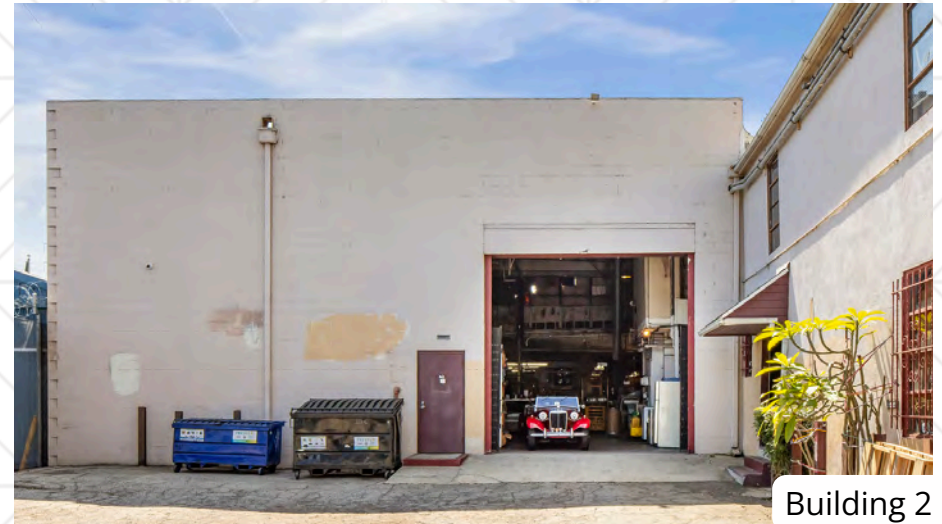


PROPERTY DETAILS



Building 1

| | |
|----------------------|--|
| Building Size | ±11,236 SF |
| Stories | 2 |
| Clear Height | 1st flr: 8 ft. clear (10ft) 2nd flr: 11 ft. clear (16 ft) |
| Power | 100 amps, single phase, 120 V |
| Sprinklered | Yes |
| Drive Ins | n/a |



Building 2

| | |
|----------------------|----------------------------------|
| Building Size | ±6,466 SF |
| Stories | 1 |
| Clear Height | 22 ft. clear (24 ft.) |
| Power | 400 amps, 3 phase, 3 wire, 240 V |
| Sprinklered | Yes |
| Drive Ins | 1 tot./10' w x 14' h |

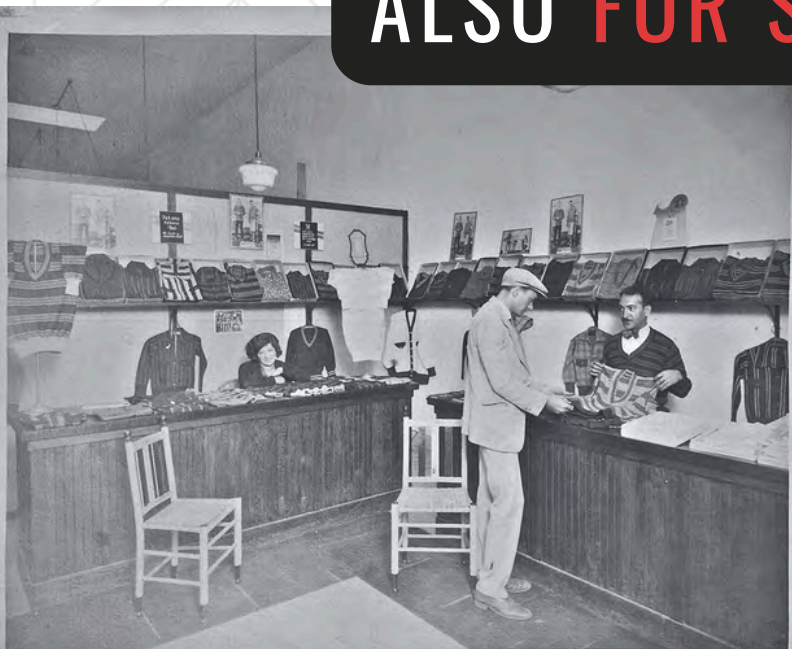
| | |
|---------------------|--------------------------|
| Frontage | Sacramento Street |
| Parking | Surface - 8 |
| Year Built | 1910 |
| Lot Size | ±13,850 SF |
| Zoning | M3 |
| Construction | Masonry |
| APN | 5166-006-001 |

*Buyer to verify all information

OVER A CENTURY OF CRAFTSMANSHIP

Broadway Knitting Mills, Albion, and Broadway Cheerleading Sales

ALSO FOR SALE



For over a century, Broadway Knitting Mills (est. 1924), Albion Knitting Mills (est. 1923), and Broadway Cheerleading Sales (est. 1979) — along with their private label division — have defined Los Angeles craftsmanship, producing premium knitwear, letterman jackets, and custom garments worn by athletes, artists, and institutions nationwide.

Broadway Knitting Mills became renowned for its exceptional materials and timeless design, featured in film, music, and collegiate apparel. Albion Knitting Mills, established a year earlier, earned recognition as America's premier maker of varsity jackets — celebrated both in the U.S. and Japan. Broadway Cheerleading Sales expanded the legacy into team apparel and spirit wear, continuing the tradition of authentic, American-made manufacturing.

Highlights

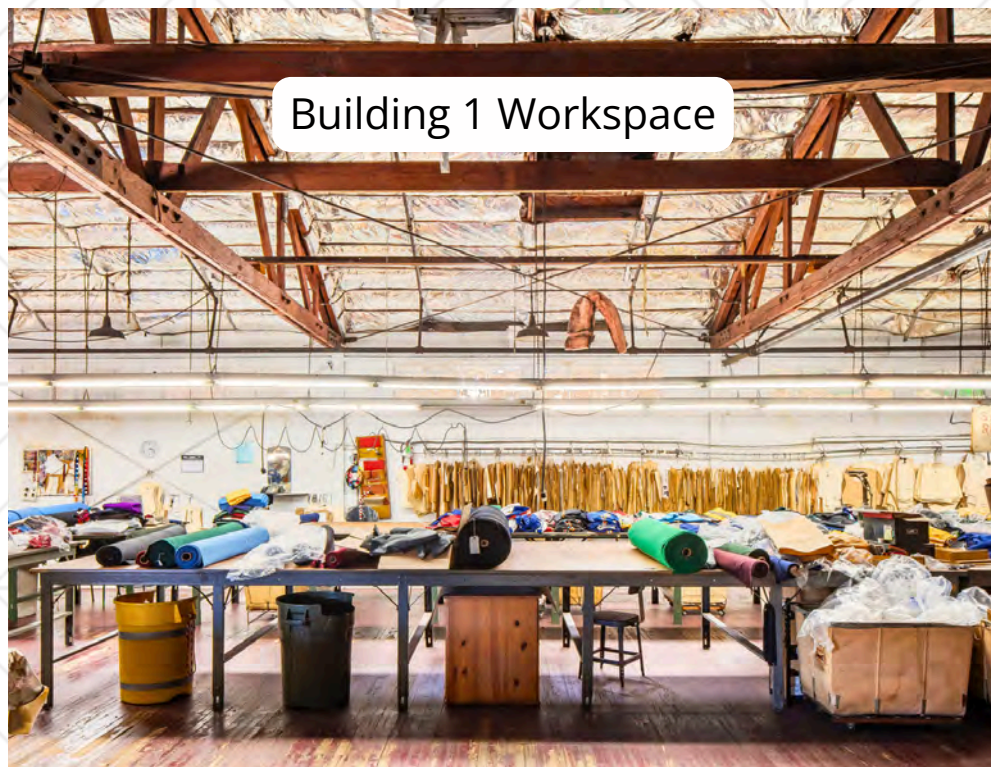
- Dual offering: real estate + three legacy businesses + private label
- Over 100 years of continuous operation
- Authentic, American-made craftsmanship
- Recognized domestically and internationally
- Brand archives and licensing potential
- Ideal for adaptive re-use or brand revitalization

Together, these brands offer investors the opportunity to acquire not only a historic Los Angeles industrial property, but also three iconic American heritage companies and a private label with deep cultural roots and strong potential for future growth.

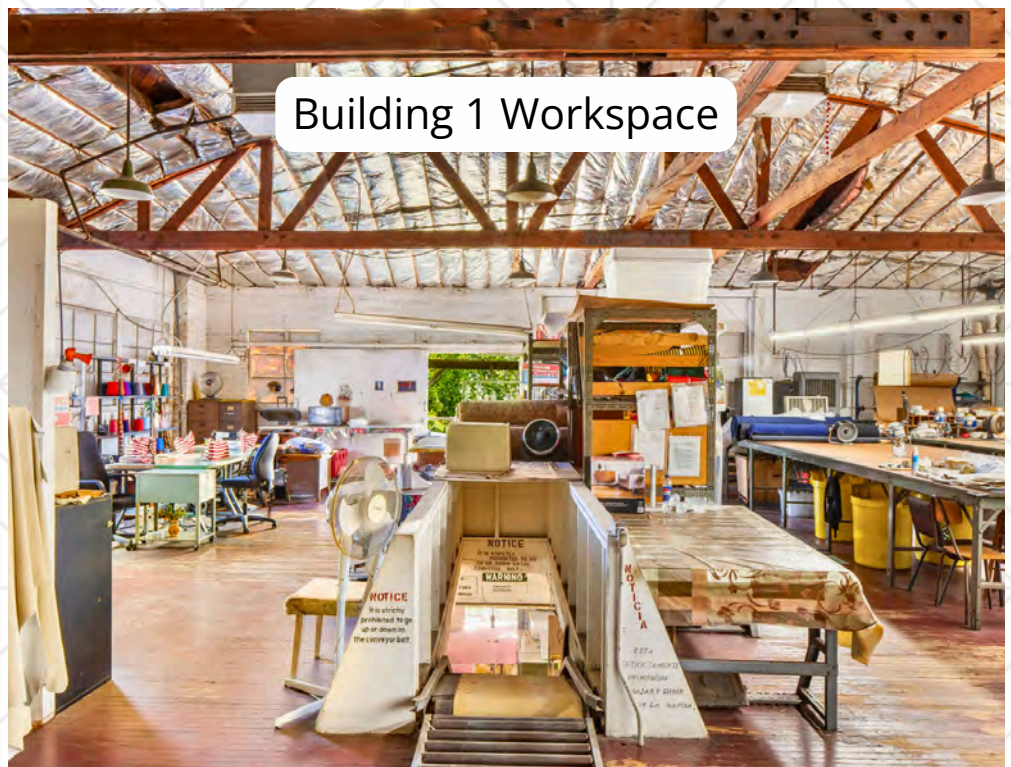


Building 1 Workspace





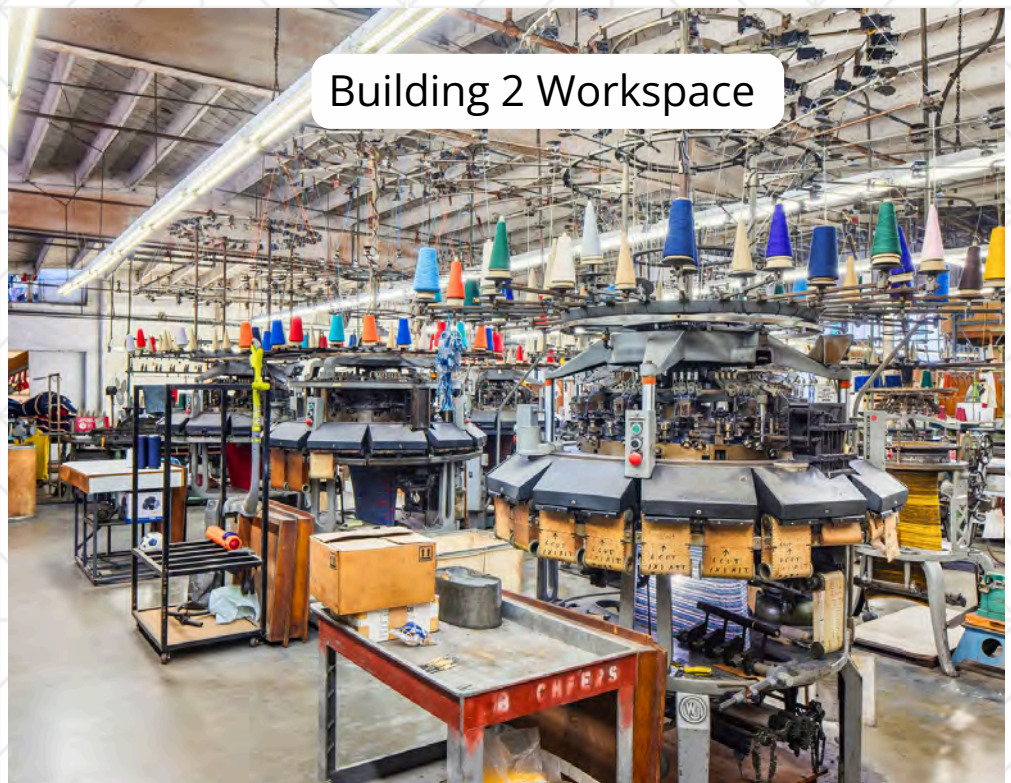
Building 1 Workspace



Building 1 Workspace



Building 2 Workspace



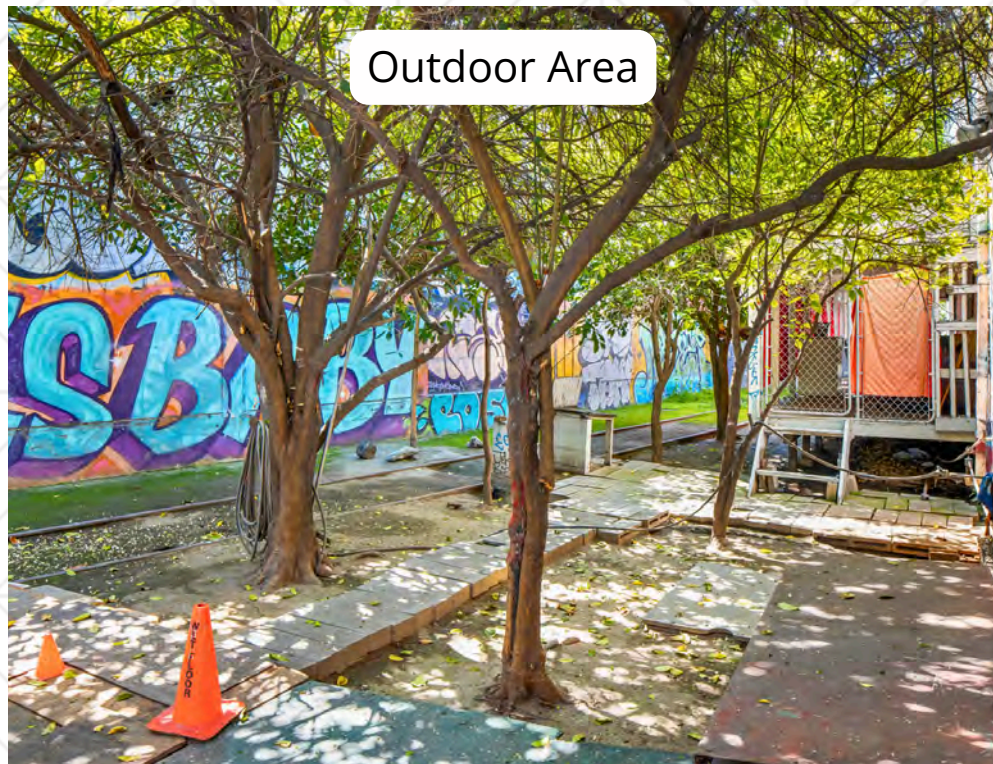
Building 2 Workspace



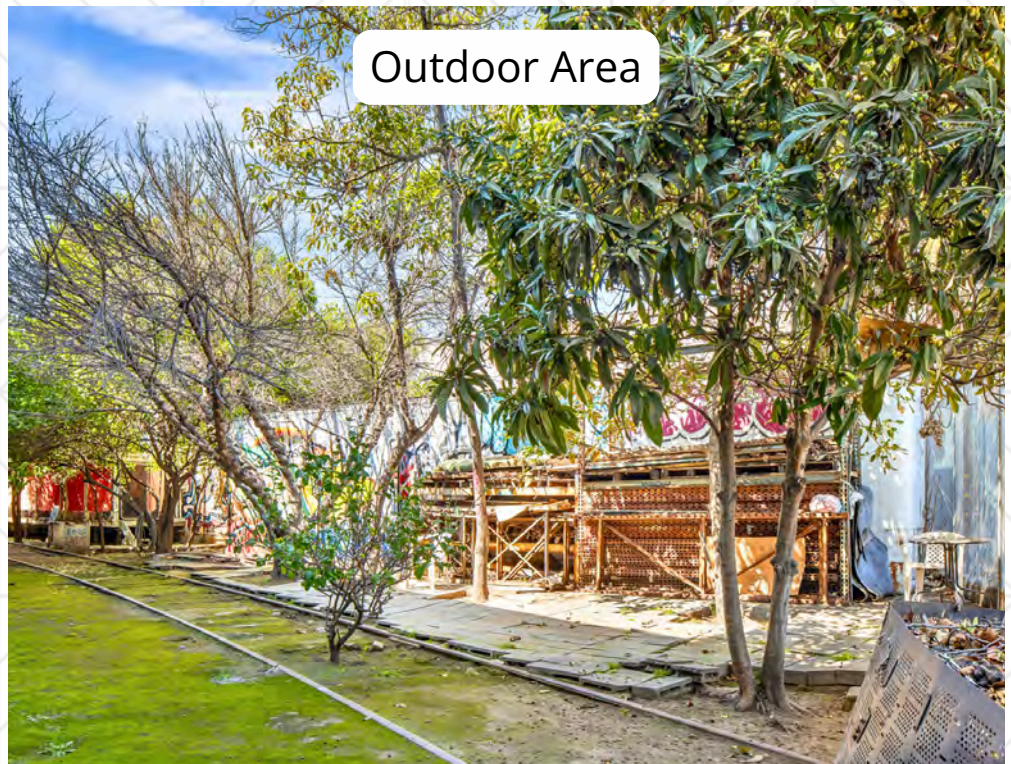
Building 1 Workspace



Patio

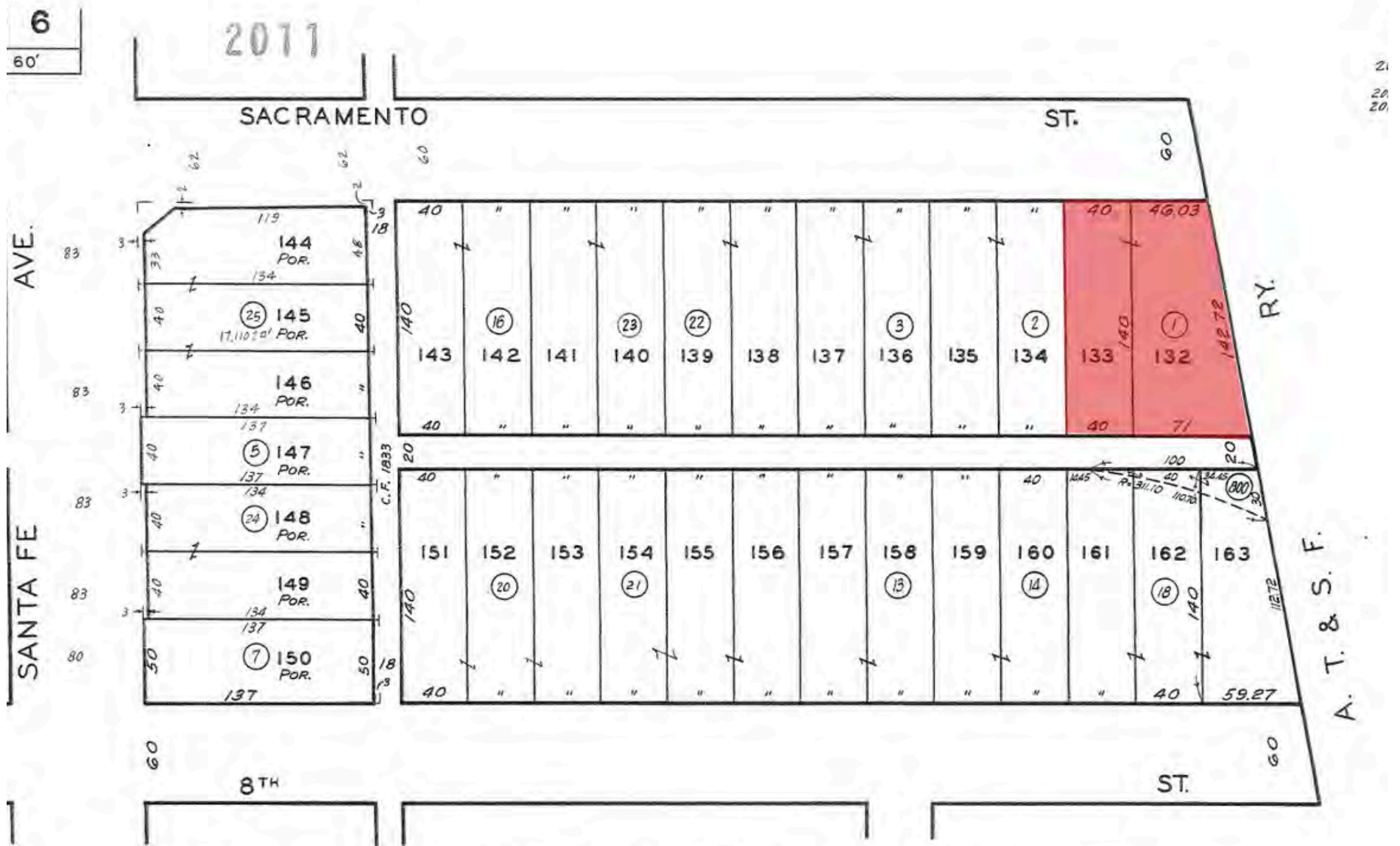


Outdoor Area

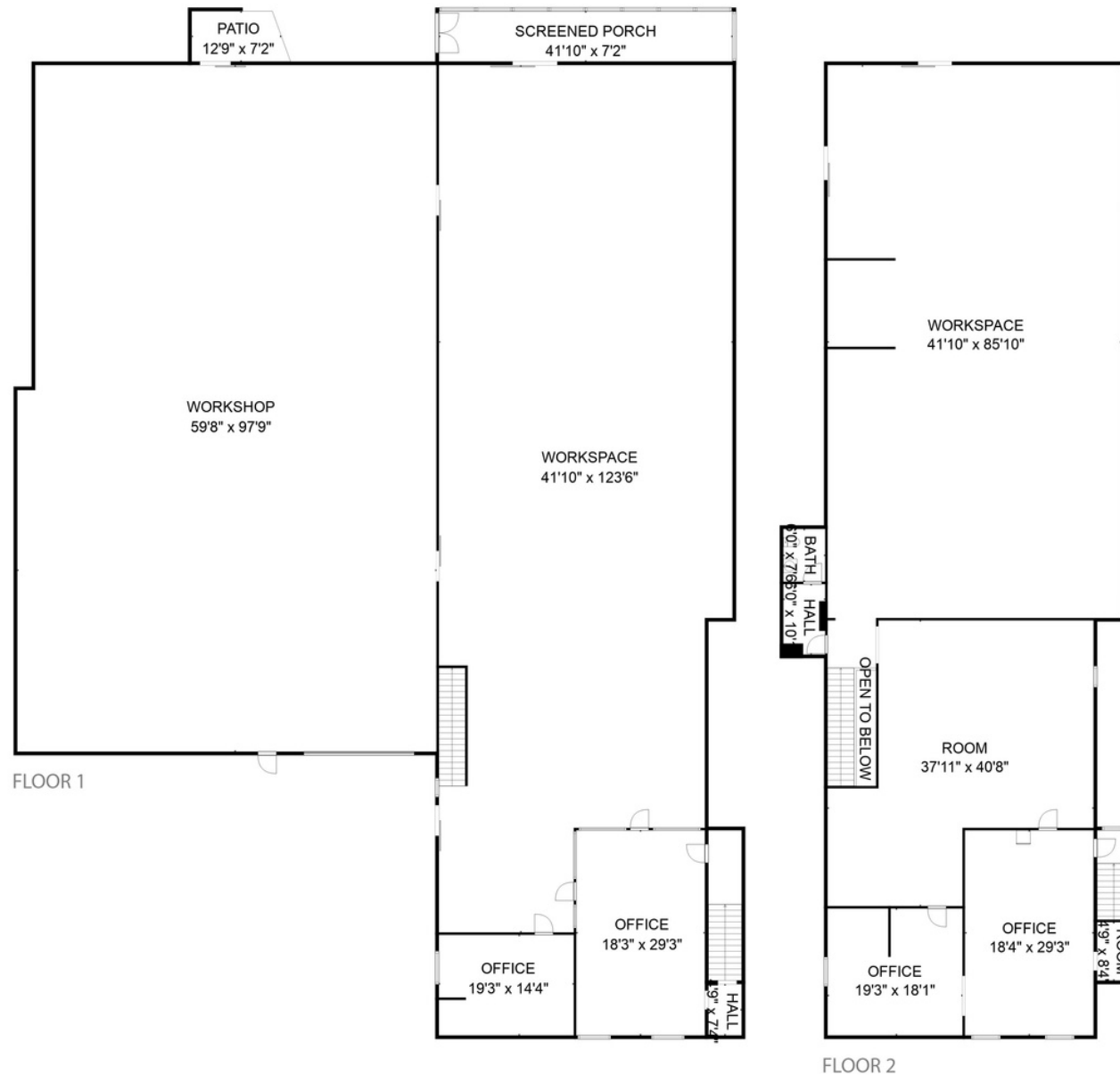


Outdoor Area

PARCEL MAP

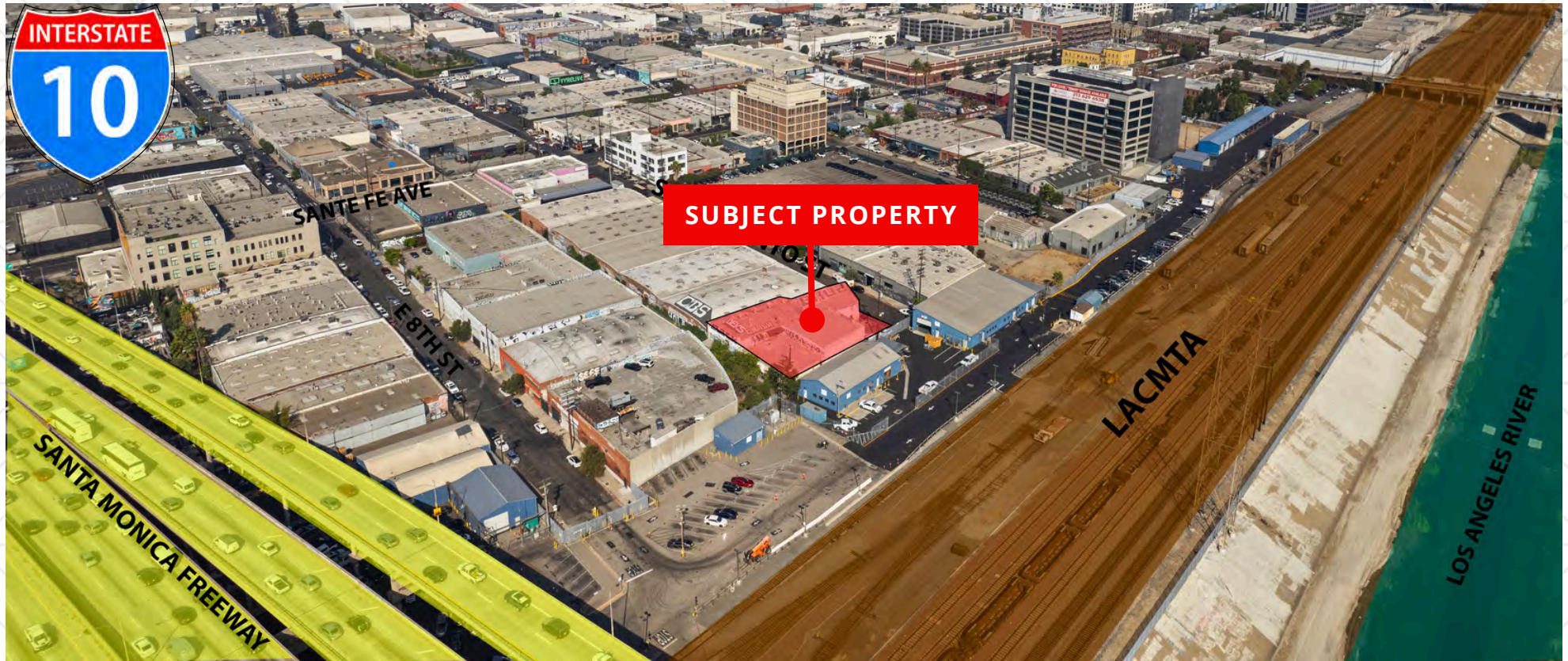


FLOOR PLAN



TOTAL: 17705 sq. ft
WORKSHOP: 6466 sq. ft, WORKSPACE: 7862 sq. ft,
ROOM: 1565 sq. ft, OFFICE SPACE: 1812 sq. ft
All measurements are approximate, actual size may vary.

GREAT FREEWAY EXPOSURE



| Collection Street | Cross Street | Traffic Volume (VPD) | DISTANCE FROM THE PROPERTY |
|-------------------|----------------------|----------------------|----------------------------|
| I-10 | E Santa Monica Fwy E | 316,037 | 0.12 mi |

SOHO HOUSE

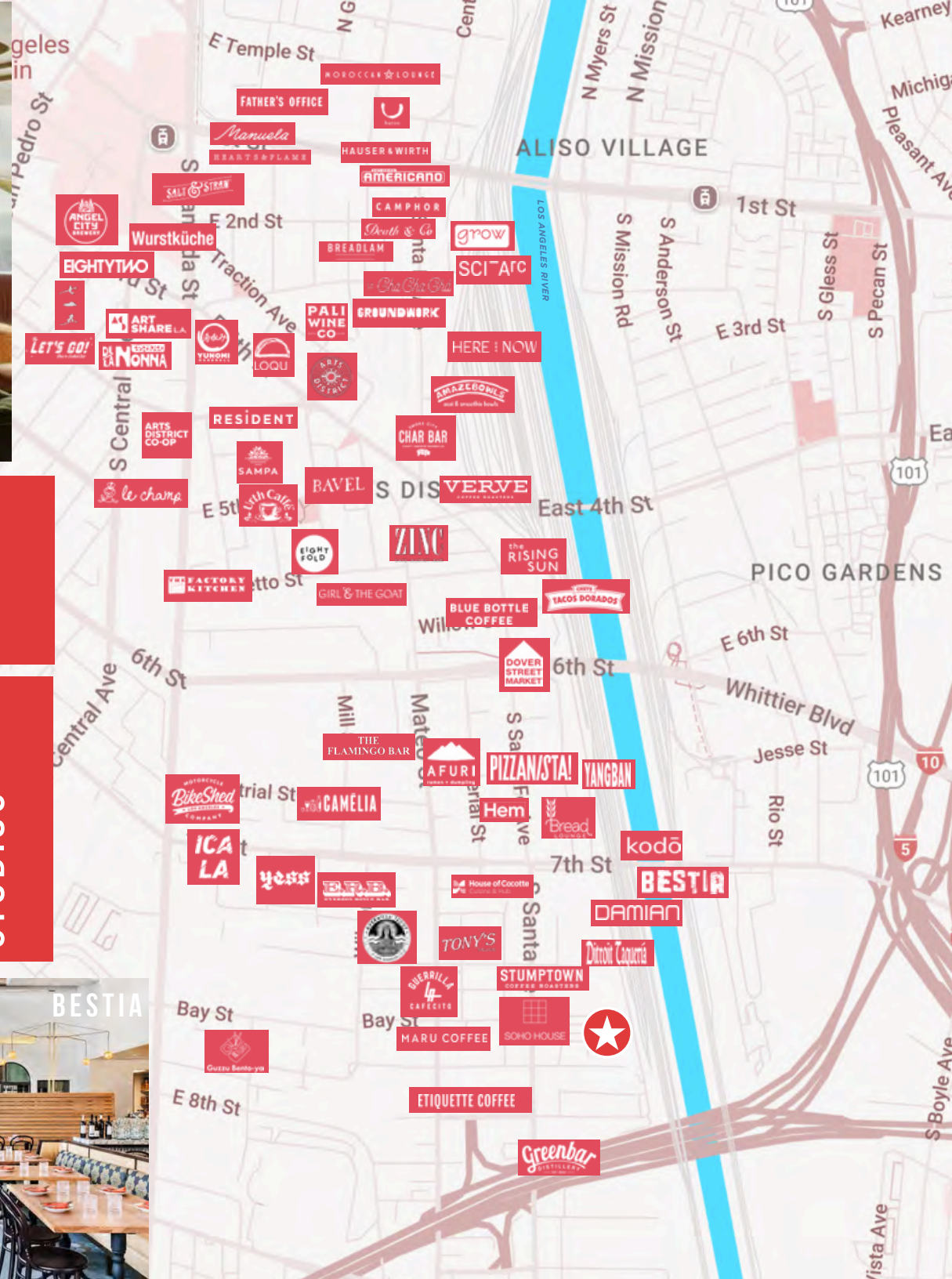
world class **AMENITIES**

The Arts District logo, featuring the words "arts" and "district" in a white, lowercase, cursive script font, stacked vertically on a red rectangular background.

COFFEE
BARS
RESTAURANTS
MARKETS
MUSEUMS
STUDIOS

GIRL & THE GOAT

A wide-angle photograph of the interior of the BESTIA restaurant. The space is bright and modern, featuring long wooden tables and black chairs. A central bar area is visible, with a wooden partition and arched windows displaying bottles. Large potted plants hang from the ceiling, and the word "BESTIA" is prominently displayed in the upper right corner.



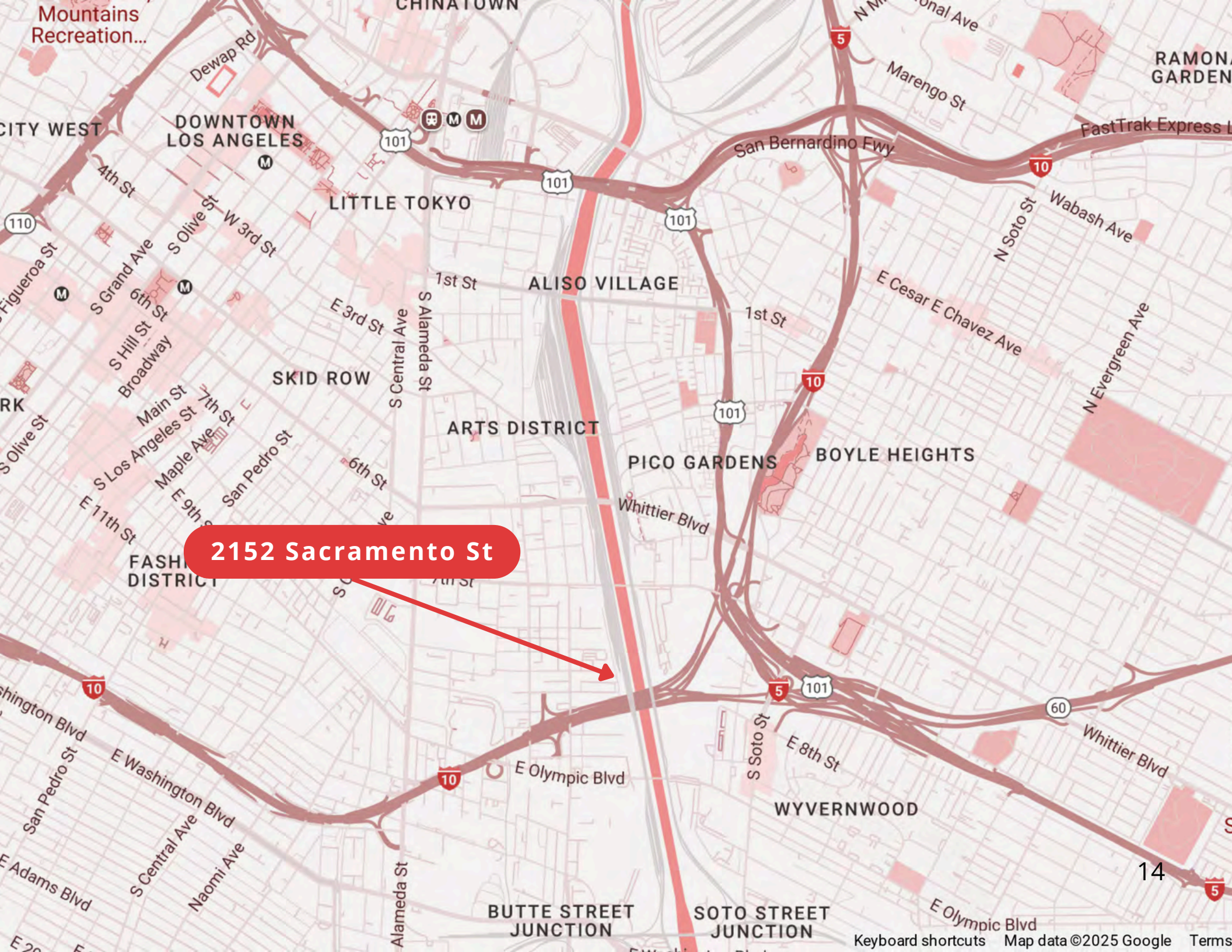
Once a quiet industrial area, the Arts District has evolved into one of Los Angeles' most dynamic and inspiring neighborhoods. Defined by its authentic warehouse architecture, creative energy, and growing community of innovators, it has become a destination where art, culture, and commerce intersect.

The district's streets are lined with contemporary art galleries, design studios, boutique retailers, craft breweries, and some of the city's most acclaimed restaurants and nightlife venues. Its industrial heritage continues to shape its character, offering a unique blend of raw, open spaces and adaptive reuse projects that attract both creators and investors alike.

In recent years, the Arts District has become a focal point for institutional and private investment, fueling a new wave of mixed-use, creative office, residential, and hospitality developments. Yet even as the area transforms, there remains a shared commitment among developers and the local community to preserve its historic charm and artistic identity—ensuring that the Arts District continues to embody the spirit of Los Angeles' creative evolution.



ARTS DISTRICT



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Subject Property



MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

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