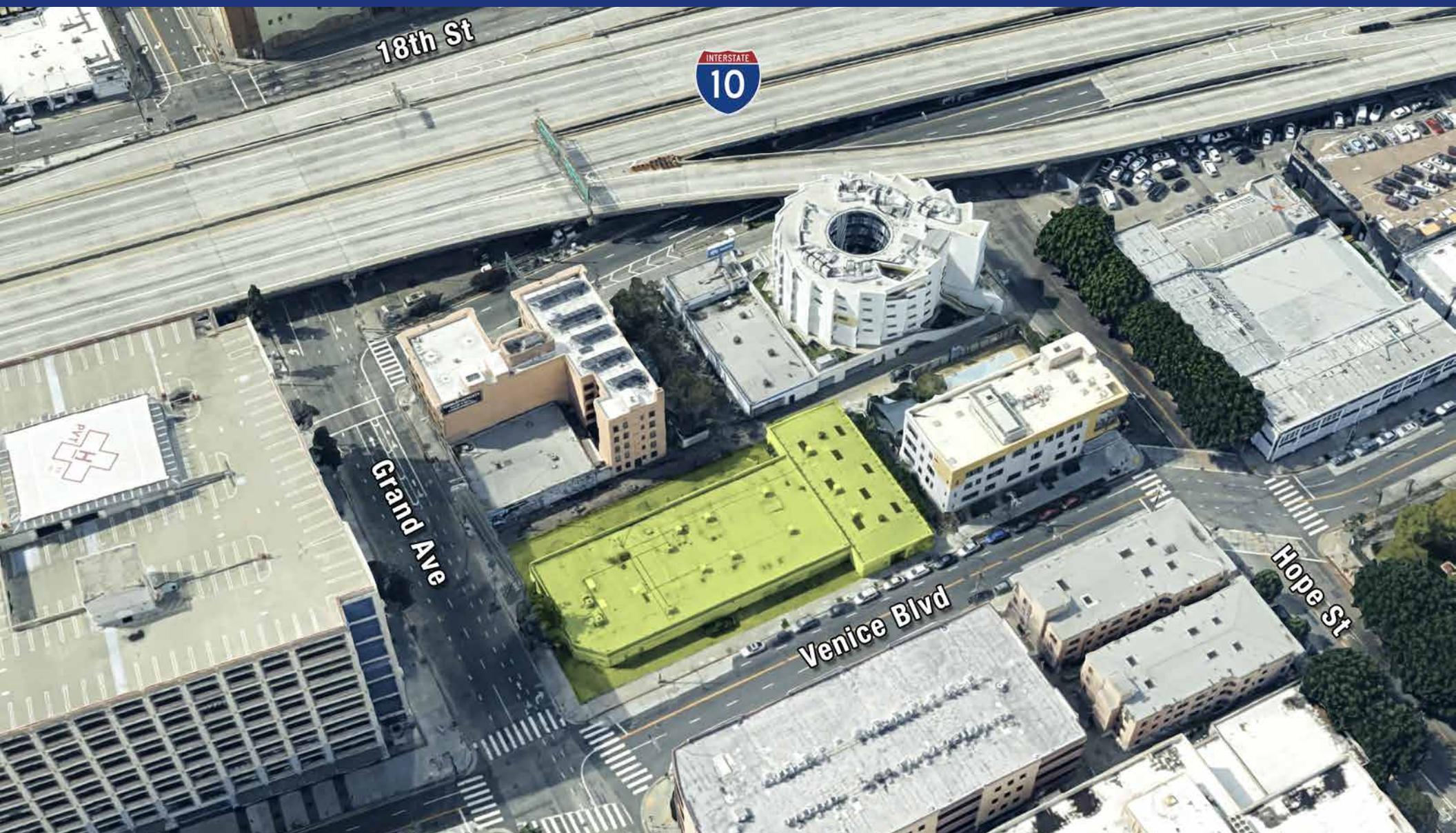


# DTLA INDUSTRIAL PROPERTY FOR SALE OR LEASE

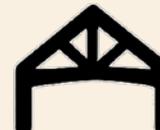


$\pm$ 20,000 SF of Buildings on  $\pm$ 26,100 SF of Land

1607 S Grand Ave & 320 Venice Blvd, Los Angeles, CA 90015

Total Building Area	±20,000 SF
Total Land Area	±26,100 SF
Power	400A/120-240V/3Ph 4W
Parking	±20 Surface Spaces
Zone	[HB3-G1-5] [CX3-FA] [CPIO-O]
<b>1607 S GRAND AVE</b>	
Building Area	±14,000 SF
Land Area	±20,000 SF
Year Built	1976
Clearance Height	12'
Sprinklered	Yes
G.L. Loading Doors:	1
Restrooms	5
APN	5134-014-020
<b>320 VENICE BLVD</b>	
Building Area	±6,000 SF
Bonus Mezzanine Area	±1,750 SF
Land Area	±6,100 SF
Year Built	1923
Clearance Height	12'
Sprinklered	No
G.L. Loading Doors:	1: 19x10 Roll Up
Restrooms	2
APN	5134-014-022

**1607 S GRAND AVE & 320 VENICE BLVD  
LOS ANGELES, CA 90015**



**BOW TRUSS  
CEILING**



**SKYLIGHTS**



**OFFICE  
SPACE**



**MEZZANINE**



**PARKING**



**LOADING  
DOORS**



**SPRINKLERS**



**OPPORTUNITY  
ZONE**

## Property Highlights

- Industrial facility with 2 adjacent buildings
- Ideal purchase opportunity for owner-user
- Prime DTLA location one block north of I-10 Freeway
- Southwest corner of Grand Ave & Venice Blvd
- Abundant on-site parking along perimeter of building
- Located in a Designated Qualified Opportunity Zone (tax benefits)
- *Buildings must be sold and leased together*

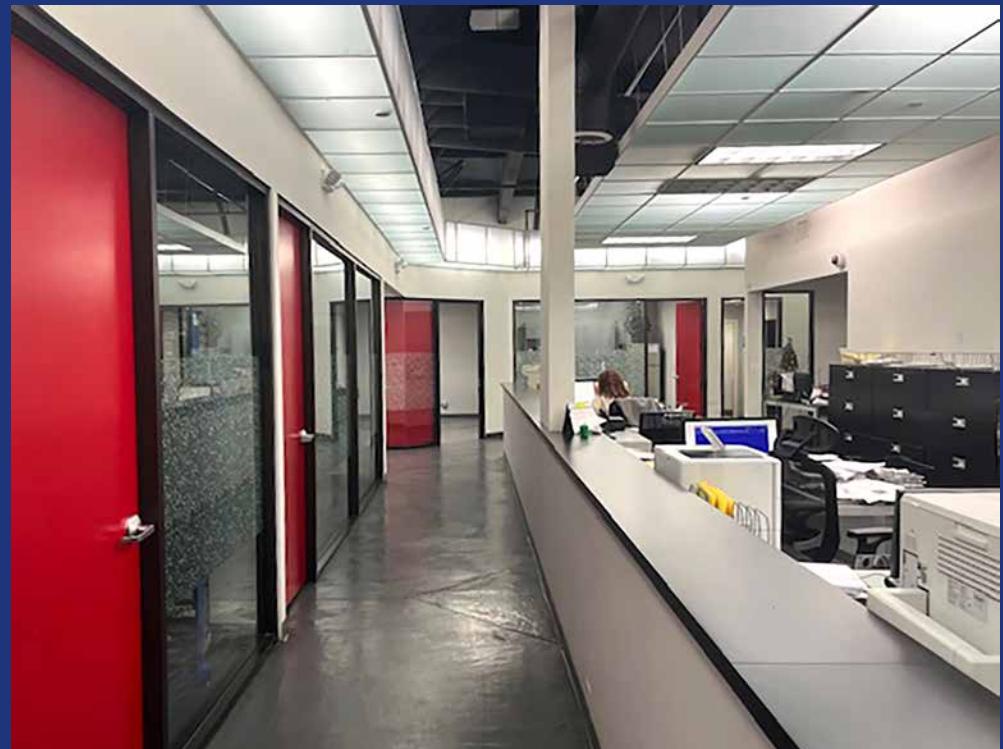
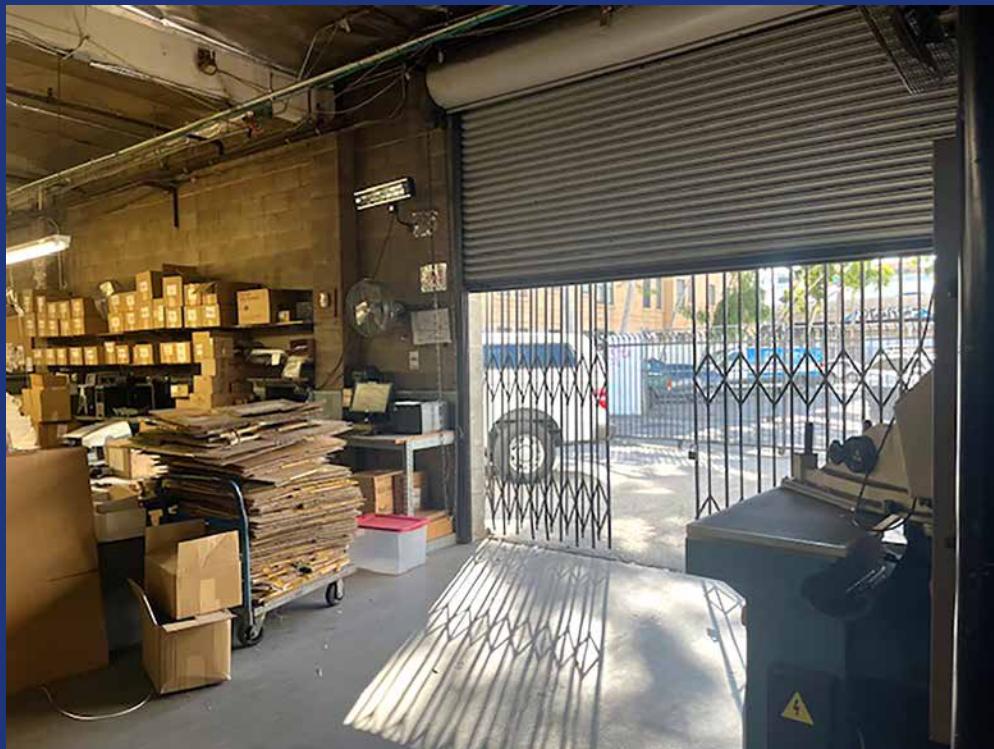
**Asking Price: \$5,200,000 (\$260 per SF)**

**Lease: \$25,000 Per Month (\$1.25 Per SF MG)**



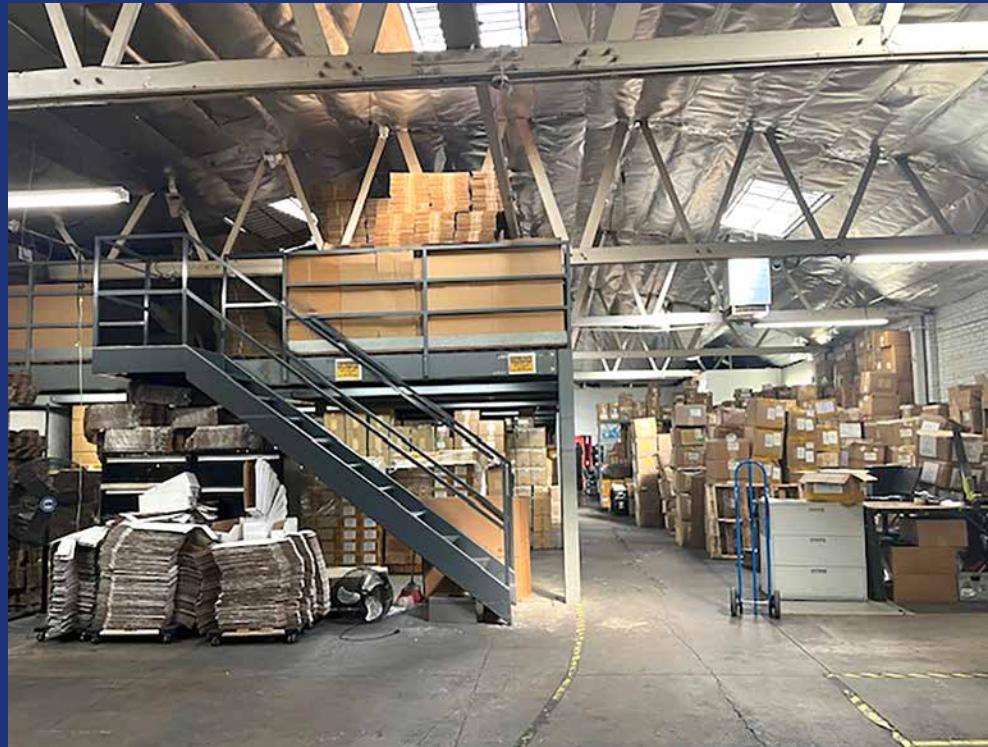


1607 S GRAND AVE

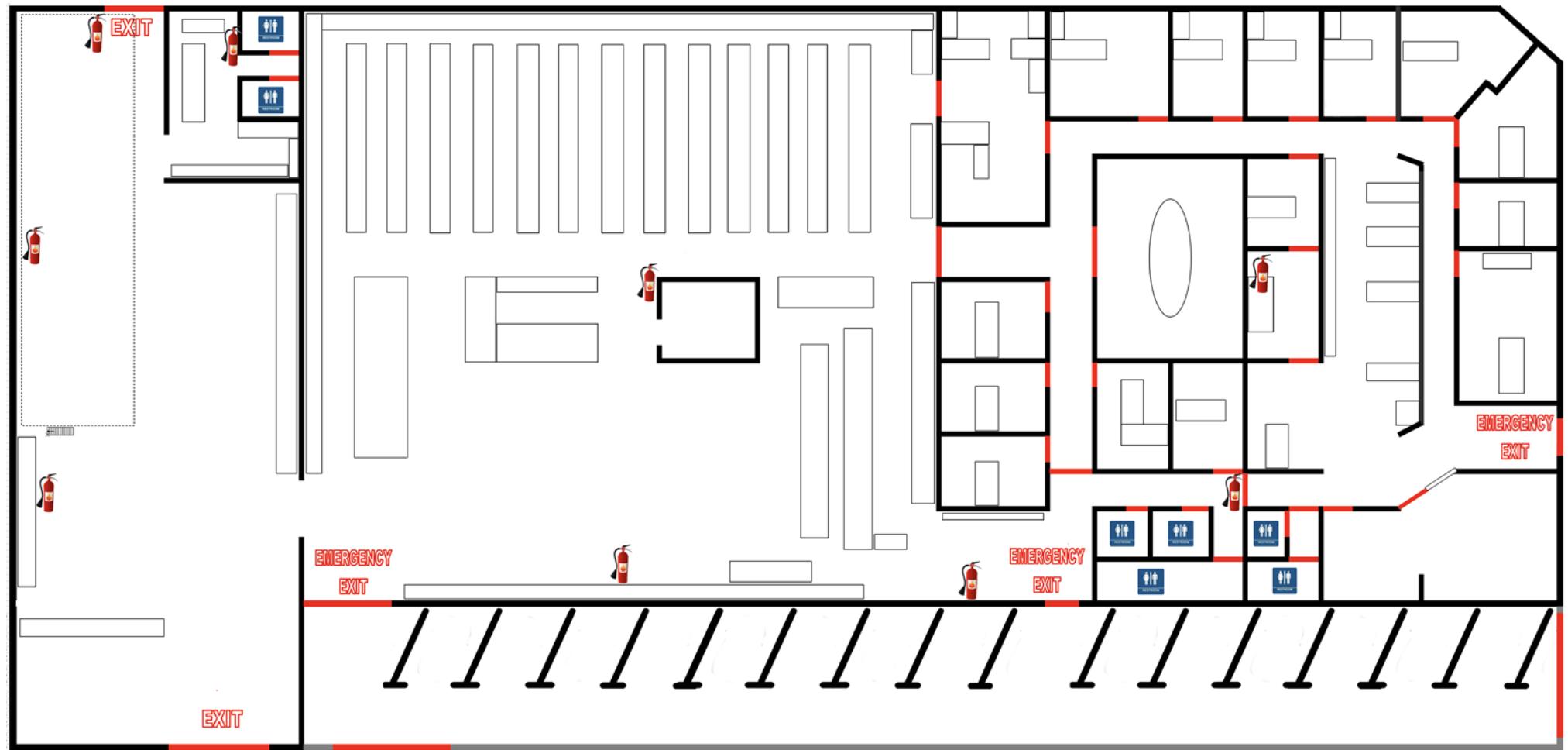




320 VENICE BLVD



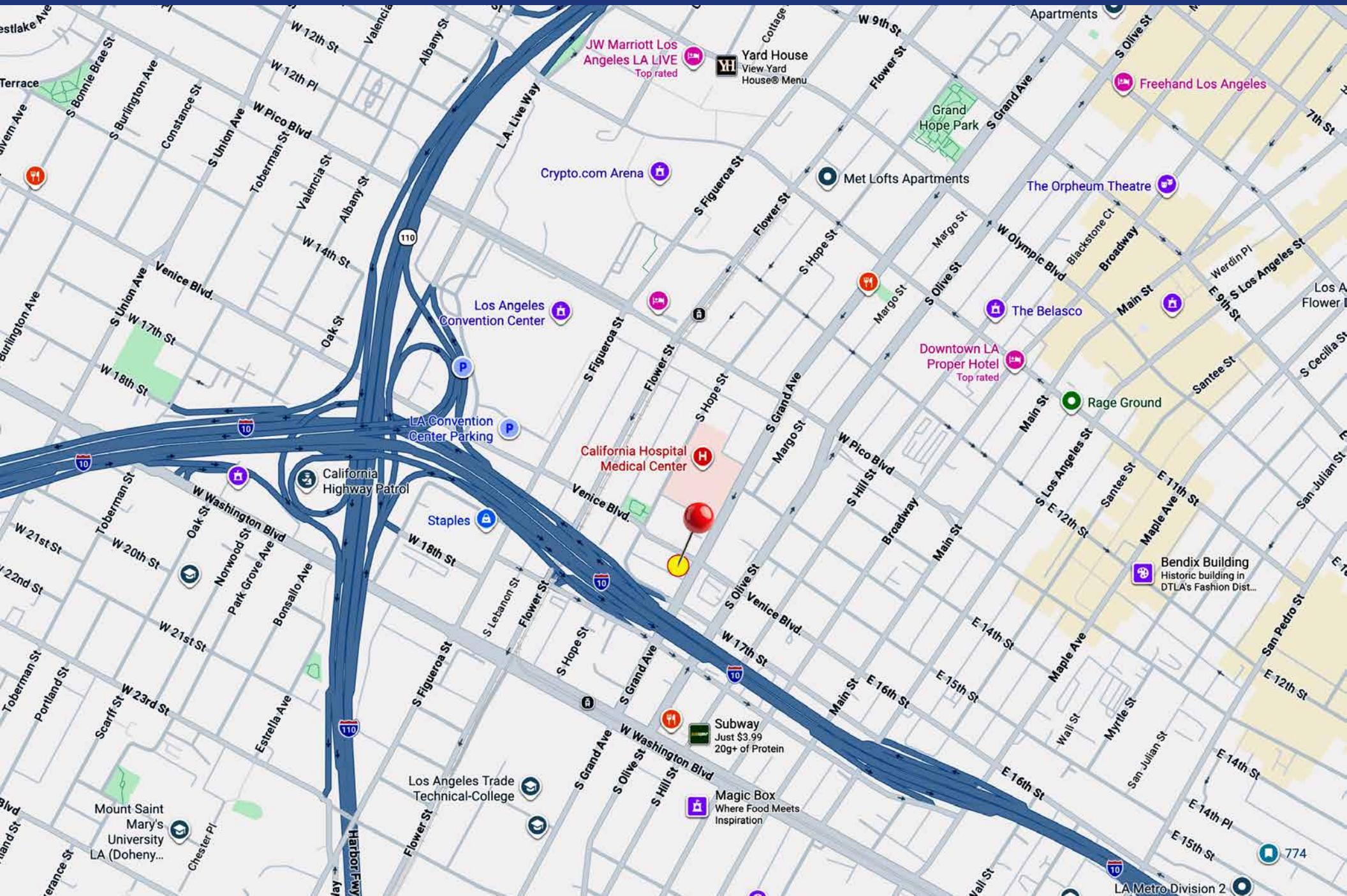
# SITE PLAN



# PLAT MAP



# AREA MAP



# DTLA 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



**61%**  
25 - 54 Years Old



**67%**  
Postsecondary Education

**41%** Population Growth 2010 - 2022

**90%**  
Residential Occupancy



**46%**  
Walk/Bike/Transit or Work from Home

# SBA PURCHASE PROPOSAL

**PROPOSED SBA 504 LOAN STRUCTURE**  
1607 S Grand Ave & 320 Venice Blvd, Los Angeles, CA 90015  
\$5.2MM Total Project Cost



Business Finance Capital

BUILDING ACQUISITION	\$5,200,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$62,000
<b>TOTAL PROJECT COST</b>	<b>\$5,262,000</b>

SOURCE OF FUNDS	AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT	
BANK	50%	\$2,600,000	6.10%	25 Years 25 Yr. Amort.	1st Deed	\$16,911	\$202,934
SBA 504 LOAN	40%	\$2,142,000	5.85% Jan '26	25 Years Full Amort.	2nd Deed	\$13,608	\$163,294
BORROWER	10%	\$520,000					
<b>TOTAL</b>	<b>100%</b>	<b>\$5,262,000</b>			<b>\$30,519</b>	<b>\$366,227</b>	

**RATES:** Bank: Rate is estimated - will vary depending on lender.

SBA 504: Rate is **FIXED** at the time of the debenture sale.

**FEES:** Bank: Vary depending on lender policy.

SBA/CDC: 2.65%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.

MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

**COLLATERAL:** 90% financing generally does not require additional collateral.

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BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Lee Kleinman**

818-438-0828 / [Lee@bfcfunding.com](mailto:Lee@bfcfunding.com)

Note: Interest rates subject to change

# FOR SALE OR LEASE

## INDUSTRIAL FACILITY

±20,000 SF of Buildings on ±26,100 SF of Land

*Prime DTLA Corner Location*

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