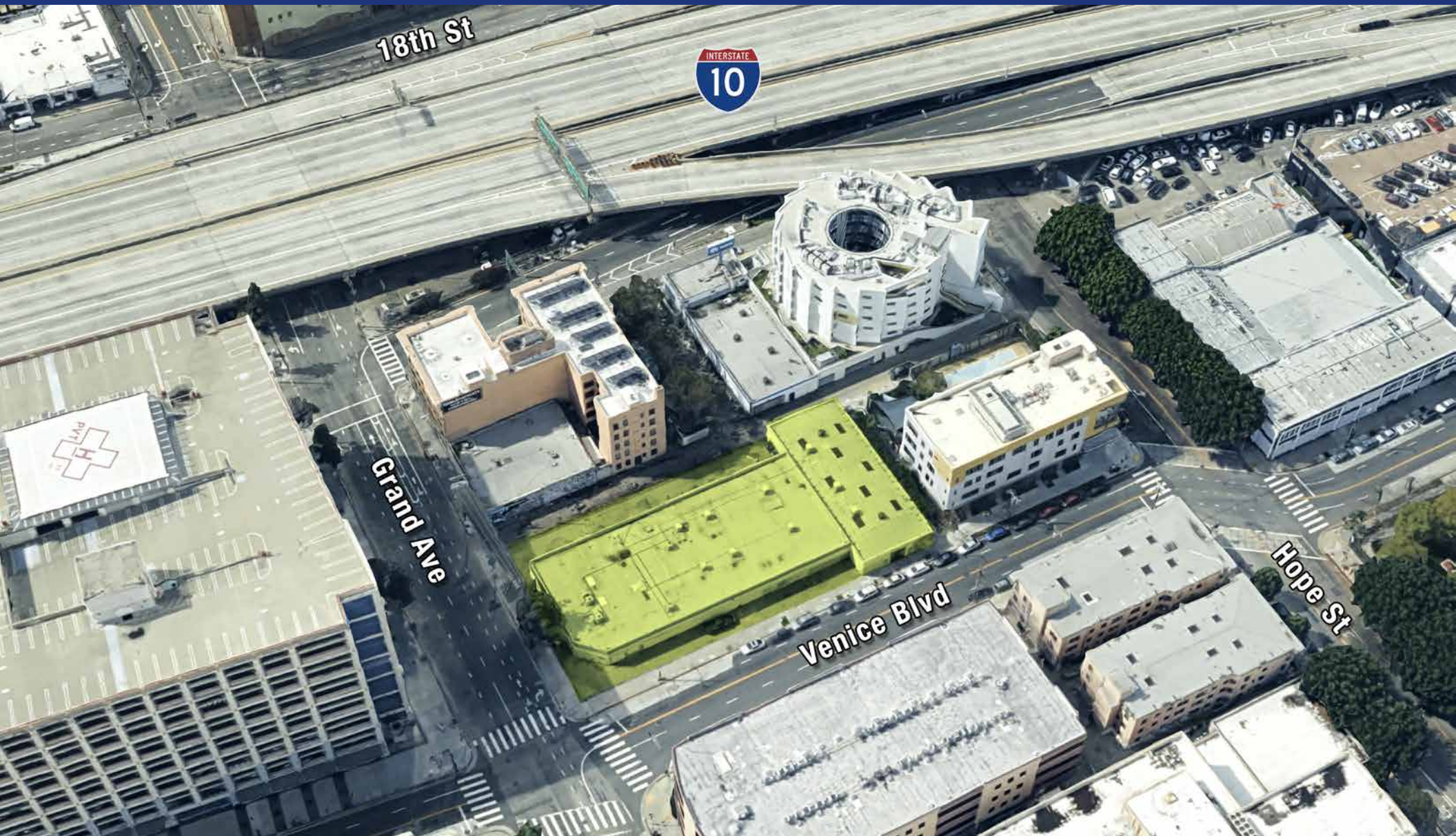


# DTLA INDUSTRIAL PROPERTY FOR SALE OR LEASE



**±20,000 SF of Buildings on ±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]

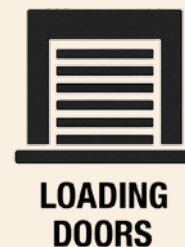
### 1607 S GRAND AVE

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

### 320 VENICE BLVD

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



## 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



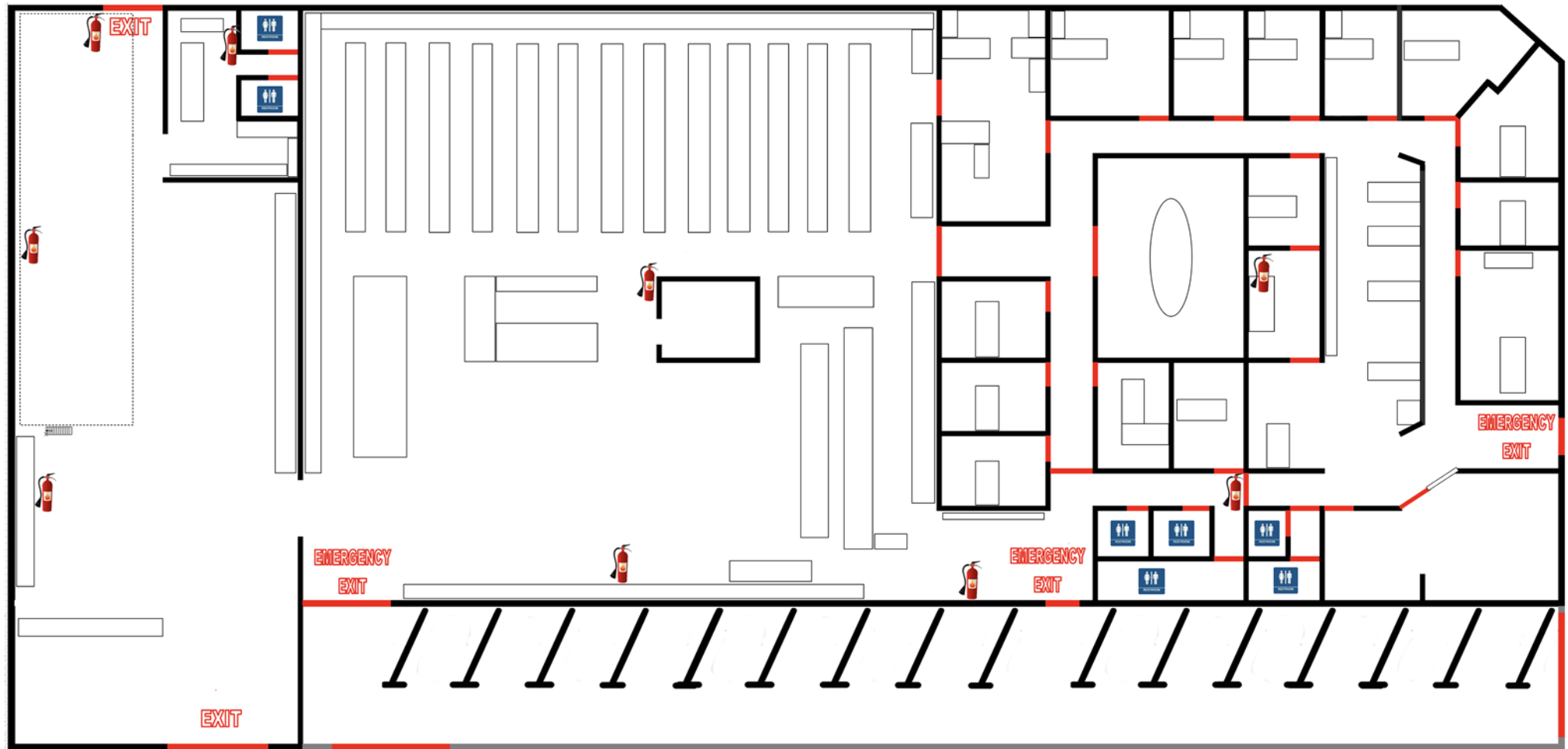




320 VENICE BLVD



# SITE PLAN

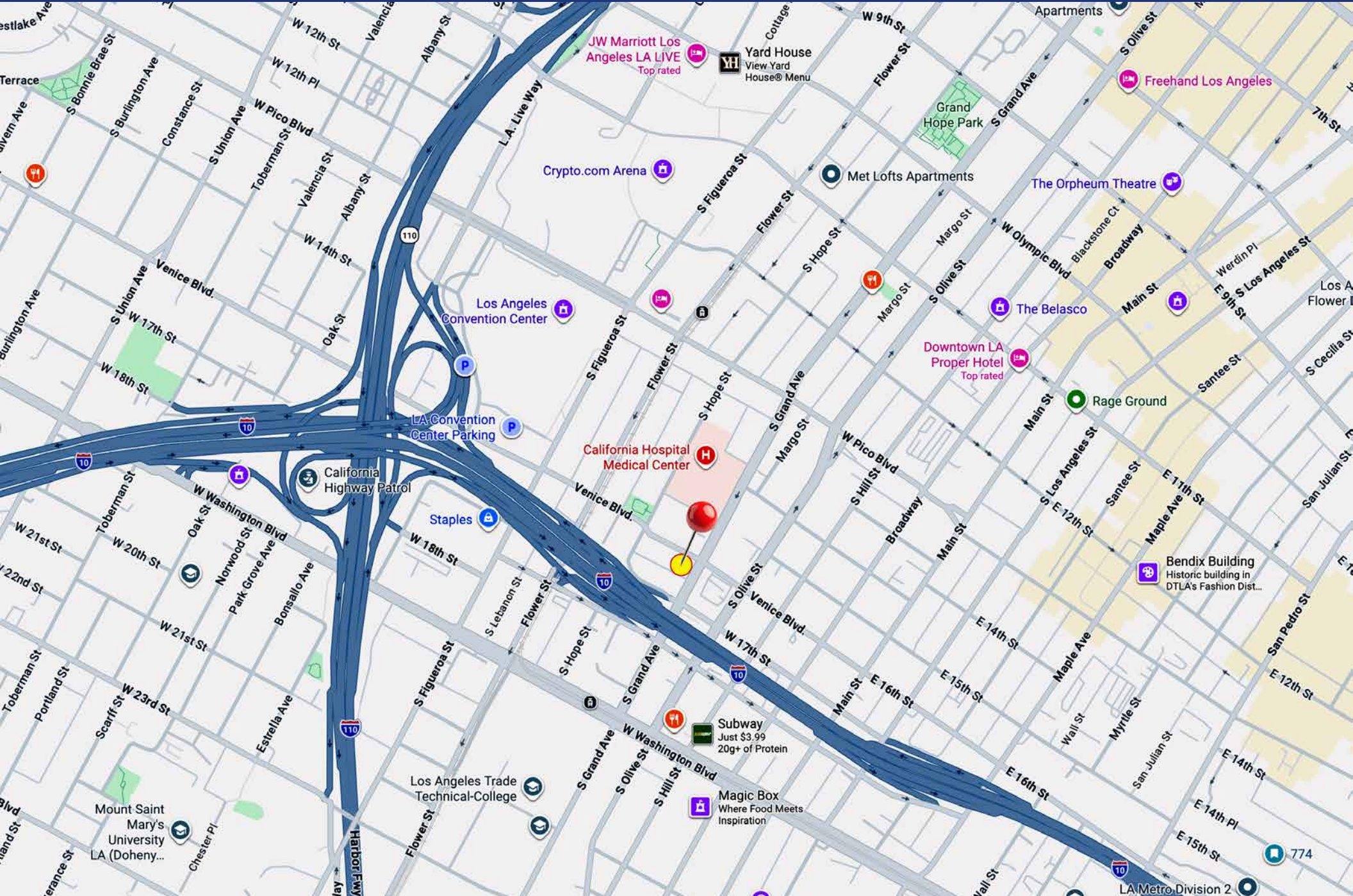


# PLAT MAP





## AREA MAP



Mark D Silverman & Bradley A Luster | Major Properties



# 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

**41%** Population  
Growth 2010 - 2022

**90%**  
Residential Occupancy



**46%**

Walk/Bike/Transit  
or Work from Home

**61%**

25 - 54 Years Old



**67%**  
Postsecondary  
Education





# 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.

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*

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers or Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer or Tenant may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

*Exclusively Listed By*



**Mark Silverman**  
Senior Associate

213.747.0379 office

213.924.7147 mobile

mark@majorproperties.com

Lic. 01310992



**Bradley A Luster**  
President

213.747.4154 office

213.276.2483 mobile

brad@majorproperties.com

Lic. 00913803