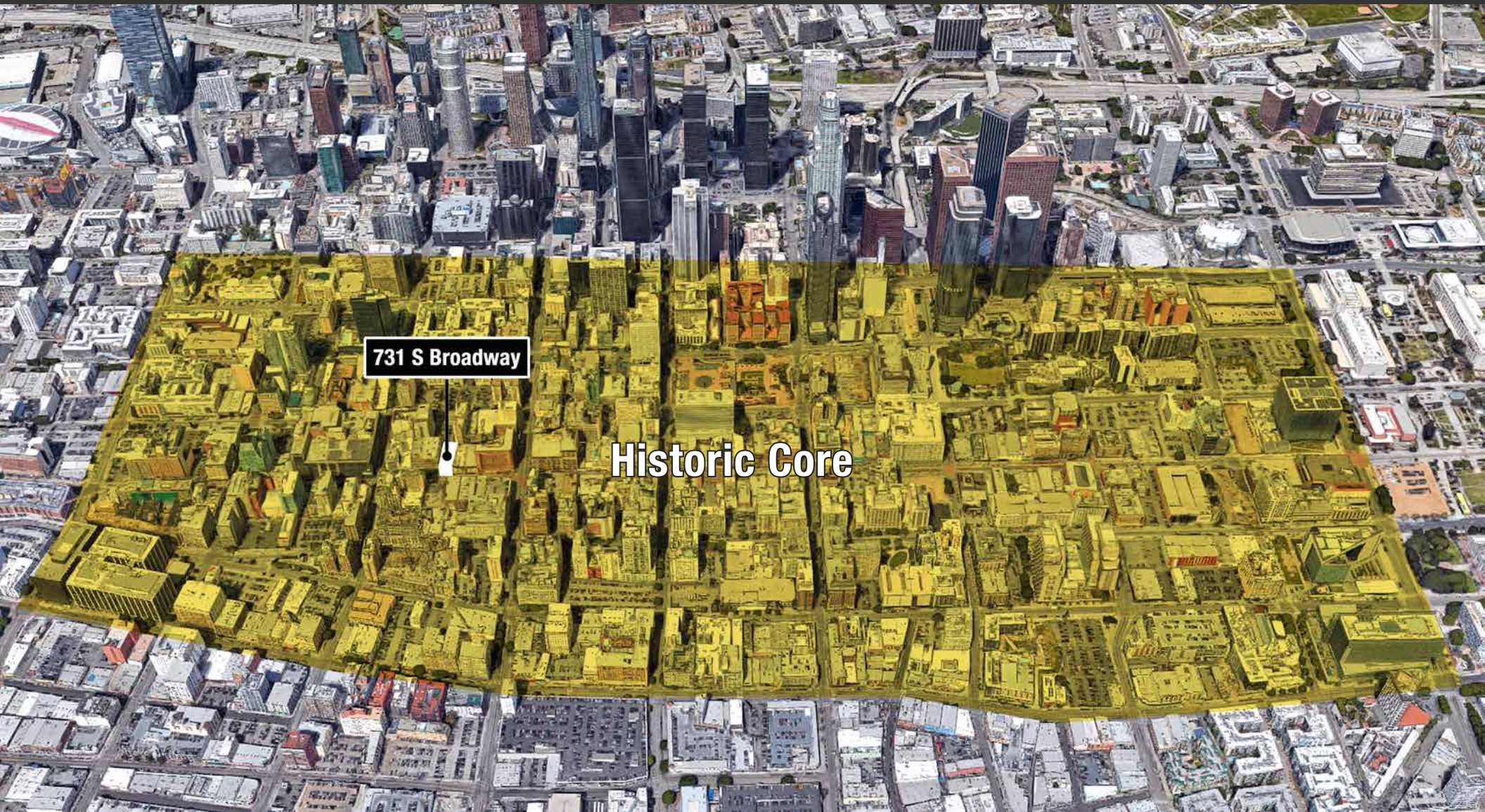


DTLA Historic Core Owner/User or Investor Opportunity

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

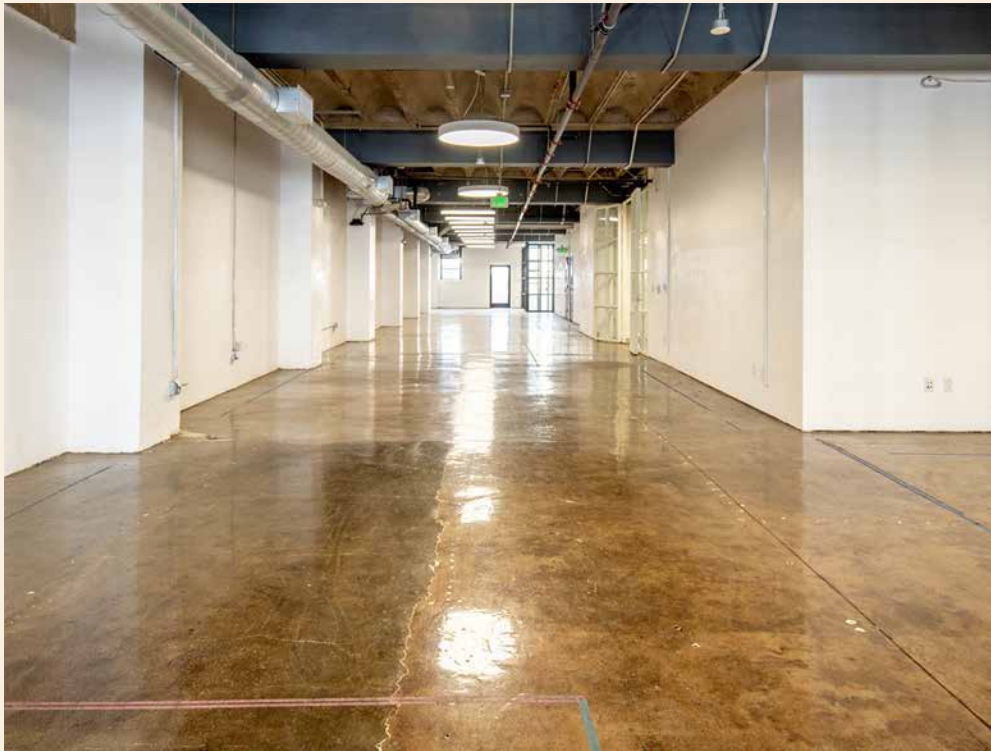
- Fantastic DTLA Historic Core location between 7th and 8th Streets — Next door to Ross Dress for Less
- Nearby amenities include Level Hotel, Clifton's Republic, Shake Shack, and Urban Outfitters. Whole Foods, Bottega Louie, and Pershing Square are a short walk away.
- Surrounded by thousands of residential 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
- Six units + rooftop occupied
One 2,085 SF unit vacant (half of 3rd floor)
- Actual \$34,604 gross monthly income
Actual \$415,249 gross annual income

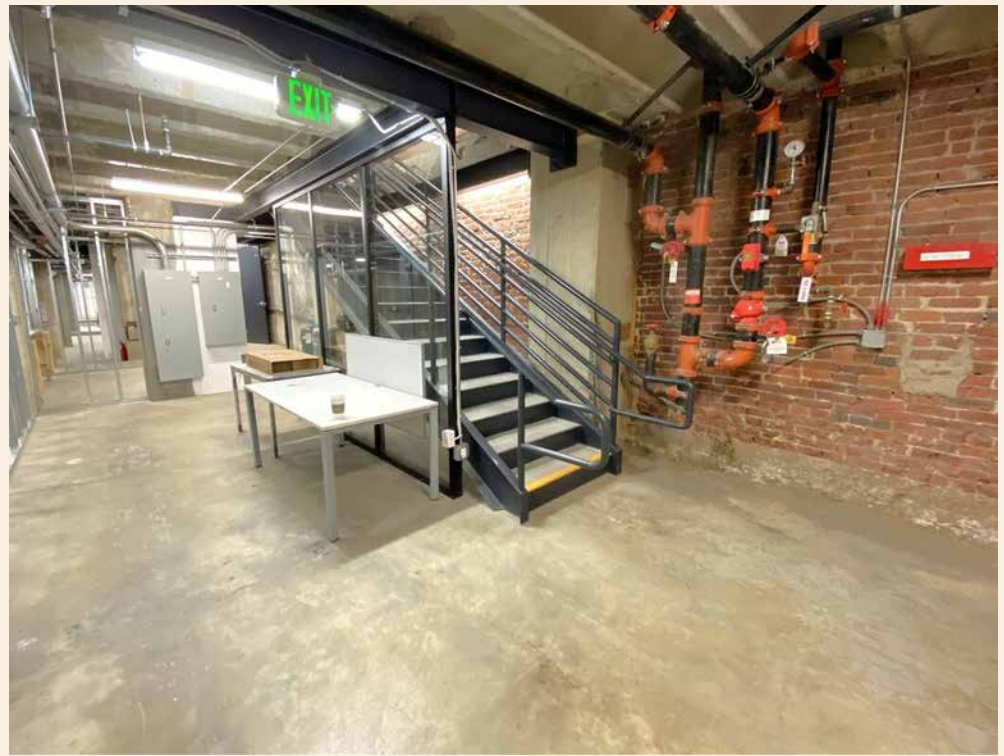
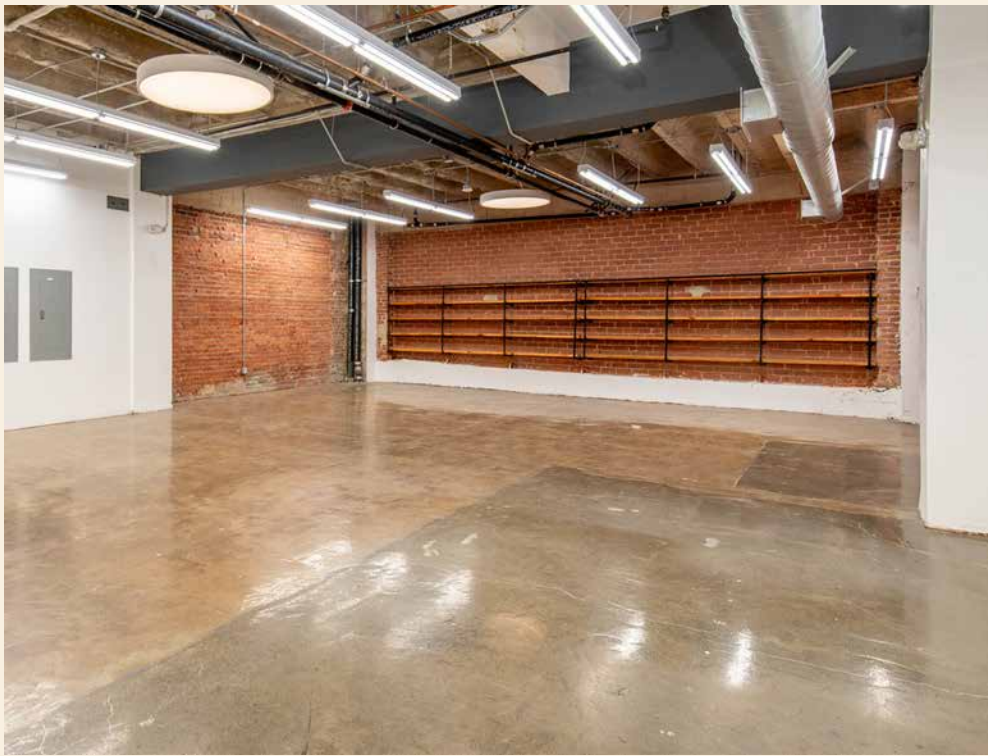
ASKING PRICE: \$4,888,000

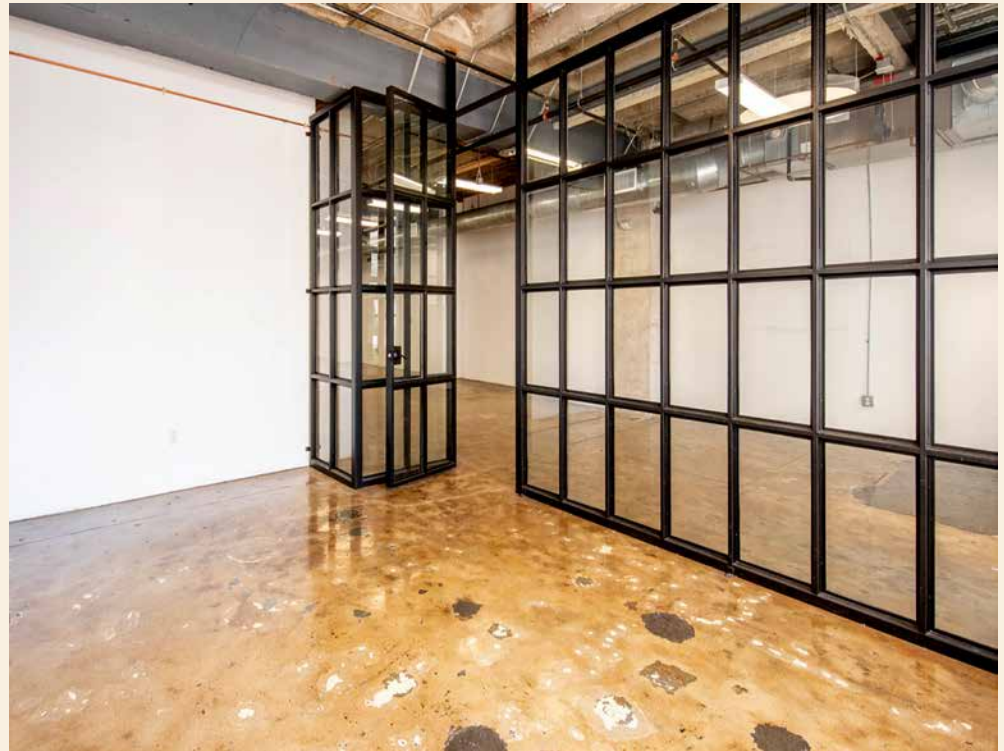
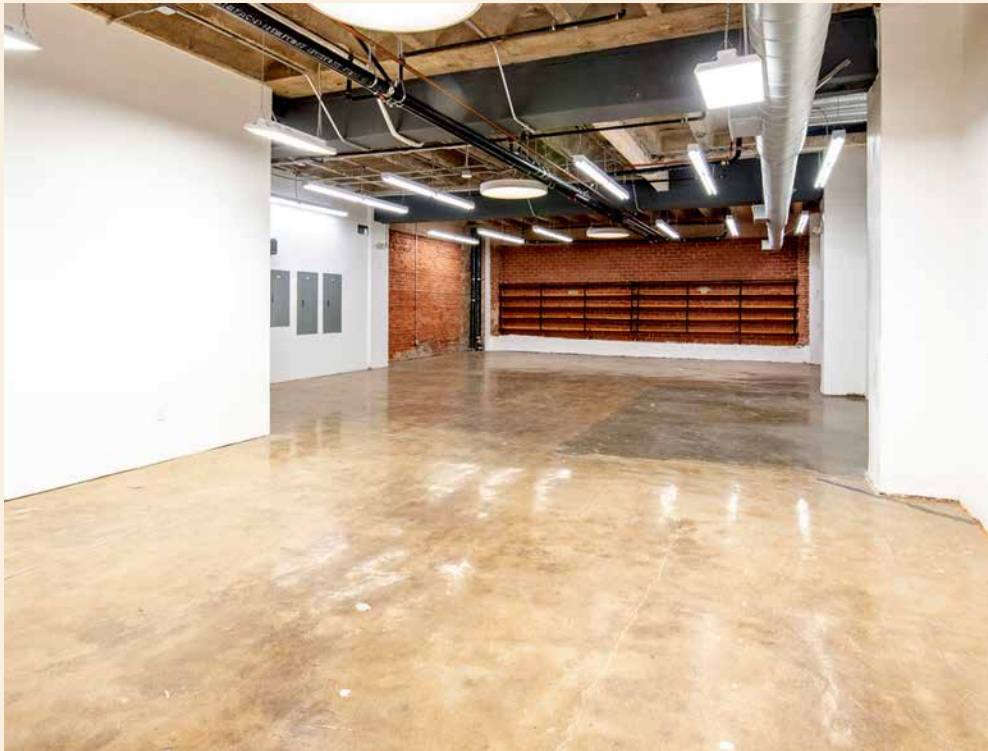
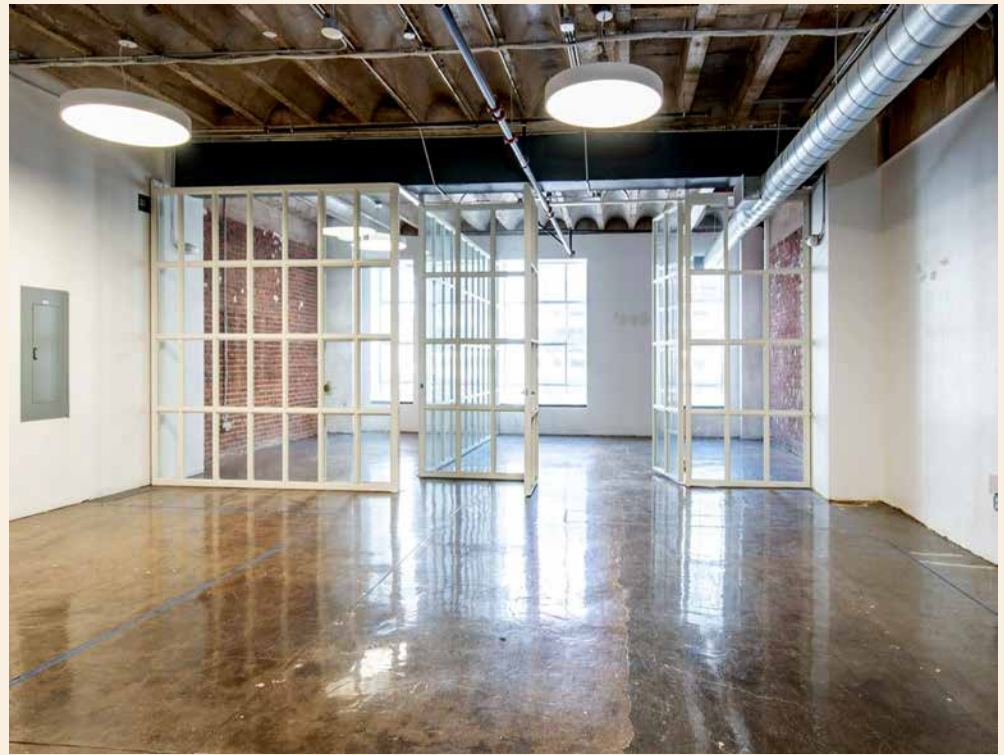
CURRENT ACTUAL RENT ROLL

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	Chloe Studio	4,400	20.51%	\$5,000.00	\$1.14	\$1,895.11	\$0.25	\$100.00	\$0.00	\$16,995.11	\$17,500.00	3 Years	10/1/25	09/30/28
100	Chloe Studio	3,200	14.91%	\$10,000.00	\$3.13									
201	Echeverria Art Legacy, LLC/Broken Hearts Tattoo	3,500	16.31%	\$7,409.00	\$2.12	\$0.00	\$0.00	\$100.00	\$0.00	\$7,509.00	\$8,096.00	5 Years	5/1/25	04/30/30
301	Vacant	2,085	9.72%		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
302	Chiin Chilla, LLC	2,085	9.72%	\$2,550.00	\$1.22	\$0.00	\$0.00	\$0.00	\$0.00	\$2,550.00	\$3,182.70	3 Years	7/1/25	06/30/28
401	Ryan June Lee	2,085	9.72%	\$3,000.00	\$1.44	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$1,000.00	1 Year	2/1/25	1/31/27
402	Alfonson Garcia Lettering Inc.	2,100	9.79%	\$2,550.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,550.00	\$1,250.00		8/1/26	7/31/29
Rooftop	Chloe Studio	2,000	9.32%	\$2,000.00	NA	\$0.00	\$0.00	\$0.00	\$0.00	\$2,000.00	\$0.00	2 Years	10/1/26	09/30/28
TOTAL		21,455	100.00%	\$32,509.00		\$1,895.11		\$200.00	\$0.00	\$34,604.11	\$31,028.70			

ANTHONY S BEHAR & BRADLEY A LUSTER



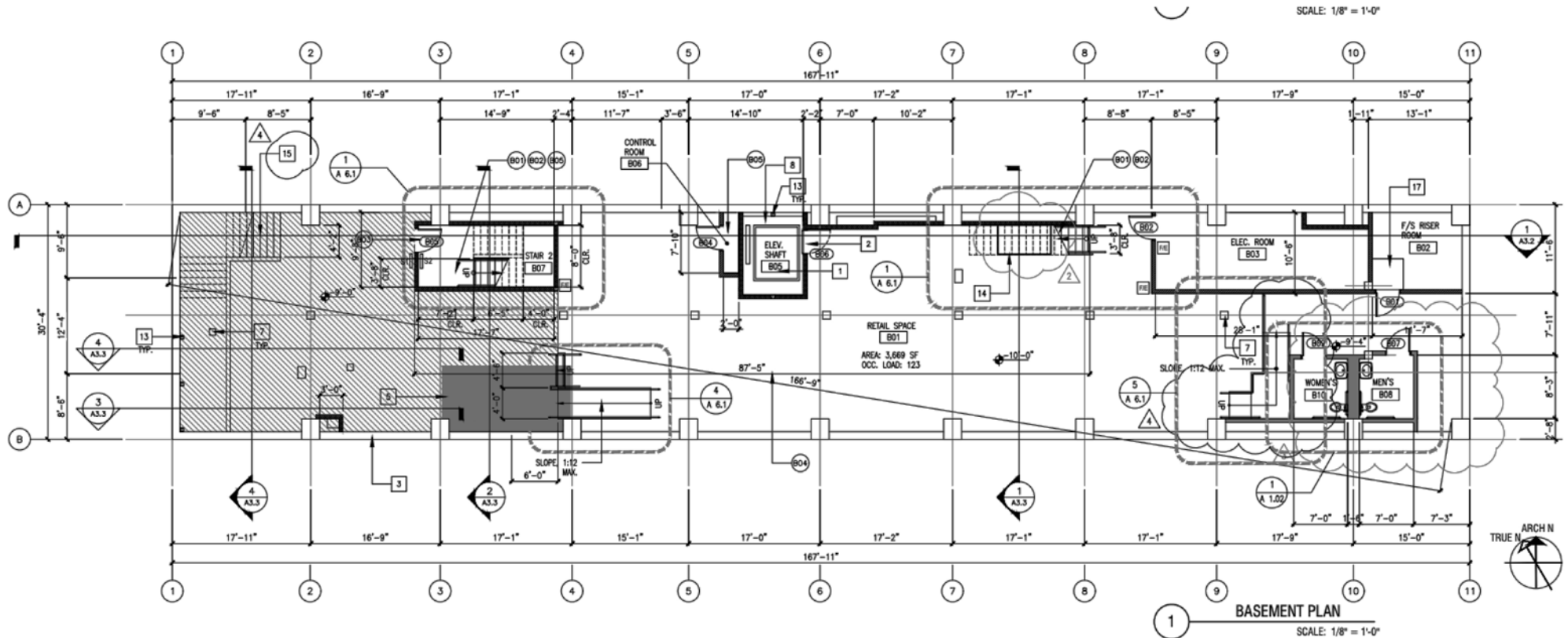






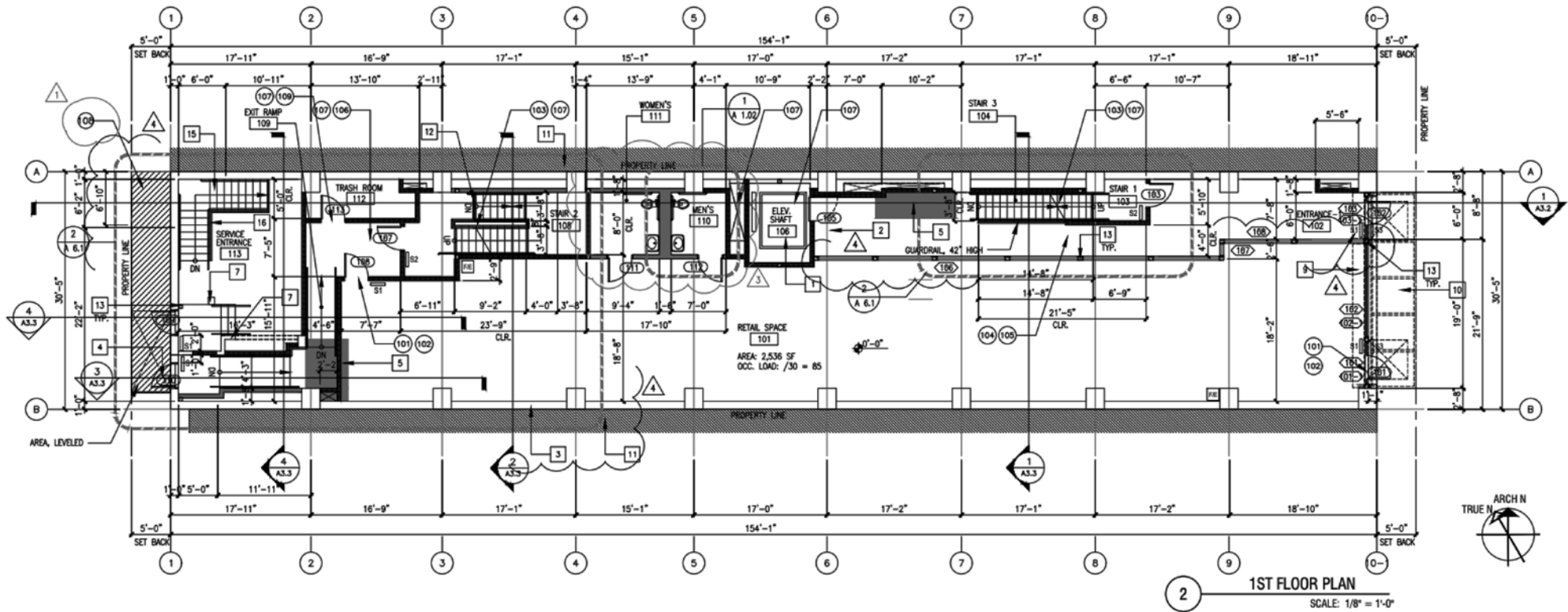


BASEMENT SITE PLAN

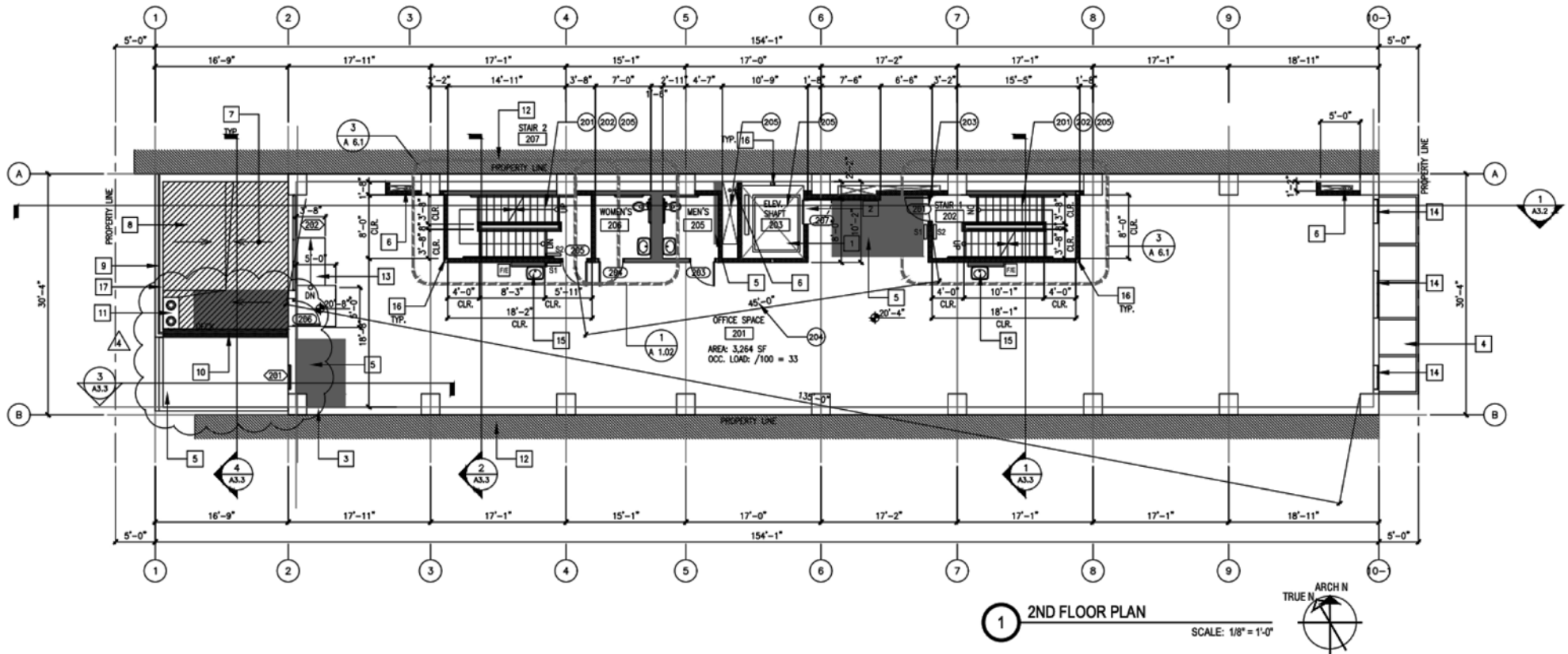


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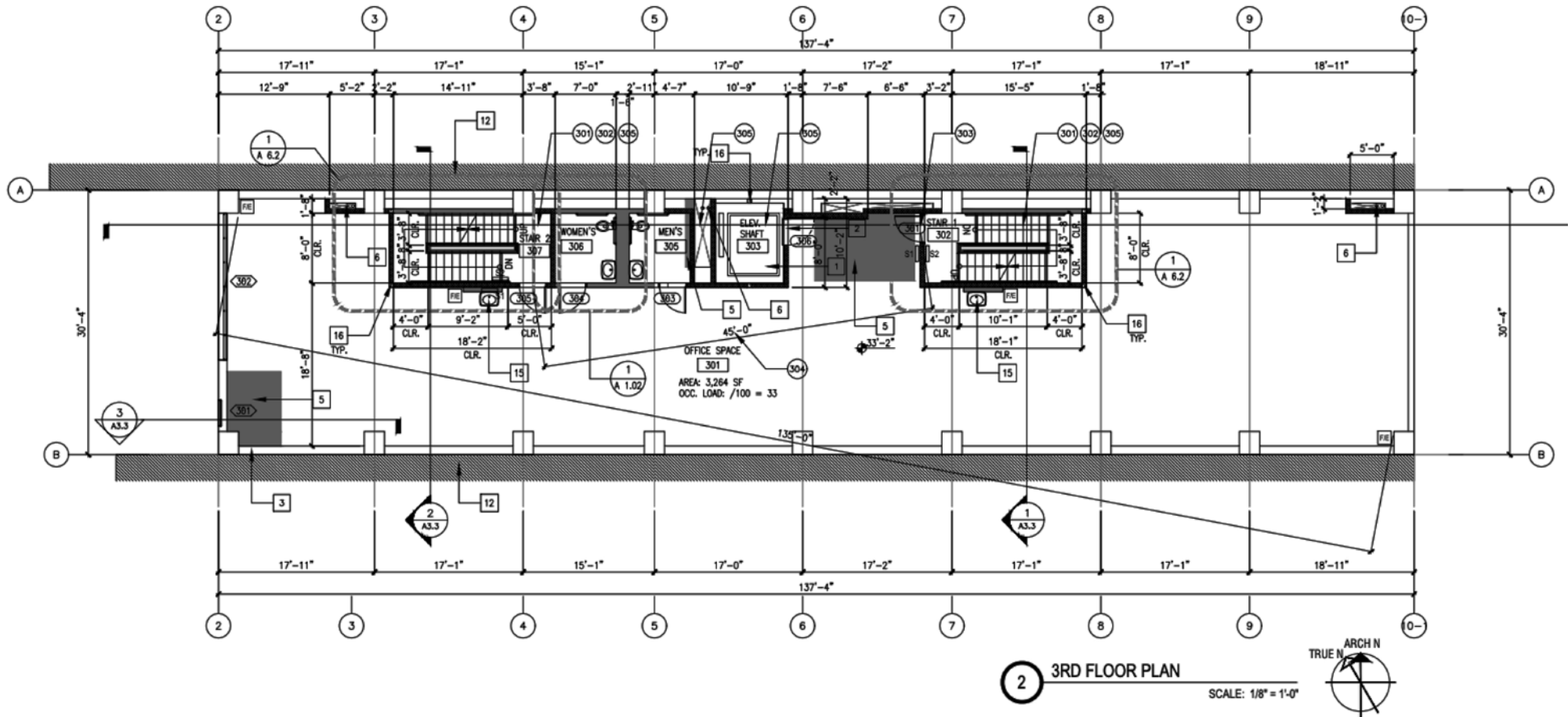
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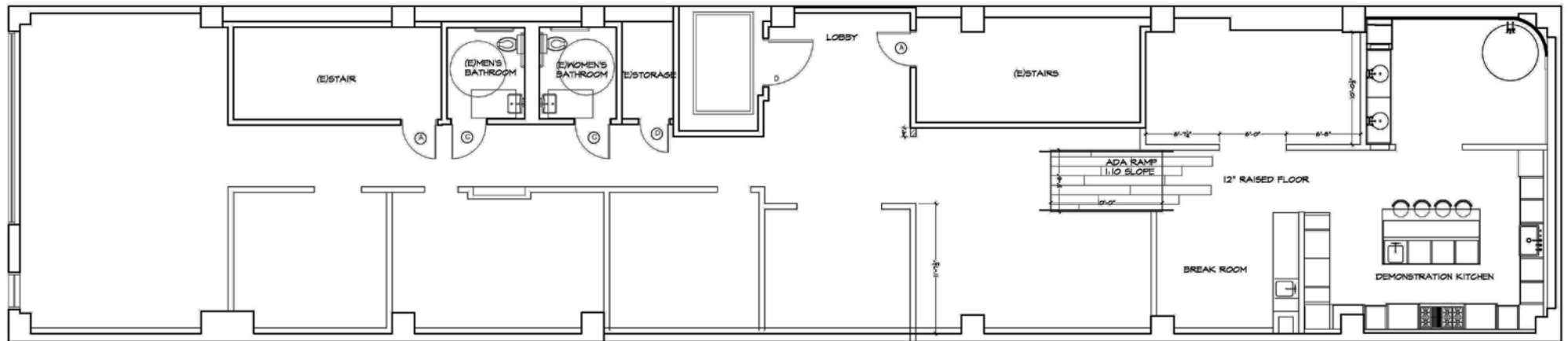
2ND FLOOR SITE PLAN



ANTHONY S BEHAR & BRADLEY A LUSTER

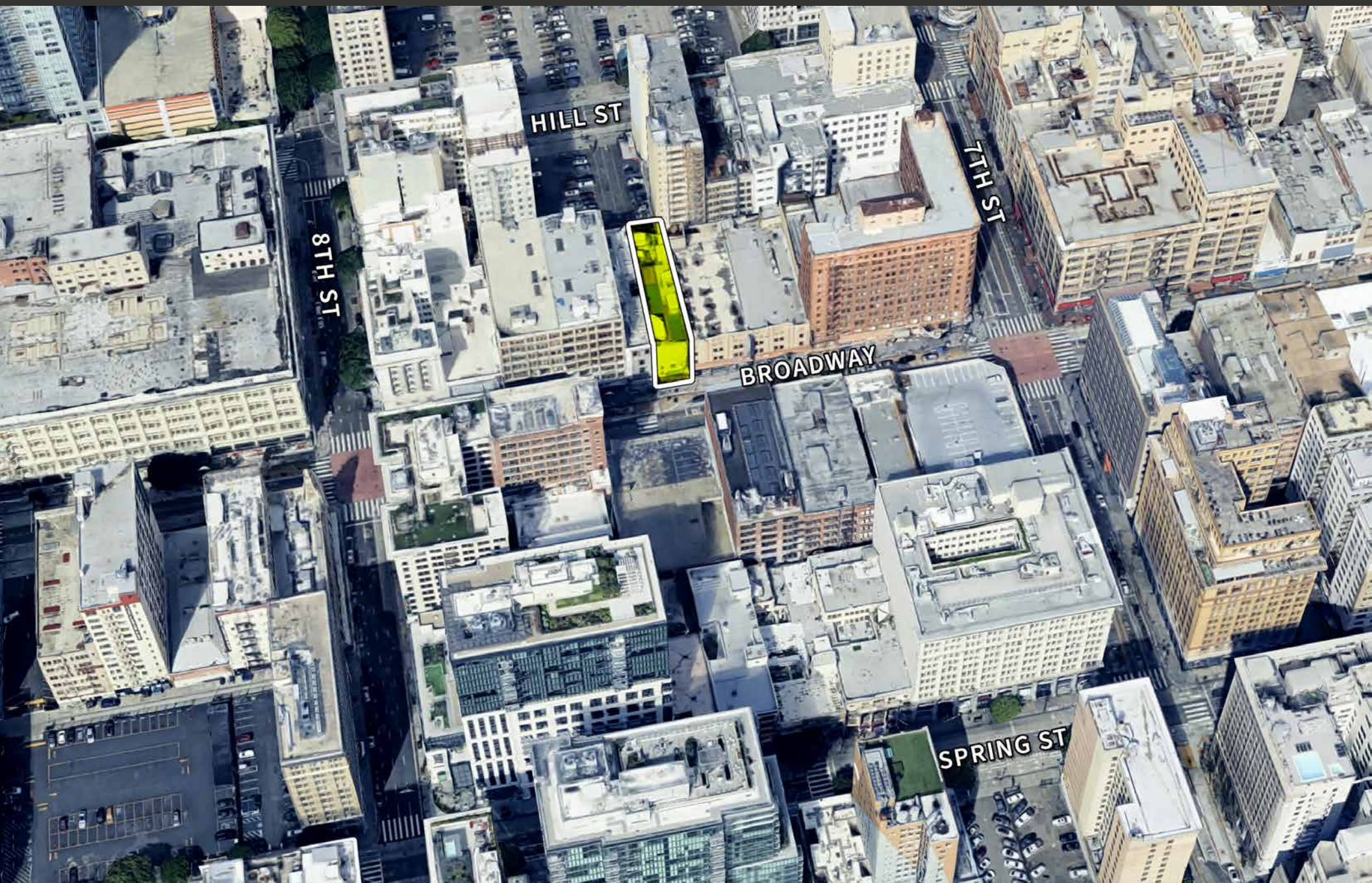


4TH FLOOR SITE PLAN



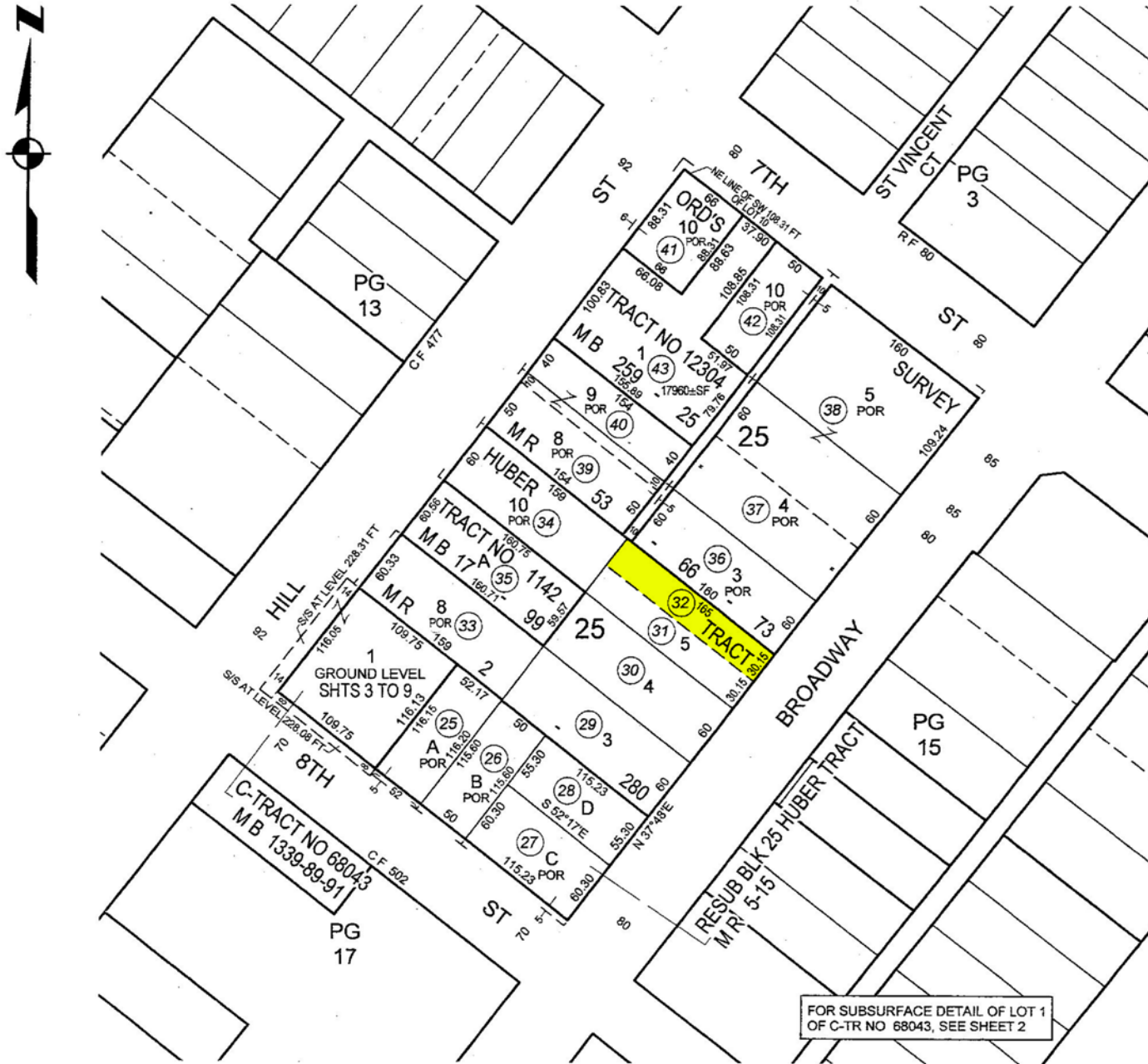
ANTHONY S BEHAR & BRADLEY A LUSTER

AERIAL PHOTO



ANTHONY S BEHAR & BRADLEY A LUSTER

PLAT MAP



ANTHONY S BEHAR & BRADLEY A LUSTER

AREA MAP

ANTHONY S BEHAR & BRADLEY A LUSTER

DTLA ATTRACTIONS

GRAND CENTRAL MARKET



LITTLE TOKYO



MUSEUM OF CONTEMPERARY ART



THE BROAD



WALT DISNEY HALL



CRYPTO.COM ARENA



L.A LIVE



ANGEL'S FLIGHT



THE ARTS DISTRICT



PERSHING SQUARE



L.A LIVE



UNION STATION



ANTHONY S BEHAR & BRADLEY A LUSTER

AREA AMENITIES



ANTHONY S BEHAR & BRADLEY A LUSTER

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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