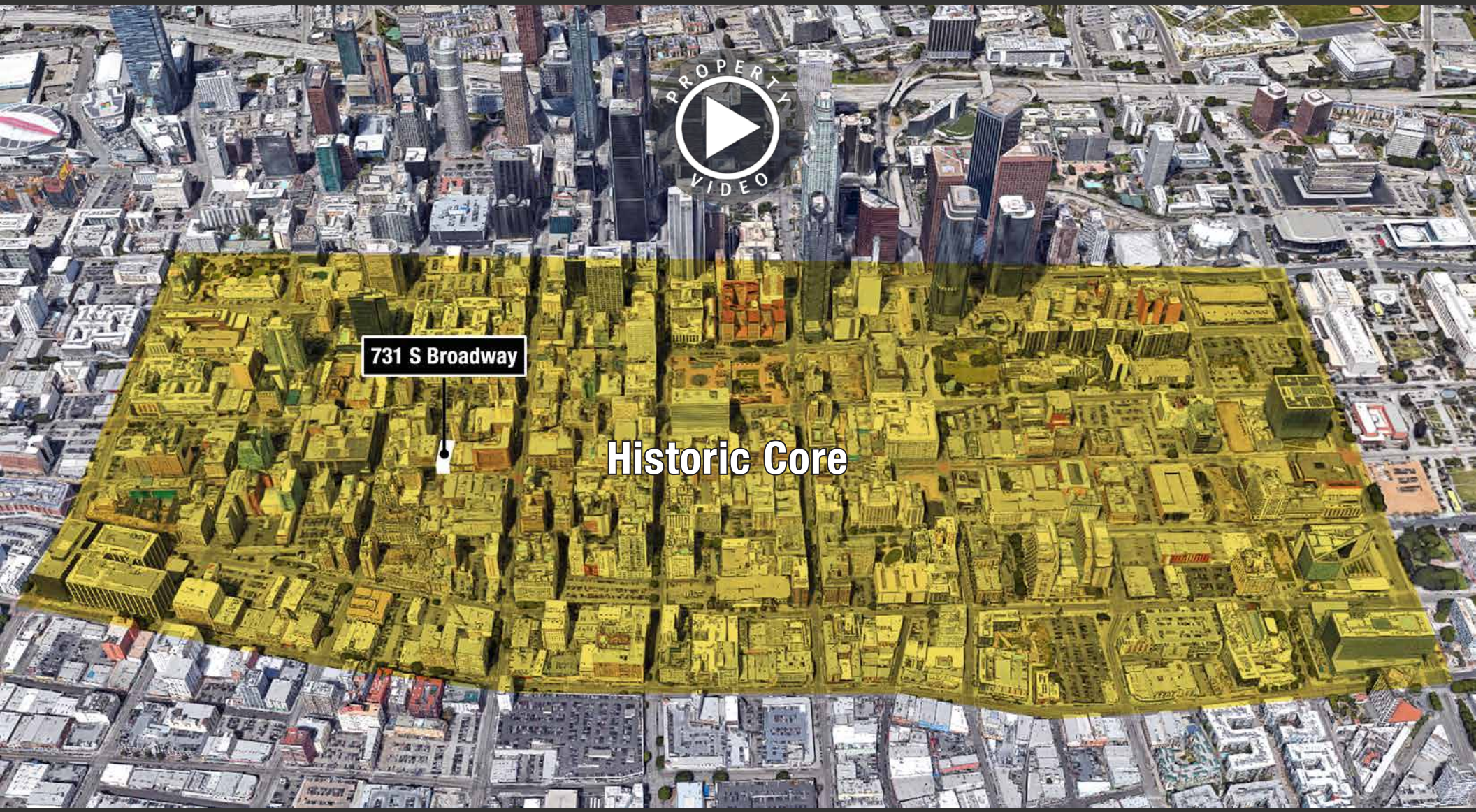
DTLA Historic Core Owner/User or Investor Opportunity

Updated, Turnkey Creative 4-Story Building



731 S BROADWAY, LOS ANGELES, CA 90014

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential



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
- **Ground floor and basement can be delivered vacant**

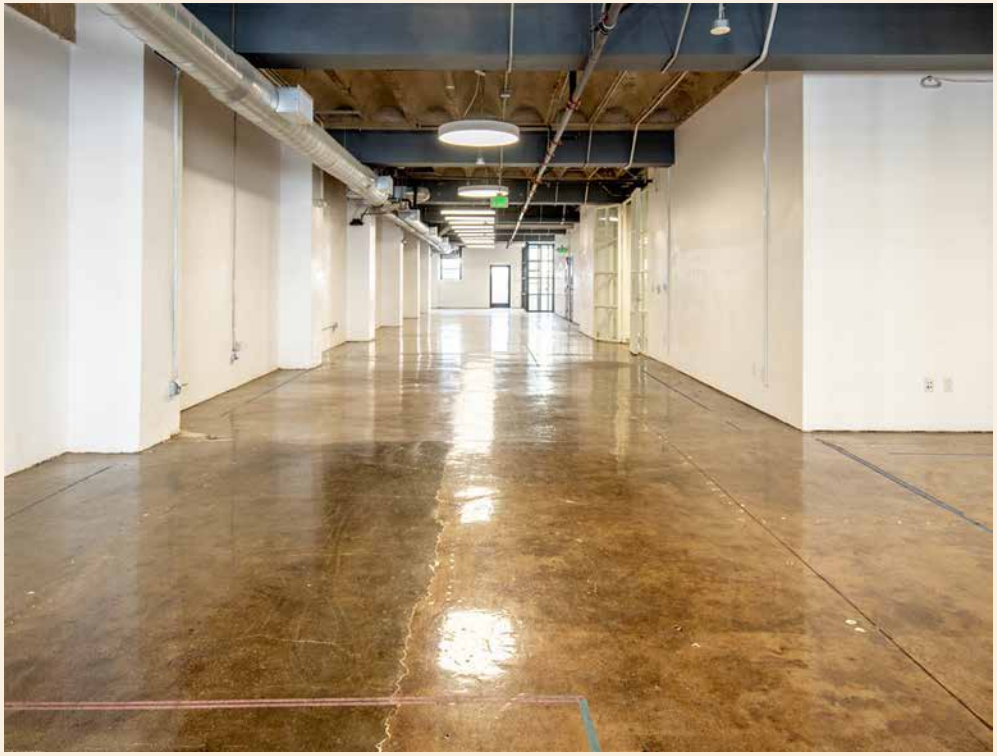
ASKING PRICE: $4,888,000

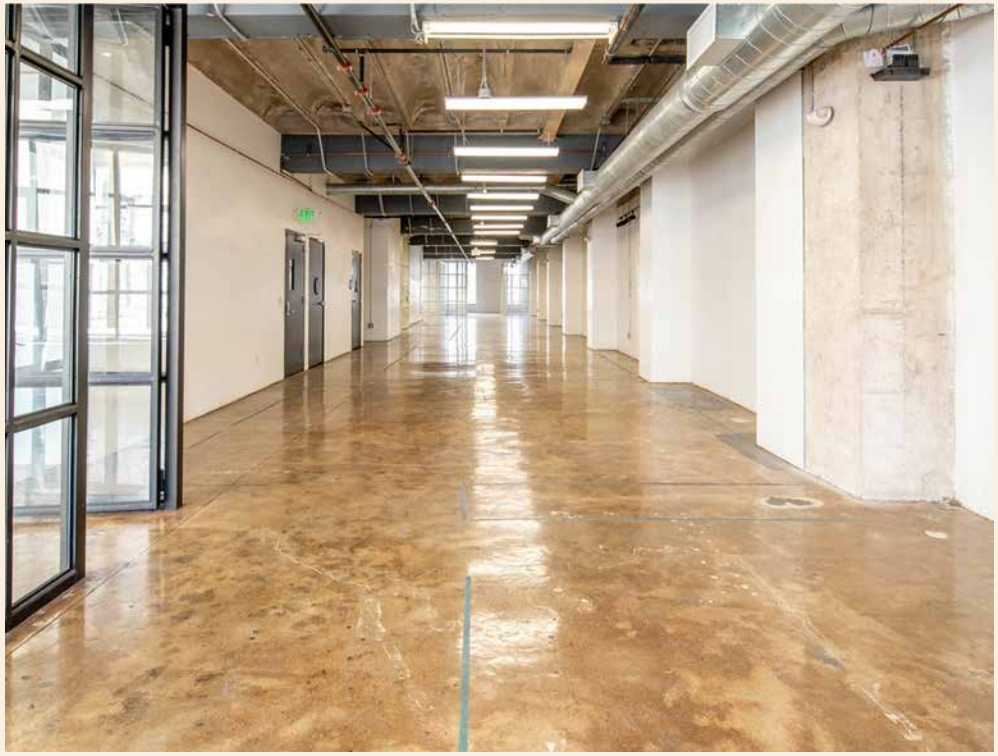
CURRENT ACTUAL RENT ROLL

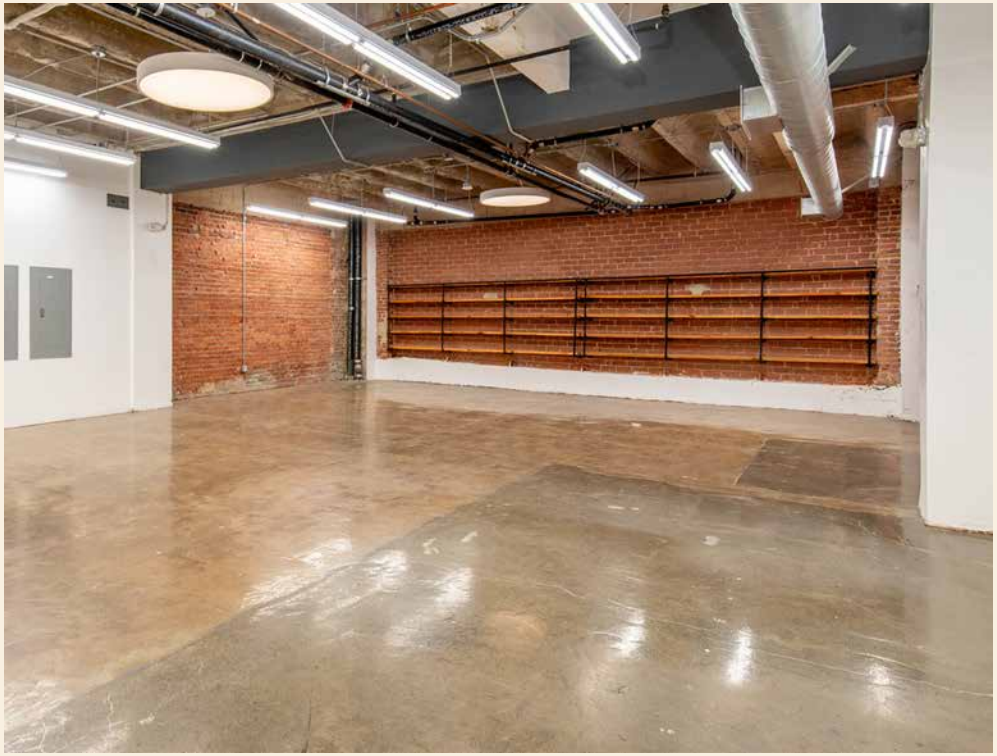
Unit	Tenant	SF	Ratio % Comm. Area	Monthly Base Rent	Base Rent Per SF	Monthly CAM	CAM Per SF	Utilities LADWP	Other	Monthly Total	Security Deposit	Term	Start Date	End Date
B100	Chloe Studio	4,400	20.51%	$5,000.00	$1.14	$1,895.11	$0.25	$100.00	$0.00	$16,995.11	$17,500.00	3 Years	10/1/25	09/30/28
100	Chloe 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**			

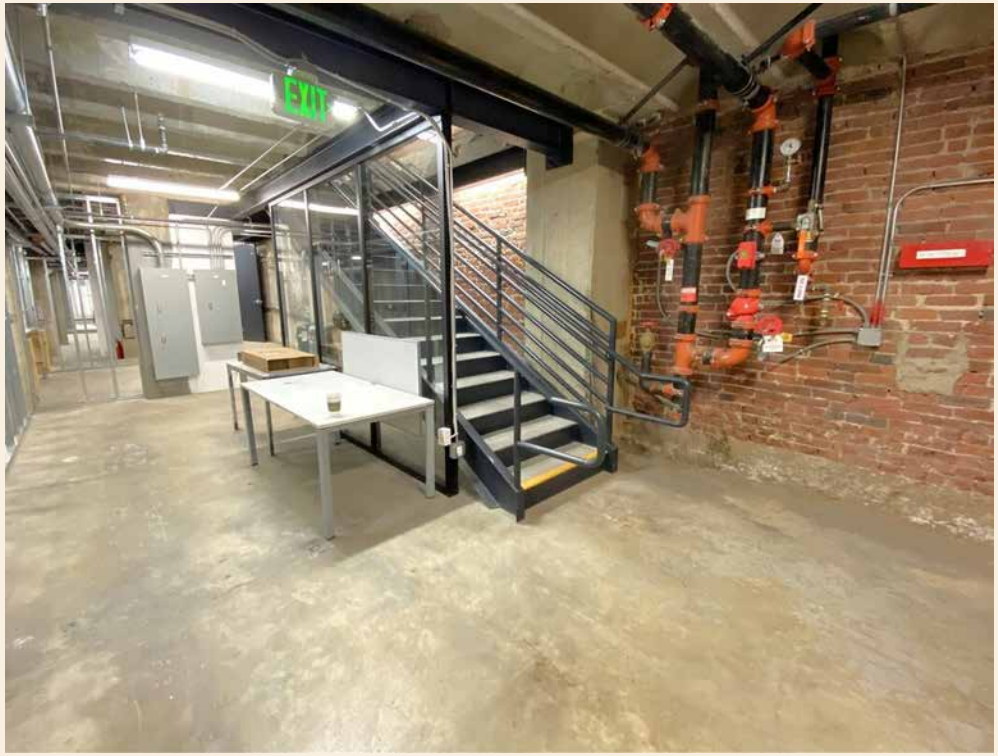

BASE







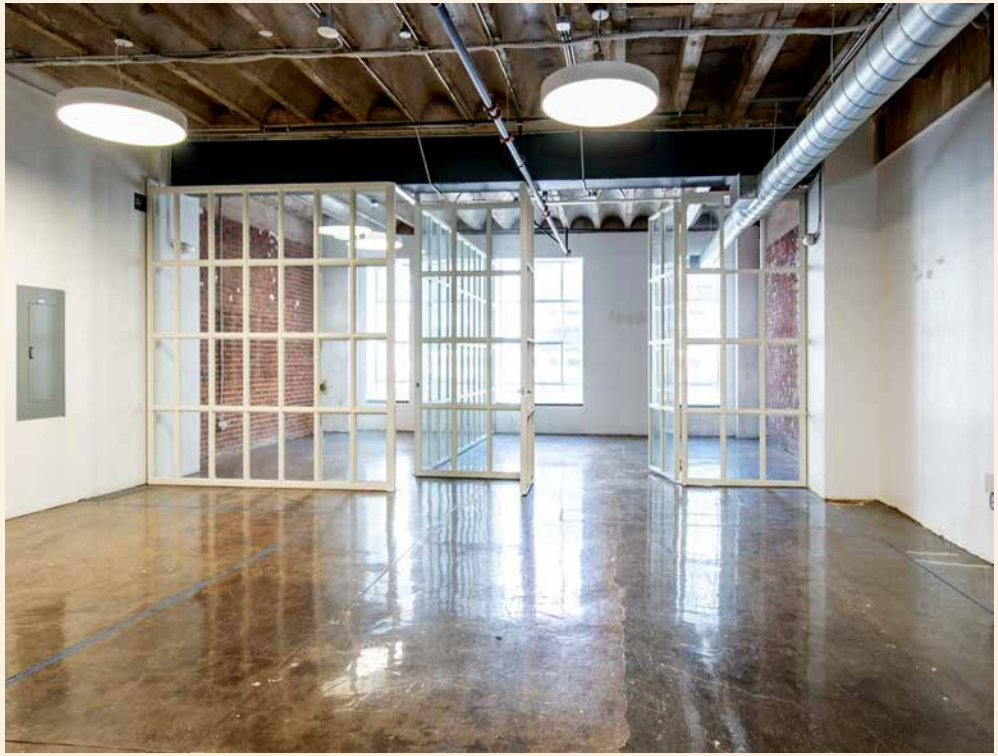


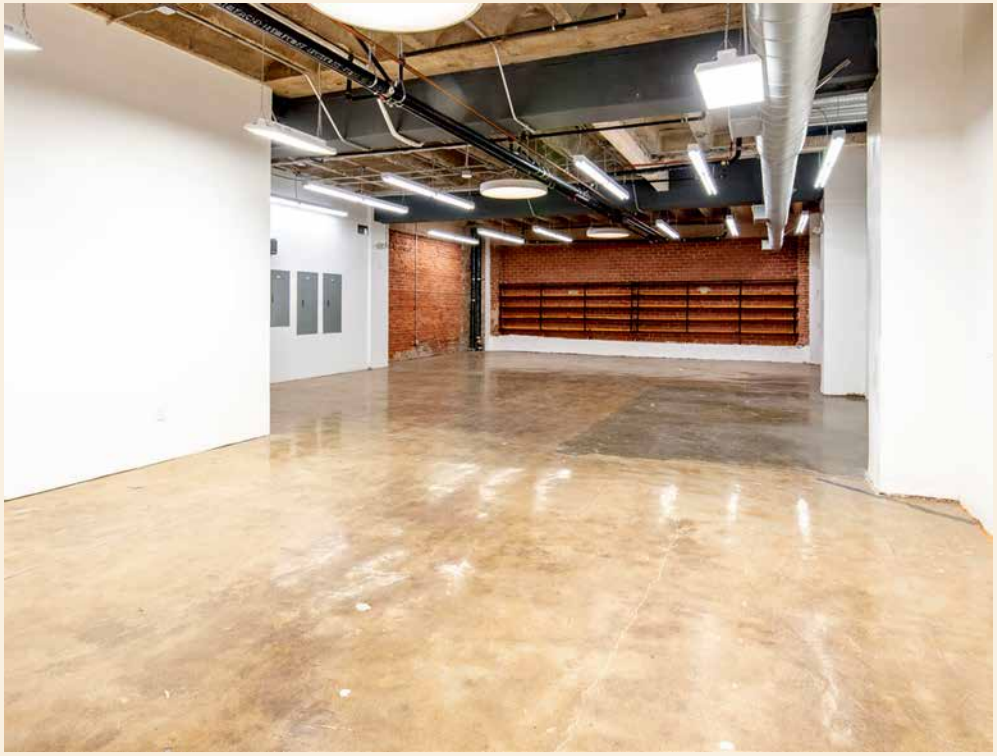

EXIT

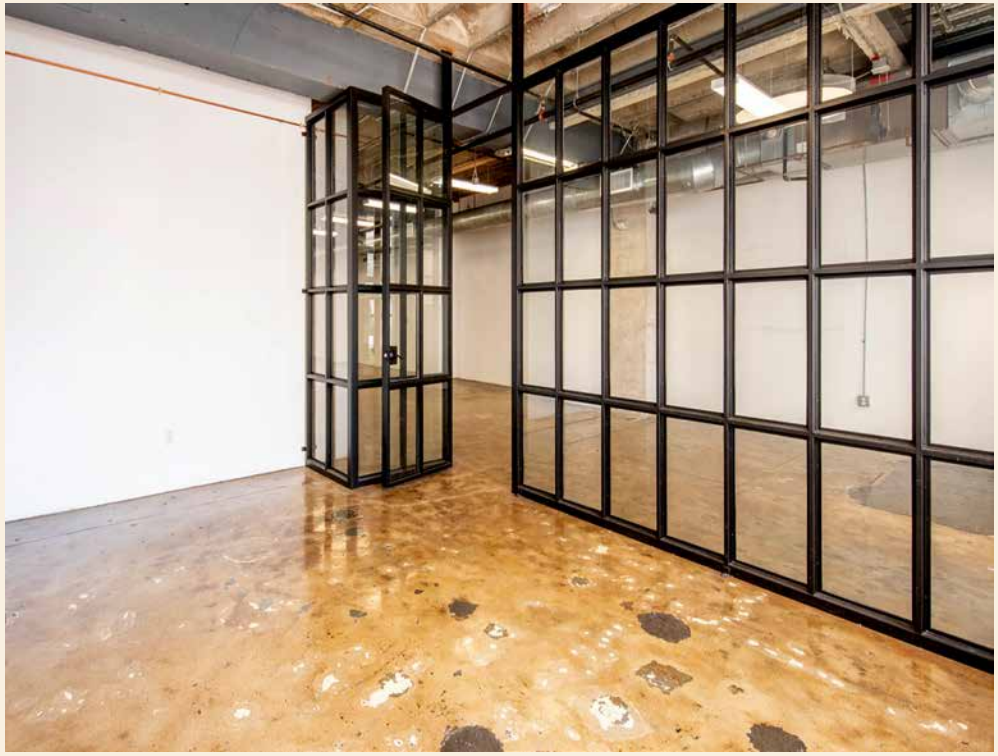












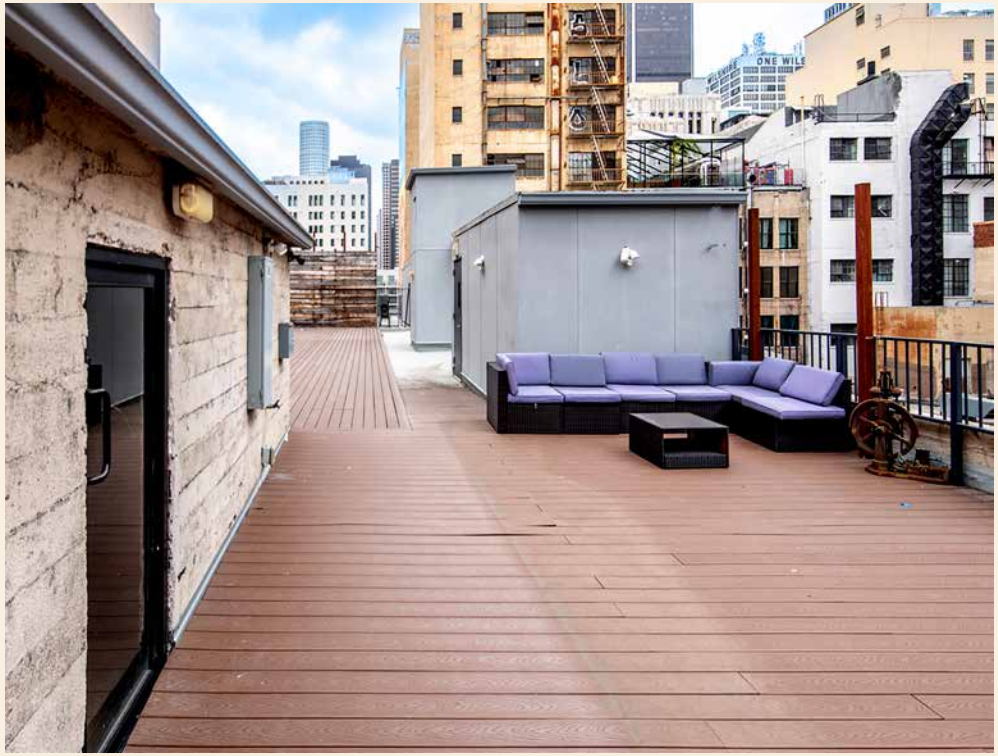


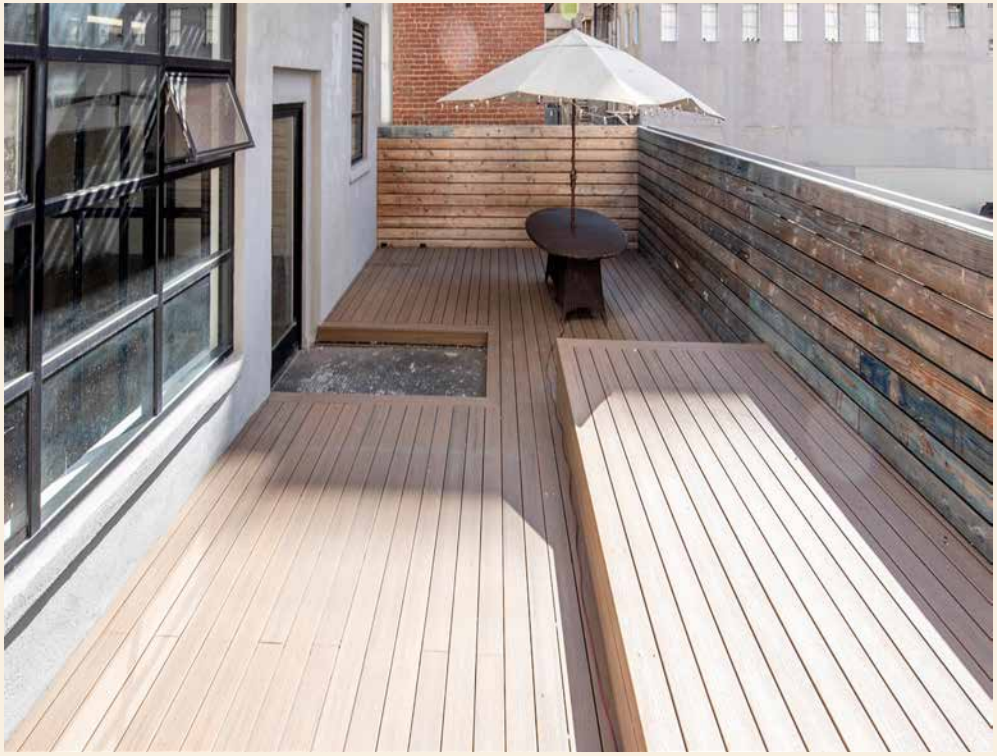






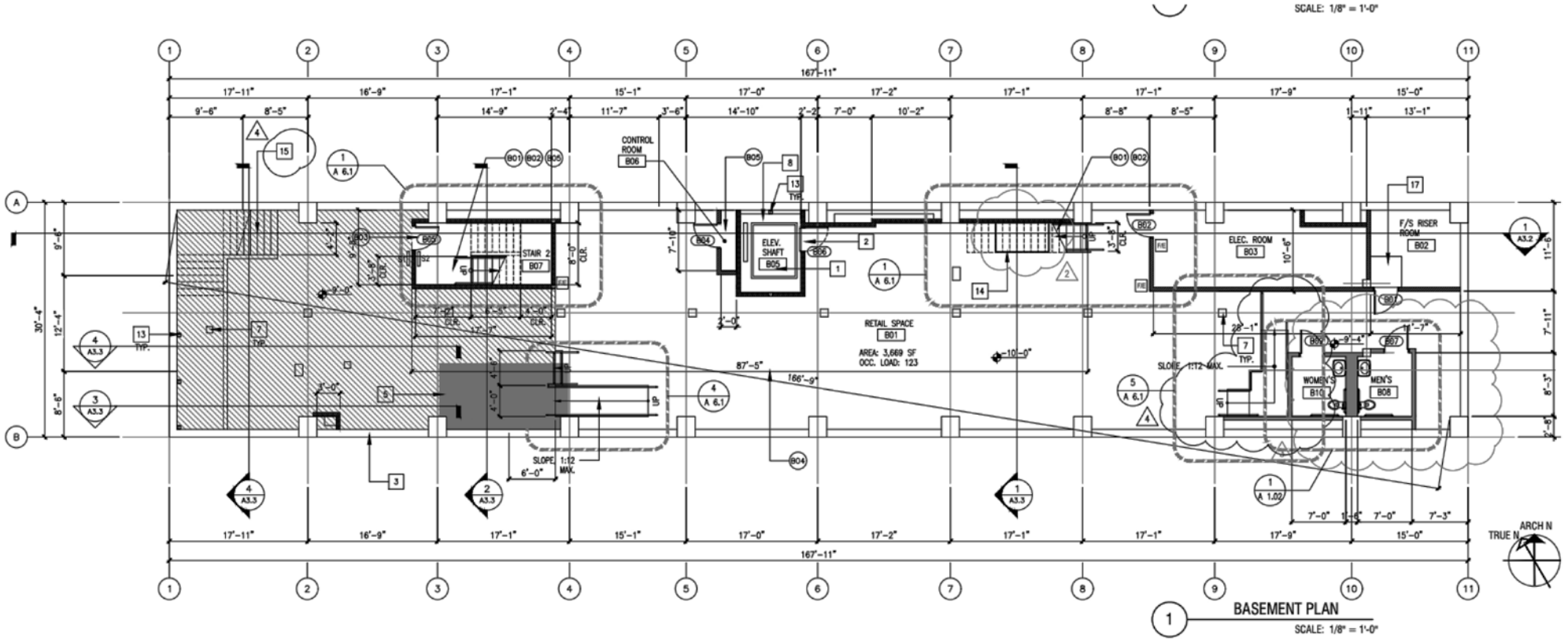




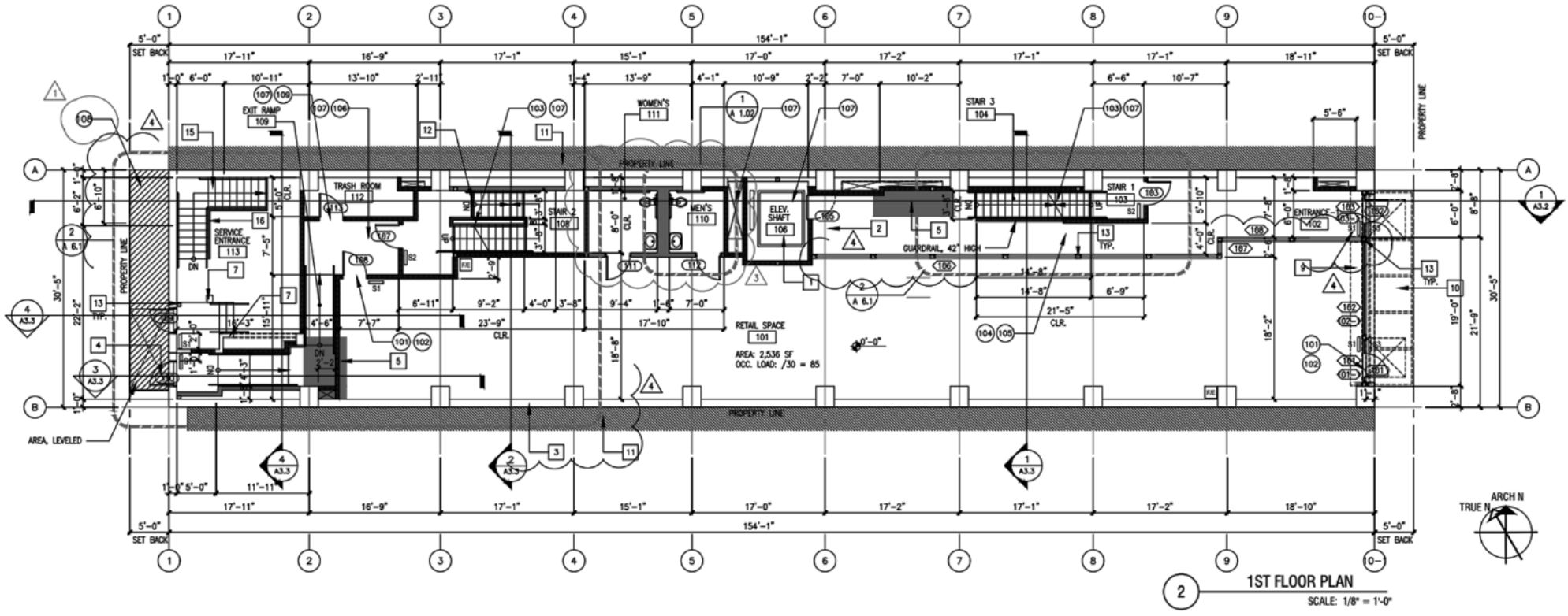




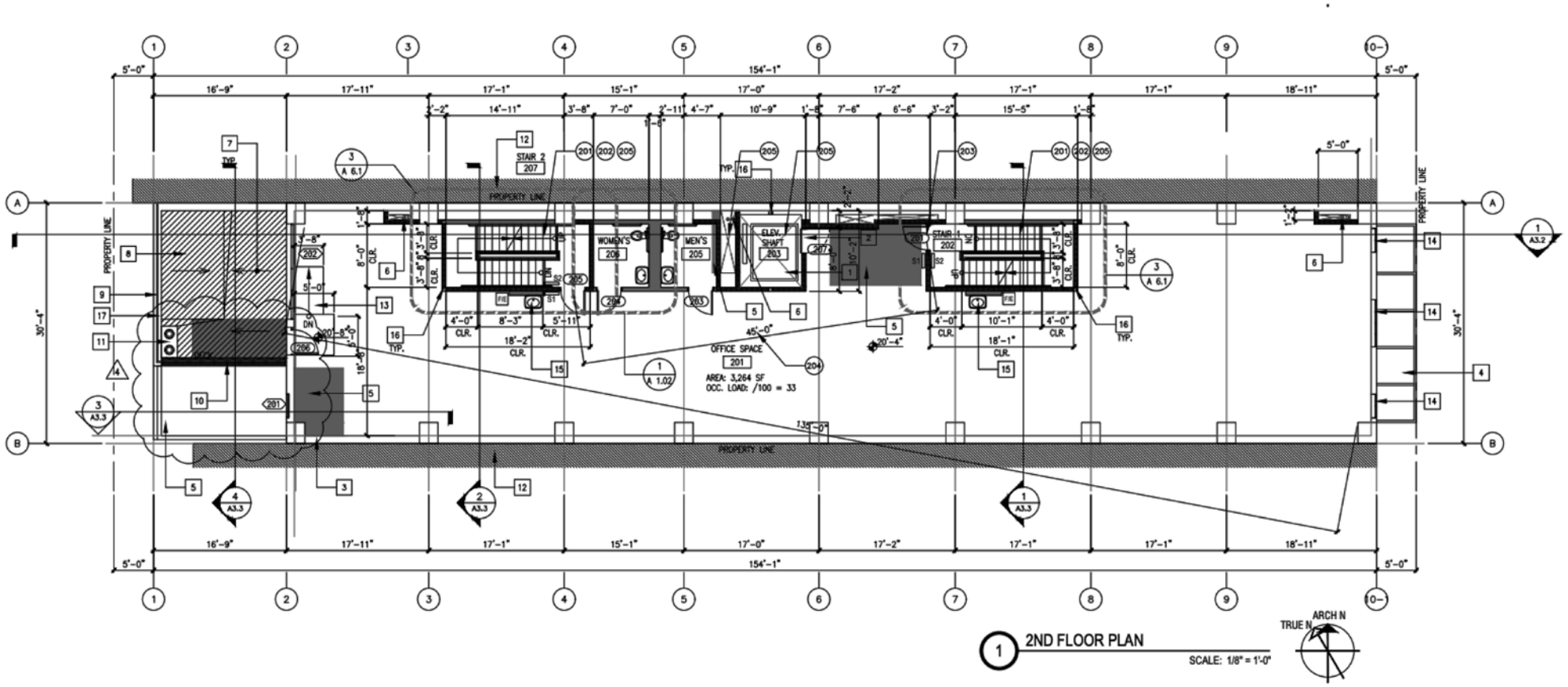
BASEMENT SITE PLAN



GROUND FLOOR SITE PLAN



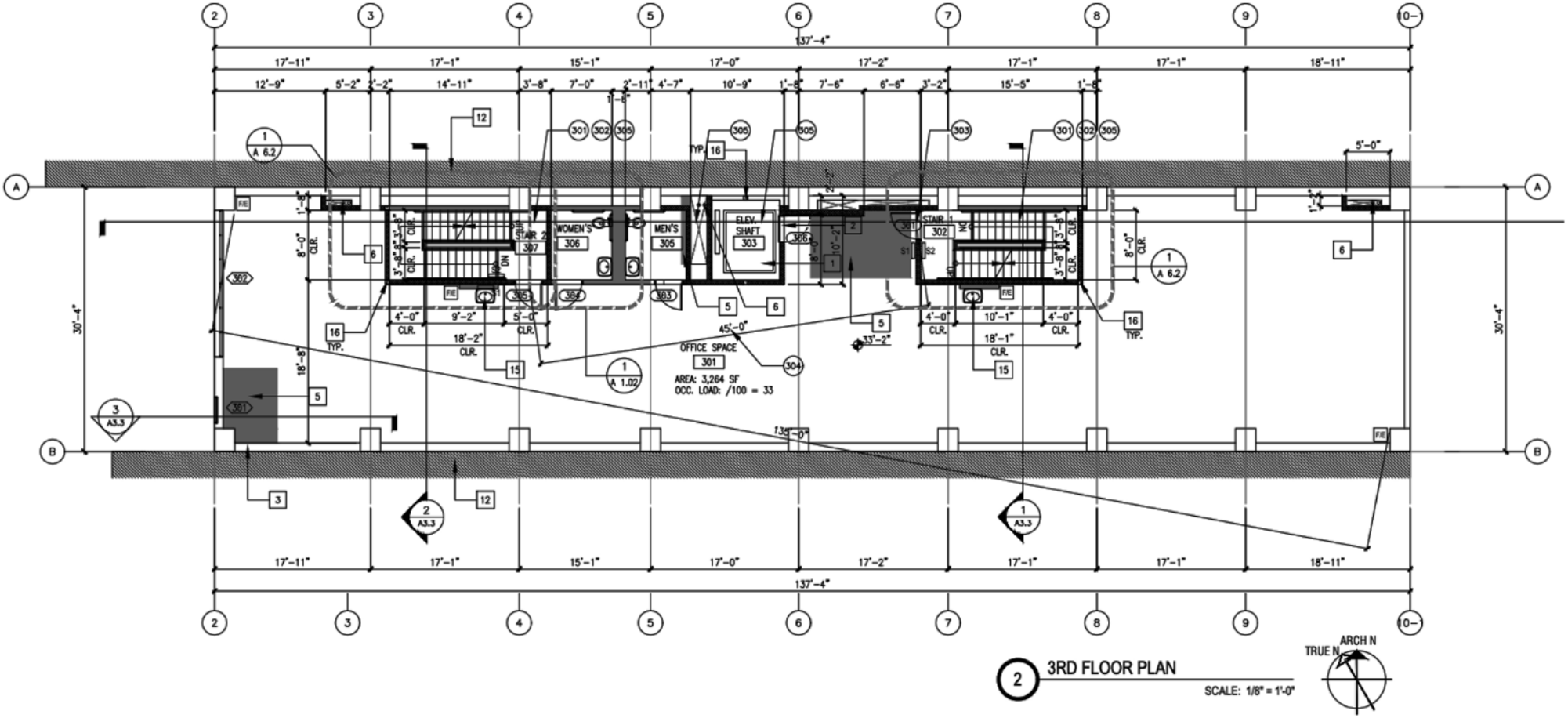
2ND FLOOR SITE PLAN



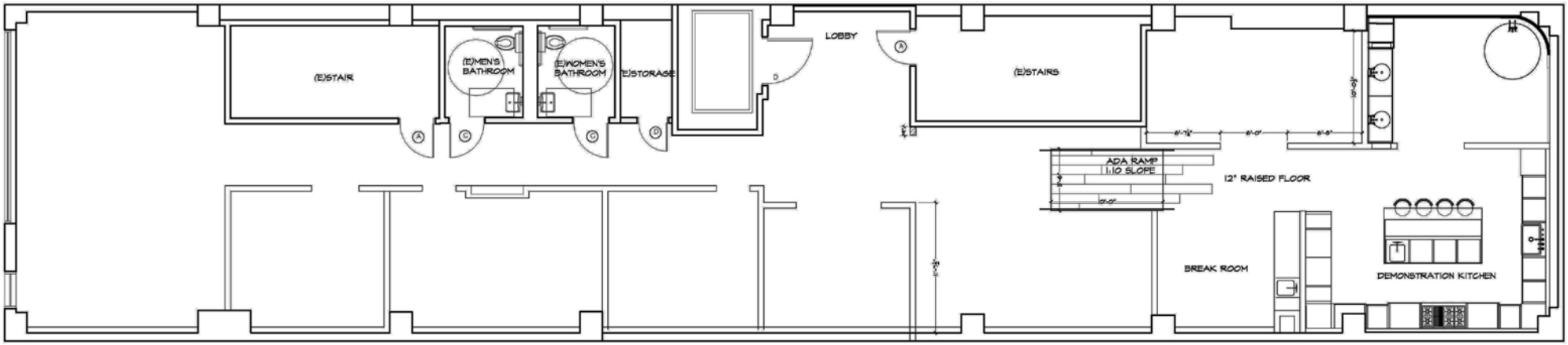
1 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"

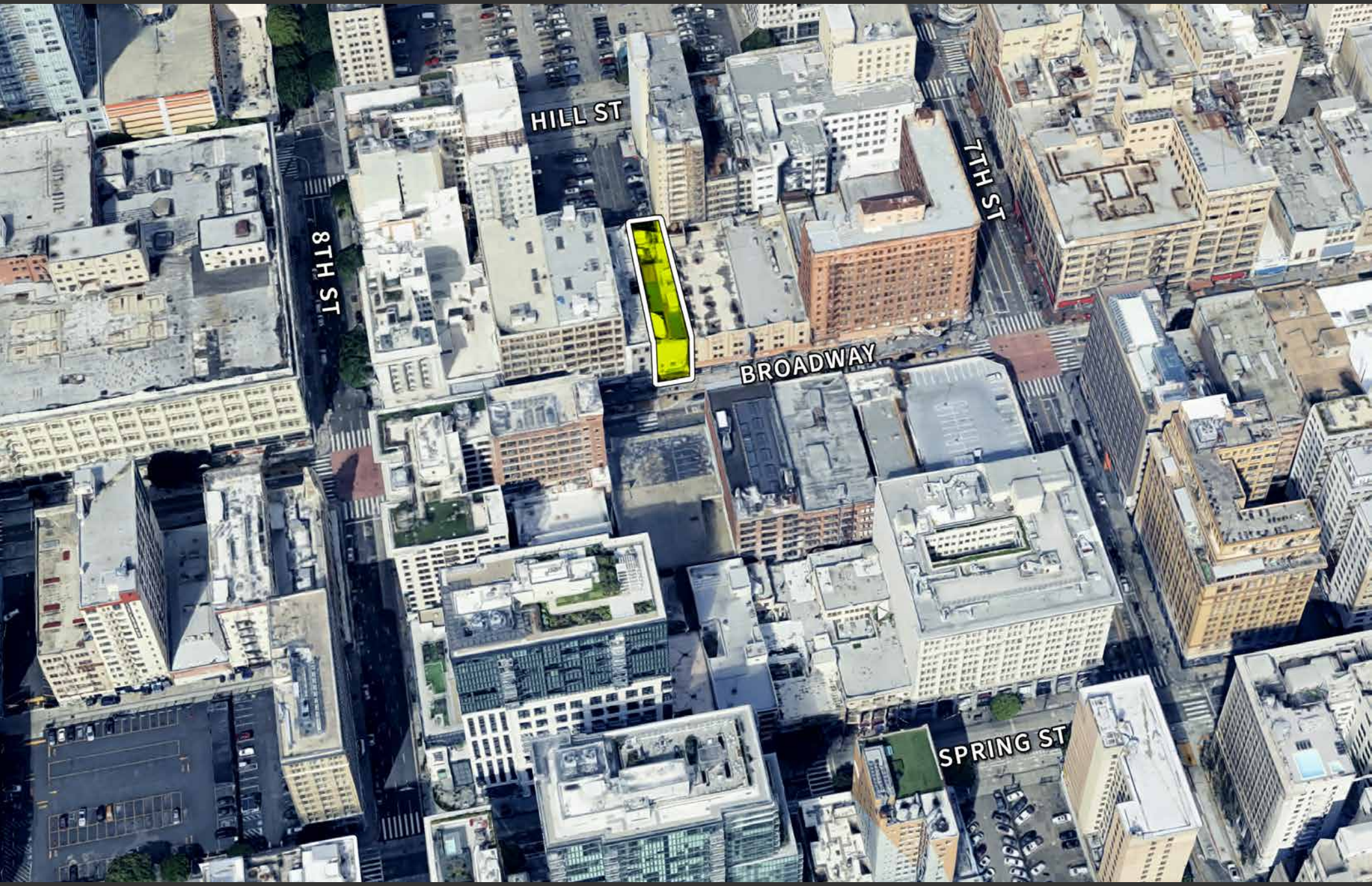
3RD FLOOR SITE PLAN



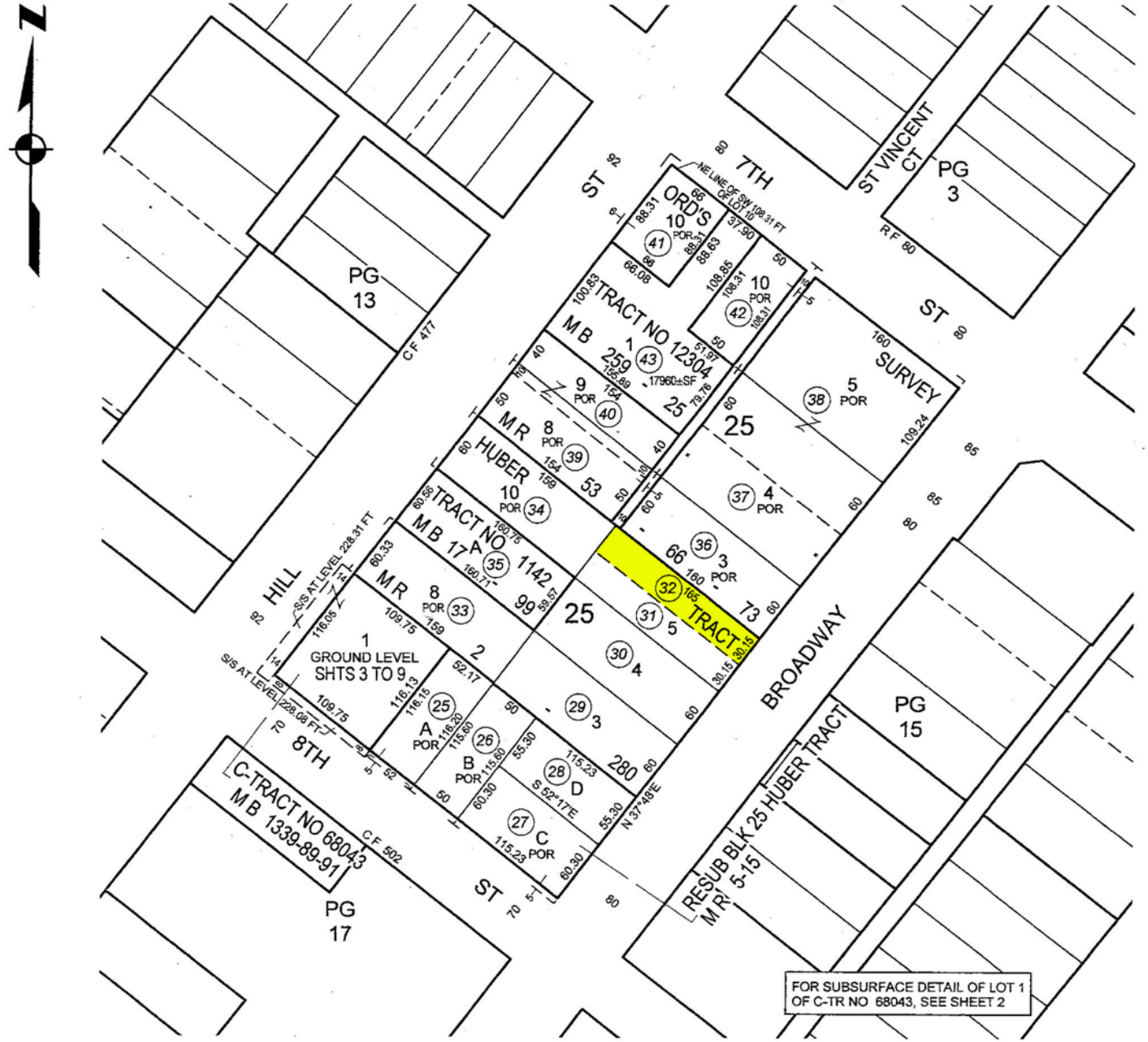
4TH FLOOR SITE PLAN



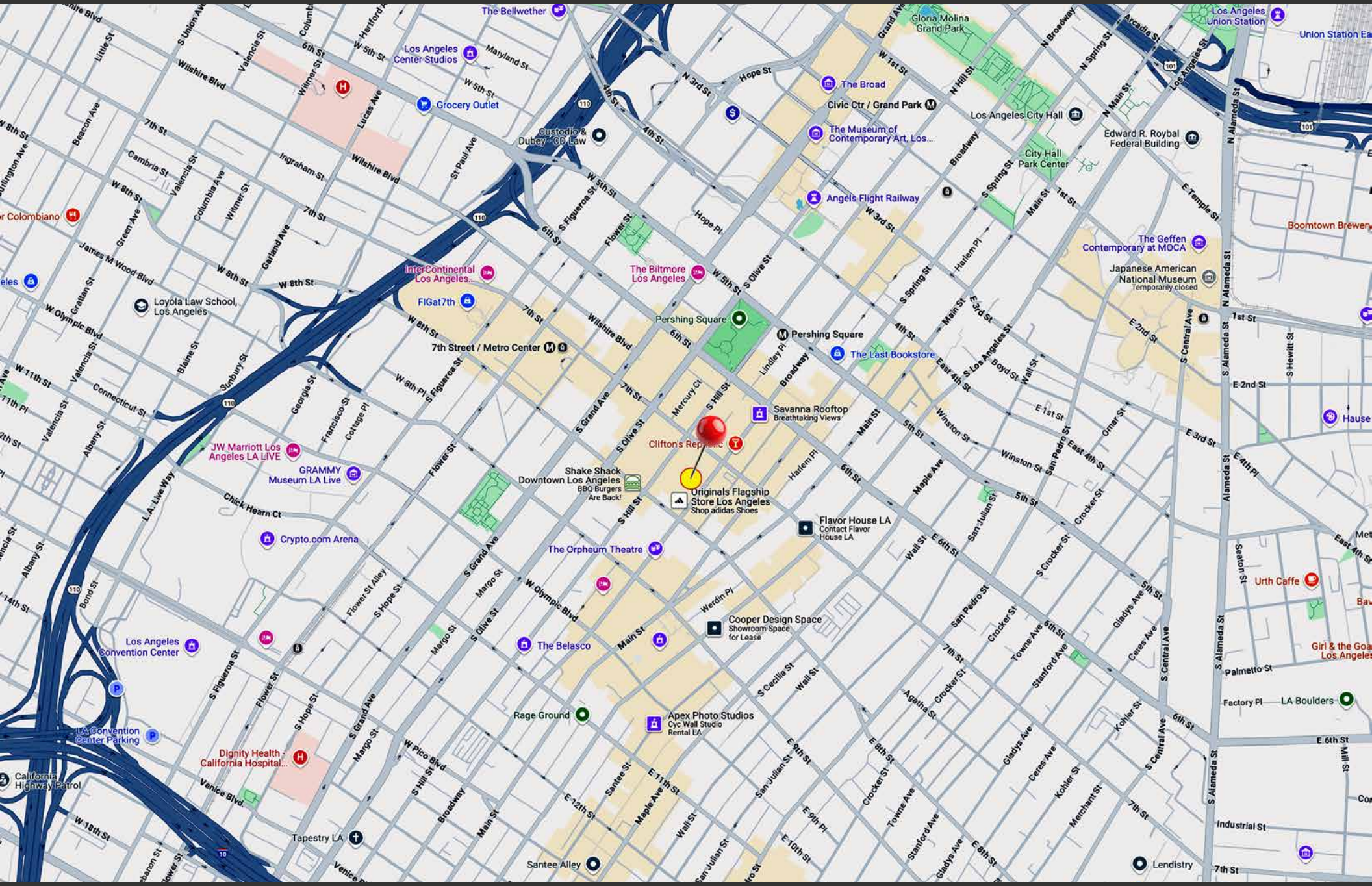
AERIAL PHOTO



PLAT MAP


N
7TH
ST
ST VINCENT CT
PG 3
RF 80
ORD'S 10 POR
TRACT NO 12304
MB 259
17960±SF
SURVEY
25
HUBER 10 POR
MR 8 POR
TRACT NO 1142
MB 17 A
HILL
S/S AT LEVEL 228.31 FT
1 GROUND LEVEL SHTS 3 TO 9
S/S AT LEVEL 228.08 FT
TRACT
BROADWAY
8TH
C-TRACT NO 68043
MB 1339-89-91
C F 502
C F 477
PG 13
PG 15
PG 17
RESUB BLK 25 HUBER TRACT
MR 5-15
FOR SUBSURFACE DETAIL OF LOT 1
OF C-TR NO 68043, SEE SHEET 2

AREA MAP



ANTHONY S BEHAR & BRADLEY A LUSTER

DTLA ATTRACTIONS

GRAND CENTRAL MARKET



LITTLE TOKYO



MUESEUM 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

61% 25 - 54 Years Old

67% Postsecondary Education

26% All new residential in the City of LA since 2010

41% Population Growth 2010 - 2022

90% Residential Occupancy

24% Less Income Spent on Housing + Transportation than LA Average

46% Walk/Bike/Transit or Work from Home

ANTHONY S BEHAR & BRADLEY A LUSTER

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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