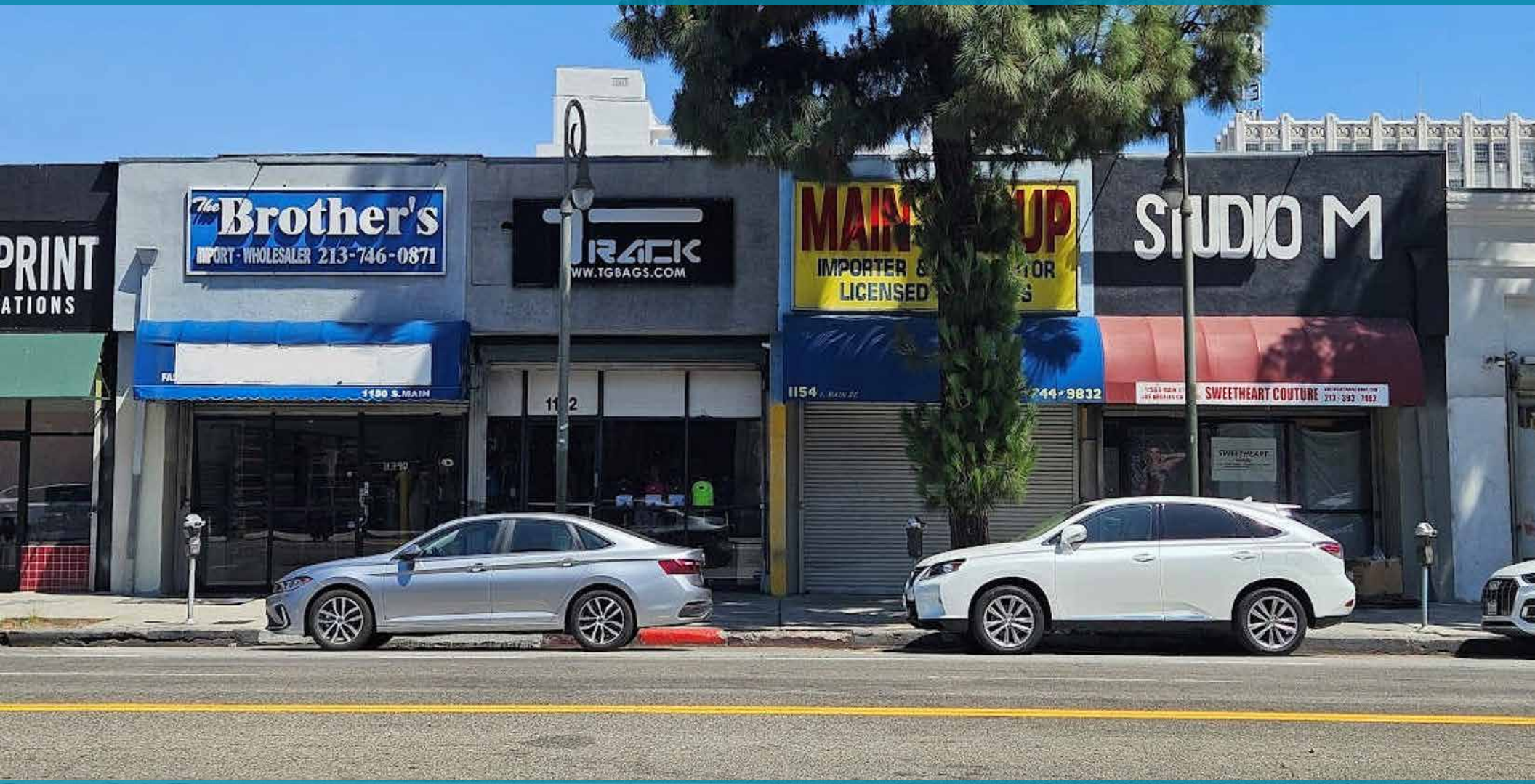
COMMERCIAL PROPERTY FOR SALE

4 Retail Units in the DTLA Fashion District



±8,400 SF Building on ±8,394 SF of Land

1150-1156 S Main St, Los Angeles, CA 90015

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

Exceptional owner-user or investment opportunity in the heart of Downtown Los Angeles! This 8,400-square-foot, four-unit retail building is 100% occupied under short-term leases, generating a current gross annual income of $119,172 while offering excellent future flexibility and upside potential.

Strategically located along the evolving Main Street corridor, near the Fashion District and South Park, the property benefits from increasing residential density, new mixed-use developments, and expanding retail and restaurant activity.

Adding to its appeal, the property is adjacent to Main Street Park, a fully entitled, ready-to-Issue (RTI) mixed-use development featuring 379 residential units and approximately 25,810 square feet of ground floor commercial space, further enhancing the neighborhood's growth potential and long-term investment appeal.

Conveniently situated near LA LIVE, Crypto.com Arena, and the Los Angeles Convention Center, the site also offers easy access to the 10, 5, 110, and 101 freeways.

Property Details

Address:	1150-1156 S Main St, Los Angeles, CA 90015
Building Area:	±8,400 SF
Land Area:	±8,394 SF
Year Built:	1930
Construction:	Masonry
Ceiling Height:	12´
Parking:	Street
Zone:	[HB1-G1-5][CX3-FA][CPIO]

Asking Price: $2,250,000 ($267.86 Per SF)



FINANCIAL DATA

RENT ROLL

Unit	Tenant	Start Date	End Date	Rent/Month
1150	Vivana Corp	5/1/2025	4/30/2026	$2,200.00
1152	Triple Gear	2/1/2025	1/31/2028	$2,575.00
1154	JK Import	8/1/2026	7/31/2027	$2,400.00
1156	Sweet Heart Couture	8/1/2026	7/31/2027	$2,756.00
TOTAL:				**$9,931.00**
TOTAL ANNUAL GROSS INCOME:				**$119,172.00**

ANNUAL EXPENSES

Property Tax*	$28,125.00
Insurance	$26,000.00
R&M (General)	$1,500.00
Utilities (Electric)	$500.00
Utilities (Water)	$1,000.00
TOTAL ANNUAL EXPENSES:	**$57,125.00**
ANNUAL NET OPERATING INCOME:	**$62,047.00**

* Based on $2,250,000 Asking Price.

AERIAL PHOTO



EXISTING DEVELOPMENTS IN THE NEIGHBORHOOD

717 OLYMPIC
27-story residential tower with 151 apartment units

1000 GRAND
7-story residential tower with 273 apartment units

ASU CAMPUS
Arizona State University's California Center

AVEN
38-story residential tower with 536 apartment units

G12
6-story residential tower with 347 apartment units

MET LOFTS
8-story residential tower with 266 apartment units

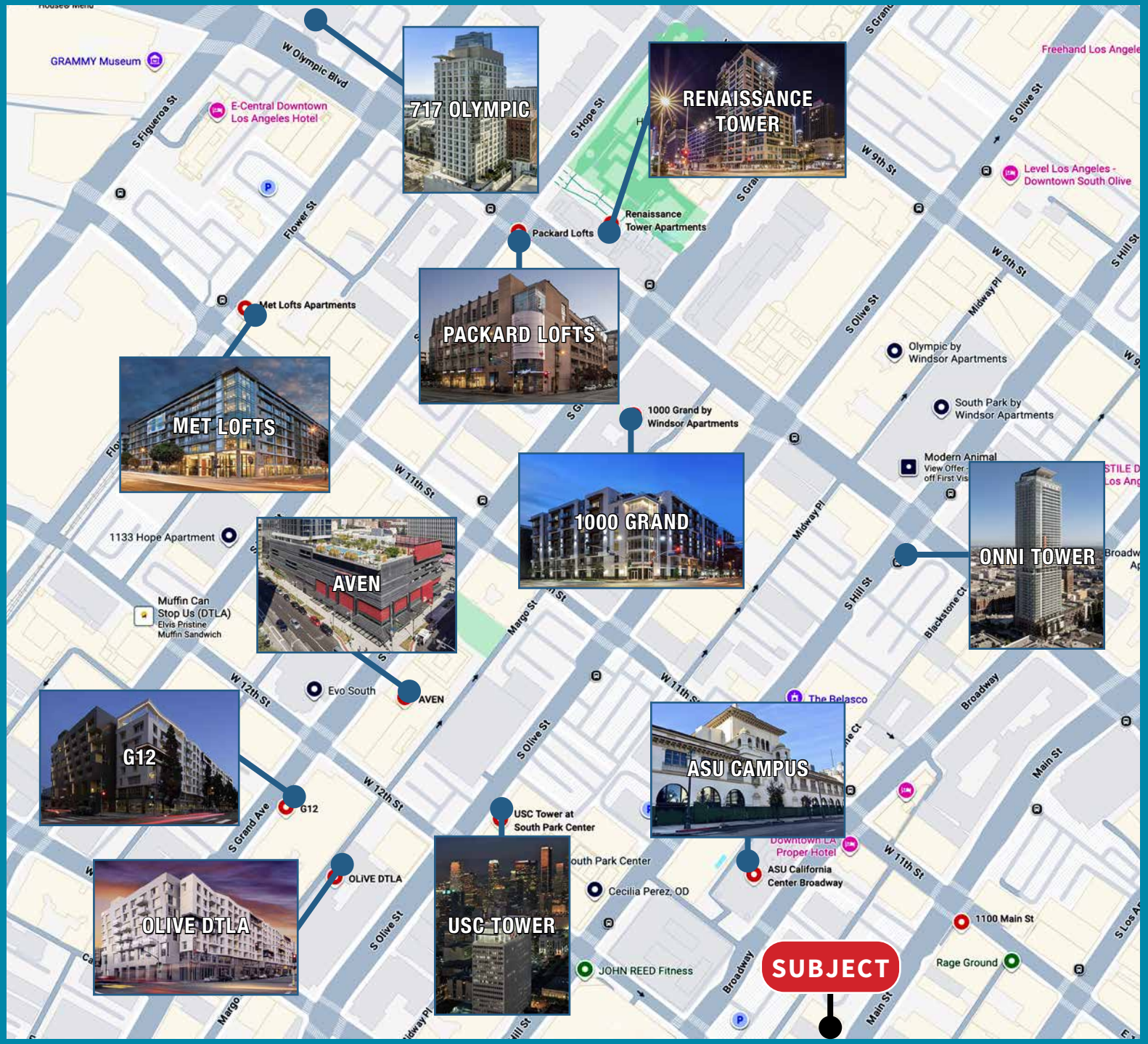
OLIVE DTLA
7-story residential tower with 293 apartment units

ONNI TOWER
54-story residential tower with 685 apartment units

PACKARD LOFTS
5-story residential tower with 116 apartment units

RENAISSANCE TOWER
17-story residential tower with 205 apartment units

USC TOWER
32-story tower with event, office & classroom space



NOTABLE UPCOMING NEIGHBORHOOD DEVELOPMENTS



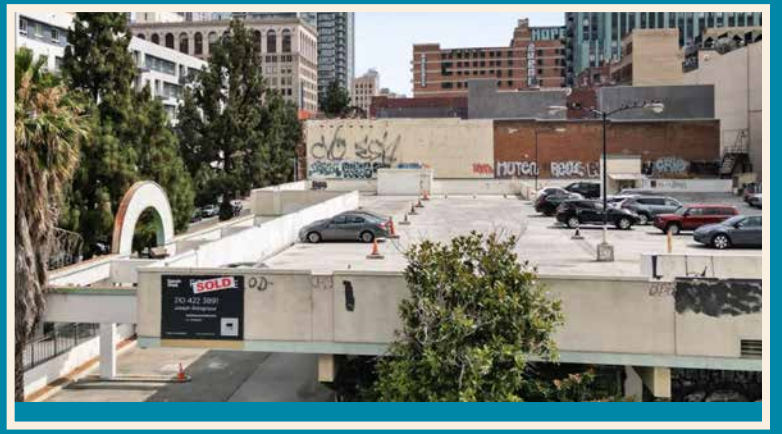
CONVENTION CENTER EXPANSION

The expansion, which would be carried out in partnership with AEG and Plenary Group, calls for building a new structure above Pico Boulevard to connect the center's existing South and West Halls. This would add 190,000 square feet of exhibit space, including a 98,000-square-foot multi-purpose room at the top floor. Following construction, the Convention Center would boast more than 1 million square feet of exhibit space, allowing the facility to better compete for large events against other major cities such as New York or Chicago. City officials have estimated that the expansion could double the amount of revenue the facility generates, in part by allowing for an increase to rental rates that have not been raised in more than a decade, as well through the addition of new signage that could be displayed on the center.



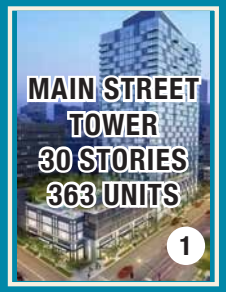
51-STORY MACK TOWER

Mack Real Estate Development has secured the approval of the Los Angeles City Council for a proposed high-rise apartment building at the intersection of 11th and Olive Streets in DTLA. The project, slated to replace a surface parking lot at 1105-1123 S. Olive Street, calls for the construction of a 51-story tower featuring 536 studio, one, two, and three-bedroom homes above 4,178 square feet of ground-floor commercial space. A 581-car garage would be provided within a four-level podium and six subterranean levels. Arcadis is designing the glass-and-steel high-rise, which would stand 603 feet in height and incorporate amenity decks at its rooftop and above its parking podium. Construction of the tower is expected to occur over a 30-month period, per an environmental study certified last year by the City Council.



EREWHON PURCHASE

An entity affiliated with the ultra-high market has shelled out $13.5 million to acquire a long-vacant commercial building. The property at 940 S. Hill Street (located at the northeast corner with Olympic Boulevard) sold in late June to a company listed as Erewhon's headquarters. The entity listed as the buyer—755 Sarbonne Rd, LLC—is managed by Mariano Antoci, the chief executive officer of Erewhon.

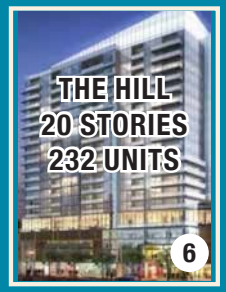


HYATT CENTRIC HOTEL
15 STORIES
139 ROOMS
2

212 W 12TH
8 STORIES
405 UNITS
3

1120 OLIVE MACK PHASE III
60 STORIES
713 UNITS
4

BROADWAY LOFTS
14 STORIES
163 UNITS
5



HILL STREET LOFTS
33 STORIES
239 UNITS
7

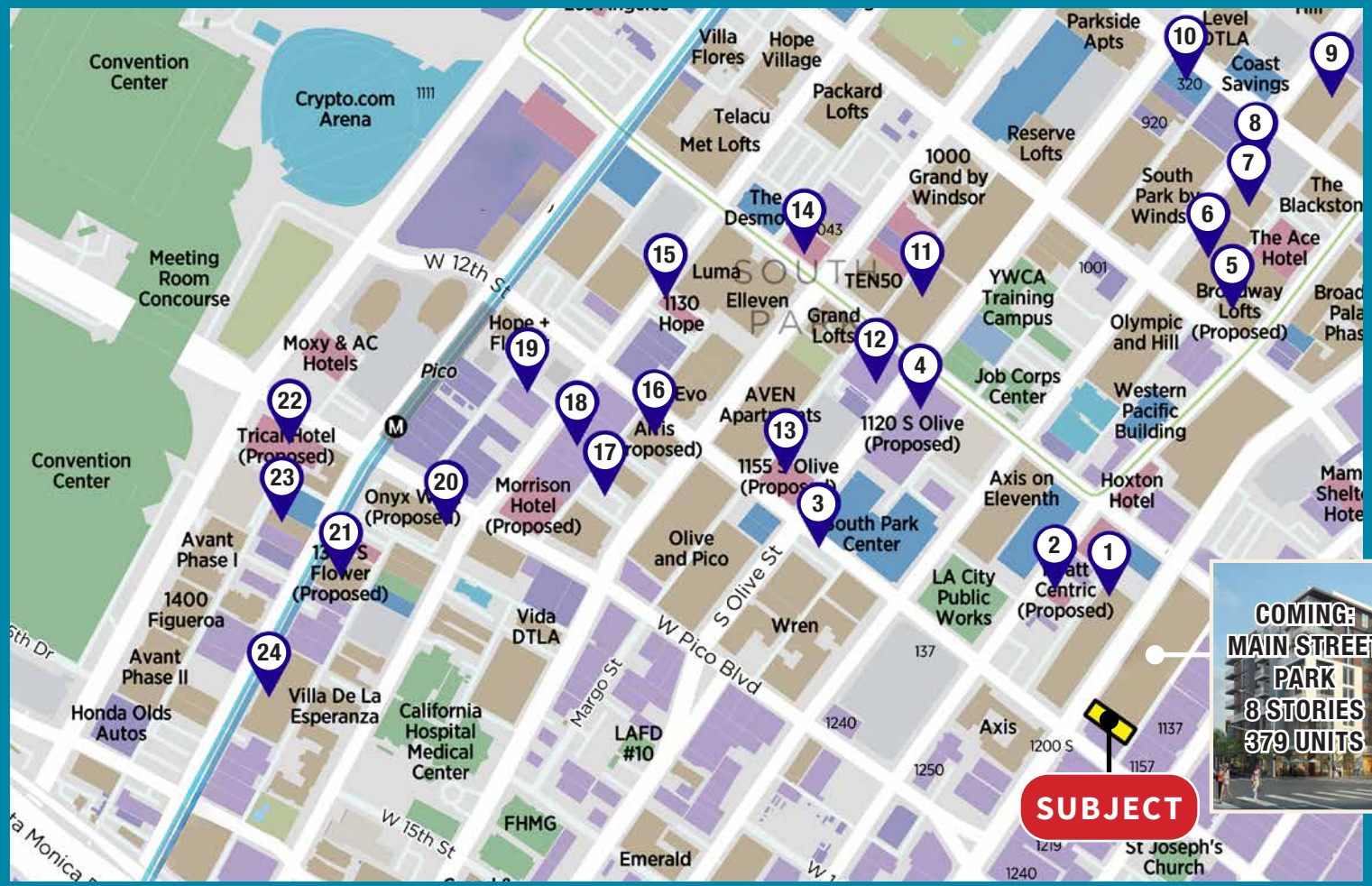
MAY COMPANY GARAGE
6 STORIES
OFFICE/RETAIL
8



1410 S FLOWER ST
7 STORIES
147 UNITS
24







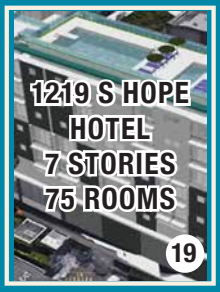


1145 S OLIVE
70 STORIES
794 UNITS
11





ONYX PHASE II
7 STORIES
248 UNITS
20







ARRIS
40 STORIES
312 UNITS
16

1130 S HOPE HOTEL
11 STORIES
112 UNITS
15

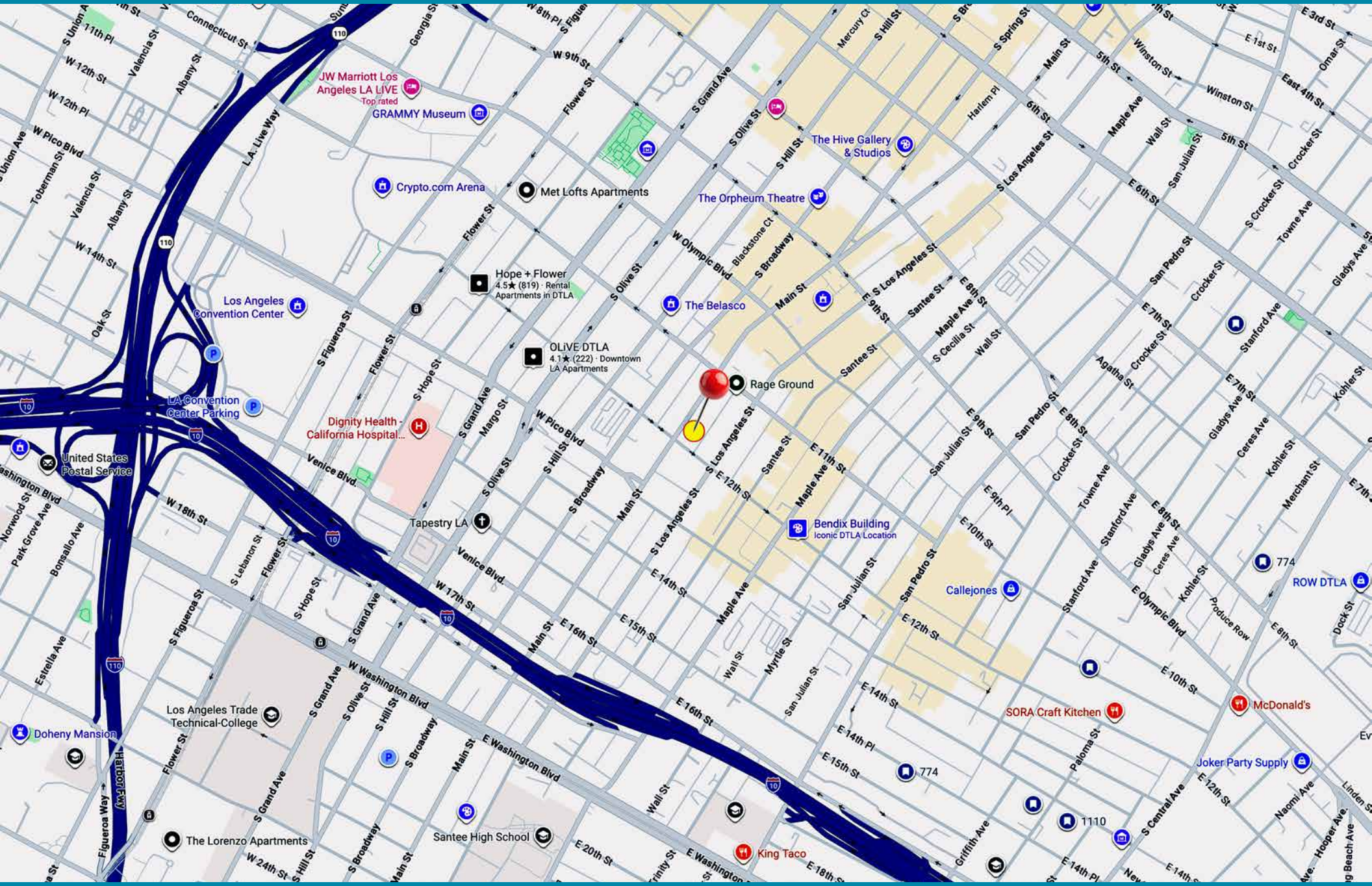
1099 S GRAND HOTEL
13 STORIES
160 ROOMS
14



PLAT MAP

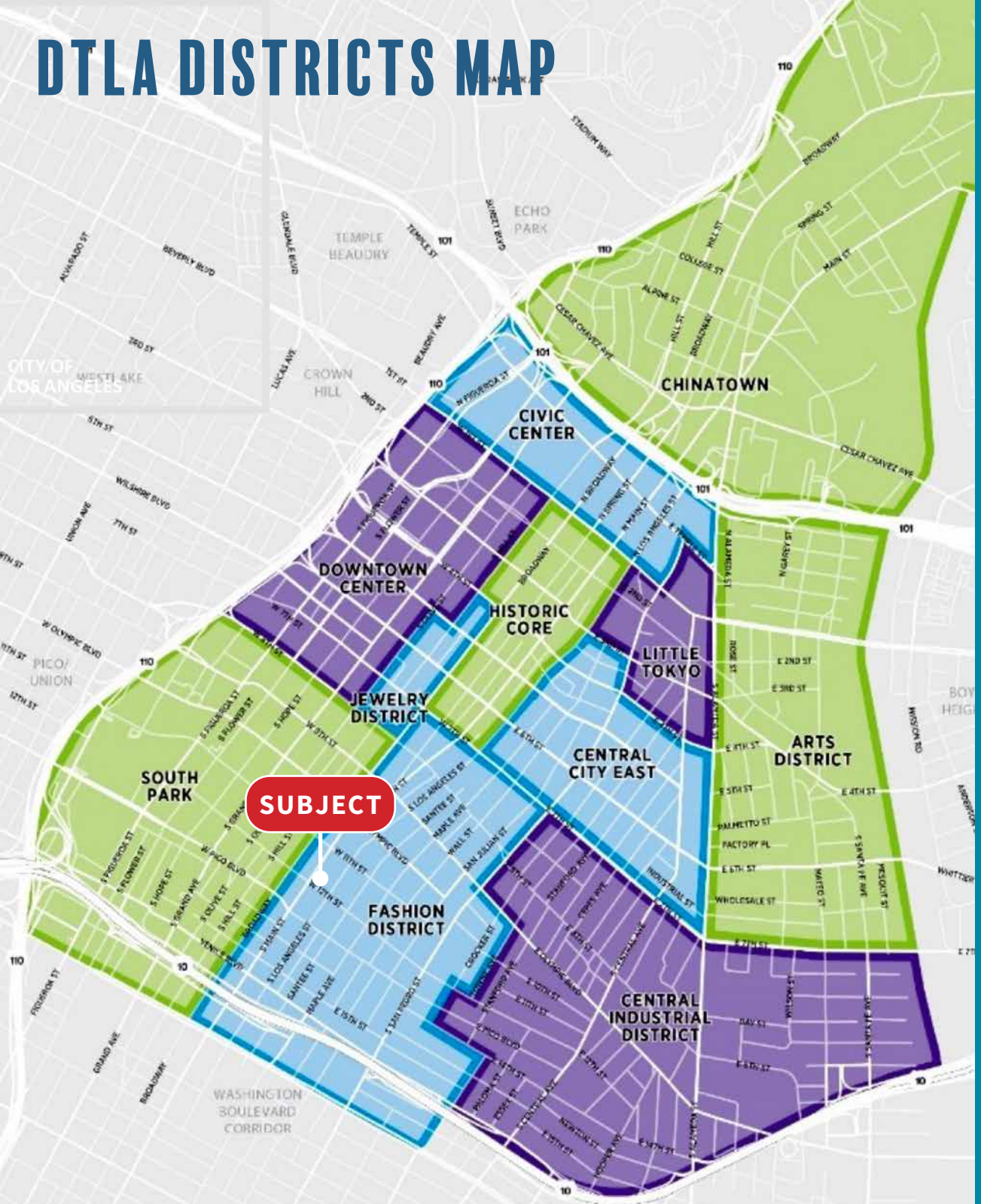

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PG 17
TRACT NO 2837 MB 34-40
MAIN ST
O W CHILDS'
BLK 2
11TH ST
PG 15
TRACT 1 POR
2 POR
A
B
3 POR
4 POR
27 1.55±AC
5 POR
6 POR
7 POR
8 POR
9 POR 8
10 POR 9 6990±SF
26 12670±SF
11 POR
12 POR
12 3330±SF
13 POR
14 POR
15 POR
16 POR
17 POR
17
18 POR
18
19 POR
19 8460±SF
20 POR
M R 5
12TH ST
PG 27
LOS ANGELES ST
BK 5145

AREA MAP



Major Properties | Jeffrey Jankaew | Mark D Silverman | Bradley A Luster

DTLA DISTRICTS MAP



THE HEART OF LOS ANGELES

17+ MILLION

Visitors to DTLA (2024)

6,000+

Retail/Food & Beverage Businesses

$5 BILLION

Retail Sales Annually

CRYPTO.COM ARENA

4M+ Visitors Per Year

250 Events Per Year

LA LIVE CAMPUS

20M+ Visitors Per Year

500 Events Per Year

5M+ Visitors From Outside the U.S.

COMMERCE

$15B+ Spent on Developments During the Past Five Years

$1B+ Spent Across the LA LIVE CampusPer Year

$500M+ in Sales Across the LA LIVE Campus Per Year

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

FOR SALE

1150-1156 S MAIN ST, LOS ANGELES, CA 90015

DTLA Fashion District Purchase Opportunity

±8,400 SF Building

±8,394 SF of Land

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