



FOR SALE



**Kidder
Mathews**

Development opportunity

685 S CARONDELET ST | LOS ANGELES | CA 90057

TABLE OF CONTENTS

EXCLUSIVELY LISTED BY

JOHN ANTHONY, SIOR
213.225.7218
john.anthony@kidder.com
LIC N° 01226464

CHRISTOPHER STECK, CCIM
213.225.7231
christopher.steck@kidder.com
LIC N° 01841338

CHRISTOPHER GIORDANO
213.225.7219
christopher.giordano@kidder.com
LIC N° 01928706

TEAM-ASG.COM
KIDDER.COM

01

INVESTMENT SUMMARY

02

PROPERTY HIGHLIGHTS

03

LOCAL AMENITIES

04

REGIONAL MAP

05

PARCEL MAP

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

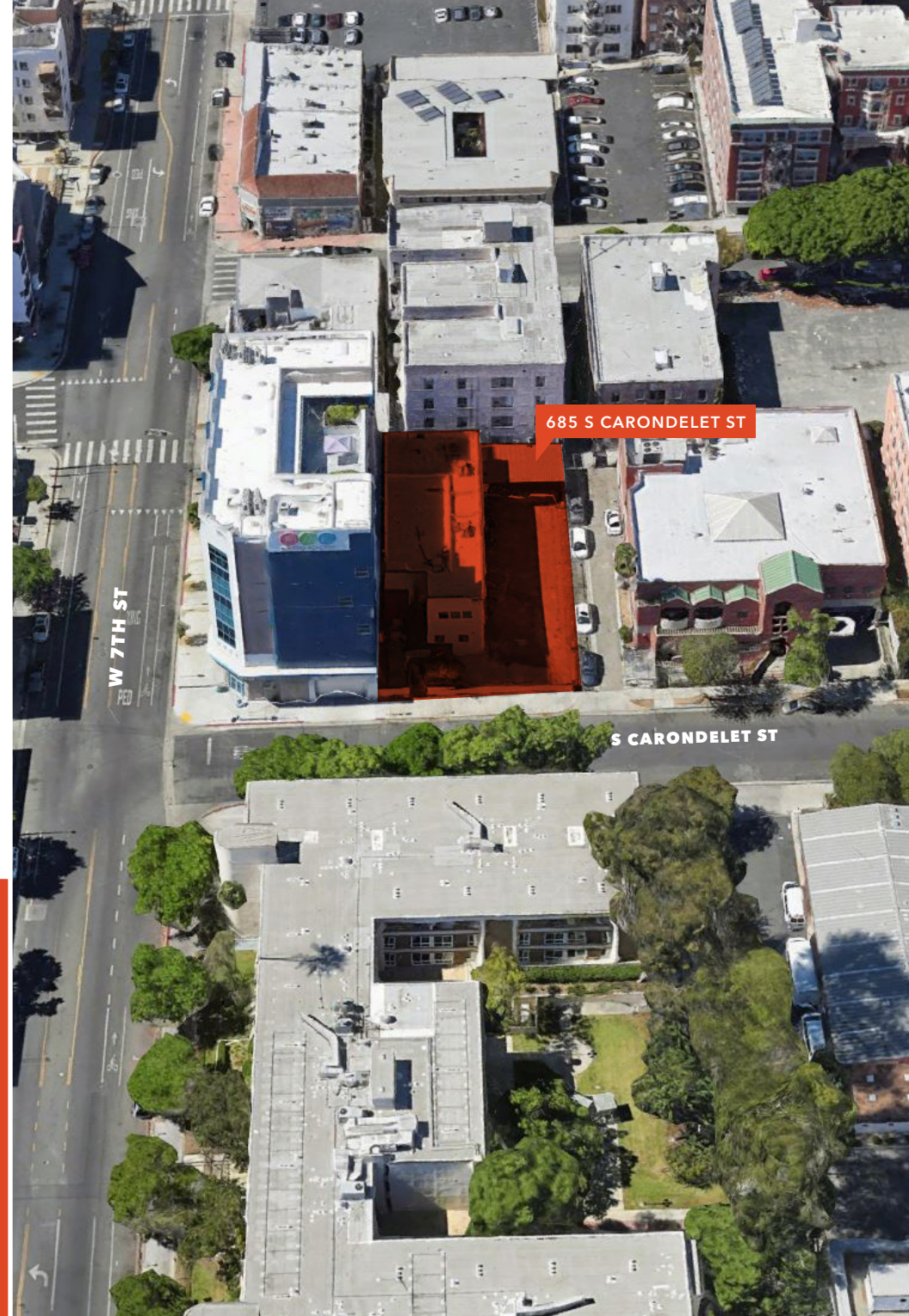
This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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.

INVESTMENT SUMMARY

SUBMIT OFFER	6,582	9,148
PRICE	BUILDING SF	LOT SF

Address	685 S Carondelet St, Los Angeles, CA 90057
Building Size	6,582 SF
Lot Size	9,148 SF
APN	5141-007-005
Zoning	C2-2
Year Built	1925
Construction	Masonry
Parking	11 available
Walk Score	95 (Walker's Paradise)
Transit Score	83 (Excellent Score)





PROPERTY HIGHLIGHTS

HIGHLY VISIBLE location

CLOSE TO MacArthur Park and Metro station

EXCELLENT Central City West location

CLOSE TO Downtown LA, Hollywood, and Miracle Mile

VACANT BUILDING ready for demolition

DEVELOPMENT POTENTIAL (COMBINED)

By Right

22 Units

6:1 FAR

With Tier 3 TOC

39 Units

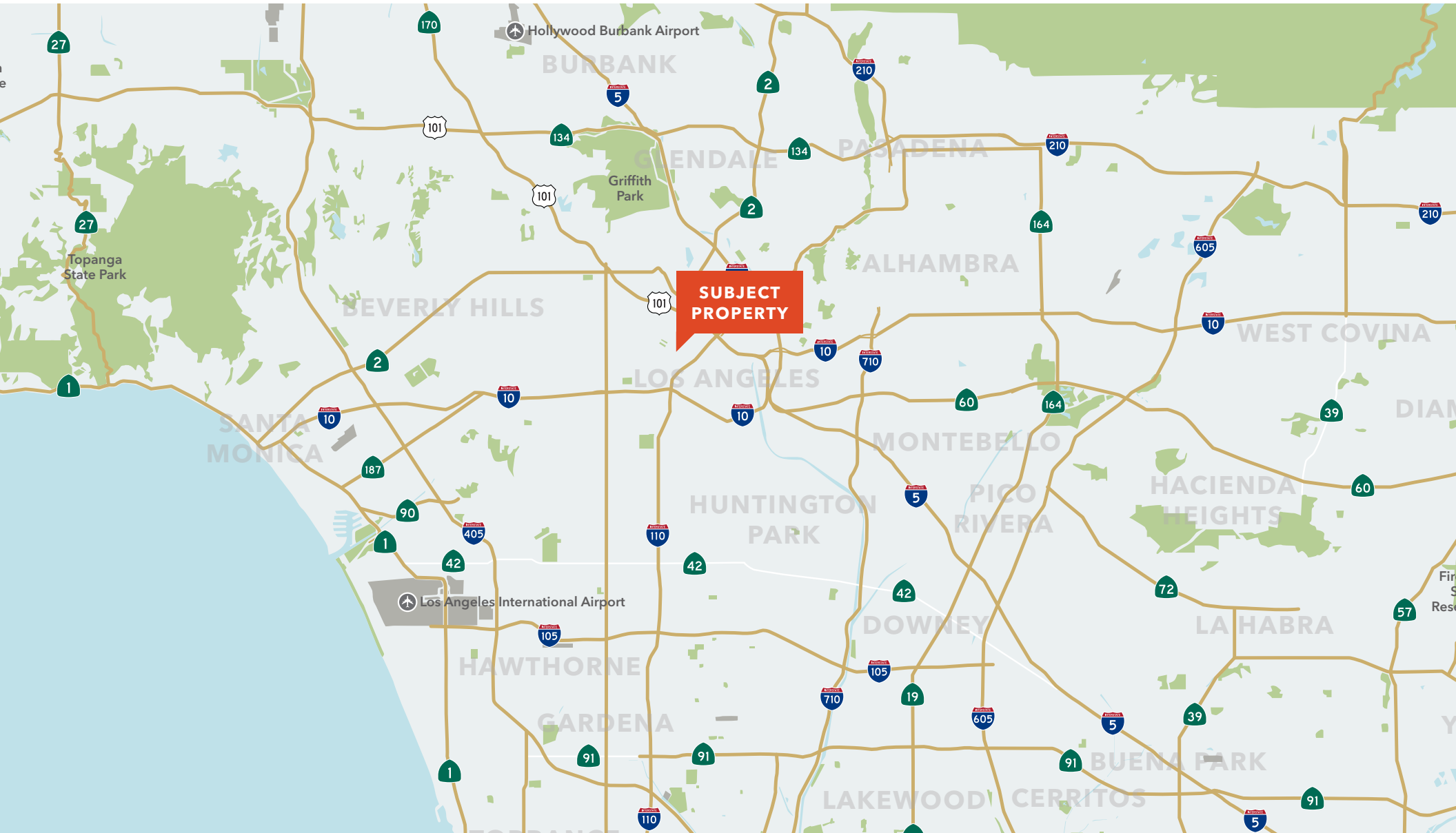
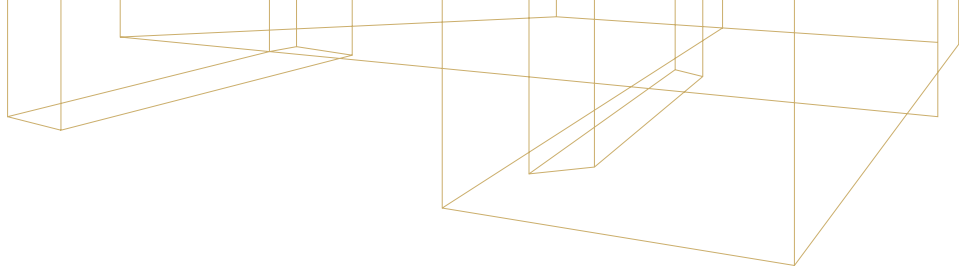
9:1 FAR



LOCAL AMENITIES



REGIONAL MAP



PARCEL MAPS

685 S CARONDELET ST, LOS ANGELES, CA 90057



EXCLUSIVELY REPRESENTED BY

JOHN ANTHONY, SIOR

213.225.7218

john.anthony@kidder.com

LIC N° 01226464

CHRISTOPHER STECK, CCIM

213.225.7231

christopher.steck@kidder.com

LIC N° 01841338

CHRISTOPHER GIORDANO

213.225.7219

christopher.giordano@kidder.com

LIC N° 01928706



KIDDER.COM