

# FOR SALE OR LEASE

DEVELOP / OCCUPY / INVEST

± 7,300 SF + ± 4,000 SF bonus basement

**PRICE REDUCTION !!**

YOUR  
NAME

BUSINESS  
NAME

525

523

**WESTMAC**

Commercial Brokerage Company



**RODEO REALTY**

LOCAL EXPERTISE, GLOBAL PRESENCE.

**11,300 SF usable**

523-525 **S. BROADWAY | LOS ANGELES**

# FOR MORE **INFORMATION:**



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**SUBJECT PROPERTY**

**BROADWAY**

# EXECUTIVE SUMMARY

Westmac Commercial and Rodeo Realty are pleased to present an exceptional opportunity to acquire 523-525 S. Broadway, a prime retail asset in the heart of Downtown Los Angeles. The property features approximately 7,300 square feet of building area situated on a 7,421 square foot lot, offering strong appeal for both owner-users and value-add investors.

The asset is comprised of two ground-floor retail storefront units, both currently vacant, providing immediate flexibility for occupancy or lease-up. Each unit boasts high ceilings, updated electrical panels, and excellent street presence, creating an ideal environment for a wide range of retail or creative uses.

Strategically located along the vibrant Broadway corridor, the property benefits from exceptional foot traffic and proximity to some of Los Angeles' most iconic destinations, including LA Live and Crypto.com Arena. The site also offers convenient access to major freeways such as the 101 and 110, enhancing regional connectivity for tenants and customers alike.

This is a rare opportunity to secure a well-located Downtown LA retail property with upside potential in one of the city's most dynamic urban markets.



523 Broadway Interior





525 Broadway Interior

# PROPERTY PROFILE

<b>Address</b>	523-525 S. Broadway, Los Angeles, CA 90013
<b>Asking Price</b>	<b>\$2,395,000</b>
<b>For Lease</b>	<b>\$9,600 mg</b>
<b>APN</b>	5149-033-008, 011
<b>Building Size</b>	± 7,300 SF & 4,000 SF basement (buyer to verify)
<b>Land Size</b>	± 7,421 SF (per tax record)
<b>Property Type</b>	Retail
<b>Tenancy</b>	Multi
<b>Occupancy</b>	Vacant
<b>Built</b>	1918/1925
<b>Zoning</b>	(DM4-CHC1-5)(CX4-FA)(SN-CPIO- CDO). Build up to 63,000 SF (8.5 FAR Bonus Max). No height limit.

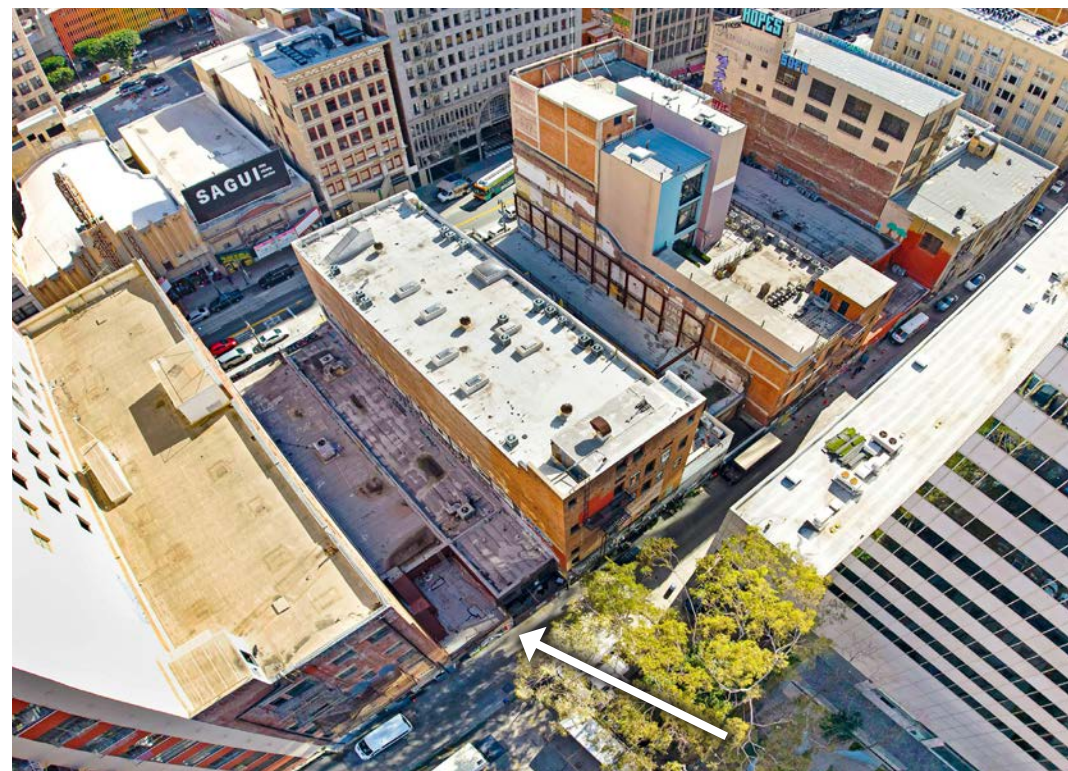
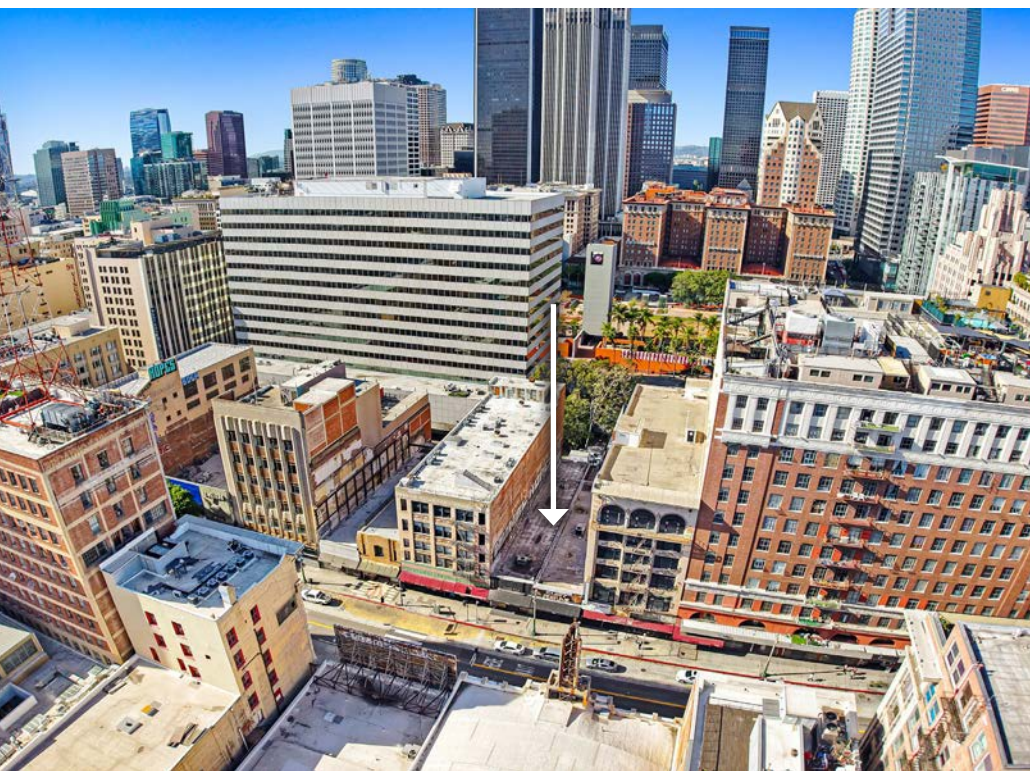
## SOLD TOGETHER OR SEPARATELY

### 523 S. Broadway

<b>Asking</b>	<b>\$1,197,500</b>
<b>For Lease</b>	<b>\$4,800 mg</b>
<b>Building</b>	3,800 SF
<b>Land Size</b>	3,540 SF

### 525 S. Broadway

<b>Asking</b>	<b>\$1,197,500</b>
<b>For Lease</b>	<b>\$4,800 mg</b>
<b>Building</b>	3,500 SF
<b>Land Size</b>	3,931 SF



# AMENITIES MAP

OLIVE STREET

4TH STREET

PERSHING SQUARE

HILL STREET

5TH STREET

BROADWAY

SPRING STREET

6TH STREET

- ★ Subject Property
- 1 Jacky's Restaurant
- 2 Mrs. Fish
- 3 Perch
- 4 The Sultan Chicken
- 5 White Elephant
- 6 Beelman's
- 7 The L.A. Cafe
- 8 Casa Ipanema
- 9 Smeraldi's
- 10 Tender Greens
- 11 Ike's Sandwiches
- 12 Cicada Restaurant
- 13 Yuko Kitchen DTLA

# LOCATION MAP

