

**MULTI-UNIT SPACE**

**15,771 SF  
FOR SALE**

**791 E.  
PICO BLVD.**

**LOS ANGELES, CA 90021**



FOR MORE INFORMATION,  
PLEASE CONTACT:

**DAN DANESHTRAD** | P: 213.270.2248  
dan.daneshrad@daumcommercial.com  
CADRE #00783821

**PROPERTY HIGHLIGHTS**



**OWNER-USER  
INVESTMENT**



**LOCATED IN  
DOWNTOWN LA**



**LOCATED IN  
OPPORTUNITY ZONE**

**FASHION  
DISTRICT**

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## PROPERTY HIGHLIGHTS

# 791 E. PICO BLVD.

LOS ANGELES, CA 90021

## DETAILS

Street Address:	791 E. Pico Blvd. Los Angeles, CA
Building Size:	15,771 SF of Retail Space on 2 Parcels
Parking Spaces:	5 Parking Spaces
Lot Size:	17,210 SF
Flexible Uses:	Suitable for Multiple Business Types
Zoning:	M2-2
Sale Price:	\$4,550,000

## DOWNTOWN LA

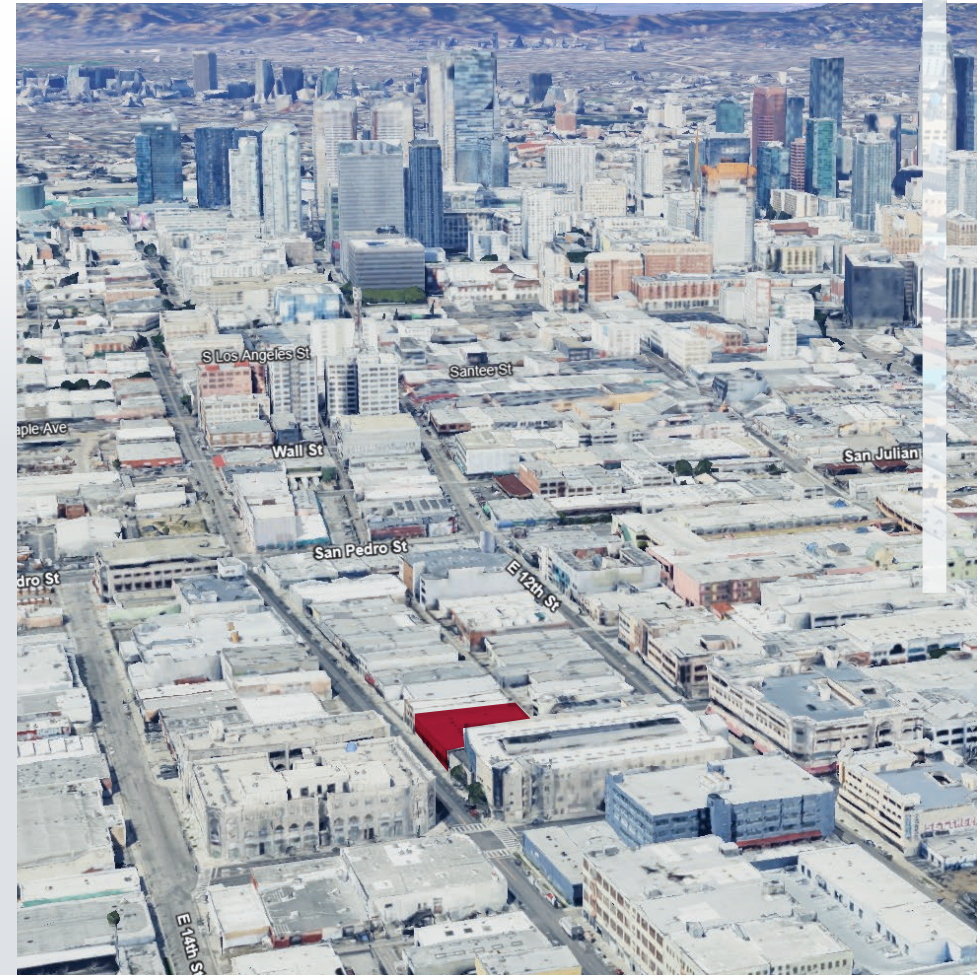
Hip and historic, DTLA offers big-city excitement with trendy restaurants, cultural attractions, budget-friendly shopping, and major-league sports. Easily accessible by Metro and perhaps one of the most pedestrian-friendly urban neighborhoods in LA, DTLA is being transformed by a multitude of cultural offerings such as regular art walks and street festivals, as well as innovative businesses that include indoor/outdoor markets, hip boutiques, and pop-ups. An influx of new residents has helped energize the area, and Downtown L.A.'s reemergence is also being driven by such attractions.



15,771 SF ON  
2 PARCELS



MULTI-UNIT  
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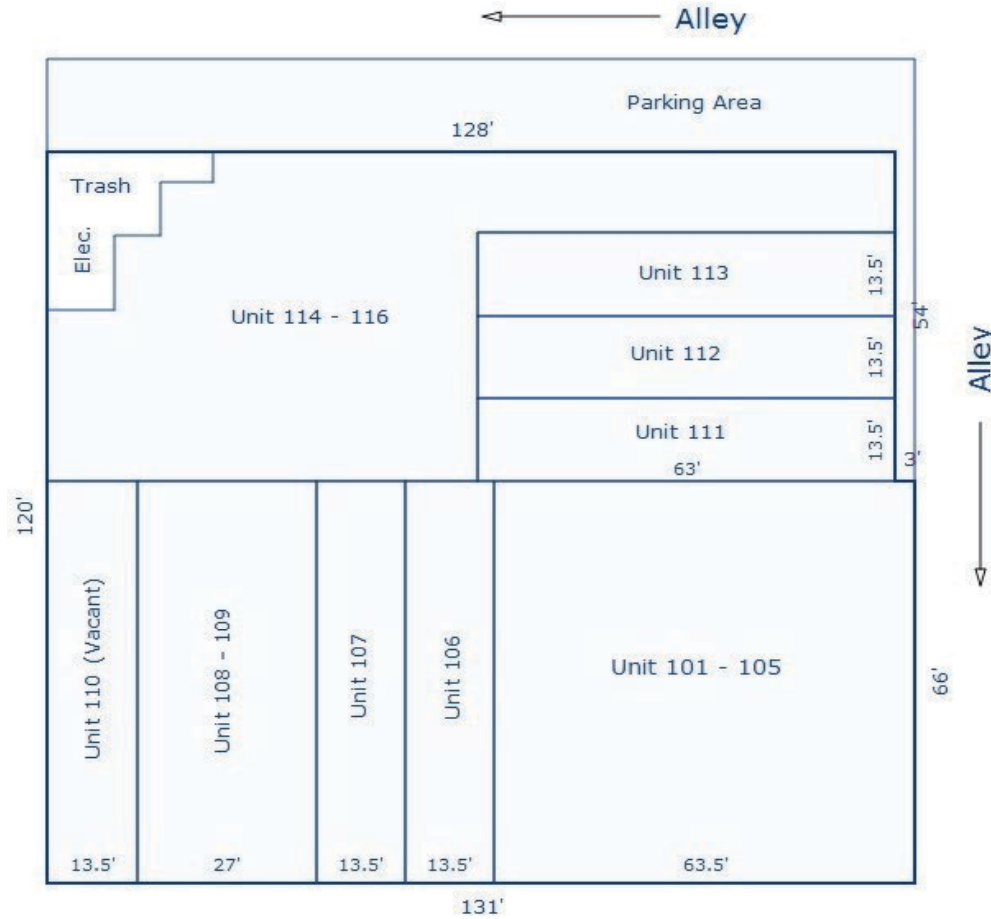
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SITE PLAN



PICO BLVD

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## RENT ROLL

UNIT	SQUARE FOOTAGE	TENANT	LEASE START	LEASE END	INCREASE (%) & DATES	RENT PAID
101-104	3,576	VACANT				\$4,500.00
105	790	VACANT				\$1,900.00
106	893	OCCUPIED	4/1/2021	3/31/2023		\$2,500.00
107	893	OCCUPIED	7/1/2020	6/30/2023		\$2,250.00
108-109	1,807	OCCUPIED	3/1/2022	3/31/2024	3/1/23 TO 2/28/24 RENT SHALL BE 4,000.00	\$3,600.00
110	910	OCCUPIED	1/1/2025	12/31/2027	5% INCREASE PER YEAR STARTING 1/1/26	\$1,600.00
111 Alley	847	OCCUPIED	12/1/2021	11/30/2024	0	0
112 Alley	847	OCCUPIED	6/1/2023	5/31/2026	INCREASE 5% AFTER FIRST YEAR	\$3,425.00
113 Alley	847	VACANT				\$1,900.00
"114 115 116 Alley"	3,915	OCCUPIED	6/1/2024	5/31/2027	5% INCREASE 6/1/25 5% INCREASE 6/1/26	\$5,500.00
<b>Total</b>	<b>15,325</b>					
						<b>\$27,175.00</b>
<b>Annual Income</b>						<b>\$326,100.00</b>
<b>Expence</b>						<b>\$97,800.00</b>
<b>Net Income</b>						<b>\$228,300.00</b>
<b>Cap of 5%</b>						<b>\$4,566,000</b>

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# LOCATION HIGHLIGHTS



Located in an Opportunity Zone



OPPORTUNITY ZONE

## BENEFITS

- Deferral of capital gains on federal tax through a qualified opportunity fund
- Step-up in basis (up to 15%) depending on holding period
- Allows for real estate as well as securities and partnership interest to be invested in opportunity zones via opportunity funds
- No capital gains tax on the opportunity zone investment funds held for at least 10 years map by cartifact\*

## COMMUTER RAIL



Union Station Commuter Rail  
6 min | 2.4 mi

Cal State LA Commuter Rail  
(San Bernardino Line)  
9 min | 6.4 mi

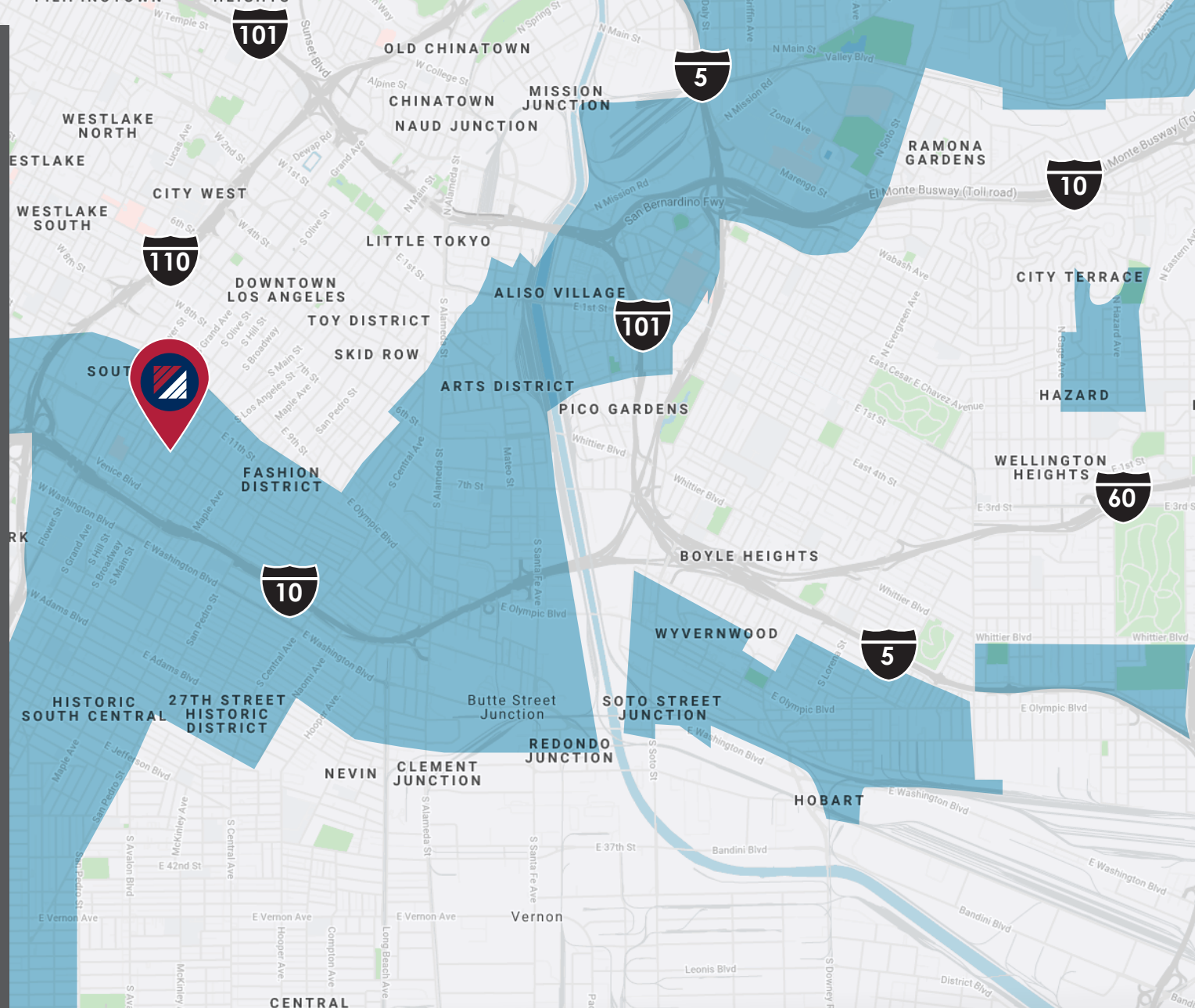
## AIRPORT

LAX  
23 min | 14.0 mi



Bob Hope Airport  
27 min | 16.2 mi

Long Beach-Daugherty  
Field Airport  
30 min | 21.7 mi



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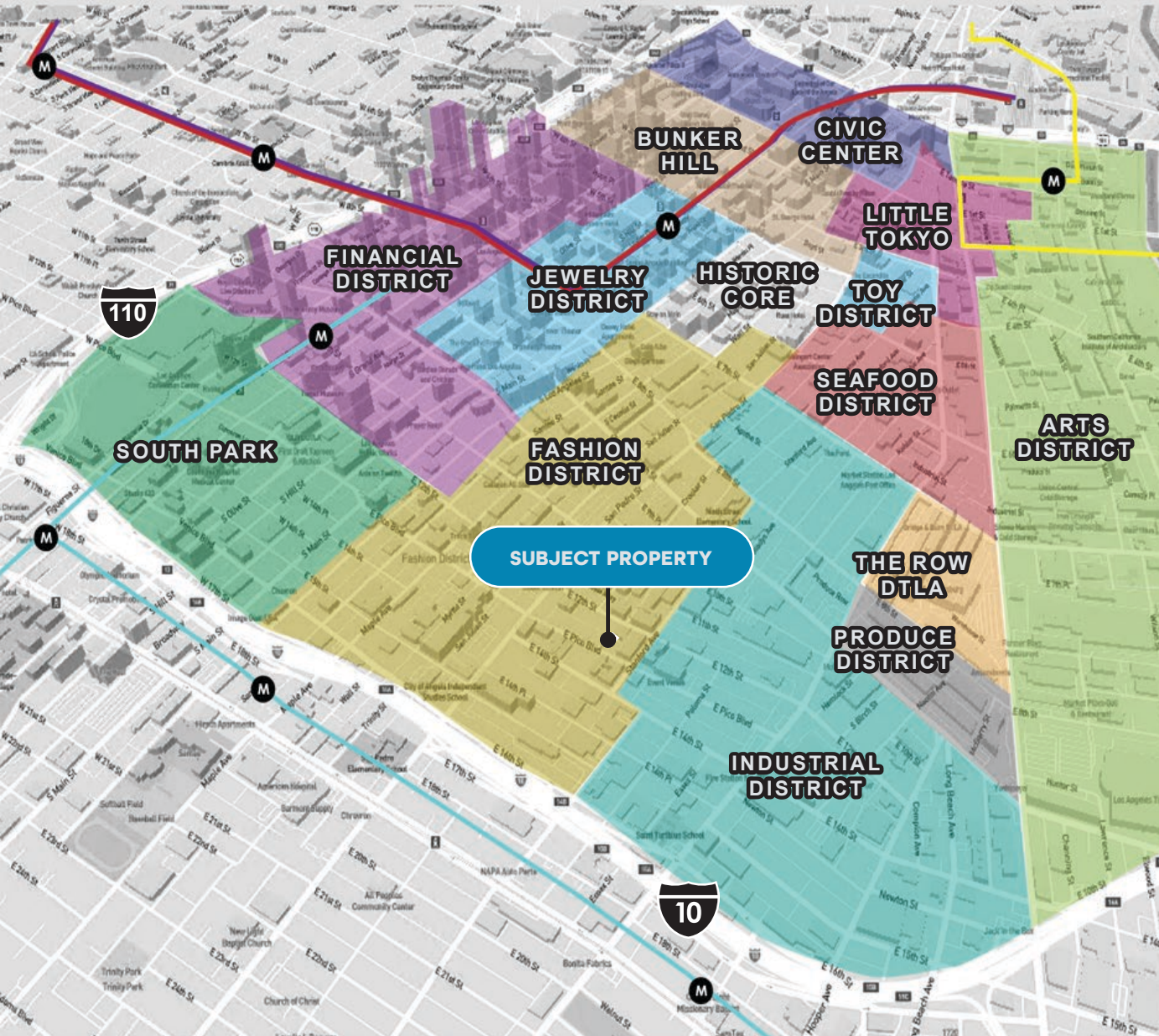
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**ABOUT THE AREA**



TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
E 12th St	Crocker St NW	7,466	2022	0.06 mi
Stanford Ave	E Pico Blvd SW	4,876	2022	0.07 mi
Crocker St	E 12th St SW	4,823	2022	0.08 mi
Stanford Ave	E 14th St SW	5,216	2022	0.08 mi
E 14th St	S San Pedro St NW	3,968	2022	0.10 mi
E Pico Blvd	S San Pedro St NW	3,907	2022	0.10 mi
E 12th St	Crocker St SE	8,016	2022	0.11 mi
E 14th St	Griffith Ave SE	6,023	2022	0.13 mi
Crocker St	E 10th St NE	4,596	2022	0.14 mi
E Pico Blvd	Paloma St SE	3,221	2022	0.15 mi

DEMOGRAPHICS			
	1 Mile	5 Miles	10 Miles
2020 Population	485,222	1,257,185	3,600,475
2024 Population	461,085	1,190,032	3,434,938
2029 Population Projection	445,323	1,148,166	3,319,378
2020 Households	162,006	412,846	1,249,549
2024 Households	157,860	394,627	1,198,679
2029 Household Projection	153,132	381,277	1,158,976
Total Specified Consumer Spending (\$)	\$3.9B	\$10.6B	\$36.9B
Avg Household Income	\$68,820	\$73,979	\$91,487
Median Household Income	\$45,444	\$52,023	\$65,833

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