



BOYLE HEIGHTS RESTAURANT & OFFICE LEASE OPPORTUNITY

DTLA Arts District Adjacent

945 S BOYLE AVENUE, LOS ANGELES, CA 90023

COMPASS

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

Offering Memorandum

- Ground Floor Restaurant
- 1st & 2nd Floor Offices
- Arts District Adjacent
- I-10/I-5 Freeway Adjacent
- Heavy Traffic Destination



Exclusively offered by

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945 S BOYLE AVENUE
LOS ANGELES, CA 90023

Property Details

Total Building Area	5,300± SF
Land Area	10,075± SF
Stories	2
Construction	Red Brick
Year Built	1987
Recently Completely Renovated	
Parking	16± Vehicles
Additional Parking Available Across Boyle Ave	
Ground Floor Restaurant Space	3,150± SF
Office Space	2,150± SF
850 SF on Ground Floor/1,300 SF on 2nd Floor	
Zoning	LA C2
Liquor License	Type 41 (Beer & Wine)
Public Health License	Yes

Property Details

- Turn-key coffee shop/restaurant plus offices lease opportunity
- Completely renovated space: Must see!
- Prime Boyle Heights location
- Less than 1/2-mile east of the Downtown Los Angeles Arts District and the Los Angeles River
- Located just south of Whittier Blvd, which connects to the west to the brand new \$588-million 6th Street Viaduct
- 3,150± SF of ground floor restaurant space
- 2,150± SF of 1st and 2nd floor office space
- Type 41 liquor license
- Abundant parking on-site and across the street
- Heavy traffic location: 16,047 vehicles per day traffic count (2022)
- Adjacent to I-10 Freeway offramp

Lease Rental: \$20,000 Per Month (\$3.77 Per SF NNN)

No Key Money Required

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Restaurant Property Photos



Restaurant Property Photos



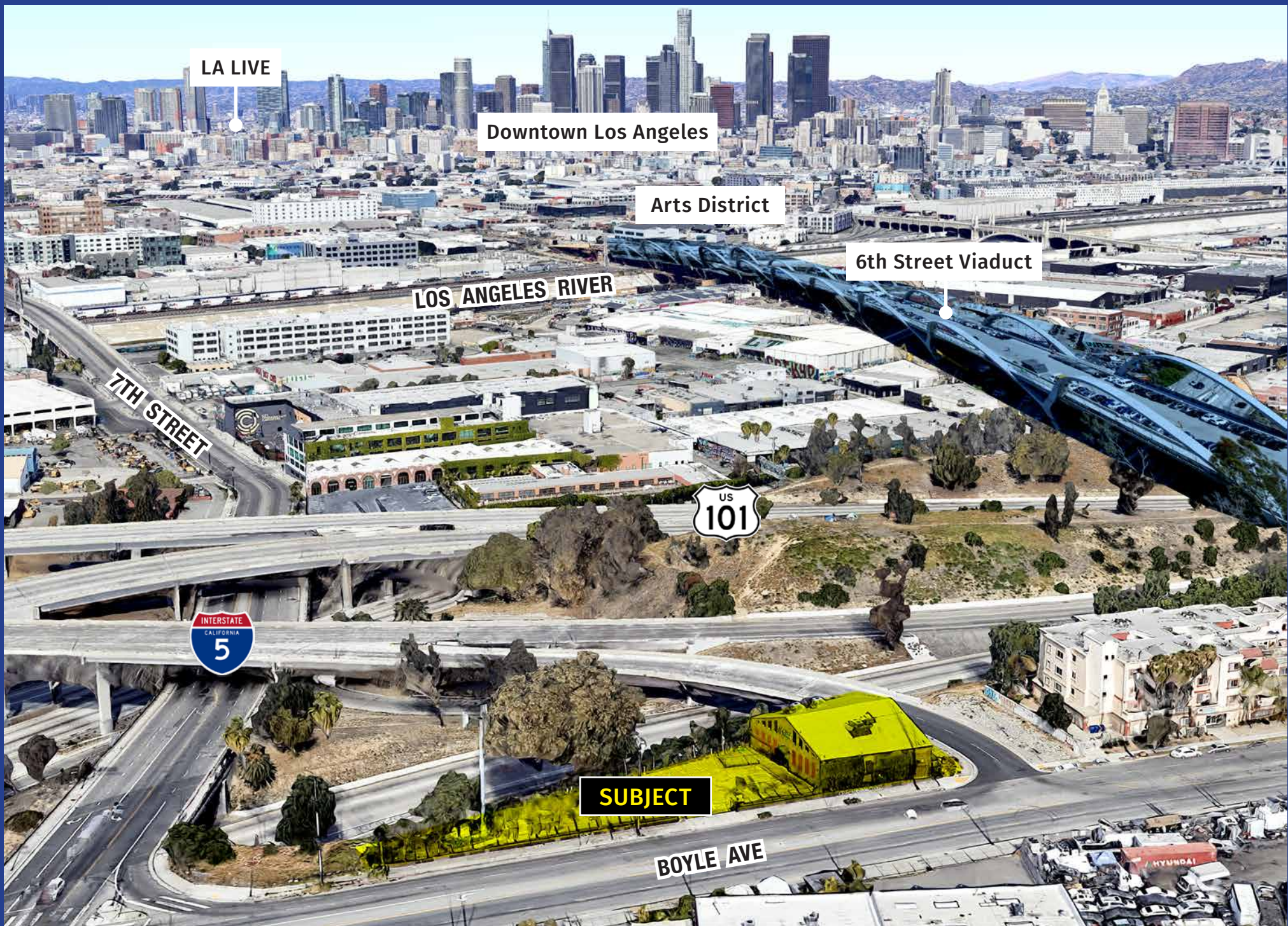
Restaurant Property Photos



Office Property Photos



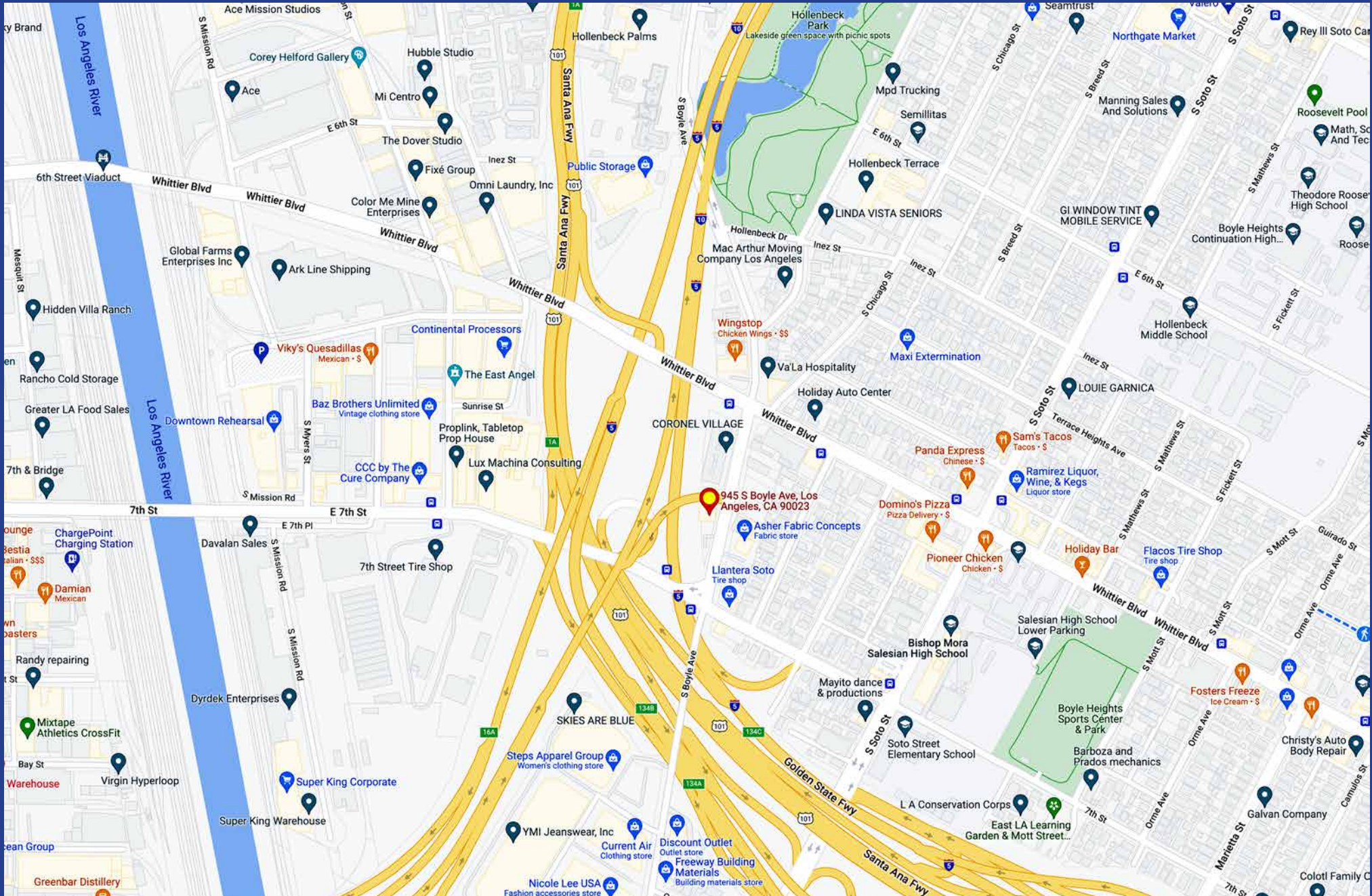
Aerial View to the West



Property Aerial



Area Map



6th Street Viaduct



The \$588-Million 6th Street Viaduct is Now Open

The brand new bridge opened July 10th, 2022, and was designed as a Los Angeles monument in its own right, an iconic space to gather and to celebrate the city.

With its 10 pairs of tilted arches, it is the largest and most expensive bridge the city has ever erected, connecting downtown to Whittier Boulevard, the heart of the historic Eastside, and replacing a beloved Depression-era bridge that was demolished in 2016 because it was falling apart.

“It’s our generation’s love letter to the city,” Mayor Eric Garcetti said, standing on the bridge Friday morning, gray like the marine layer that hung over downtown’s skyscrapers. “This will be in many ways what everybody sees in 2028 when they come to the Olympics,” Garcetti said. “I am sure it will be part of the torch relay when the Olympics come. We should put everything on here.”

The construction took six years, stalled by the pandemic and unforeseen soil conditions. But unlike most bridges built mostly to sustain the weight of big rigs barreling down them, the new bridge is meant to hold massive celebrations.

Engineers tailored its capacity for tens of thousands of people, not just cars and trucks. And its thousands of LED lights, tucked into the arches and under the beams, can turn the gray viaduct to Dodger Blue or any other color

of the rainbow the occasion calls for. Officials have dubbed the new bridge the “Ribbon of Light.”

“It’s very rare that you configure a bridge so that it can be shut down and carry pedestrians,” said Michael Jones, a principal engineer at HNTB Corp. and the bridge’s chief project manager. “Most bridges aren’t designed for celebrations or special occasions. But the city hopes to use it for just that. For example, closing it down when the Rams win the Super Bowl again.”

The 3,500-foot-long bridge was designed by architect Michael Maltzan, who focused on creating “something that could knit the city together in a more consequential way.” The design was selected by the Bureau of Engineering through an international contest.

On an aesthetic note, walking the bridge and taking in the view captures so much of what makes Los Angeles. The freeways and skyscrapers, fancy lofts and rusting warehouses, jails, art, graffiti, palm trees and homeless camps, the mountains and the sea breeze, the grit and beauty of the city in one big sweep.

“The Hollywood sign has been the iconic symbol for Los Angeles along with Griffith Observatory, but there’s a new star in town,” said City Councilman Kevin de León, who represents the working-class Latino neighborhoods on the Eastside and the Arts District downtown. “It’s the 6th Street bridge and it symbolizes much more than the Hollywood elite. It symbolizes the working people of Los Angeles that are the backbone of this economy.”

The bridge, which was more than \$100 million over budget and delayed by two years, replaced the 6th Street Viaduct. Built in 1932, the moderne bridge suffered from what engineers called “concrete cancer,” continually disintegrating due to a chemical reaction, and had to be replaced.

The six years of construction was a massive undertaking, with 89 subcontractors, 8,250 tons of steel and 15,000 feet of steel cable. The pandemic delayed some construction and supply-chain disruptions shot up costs. Even as it opens over the weekend, the railings on the stairs leading up and down the viaduct have yet to be delivered because of shipping delays and labor shortages.

Underneath the bridge is a sprawling park costing \$40 million that Garcetti said will be the city’s next “Central Park.” It is scheduled to open by 2024 and will feature a small amphitheater, soccer fields and walking paths.

Downtown Los Angeles Demographics

80,000

Residential
Population

500,000

Weekday
Population

22 million

Annual
Visitors

70%

of residents and workers
feel they are part of the
Downtown community.

71%

believe that DTLA
is moving in the
right direction.



I LIVE in DTLA

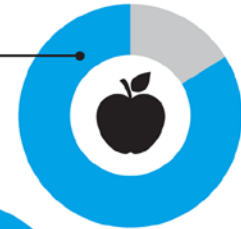
\$123K

Average Household Income



84%

want more
supermarkets



38

Median
Age

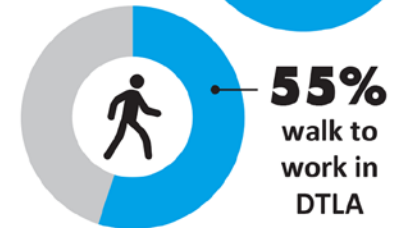


81%

Earned a BA or Higher

54% moved to DTLA in the past 5 years

80% are passionate about DTLA



55%

walk to
work in
DTLA



I WORK in DTLA

\$122K

Average Household Income



33%

regularly use
Metro Rail to
commute



41

Median
Age



81%

Earned a BA or Higher

63% are top executives or professionals

79% say DTLA is a good fit for their industry



44%

would
consider
moving
to DTLA



I VISIT DTLA

Top visited locations:

83% Arts District

82% Grand Central Market

79% L.A.LIVE/Staples Center



93% recommend DTLA
as a destination*

\$6 billion spent yearly
in DTLA by visitors*



ARTS DISTRICT DEMOGRAPHICS

AVERAGE INCOME

\$126,000

MEDIAN INCOME

\$98,700

MEDIAN AGE

34 YRS.

VISITORS

**10 MILLION+
ANNUALLY**

\$90,580 Median Income

OFFICE SPACE

APPROX. 31 MILLION SF

in DTLA with 500,000 Daytime Employees

ARTS DISTRICT RESIDENTIAL UNITS

3,630

Current Inventory + Future Inventory

SINCE 2006 THE DTLA MARKET
HAS BENEFITED FROM

20% GROWTH

Among Major Branded Hotels w/ the Addition of Over 1,000 Rooms

945 S Boyle Avenue
Los Angeles, CA 90023

5,300 Sq.Ft. Building
10,075 Sq.Ft. of Land



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