

for sale: downtown los angeles flex distribution and showroom



method
COMMERCIAL

Presented By:

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915 VENICE BLVD

LOS ANGELES, CA 90015

SALE PRICE: \$2,900,000

Perfect for last-mile distribution, including a micro-fulfillment center with on-grade loading; extensive exterior and interior security systems (mag locks, cameras, key-card access, alarm system, and robust exterior lighting); and 3,200 square feet of temperature-controlled, clear-span space adjacent to the loading door, with power distributed for smart rack systems designed to maximize efficiency, speed, and storage density. The property also includes an additional 3,000 square feet programmed for packing and dispatch, supplemental storage, office space, a vault, four ADA-compliant restrooms, a staff locker room, and a staff kitchen.

The building also functions as an exceptional industrial showroom, featuring stunning interior lighting, polished concrete floors, a secure lobby, and street-facing display wall and signage to support branding.

investment



Lot Size:	7,307 SF
Building Size:	6,240 SF
Zoning:	LAM1
Year Built:	1921
APN:	5135030012

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

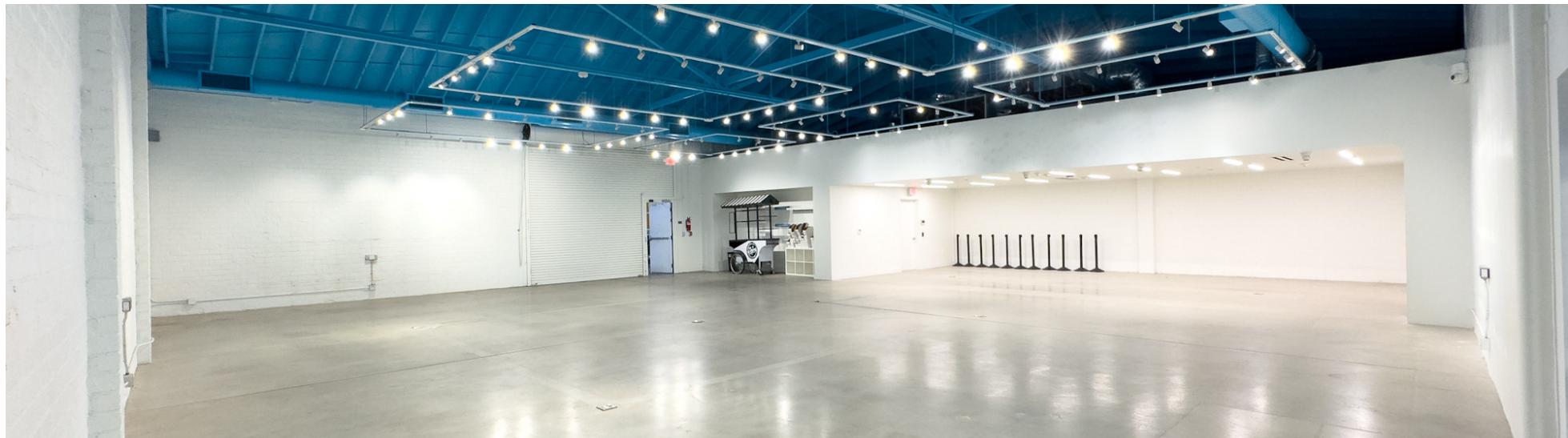
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Method Commercial in compliance with all applicable fair housing and equal opportunity laws.

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section 1
**property
information**



PROPERTY HIGHLIGHTS

- Micro-fulfillment center, industrial showroom, light-distribution, temperature-controlled storage
- \$230,000,000 spent on groceries, apparel, pets, prescriptions, and other small goods within 1 mile!
- Located at the intersection of the 10 and 110 freeways, with quick access to 310,000 people within two miles
- \$1,350,000 invested in capital improvements on the property
- Tax benefits of the DTLA Opportunity Zone
- Seller financing is available for qualified buyers and terms

100% BONUS DEPRECIATION

- With the reinstated 100% bonus depreciation, buyer should consider cost segregation.



EXTERIOR DESCRIPTION

New LED lighting, storefront glass, roll-down doors in the front and back, and a security system. New roof and external insulation.

INTERIOR DESCRIPTION

Silver LEED-Certified. Interior improvements included a new 200 amps three-phase and a 200 amps single-phase power service, distributed power for smart racking systems, HVAC system, all seismic work, four ADA bathrooms, ADA access, staff kitchen, plumbing, drywall, security features and systems including cameras and key cards, lighting system with Illuminator backup, fire/life/safety system, polished concrete floors, glass lobby doors, among other improvements. Please note that there is no gas service.

PARKING DESCRIPTION

Private loading area, plus adjacent public parking lot and abundant street parking.

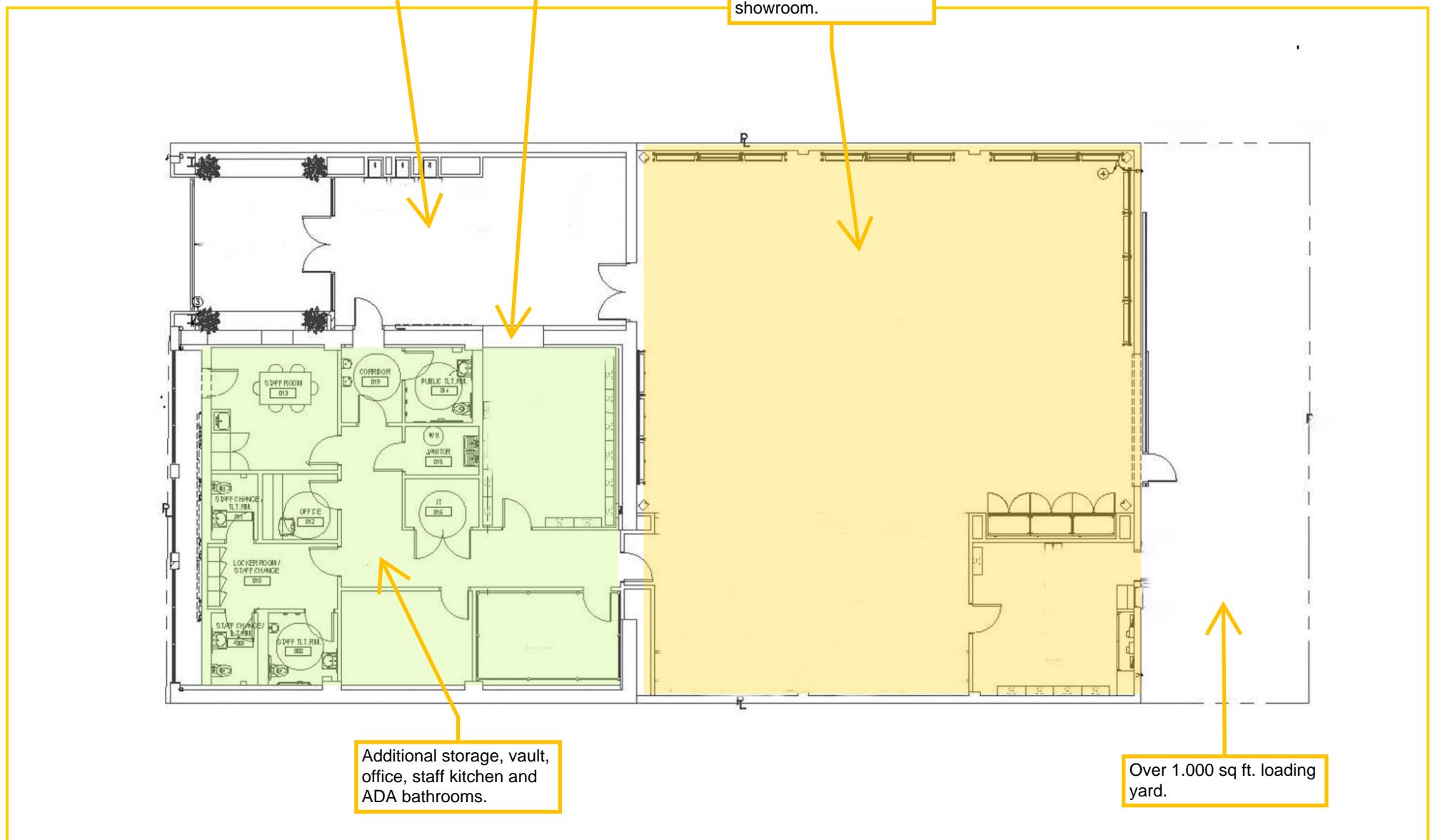
CONSTRUCTION DESCRIPTION

Completed 2023. Silver LEED Certified. All improvements were done under the review of the Architectural and Engineering Consultants. All the improvements provide for a fully ADA-compliant building. Structural improvements will allow for full use of the storefront façade display bays. Structural improvements also include reinforcement of the existing bow truss roof system. The building is currently permitted as a retail use.

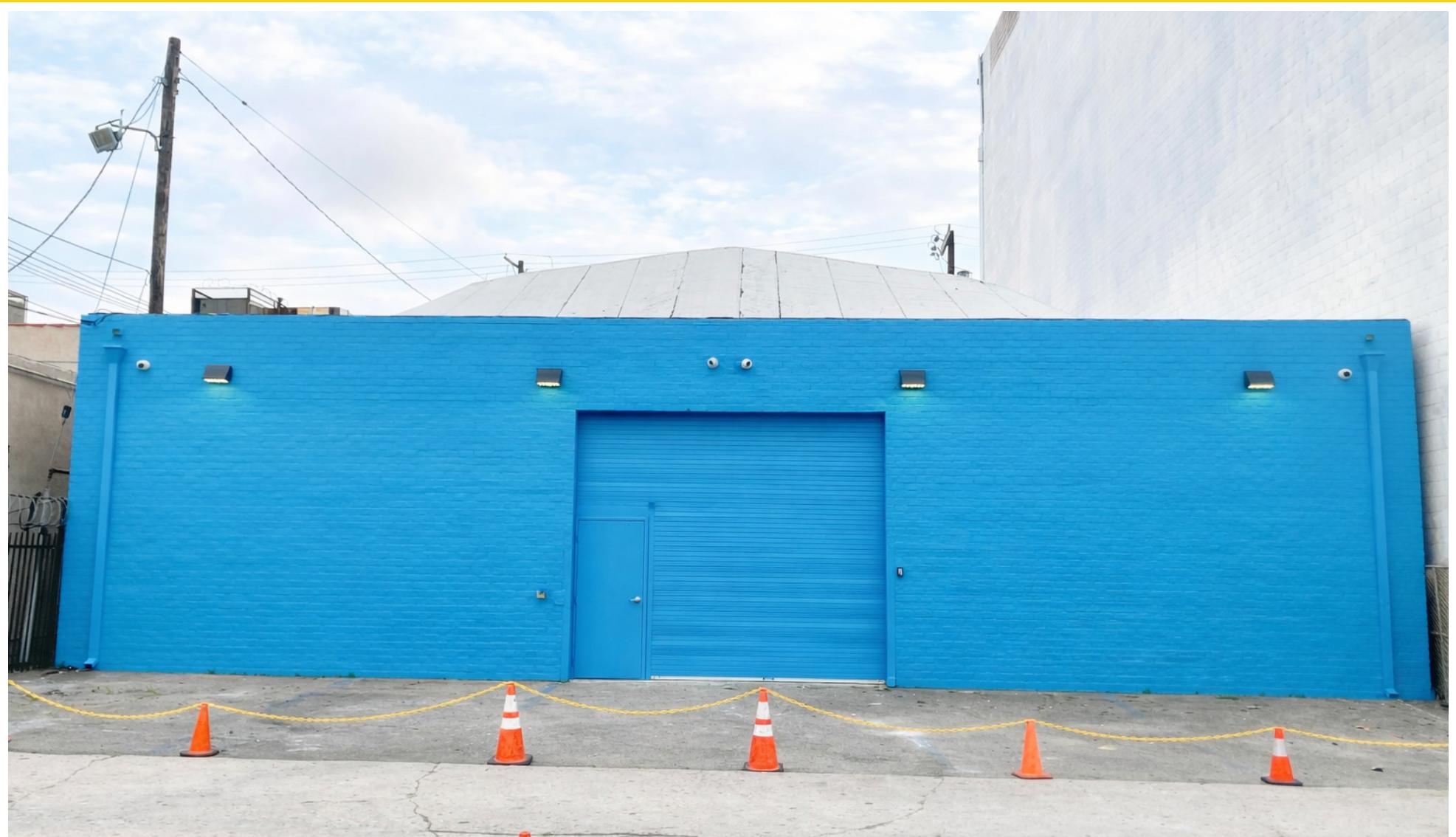
ZONING

LAM1-1
AB 2097
TOC Tier 2
Westlake Community Plan Area
CD1-Eunisses Hernandez
State Enterprise Zone
Opportunity Zone

floor plan



loading area





section 2
**opportunity
zone**

TAX BENEFIT*

The amount of time you hold the Qualified Opportunity Fund investment determines the tax benefit you receive. When you make an election to defer the gain, the basis in the Qualified Opportunity Fund investment becomes zero. The Qualified Opportunity Fund basis increases the longer you hold your interest in the Qualified Opportunity Fund.

TAX BENEFIT ON TEMPORARY DEFERRAL

- If you hold your investment in the Qualified Opportunity Fund for at least 5 years, your basis (the amount of your investment) will increase by 10% of the deferred gain.
- If you hold your investment in the Qualified Opportunity Fund for at least 7 years, your basis (the amount of your investment) will increase by an additional 5% of the deferred gain.

ADJUSTMENT OF BASIS AFTER 10 YEARS

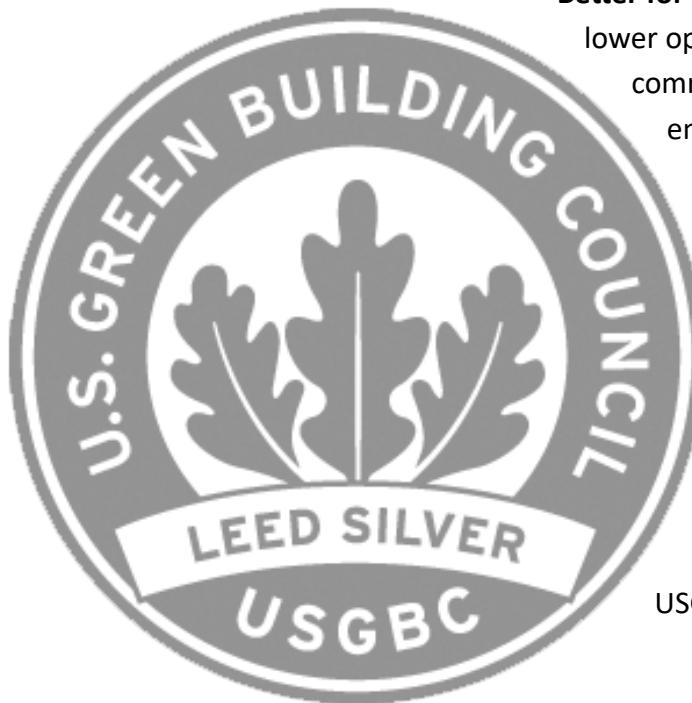
- If you hold your investment in the Qualified Opportunity Fund for at least 10 years, you may be able to permanently exclude gain resulting from a qualifying investment when it is sold or exchanged.
- The exclusion occurs if you elect to increase the basis of your Qualified Opportunity Fund investment to its fair market value on the date of the sale or exchange.

*IRS "Invest in a Qualified Opportunity Fund" <https://www.irs.gov/credits-deductions/businesses/invest-in-a-qualified-opportunity-fund>



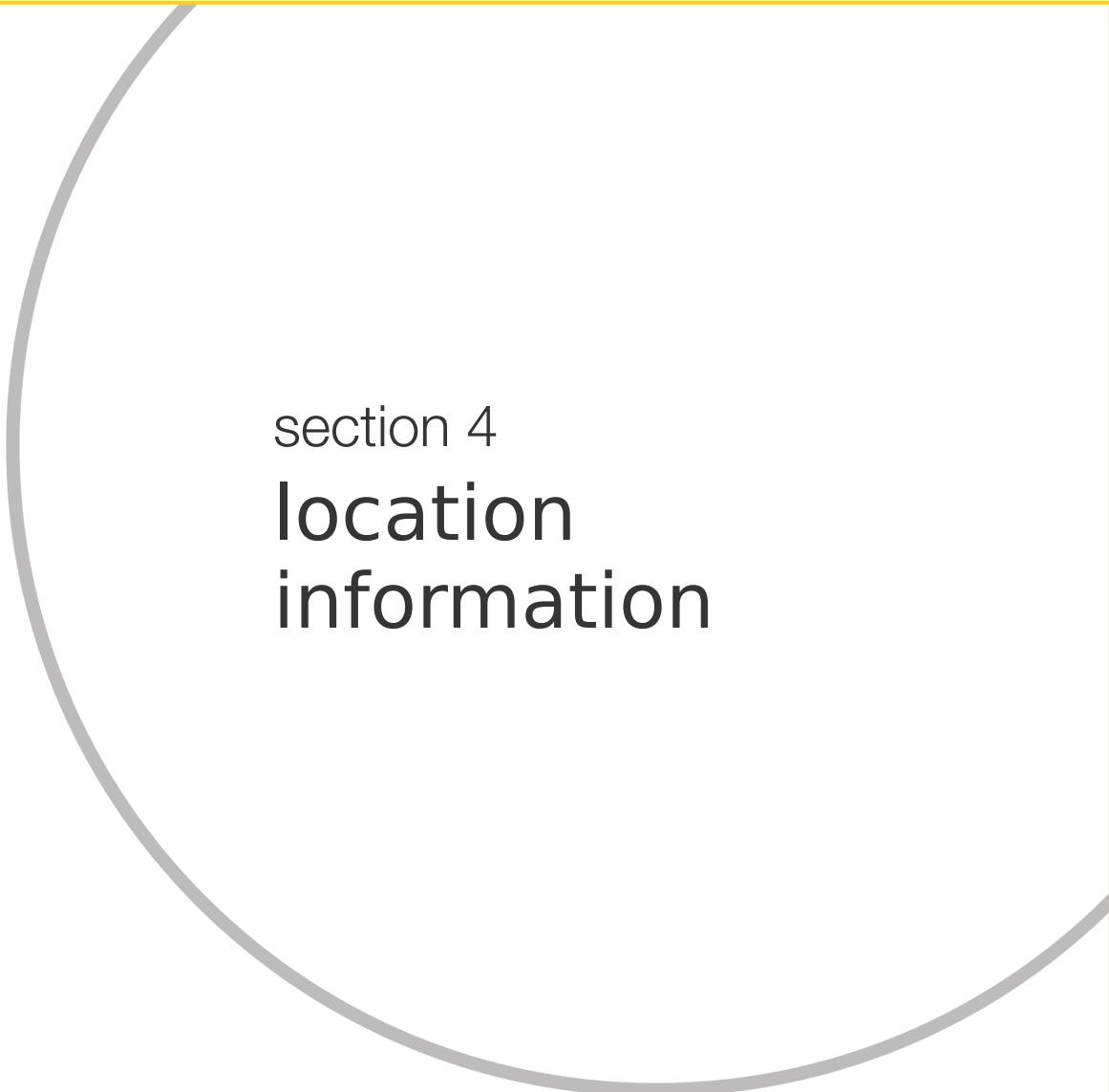


section 3
leed
certification



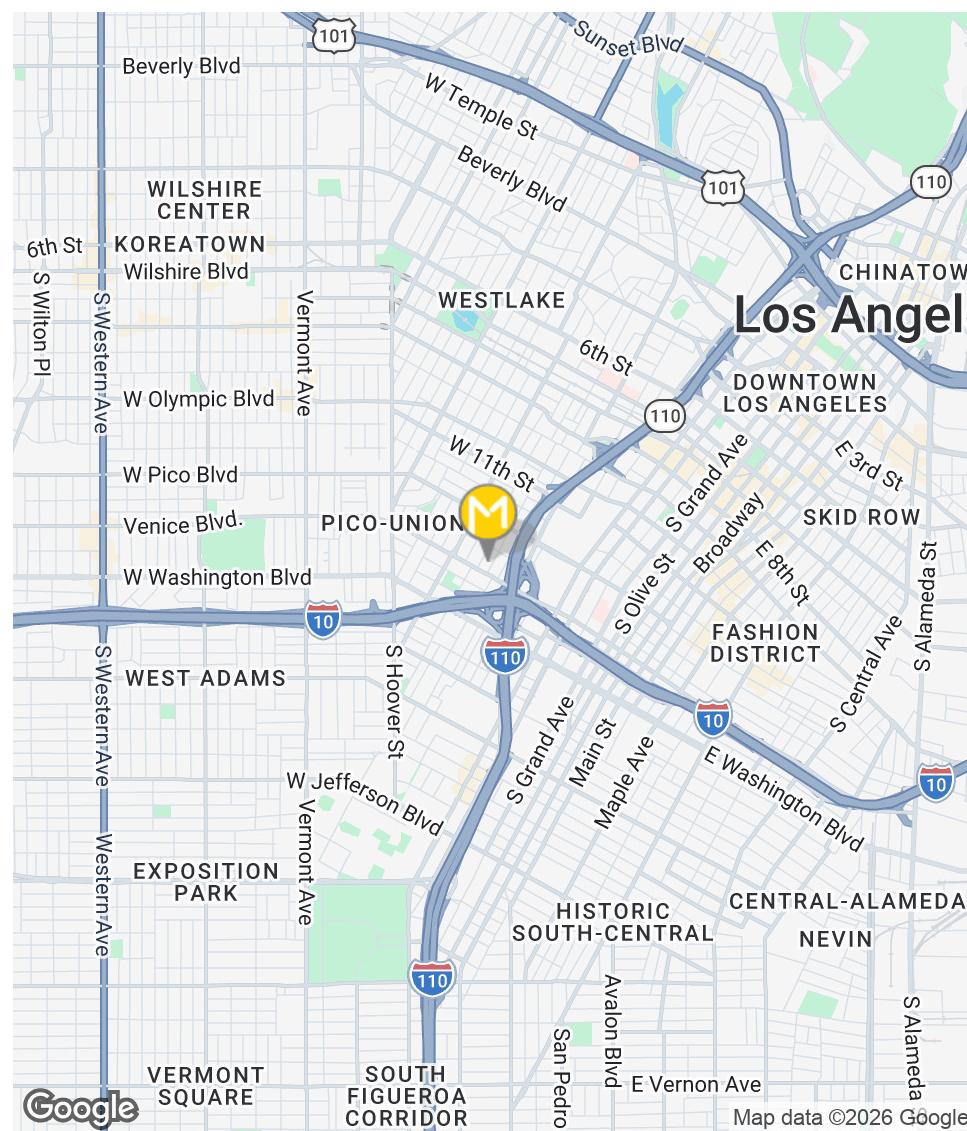
- **Better for business and the bottom line:** LEED buildings have a higher resale value and lower operational costs than non-LEED buildings. They've proven to be top-performing commercial real estate investments. LEED buildings use, on average, 25% less energy than non-LEED buildings
- **Better for people:** LEED-certified buildings focus on occupant well-being, offering a healthier and more satisfying indoor space while addressing community and public health. 93% of those who work in LEED-certified green buildings say they are satisfied on the job, vs 81% in conventional buildings.
- **Better for the environment:** LEED buildings use less energy and water, utilize renewable energy and fewer resources, create less waste, and preserve land and habitat.

USGBC "Benefits of LEED" <https://www.usgbc.org/press/about-leed>



section 4
location
information

prime last mile location!



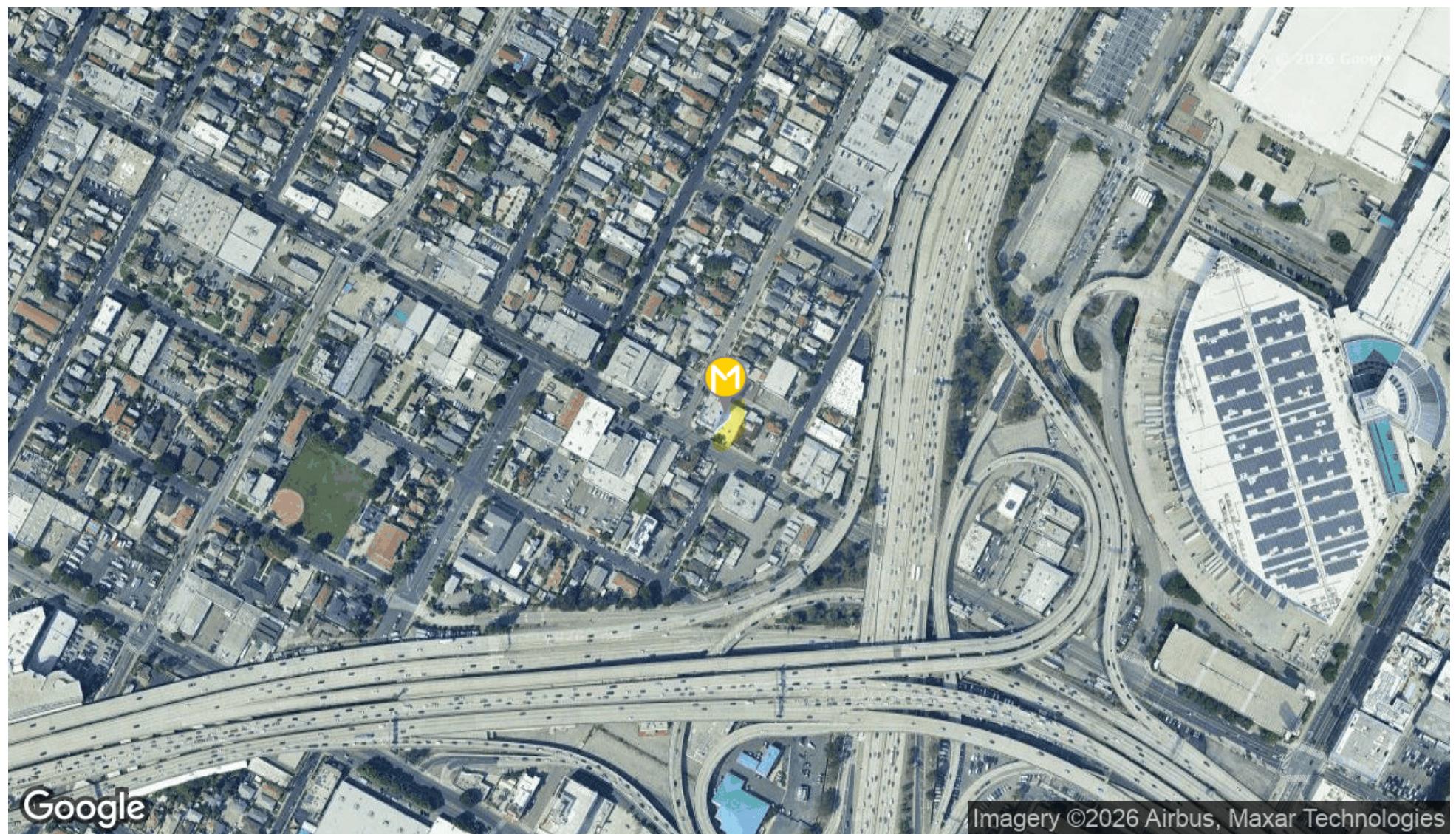
LOCATION OVERVIEW

This is the best location for flex distribution, micro-fulfillment and industrial showroom.

The Property sits between the powerhouse neighborhoods of South Park in downtown, West Adams, USC/University Park, and Koreatown. The property benefits from some of the city's largest developments, including thousands of new apartment and hotel units and incredible demographic density. The Property has excellent connectivity as it is near the 10, 110, 101, and 5 freeways and within 1.5 miles of four Metro lines and several main boulevards.

This location is the definition of last-mile. Within one mile, there are over 75,000 people; within two miles, the population balloons to 310,000! There are over 30,000 households within one mile and over 120,000 within two miles. Daytime employees within two miles swell the population by an additional 235,000! Two mile spending on food and alcohol is over \$900,000,000, on apparel is over \$173,000,000, household equipment and furniture is \$170,000,000, and prescription drugs is \$35,000,000!

aerial map



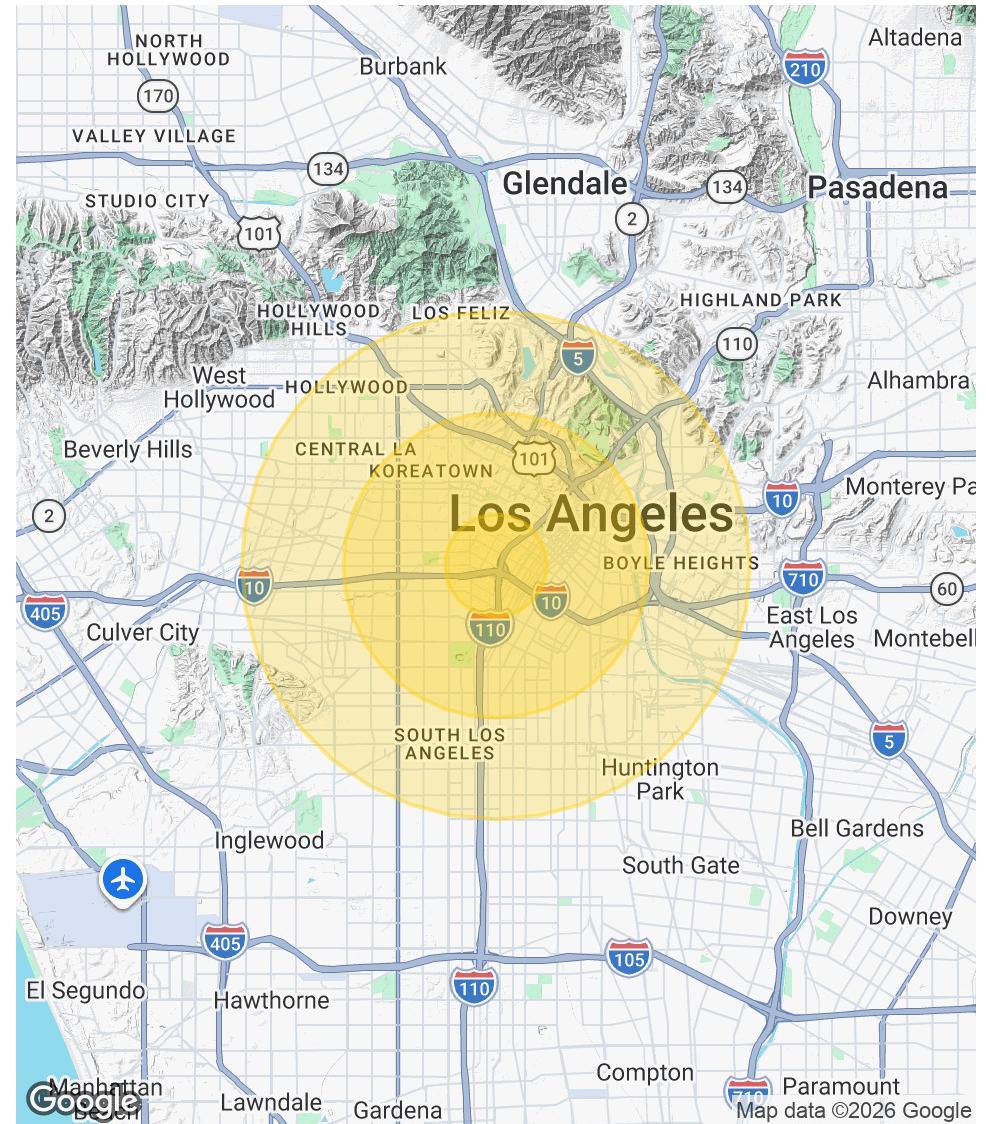


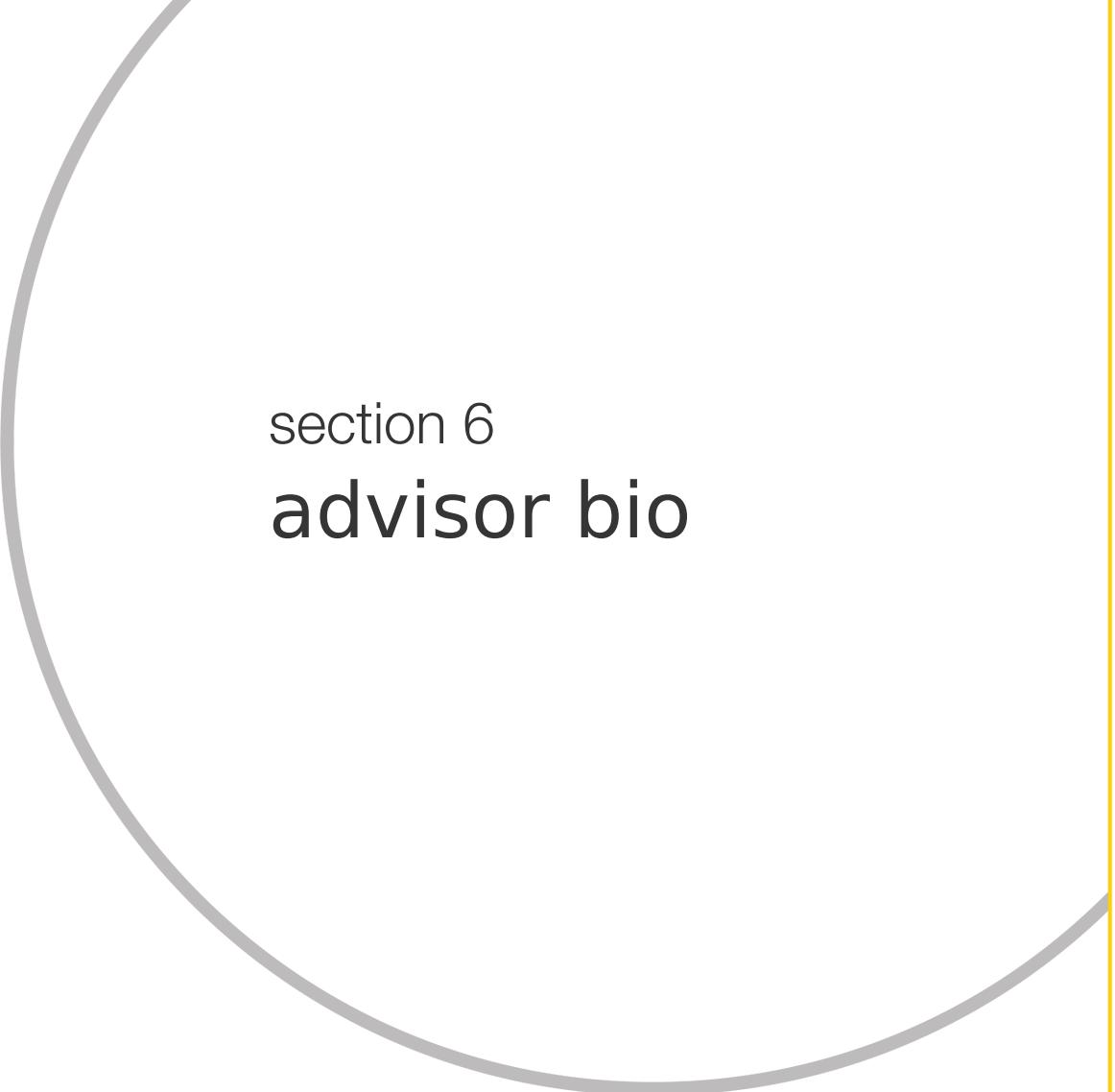
section 5
demographics

demographics map & report

SELECTED DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	75,014	598,155	1,241,330
Average HH Income	\$71,912	\$70,718	\$78,104
Average House Value	\$815,484	\$777,189	\$805,128
Total Consumer Spending	\$716.9M	\$5.4B	\$12B
Traffic volume at Venice and Union	15,418		





section 6
advisor bio

MARTIN MCDERMOTT**Managing Director**

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Professional Background

Since 2002, Martin McDermott has assisted clients in achieving their strategic business goals through the sale, purchase, and leasing of office, retail, industrial, and development properties. While Mr. McDermott represented the United States Postal Service in all its lease renewals from Santa Barbara County through Orange County over four years, most of the focus has been on the private investor. Mr. McDermott co-founded Method Commercial in 2017 to better serve this group, primarily comprised of local family offices, private trusts, high-net worth individuals, non-profits, owner-users, developers, and value-add investors.

Mr. McDermott is an expert at negotiating in difficult positions, including lease renewals, recessionary economies, environmental and other encumbrances, and off-market opportunities. He also has a twenty-three-year track record of uncovering overlooked value.

Mr. McDermott is currently a certified mentor in the Small Business Administration's Los Angeles division SCORE program. From 2013 to 2020, he designed and taught courses for the prestigious Urban Land Institute. Clients benefit from the coaching, leadership, and management skills Mr. McDermott honed working with Fortune 500 business leaders while Director of Business Development at the Ross School of Business at the University of Michigan.

Before co-founding Method Commercial, Mr. McDermott was a leading agent at Grubb & Ellis and a Founding Principal at Avison Young, Los Angeles.

Memberships & Affiliations

Mr. McDermott is a certified Small Business Administration SCORE mentor, a former instructor with the Urban Land Institute and the Los Angeles chapter of the Real Estate Associate Program (REAP), a Certified Commercial Investment Member (CCIM), and holds a California Real Estate Broker's license.

Education

A.B. in Diplomacy and World Affairs and an emphasis in International Environmental Policy from Occidental College. Executive education courses in Sales, Marketing, Strategy and Leadership at The Ross School of Business at the University of Michigan.

For more
information or to
schedule a tour...

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Thank You

