

1424
S Main Street

LOS ANGELES / CA

CBRE



Asking Price

\$2,300,000

FOR SALE

RARE OWNER-USER/INVESTMENT OPPORTUNITY IN DTLA'S THRIVING CORE

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1424
S Main Street

MARKET OVERVIEW

The LA Fashion District is one of Downtown Los Angeles' most active and diverse submarkets, spanning 107 blocks and home to over 4,000 businesses. The district draws demand from residents, commuters, and tourists alike, with 87,000+ residents, 350,000 daily workers, and 15 million annual visitors. In Q1 2025 alone, the district recorded 4.7 million visits, underscoring its position as a vital hub for retail, wholesale, and cultural activity.



Prominent main street frontage with Excellent visibility.



Flexible layout suited for retail, creative office, or light industrial use.




Delivered vacant, ideal for immediate occupancy by owner-user.









PROPERTY OVERVIEW



Address	1424 S Main St
Market/Submarket	Downtown Los Angeles
Square Footage	6,468 SF
Lot Size	8,712 SF
Year Built	1933
Type	Retail/ Industrial
Zoning	LAM2
Walker Score	Walker's Paradise (90)
Transite Score	Rider's Paradise (99)

DEMOGRAPHICS AT A GLANCE

	Downtown LA Residents	87,000+
	Daily Commuters	350,000+
	Annual Visitors	15M+
	Q1 2025 Visits	4.7M+
	Average Visit Duration	112 Minutes
	Peak Months	April & May
	Median Age	33 Years
	Most Common Age Group	25–29 Years (12.26%)
	1–2 Person Households	~55%

	3–4 Person Households	~29%
	5+ Person Households	~16%
	Median Household Income	\$68,000
	Average Household Income	\$98,000
	Education Levels	High Concentration of College/Associate, Then Bachelor's Degrees
	Residential Units	5,000+

Employment Status

	Employed	91%
	Unemployed	9%

SUBMARKET TRENDS & GROWTH DRIVERS



Continued investment in mixed-use residential and creative office projects.



BID-led Clean & Safe program ensures a welcoming environment.

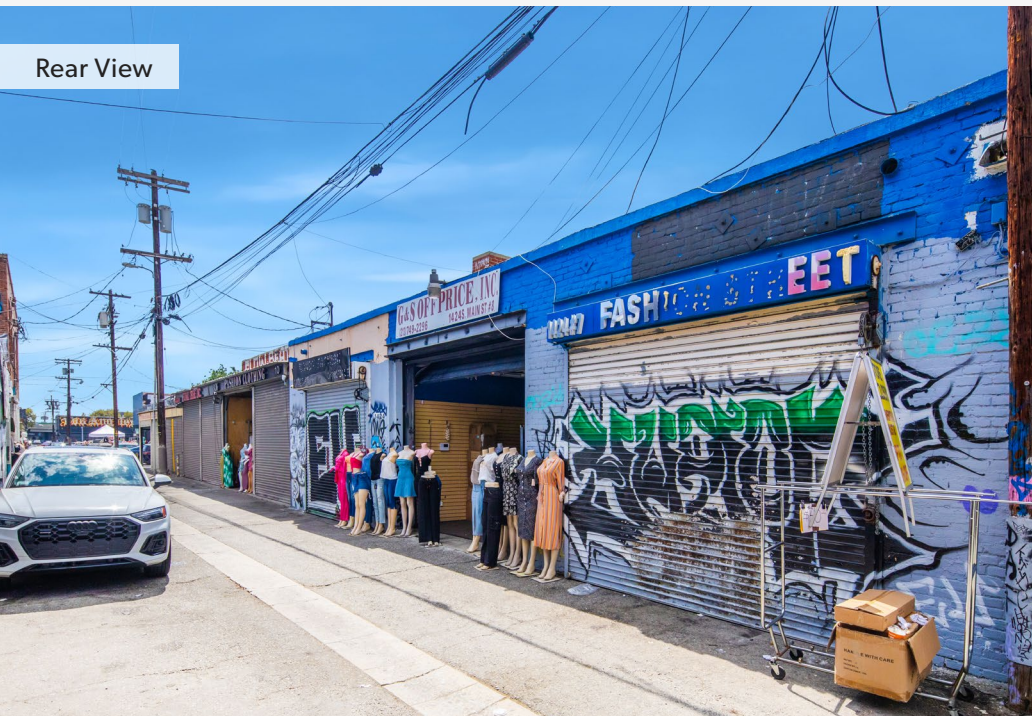


Broadway corridor revitalization with Apple Tower Theatre, Nike Jump, Urban Outfitters, Adidas Originals.



Upcoming 2028 Olympics expected to drive retail, hospitality, and infrastructure growth across DTLA.

Rear View



Front View



PROPOSED FASHION DISTRICT DEVELOPMENT PIPELINE

1100 S MAIN ST Residential | 337 Units

Retail Sq Ft	26,000
Residential Type	Apartment, Affordable
Market Rate Units	337
Affordable Rental Units	42
Total Rental Units	379
Total Units	379

BROADWAY LOFTS 163 Condos

Retail Sq Ft	6,400
Residential Type	Condo
For Sale Units	163
Total Units	163

CITY MARKET OF LOS ANGELES Residential | 948 Units | 210 Hotel Rooms

Retail Sq Ft	225,000
Civic Government Use	Park/Green Space
Education	Post-secondary Institution
Residential Type	Apartment, Affordable
Market Rate Units	853
Affordable Rental Units	95
Total Rental Units	948
Total Units	948
Hotel Type	Hotel
Number of Rooms	210

LA PENSA LIBRE

Mixed Use | 112 Residential Units | 7,300 SF Retail

PROPOSED FASHION DISTRICT DEVELOPMENT PIPELINE

FASHION DISTRICT RESIDENT

Residential | 452 Units

Retail Sq Ft	13,655
Residential Type	Apartment, Affordable
Market Rate Units	402
Affordable Rental Units	50
Total Rental Units	452

MAIN STREET TOWER

Mixed Use | 363 Units | 12,500 SF Retail

Retail Sq Ft	12,500
Residential Type	Apartment
Market Rate Units	363
Total Rental Units	363
Total Units	363

SOUTHERN CALIFORNIA FLOWER MARKET

Mixed Use | 323 Units | 59,000 SF Office | 81,000 SF Retail

Retail Sq Ft	81,000
Office Sq Ft	59,000
Office Class	B
Residential Type	Apartment, Affordable
Market Rate Units	291
Affordable Rental Units	32
Total Rental Units	323
Total Units	323

INVESTMENT HIGHLIGHTS

- Rare owner-user opportunity in DTLA's Fashion Districts
- Located in the Fashion District Business Improvement Districts
- Strong, resilient demand base: 87K residents, 350K commuters, 4.7 M visitors to fashion district annually
- Strong concentration of fashion related business
- Low vacancy rates amongst Tenants
- Premier Retail Corridor



10.

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KEY LOCATION BENEFITS



Located in a Business Improvement District-managed district ensuring clean, safe streets.



Excellent transit and freeway access: Metro A-Line, I-10, I-110, US-101.



Steps from Santee Alley, Broadway corridor, and cultural/retail destinations.



Short drive to LAX (25 min) & Burbank (20 min).





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