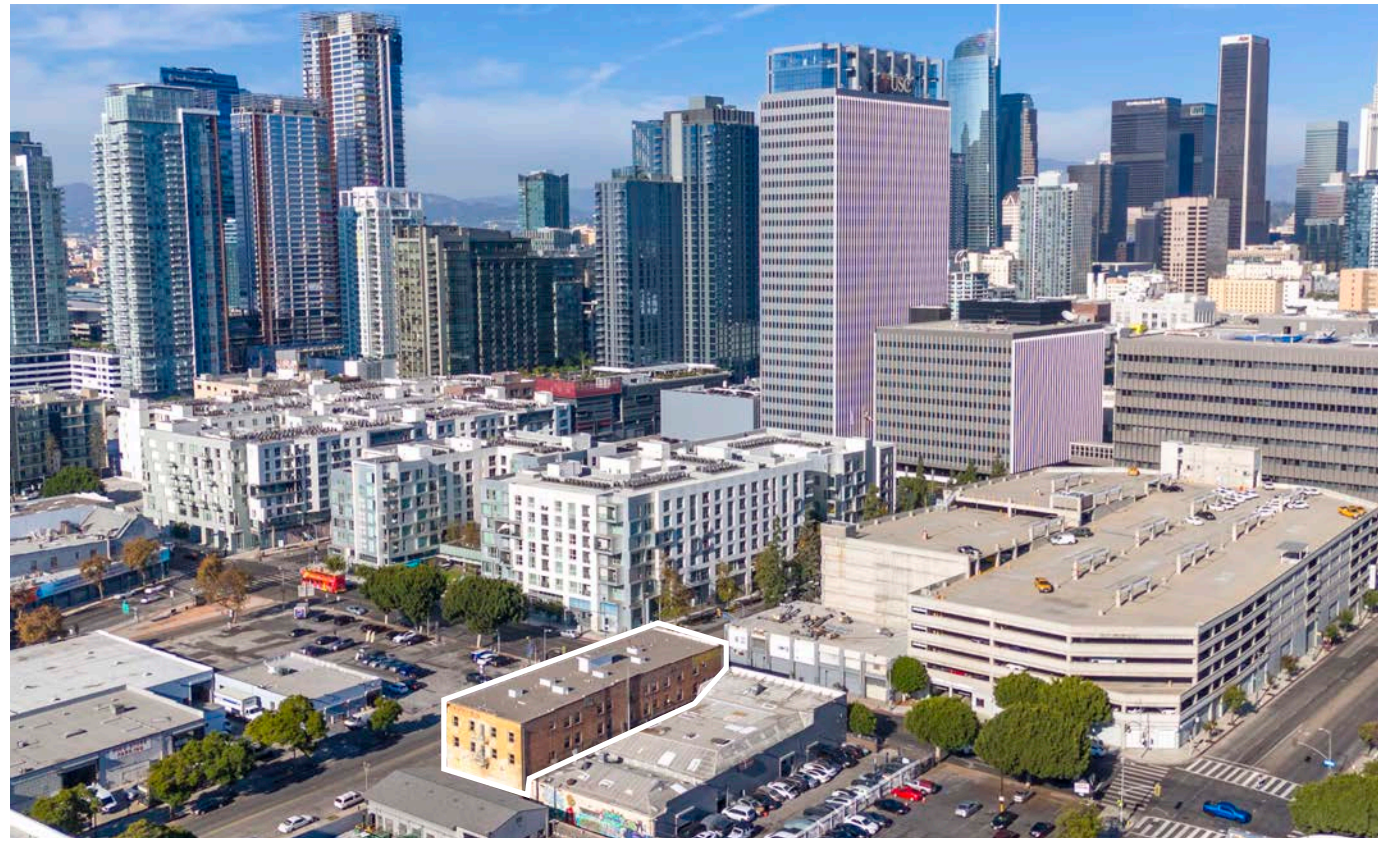


PORTSMOUTH HOTEL  
**160-166**  
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LOS ANGELES / CA 90006

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PORTSMOUTH HOTEL

**160-166**

W PICO BLVD

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PORTSMOUTH HOTEL

160-166

W PICO BLVD

01 ●

INVESTMENT HIGHLIGHTS

# INVESTMENT HIGHLIGHTS



58 Single Occupancy Rooms



Potential to also purchase adjacent property as portfolio



Additional retail spaces on ground floor



Located on a hard signaled corner with high traffic counts



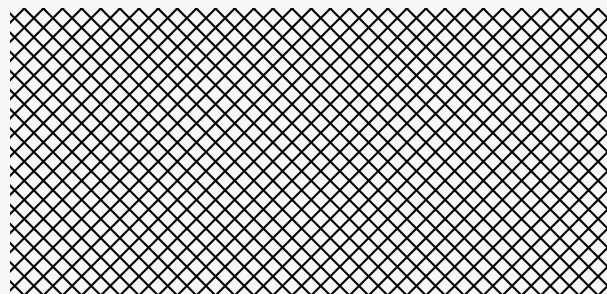
Recently renovated (2024)



Located in an opportunity zone



TOC-3 designation with ED-1 eligibility





PORTSMOUTH HOTEL

160-166

W PICO BLVD

02.

PROPERTY OVERVIEW

7.

PORTSMOUTH HOTEL / 160\_166 W PICO BLVD / LOS ANGELES, CA 90015



### PROPERTY OVERVIEW

Address	160-166 W Pico Blvd
Market/Submarket	DTLA
Square Footage	22,500 SF
Lot Size	8,320 SF
Year Built	1914
Year Renovated	2024



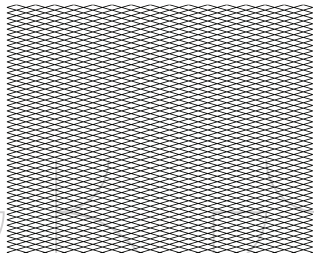
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**03.**

KEY LOCATION BENEFIT





## KEY LOCATION BENEFIT



Located on a hard signaled corner with high traffic counts



Tier 3 TOC Designation with ED-1 Eligibility



State Enterprise Zone



High population density – Over 530,000 people in 3-mile radius and over 1,200,000 people in 5-mile radius



Greater Downtown Housing Incentive Area



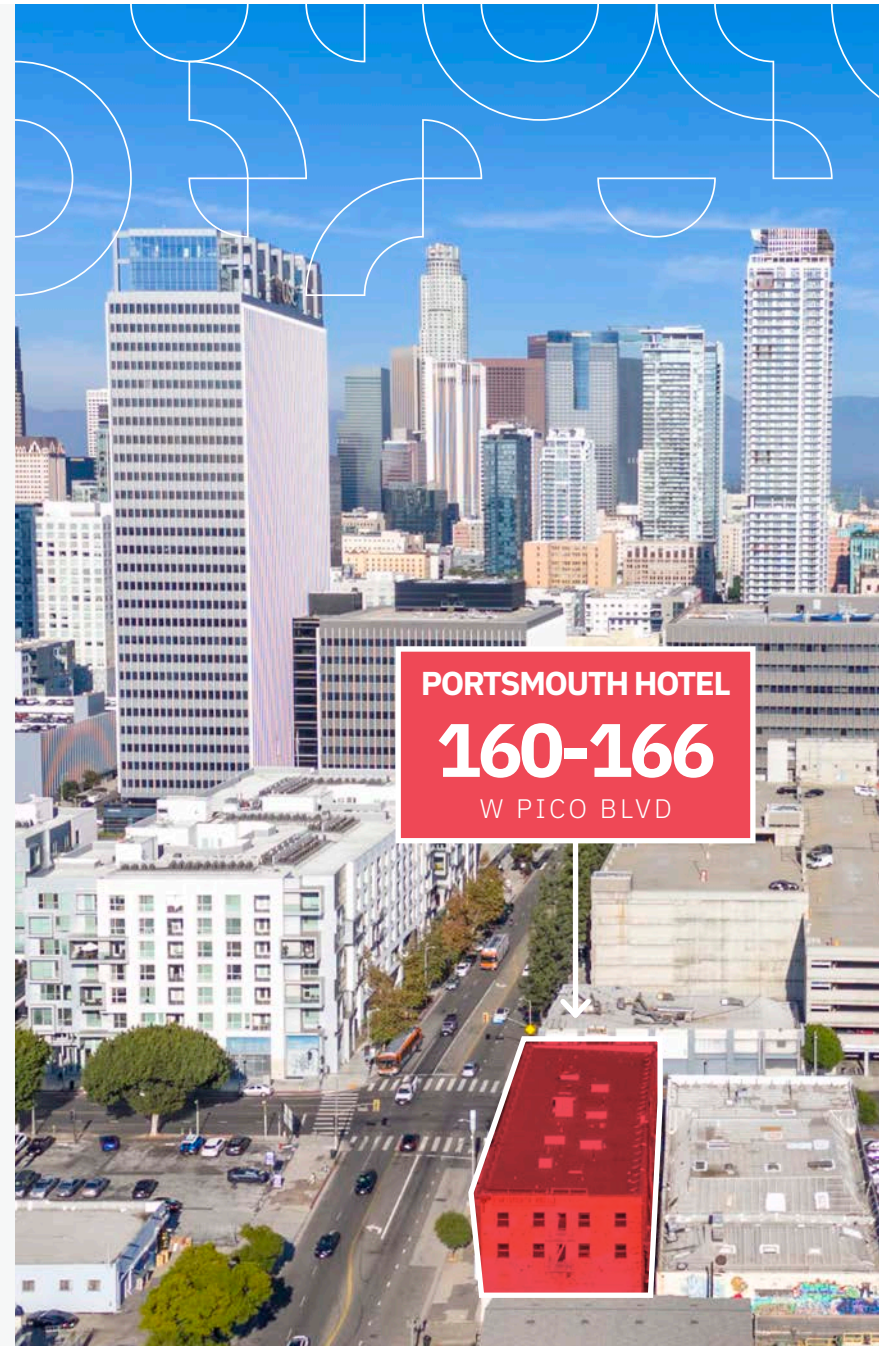
Close proximity to USC, Crypto Arena, and LA Convention Center



Located in an opportunity Zone



Direct Access to the 110 Freeway and 10 freeway



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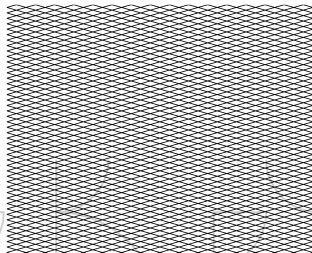
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04.

DEMOGRAPHICS



## DEMOGRAPHICS



DISTANCE	1 MILE	3 MILES
<b>POPULATION</b>		
2024 Population - Current Year Estimate	59,315	551,772
<b>HOUSEHOLDS</b>		
2024 Households - Current Year Estimate	31,994	204,460
<b>HOUSEHOLD INCOME</b>		
2024 Average Household Income	\$102,059	\$80,636
<b>HOUSING UNITS</b>		
2024 Housing Units	39,656	228,893
2024 Vacant Housing Units	7,662 19.30%	24,433 10.70%
2024 Occupied Housing Units	31,994 80.70%	204,460 89.30%
2024 Owner Occupied Housing Units	3,027 7.60%	23,178 10.10%
2024 Renter Occupied Housing Units	28,967 73.00%	181,282 79.20%
<b>EDUCATION</b>		
2024 Population 25 and Over	47,803	390,785
HS and Associates Degrees	15,439 32.30%	150,325 38.50%
Bachelor's Degree or Higher	23,775 49.70%	119,406 30.60%
<b>WORK FORCE</b>		
2024 Businesses	14,378	39,813
2024 Employees	120,436	400,573



PORTSMOUTH HOTEL

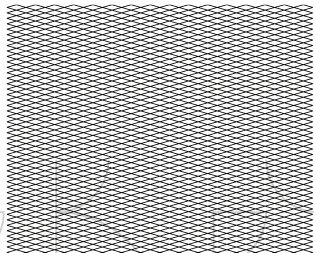
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**05**

MARKET OVERVIEW



## MARKET OVERVIEW

This mixed-use multifamily property is located in the vibrant South Park area of Downtown LA. Home to Crypto.com Arena, LA Live!, The GRAMMY Museum, Los Angeles Convention Center and thousands of luxury condos and apartment homes. Additionally, a number of universities and colleges have campuses in South Park or in close proximity – USC, UCLA, Cal State Los Angeles, FIDM/Fashion Institute of Design and Merchandising, Arizona State University and others. This presents a unique opportunity for an investor, owner, or developer to offer housing options for this growing demographic in DTLA. This is an area that is quickly recovering from previous market downturns and has recently seen the LA2028 team sign large office deals as the city prepares to host the 2028 Olympics. Just blocks away, the public can experience some of the most exciting retail that DTLA offers -visit the Apple Store in the historic Tower Theatre, Adidas Originals Store, Nike Jump, Urban Outfitters and others along the Broadway corridor.

Along with this multifamily/hotel property, there is an opportunity for a portfolio purchase that includes a ±10,869 SF 2-story industrial property directly across the street at 1246 S. Hill Street. The property is leased on a month-to-month basis and offers tremendous upside for an investor or owner-user.



# PORTSMOUTH HOTEL

# 160-166

## W PICO BLVD

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