2120 S MAIN ST.
LOS ANGELES, CA 90007

OFFERING MEMORANDUM

WILLIAMS CAPITAL ADVISORS
Real Estate Advisory

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KELLERWILLIAMS.
Hollywood Hills

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OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Secure Central LA warehouse with owner-user control and land-use optionality

2120 S Main Street offers a rare opportunity to acquire a standalone, two-story infill warehouse in Los Angeles, CA 90007. The property totals approximately 10,710 gross square feet on an approximately 10,635 square foot lot, providing a functional scale for an owner-user, service operator, logistics user, or long-term land-position buyer.

The asset combines practical operating utility with Central LA scarcity: reported seismic retrofit work, fire sprinklers and monitoring, 400A electrical service, perimeter fencing, and on-site security systems. Its location near USC, Exposition Park, BMO Stadium, Downtown Los Angeles, I-110, and I-10 supports both near-term operating demand and long-term optionality tied to institutional, event, and infill land fundamentals.

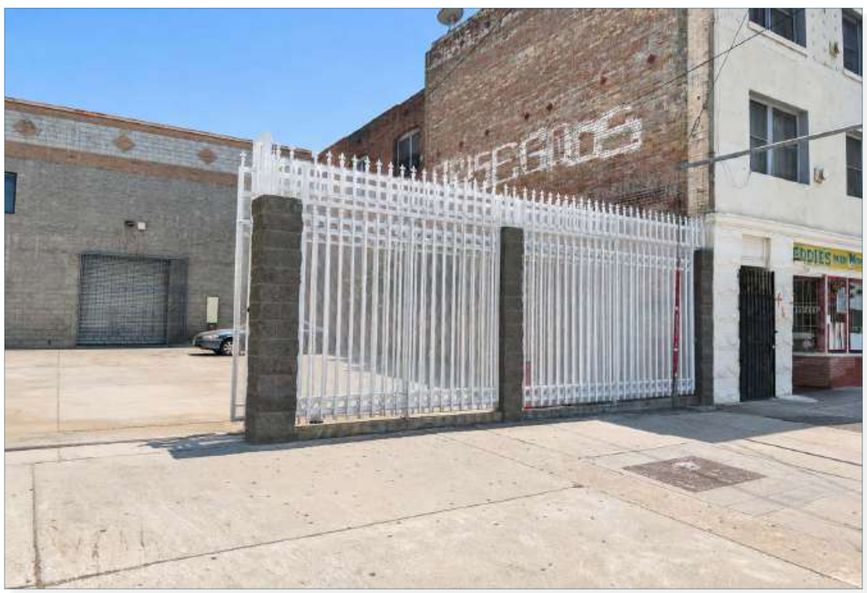
2120 S Main Street Los Angeles, CA	
ADDRESS	2120 S Main Street, Los Angeles, CA 90007
PROPERTY TYPE	Industrial / warehouse
GROSS BUILDING AREA	10,710 SF
LOT AREA	10,635 SF
YEAR BUILT	1999
ZONING	C2-2D-O-CPIO
APN	5127-028-022

INVESTMENT HIGHLIGHTS

- **Secure Infill Warehouse Control** - Standalone 10,710 SF Central LA warehouse with fenced access, security infrastructure, and functional service/logistics utility.
- **Owner-User and Operator Fit** - For businesses that value location control, parking/security,fast regional access, and protection from relocation risk.
- **South Main / University Park Demand Anchors** - Near USC, Exposition Park, BMO Stadium, LA Memorial Coliseum, Downtown Los Angeles, I-110, and I-10.
- **Long-Term Optionality** - C2-2D-O-CPIO zoning and Housing Element notation support a separate land-use diligence path, subject to verification.

AMENITIES MAP

PHOTOS



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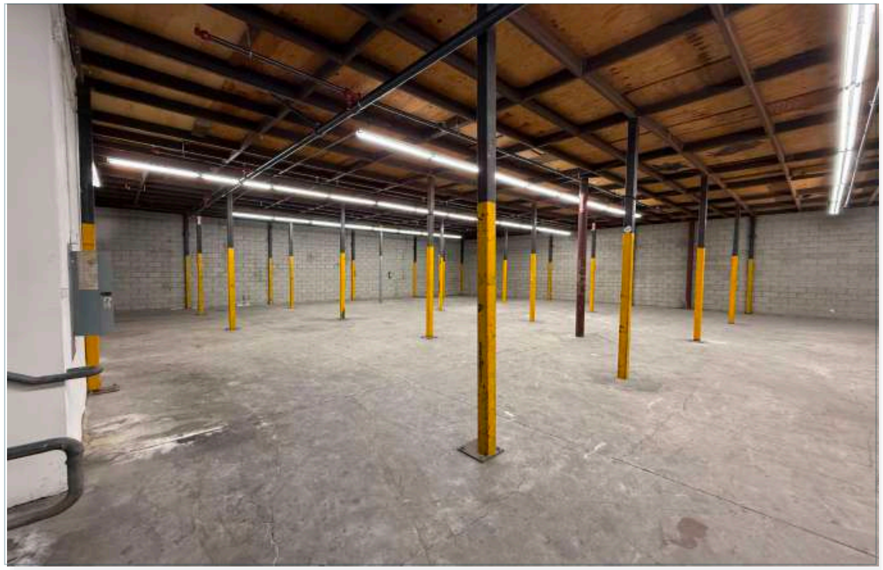

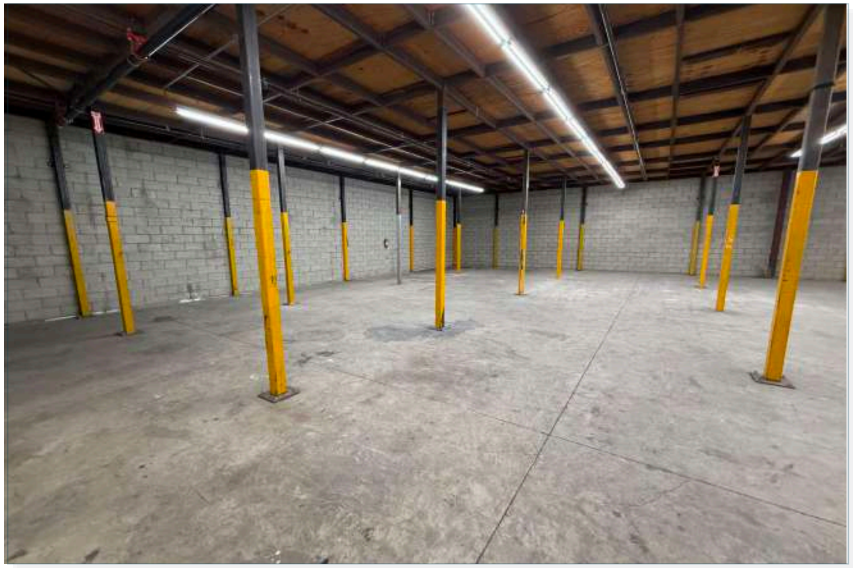

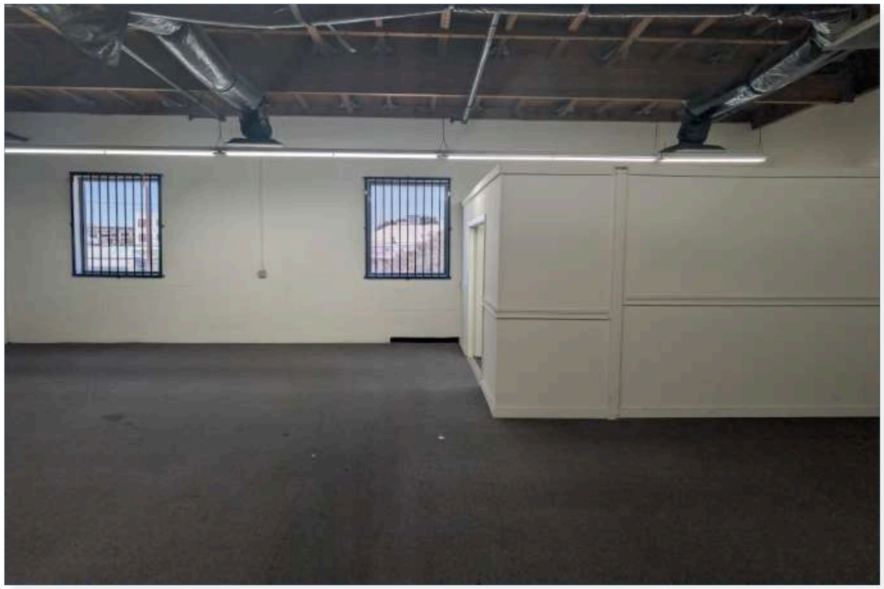

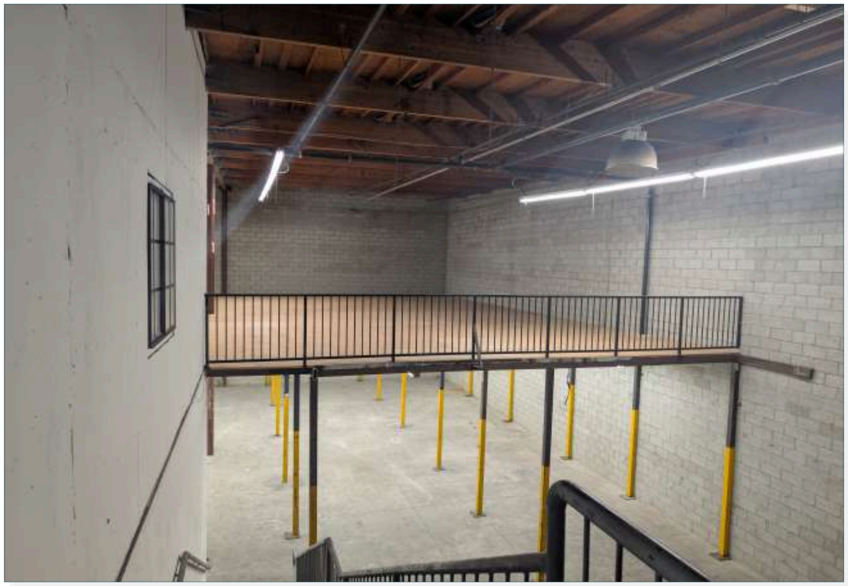

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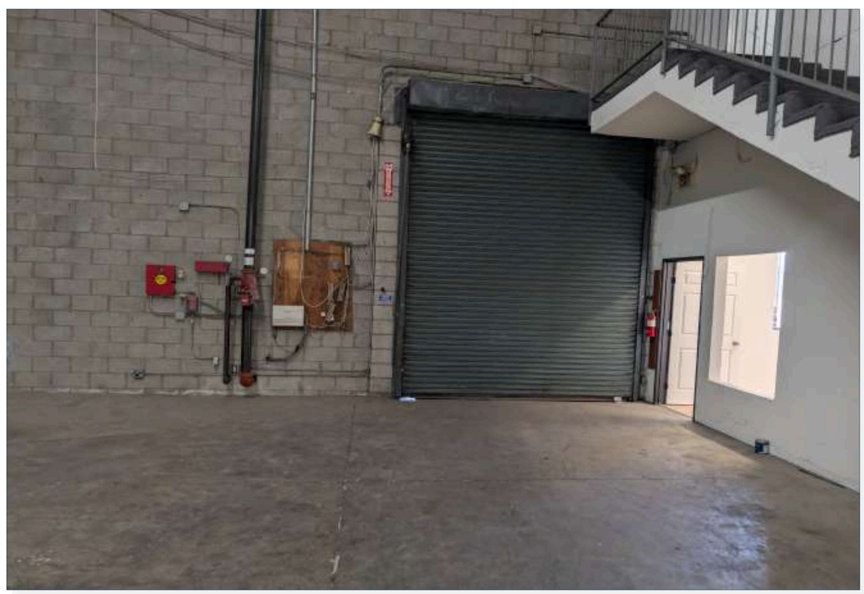

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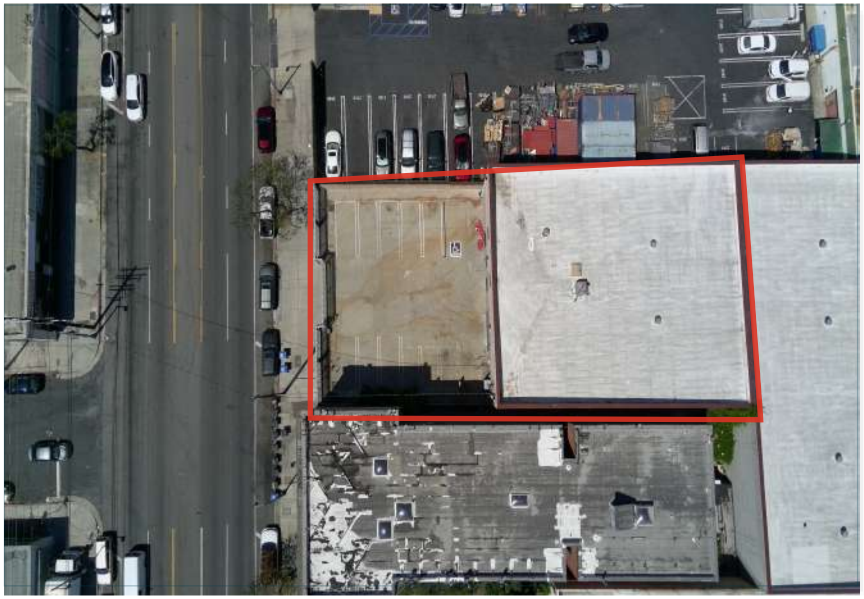

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FINANCIAL ANALYSIS

FINANCIAL OVERVIEW

ASKING PRICE	$3,950,000
BUILDING PSF	$369/SF
LAND PSF	$371/SF

ANNUALIZED OPERATING DATA

	Pro Forma
GROSS POTENTIAL RENT	$102,000
EFFECTIVE GROSS INCOME	$102,000
OPERATING EXPENSES	($5,100)
Net Operating Income	$96,900

OPERATING EXPENSES

OPERATING EXPENSES	$5,100

PRO FORMA RENT ROLL

MONTHLY RENT	ANNUAL RENT	RENT PSF/MO	PRO FORMA NOI	CAP AT ASK
$8,500	$102,000	$0.79	$96,900	2.45%

PRO FORMA RENT ROLL

Tenant / Status	Unit	SF	Base / Mo	CAM / SF	Total / Mo	Annual	$/SF / Mo	Lease Exp.
Pro Forma Market Lease	Warehouse	10,710 SF	$8,500	$0.00	$8,500	$102,000	$0.79	Prospective

OPERATING BRIDGE

Metric	Amount	Formula / Assumption	Buyer Read
Gross Potential Rent	$102,000	$8,500 x 12 months	Single rent assumption; no alternate rent cases
Effective Gross Income	$102,000	No vacancy deduction modeled	Buyer to apply its own vacancy / downtime assumption
Operating Expenses	($5,100)	5.0% of EGI	Expense allowance only; verify taxes, insurance, utilities, repairs
Net Operating Income	$96,900	$102,000 - $5,100	Used for updated cap-rate calculations

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DEVELOPMENT FEASIBILITY

DEVELOPMENT OPTIONALITY | ZONING + LAND-USE SCREEN

C2-2D-O-CPIO | HOUSING ELEMENT SITE | CONCEPTUAL BUYER DILIGENCE SCREEN

The development thesis is presented as optionality, not as an approved project. Buyer to verify zoning, overlays, entitlement path, methane/oil conditions, legal nonconforming status, utilities, and massing feasibility.

Item	Details	Item	Details
Parcel Address	2120 S Main Street, Los Angeles, CA 90007	**HE Designation**	Housing Element Site (ZI-2512) - City signals residential conversion potential
APN	5127-028-022 | Lot SF: 10,635	**Methane / Oil**	LA City Methane Zone + Oil Overlay; construction and environmental diligence required
Base Zoning	C2 - commercial zone; retail, office, and residential uses to verify	**AB 2011 / SB 423**	Potential streamlined multifamily pathways; applicability subject to legal review
Height District	2D - supports higher-density residential/mixed-use analysis	**Density Path**	No unit cap assumption should be relied on before entitlement study
Overlays	O = Oil Overlay | CPIO = Community Plan Implementation Overlay	**Hold Strategy**	Use/lease warehouse today; preserve future land-use optionality over the hold
Existing Use	Warehouse; legal nonconforming status to verify	**Buyer Value**	Control a scarce infill asset while testing residential or mixed-use upside

RESIDENTIAL CONVERSION SCREEN | BUYER OPTIONALITY

ILLUSTRATIVE DENSITY PATHS - WORKING ESTIMATE

Density Path	Est. Units	FAR	Buyer Read
Base Density (C2 by-right)	~18-22	3.0-4.0	Baseline screen only; feasibility subject to full zoning review
Density Bonus	~28-40	4.5-5.5	Potential for-profit path if affordability and state law requirements are satisfied
AB 2011 Streamlined	~35-48	5.0-6.0	Potential ministerial path, generally income-restricted; buyer counsel to verify
Selected Working Range	28-40	4.5-5.5	Initial diligence range for buyer underwriting, not an approved program

ILLUSTRATIVE LAND RESIDUAL CONTEXT

Item	Base Case
Buildable Units	35 units (mid-point of working DB range)
Est. Gross Dev. Value	$17,500,000 ($500K/unit)
Less: Hard Construction	($11,400,000)
Less: Soft Costs	($2,052,000)
Less: Developer Profit	($2,625,000)
Less: Demolition	($214,200)
Indicative Residual Context	$1,208,800 - $3,500,000

Buyer use of this screen

This analysis is included to show a potential optionality path. It should not be read as an approved development program, a guaranteed unit count, or a substitute for buyer's entitlement, environmental, design, financing, and feasibility work. A buyer can preserve value by underwriting the warehouse use first and treating redevelopment as a separate upside path.

DEMOGRAPHICS

83,681
2024 POPULATION (1-MI)

30.8
MEDIAN AGE

$59,134
MEDIAN HH INCOME

71,843
TOTAL EMPLOYEES (1-MI)

27,912
OCCUPIED HOUSING

20:3
RENTER:OWNER (1-MI)

POPULATION TRENDS

Year	1-Mile	3-Mile	5-Mile
2024	83,681	710,352	1,610,290
2023	84,288	712,512	1,620,689
2022	86,123	726,996	1,644,999
2021	85,152	733,616	1,656,647
2020	84,821	745,210	1,688,388

HOUSEHOLD INCOME DISTRIBUTION

Income Bracket	1-Mile	3-Mile	5-Mile
2024 Median	$59,134	$56,083	$62,783
Under $25K	8,721	63,831	126,740
$25K – $50K	5,255	51,708	108,041
$50K – $100K	8,386	69,996	154,852
$100K – $150K	4,136	32,741	80,526
Above $150K	5,431	33,061	90,700

AGE DISTRIBUTION

Age Group	1-Mile	3-Mile	5-Mile
Median Age	30.8	34.3	35.4
Under 20	19,838	160,754	377,328
20 – 25	11,277	63,493	121,839
25 – 45	30,239	248,646	537,313
45 – 65	15,704	159,009	376,745
Over 65	5,835	66,555	165,669

EMPLOYMENT BY INDUSTRY

Industry Sector	1-Mile	3-Mile	5-Mile
Mgmt, Business, Science	18,042	111,390	268,995
Educational, Health Care	8,506	64,294	150,934
Professional Services	7,282	50,823	113,157
Arts, Entertainment, Food	5,494	54,367	110,030
Retail Trade	4,798	37,475	81,501
Manufacturing	4,199	28,858	63,422
Transport, Warehousing	2,706	21,626	51,762
Other Services	2,190	23,976	55,197
Construction	2,044	28,597	60,165
Information	1,948	13,509	38,447
Finance, Insurance	1,796	13,703	31,893
Wholesale Trade	1,618	11,918	25,520
Public Administration	839	8,566	22,245
Agriculture	219	1,881	3,723

HOUSING OCCUPANCY & TENURE

Category	1-Mile	3-Mile	5-Mile
Occ:Vac Ratio	20:3	10:1	10:1
Occupied Units	27,912	228,257	515,099
Vacant Units	4,017	23,080	45,760
Renter:Owner Ratio	20:3	20:3	10:3
Renter Households	27,918	214,712	431,315
Owner Households	4,011	36,625	129,544

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