

# 2345 EAST OLYMPIC BLVD

OFFERING MEMORANDUM | LOS ANGELES, CA

Attractive Seller Financing  
Available at **4.875%**- Call Broker

 **Kidder  
Mathews**



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# 01

# INVESTMENT SUMMARY

THE OFFERING

AERIAL

OPPORTUNITY HIGHLIGHTS

# EXECUTIVE SUMMARY

Kidder Mathews is pleased to present 2345 East Olympic Boulevard for sale in the city of Los Angeles.

## THE OFFERING

Kidder Mathews, retained as exclusive agent, is pleased to present an extraordinary opportunity to acquire a multi-use facility in the heart of Downtown Los Angeles. Together with four Artist in Residence units and a coffee shop, this offering to purchase an approved events space, the Center for the Arts, and more commonly known as The Vortex is quite unique. The Vortex opened its doors in 2011

and has become one of the most renowned event spaces in Los Angeles, having hosted functions ranging from art and fashion shows to film, theatre and television productions as well as a multitude of community and philanthropic affairs.

2345 East Olympic Boulevard is beautifully constructed with vintage brick and soaring wood trusses, and is conveniently located just a short walk from numerous amenities and activities in the thriving Arts District community.



## PROPERTY OVERVIEW

Address	2345 E Olympic Blvd, Los Angeles, CA 90021
Building Area	22,360 SF
Land Area	21,010 SF
Loading	4 grade-level doors
Ceiling Height	±16' - 28'
Power	800 amps
Parking	Call broker





SUBLEASED PARKING AREA FOR "THE VORTEX"

SUBJECT PROPERTY



# OPPORTUNITY HIGHLIGHTS



**\$13,500,000 ASKING PRICE  
ATTRACTIVE SELLER FINANCING  
AVAILABLE AT 4.875%  
CALL BROKER**



**MULTI-USE EVENTS/  
PRODUCTION SPACE WITH 400  
PERSON CAPACITY**



**4 ARTIST IN RESIDENCE UNITS**



**COFFEE SHOP**



**TWO STREET FRONTAGE  
OLYMPIC BOULEVARD AND  
PORTER STREET**



**16' MINIMUM CLEARANCE  
AND CLEAR SPAN SPACE**



**800 AMPS OF DISTRIBUTED AND  
SEPARATELY METERED POWER**



**FULLY SPRINKLERED FACILITY**



**SHORT WALK TO MANY AMENITIES**



02

# PROPERTY DESCRIPTION

PROPERTY HIGHLIGHTS

FLOOR PLAN

THE NEIGHBORHOOD

DTLA PRODUCTION SITES

PHOTOS

# PROPERTY DESCRIPTION

The space consists of the following entitled improvements

## THE CENTER FOR THE ARTS A.K.A. THE VORTEX

A **TURN-KEY** ±8,121 SF multi-use events and performance space/community center

**400 PERSON** occupancy

**HISTORICAL USE** of an entertainment and show permit from the city of Los Angeles

**EQUIPPED** with sound and lighting as well as production offices and storage area - Call Broker

**RESTROOMS** 9 total stalls

**CLEAR SPAN SPACE** 100 feet wide

## ARTIST IN RESIDENCE UNITS

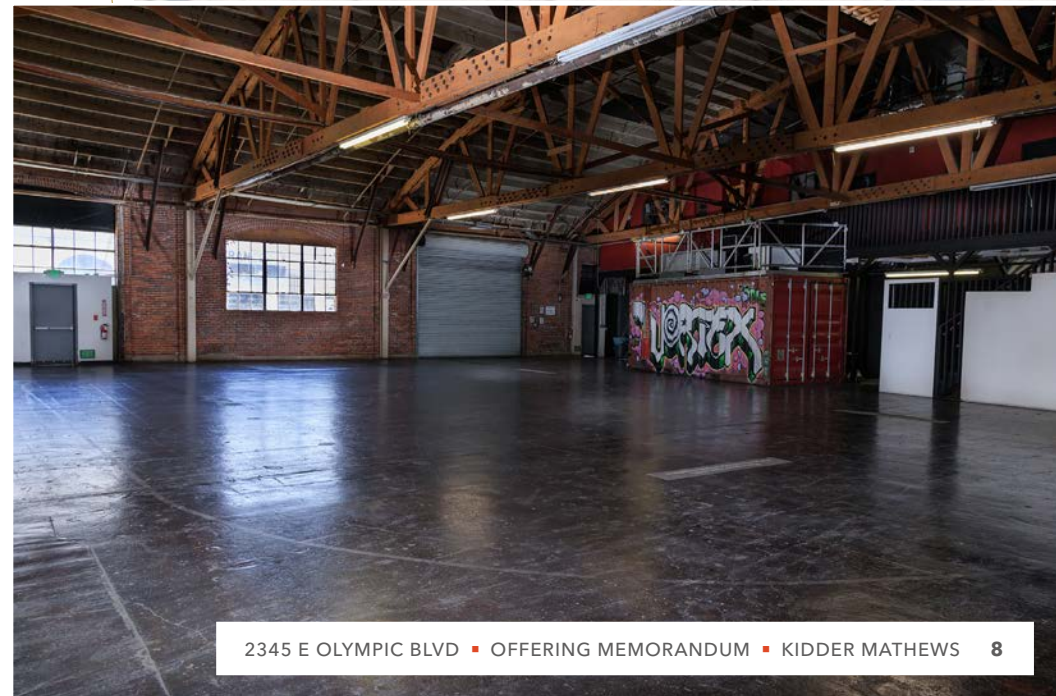
**THREE UNITS** are ±1,000 SF plus upper loft

**ONE UNIT** is ±2,264 SF plus loft (entitled with a welding permit)

## PORTER JUNCTION CAFÉ

**966 SF** permitted coffee & sandwich shop

**SERVES** breakfast and lunch







ARTIST IN RESIDENCE



CAFE

## PROPERTY HIGHLIGHTS

**EXTREMELY RARE** entitlements in place

**STYLISHLY IMPROVED** multi-use events and production facility with four Artist in Residence units and a coffee shop

**GREAT CREATIVE SPACE** in the Heart of Downtown LA

**CLEAR SPAN BUILDING** with no interior columns

**TWO STREET FRONTAGE** - Olympic Boulevard and Porter Street

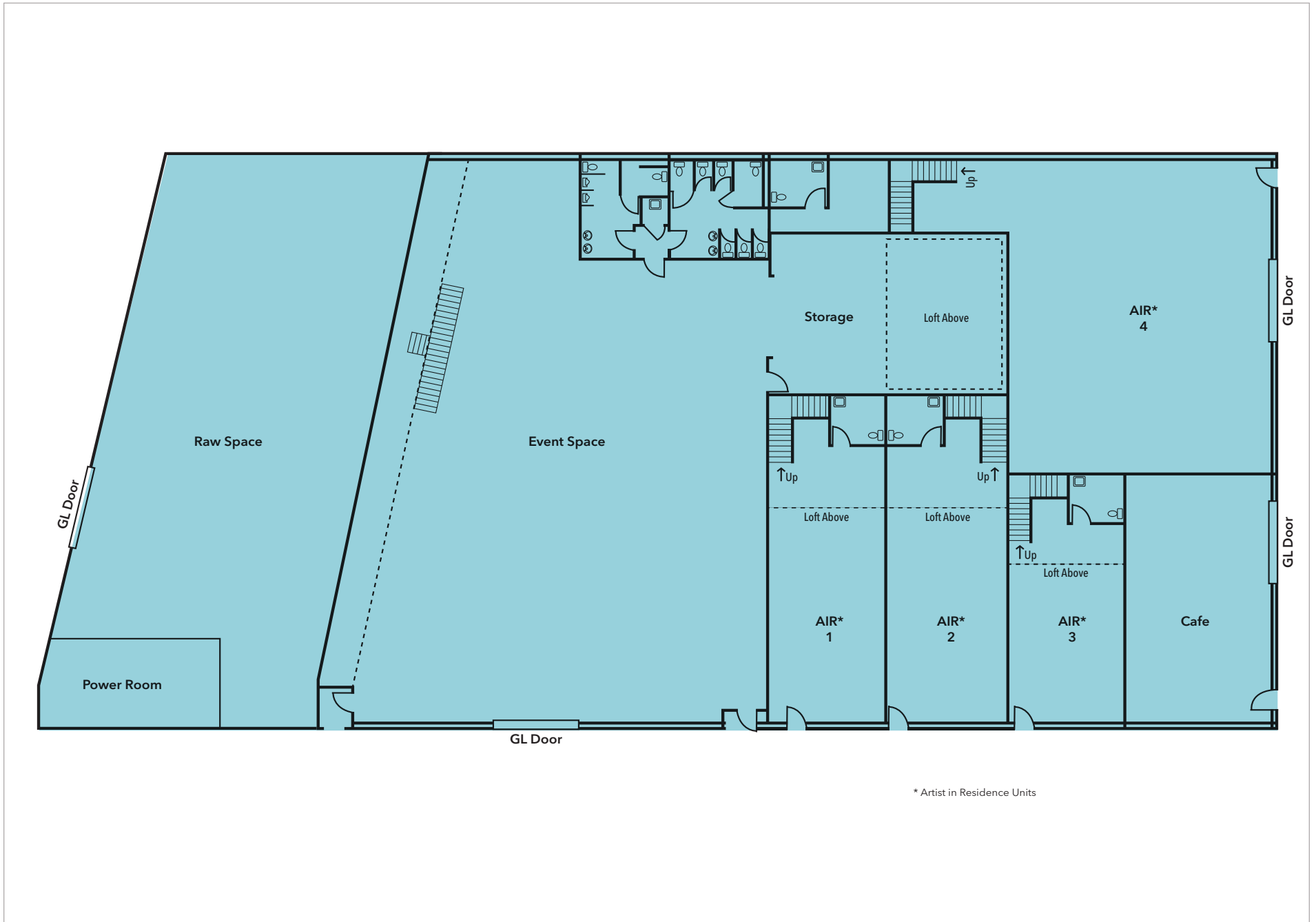
**CONVENIENT ALLEY ACCESS** for loading as well as pedestrian traffic

**BEAUTIFUL EXPOSED BRICK** structure and soaring wood trusses throughout

**FULLY POWERED** and sprinklered facility



# FLOOR PLAN





# THE NEIGHBORHOOD



**DOWNTOWN  
LOS ANGELES**

**DODGER STADIUM**

**ROW  
DTLA**

6th & Alameda -  
East End Studios

Avalon Bay  
Future  
Development

Camden  
Residential  
Development

**BAVEL**

ACE Mission  
Studios

**Apple tv+**

**ALAMEDA ST**

LA Times -  
Atlas Capital

rolling greens

ONNI  
Future  
Development

6th Street  
Bridge &  
Viaduct

Atlas Capital

**101**

**10**

**10**

**SUBJECT  
PROPERTY**

**E OLYMPIC BLVD**

**SANTA FE AVE**

SoHo House

**WARNER MUSIC**

**BESTIR**

Jesse Street -  
East End Studios

**AUTO  
CONDUCT**

**AI ART HOUSE**

hyperloop | one

**Greenbar**



# DTLA PRODUCTION SITES

CURRENT & FUTURE



**DOWNTOWN  
LOS ANGELES**

**DODGER STADIUM**

**6TH & ALAMEDA -  
EAST END STUDIOS**

**ACE MISSION STUDIOS**

**JESSE STREET -  
EAST END STUDIOS**

**LA TIMES -  
ATLAS CAPITAL**

**ATLAS CAPITAL**

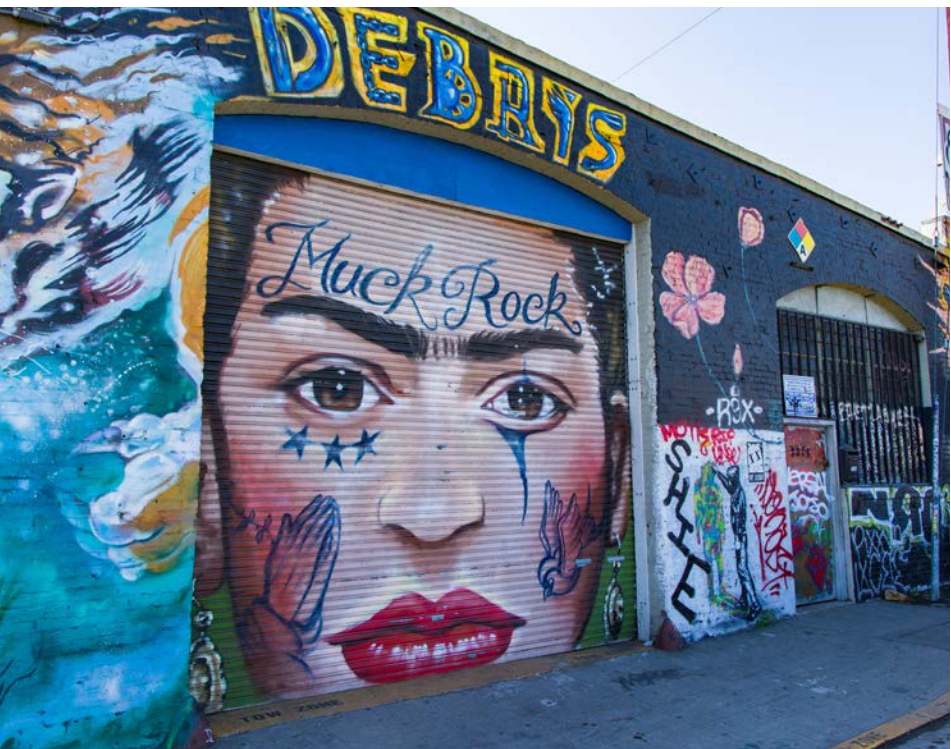
**SUBJECT  
PROPERTY**

**BOX YARD LA**

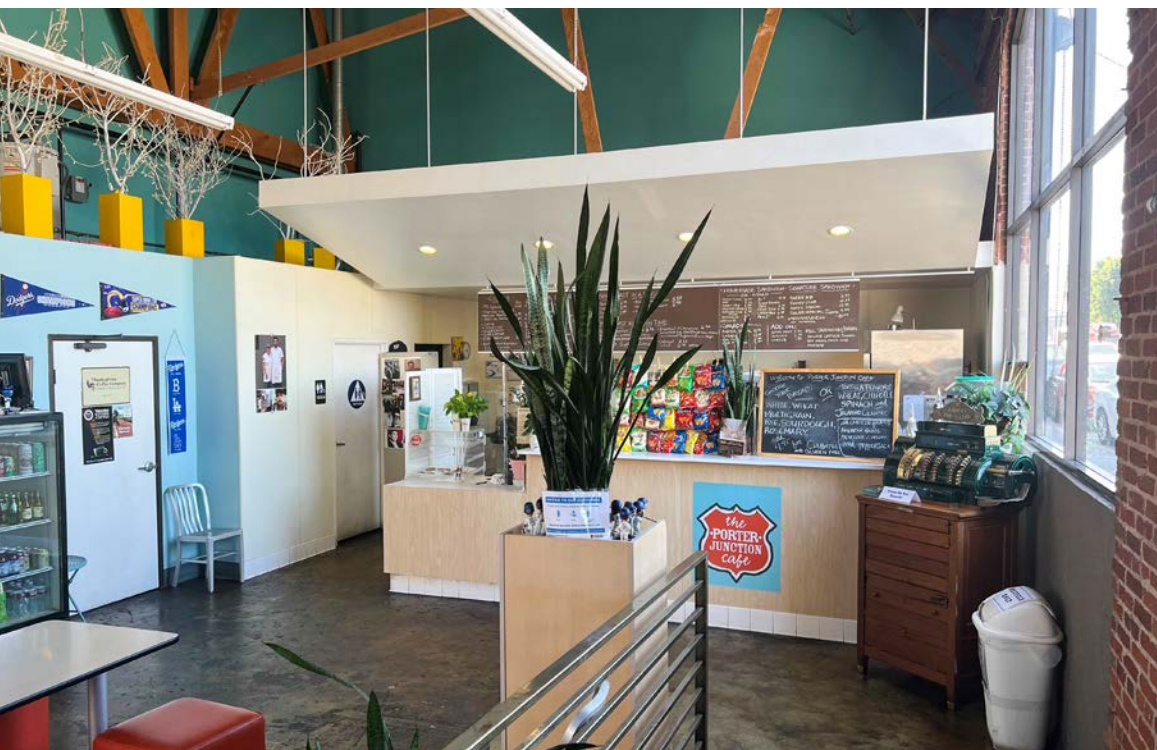


**VERNON**  
Westside Specific  
Plan Area











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