

OFFERING MEMORANDUM

# 417 SOUTH HILL STREET

LOS ANGELES, CA 90013



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# EXECUTIVE SUMMARY

# UNIQUE OPPORTUNITY IN THE HEART OF DTLA

Kidder Mathews and Pacifica Capital are pleased to present a unique opportunity to acquire approximately 144,000 square feet in the Iconic Subway Terminal Building in Downtown Los Angeles. The property consists of a three-level commercial condominium on the ground floor and two subsequent subterranean levels as follows:

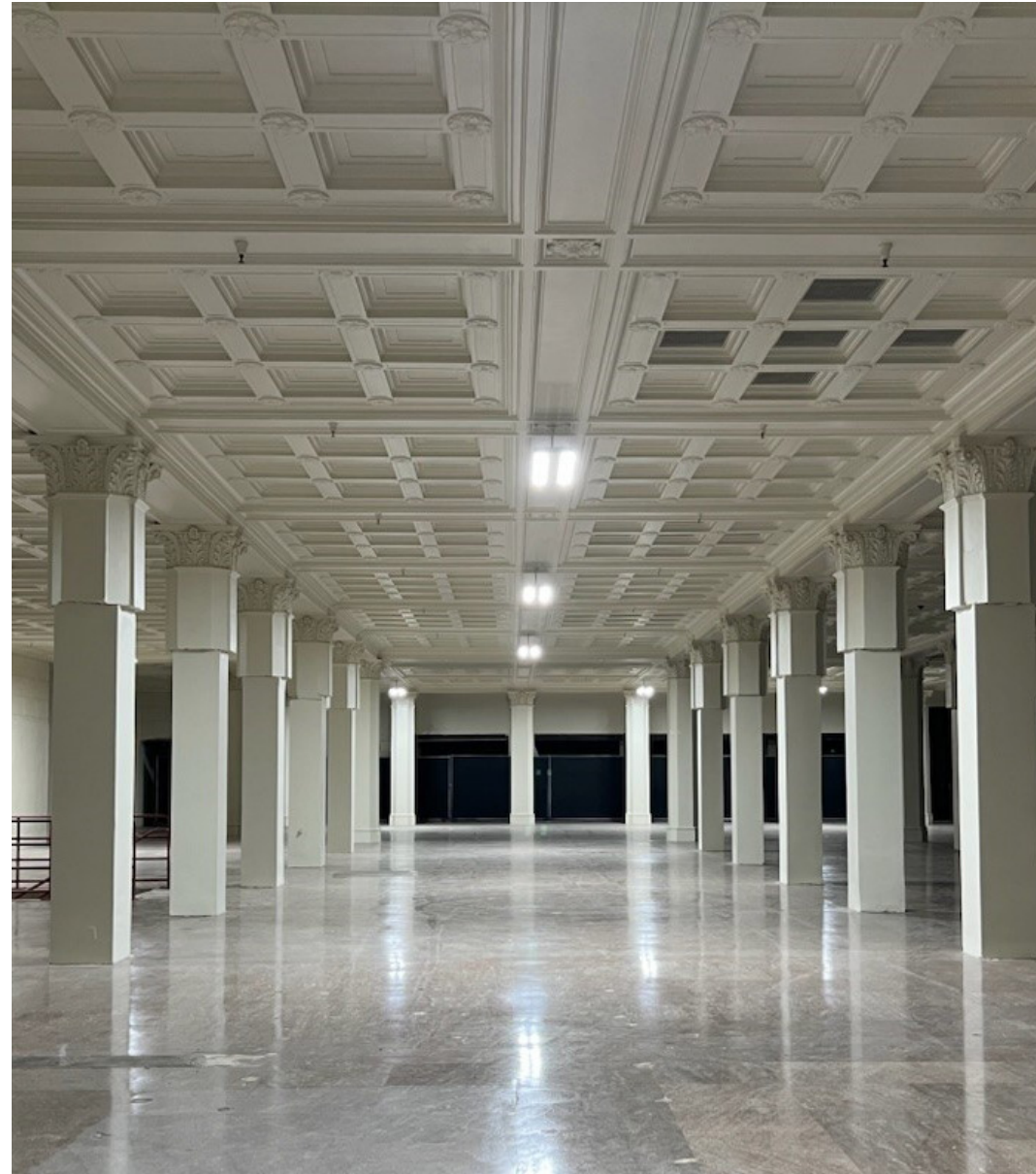
Ground Level Floor - 36,499 SF

Lower Level One Floor - 58,208 SF

Lower Level Two Floor - 49,557 SF

The property provides an excellent opportunity for an owner user or investor to reposition the space into a wide range of uses including, storage, retail, museum, food hall or other specialty uses.

|               |  |
|---------------|--|
| ADDRESS       | 417 S Hill St, Los Angeles, CA 90013     |
| BUILDING SIZE | 144,264 SF                               |
| PROPERTY TYPE | Commercial Condominium                   |
| APN           | 5149-027-017, 5149-027-018, 5149-027-019 |



## PROPERTY HIGHLIGHTS

Excellent opportunity for an owner user or investor to reposition the space into a wide range of uses including, storage, retail, museum, food hall or other specialty uses.

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Situated in the epicenter of Downtown Los Angeles within close proximity to renowned art museums, cutting-edge restaurants & hip bars.

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Located at 4th and Hill Street, across from the MTA Pershing Square station.

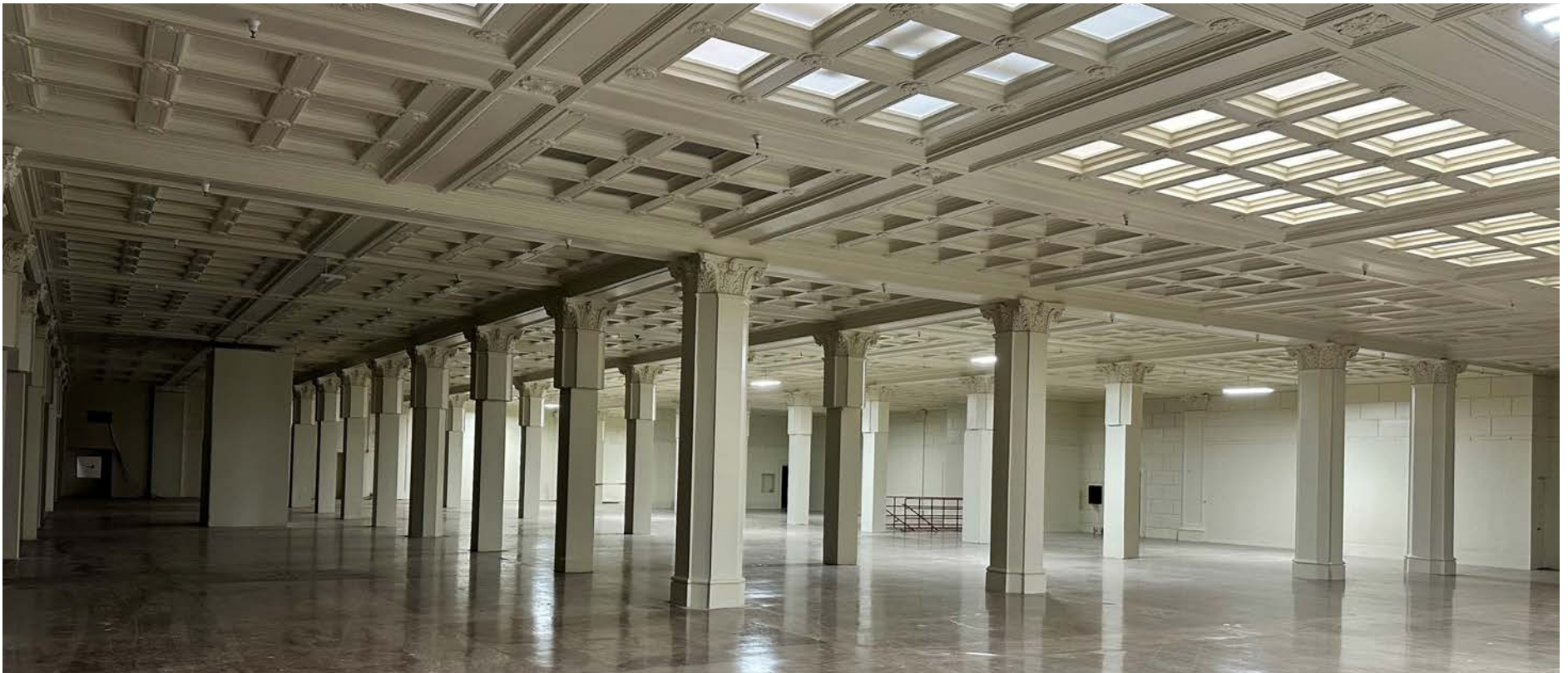
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Located at the Subway Terminal Building, currently Metro 417 a luxury 277-unit apartment community.

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Ample offsite parking which includes Pershing Square Garage across the street.

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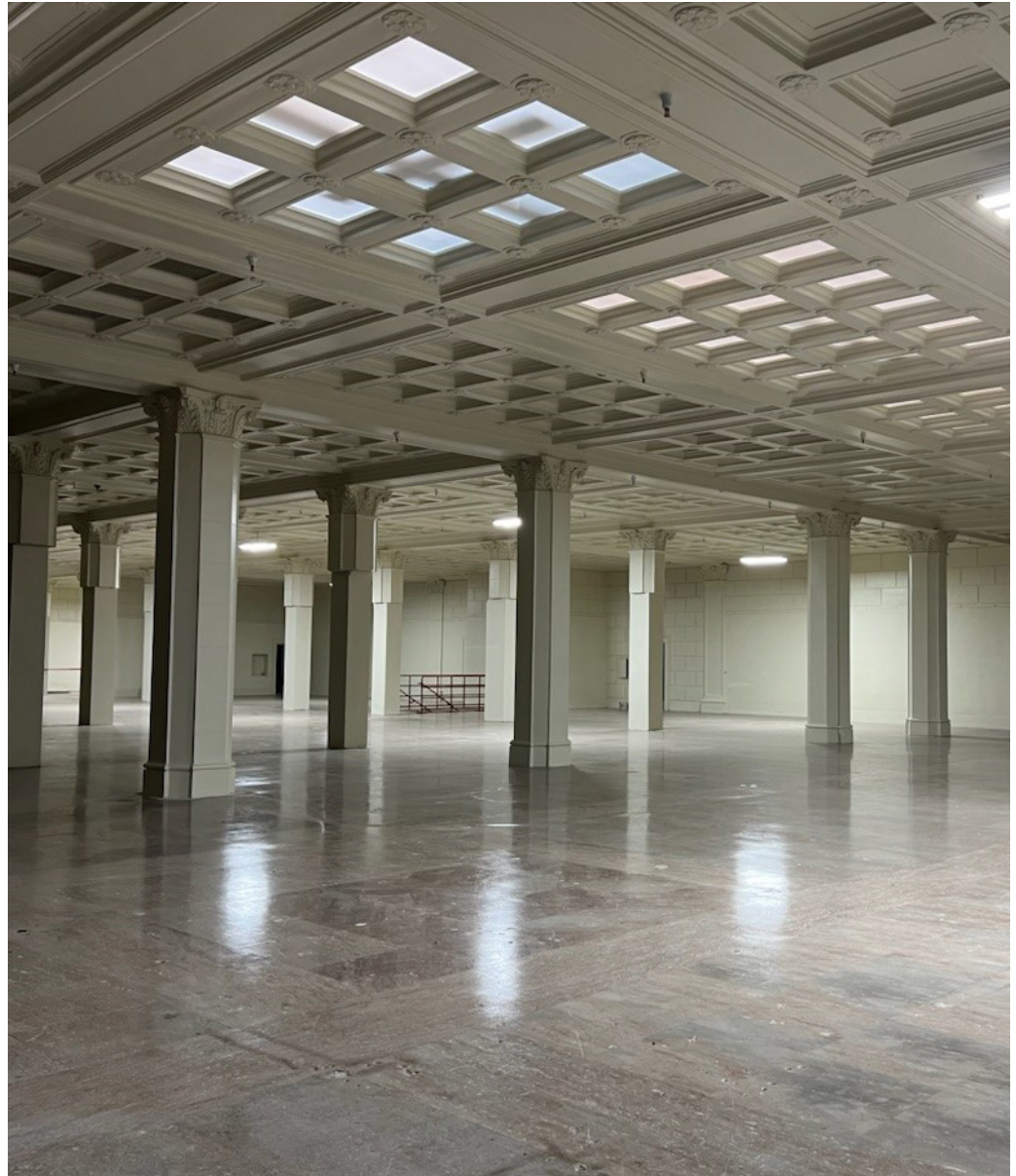
An abstract graphic composed of numerous thin, light-colored lines that intersect to form a complex, three-dimensional wireframe structure. The lines are arranged in a way that suggests depth and perspective, with some lines converging towards a vanishing point on the right side of the frame. The overall effect is that of a skeletal architectural model or a data visualization.

# PROPERTY OVERVIEW

# PROPERTY INFORMATION

## PROPERTY SUMMARY

|               |  |
|---------------|--|
| ADDRESS       | 417 S Hill St, Los Angeles, CA 90013     |
| BUILDING SIZE | 144,264 SF                               |
| PRICE         | Unpriced                                 |
| ZONING        | LAC2                                     |
| PROPERTY TYPE | Commercial Condominium                   |
| OCCUPANCY     | Vacant                                   |
| YEAR BUILT    | 1925                                     |
| PARKING       | Ample offsite parking                    |
| STORIES       | 3  |
| APN           | 5149-027-017, 5149-027-018, 5149-027-019 |



# PROPERTY OVERVIEW

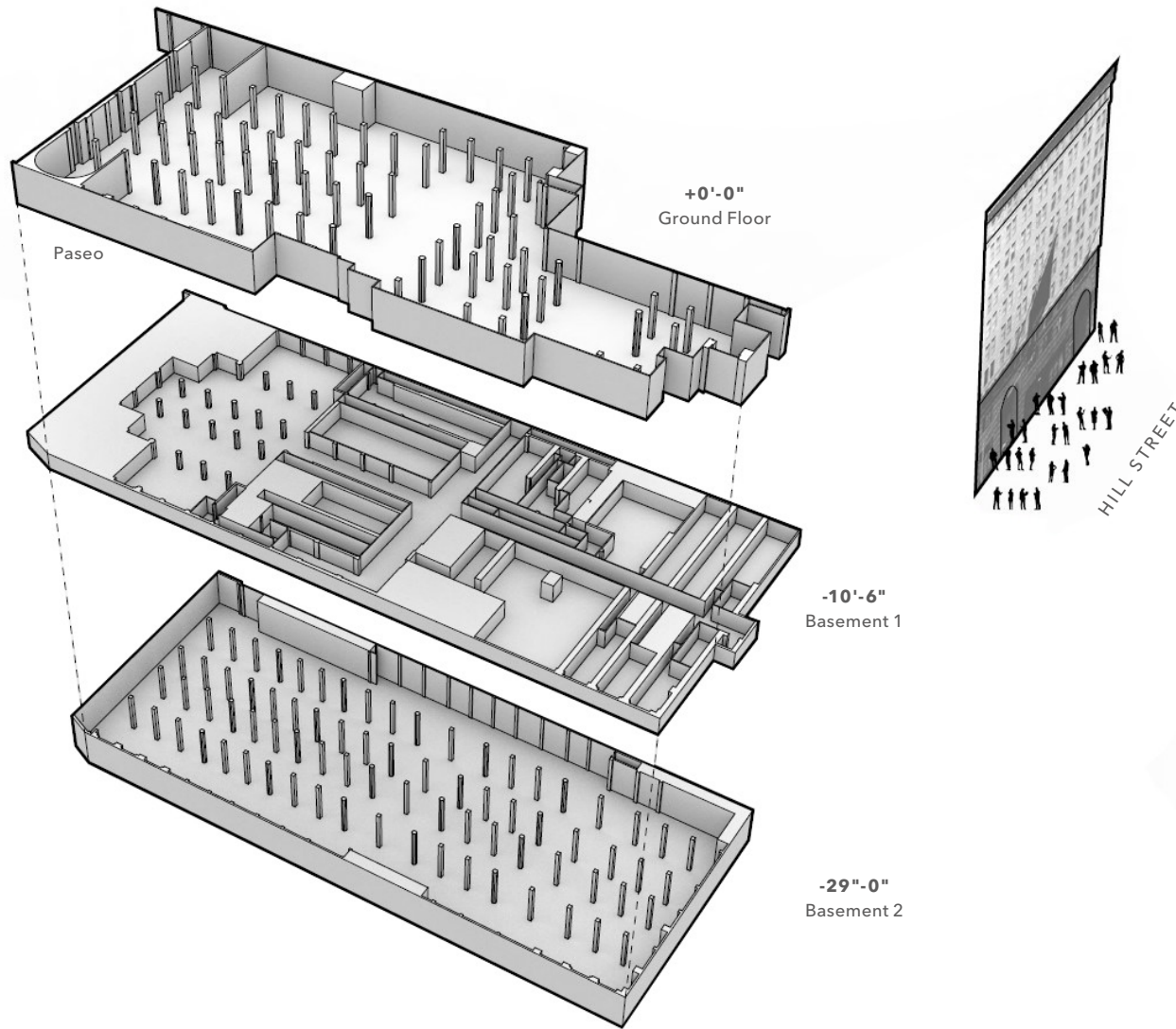




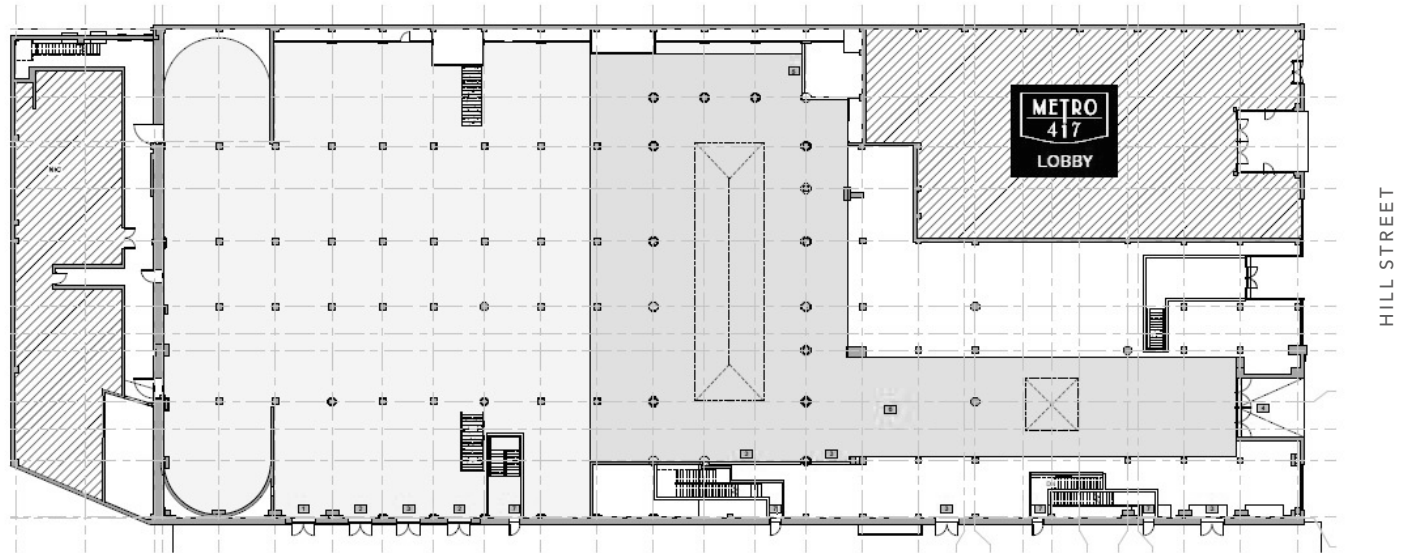
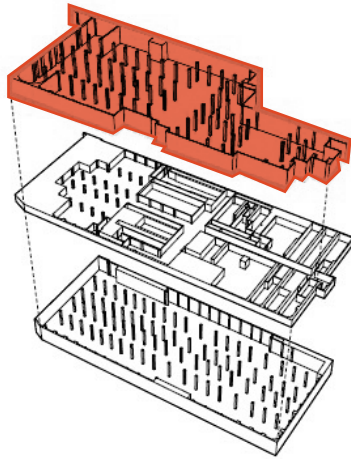
# POTENTIAL USES



# SITE PLAN

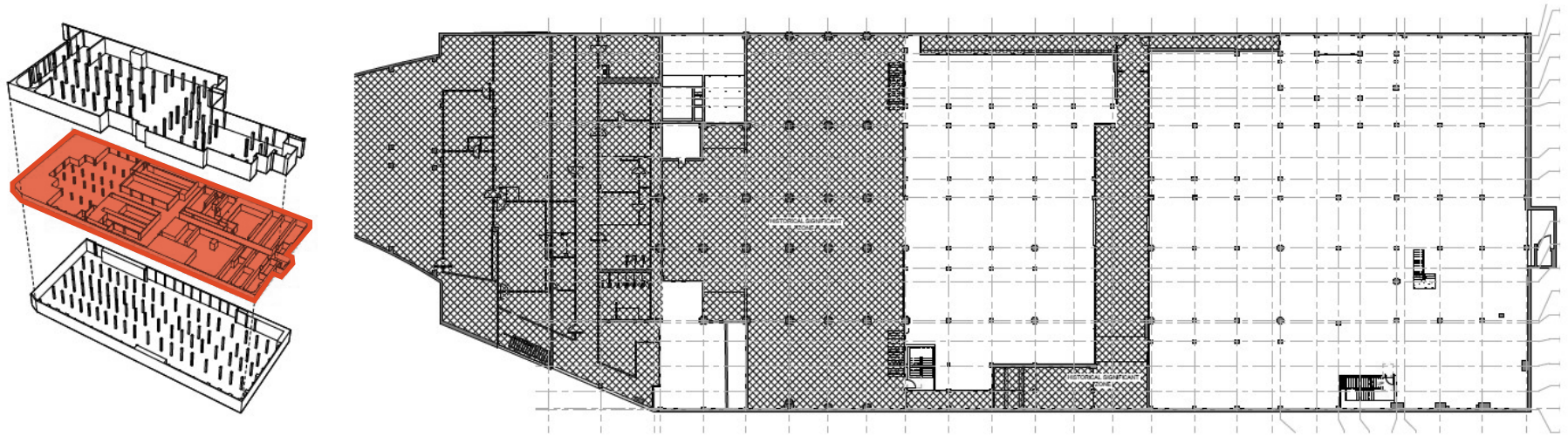


# GROUND FLOOR



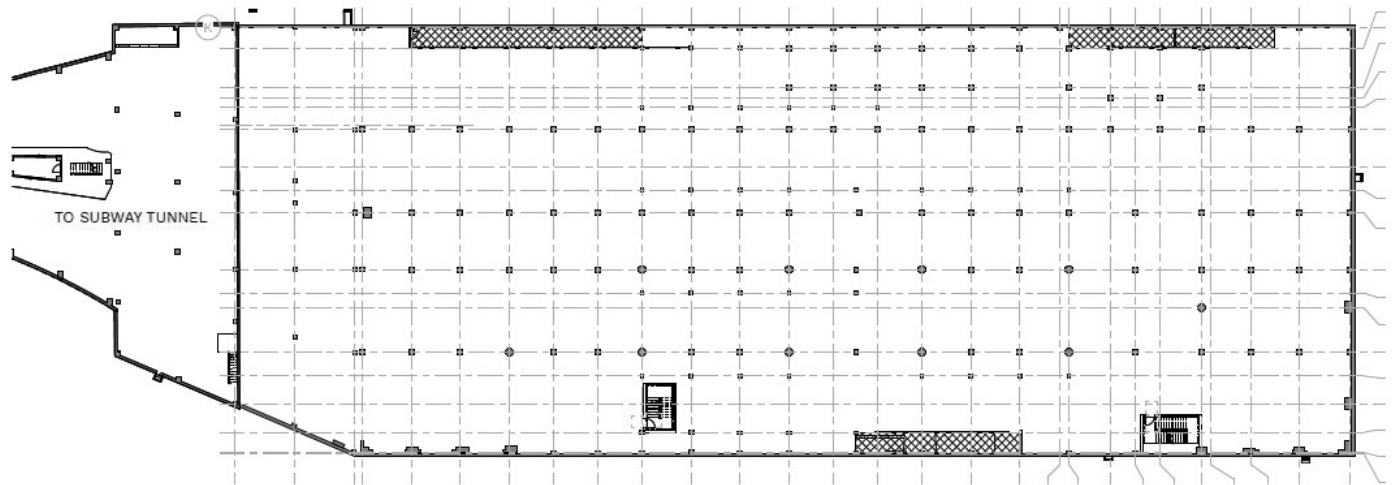
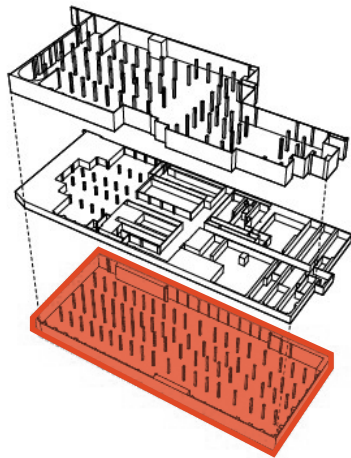
*±36,499 SF*  
SIZE

# LOWER LEVEL ONE



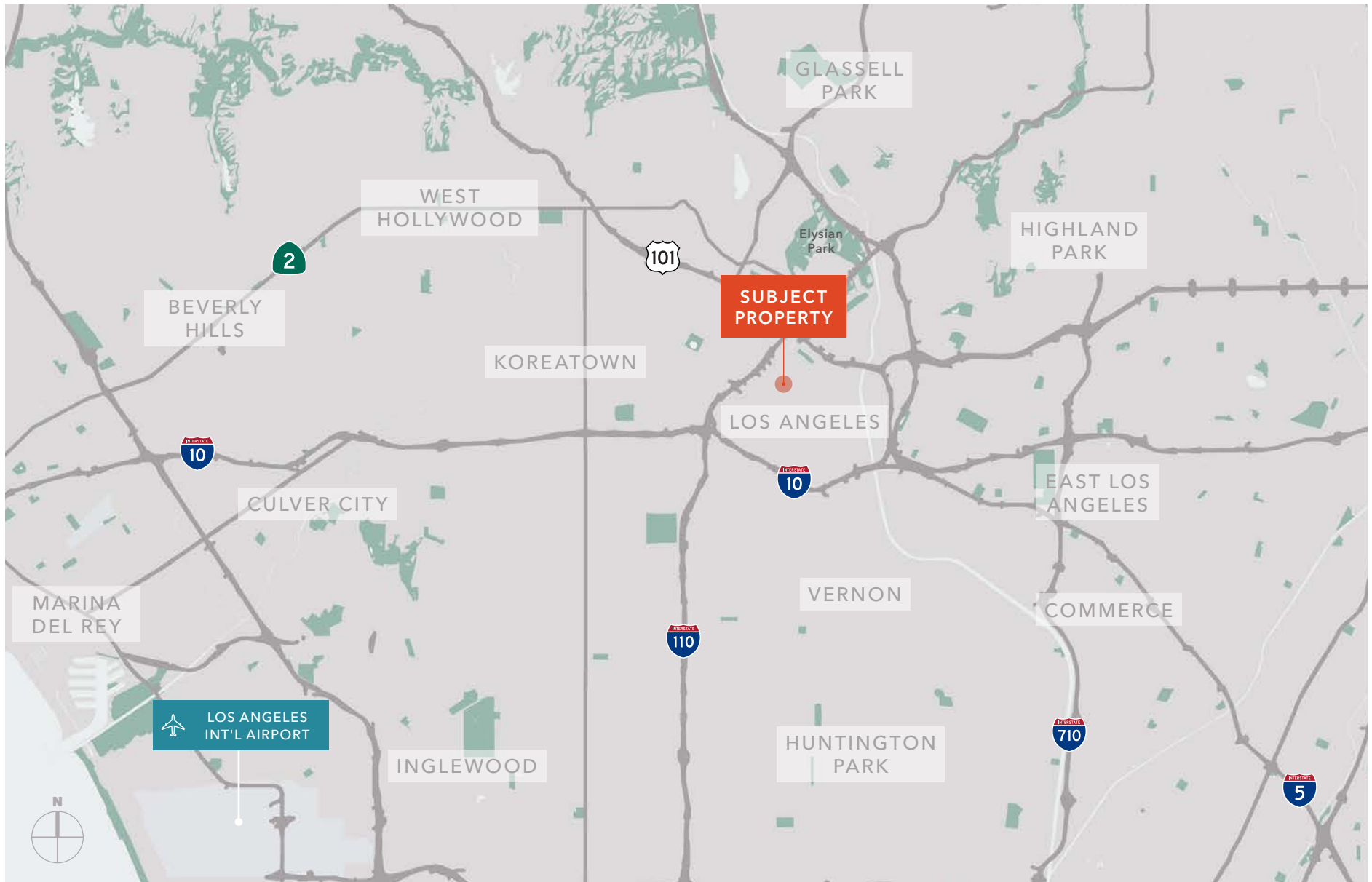
*±58,208 SF*  
SIZE

# LOWER LEVEL TWO

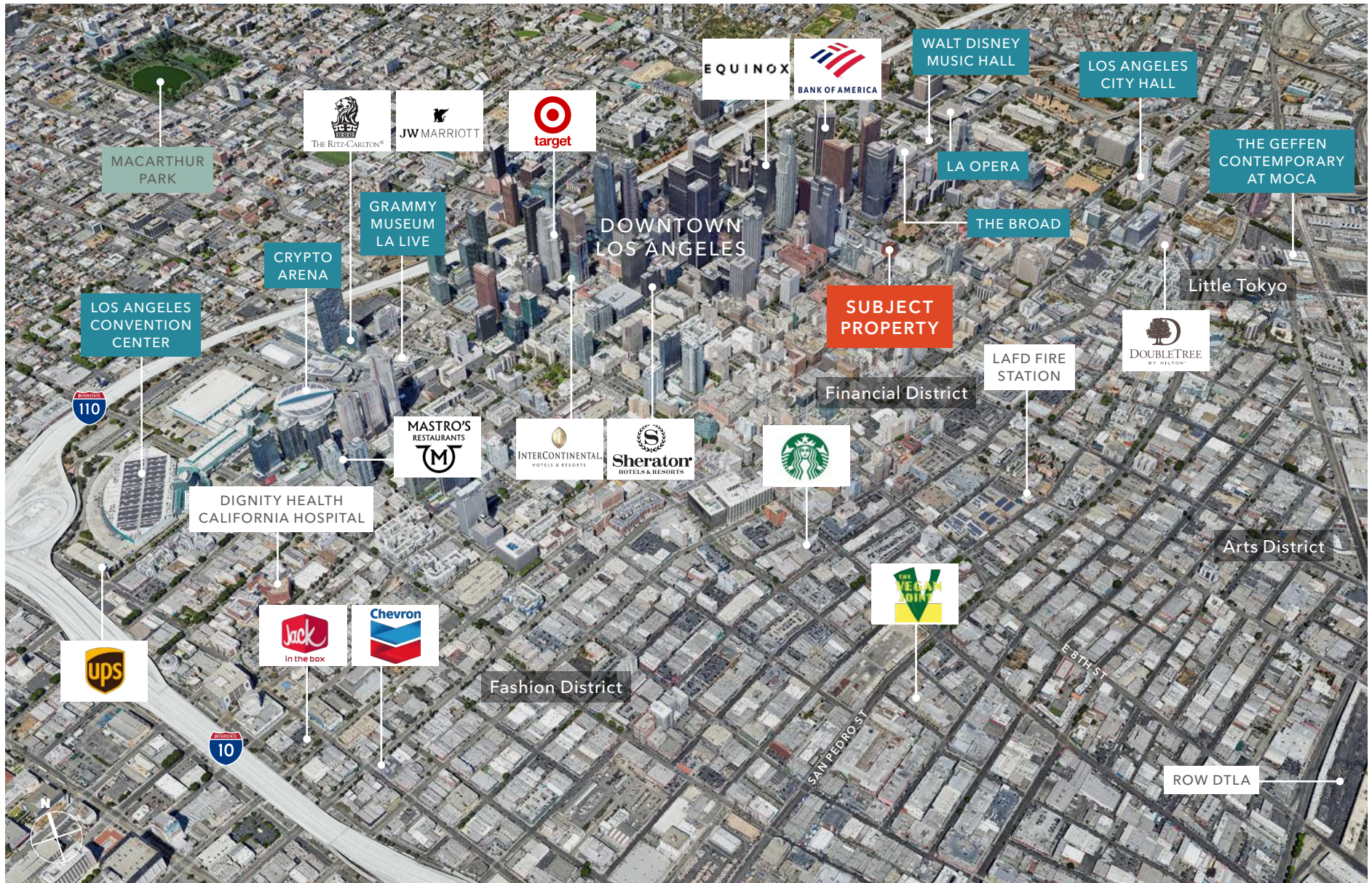


*±49,557 SF*  
SIZE

# PROPERTY OVERVIEW



# PROPERTY OVERVIEW





# LOCATION OVERVIEW





# *TREND-SETTING* CULTURALLY RICH METROPOLIS

*LA's cultural attractions are second to none, whether it's the Space Shuttle Endeavour, Walt Disney Concert Hall, the Getty Center, or art galleries and urban art.*

From legendary studios, thriving nightlife, and renowned theatre productions, LA is truly the entertainment capital of the world. LA dining is acclaimed for Michelin-starred restaurants and multicultural neighborhoods alike. Sports fans know that LA is the city of champions, while active Angelenos can explore 75 miles of coastline and hundreds of miles of bike and hiking trails. Shop for everything from couture to vintage, or relax in one of LA's world-class spas.

Los Angeles has something for everyone, with flourishing neighborhoods, acclaimed restaurants, and trend-setting art and fashion scenes. One of the most popular ways to experience L.A. is by celebrating the city's incredible diversity, taking a scenic drive, or visiting the top cultural attractions.

Top shopping centers include Westfield Century City, the Fashion District in Downtown L.A., The Grove, Beverly Center, Hollywood & Highland, and Glendale Galleria. Eclectic shopping neighborhoods can be found throughout L.A., while museum gift shops offer unique cultural gifts. Rodeo Drive is a must-see for the jet set, while bargain hunters have several outlets to choose from.



## POINTS OF INTEREST

### PRIMARY COMMERCE AREA

Downtown Los Angeles, the city's historic hub and a significant business and financial center, is where most of Central Los Angeles' trade is situated. The Fashion District is located in the southeast area of Downtown and serves as a central commerce hub for the fashion industry. It is home to numerous showrooms and wholesale shops that sell apparel, accessories, and textiles.

### THE FASHION DISTRICT

It is a significant wholesale center for the fashion sector that spans several city blocks of storefronts and wholesale stores.

### L.A. LIVE

A sports and entertainment district that includes restaurants, bars, and the Microsoft Theater, which hosts concerts and other live events.

### THE CRYPTO ARENA

The Los Angeles Lakers and Los Angeles Clippers reside here, and it also serves as a significant sports and entertainment location for other events like concerts.

### THE LOS ANGELES CONVENTION CENTER

It is a substantial conference and exhibition facility that holds numerous significant occasions and trade shows annually.

### WALT DISNEY CONCERT HALL

It is a renowned lecture hall that serves as the Los Angeles Philharmonic orchestra's center and presents a wide range of classical and modern musical acts.

### THE GRAND CENTRAL MARKET

It is a historic indoor market with several food vendors and courts serving diverse foods.

### THE BROAD MUSEUM

It is a contemporary art museum with an extensive collection of works by artists like Andy Warhol, Jeff Koons, and Roy Lichtenstein.

### THE REEF

A creative office space and event venue that hosts various events, including art exhibitions, concerts, and conferences.

### FIDM MUSEUM & GALLERIES

A museum that showcases the history of fashion and design, with a particular emphasis on the role of California in shaping the fashion industry.

### GRAMMY MUSEUM

A museum dedicated to the history of music and the Grammy Awards, with exhibits and interactive experiences that explore the cultural impact of music.



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