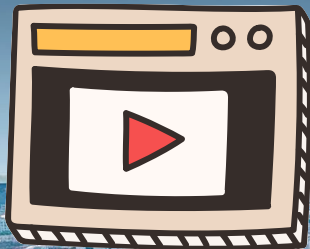


OFFERING
MEMORANDUM

1329 E 3rd St
LOS ANGELES, CA 90033



**CLICK TO
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STATEMENT OF CONFIDENTIALITY & DISCLAIMER

Lee & Associates-Pasadena, Inc. has been engaged as the exclusive financial advisor to the Seller in connection with Seller's solicitation of offers for the purchase of the "Property" known as 932 Wilson St & 1917 Bay St., Los Angeles, County of Los Angeles, State of California. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

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This presentation contains forward-looking statements. All statements contained in this presentation that necessarily depend on future events are forward-looking, and the words "anticipate," "believe," "expect," "potential," "opportunity," "estimate," "plan," and similar expressions are generally intended to identify forward-looking statements. The projected results and statements contained in this presentation are based on current expectations, speak only as of the date of this presentation or any such earlier date referenced in the presentation and involve risks, uncertainties and other factors that may cause actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by such projected results and statements. In light of the significant uncertainties inherent in the projected results and forward-looking statements included in this presentation, the inclusion of such information should not be regarded as a representation as to future results or that the objectives and plans expressed or implied by such projected results and forward-looking statements will be achieved.

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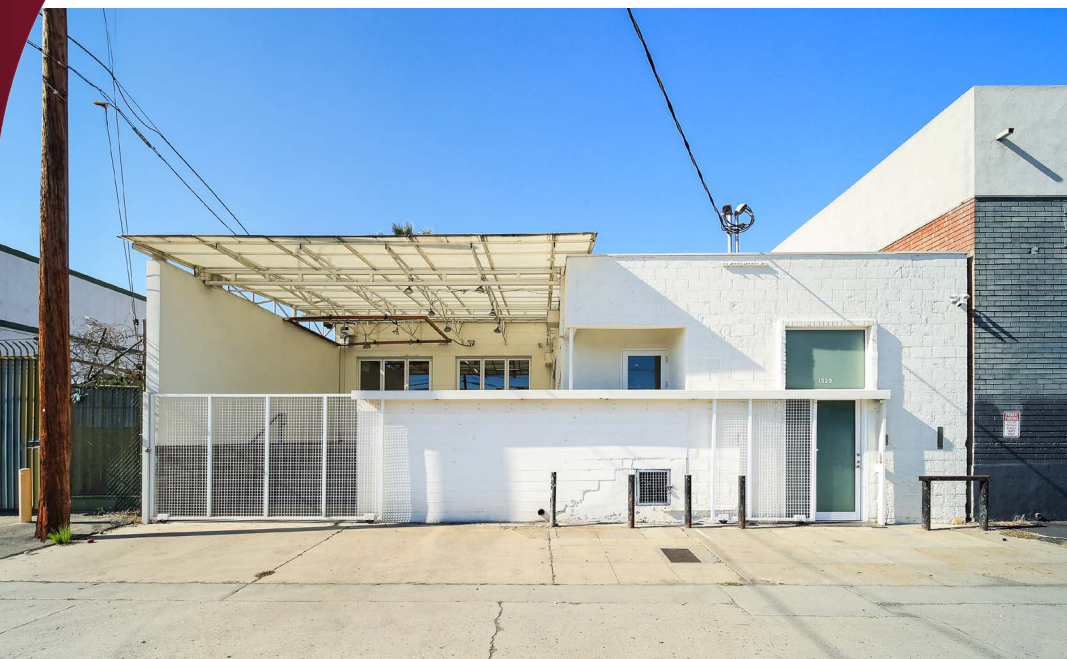
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01 EXECUTIVE SUMMARY



PROPERTY DETAILS:

Asking Price:	Call for Pricing
Total Building SF:	±4,716 SF
Lot Size:	±5,497 SF
Zoning:	LAM2
Year Built:	1956/2016
APN:	5172-010-003

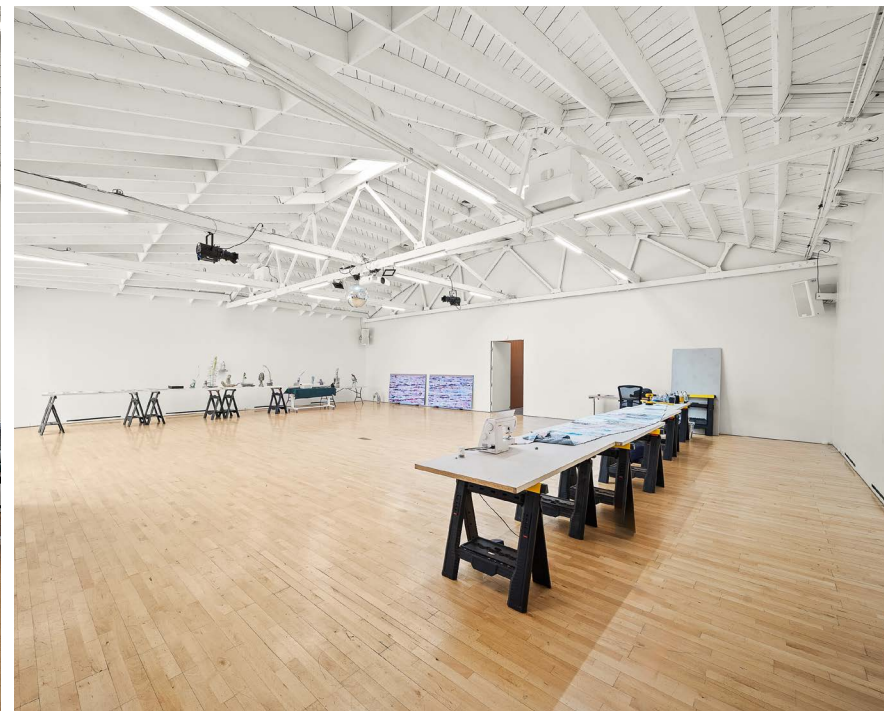
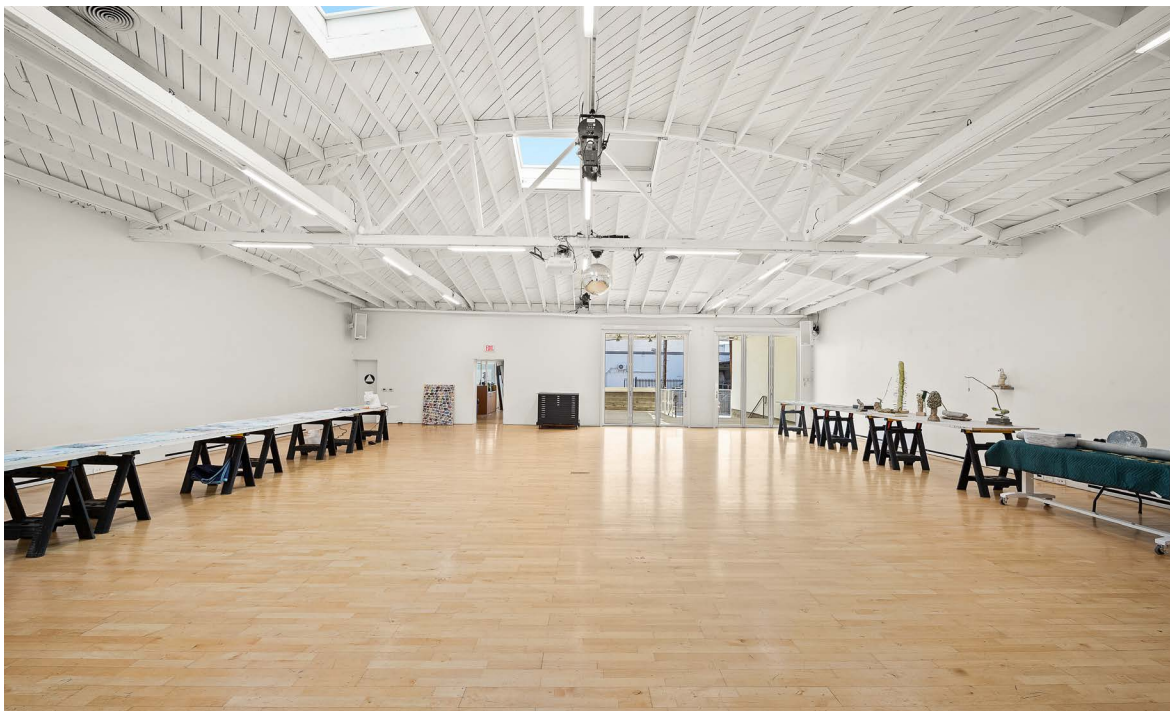
THE OPPORTUNITY:

Opportunity awaits at 1329 East Third Street, Boyle Heights, Los Angeles. Originally built in 1956, this one-story gem is currently zoned for light industrial use but has been thoughtfully adapted into a thriving performing arts production and event facility. Notable features include versatile interior spaces, sprung dance flooring, loft areas, a handicap lift, and ample storage. The property's MEP systems show no visible signs of deferred maintenance and offer three newer electrical panels with substantial power capacity. With a Certificate of Occupancy already in place and no outstanding citations, this property is primed for your vision. Situated within a mile of major entertainment studios, including Ace Mission Studios, and a short drive to the Arts District, it presents an unbeatable opportunity in a dynamic and evolving location.

PROPERTY HIGHLIGHTS:

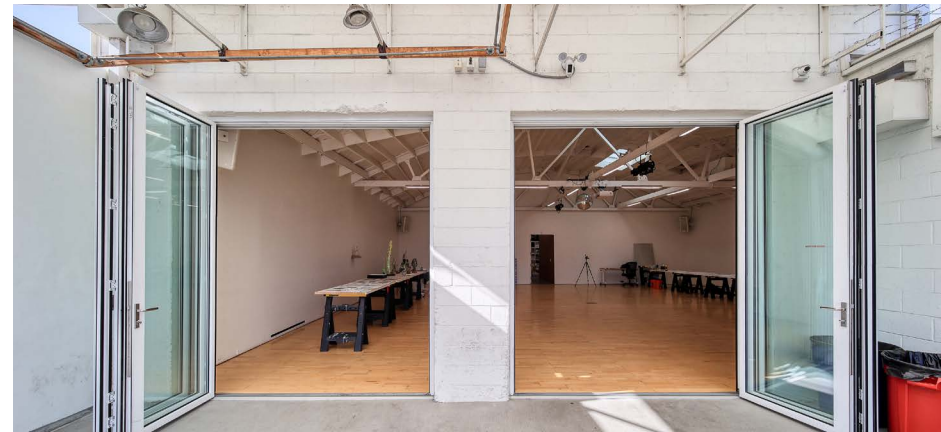
- Extensively Upgraded in 2016
- 400 AMPs of Power
- Sprung Dance Flooring
- Bow Truss Ceiling
- 11ft - 18ft Ceiling Height
- 8 HVAC Units
- Office/Studio/Artist Space
- Handicap Lift
- Abundant Storage

02 PROPERTY PHOTOS



02 PROPERTY PHOTOS





03 NOTABLE COMPANIES



LOCAL POINTS OF INTEREST



RESTAURANTS

- 1 Paramount Coffee Project
- 2 Tartine Bianco
- 3 The Factory Kitchen
- 4 Officine Brera
- 5 Sixth+Mill
- 6 Blue Bottle Coffee
- 7 Little Bear
- 8 Urban Radish
- 9 Café Soci   
- 10 Church & State
- 11 Pizzanista!
- 12 Guerrilla Tacos
- 13 Bread Lounge
- 14 Bestia
- 15 Stumptown Coffee Roasters
- 16 Maru Coffee
- 17 Steven's Deli
- 18 The Porter Junction Cafe

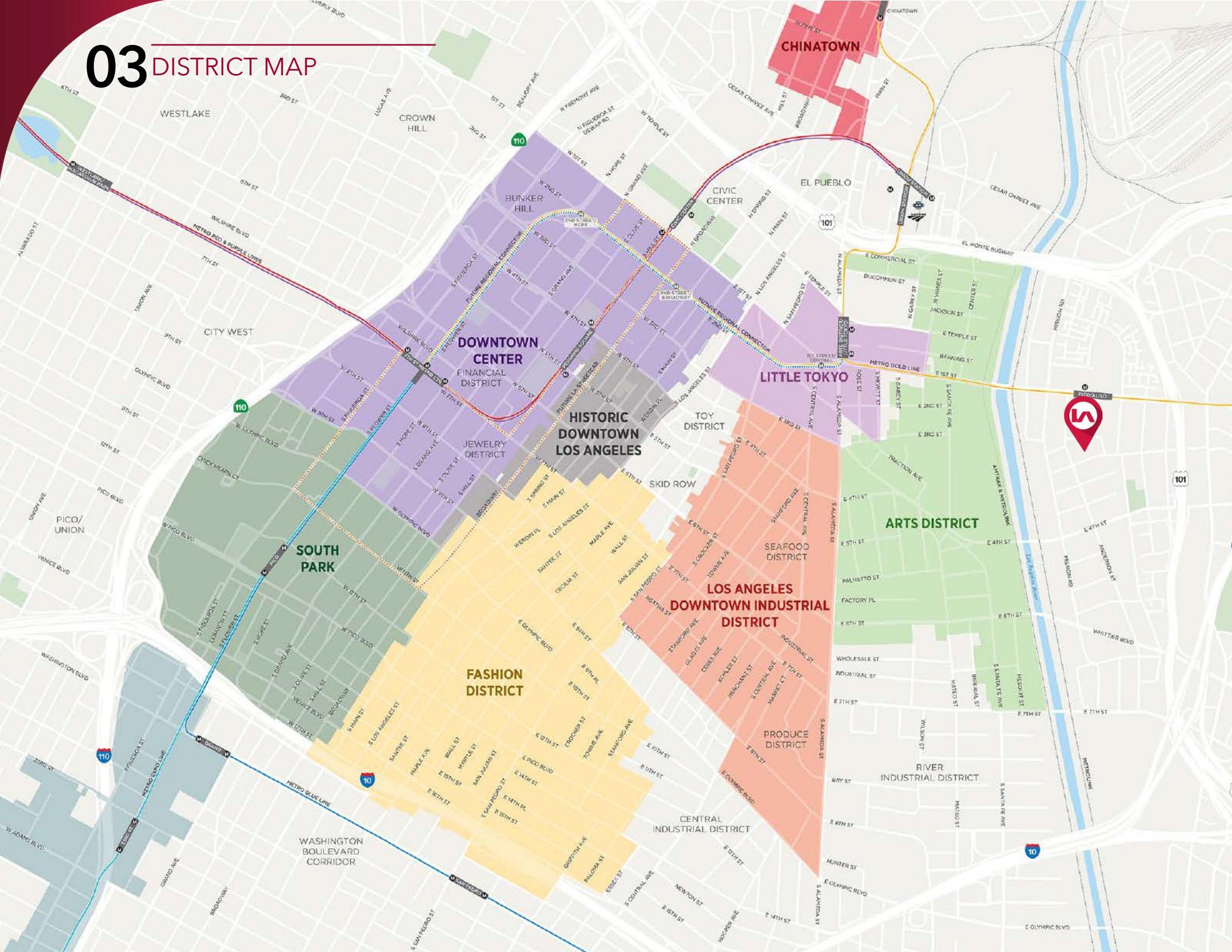
BARS/BREWERIES/DISTILLERIES

- 1 The Spirit Guild
- 2 Iron Triangle Brewing Company
- 3 Flask & Field
- 4 Pour Haus Wine Bar
- 5 Tony's Saloon
- 6 Everson Royce Bar
- 7 Silverlake Wine
- 8 Our/Los Angeles Vodka
- 9 Greenbar Distillery

RETAIL/MISC ENTERTAINMENT

- 1 Dover Street Market
- 2 Two Bit Circus
- 3 WePlay Live
- 4 Commonwealth
- 5 The House of Machines
- 6 Arch The
- 7 Base Coat Nail Salon
- 8 Uptown Pup
- 9 Rolling Greens
- 10 ICA LA
- 11 Bodega

03 DISTRICT MAP



03 AERIAL OVERVIEW




03 DTLA DEMOGRAPHICS



381,447
POPULATION



\$78,915
ANNUAL HH INCOME



134,330
HOUSEHOLDS



\$980,110
AVERAGE PROPERTY
VALUE



29.7
MEDIAN AGE



\$50,239
MEDIAN HH INCOME

Downtown LA is constantly evolving with dozens of new buildings in varying stages of completion in each of its unique neighborhoods. From soaring new residential towers to cutting-edge industrial conversions, DTLA is experiencing a phenomenal wave of development.

Creative culture is one of Downtown LA's greatest assets of a key export, and the engine of its ongoing success. From globally recognized art galleries and famed restaurants, to sold-out sporting events, performances, and live music, DTLA is home to broad range of authentic, experiential, and diverse cultural assets.

Now more than ever, Downtown LA is the premier business hub for Southern California, with sophisticated retailers and savvy businesses moving to DTLA for its central location and superior access to transit and freeway, its rich amenities, dynamic lifestyle, and unparalleled concentration of customers and talent.

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