

# 2300 S. BROADWAY

& 106 W. 23<sup>rd</sup> St., Los Angeles, CA 90007

**9,275 SF BUILDING  
+ FREE 1,000 SF SPACE  
+ 16 PARKING SPACE  
\$420K RENOVATION**



**Magic Properties, Inc.**  
213-503-8007

**“Exclusively Listed by”**

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**OFFERING MEMORANDUM**

# 2300 S. BROADWAY

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## Investment Highlights

- Sale Price Reduced: \$2,999,000
- Big Development Potential – Surrounded by Major Projects
- \$420,000 Renovation Completed in 2021
- Bonus Space: 1,000 SF Newly Built Mezzanine (Free)
- Upgrades Include: New offices, restrooms, roof, AC units, motorized gates, and more (Complete remodel list available upon request)
- Prime Location – Southeast Corner of Broadway & 23rd St.
  - 2 blocks from The Lorenzo (916-unit student housing complex)
  - 1 block from LATTC Expansion Project
  - Near USC, LA Convention Center, and Crypto.com Arena



## Investment Summary

OFFERING PRICE	\$3,300,000.00
ADDRESS	*2300 S. Broadway, Los Angeles *106 W. 23rd St., Los Angeles (SE Corner of Broadway & 23rd St.)
APN	5126-034-017 & 5126-018
BUILDING SIZE	6,935 SF + 2,340 SF = 9,275 SF
LAND SIZE	8,483 SF + 4,680 SF = 13,162 SF
BONUS SPACE	1,000 SF Newly Built Mezzanine (Free)
PARKING	16 Spaces
POWER	800 Amps, 3-Phase, 4-Wire
LOADING DOORS	2 Doors
ZONING	LA-M1
ENVIRONMENTAL	Phase I & II Reports Completed (2021)
YEAR RENOVATED	2021

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**\$420,000  
Renovation  
Completed!**

--- Broadway ---

**Property Photo**

**EXTERIOR**

**Price Reduced!**

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## Property Photo

### EXTERIOR

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## Property Photo

EXTERIOR



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# Price Reduced!

16 Parking Spaces  
800 Amps of Power

Property Photo

INTERIOR

Free 1,000 SF Space  
\$420,000 Renovation Completed!

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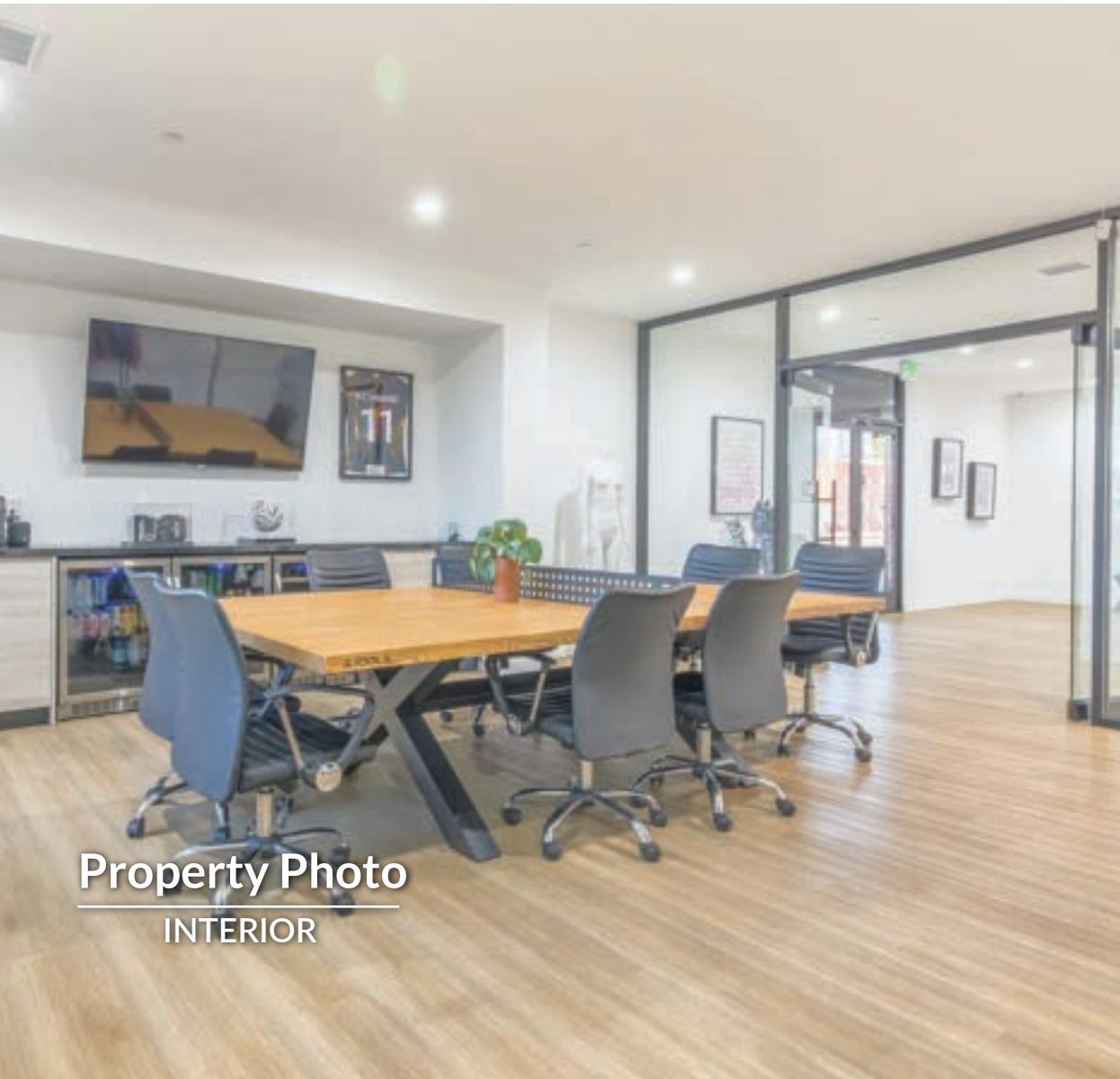


**Property Photo**  
**INTERIOR**

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## Property Photo

**INTERIOR**



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**Property Photo**  
**WAREHOUSE**

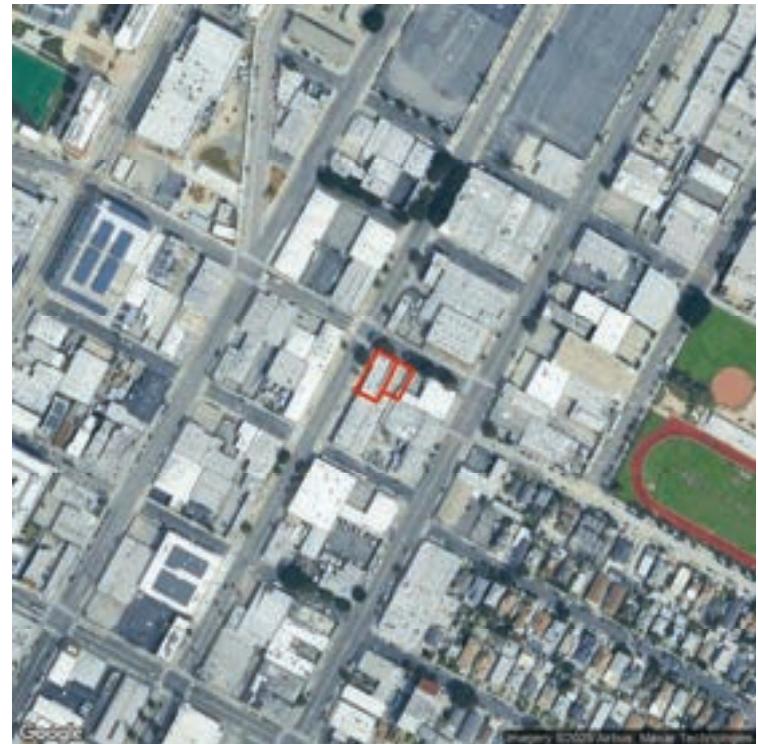
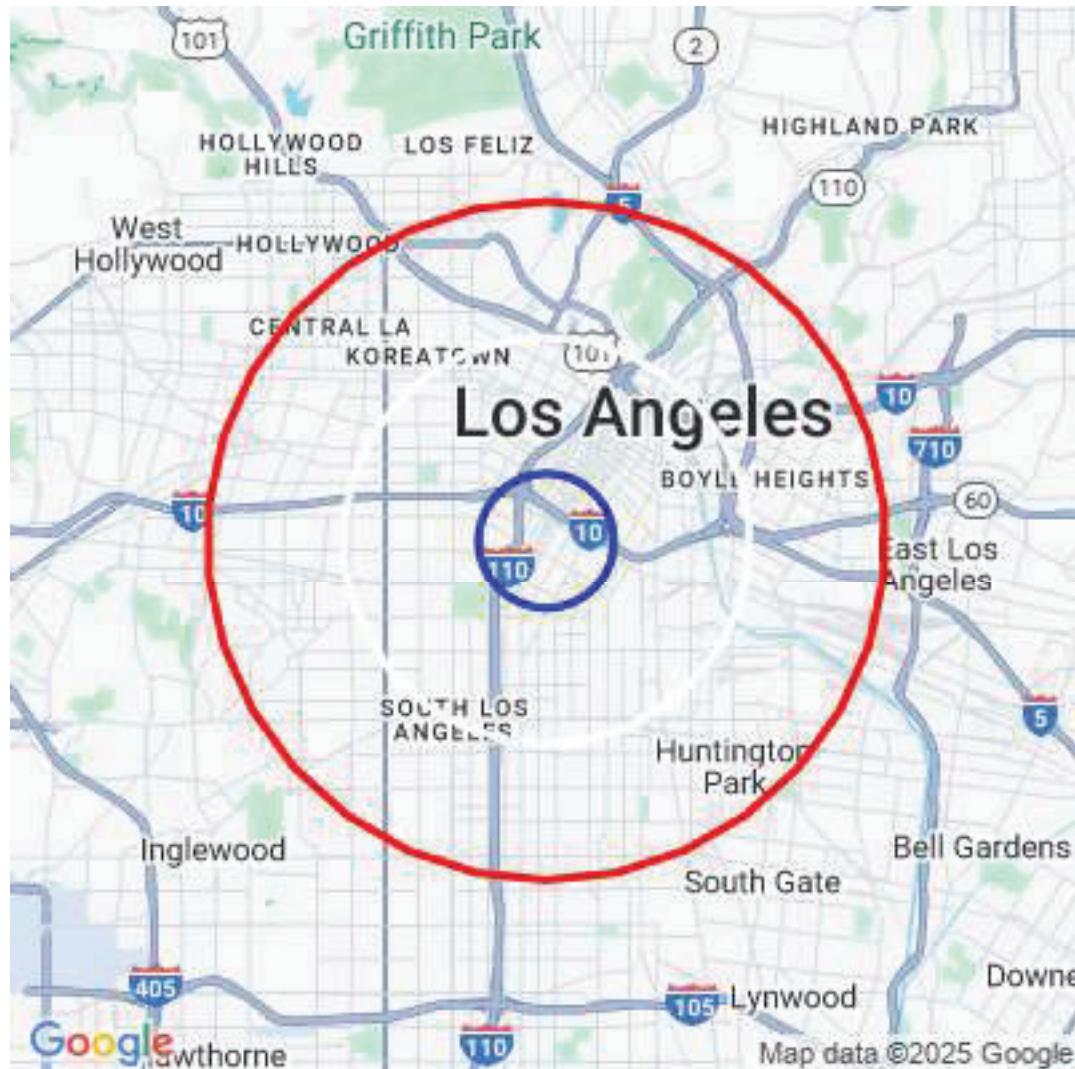
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## Demographic Report



### Population

Distance	Male	Female	Total
1 Mile	17,380	15,568	32,948
2 Mile	223,687	211,822	435,509
5 Mile	544,927	535,582	1,080,509

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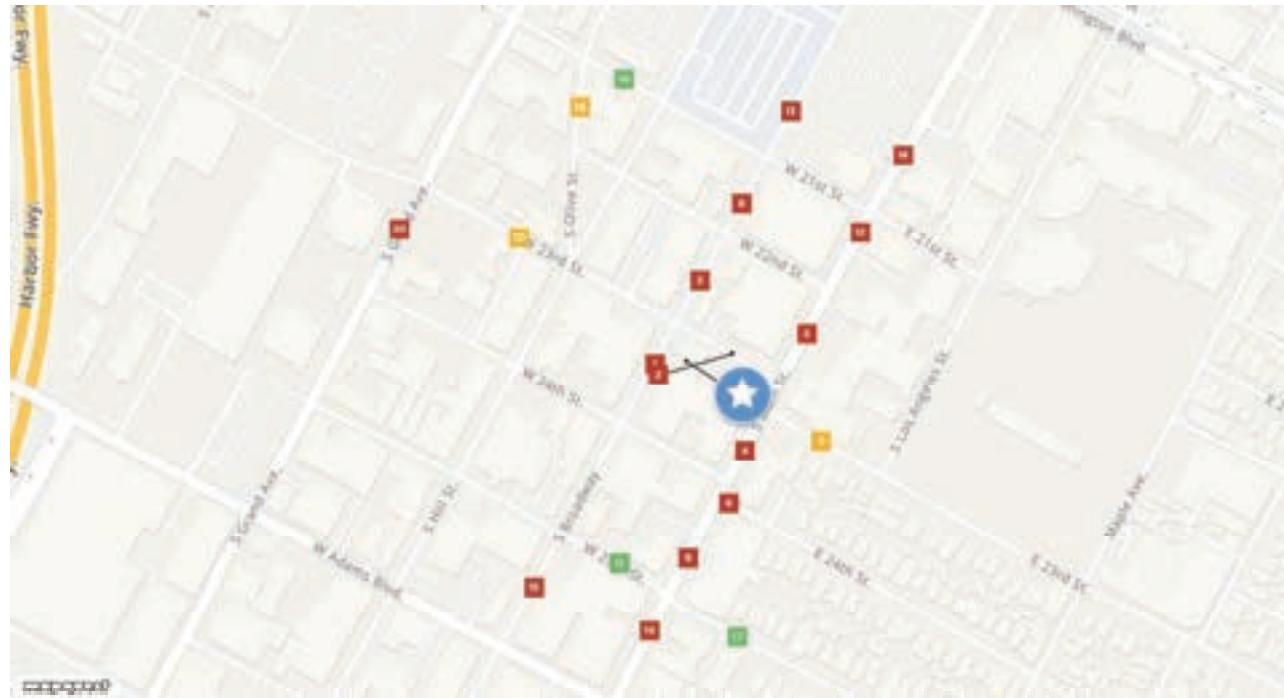
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## Traffic Counts



<b>S Broadway</b>	<b>1</b>
W 23rd St	
Year: 2011	18,406
Year: 1999	17,000

<b>W 23rd St</b>	<b>2</b>
S Main St	
Year: 2011	15,603

<b>S Broadway</b>	<b>3</b>
W 23rd St	
Year: 2011	19,618

<b>S Main St</b>	<b>4</b>
W 24th St	
Year: 2011	27,125
Year: 2010	20,946

<b>S Main St</b>	<b>5</b>
W 22nd St	
Year: 2011	22,410
Year: 2010	17,390

<b>E 24th St</b>	<b>6</b>
S Main St	
Year: 2002	13,857
Year: 1998	21,000

<b>E 23rd St</b>	<b>7</b>
S Main St	
Year: 2011	9,993

<b>S Broadway</b>	<b>8</b>
W 22nd St	
Year: 2011	16,466

<b>S Main St</b>	<b>9</b>
W 25th St	
Year: 2007	24,206

<b>W 23rd St</b>	<b>10</b>
S Hill St	
Year: 2011	9,715
Year: 2002	7,933

<b>W 25th St</b>	<b>11</b>
S Main St	
Year: 2007	625

<b>S Main St</b>	<b>12</b>
E 21st St	
Year: 2014	21,475

<b>S Broadway</b>	<b>13</b>
W 21st St	
Year: 2011	15,145

<b>S Main St</b>	<b>14</b>
E 25th St	
Year: 2014	20,137

<b>S Broadway</b>	<b>15</b>
W 25th St	
Year: 2011	17,634

<b>S Olive St</b>	<b>16</b>
W 22nd St	

<b>E 25th St</b>	<b>17</b>
S Main St	

<b>W 21st St</b>	<b>18</b>
S Hill St	
Year: 2009	2,525

<b>S Main St</b>	<b>19</b>
E 21st St	

<b>S Grand Ave</b>	<b>20</b>
W 23rd St	

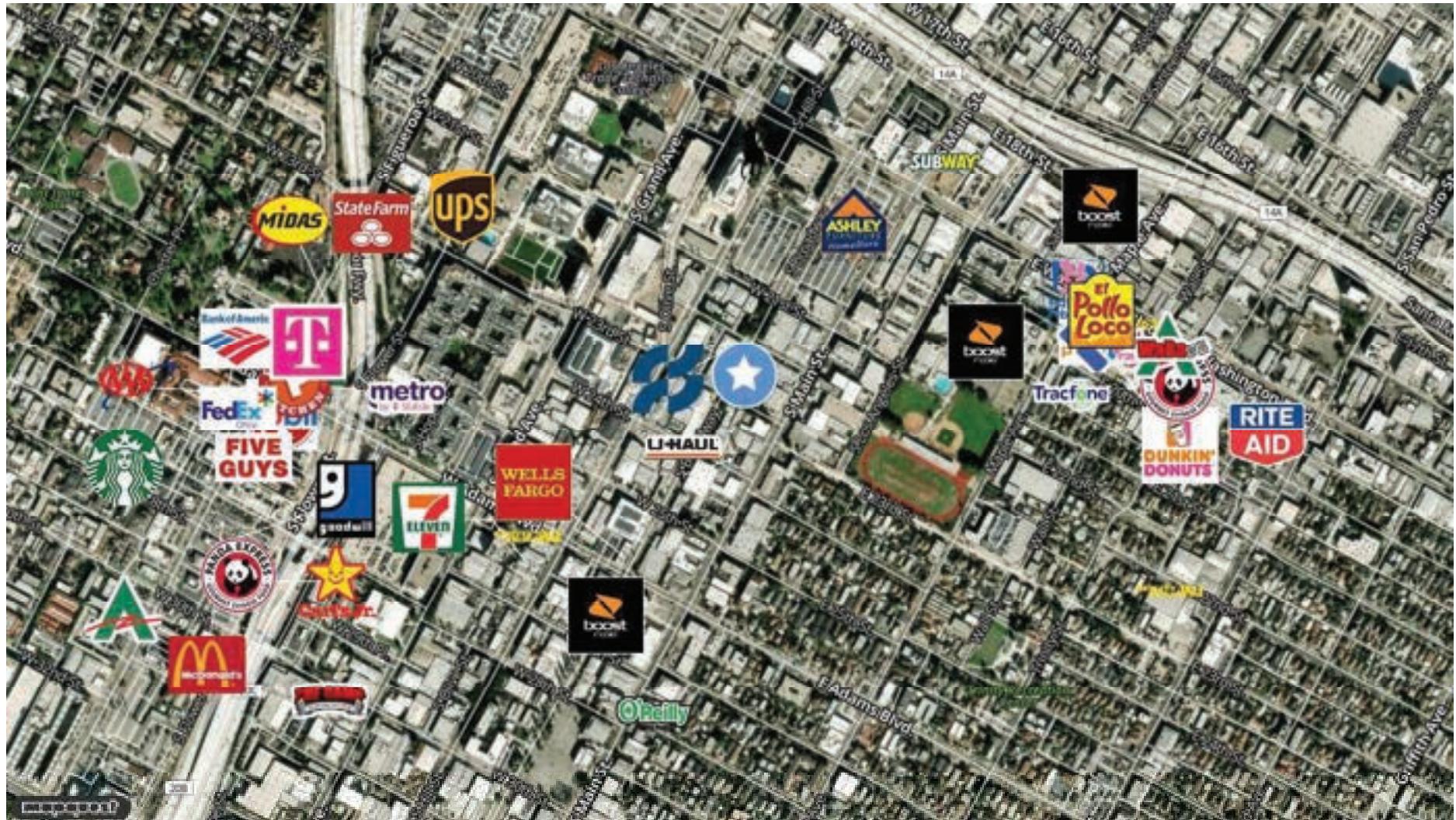
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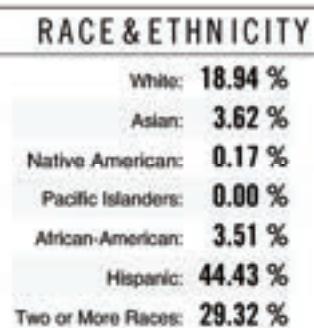
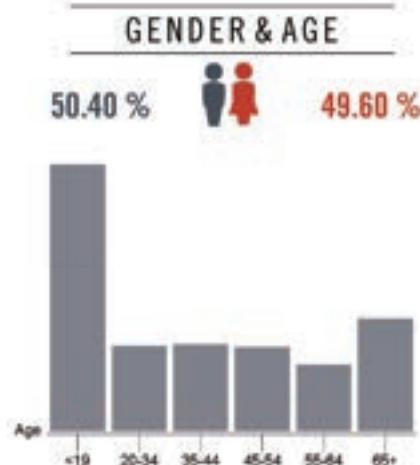
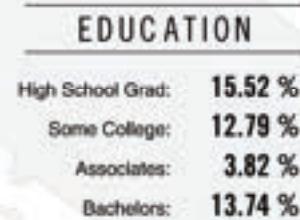
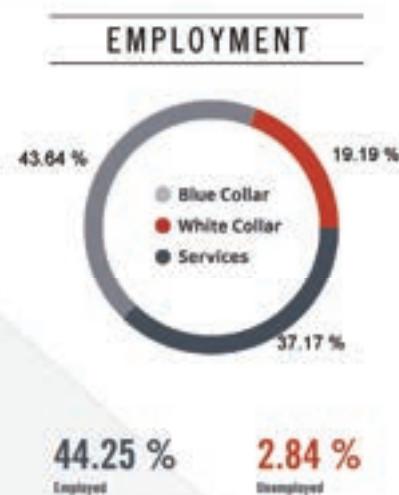
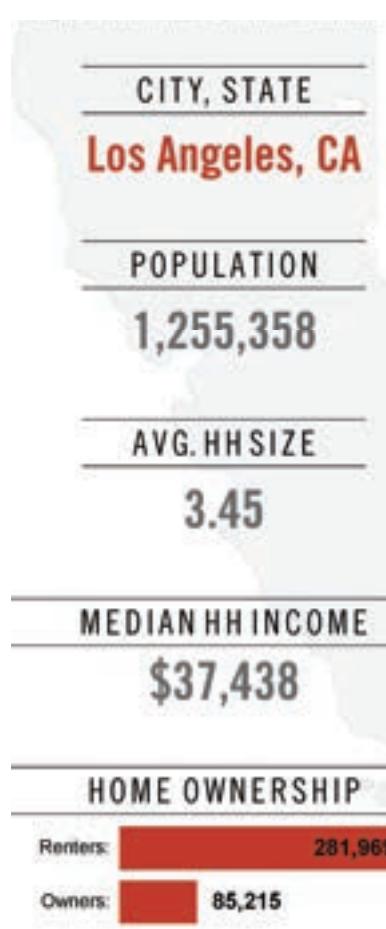
## Nearby Retail



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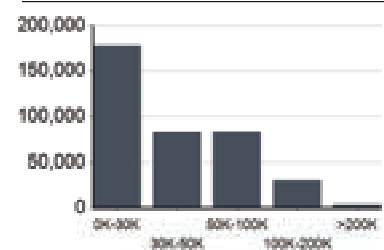
## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2300 S Broadway, Los Angeles, CA 90007

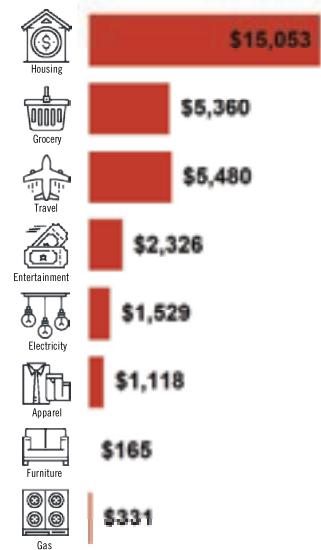


## Catyst Research

### INCOME BY HOUSEHOLD



### HH SPENDING



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Downtown LA

SUBJECT PROPERTY



**Bryant T. Chung**

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