

2300 S. BROADWAY

& 106 W. 23rd St., Los Angeles, CA 90007

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

Broadway
W 23rd St
Main St

FOR SALE
OFFERING PRICE: \$3,300,000

OFFERING MEMORANDUM



Magic Properties, Inc.
213-503-8007

"Exclusively Listed by"

Bryant T. Chung

CEO & President

LIC #: 01033003

(213) 503-8007

bryantchung@sbcglobal.net

2300 S. BROADWAY
& 106 W. 23rd St., Los Angeles, CA 90007



Contents

- 3** Investment Highlights
Investment Summary
- 4-10** Property Photos
- 11** Demographic Report
- 12** Traffic Counts
- 13** Nearby Retail
- 14** Location Facts & Demographics

2300 S. BROADWAY & 106 W. 23rd St., Los Angeles, CA 90007



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

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

2300 S. BROADWAY
& 106 W. 23rd St., Los Angeles, CA 90007



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

--- Broadway ---

Property Photo
EXTERIOR

Price Reduced!

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

2300 S. BROADWAY
& 106 W. 23rd St., Los Angeles, CA 90007



Property Photo
EXTERIOR

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

2300 S. BROADWAY
& 106 W. 23rd St., Los Angeles, CA 90007



The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

2300 S. BROADWAY
& 106 W. 23rd St., Los Angeles, CA 90007



**Price
Reduced!**

**16 Parking Spaces
800 Amps of Power**

Property Photo
INTERIOR

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

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

2300 S. BROADWAY
& 106 W. 23rd St., Los Angeles, CA 90007



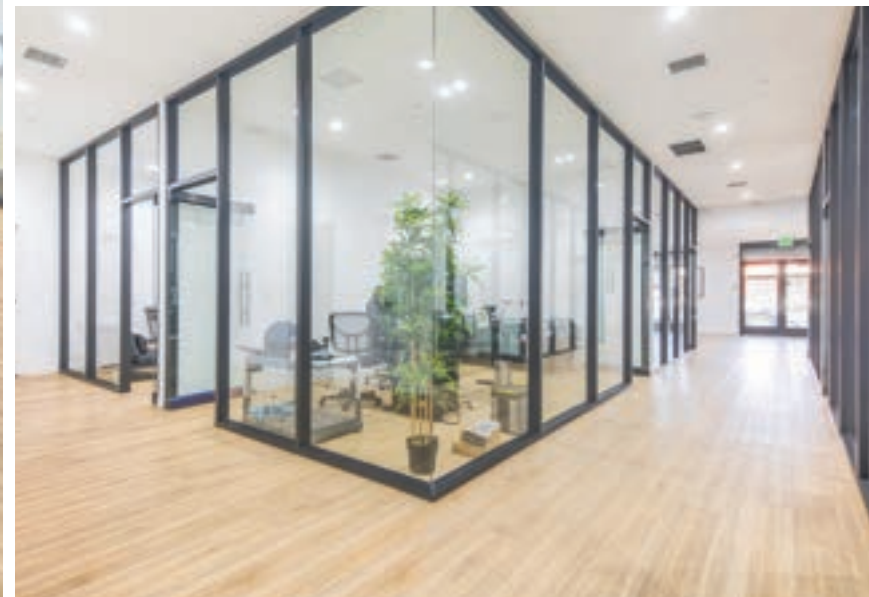
Property Photo
INTERIOR

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

2300 S. BROADWAY
& 106 W. 23rd St., Los Angeles, CA 90007



Property Photo
INTERIOR



The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

2300 S. BROADWAY
& 106 W. 23rd St., Los Angeles, CA 90007



Property Photo
WAREHOUSE

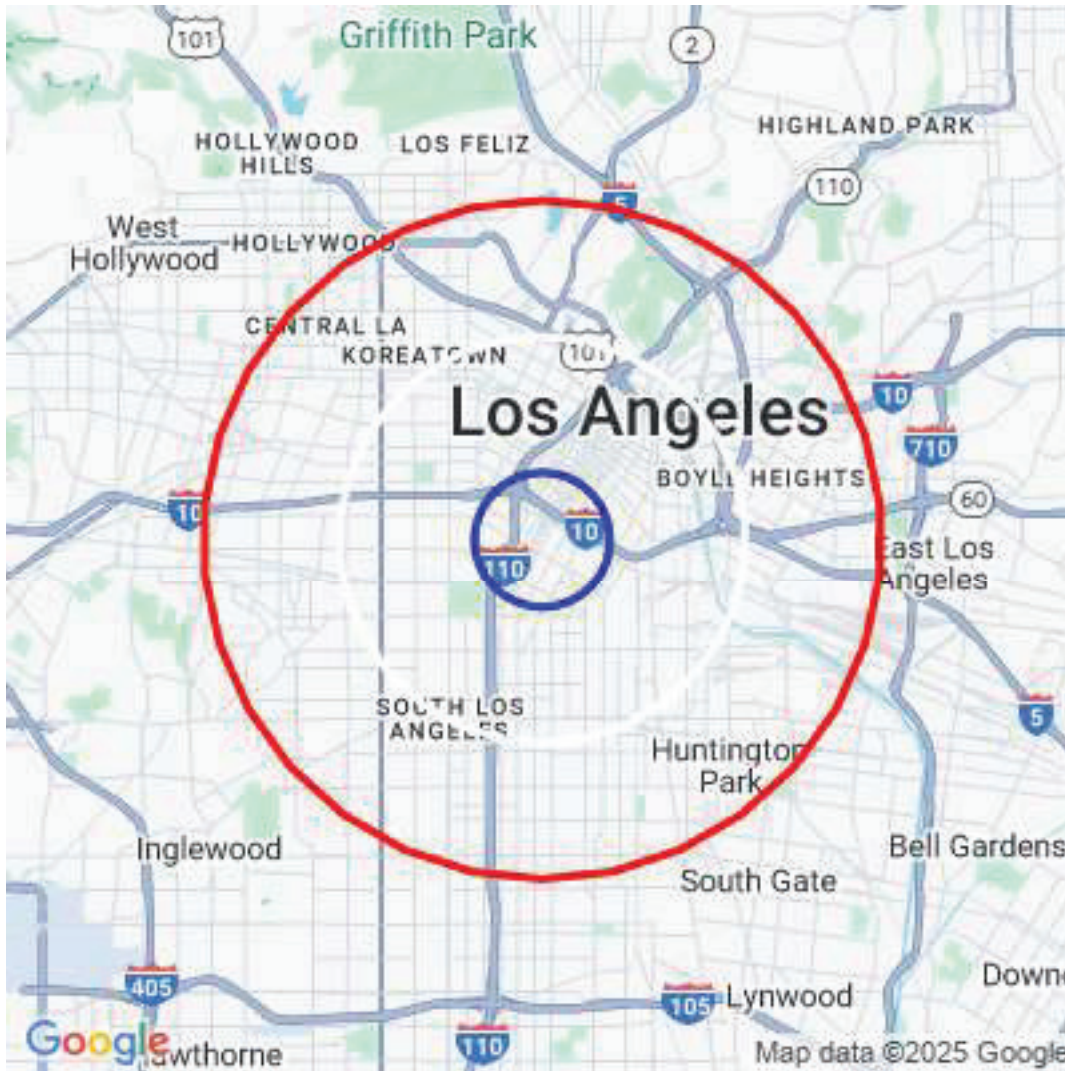
The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

2300 S. BROADWAY

& 106 W. 23rd St., Los Angeles, CA 90007



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



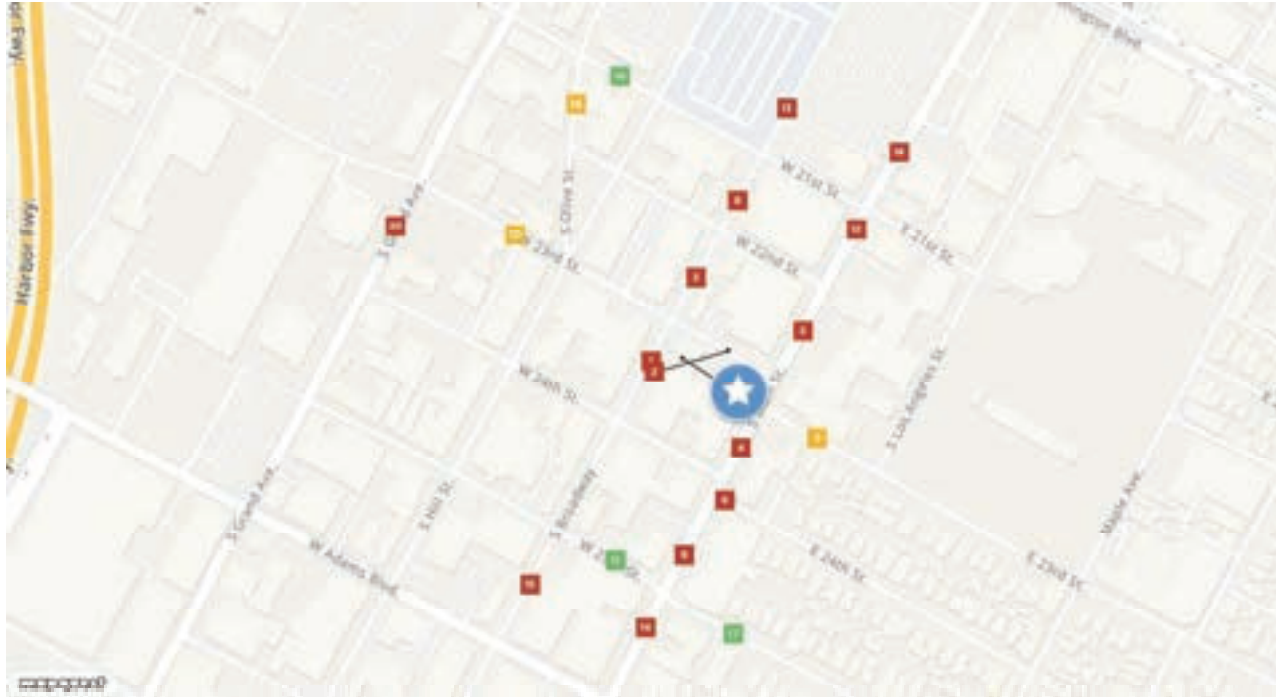
The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

2300 S. BROADWAY

& 106 W. 23rd St., Los Angeles, CA 90007



Traffic Counts



S Broadway	1	W 23rd St	2	S Broadway	3	S Main St	4	S Main St	5
W 23rd St		S Main St		W 23rd St		W 24th St		W 22nd St	
Year: 2011	18,406	Year: 2011	15,603	Year: 2011	19,618	Year: 2011	27,125	Year: 2011	22,410
Year: 1999	17,000					Year: 2010	20,946	Year: 2010	17,390
E 24th St	6	E 23rd St	7	S Broadway	8	S Main St	9	W 23rd St	10
S Main St		S Main St		W 22nd St		W 25th St		S Hill St	
Year: 2002	13,857	Year: 2011	9,993	Year: 2011	16,466	Year: 2007	24,206	Year: 2011	9,715
Year: 1998	21,000							Year: 2002	7,933
W 25th St	11	S Main St	12	S Broadway	13	S Main St	14	S Broadway	15
S Main St		E 21st St		W 21st St		E 25th St		W 25th St	
Year: 2007	625	Year: 2014	21,475	Year: 2011	15,145	Year: 2014	20,137	Year: 2011	17,634
						Year: 2010	20,541	Year: 1998	13,334
						Year: 2007	25,872		
S Olive St	16	E 25th St	17	W 21st St	18	S Main St	19	S Grand Ave	20
W 22nd St		S Main St		S Hill St		E 21st St		W 23rd St	
Year: 2009	6,621	Year: 2007	632	Year: 2009	2,525	Year: 2014	18,324	Year: 2011	10,370

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

2300 S. BROADWAY

& 106 W. 23rd St., Los Angeles, CA 90007



Nearby Retail



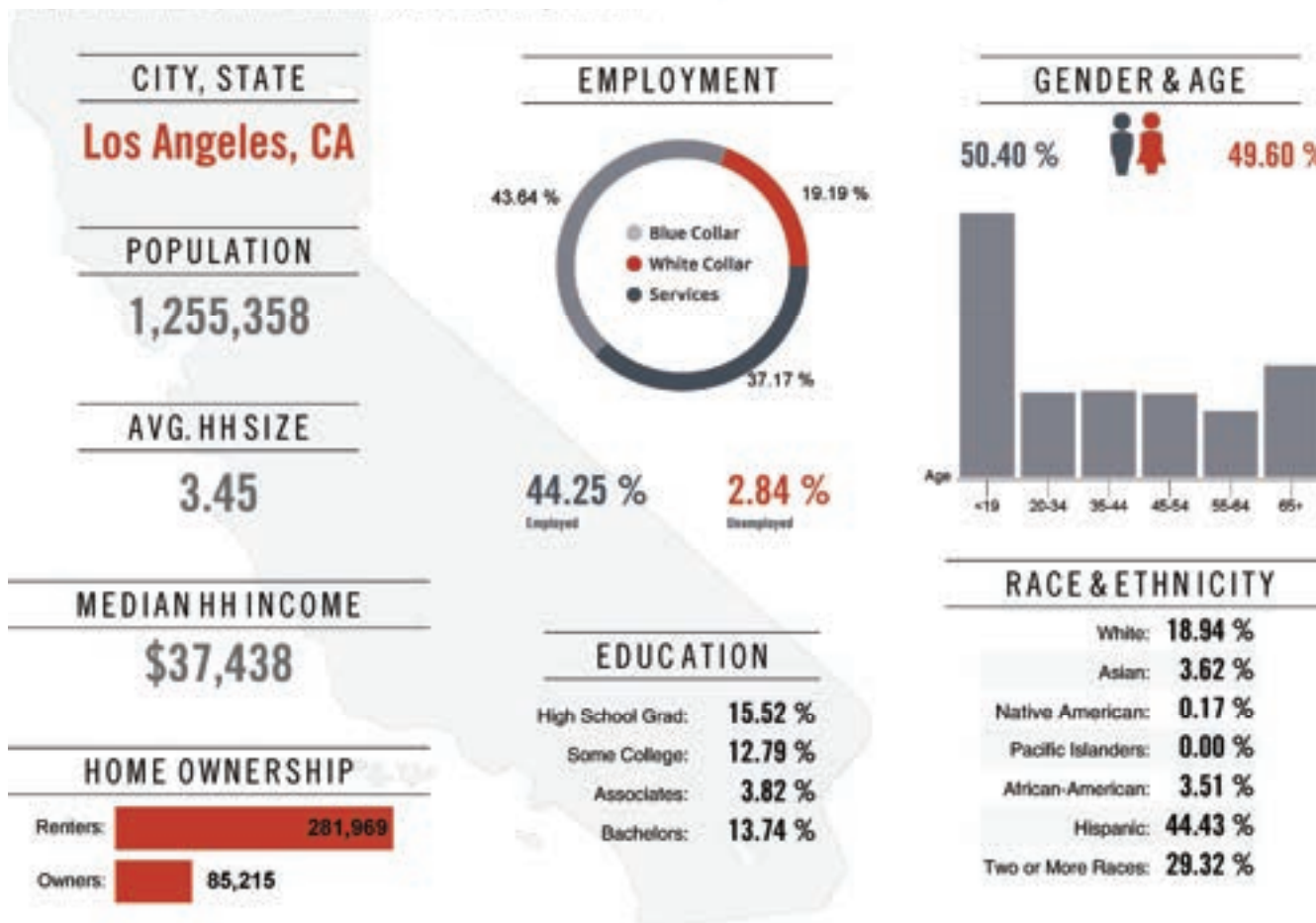
MOODY'S
ANALYTICS

Catylist

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

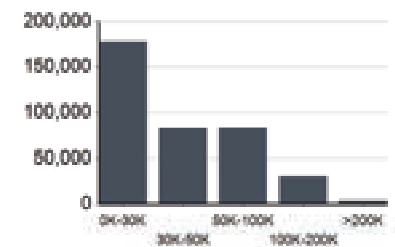
Location Facts & Demographics

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

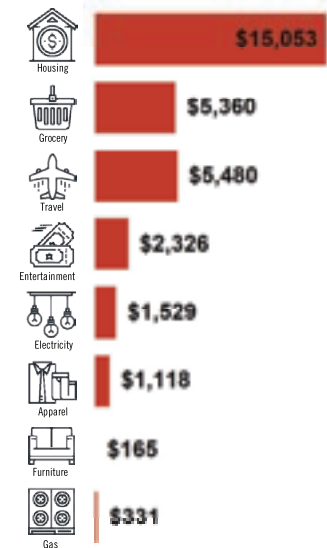


Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



2300 S. BROADWAY

& 106 W. 23rd St., Los Angeles, CA 90007

Downtown LA

SUBJECT PROPERTY



Bryant T. Chung

CEO & President

LIC #: 01033003

(213) 503-8007

bryantchung@sbcglobal.net