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01 EXECUTIVE SUMMARY



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.

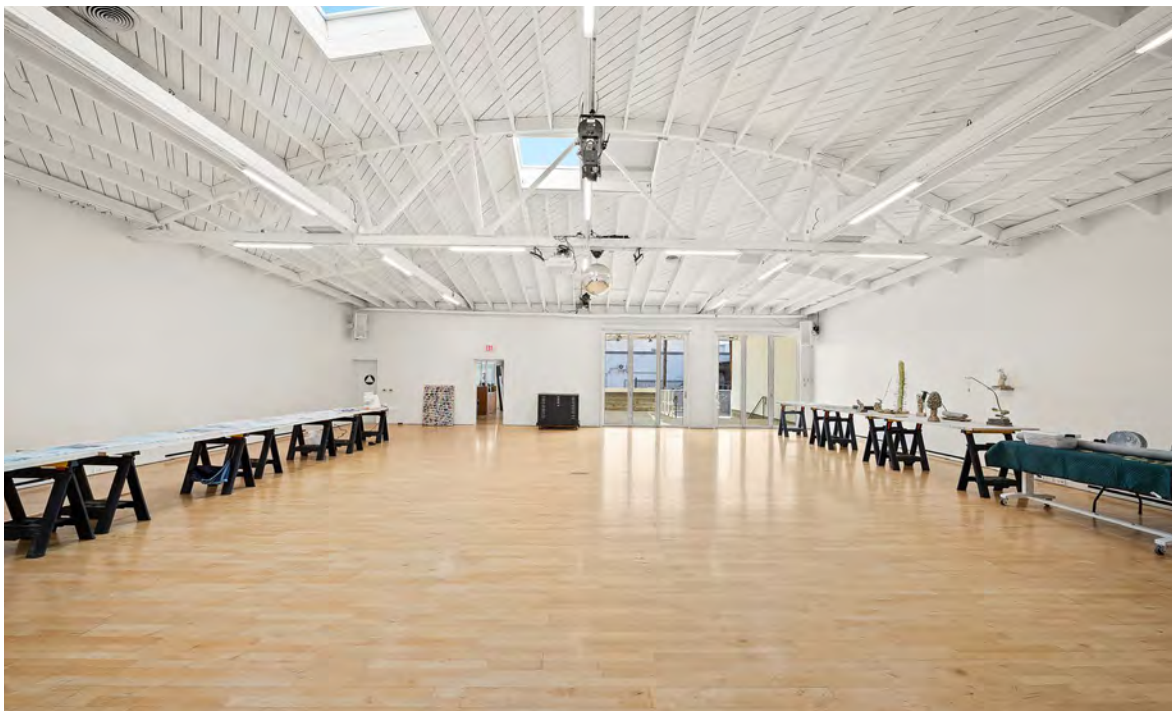
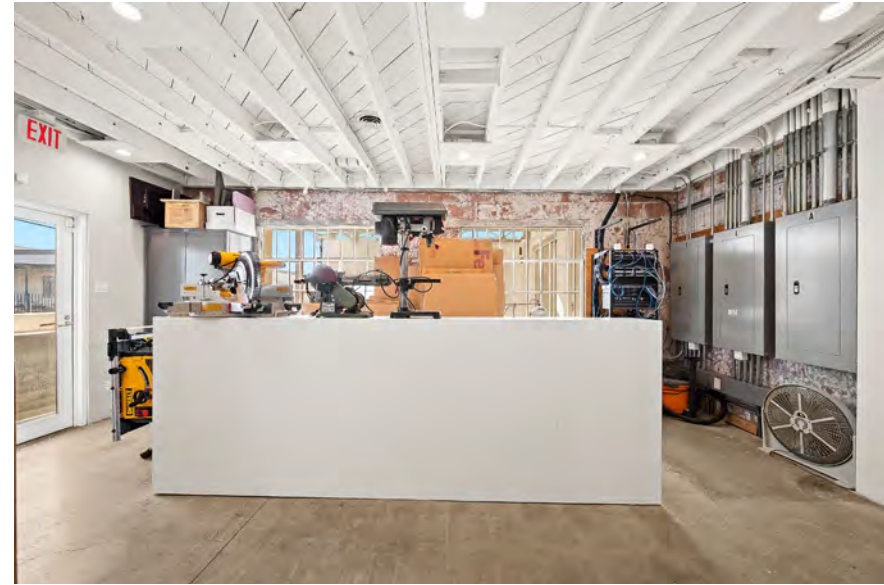
PROPERTY DETAILS:

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
Parking Ratio:	1:1,000

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

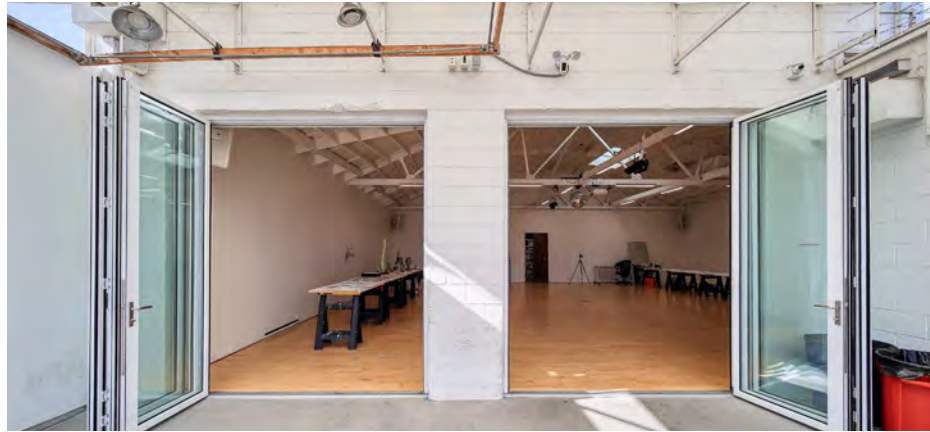
02 PROPERTY PHOTOS



02 PROPERTY PHOTOS



02 PROPERTY PHOTOS



03 NOTABLE COMPANIES



03 AMENITIES MAP



LOCAL POINTS OF INTEREST

RESTAURANTS

- | | |
|----------------------------|------------------------------|
| 1 Paramount Coffee Project | 11 Pizzanista! |
| 2 Tartine Bianco | 12 Guerrilla Tacos |
| 3 The Factory Kitchen | 13 Bread Lounge |
| 4 Officine Brera | 14 Bestia |
| 5 Sixth+Mill | 15 Stumptown Coffee Roasters |
| 6 Blue Bottle Coffee | 16 Maru Coffee |
| 7 Little Bear | 17 Steven's Deli |
| 8 Urban Radish | 18 The Porter Junction Cafe |
| 9 Café Soci  t   | |
| 10 Church & State | |

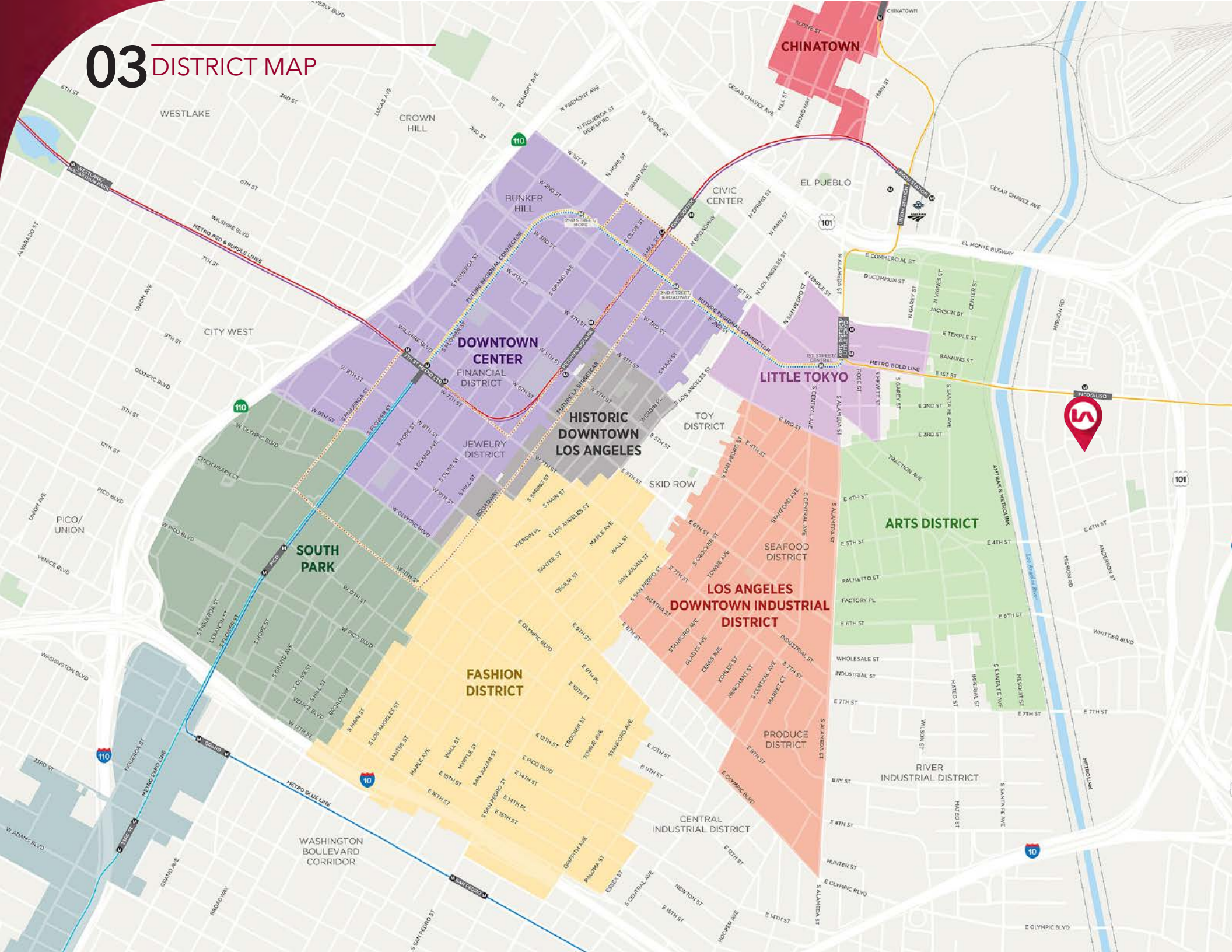
BARS/BREWERIES/DISTILLERIES

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

RETAIL/MISC ENTERTAINMENT

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

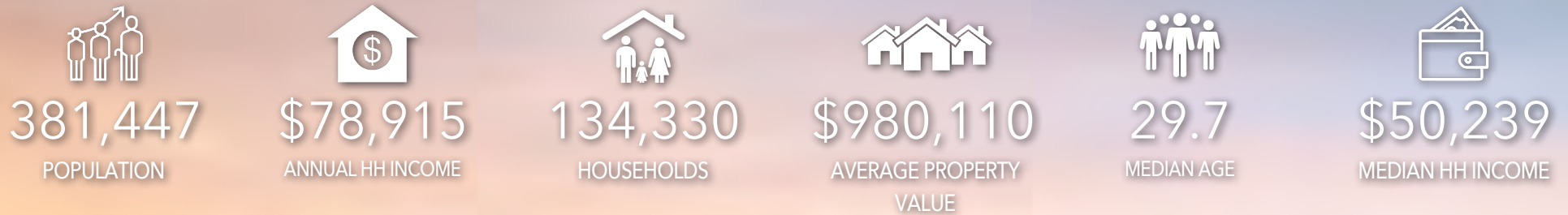
03 DISTRICT MAP



03 AERIAL OVERVIEW



03 DTLA DEMOGRAPHICS



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.

OFFERING
MEMORANDUM

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