



BANKRUPTCY SALE



INDUSTRIAL PROPERTY FOR SALE

Adjacent to
Los Angeles State
Historic Park

55,150± SF of Buildings

35,655± SF of Land

Zoned LAUV

1709-1727 N Spring St
312-314 Aurora St
Los Angeles, CA 90012

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDRUM

1709-1727 N Spring Street & 312-314 Aurora Street
Los Angeles, CA 90012

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Total Building Area 55,150± SF
Total Land Area 35,655± SF
Zoning LA UV(CA)
Frontage 275.4' on Spring St — 233.2' on Baker St
102.4' on Wilhardt St — 190.2' on Aurora St

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1709 N Spring St 4,800± SF Building on 5,498± SF of Land
Built 1895/1930 APN 5409-002-027

1711 N Spring St 27,500± SF Building on 13,463± SF of Land
Built 1910/1916 APN 5409-002-028

1721 N Spring St 6,412± SF Building on 4,235± SF of Land
Built 1984 APN 5409-002-008

1727 N Spring St 16,438± SF Building on 5,962± SF of Land
Built 1914 APN 5409-002-011
Building is formally recognized with a Historical Designation

312 Aurora St 4,464± SF of Land
APN 5409-002-009

314 Aurora St 2,033± SF of Land
APN 5409-002-010

Property Highlights

- Chapter 7 bankruptcy sale
 - 4 industrial structures on 6 parcels
 - Frontage on four streets
 - Adjacent to Los Angeles State Historic Park
 - Sale subject to bankruptcy court approval and overbid
 - Just minutes northeast of Chinatown and DTLA
 - Less than one mile south of Dodger Stadium and Elysian Park
 - Easy access to all DTLA Freeways: I-5, 101, I-10 and 110
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1711 N Spring St includes a 3,500 SF loft with an open floor plan. The space is on the second floor and is accessible through a private vintage freight elevator. Features include central AC/heat, high wood beam ceilings, hardwood floors, a modern kitchen and dining area, plus various seating areas. The loft is filled with natural light from skylights and southwest window light. There is also a panoramic view of Los Angeles State Historic Park.

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SALE PRICE: \$10,000,000
(\$181.32 Per SF Building)

Sale subject to bankruptcy court approval and overbid; property sold "as-is".

View From Spring Street & Wilhardt Street



View From Spring Street & Aurora Street



View From Baker Street & Aurora Street



View From Baker Street & Wilhardt Street





1711 N SPRING ST LOFT

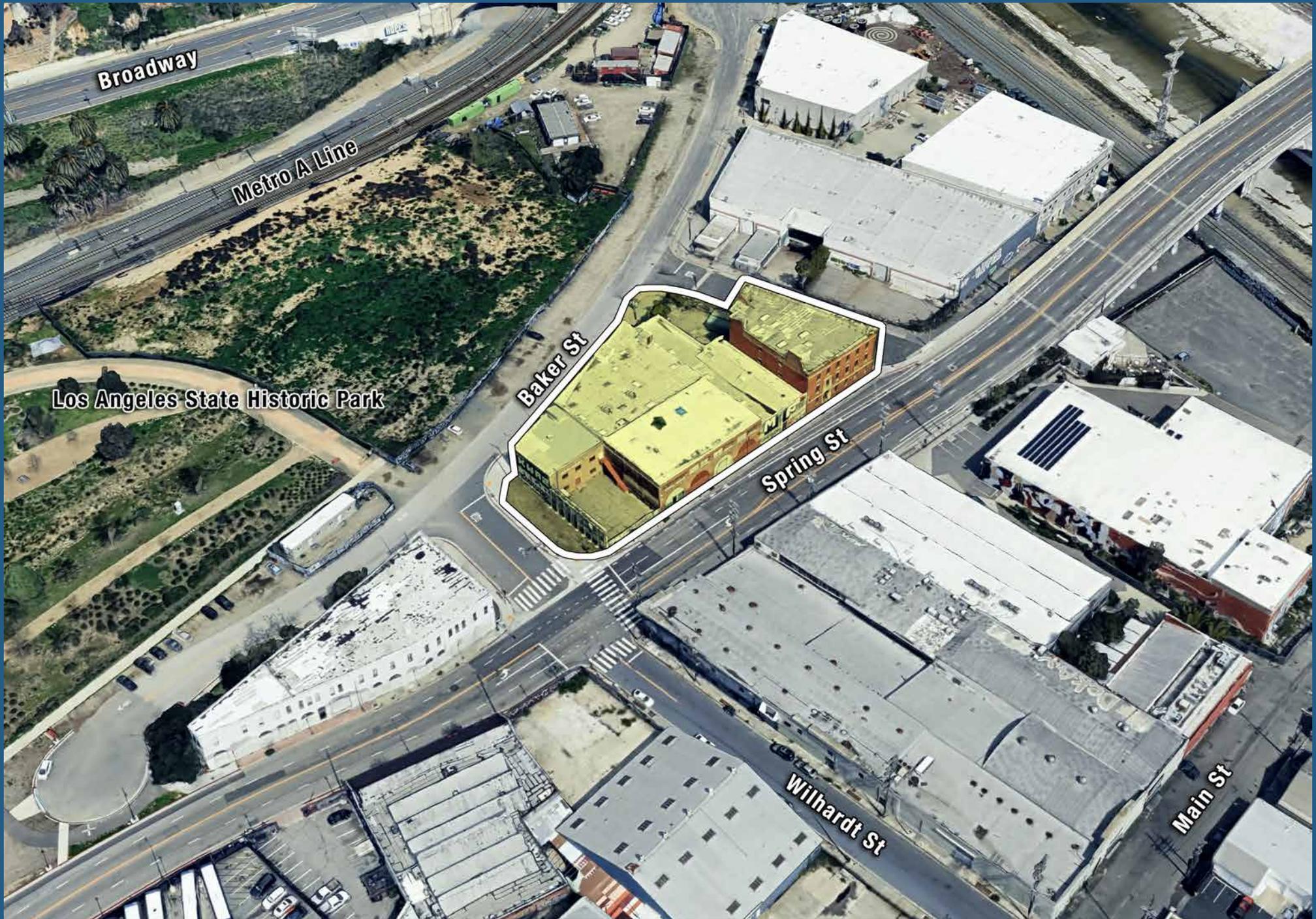




1711 N SPRING ST LOFT



Aerial Photo



Broadway

Metro A Line

Los Angeles State Historic Park

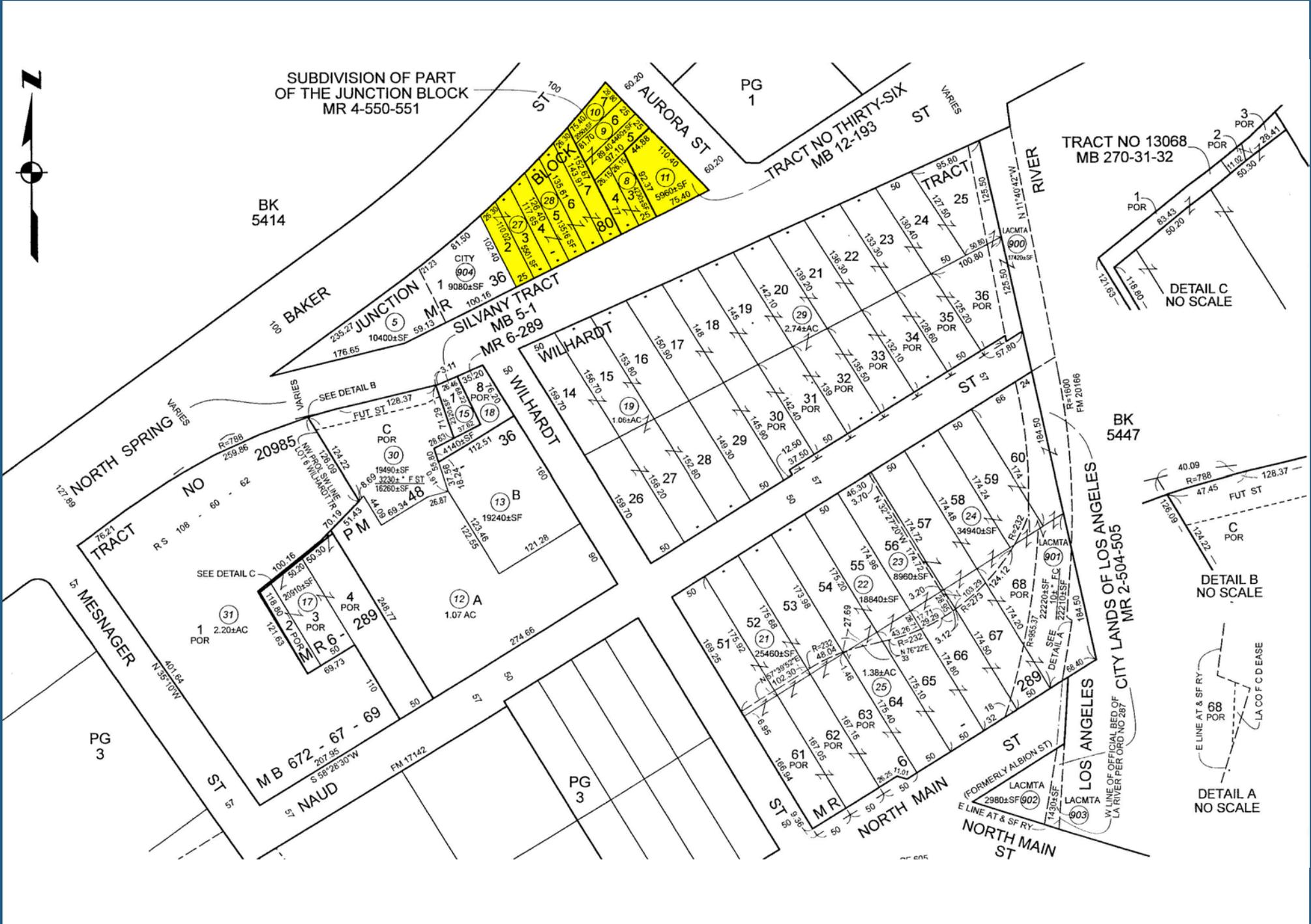
Baker St

Spring St

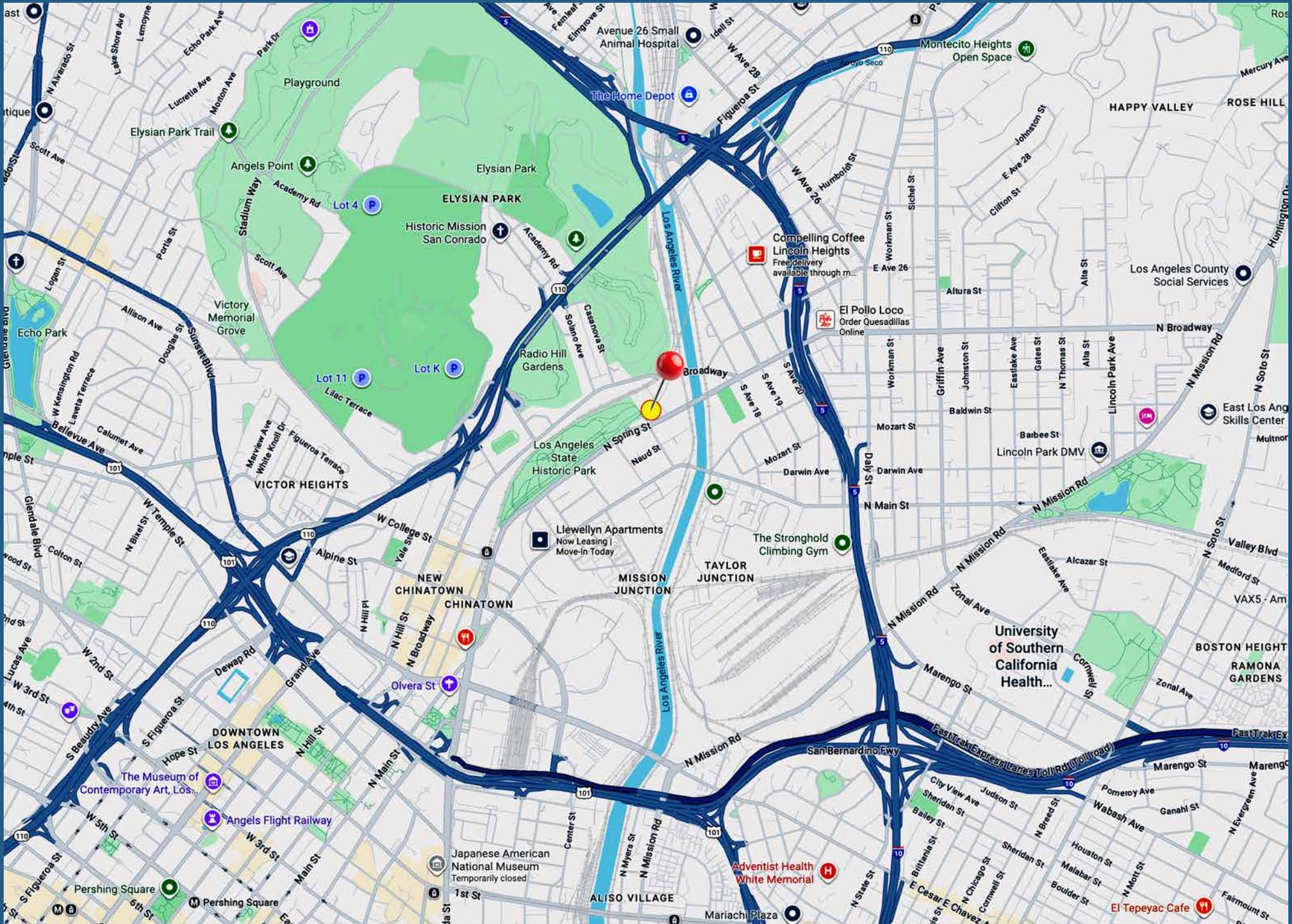
Wilhardt St

Main St

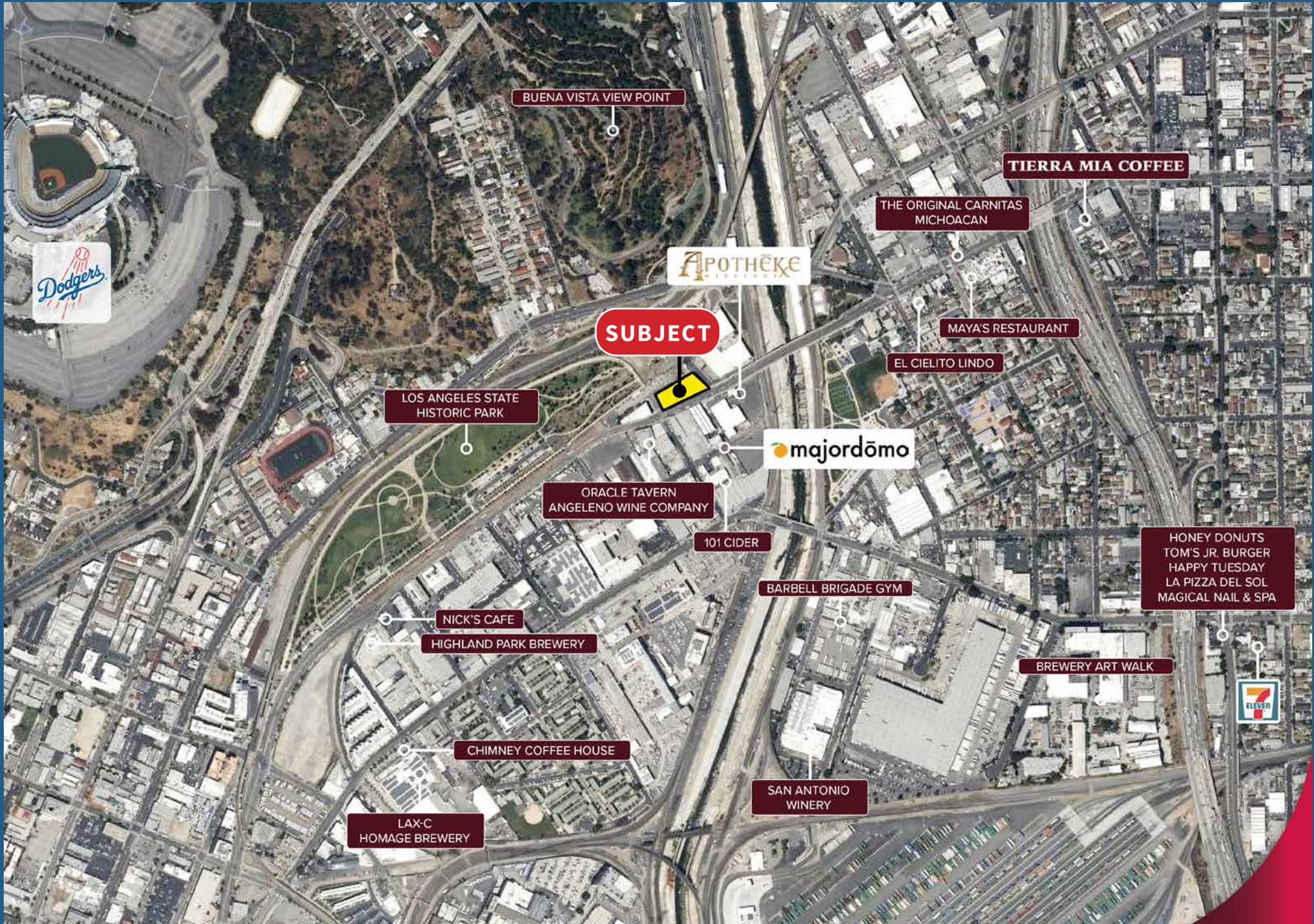
Plat Map



Area Map

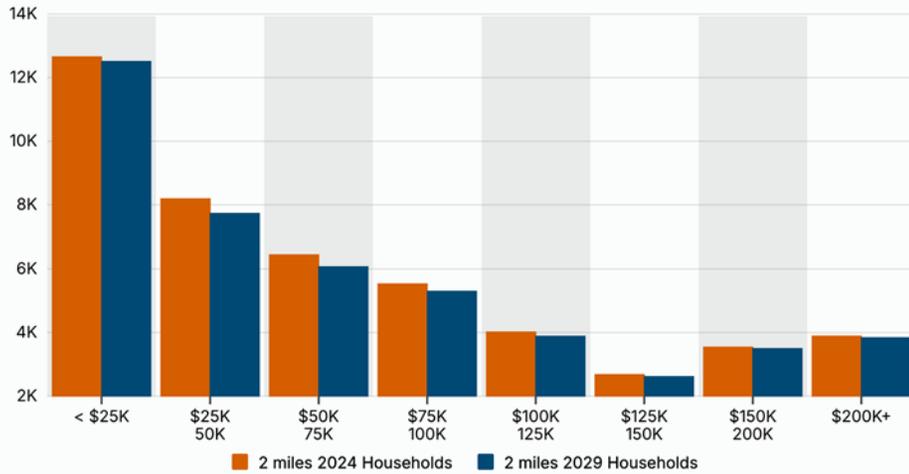


Neighborhood Amenities

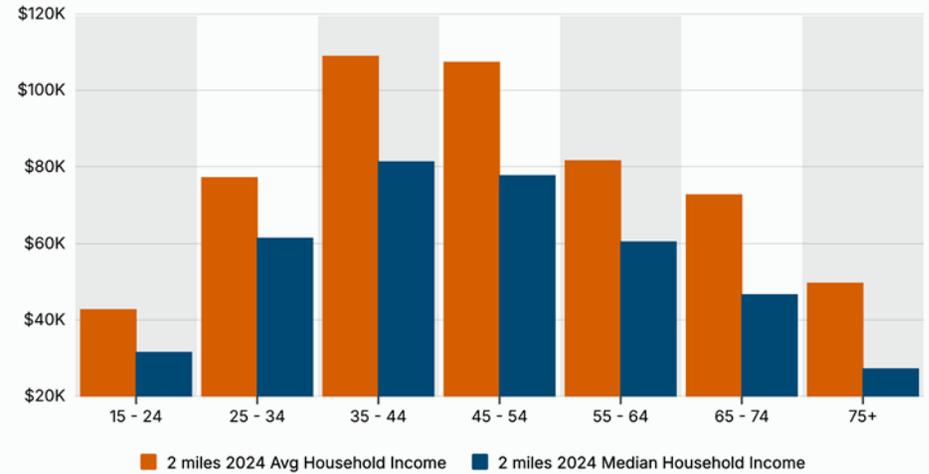


Neighborhood Demographics

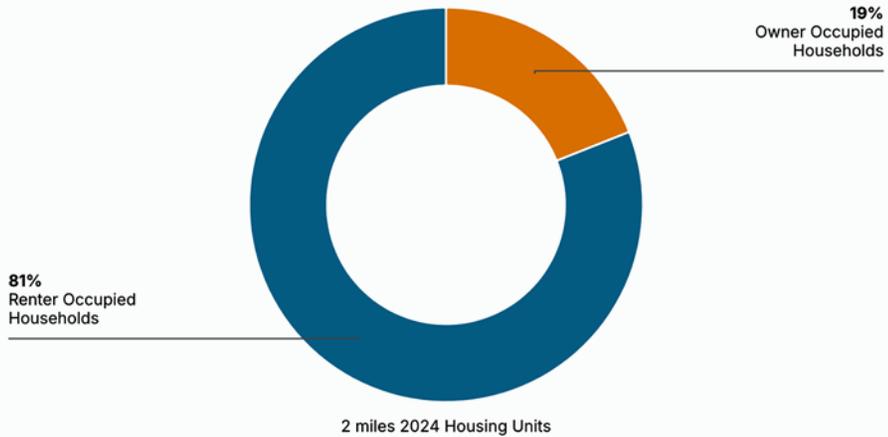
Household Income



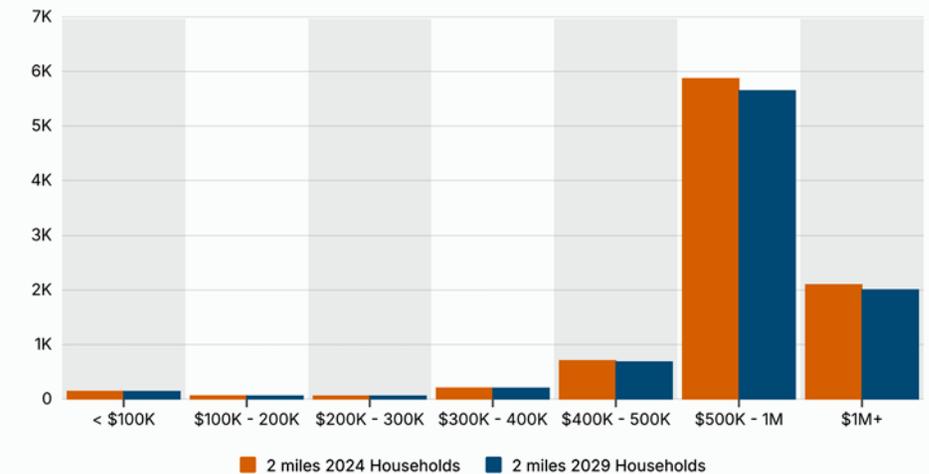
Household Income By Age



Housing Occupancy



Home Values



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35,655± SF of Land

Adjacent to Los Angeles State Historic Park



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