

# FOR SALE



**RETAIL-FLEX**

1339 South Hill St.  
Los Angeles, CA 90015

**MICHAEL MEHDIZADEH**  
Commercial Real Estate Where Visions Take Shape



**MICHAEL  
MEHDIZADEH**

310-466-9580  
michael@iaginco.com

Lic.01315713



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**Andrew C. Lee**

250 E. 1st STREET SUITE # 800  
LOS ANGELES, CA 90012

Lic.01046440

213-625-1629



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## CONFIDENTIALITY AND DISCLAIMER

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1. that you will hold and treat the Investment Package and its contents in the strictest of confidence;
2. that you will not photocopy or duplicate any part of the Investment Package;
3. that you will not disclose the Investment Package or any of its contents to any other entity without the prior written consent of the Owner or the Broker; and
4. that you will not use the Investment Package in any fashion or manner detrimental to the Owner or Broker.



# PROPERTY DETAILS

Welcome to an exceptional opportunity in Downtown Los Angeles' heart's thriving renaissance. We are delighted to present 1339 S. Hill Street a prime 12,237-square-foot **development** site with immense potential. Situated on Hill Street Between Pico Blvd and 14th Street, this property is ideal for investors and visionaries looking to capitalize on the city's dynamic growth. 1339 S. Hill Street presents an exciting opportunity for redevelopment, catering to the ever-evolving needs of Downtown Los Angeles.



# LOCATION ADVANTAGES

**Proximity to Key Districts:** within walking distance to South Park and the Fashion District, 1339 S. Hill Street boasts a central location. Additionally, it is just a quick five-minute drive to the bustling Financial District, the historic charm of the Historic Core, and the vibrant Arts District.





# PROPERTY DETAILS

**PRICE: \$5,950,000**

**SIZE**

**Building Size:** 6,798 square feet.  
**Lot Size:** 12,237 square feet

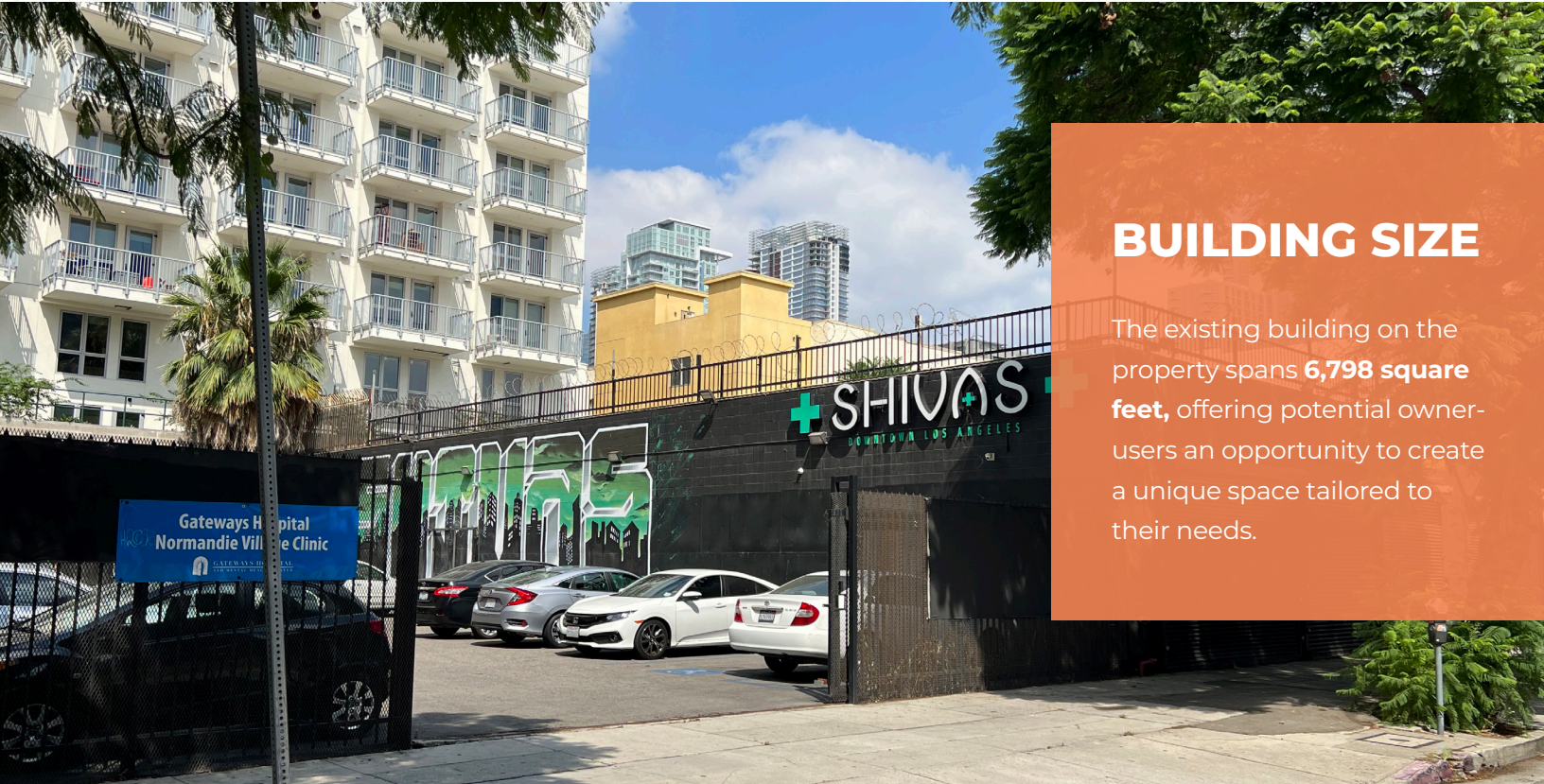
APN: 5134-02-5016 (1339 S. Hill Street)  
APN: 5134-02-5016 (1341-1343 S. Hill Street)  
APN: 5134-02-5018 (1347 S. Hill Street)

**ZONING**

Zoned C2-2D-O, this property offers a versatile canvas for a variety of commercial and mixed-use projects.

**TIER 3 TOC  
(TRANSIT  
ORIENTED  
COMMUNITY)**

Recognizing the importance of transit-oriented development, 1339 S. Hill Street is designated as a Tier 3 TOC site, offering incentives for thoughtful and sustainable urban planning.

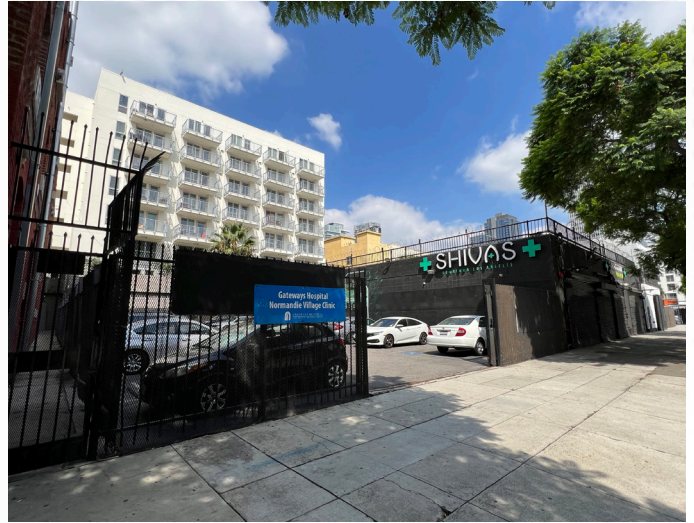


**BUILDING SIZE**

The existing building on the property spans **6,798 square feet**, offering potential owner-users an opportunity to create a unique space tailored to their needs.

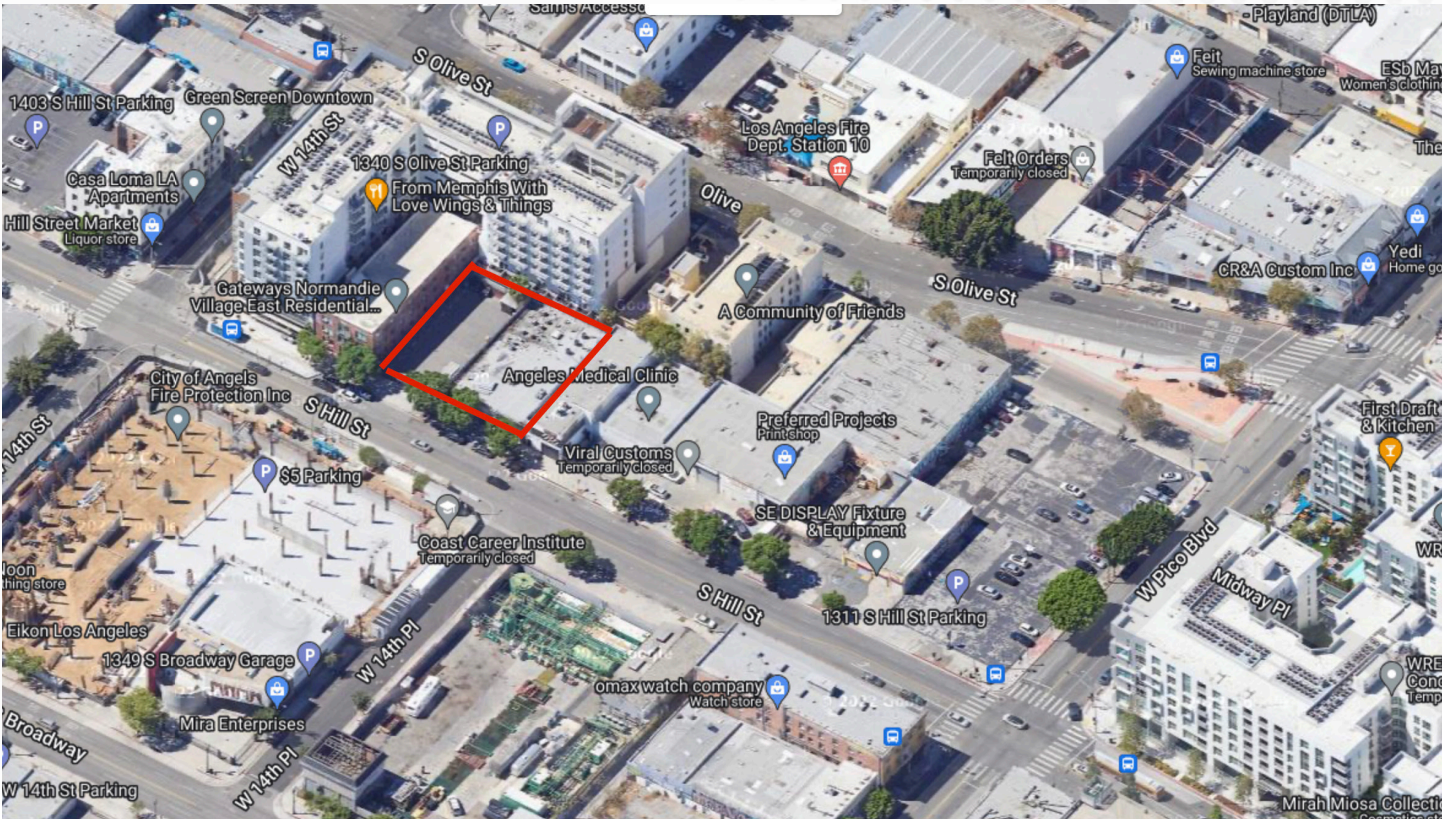


# PROPERTY PHOTOS





# PROPERTY ARIAL MAP





# COMPANY SUMMARY

My journey in the world of commercial real estate has been defined by dedication, expertise, and an unwavering commitment to delivering unparalleled results. With over 18 years of devoted experience, I've cultivated a deep understanding of the intricate dynamics that shape the commercial real estate market. My passion lies in crafting success stories within commercial real estate. Specializing in Retail, Apartment Building, Land for Development and navigating the complexities of 1031 Exchange transactions, I have honed my skills to provide a level of service that sets me apart. Let's explore the possibilities, seize opportunities, and achieve your real estate goals together.



## MICHAEL MEHDIZADEH

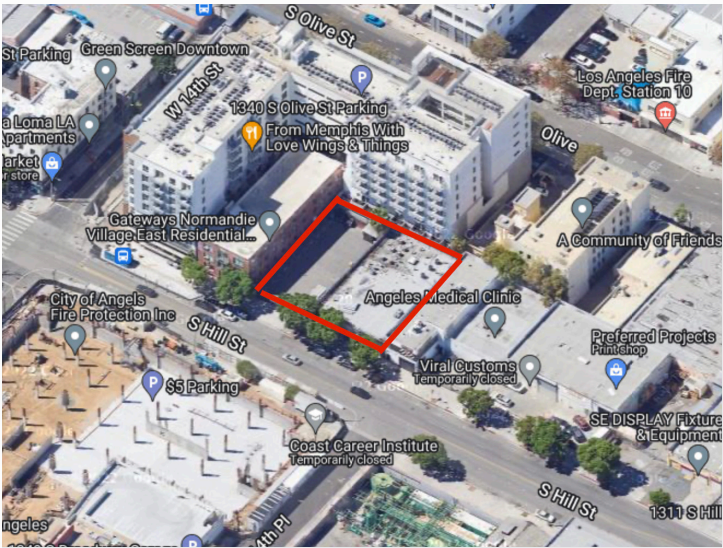
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