

FOR SALE

1505-1515 SANTA FE AVE 2353-2365 E OLYMPIC BLVD

LOS ANGELES, CA 90021

km Kidder
Mathews

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01

INVESTMENT SUMMARY

02

PROPERTY DESCRIPTION

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01

INVESTMENT SUMMARY

THE OFFERING

AERIAL

OPPORTUNITY HIGHLIGHTS

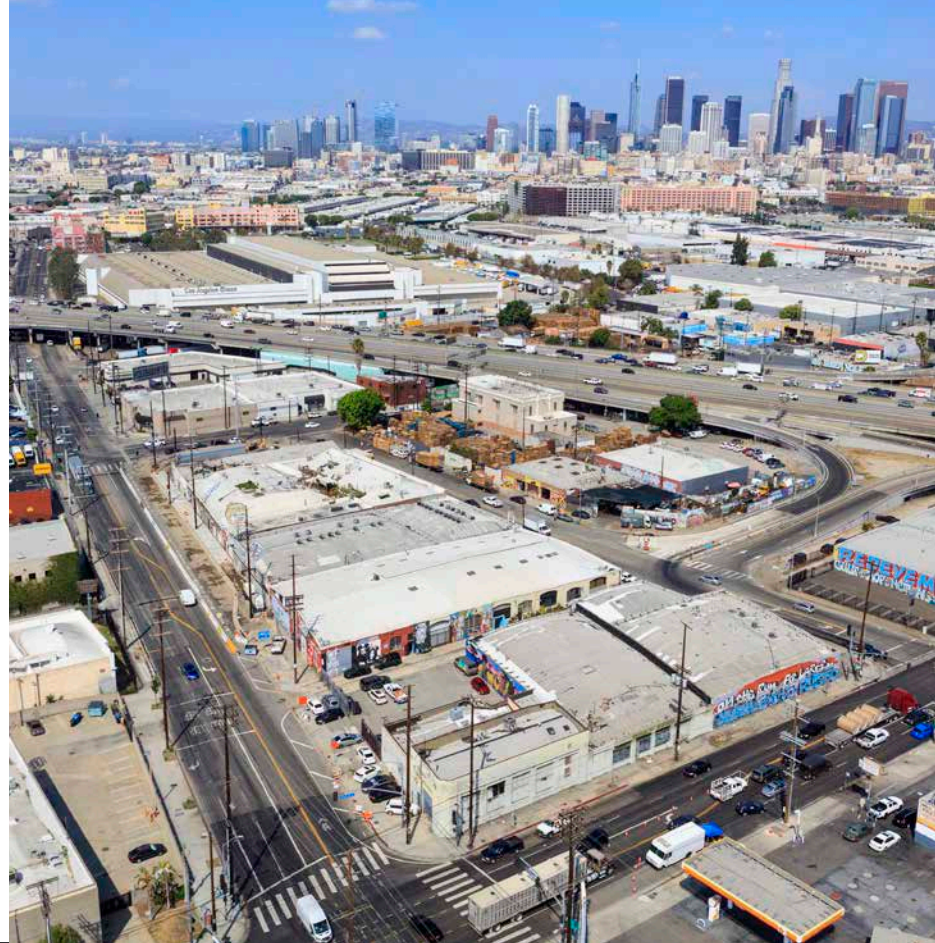
EXECUTIVE SUMMARY

Kidder Mathews, retained as exclusive agent, is excited to present the purchase opportunity located at 1505-1515 South Santa Fe Avenue and 2353-2365 East Olympic Boulevard in the city of Los Angeles.

THE OFFERING

A high identity hard corner in the prestigious DTLA market, the site consists of three parcels with multiple addresses residing on roughly 36,553 square feet of land.

At present, the site is improved with three structures totaling 28,260 SF with units varying from 4,655 SF to 10,500 SF. A total of 17,800 SF can be made available for immediate use at the close of escrow for an owner/user. There are two leases in place, please contact broker for details.



PROPERTY OVERVIEW

Address	1505-1515 Santa Fe Ave, Los Angeles, CA 90021 2353-2365 E Olympic Blvd, Los Angeles, CA 90021
Building Area	28,260 SF
Land Area	36,553 SF
Loading	5 grade-level doors
Ceiling Height	Ranges from 12-16 Feet Minimum (to as much as 25 Feet in Center of the Wood Trusses)
Power	800 amps total
Parking	+/- 25 spaces



**SUBJECT
PROPERTY**

S SANTA FE AVE

E OLYMPIC BLVD

OPPORTUNITY HIGHLIGHTS



\$12,000,000 ASKING PRICE



**GREAT FOR LIGHT INDUSTRIAL,
FLEX AND CREATIVE USES**



4 SEPARATE UNITS



**31,547 VPD ON SANTA FE AVENUE AND
20,326 VPD ON OLYMPIC BOULEVARD**



**THREE STREET FRONTAGE
OLYMPIC BOULEVARD/SANTA
FE AVENUE/PORTER STREET**



**MINIMUM CLEAR HEIGHTS
VARY FROM 12' TO 16'
FEET**



**800 AMPS TOTAL WITHIN THE
4 UNITS. CALL BROKER FOR
FURTHER DETAILS.**



**5 GRADE LEVEL LOADING
DOORS**



SHORT WALK TO MANY AMENITIES



02

PROPERTY DESCRIPTION

PROPERTY HIGHLIGHTS

FLOOR PLAN

THE NEIGHBORHOOD

DTLA PRODUCTION SITES

PHOTOS

PROPERTY DESCRIPTION

28,260 SF of total improvements consisting of three separate structures and situated on approximately 36,553 square feet of land. The project currently has four separately metered units with the capacity to park +/- 25 vehicles in the fenced parking area (as well as 5 additional striped spaces on the North side of the property).

1505-1509 SOUTH SANTA FE AVENUE

Two units totaling 11,465 SF (4,655 SF and 7,000 SF). 1505 South Santa Fe Avenue is approximately 4,655 SF and presently has a lease in place (please contact broker for details). 1509 South Santa Fe is +/- 7,000 SF and has a month to month tenant in place. Each unit has an oversized ground level loading door and contains separately metered utilities (with the exception of water). 1505 South Santa Fe Avenue has temperate control

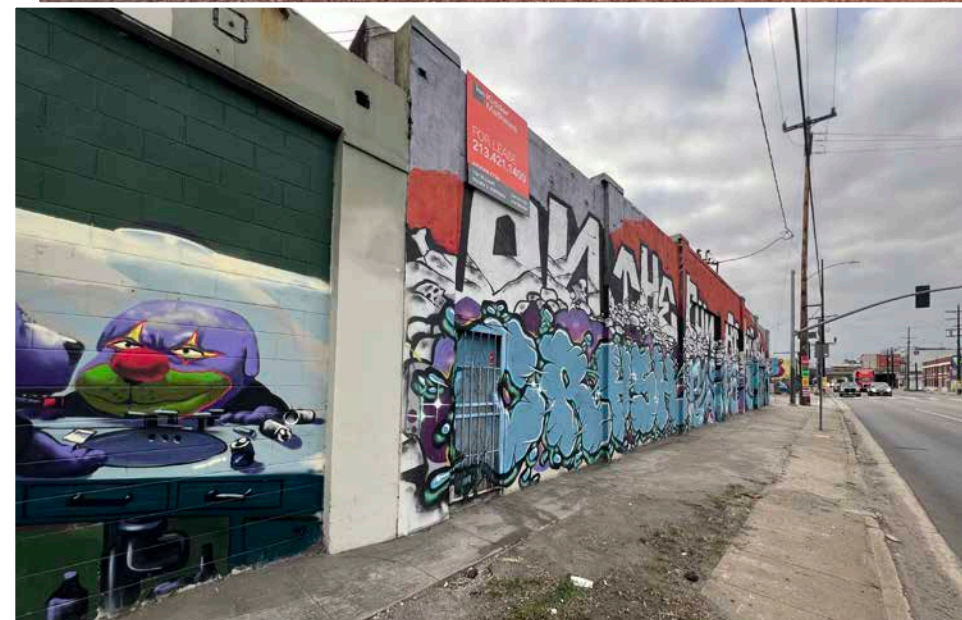
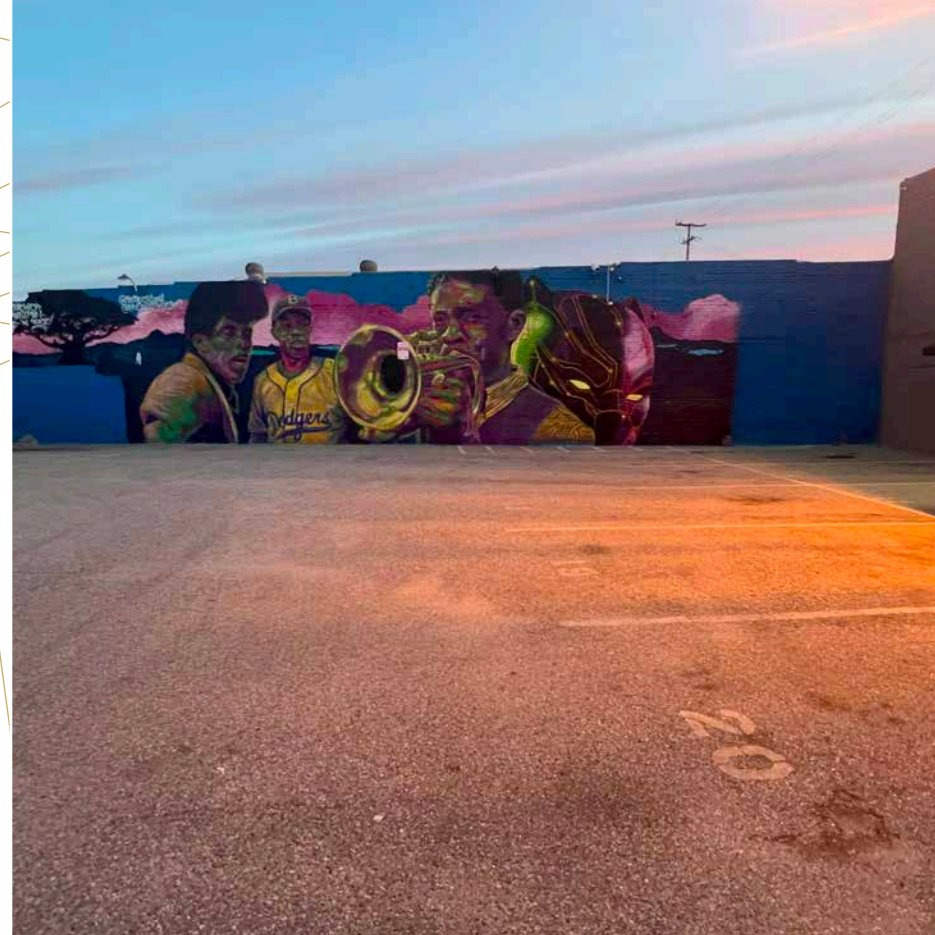
in about two thirds of the space and has a storefront entrance on Santa Fe Avenue. This structure was originally constructed in 1911 with additions in 1914 and 1923.

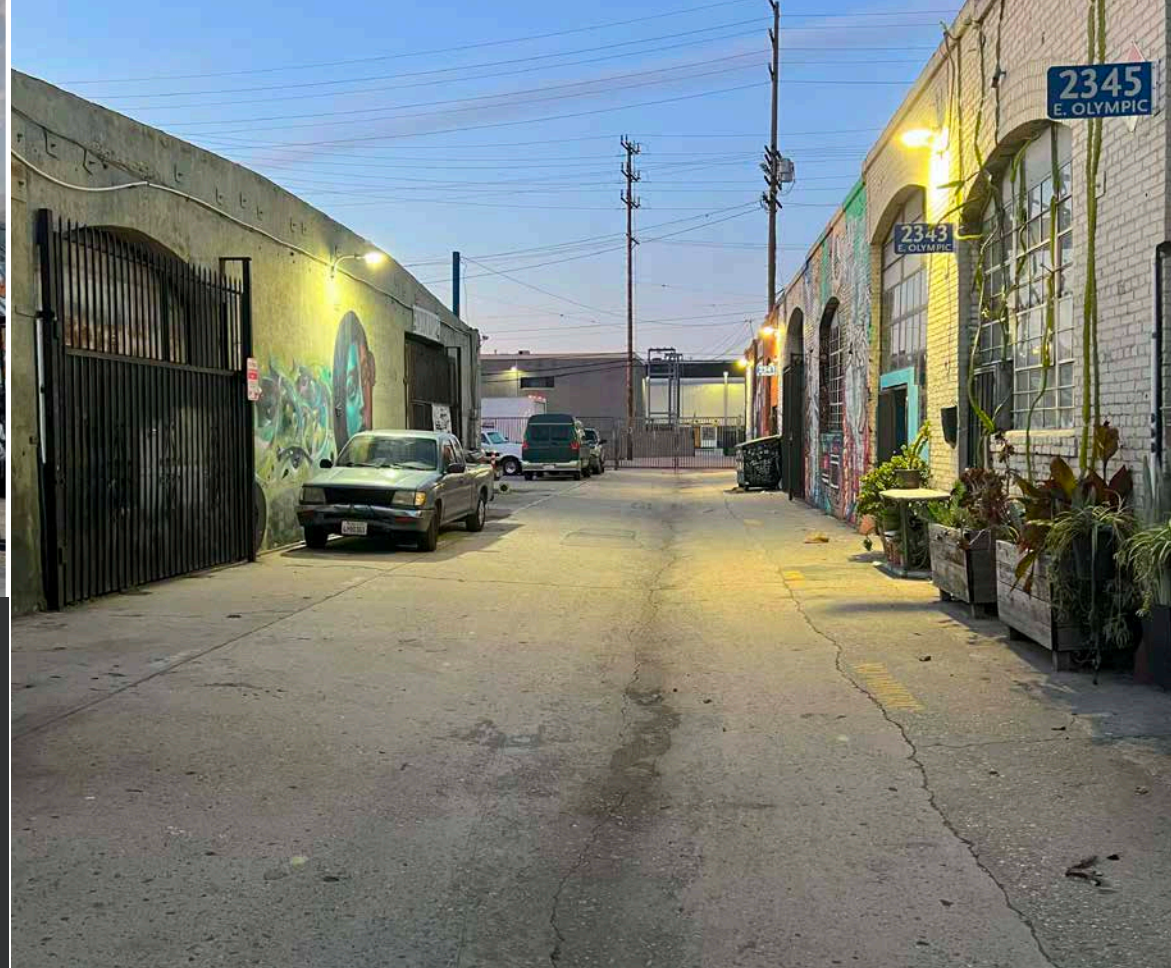
1515 SOUTH SANTA FE AVENUE

A clear span space of roughly 10,500 SF, this unit has two ground level loading doors and has the potential to add one more ground level loading position. Minimum clearance height is 12 feet at the edges and at the center of the wood trusses, the space boasts nearly 22 feet of clearance. This structure was built in 1922.

2353-2365 EAST OLYMPIC BOULEVARD

The art deco structure on the corner of Olympic and Santa Fe Avenue has been home to Bank of America and restaurants since its inception in 1937. Presently, this space is occupied by a local company for offices and light assembly. Please contact broker for the details on their lease.





PROPERTY HIGHLIGHTS

HIGHLY VISABLE LOCATION in the prestigious DTLA market

HARD CORNER of Olympic Boulevard and Santa Fe Avenue

BEAUTIFUL EXPOSED brick and art deco structures

SOARING WOOD TRUSSES in three of the Spaces

GREAT CREATIVE SPACE in the Heart of Downtown LA

FOUR SEPARATE UNITS totaling 28,260 SF ranging from 4,655 SF to 10,500 SF

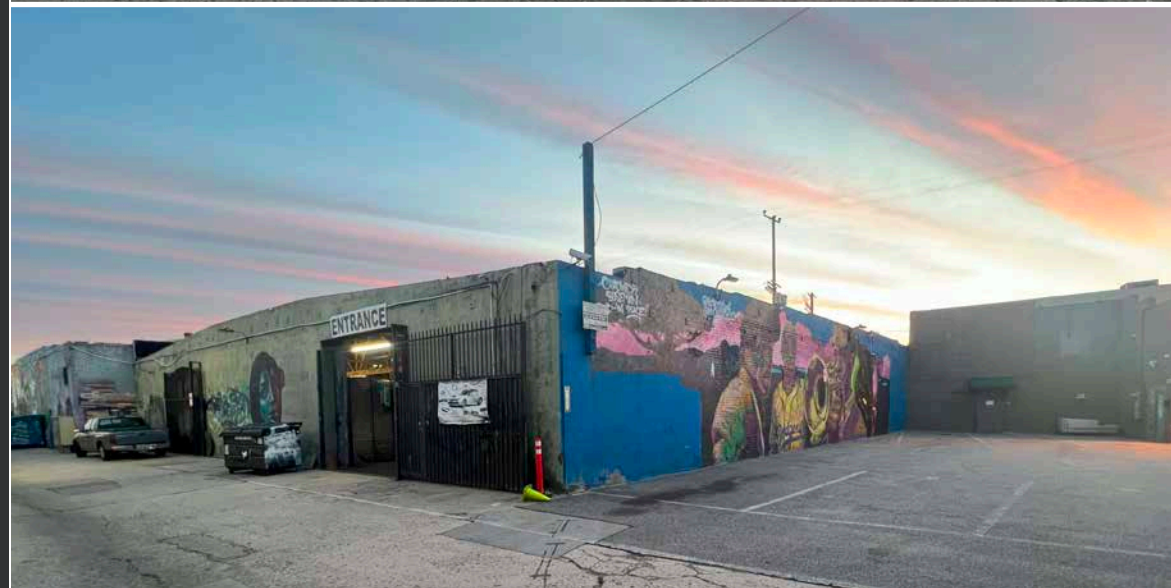
LARGE FENCED PARKING lot for +/- 25 vehicles (as well as an additional 5 striped spaces on the North side of the property)

THREE STREET FRONTAGE - Olympic Boulevard, Santa Fe Avenue and Porter Street

CONVENIENT ALLEY ACCESS for loading as well as pedestrian traffic

MULTIPLE GRADE LEVEL over-sized loading doors

FULLY POWERED facility - call Broker for service capacity for each unit



FLOOR PLAN



THE NEIGHBORHOOD



DTLA PRODUCTION SITES

CURRENT & FUTURE



**DOWNTOWN
LOS ANGELES**

DODGER STADIUM

**6TH & ALAMEDA -
EAST END STUDIOS**

ACE MISSION STUDIOS

**JESSE STREET -
EAST END STUDIOS**

**LA TIMES -
ATLAS CAPITAL**

ATLAS CAPITAL

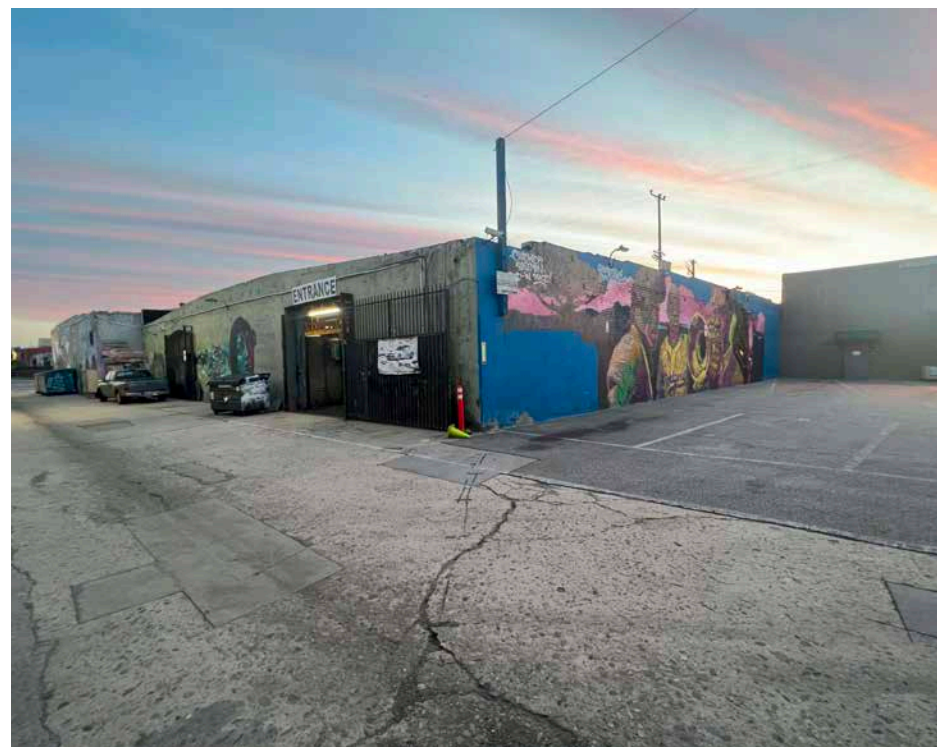
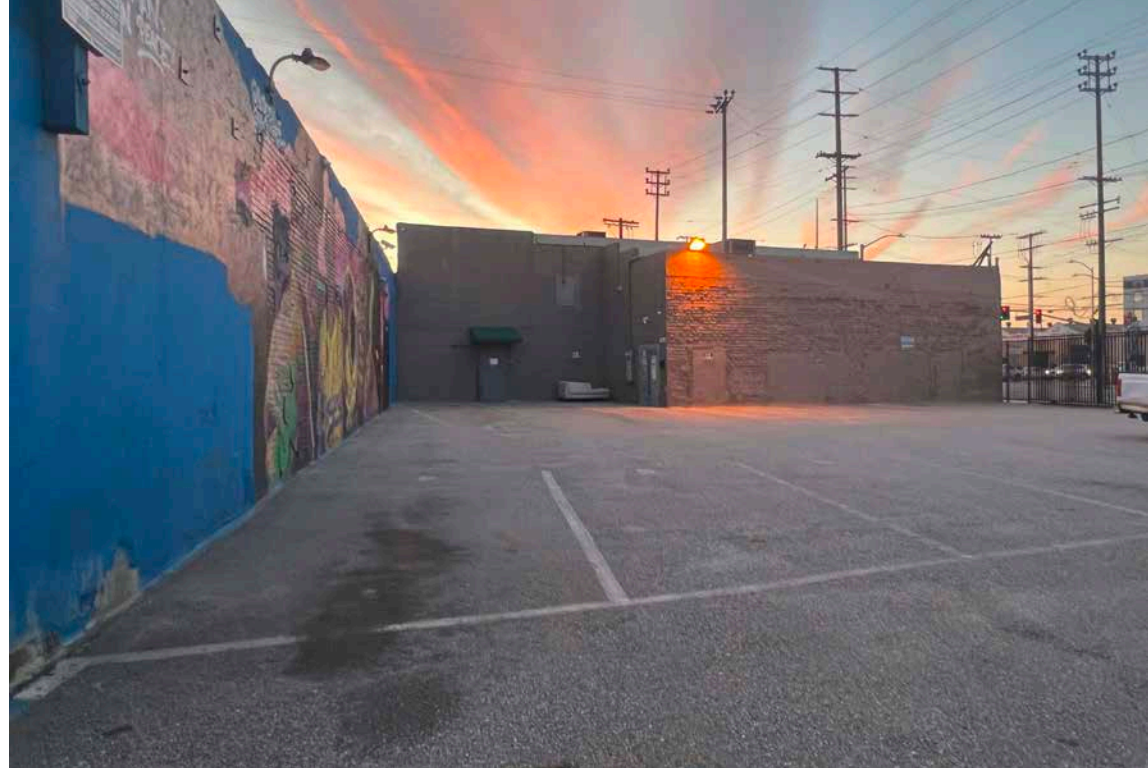
**SUBJECT
PROPERTY**

BOX YARD LA



VERNON
Westside Specific
Plan Area





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