

OFFERING
MEMORANDUM

932 Wilson St & 1917 Bay St
LOS ANGELES, CA 90021



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PLAY VIDEO**

CREATIVE OFFICE WORKSPACE
IN THE HEART OF THE ARTS DISTRICT



STATEMENT OF CONFIDENTIALITY & DISCLAIMER

Lee & Associates-Pasadena, Inc. has been engaged as the exclusive financial advisor to the Seller in connection with Seller's solicitation of offers for the purchase of the "Property" known as 932 Wilson St & 1917 Bay St., Los Angeles, County of Los Angeles, State of California. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or Lee & Associates-Pasadena. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Lee & Associates-Pasadena from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual document to which they relate.

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This presentation contains forward-looking statements. All statements contained in this presentation that necessarily depend on future events are forward-looking, and the words "anticipate," "believe," "expect," "potential," "opportunity," "estimate," "plan," and similar expressions are generally intended to identify forward-looking statements. The projected results and statements contained in this presentation are based on current expectations, speak only as of the date of this presentation or any such earlier date referenced in the presentation and involve risks, uncertainties and other factors that may cause actual results, performance or achievements to be materially different from any future results, performance or achievements expressed or implied by such projected results and statements. In light of the significant uncertainties inherent in the projected results and forward-looking statements included in this presentation, the inclusion of such information should not be regarded as a representation as to future results or that the objectives and plans expressed or implied by such projected results and forward-looking statements will be achieved.

► Exclusively
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01 EXECUTIVE SUMMARY



THE OPPORTUNITY:

Lee & Associates - Pasadena is proud to present a prime real estate opportunity in the highly sought-after Arts District. Located at 1917 Bay St and 932 Wilson St, Los Angeles, CA 90021, this property consists of two separate buildings, totaling 40,402 SF on two separate parcels with a 40-car gated and secure parking lot.

The corner building located at 932 Wilson St is a 2-story creative office masonry building totaling 25,562 SF boasts high exposed wood ceilings and large expansive windows. 1917 Bay St is a 2-story brick building that's been seismically retrofitted. All tenants are on short-term modified gross leases.

The property provides a rare opportunity to invest in a dynamic neighborhood, surrounded by thriving art and cultural scenes as well as continued investment in development and expansion.

ADDRESS	1917 Bay St & 932 Wilson St, Los Angeles CA 90021
SUBMARKET	DTLA Arts District
PROPERTY TYPE	Flex Space/Creative Office
YEAR BUILT	1926/1923
STORIES	2
OCCUPANCY	70% (all tenants on short-term leases)
FIRE SPRINKLER SYSTEM	Yes
GROSS BUILDING SF	40,402 SF
1917 BAY ST SF	13,840 SF
932 WILSON ST SF	26,562 SF
LAND SIZE	0.87 AC / 37,897 SF
PARKING	40 surface stalls
APN	5166-018-018 / 5166-018-019
ZONING	LAM3

PROPERTY HIGHLIGHTS:

- Gated and secured onsite parking
- Ceiling heights ranging from 15' to 20'
- Fire sprinkler system and fully powered
- Multiple creative office uses and flex space
- Conveniently located near walkable food, retail and lifestyle amenities.

01 EXECUTIVE SUMMARY



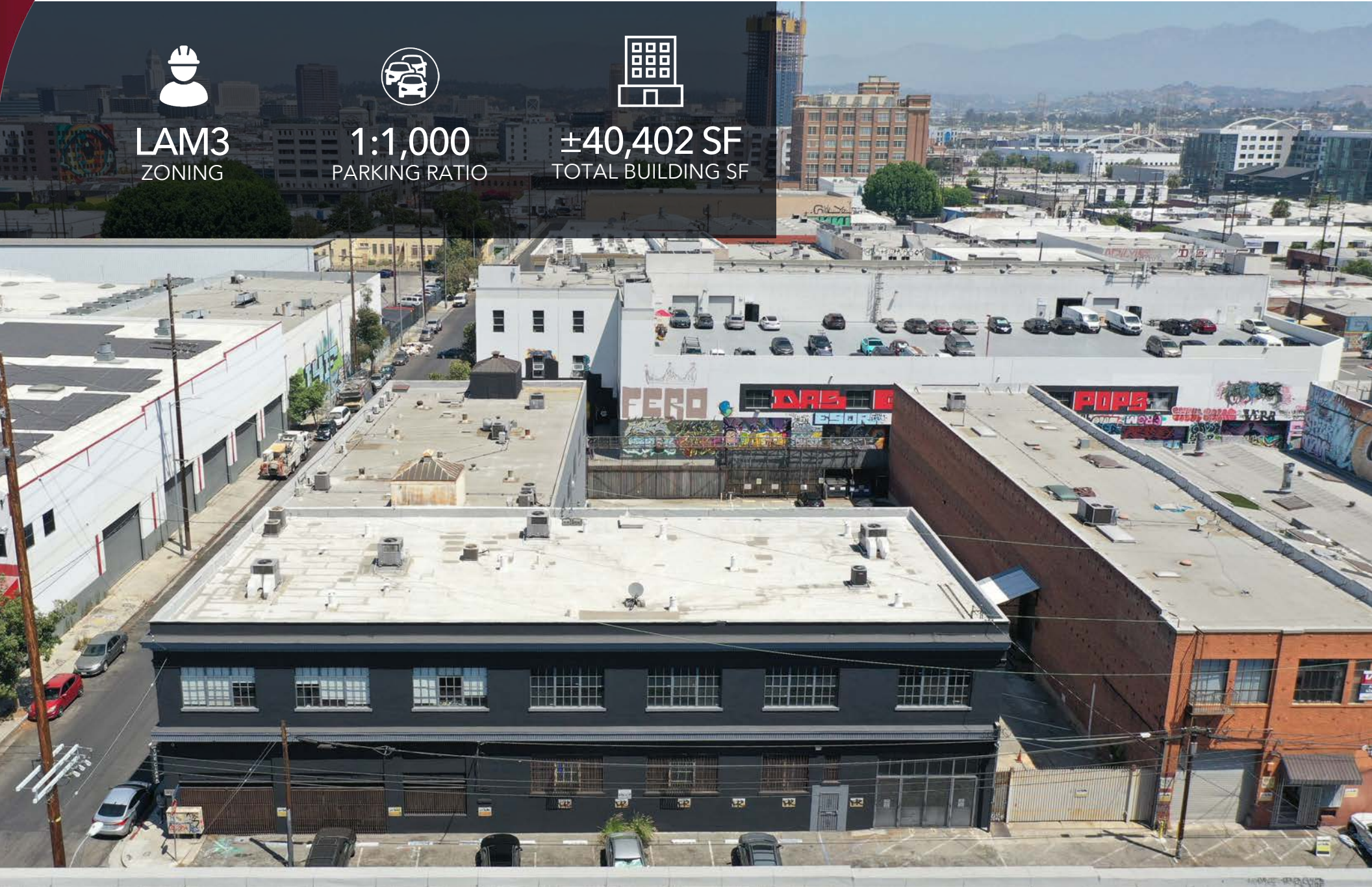
LAM3
ZONING



1:1,000
PARKING RATIO



±40,402 SF
TOTAL BUILDING SF



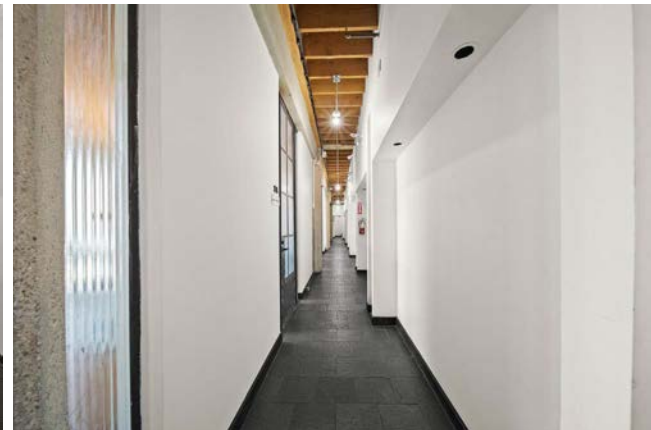
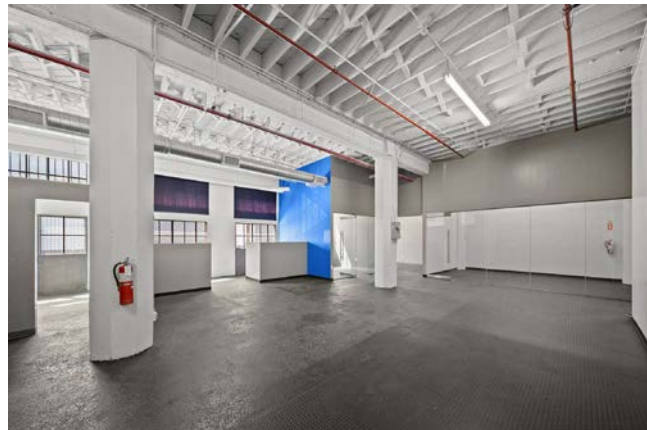
02 EXTERIOR PHOTOS | 932 WILSON ST & 1917 BAY ST



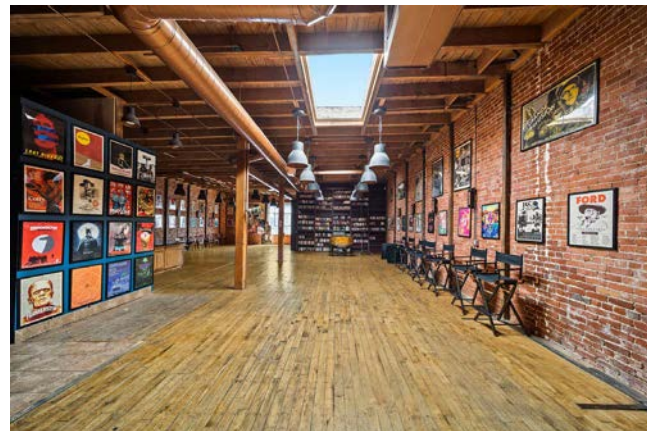
02 EXTERIOR PHOTOS | PARKING LOT



02 INTERIOR PHOTOS | 932 WILSON ST



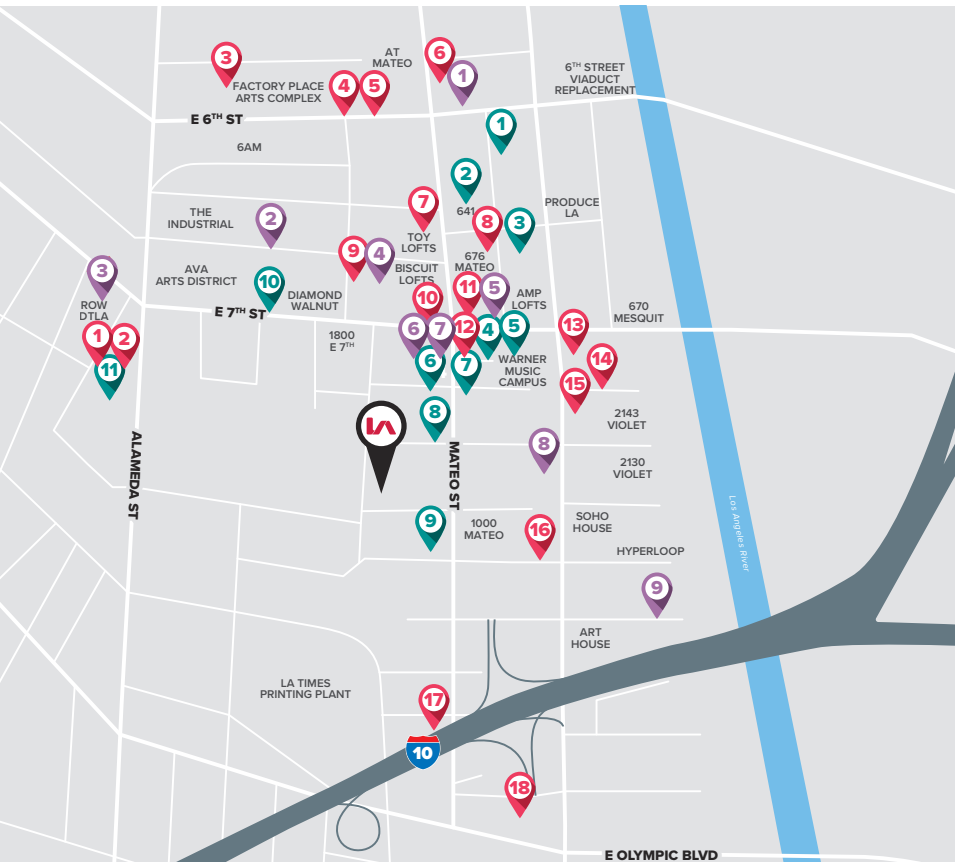
02 INTERIOR PHOTOS | 1917 BAY ST



03 PROJECTS & 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    | |
| 10 Church & State | |

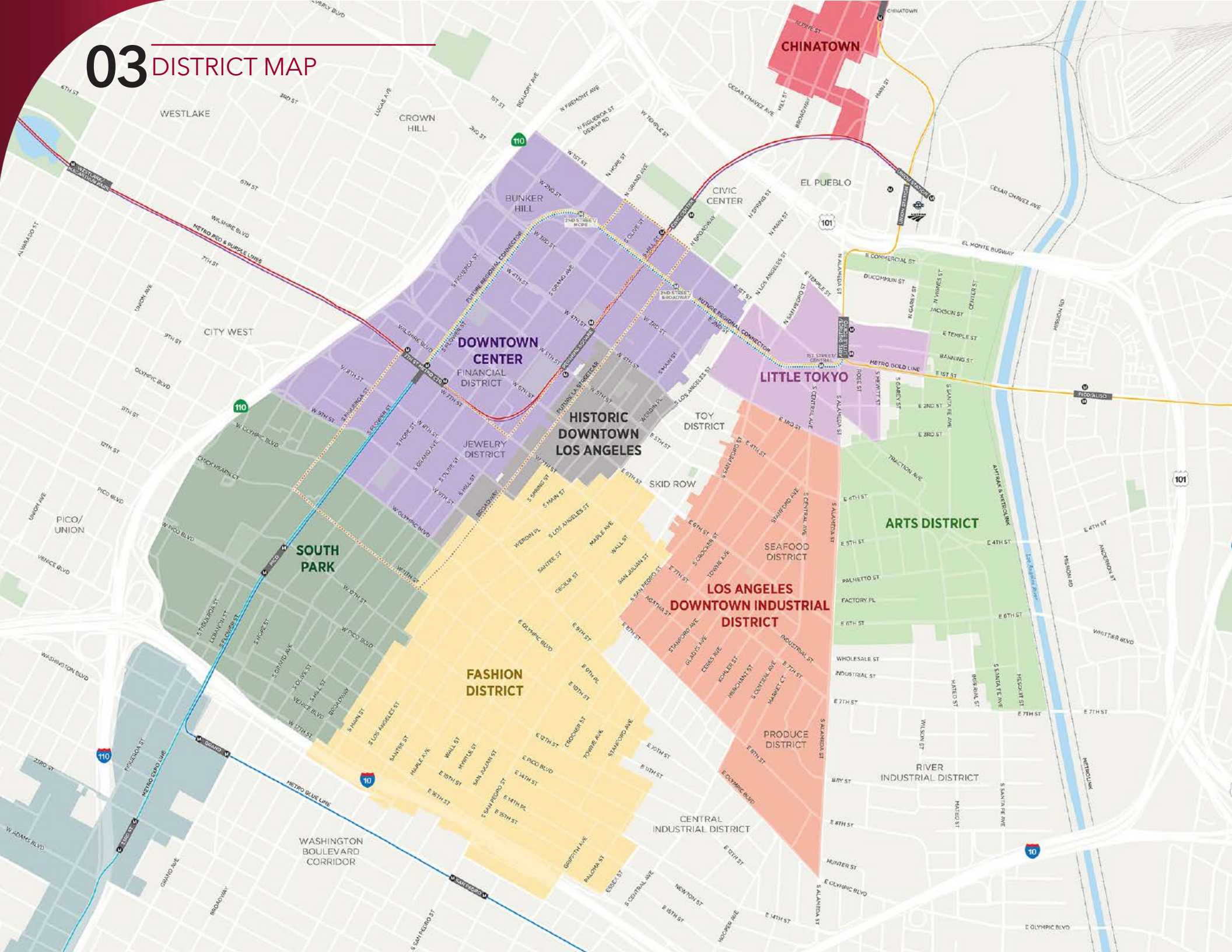
BARS/BREWERIES/DISTILLERIES

- | | |
|---------------------------------|-------------------------|
| 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



381,447
POPULATION



\$78,915
ANNUAL HH INCOME



134,330
HOUSEHOLDS



\$980,110
AVERAGE PROPERTY
VALUE



29.7
MEDIAN AGE



\$50,239
MEDIAN HH INCOME

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.

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