

OFFERING MEMORANDUM

# 2330 W 3RD ST

*Owner/User Building*

LOS ANGELES, CA 90057

**km** Kidder  
Mathews



# *FOR SALE*

## 2330 W 3RD ST LOS ANGELES, CA

### *8,262 SF Owner-User or Investment Opportunity*

Discover a rare gem in the heart of Los Angeles! This charming and character-filled property offers an incredible opportunity for an owner-user to occupy up to 8,262 SF or as little as 1,000 SF – while collecting income from existing tenants paying below-market rents.

#### PROPERTY HIGHLIGHTS

##### **An Urban Oasis**

Escape the city's chaos and enjoy the tranquility of this unique building – perfect for creative offices, boutique businesses, or wellness professionals.

##### **Flexible Use**

Full or partial occupancy.

##### **In-Place Income**

Multiple tenants with upside potential.

##### **Prime Location**

Minutes from Downtown, Koreatown, and Echo Park.



ADDRESS	2330 W 3rd St, Los Angeles, CA 90057
ASKING PRICE	Submit Offer
RBA	8,262 SF
YEAR BUILT	1951
STORIES	2
ELEVATORS	None
TYPICAL FLOOR	4,131 SF
TENANCY	Multiple
PARKING SPACES	8 (0.97/1,000 SF)

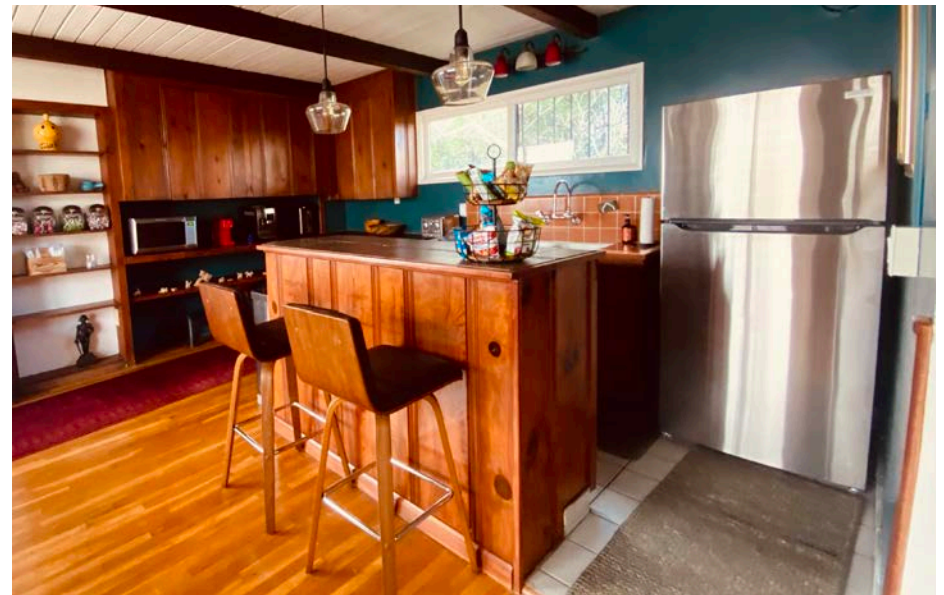
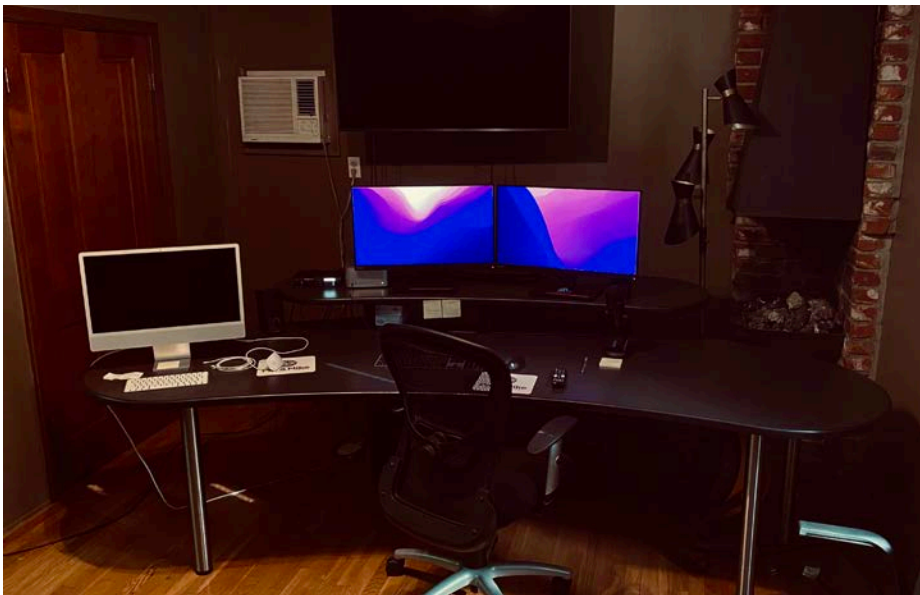






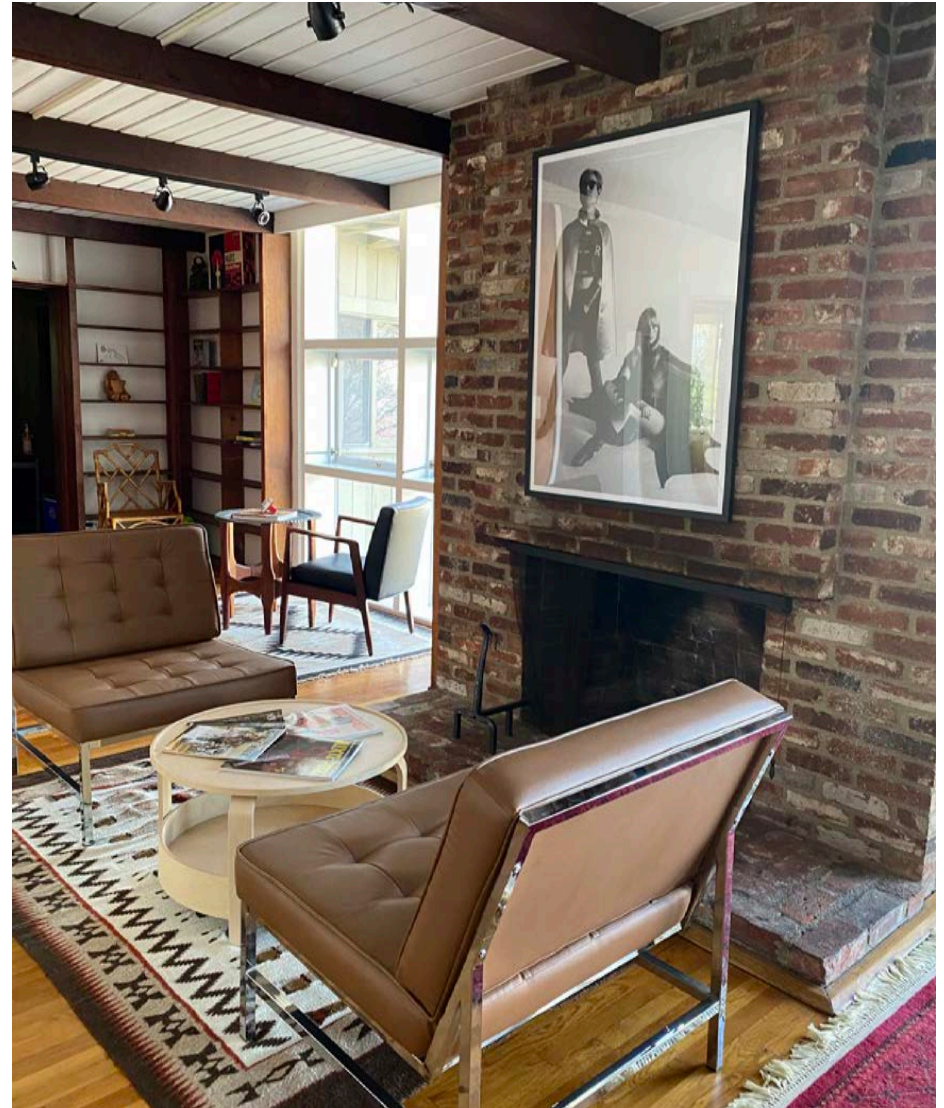
## EXECUTIVE SUMMARY

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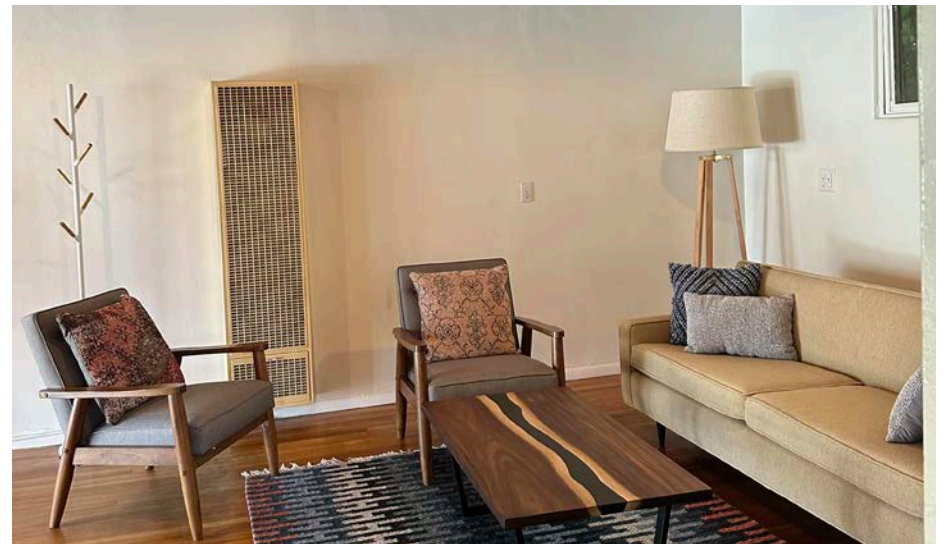


## PENTHOUSE SUITE



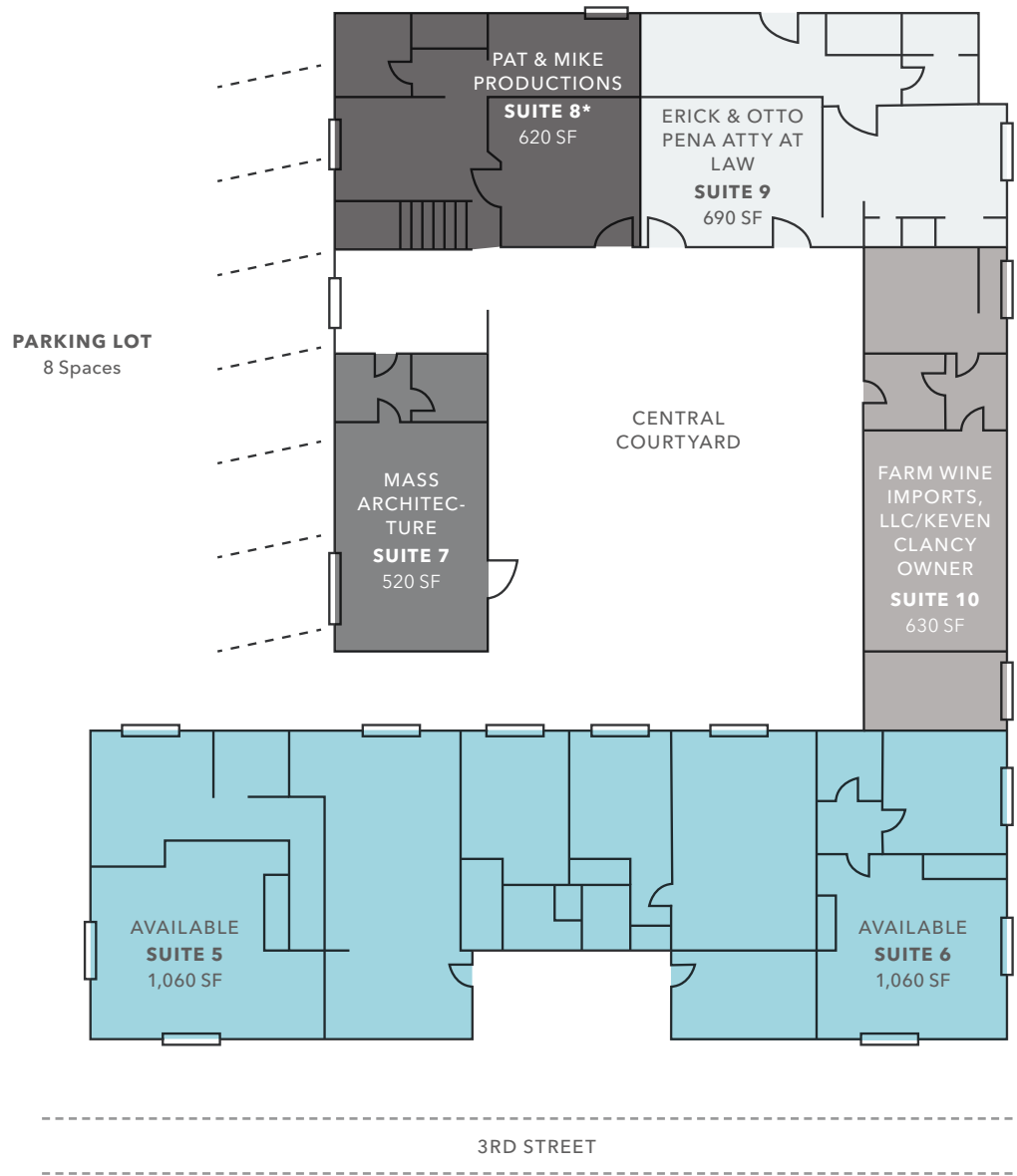


## UNIT 6

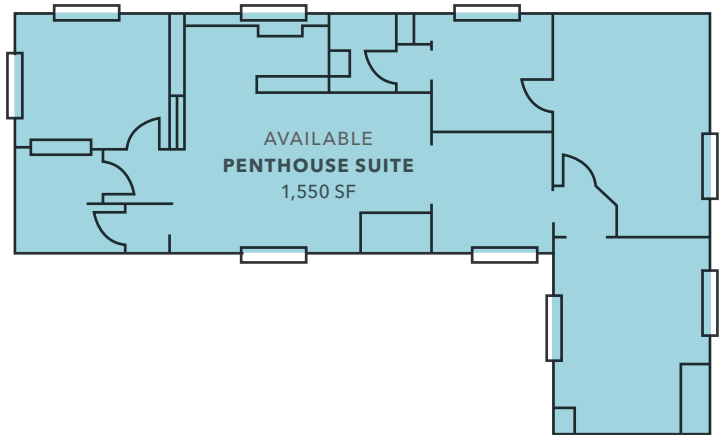


PROPERTY OVERVIEW

\*Pat & Mike Productions are the owner.

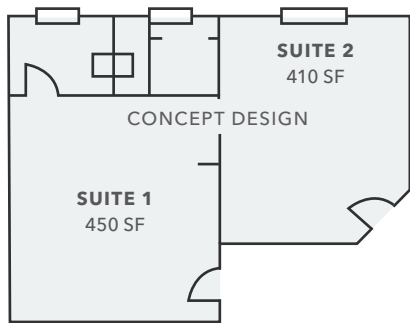


*2,120 SF*  
AVAILABLE - SUITE 5 & 6



*1,550 SF*

AVAILABLE - PH SUITE



3RD STREET



## PROPERTY OVERVIEW





# RENT ROLL

Tenant Name	Unit	Unit Type	SF	Rent	Parking Spaces	Security Deposit	Price/SF Annual	Move In Date	Lease Expire	Lease Status 9/1/25
Concept Design	1	Commercial	450	See Below	-	See Below	-	9/1/23	8/31/2025	MTM
Concept Design	2	Commercial	410	\$2,400	1 Space	\$2,400	\$33.49	9/1/23	8/31/2025	MTM
Haro Psychology	3	Commercial	410	\$1,080	N/A	\$1,080	\$31.61	4/28/24	5/31/2025	MTM
Lauren King Spencer	4	Commercial	450	\$850	1 Space	\$750	\$22.67	8/4/21	MTM	MTM
Vacant	5	Vacant	1,060	-	-	-	-	-	-	-
Vacant	6	Vacant	1,060	-	-	-	-	-	-	-
Mass Architecture	7	Commercial	520	\$1,040	1 Space	\$1,040	\$24	8/4/21	MTM	MTM
Pat & Mike Productions*	8	Commercial	620	\$1,500	1 Space	N/A	Owner	8/1/21	MTM	MTM
Erick & Otto Pena Atty At Law	9	Commercial	690	\$1,200	1 Space	\$1,000	\$20.87	8/4/21	MTM	MTM
Farm Wine Imports, LLC/ Keven Clancy Owner	10	Commercial	630	\$2,100	1 Space	\$2,100	\$40	6/3/24	5/31/2025	MTM
Vacant	PH	Vacant	1,550	-	-	-	-	-	-	-
<b>TOTAL</b>			<b>7,850</b>	<b>\$10,170</b>	<b>5 Committed</b>	<b>\$8,370</b>				

## Notes

\*Unit 8 is ownership & can vacate at close.





## BUILDING EXPENSES

	Unit	Avg Month
LADWP - Water/Electric	Building	\$875
Athens Waste Collection	Building	\$495
Gardener	Building	\$200
Common Area Clean	Building	\$250
Pest Control	Building	\$75
Tree Pruning Etc	Building	\$100
Internet For Main Gate	Building	\$250
Security	Building	\$250
<b>Total</b>		<b>\$2,495</b>



# *LOS ANGELES* MARKET INSIGHT

*A place for bold dreams, creative expression and limitless possibilities, Los Angeles is a city defined by its people.*

One of the most culturally diverse destinations in the world with Angelenos from 140 countries who speak 224 different languages, LA inspires visitors to immerse themselves in unique perspectives, unexpected moments and open-hearted community.

Los Angeles is the world's premier center for the entertainment industry, home to a handful of the planet's most famous studios. In addition, L.A. is a tour de force in tourism and international trade, as well as having an increasing strength in digital media, technology, fashion and the arts, solidifying the diversification of the region's economy.

Aerospace is a key innovation industry in L.A., being home to headquarters or offices for SpaceX, NASA's Jet Propulsions Lab, Boeing and more, the city employs top engineering talent and this fast-growing industry results in a tremendous amount of indirect employment. A manufacturing powerhouse, Los Angeles is also home to the largest twin-port complexes in the Western Hemisphere, processing more than 40 percent of the goods entering to and from the United States and providing directly and indirectly hundreds of thousands of middle-class jobs to the region. Jobs in health care and tourism are on a particular growth spurt, indicating the region's increasing reliance on services and as an attractive place to visit and live.

Source: [discoverlosangeles.com](https://discoverlosangeles.com)



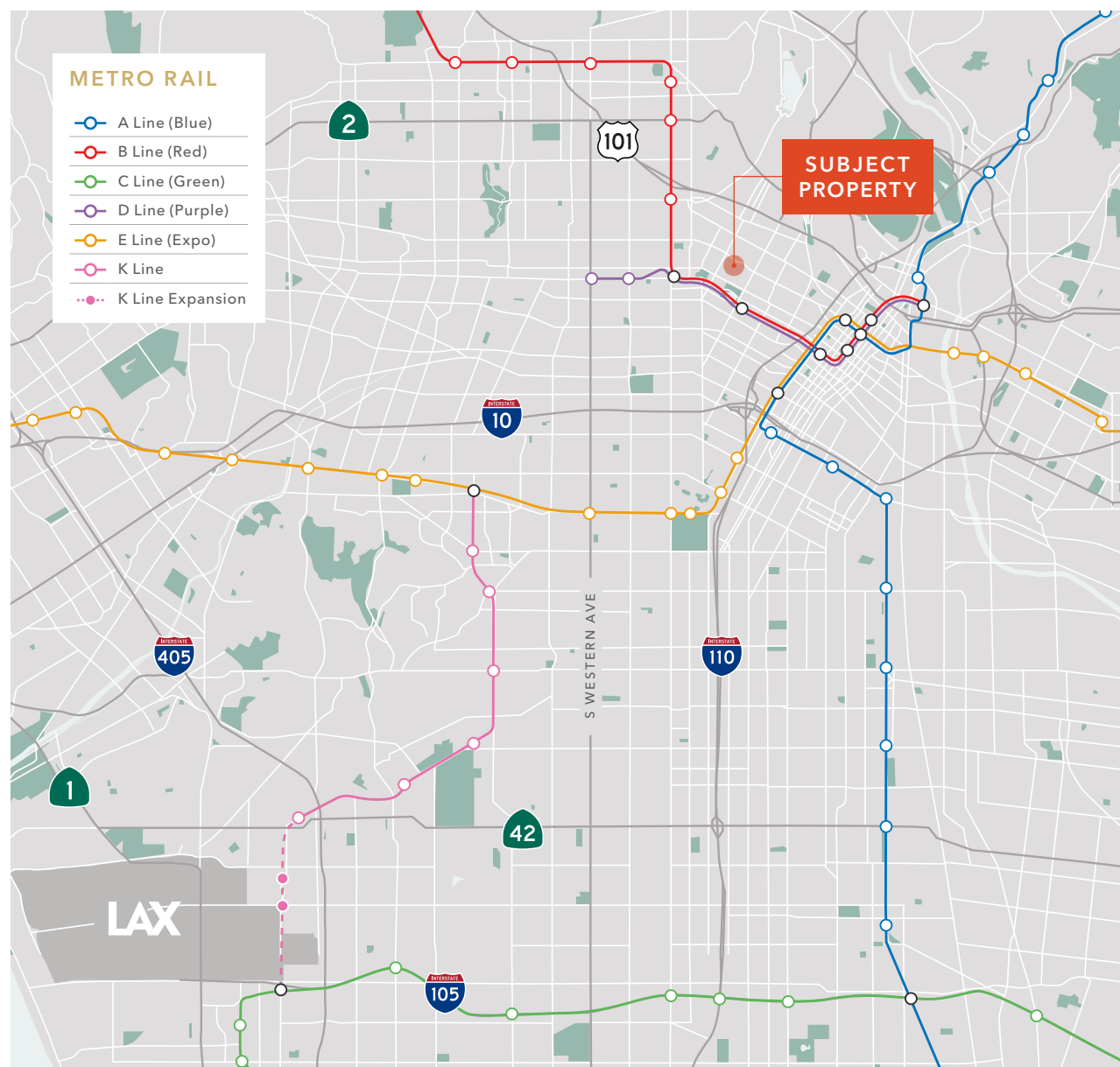
## CITY TRANSIT

While Los Angeles is famously known for its car-centric culture, the city has actively worked to expand reliable public transportation. Downtown Los Angeles is serviced by an extensive network of public transportation options, including the Metro rail lines, such as the Red and Purple lines, which provide convenient access to key destinations throughout the city and beyond. Additionally, an extensive bus network operated by the Los Angeles County Metropolitan Transportation Authority (Metro) offers reliable and affordable transit options for commuters navigating downtown.

The area is additionally served by major highways and thoroughfares, facilitating easy access to neighboring communities and regional destinations. With ongoing investments in infrastructure and transportation initiatives, Downtown Los Angeles continues to prioritize accessibility and connectivity, ensuring seamless mobility for all who traverse its bustling streets.

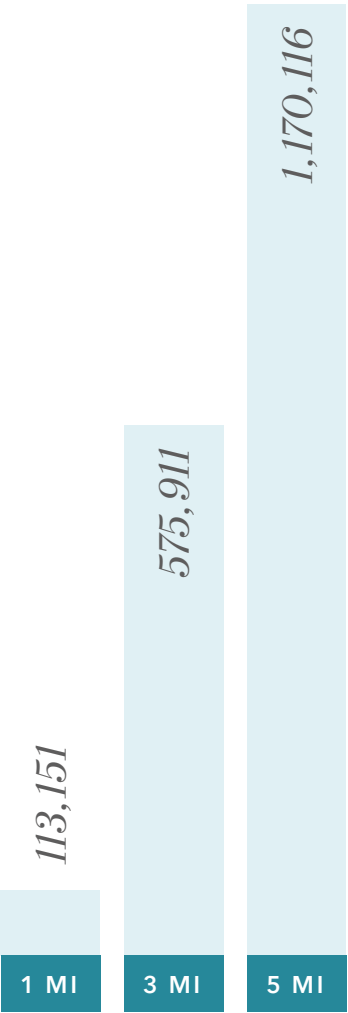
### MEET THE K LINE

The K Line, also known as the Crenshaw/LAX project, will connect the E (Expo) Line via the Crenshaw Corridor through Inglewood to the C (Green) Line near Los Angeles International Airport. The K Line is a 8.5-mile light rail line that extends from the intersection of Exposition and Crenshaw boulevards to the Metro C Line's Aviation/LAX Station.

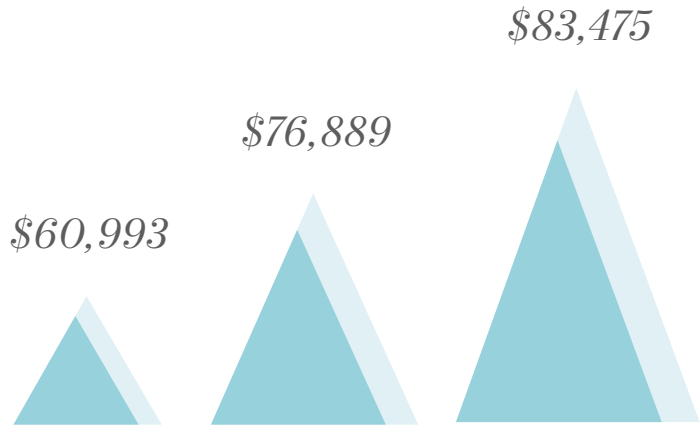


DEMOGRAPHICS

ESTIMATED POPULATION



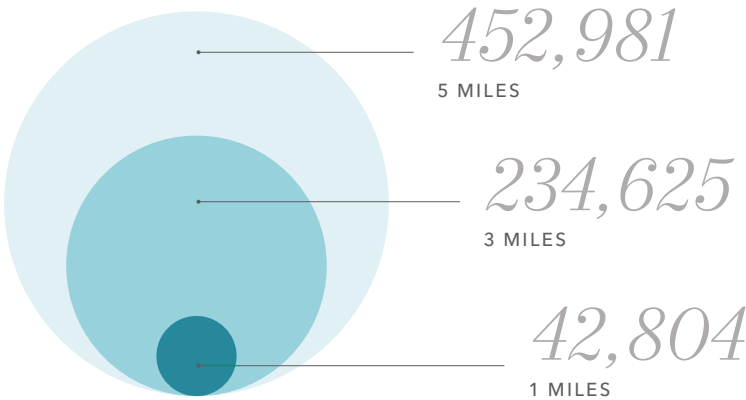
AVERAGE HOUSEHOLD INCOME



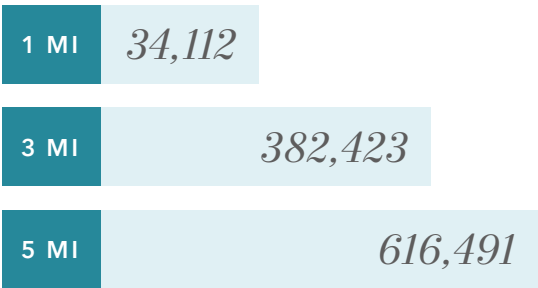
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: © 2025, CoStar



*Exclusively listed by*

**CHRISTOPHER GIORDANO**

Senior Vice President, Shareholder

213.225.7219

christopher.giordano@kidder.com

LIC N° 01928706

KIDDER.COM

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