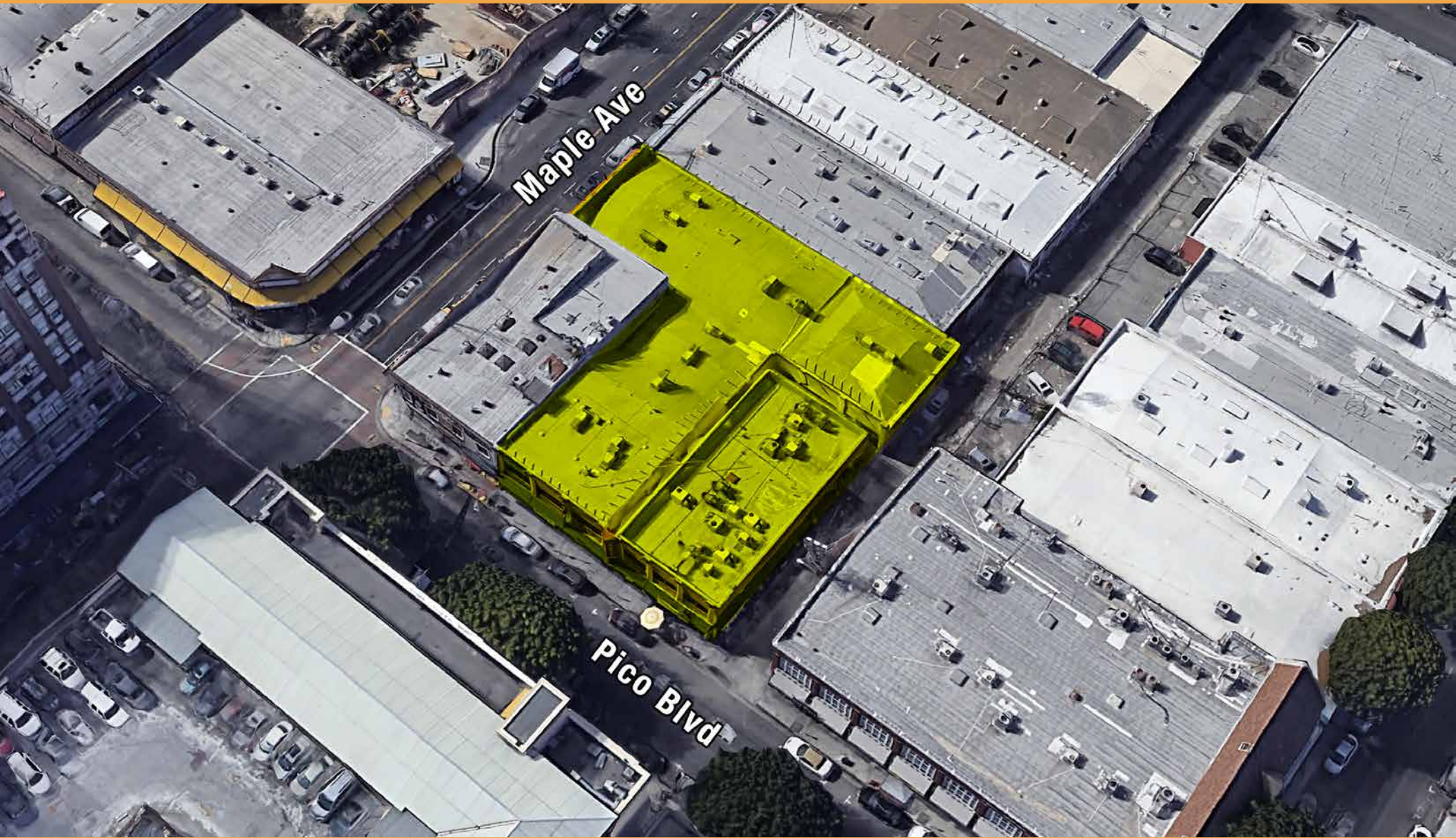


DTLA FASHION DISTRICT PURCHASE OPPORTUNITY



21,140± SF of Buildings on 15,234± SF of Land

Pico Maple Plaza

316-318 E PICO BOULEVARD & 1311 MAPLE AVENUE, LOS ANGELES, CA 90015

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
Offering Memorandum

**316-318 E PICO BOULEVARD
1311 MAPLE AVENUE
LOS ANGELES, CA 90015**

Property Details

Total Building Area: 21,140± Sq.Ft.
Total Land Area: 15,234± Sq.Ft.
Zoning: LA M2-2D
Parking: Street

1311 Maple Ave, Los Angeles, CA 90015

Land Use: Store Building
Building Area: 6,900± Sq.Ft.
Stories: One
Construction: Wood Frame
Year Built: 1989
Land Area: 7,173± Sq.Ft.
Assessor's Parcel #: 5133-018-006

316 E Pico Blvd, Los Angeles, CA 90015

Land Use: Store Building
Building Area: 7,490 Sq.Ft.
Stories: Two
Year Built: 1989
Land Area: 4,015± Sq.Ft.
Assessor's Parcel #: 5133-018-020

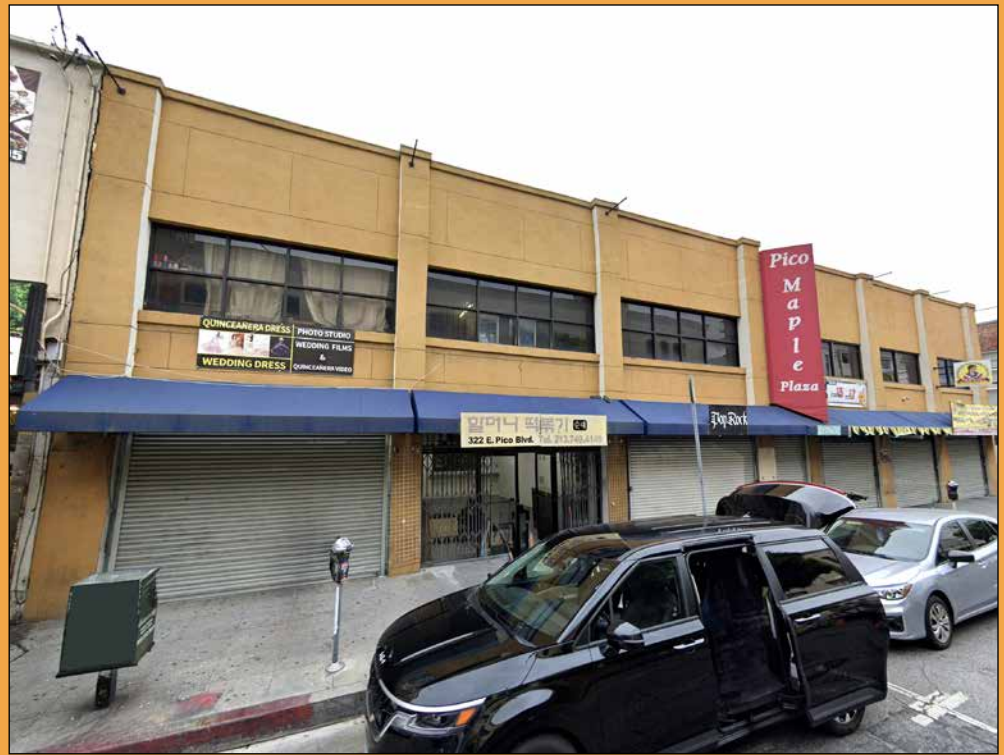
318 E Pico Blvd, Los Angeles, CA 90015

Land Use: Store Building
Building Area: 6,750± Sq.Ft.
Stories: Two
Year Built: 1989
Land Area: 4,046± Sq.Ft.
Assessor's Parcel #: 5133-018-021

Property Highlights

- Rare Fashion District purchase opportunity
- Ideal for an investor or developer
- Call broker for rent roll and income/expense details
- An investor could reposition the property and increase the rents to market rates (short term leases in place)
- Excellent creative conversion or mixed-use development potential
- Frontage on Pico Boulevard and Maple Avenue
- 99.75 foot frontage on Pico Boulevard & 47.8 foot frontage on Maple Avenue
- Located just south of famous Santee Alley
- Located just 4 blocks north of the Santa Monica (I-10) Freeway

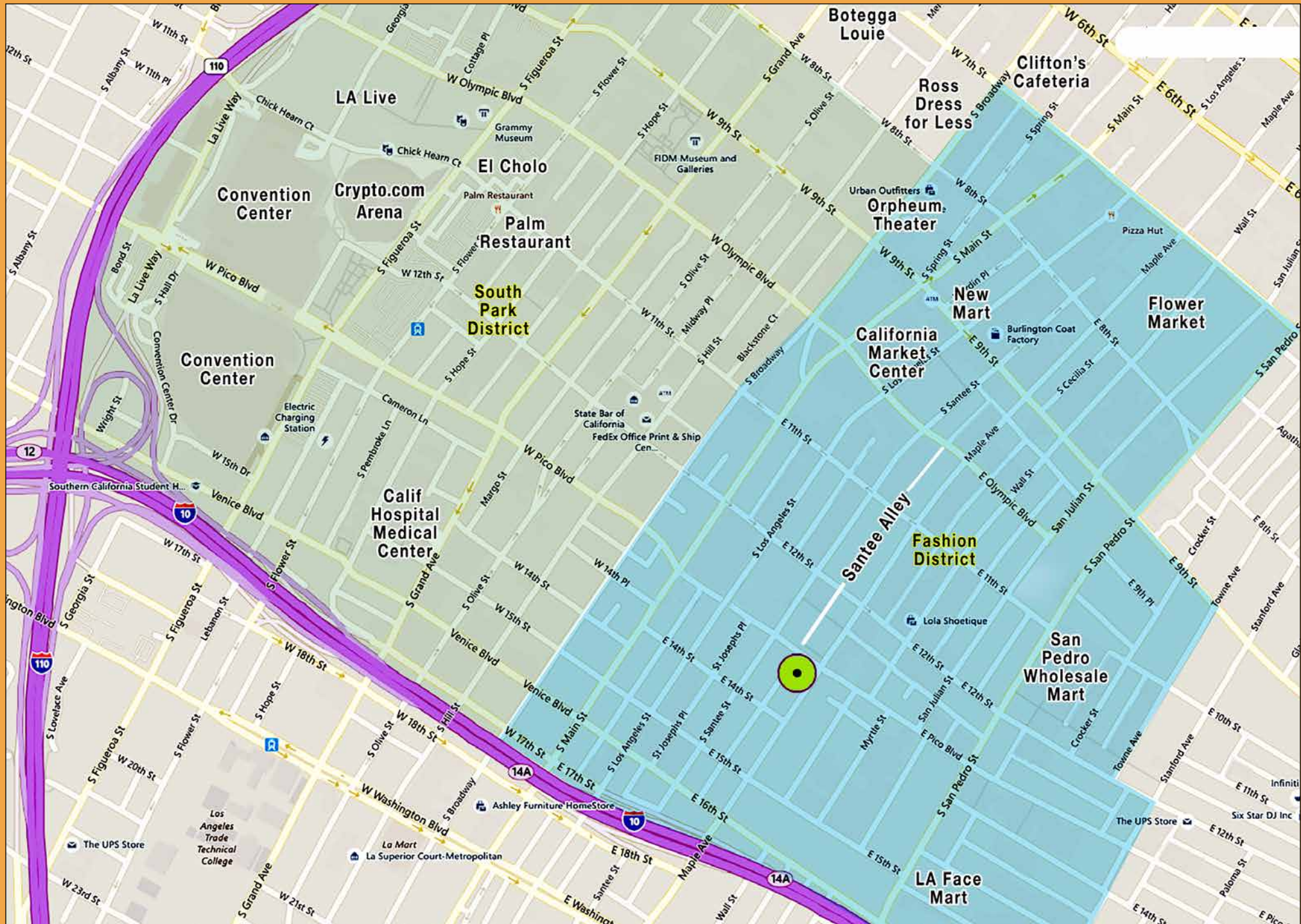
Asking Price: \$4,999,000 (\$236.47 Per SF)
Ownership Will Consider Seller Financing



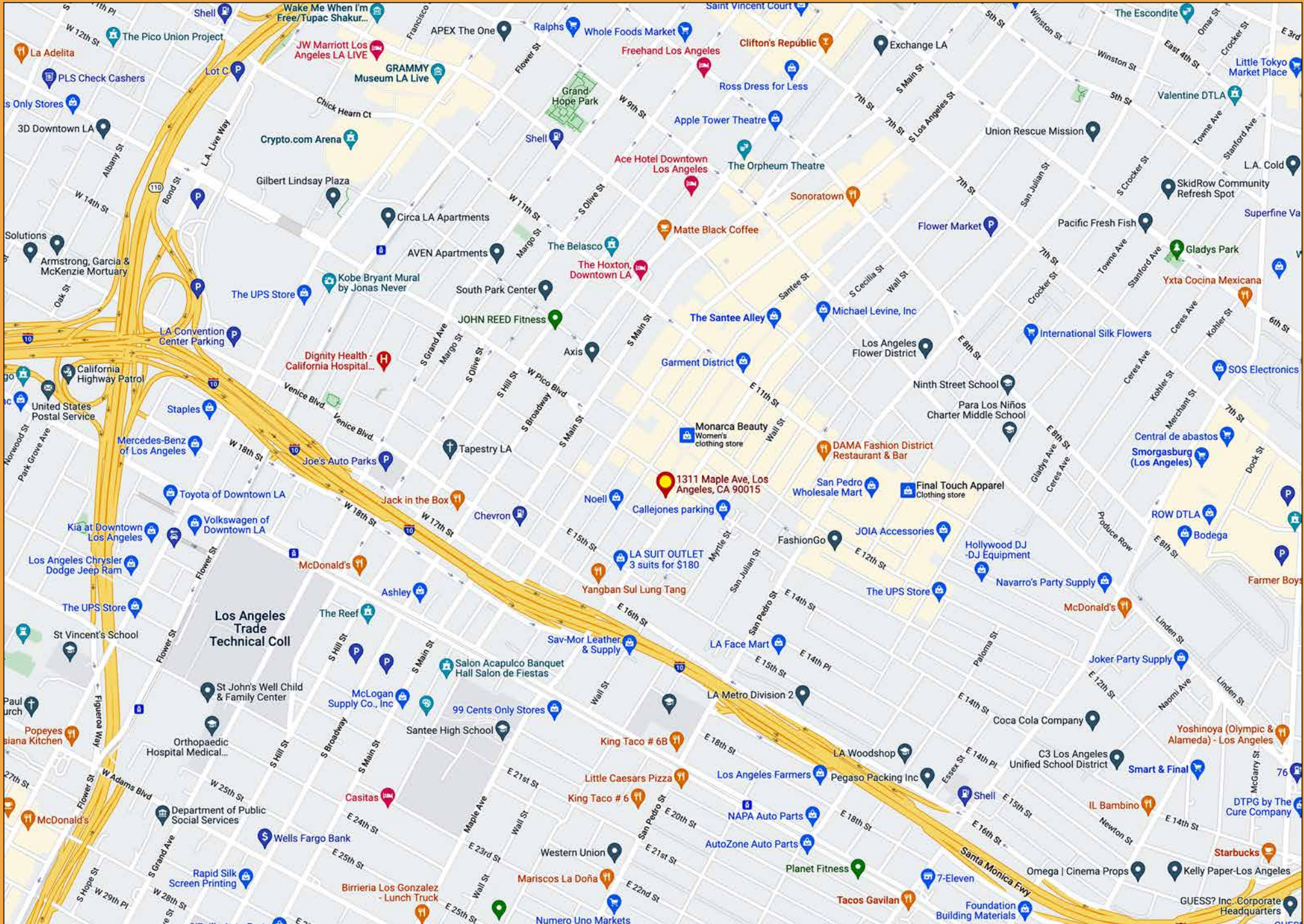
Plat Map

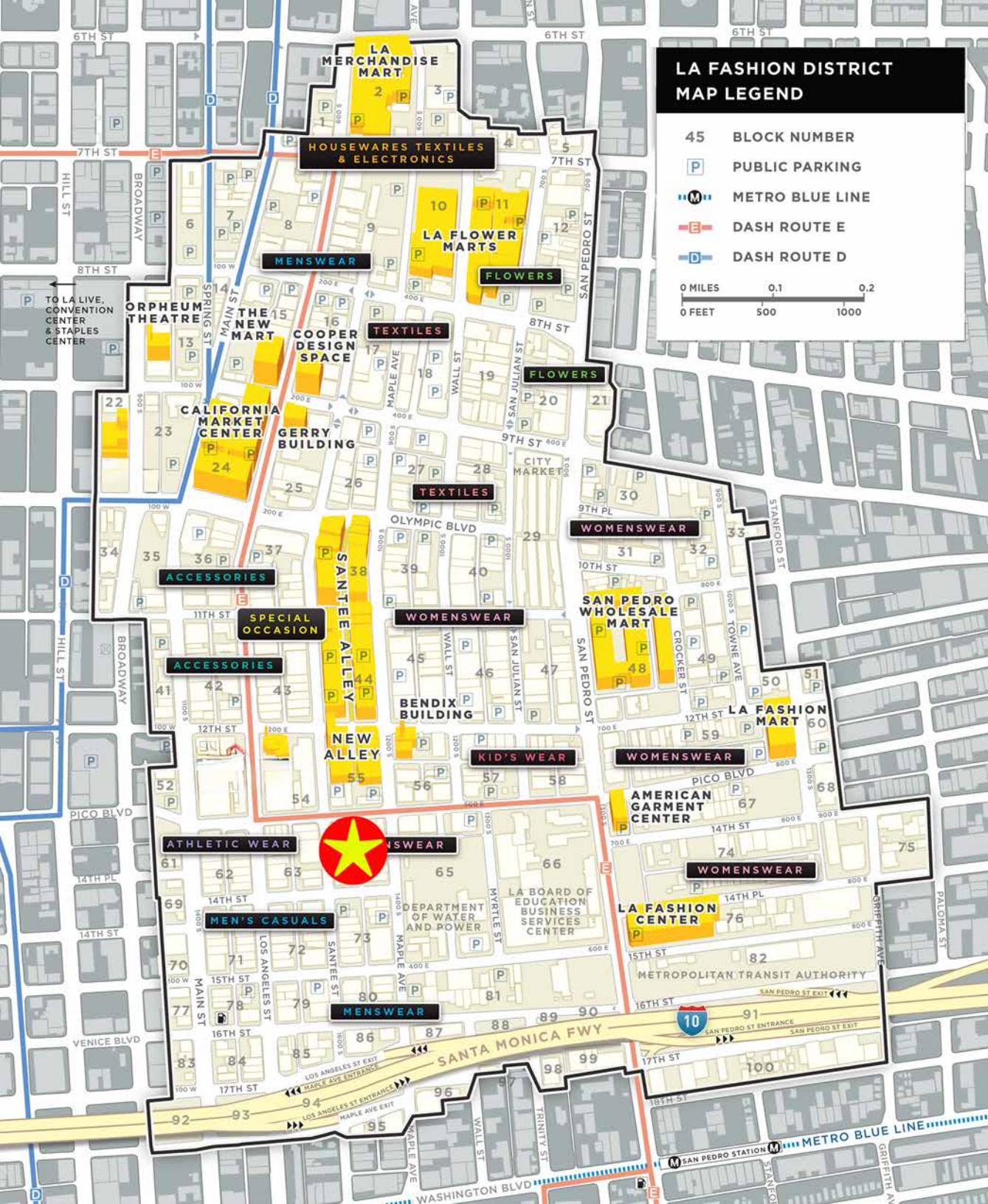


Amenities Map



Area Map





Downtown Los Angeles Demographics

A PLACE TO WORK

350,000+ JOBS

\$86,200

Average
Household
Income



59%

30 - 54 Years Old

55% Postsecondary Education



21%

Job Growth in
"Knowledge Industries"



93%

Expect to
Return to
Office

A PLACE TO VISIT, SHOP, & DINE

15 million VISITORS
in 2021



\$5 billion in Sales in 2019

743 Retail Businesses
per Square Mile



157

Food/Beverage
Businesses
per Square Mile

93

Walkscore



A PLACE TO LIVE

80,000+ RESIDENTS

\$86,300

Average Household Income



84% Residential
Inventory Growth
2000 - 2019



32% Less
Income Spent
on Housing +
Transportation
than LA Average

37% Population
Growth 2010 - 2019

94%
Residential Occupancy

41%

Walk, Bike,
or Take Transit to Work



79% love DTLA



65% expect to live in DTLA for at least 3 more years



PICO MAPLE PLAZA

316-318 E Pico Boulevard
1311 Maple Avenue
Los Angeles, CA 90015

21,140± SF of Buildings
15,234± SF of Land

Prime DTLA Fashion District
Investment or Development
Opportunity

*Ownership Will Consider
Seller Financing*

Exclusively Listed By



Mark Silverman

Senior Associate

213.747.0379 office

213.924.7147 mobile

mark@majorproperties.com

Lic. 01310992



Bradley A Luster

President

213.747.4154 office

213.276.2483 mobile

brad@majorproperties.com

Lic. 00913803

MAJOR PROPERTIES

1200 W Olympic Blvd
Los Angeles, CA 90015

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