

OFFERING MEMORANDUM

OWNER USER BUILDING FOR SALE IN THE ICONIC HISTORIC FILIPINOTOWN



1511 BEVERLY BLVD | LOS ANGELES | CA 90026

CORE ASSET OPPORTUNITY *FOR SALE* IN LA

Located in the Historic Filipinotown, this classic owner user building offers a multitude of uses. Featuring a flexible floor plans suitable for a range of professional uses and fantastic parking area, the property combines functionality with aesthetic appeal. Owner will benefit from secured access, on-site parking, and in a tremendous location. The building is surrounded by top-tier amenities, including restaurants, public transit access, and other like business –making it an ideal choice for companies seeking a respected and convenient location.

PROPERTY HIGHLIGHTS

Historic Filipinotown location

Multiple office uses

Property will be delivered vacant at the close of escrow

Adjacent to Downtown LA, Silverlake/Echo Park,
Koreatown & Hollywood

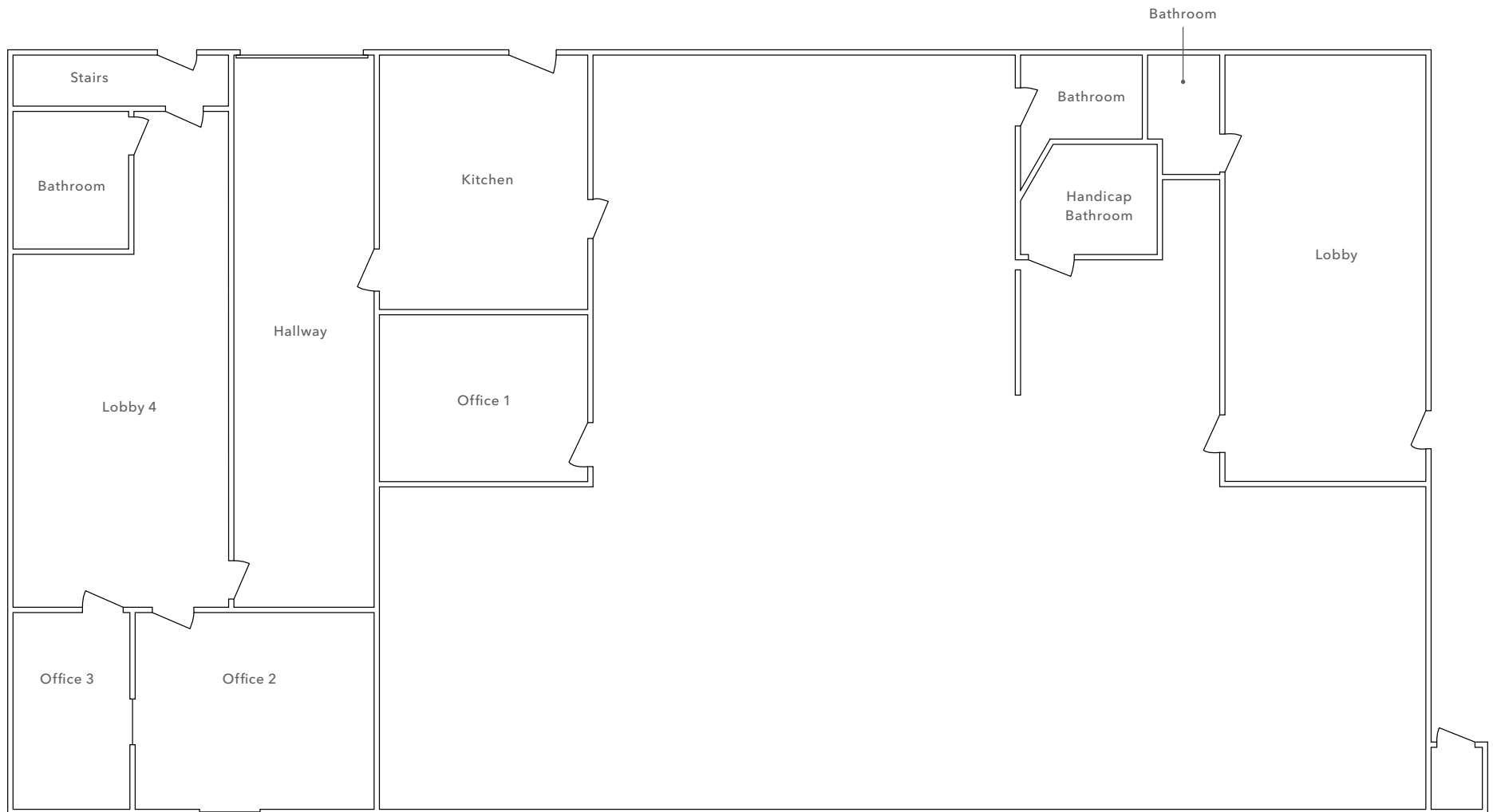
Freeway Accessibility

Ample Parking

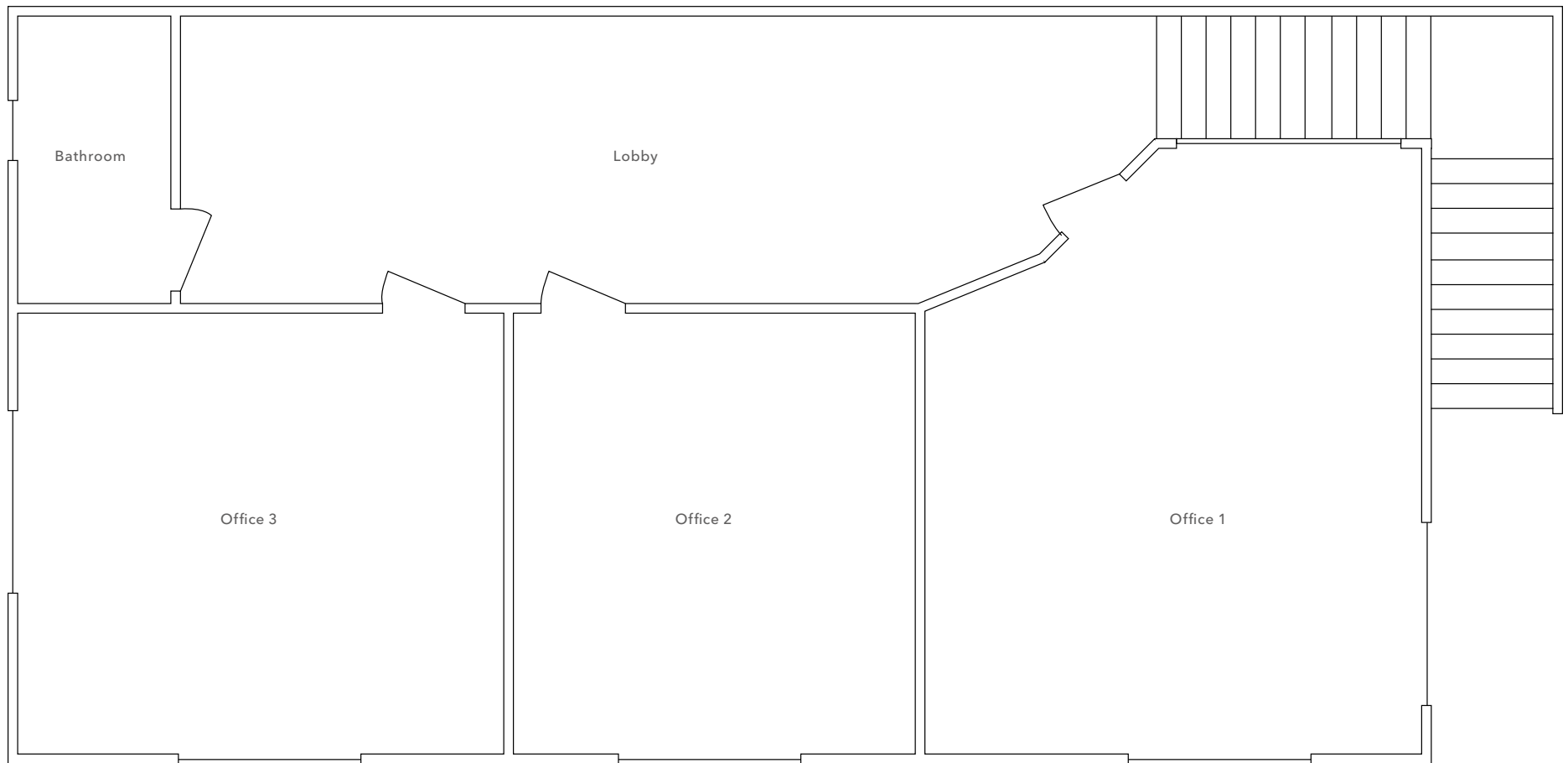


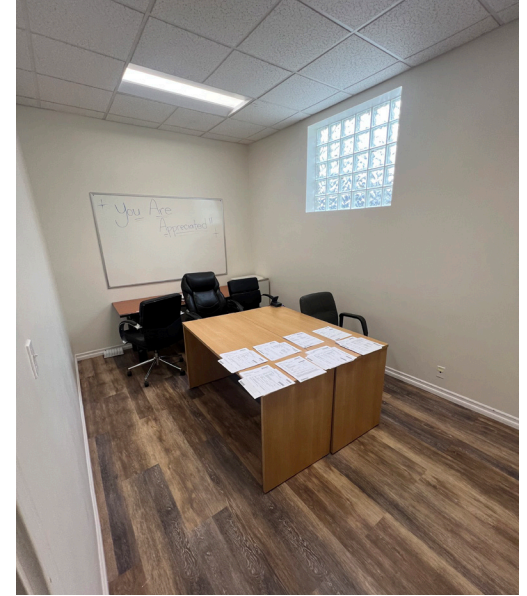
ADDRESS	1511 Beverly Blvd, Los Angeles, CA 90026
ASKING PRICE	\$3,150,000
PRICE / SF	\$521
APNS	5159-014-003
TOTAL BUILDING SIZE	6,070 SF
LOT SIZE	7,340 SF
YEAR BUILT / RENOVATED	1946 / 2012
ZONING	C2
PARKING	8 gated spots

1ST FLOOR



2ND FLOOR







LOS ANGELES MARKET OVERVIEW

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

LOCATION OVERVIEW



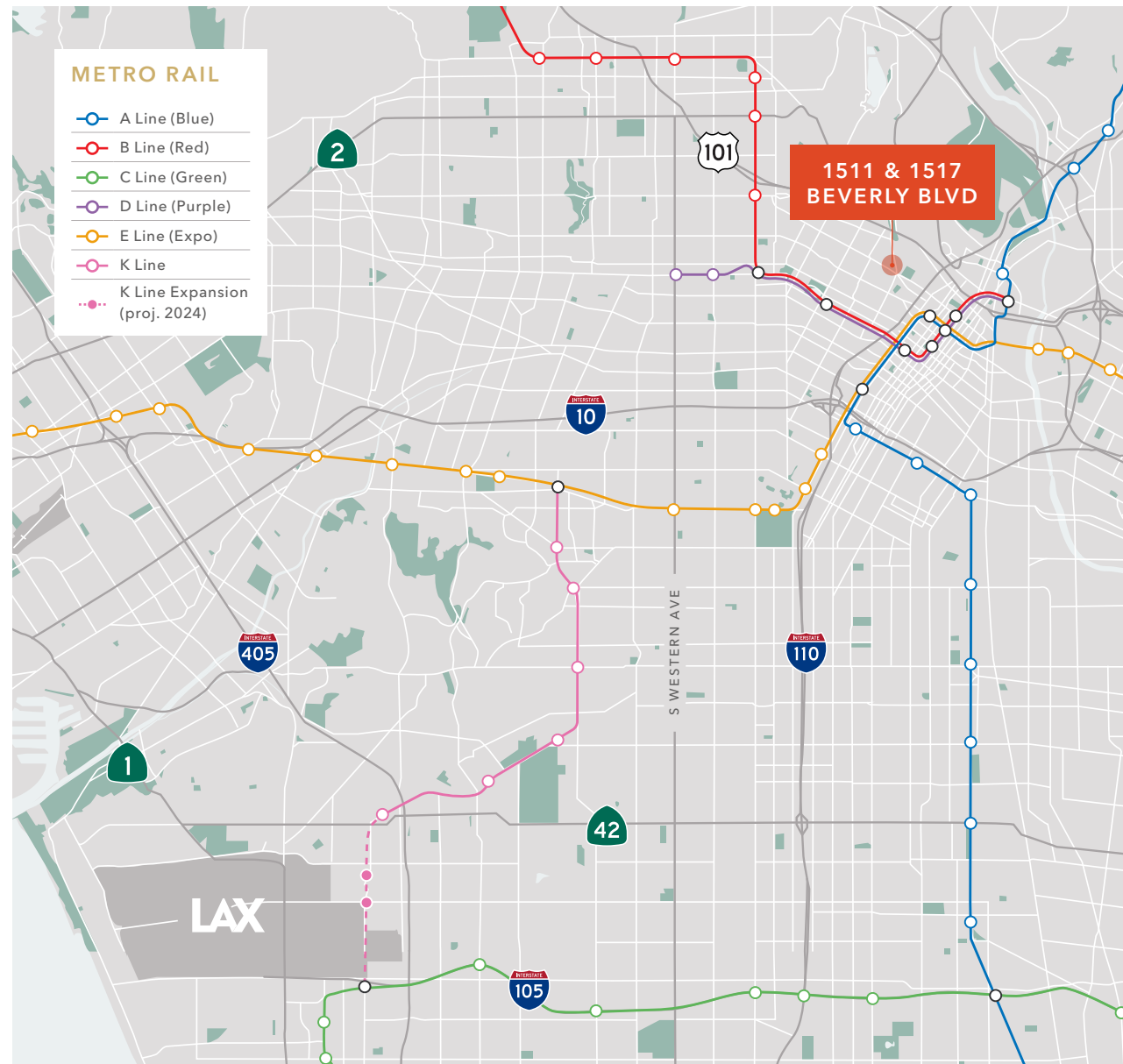
CITY TRANSIT

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, is expected to be completed in 2024. It will connect the E (Expo) Line via the Crenshaw Corridor through Inglewood to the C (Green) Line near Los Angeles International Airport. This 8.5-mile light rail expansion includes nine stations, seven of which have been completed, and two are under construction.

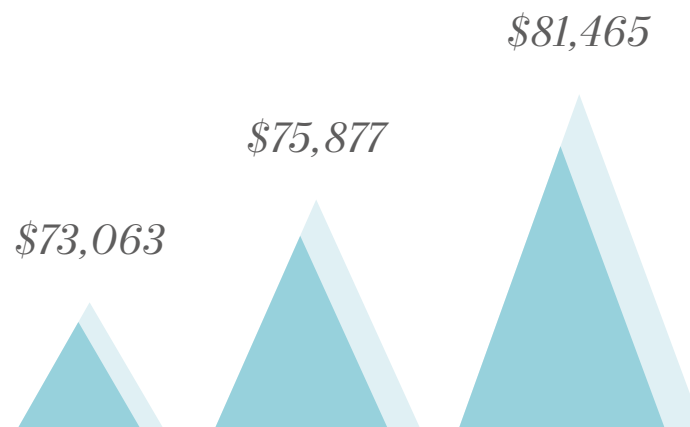


DEMOGRAPHICS

ESTIMATED POPULATION



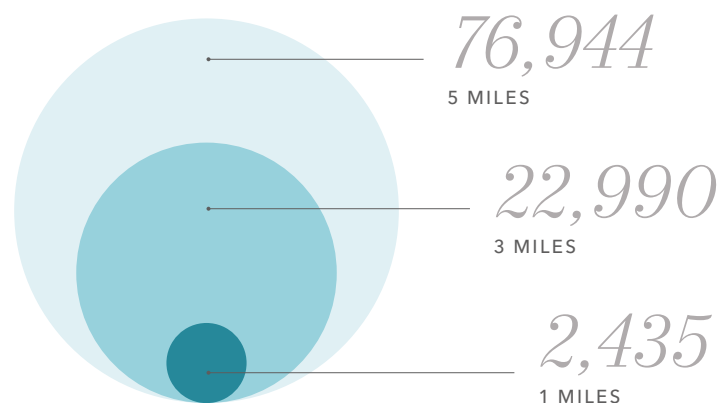
AVERAGE HOUSEHOLD INCOME



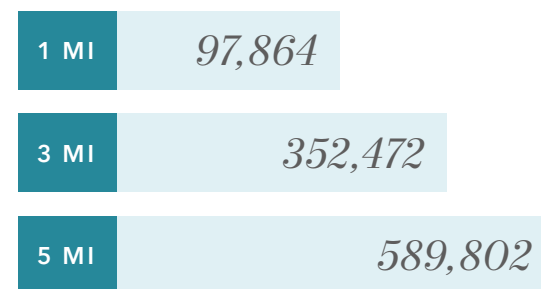
MEDIAN AGE



ESTIMATED HOUSEHOLDS



ESTIMATED EMPLOYEES



Data Source: CoStar

Exclusively listed by

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