

For Sale: South Park Portfolio

236 W 15TH ST

231 VENICE BLVD

LOS ANGELES, CA 90015

SOUTH PARK
DOWNTOWN LA

110

10

110

crypto.com

Los Angeles
CONVENTION
CENTER
Managed by ASM

Dignity Health.

UCLA Health

231 VENICE BLVD
PARKING LOT

236 W 15TH ST
PROPERTY

S GRAND AVE

EISNER
HEALTH
ANNENBERG MEDICAL & DENTAL

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DRE 01973061

COMPASS
COMMERCIAL

EXCLUSIVE REPRESENTATION BY:

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Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information.

The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

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Executive Summary

Compass Commercial is pleased to present 236 W 15th Street and 231 Venice Boulevard — a $\pm 11,010$ SF freestanding building and parking lot assemblage located at the corner of Venice Boulevard and Olive Street in South Park, Downtown Los Angeles. Situated within an Opportunity Zone and included in the DTLA 2040 Community Plan, the properties present an ideal owner-user opportunity with significant long-term redevelopment potential supported by newly expanded zoning and use rights.

The building features $\pm 5,500$ SF per floor (2 stories) with separate meters/entrances, heavy 3-Phase power, five (5) restrooms, and a freight elevator. Character-rich construction includes wood bow-truss ceilings, exposed brick, skylights, and concrete flooring — ideal for commercial, industrial, medical, creative office, showroom, senior or affordable housing, or specialty uses. Delivered vacant at close of escrow and eligible for SBA financing, the asset offers flexibility for immediate occupancy or repositioning.

The gated parking lot offers ± 38 striped spaces (expandable to $\pm 50+$ with tandem configuration) and generates supplemental income via a billboard and existing parking agreements. Together, the assets offer a rare combination of functional space, income potential, and long-term upside in one of the most dynamic submarkets in Los Angeles.



- ATTRACTION
- OFFICE
- SUBJECT
- HEALTH

Aerial Overview



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Dignity Health.

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10

236 W 15th St & 231 Venice Blvd

Oliver Ghadoudi, J. J. Ambrose Commercial

Property Overview

PARCEL 1 | BUILDING

11,010 SF

BUILDING SIZE

6,004 SF

LAND AREA

PARCEL 2 | PARKING LOT

±38

PARKING SPACES

12,006 SF

LAND AREA

OFFERING PRICE

\$5,499,000

BUILDING + PARKING LOT

[HB2-G1-5] [CX2-FA]

ZONING (PER CITY OF LA - DTLA 2040 COMMUNITY PLAN)

5134-021-003

APN

5134-021-002

APN

*BUYER TO VERIFY ANY AND ALL ACCURACY OF INFORMATION.

236 W 15th St & 231 Venice Blvd



2nd Floor



1st Floor

Investment Highlights

- / Freestanding Building & Gated Parking Lot with 38 Spaces
- / Building Features High-Ceilings, Skylights, Freight Elevator, and Heavy 3-Phase Power
- / Block-to-Block Assemblage Includes Billboard and Corner Cafe
- / Ideal Owner-User Opportunity
- / SBA Financing Available to Qualified Buyers
- / High Visibility, Exposure, and Signage Opportunity in Multiple Locations
- / Central South Park Location with Great Freeway Access
- / Steps from Dignity Health Hospital, Eisner Health, and Nearby LA Convention Center, and Crypto.com Arena





2nd Floor



2nd Floor



2nd Floor



2nd Floor



2nd Floor | Freight Elevator



Ground Floor





Area & Market Overview

236 W 15th St and 231 Venice Blvd are easily accessible via major freeways, located just two blocks north of the Santa Monica (I-10) Freeway. Public transportation options are robust, with the Pico Station serving the Expo and Blue Lines just a five-minute walk away. This connectivity makes the property highly desirable for businesses that require easy access for both employees and clients.

Downtown Los Angeles is in the midst of a significant revitalization, driven by a combination of public and private investments. South Park, in particular, has seen a surge in new developments, including high-rise residential buildings, luxury hotels, and commercial spaces. The ongoing development in the area is expected to continue, further enhancing property values and attracting a diverse mix of businesses. The building's location within this thriving district positions it as a prime opportunity for investors looking to capitalize on the ongoing growth of Downtown Los Angeles.

The commercial real estate market in Downtown Los Angeles is currently robust, with increasing demand for versatile spaces that can accommodate a range of uses. The trend toward adaptive reuse and the growing demand for creative office spaces make the property particularly attractive. The building's unique architectural features, such as exposed red brick walls and high ceilings with exposed wood trusses, make it ideal for creative, tech, or professional office users.



DEMOGRAPHICS

1 MILE 2 MILES 3 MILES



POPULATION

2020 Population	50,369	258,609	568,873
2024 Population	54,467	254,464	548,543
2029 Population Projection	53,951	247,559	531,408
Annual Growth 2020-2024	2.0%	-0.4%	-0.9%
Annual Growth 2024-2029	-0.2%	-0.5%	-0.6%



HOUSEHOLDS

2020 Households	22,833	94,575	200,163
2024 Households	25,944	96,115	197,150
2029 Household Proection	25,911	94,035	191,675
Annual Growth 2020-2024	3.1%	1.7%	1.2%
Annual Growth 2024-2029	0%	-0.4%	-0.6%
Avg. Household Size	1.9	2.3	2.5
Avg. Household Vehicles	1	1	1



HOUSING INCOME

Avg. Household Income	\$91,229	\$70,074	\$69,282
Median Household Income	\$57,579	\$42,814	\$46,675
\$25,000 - \$50,000	4,098	18,584	41,497
\$75,000 - \$100,000	2,007	9,151	21,189
\$125,000 - \$150,000	1,353	3,975	8,645
\$200,000+	2,712	5,788	9,725

1 MILE 2 MILES 3 MILES



PLACE OF WORK

2023 Businesses	8,790	25,561	39,092
2023 Employees	67,464	234,420	337,936



FOR MORE INFORMATION REGARDING
THIS OPPORTUNITY, PLEASE CONTACT:

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