



# 1120

## SOUTH BROADWAY

### LOS ANGELES

**LOT FOR SALE**

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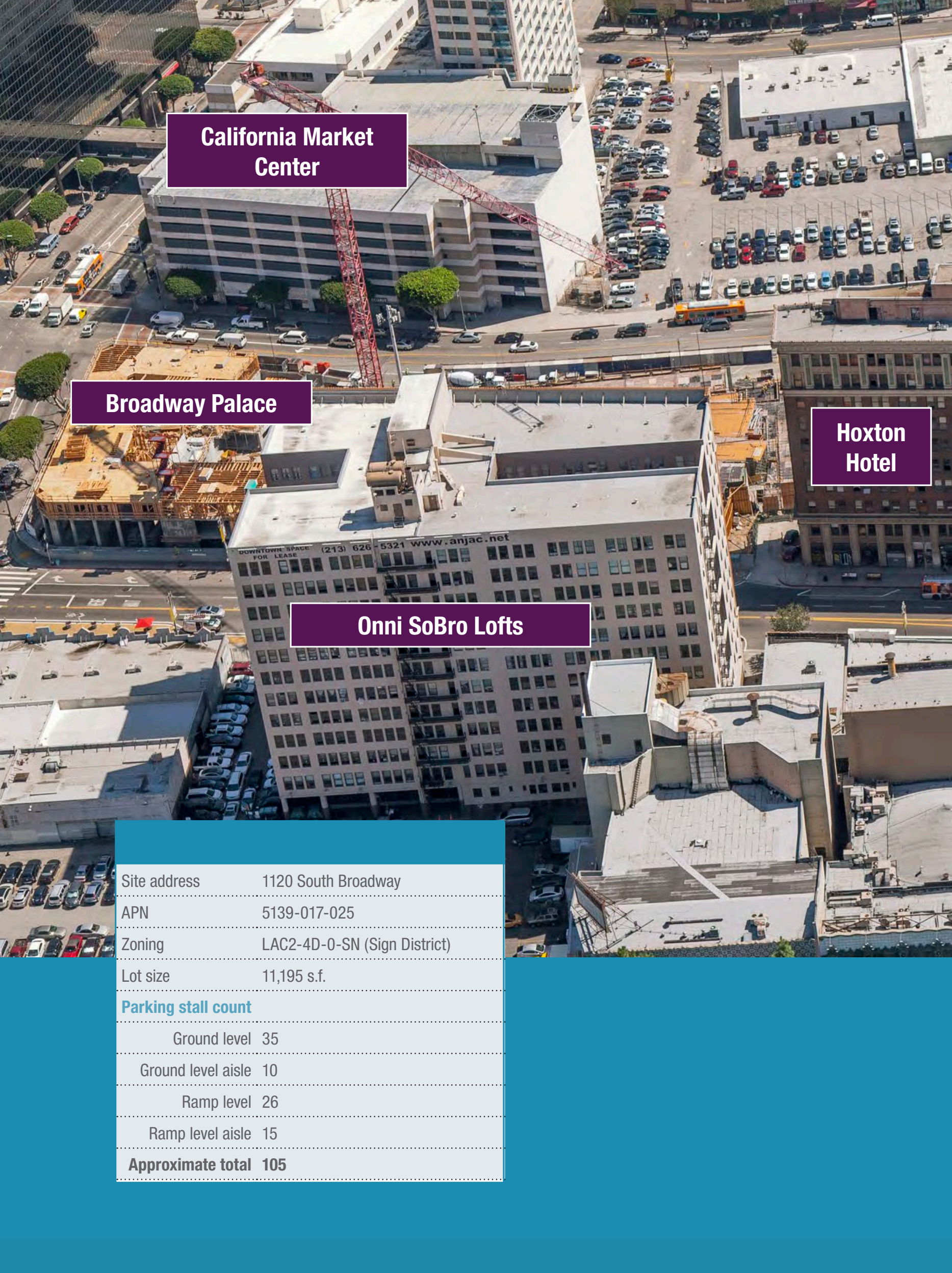
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**California Market Center**

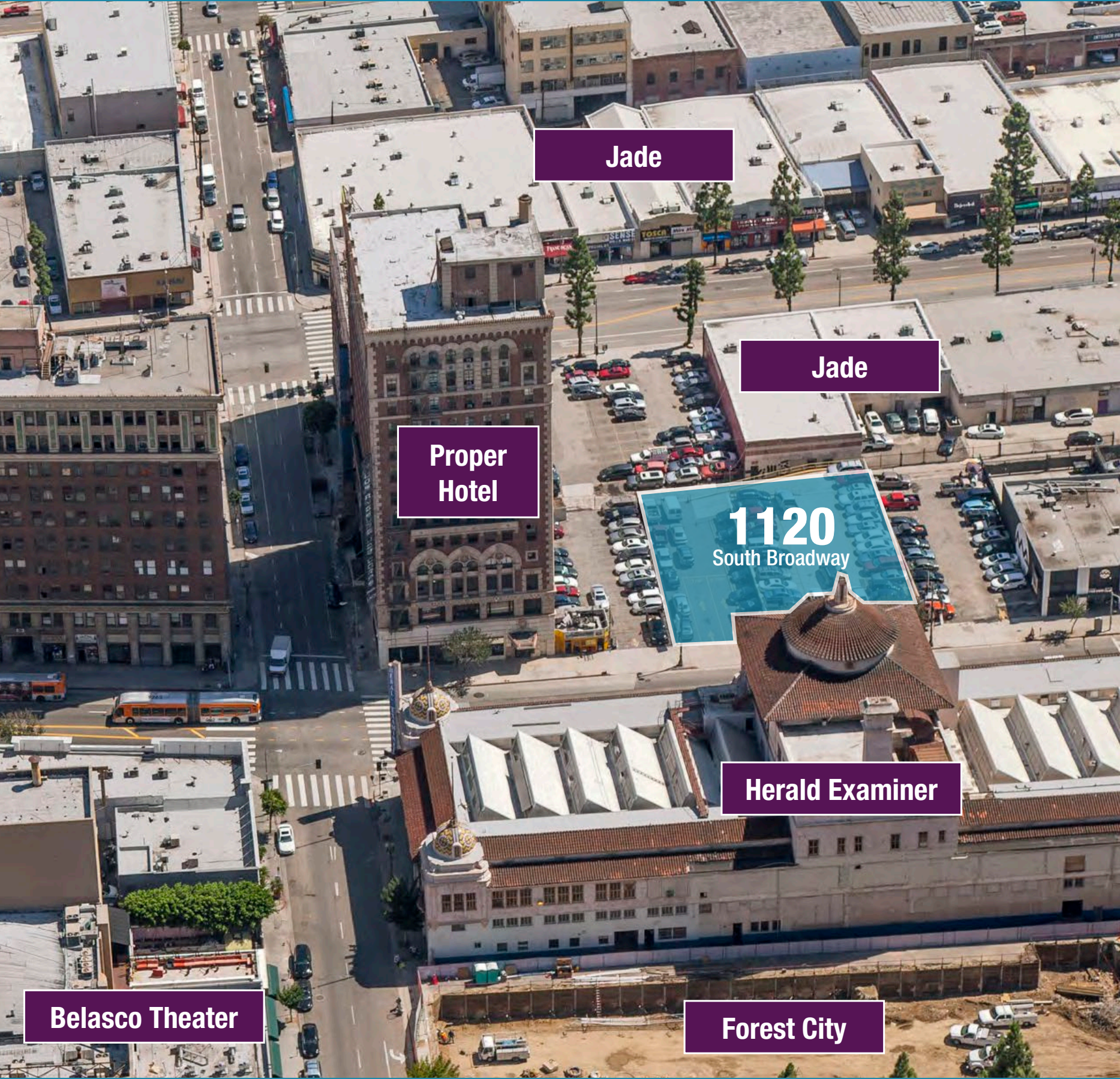
**Broadway Palace**

**Hoxton Hotel**

**Onni SoBro Lofts**

Site address	1120 South Broadway
APN	5139-017-025
Zoning	LAC2-4D-0-SN (Sign District)
Lot size	11,195 s.f.
<b>Parking stall count</b>	
Ground level	35
Ground level aisle	10
Ramp level	26
Ramp level aisle	15
<b>Approximate total</b>	<b>105</b>





Jade

Jade

Proper  
Hotel

1120  
South Broadway

Herald Examiner

Belasco Theater

Forest City

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# SOUTH BROADWAY (SOBRO) DISTRICT



- 1 HERALD EXAMINER
- 2 PROPER HOTEL
- 3 HOXTON HOTEL
- 4 GH PALMER'S BROADWAY PALACE
- 5 ONNI SOBRO LOFTS
- 6 BARRY SHY REDEVELOPMENT
- 7 SPARKLE FACTORY
- 8 ACE HOTEL
- 9 ORPHEUM THEATRE
- 10 EASTERN COLUMBIA
- 11 BROADWAY TRADE
- 12 CHAPMAN LOFTS
- 13 THE MERRITT BUILDING
- 14 SASSONY ARCADE

**1120**  
South Broadway



# THE LOS ANGELES STREETCAR

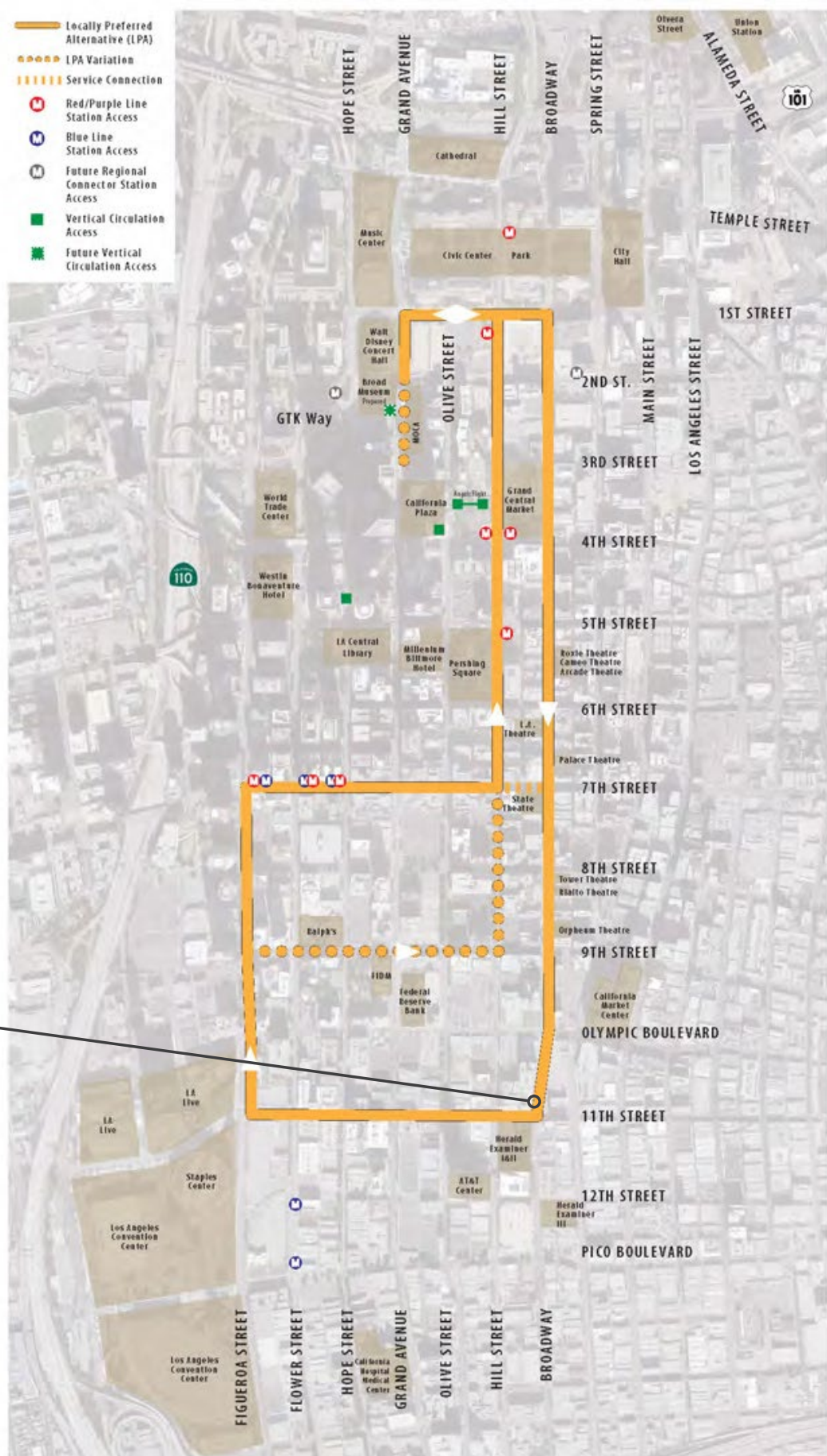
The L.A. Streetcar will offer an easy to navigate and convenient mode of transportation connecting many of Downtown's neighborhoods, destinations, and regional transit options. The approximately four-mile route will run frequently for 18 hours a day to connect riders with South Park, the Financial District and Historic Core, Grand Park and the Civic Center, the Fashion District, and the Convention Center and L.A. Live, and much more. The Streetcar will offer an attractive alternative to driving between neighborhood destinations for residents and visitors alike, and it will catalyze additional commercial and residential development in the city's most urban, transit-accessible core.



Los Angeles' Downtown Streetcar project, in the works since 2008, took a big step forward in June, when the City Council's Transportation Committee voted to move ahead with the preliminary engineering phase, which will look at concrete options for building the line—

the general plan is for a 3.8-mile loop down Broadway, First, Eleventh, Figueroa, Seventh, and Hill. The main trouble with the project has been the budget, with an initial estimate of \$125 million ballooning to \$327.8 million, and then shrinking again to about \$270 million. The latest number discussed last week—estimated by private contractor AECOM—was \$281.6 million. Property owners along the route have already agreed to a tax that'll collect up to \$85 million and there's various other money from a defunct city agency and the Measure R transportation tax. There's also some hope for \$75 million from a Federal Transportation Authority grant program. The line is supposed to open in 2020.

Information courtesy of: <http://streetcar.la/> and [http://la.curbed.com/archives/2015/06/la\\_downtown\\_streetcar\\_speed.php#more](http://la.curbed.com/archives/2015/06/la_downtown_streetcar_speed.php#more)



# 1120

## South Broadway

L O S A N G E L E S

# DEMOGRAPHICS

Downtown Los Angeles has been growing at an increasingly aggressive rate. With this growth comes a shift to a more well-educated, affluent and largely younger demographic base. The current residential population of over 57,700 people is more than 3-times what it was in 1999, growing 209% in just 15 years. Median household income in Downtown Los Angeles has grown as well to \$96,600 in 2015, well above the national average of \$51,939 with over 26% of Downtown residents having an income over \$150,000. The median age for Downtown Los Angeles residents is 38, with 75% of all residents between the ages of 23 and 44.

## RESIDENTIAL DEMOGRAPHICS



MEDIAN HOUSEHOLD INCOME

\$96,600



MEDIAN AGE

38



76%

COMPLETED FOUR YEARS OF COLLEGE OR HIGHER



EMPLOYED

90%, OF WHICH 56% WORK IN DOWNTOWN AND 55% ARE EMPLOYED AT TOP, SENIOR, OR PROFESSIONAL STAFF LEVELS



RENT

80.1%

## EMPLOYEE DEMOGRAPHICS



MEDIAN HOUSEHOLD INCOME

\$99,600



MEDIAN AGE

45



73%

COMPLETED FOUR YEARS OF COLLEGE OR HIGHER



EMPLOYED

54%, OF WHICH 56% WORK IN DOWNTOWN AND 55% ARE EMPLOYED AT TOP, SENIOR, OR PROFESSIONAL STAFF LEVELS



RENT

49%

## TOURIST AND VISITOR DEMOGRAPHICS



MEDIAN HOUSEHOLD INCOME

\$71,500



MEDIAN AGE

47



69%

COMPLETED FOUR YEARS OF COLLEGE OR HIGHER



45%

VISITORS ARE VACATIONING OR VISITING FRIENDS AND FAMILY

## TRANSACTION GUIDELINES

The offering of 1120 South Broadway is being conducted exclusively by Cushman & Wakefield. All questions and inquiries should be directed to Cushman & Wakefield representatives listed below. Prospective investors are strongly discouraged from directly contacting Seller without the express written consent of Cushman & Wakefield. Seller and Cushman & Wakefield reserve the right to alter the Transaction Guidelines in their sole discretion.

Cushman & Wakefield will be available to assist prospective investors to arrange on-site inspections and to answer any questions related to information contained in this Memorandum. The prospective investor will be selected by Ownership in its sole and absolute discretion based on a variety of factors including, but not limited to:

- Timing of due diligence and closing period
- Source of both equity and debt, for the transaction

Aerial photos: Hunter Kerhart and Next Image 3D

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