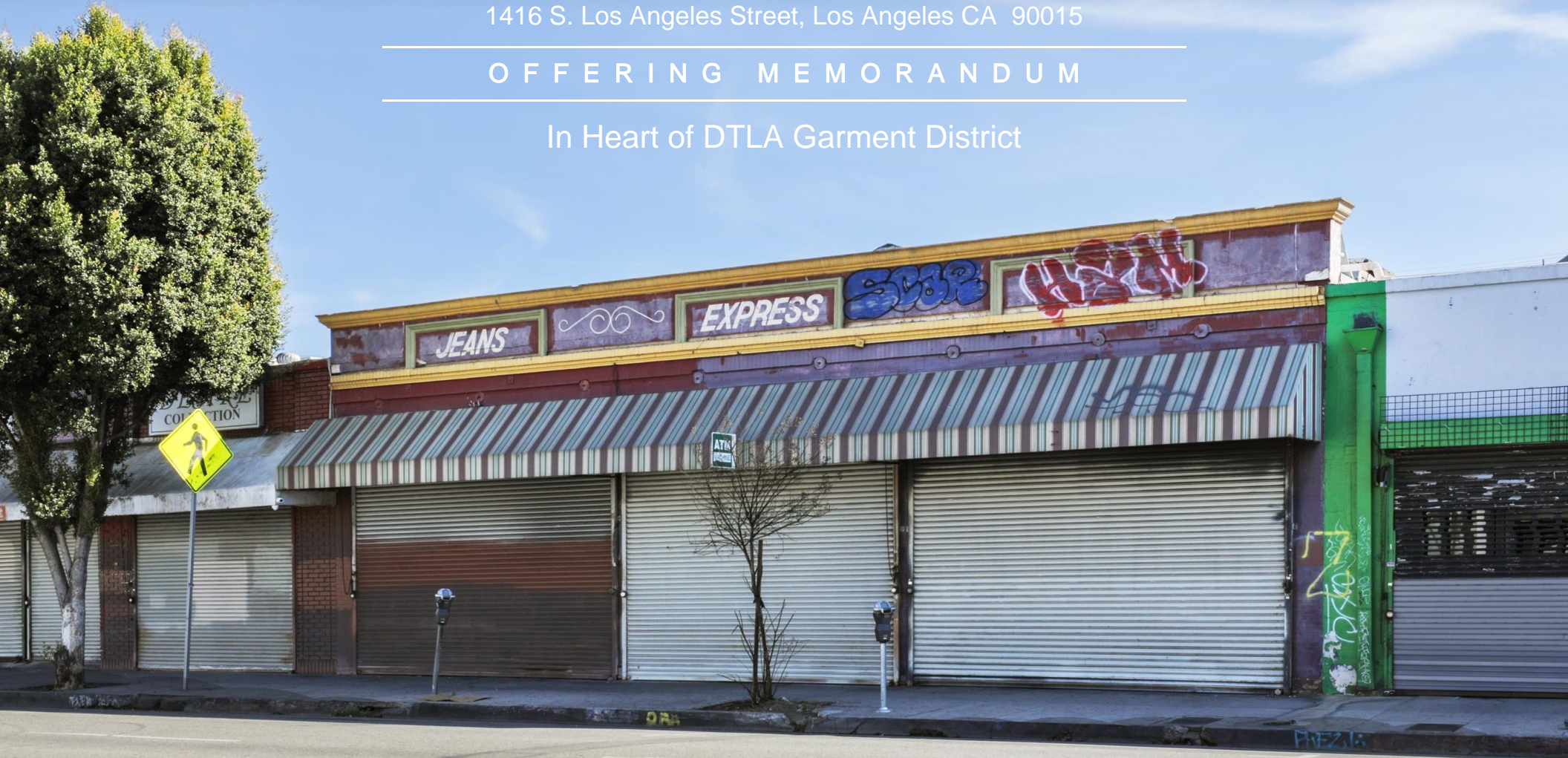


# Investment/ Owner-user

1416 S. Los Angeles Street, Los Angeles CA 90015

OFFERING MEMORANDUM

In Heart of DTLA Garment District



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# Investment/ Owner-user

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*Exclusively Marketed by:*



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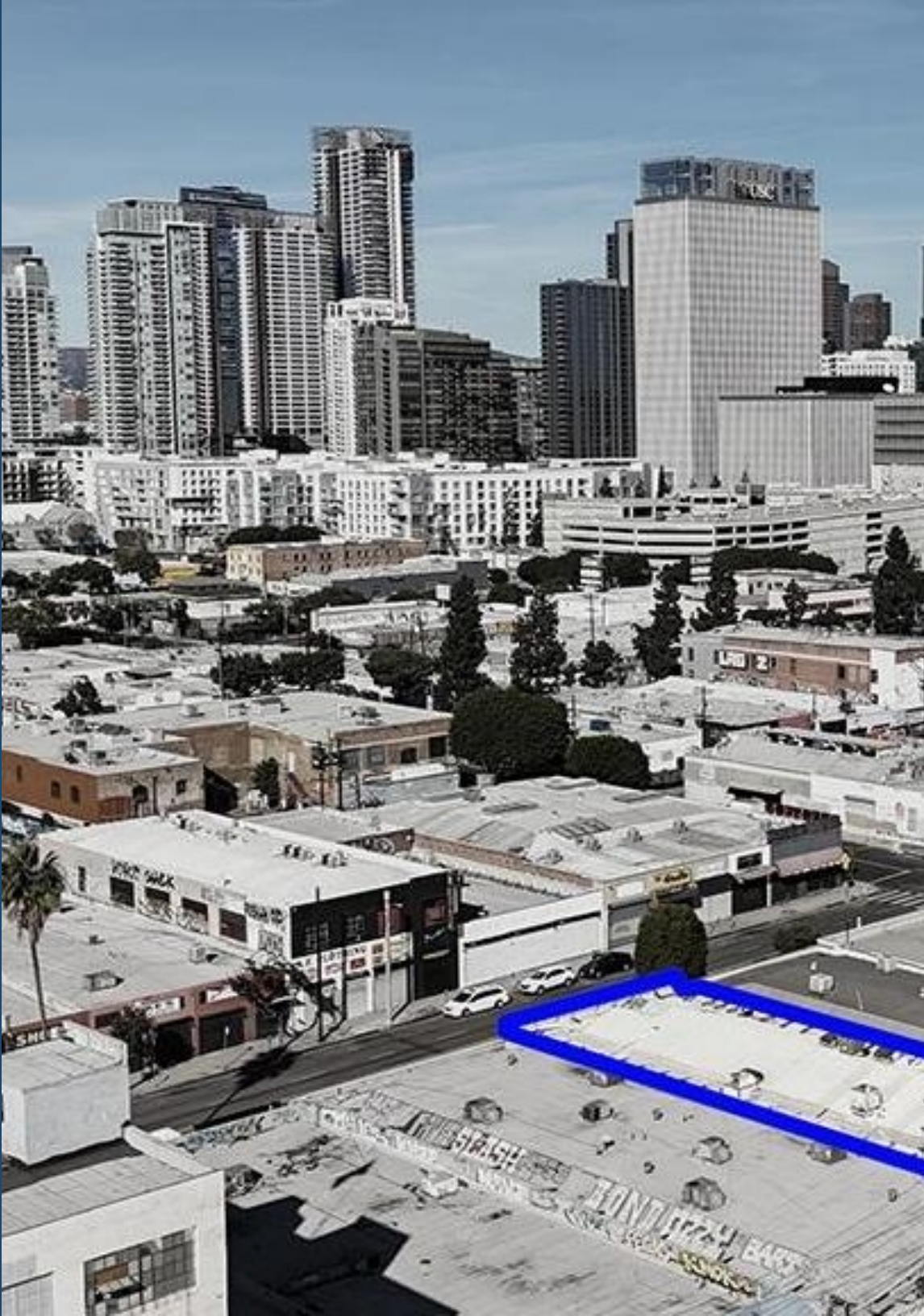


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01 Executive Summary  
Investment Summary

## OFFERING SUMMARY

ADDRESS	1416 S. Los Angeles Street Los Angeles CA 90015
COUNTY	Los Angeles
MARKET	Los Angeles
BUILDING SF	6,815 SF
LAND SF	6,898 SF
YEAR BUILT	1913
YEAR RENOVATED	2004
APN	5133-016-005
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$2,249,000
PRICE PSF	\$330.01
OCCUPANCY	100%
NOI (CURRENT)	\$146,982
CAP RATE (CURRENT)	6.54%

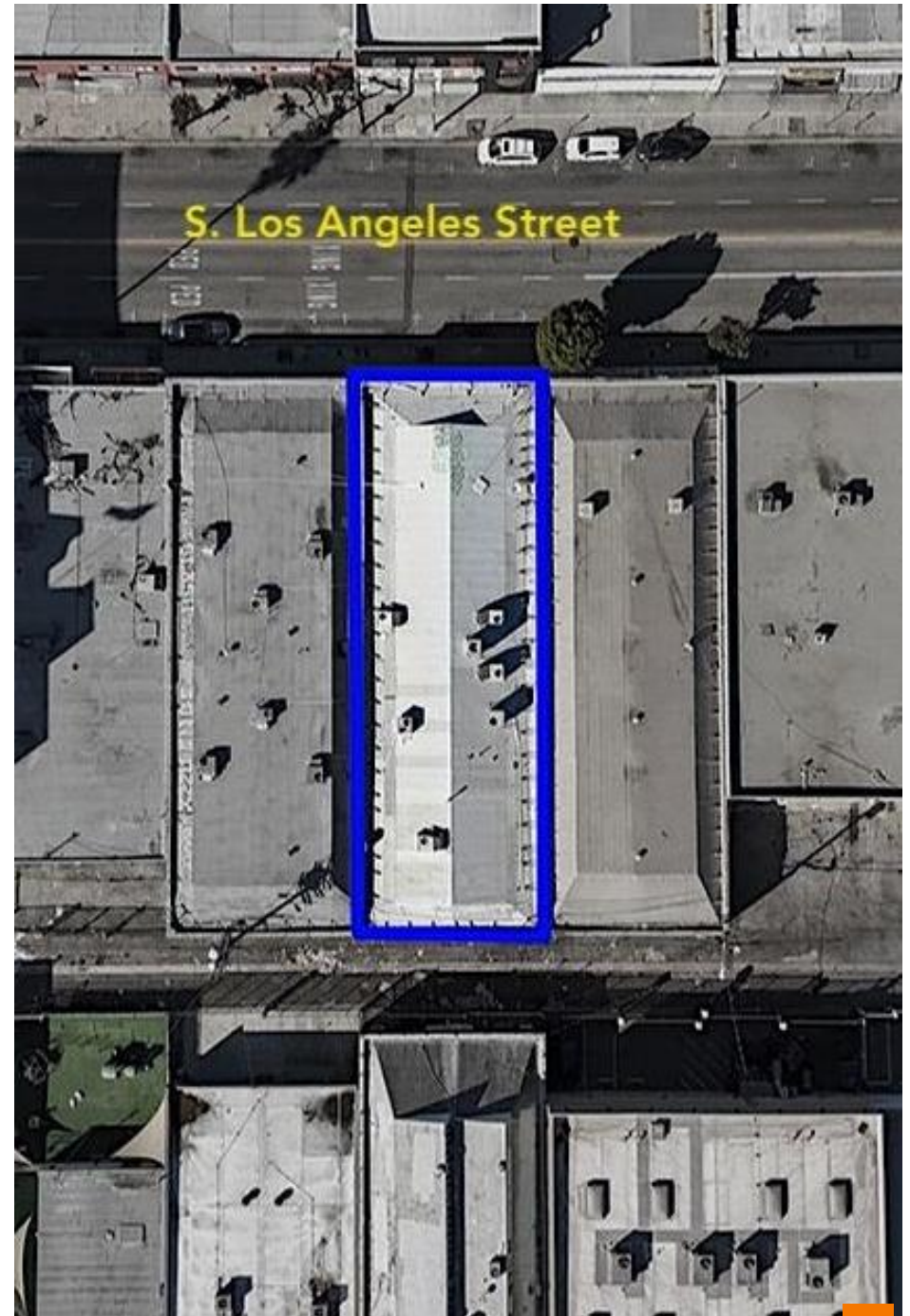
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	50,767	540,290	1,240,839
2024 Median HH Income	\$62,655	\$52,367	\$58,103
2024 Average HH Income	\$102,867	\$80,043	\$88,000

## PROPERTY VIDEO



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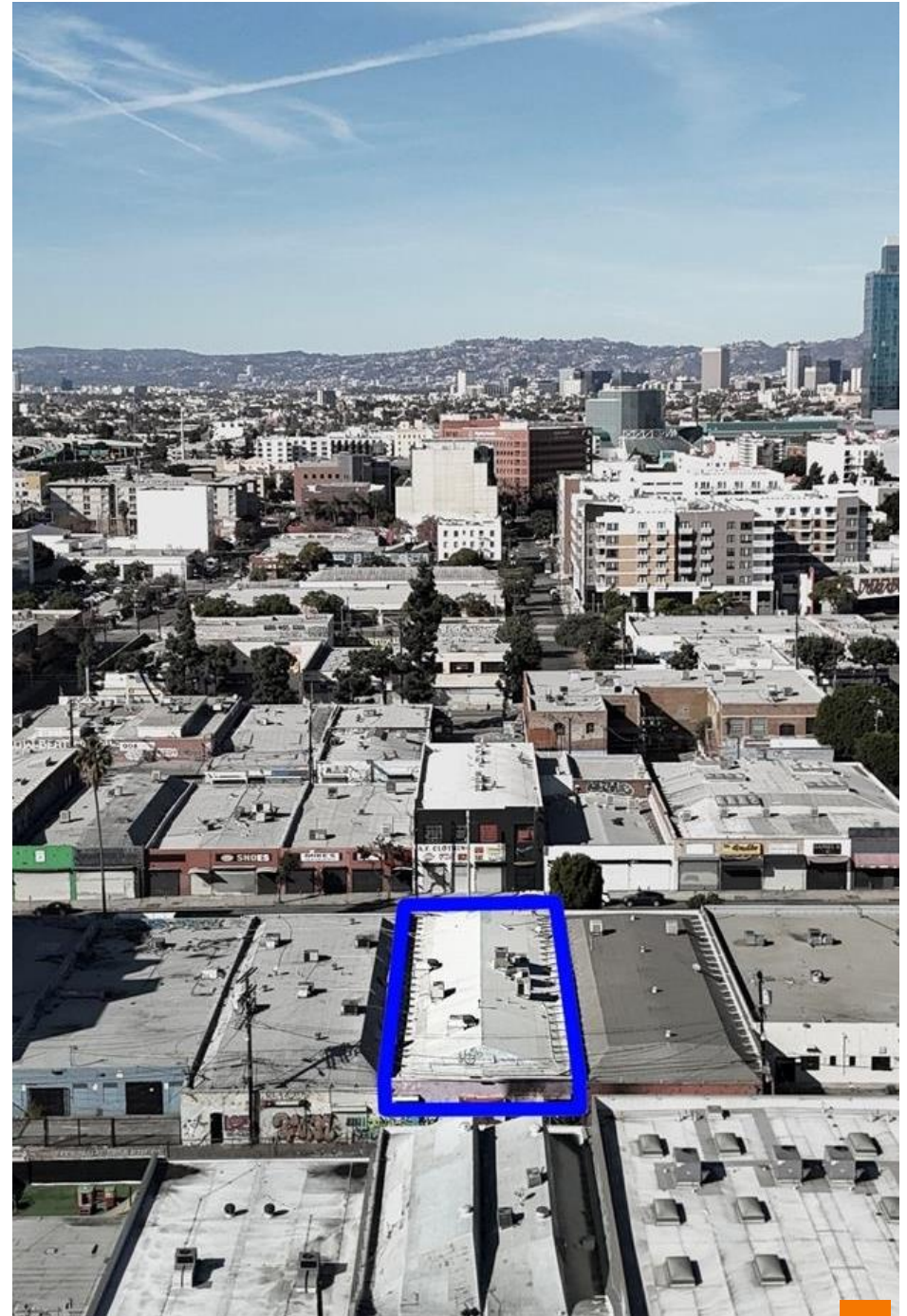
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- Dive into the heart of the Downtown Los Angeles Fashion District with this prime property on 1416 S. Los Angeles Street. This 6,898-square-foot gem is your ticket to a thriving investment opportunity strategically positioned for growth under the DTLA 2040 Plan. This property presents a prime investment or owner-user opportunity in the heart of Downtown Los Angeles, located in the bustling South Los Angeles Street Garment District. The building is fully occupied by tenants with strong credit, ensuring a stable income stream.

Situated near a vibrant hub that includes Crypto.com Arena, LA Live!, With the GRAMMY Museum, the Los Angeles Convention Center, and thousands of luxury condos and apartments, this location is ideal for capitalizing on the area's growth.

This combination of features offers investors, owners, or developers a unique opportunity to meet the increasing demand for housing and commercial spaces in the thriving DTLA community. Take the reins and steer your portfolio towards success with this visionary investor's dream.



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02

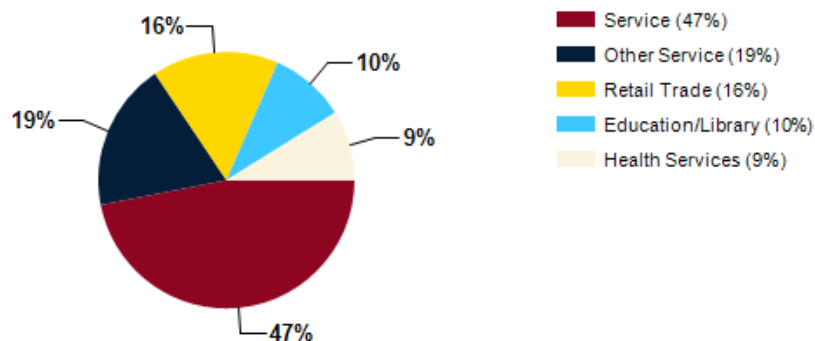
Location

Location Summary

## Downtown Los Angeles Garment District

- **Fashion District:** The property is located in the heart of the Fashion District in Downtown Los Angeles, known for its high concentration of fashion showrooms, wholesale businesses, and retail stores. It is a bustling area with fashion industry professionals and shoppers frequenting the numerous boutiques and shops.
- **Accessible transportation:** The area is well-served by public transportation, including the nearby Metro station and bus stops. This accessibility makes it convenient for employees, customers, and visitors to access the property without the need for a car.
- **Dining options:** The vicinity offers a diverse selection of dining options ranging from popular food trucks to trendy cafes and upscale restaurants. This variety caters to the diverse tastes of locals, tourists, and workers in the area.
- **Artistic hub:** The neighborhood is known for its vibrant arts scene, with numerous art galleries, studios, and street art installations. This creative environment adds to the cultural richness of the area and attracts artists and art enthusiasts.
- **Revitalization efforts:** The surrounding area has seen ongoing revitalization efforts aimed at enhancing the overall appeal and infrastructure. These improvements may lead to increased property values and a more vibrant community in the future.

## Major Industries by Employee Count



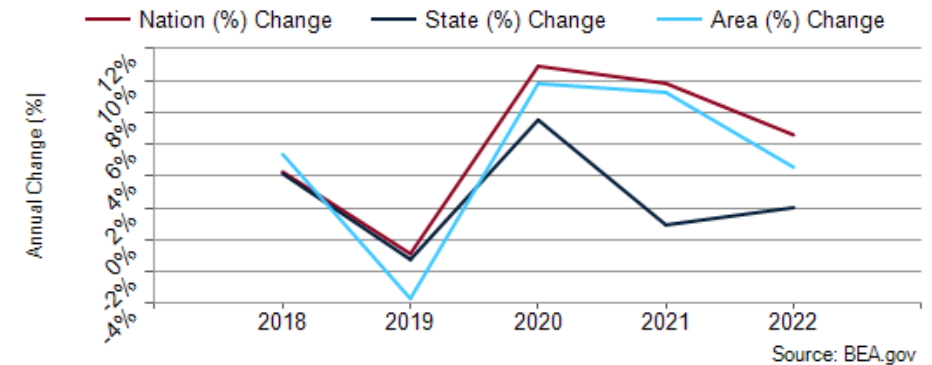
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## Largest Employers

County of Los Angeles	106,200
Los Angeles Unified School District	73,800
City of Los Angeles	61,600
University of California, Los Angeles	50,200
Kaiser Permanente	44,769
Federal Government - All Agencies Except Defense & State	44,700
State of California (non-education)	32,300
University of Southern California	23,227

## Los Angeles County GDP Trend





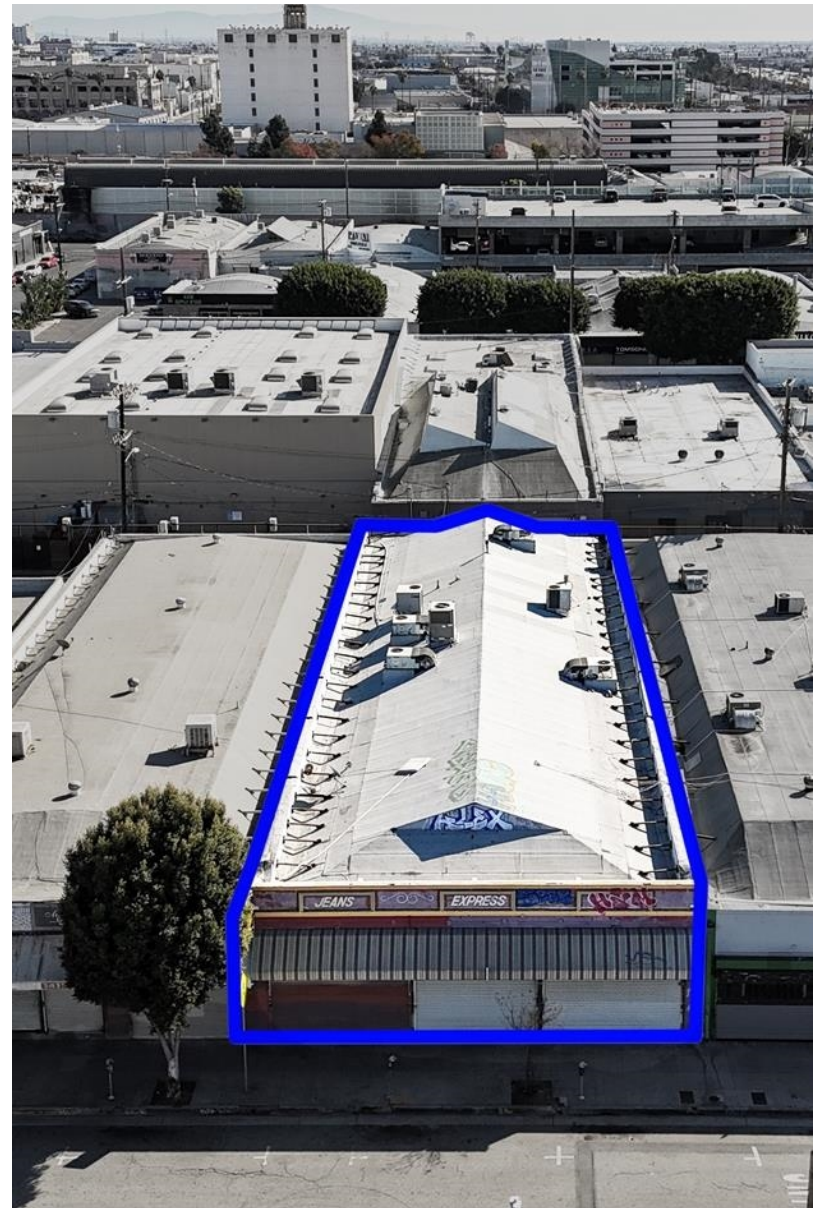
03

### Property Description

- Property Features
- Parcel Map
- Property Images

## PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	6,815
LAND SF	6,898
YEAR BUILT	1913
YEAR RENOVATED	2004
# OF PARCELS	1
ZONING TYPE	M2-2D
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	47 X 145
NUMBER OF PARKING SPACES	1



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M2-2D

M2-2D

LOS ANGELES ST

14TH ST

SANTEE ST

M2-2D

M2-2D

M2-2D

M2-2D

HWY DED

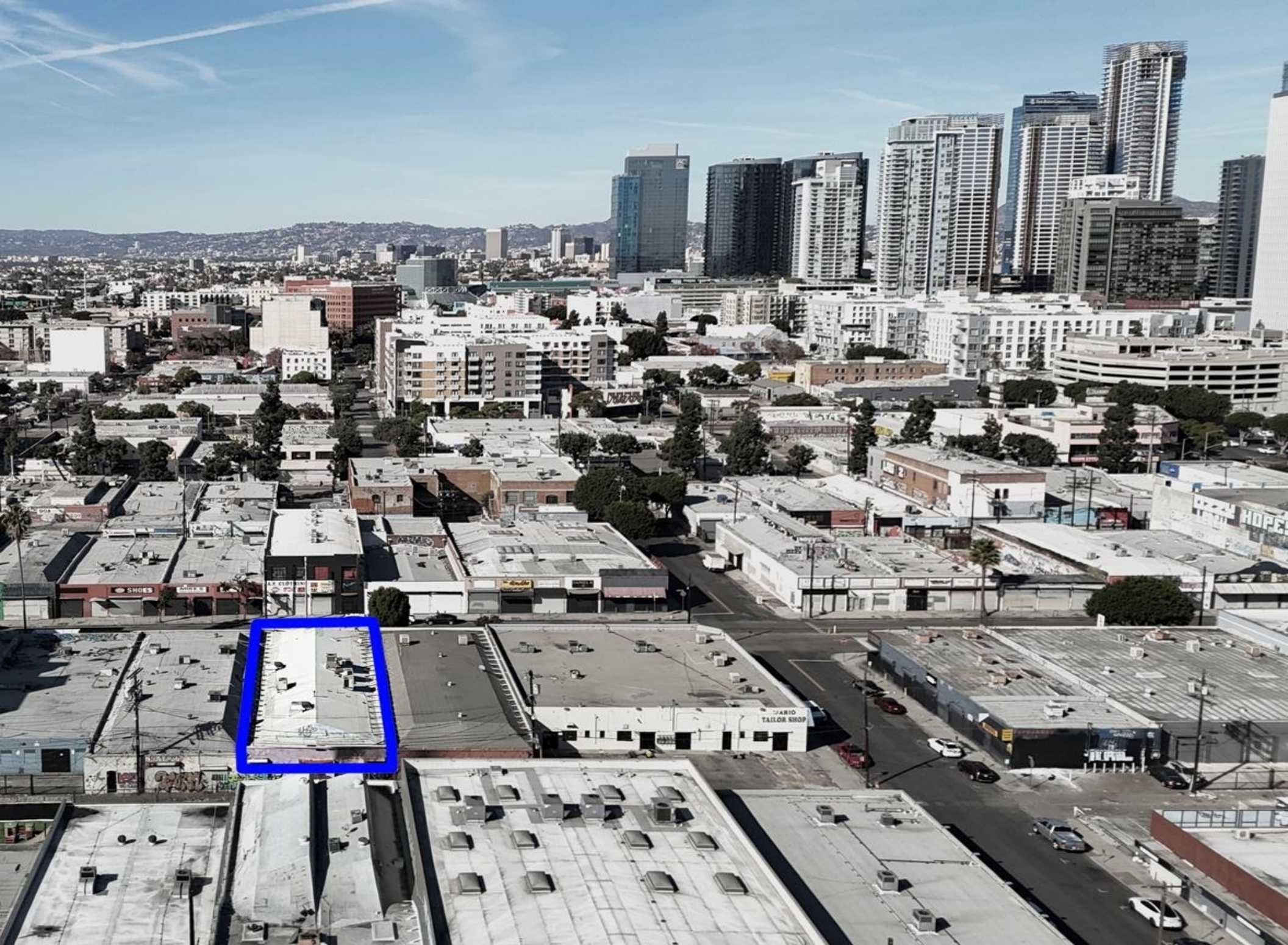
15TH ST

M2-2D

M2-2D

CON







04

Rent Roll

Rent Roll

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue (Annual)	Lease Type	Options/Notes
1,2,3	Hossien	6,898	101.22%			CURRENT	\$15,000	\$2.17	\$180,000	\$26.09		MG	
Totals:		6,898					\$15,000		\$180,000				



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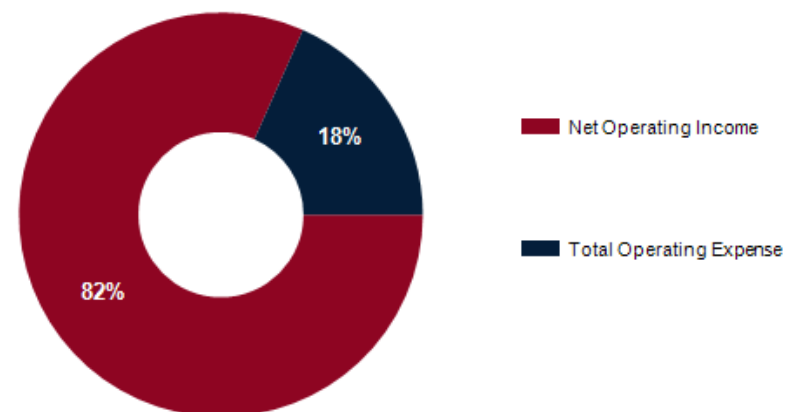
## 05 Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

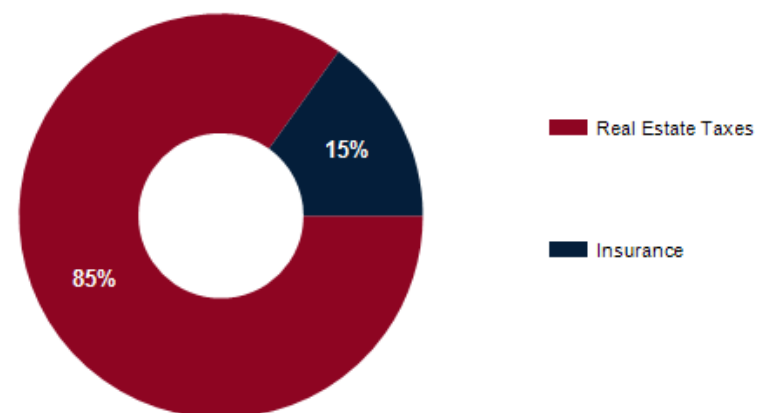
## REVENUE ALLOCATION CURRENT

INCOME	CURRENT
Gross Scheduled Rent	\$180,000
<b>Effective Gross Income</b>	<b>\$180,000</b>
Less Expenses	\$33,019
<b>Net Operating Income</b>	<b>\$146,982</b>



EXPENSES	CURRENT
Real Estate Taxes	\$28,113
Insurance	\$5,000
Repairs & Maintenance	(\$94)
<b>Total Operating Expense</b>	<b>\$33,019</b>
Expense / SF	\$4.84
% of EGI	18.34%

## DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



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---

## GLOBAL

---

Price	<b>\$2,249,000</b>
Millage Rate (not a growth rate)	<b>1.25000%</b>

---

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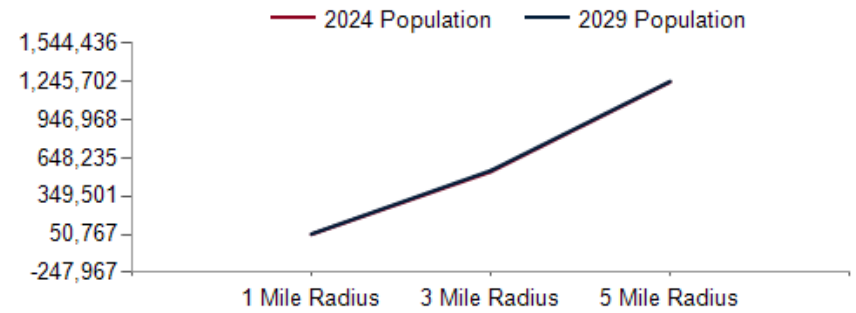
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Demographics

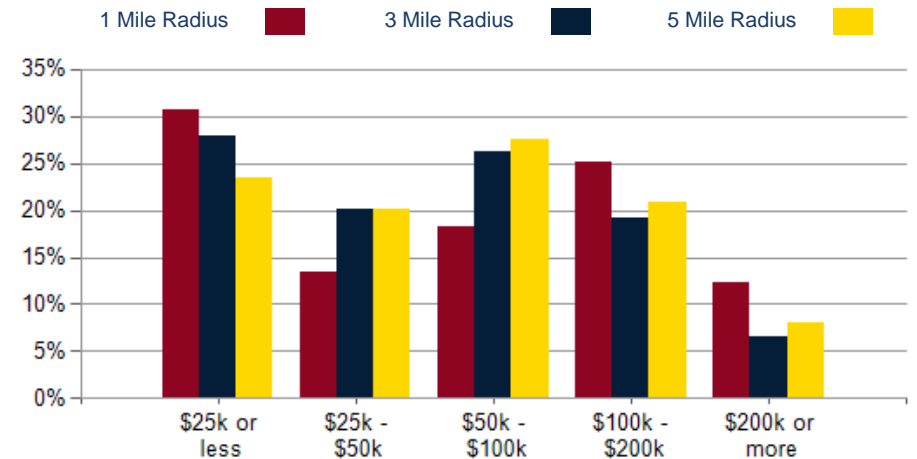
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	29,201	506,312	1,255,786
2010 Population	33,430	520,294	1,261,918
2024 Population	50,767	540,290	1,240,839
2029 Population	54,131	549,436	1,245,702
2024 African American	6,300	50,019	126,107
2024 American Indian	1,038	16,080	32,785
2024 Asian	8,837	83,629	158,678
2024 Hispanic	23,257	343,023	810,479
2024 Other Race	14,930	236,175	548,350
2024 White	13,352	85,528	204,112
2024 Multiracial	6,224	68,210	169,458
2024-2029: Population: Growth Rate	6.45%	1.70%	0.40%

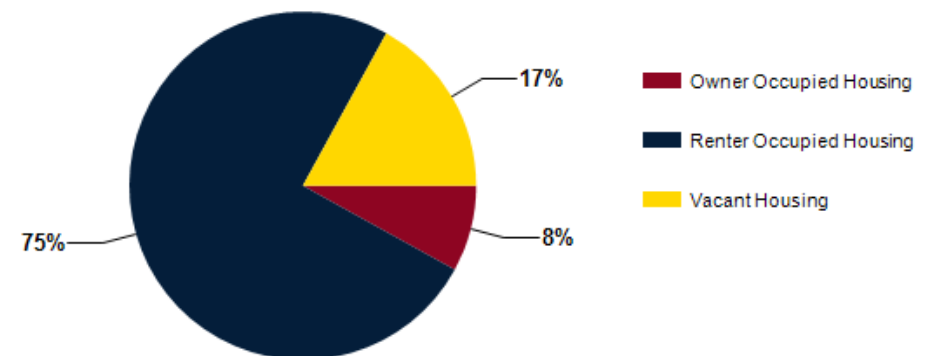
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	5,338	35,236	63,539
\$15,000-\$24,999	2,104	19,150	38,057
\$25,000-\$34,999	1,569	18,087	38,318
\$35,000-\$49,999	1,687	21,085	48,368
\$50,000-\$74,999	2,412	28,872	67,418
\$75,000-\$99,999	2,004	22,340	51,634
\$100,000-\$149,999	3,654	24,498	59,481
\$150,000-\$199,999	2,430	12,733	30,521
\$200,000 or greater	2,999	12,724	34,337
Median HH Income	\$62,655	\$52,367	\$58,103
Average HH Income	\$102,867	\$80,043	\$88,000



### 2024 Household Income



### 2024 Own vs. Rent - 1 Mile Radius



Source: esri

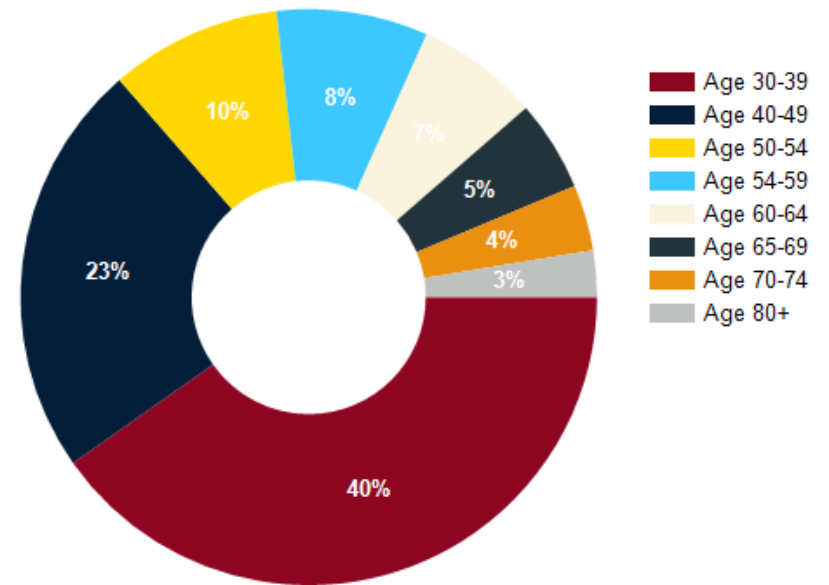


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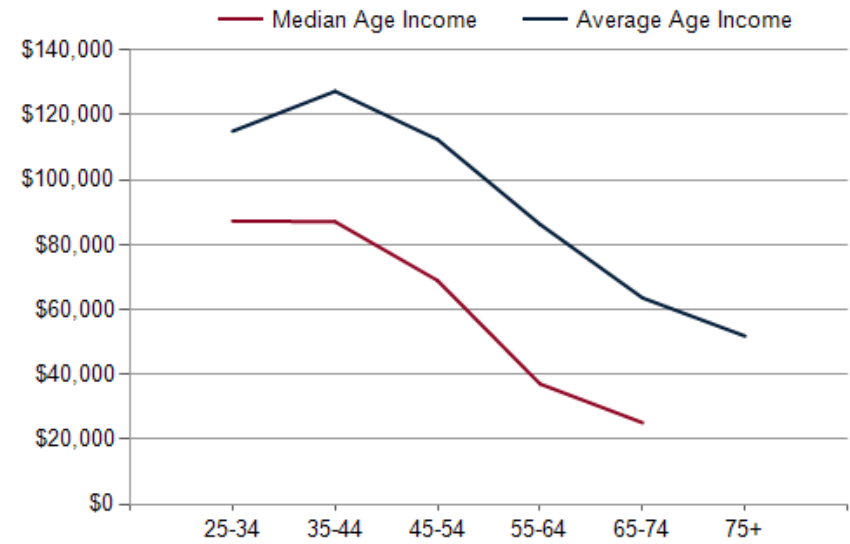
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2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	6,943	56,301	121,363
2024 Population Age 35-39	5,414	45,288	101,095
2024 Population Age 40-44	4,097	39,927	92,172
2024 Population Age 45-49	3,079	32,875	78,374
2024 Population Age 50-54	2,952	32,248	77,282
2024 Population Age 55-59	2,610	27,698	67,247
2024 Population Age 60-64	2,112	25,116	62,144
2024 Population Age 65-69	1,567	20,028	50,568
2024 Population Age 70-74	1,138	14,739	37,442
2024 Population Age 75-79	801	10,650	26,748
2024 Population Age 80-84	510	7,015	17,139
2024 Population Age 85+	495	7,461	18,169
2024 Population Age 18+	44,648	442,495	1,001,722
2024 Median Age	35	34	35
2029 Median Age	37	36	37

Population By Age



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$87,341	\$66,049	\$68,185
Average Household Income 25-34	\$115,003	\$90,304	\$93,140
Median Household Income 35-44	\$87,087	\$61,892	\$68,187
Average Household Income 35-44	\$127,312	\$94,313	\$102,030
Median Household Income 45-54	\$68,960	\$57,943	\$67,029
Average Household Income 45-54	\$112,427	\$86,868	\$98,283
Median Household Income 55-64	\$37,071	\$44,398	\$54,684
Average Household Income 55-64	\$86,274	\$73,541	\$85,647
Median Household Income 65-74	\$25,108	\$35,636	\$43,780
Average Household Income 65-74	\$63,594	\$63,816	\$74,138
Average Household Income 75+	\$51,835	\$49,572	\$58,834



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# INVESTMENT/OWNER-USER

07 **Company Profile**

Advisor Profile



Michael Mehdizadeh  
Sr. Vice President

Michael Mehdizadeh is a distinguished commercial real estate advisor with over 20 years of experience in sales, leasing, and property management. Known for his strategic insight, disciplined execution, and market sophistication, he delivers exceptional results for investors, owners, and tenants across Southern California.

With a reputation built on trust, performance, and long-term relationships, Michael provides a refined, hands-on approach to every assignment — from acquisition and disposition strategy to leasing and asset optimization. His expertise, professionalism, and deep understanding of market dynamics make him a trusted partner in complex commercial real estate transactions.



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08 Additional Information

four pictures



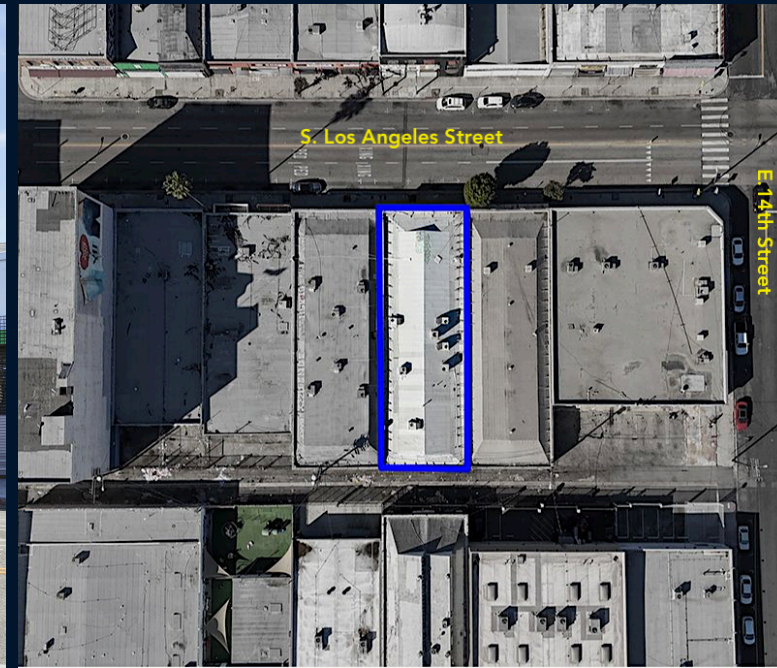
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Exclusively Marketed by:



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