

THE MEDMEN BUILDING ON BROADWAY

735 BROADWAY
LOS ANGELES, CA 90014
DOWNTOWN LOS ANGELES

FOR SALE



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BRANDON COHAN
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THE OFFERING

Fully leased **22,890 SF** building in
The Heart of Downtown Los Angeles

3,000 SF Ground Floor Retail
13,200 SF Residential Featuring Six Apartment Units
5,000 SF Basement Space

735 S Broadway presents a rare opportunity to acquire a fully leased, mixed-use asset located on one of the most prominent streets in the heart of Downtown Los Angeles.

The five-story property consists of **six apartment units above a high-profile ground-floor retail space occupied by MedMen**. The asset offers strong in-place cash flow, 29 feet of frontage along a major DTLA corridor, and **immediate proximity to some of the area's most notable retail, fitness, and cultural destinations**. This offering provides investors with stable income, long-term upside, and exposure to one of Los Angeles' most rapidly evolving urban markets.

FOR SALE**PROPERTY SUMMARY**

Building Area:	22,890 SF
Lot Area:	0.11 AC
Stories:	5 Stories
Tenancy:	100% Leased
Year Built:	1908
Frontage:	29' on S Broadway
Zoning:	LAC5 - Commercial
Building FAR:	4.78

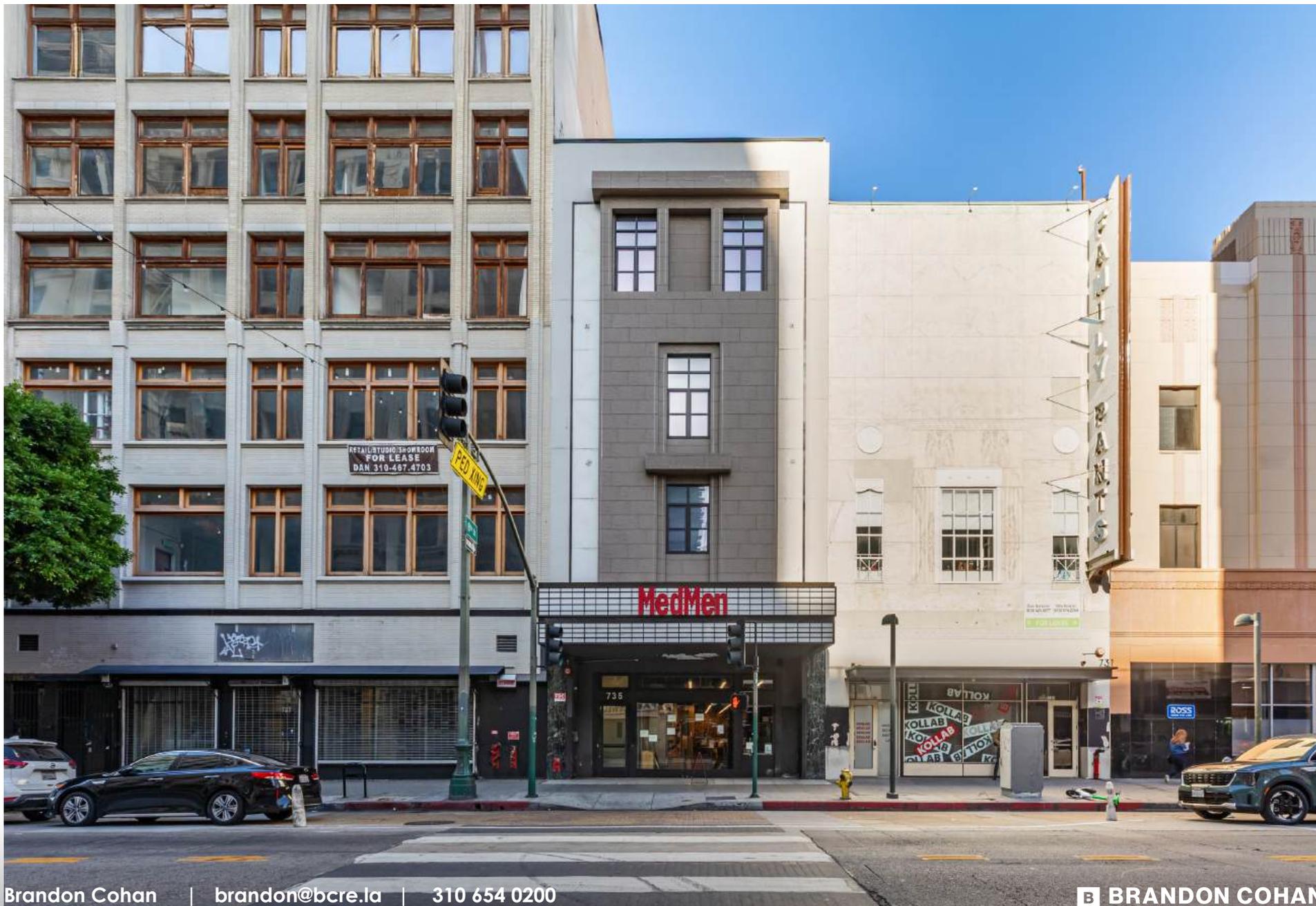
INVESTMENT SUMMARY

Rent Roll:	
MedMen (Retail)	\$582,000
Apartments	\$216,000
Total Income	\$798,000
Property Tax:	\$48,128
Insurance:	\$66,500
Total Expenses:	\$114,628
NOI:	\$683,372

SIX 2,200 SF APARTMENT UNITS**3,000 SF GROUND FLOOR RETAIL****+ 5,000 SF BASEMENT SPACE**

THE VAIL - 735 S BROADWAY

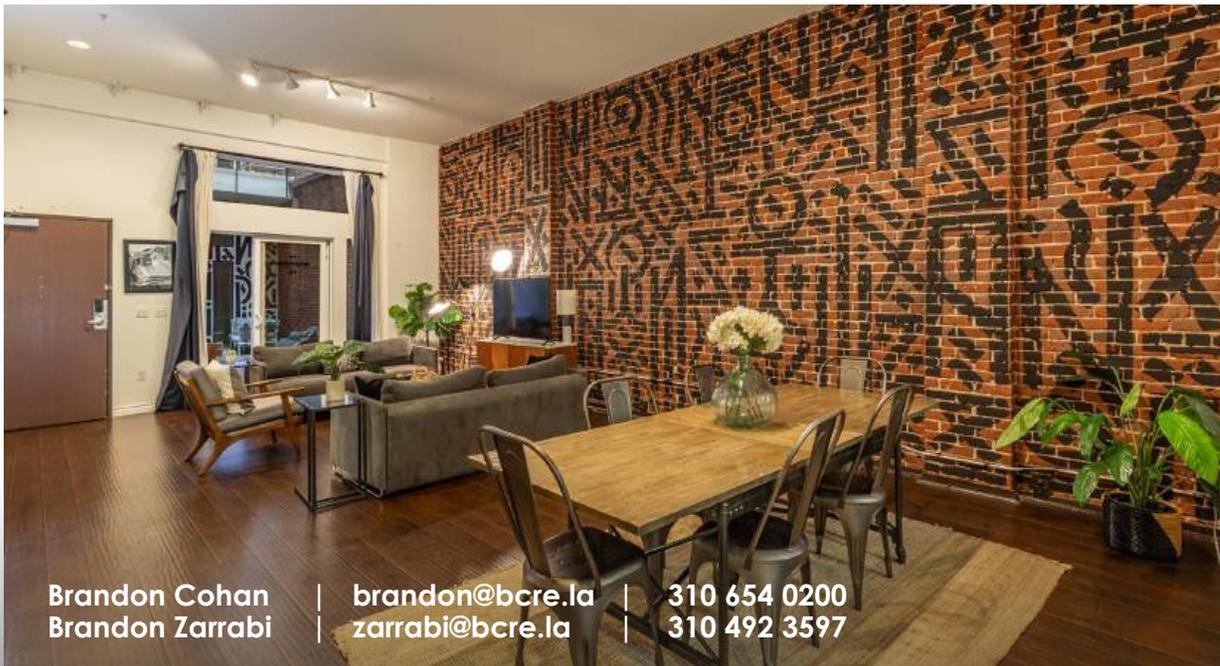
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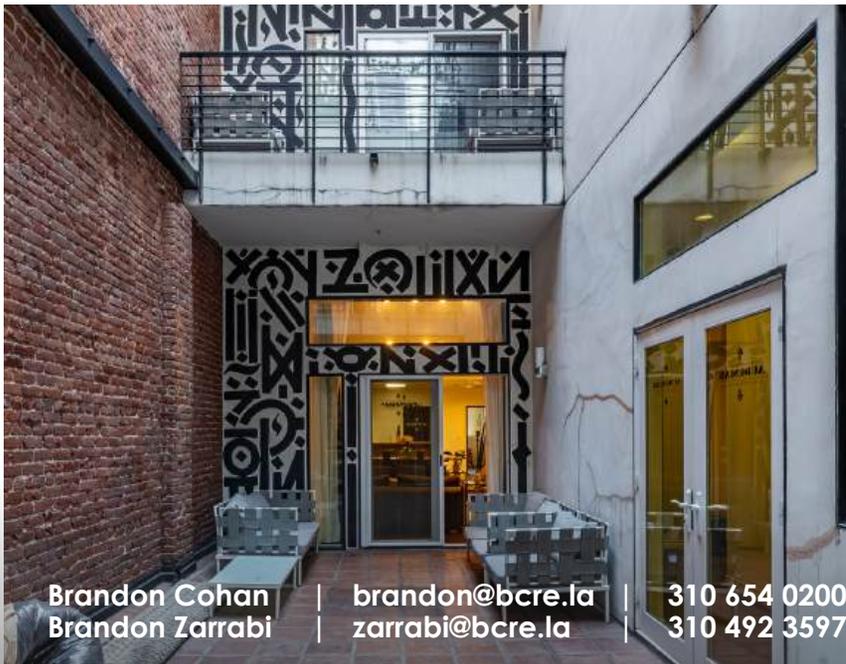
INSIDE THE APARTMENTS



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DOWNTOWN LOS ANGELES - ATTRACTIONS

GRAND CENTRAL MARKET



LITTLE TOKYO



MUSEUM OF CONTEMPERARY ART



THE BROAD



WALT DISNEY HALL



CRYPTO.COM ARENA



L.A LIVE



ANGEL'S FLIGHT



THE ARTS DISTRICT



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PERSHING SQUARE



L.A LIVE



UNION STATION



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INVESTMENT HIGHLIGHTS

Lease Terms - Medmen

Lease Expiration: May 2027

Extensions: One Ten-Year Extension at the greater of a 12% increase over last years rent or FMV

Lease Terms - Apartment Master Lease

Lease Expiration: November 2027

Extensions: None

Signalized crossing directly in front of building

Close to the iconic Apple Tower Theatre, Bossa Nova, John Reed Fitness, Zinque, California Chicken Cafe, Foot Locker, Bottega Louie, Whole Foods, and many more brands

29' of frontage on S Broadway

Over 90k residents live in DTLA, with the population estimated to grow to 200k in 2040

Located just minutes from the upcoming DTLA Erewhon, expected to open next year.

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IN THE NEIGHBORHOOD



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