

THE
METRIC

285 LUCAS AVE
LOS ANGELES, CA



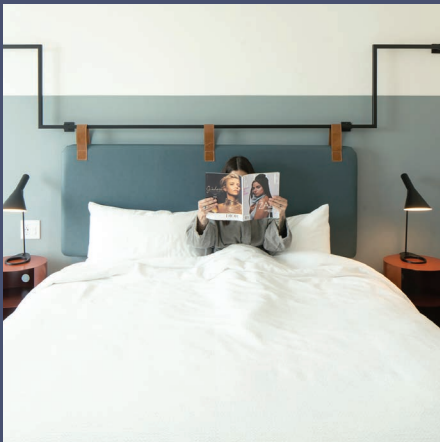
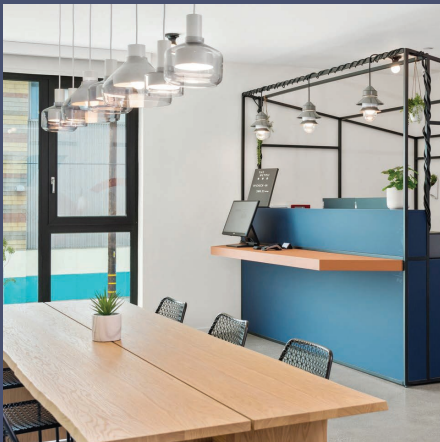
A modern 28-key boutique hotel blending style, comfort, and smart-rate luxury in the heart of Downtown LA. Ideally positioned near top attractions and cultural hubs, offering strong investment upside in a growing market. Hotel has been featured in various media and won numerous awards over the years, including TripAdvisor Traveler's Choice & AAHOA Independent Hotel of the Year.

PROPERTY OVERVIEW	
Price	\$9,995,000
Price/Key	\$356,964
Cap Rate	7.31%
Year Built	2021
Keys	28 (Potential to Expand to 30)
Property Type	Hotel
Lot Size	0.21 AC
Building Size	14,433 SF
Zoning	Central City West RC:5
Occupancy Rate	68%
ADR (Average Daily Rate)	\$213
Parking	16 onsite gated including 1 Level 2 EV Charger

NOTABLE HIGHLIGHTS

- **Fee Simple Ownership** - Rare chance to fully own a boutique hotel in DTLA.
- **Potential to Add 2 Rooms** - Versatile 1,200-square-foot owner's loft with sweeping skyline views, designed for easy conversion.
- **Upscale Amenities** - Luxury beds, rainfall showers, espresso bar, fast Wi-Fi.
- **Strong Market Growth** - Positioned to benefit from DTLA's ongoing expansion.
- **Modern Guest Appeal** - Blends affordable luxury with convenience for today's traveler.
- **Near Major Landmarks** - Under 10 mins to The Broad, Crypto.com Arena, Dodger Stadium, & more.
- **High-End Traveler Focus** - Designed to attract premium guests in a competitive market.
- **Unrivaled Guest Acclaim** - Top 1% in guest satisfaction scores across all platforms, including a 4.9 out of 5 on Google.

PROPERTY PHOTOS



INVESTMENT HIGHLIGHTS

- **Turnkey & Modern** - Built in 2021 with high-end finishes; minimal capital needed.
- **Value-Add** - Manager's unit can convert to 2 rooms, boosting key count to 30
- **Prime Location** - Near DTLA, Echo Park & Silverlake; close to major attractions.



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