

# Downtown Los Angeles Mixed Use Multi-family & Retail Building For Sale

Offering Memorandum

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



1316 South Los Angeles Street | Los Angeles | California 90015



# 1316 S. Los Angeles Street

Los Angeles, California 90015

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# Executive Summary

**1316 S. Los Angeles Street, Los Angeles, CA 90015**

This \$5,955,000.00 building was constructed with heavy steel I-beams in addition to the current materials of the day. The second generation of the family is prepared to sell the Property to a motivated buyer who can restore the Building to its original splendor while maximizing all residential and retail income. The family is motivated to sell their Building and will entertain all reasonable market offers. This is an "As-Is" sale. This is a rare opportunity to acquire a mixed-use multi-family building in this downtown Los Angeles submarket.

Investment Advisors,

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# Property Details

**1316 S. Los Angeles Street, Los Angeles, CA 90015**

**Address:** 1316 South Los Angeles Street  
Los Angeles, CA 90015

**APN:** 5133-017-009

**Year Built:** 1915; Renovated 1993

**Building Area:** ±26,000 SF

**Land Area:** ±6,970 SF

**Zoning:** M2

**Use:** Mixed-Use; Multifamily  
with Retail

The property is a mixed-use ±26,000 square foot building consisting of ±6,667 square feet of three ground floor retail units, ±3,000 square foot finished basement and 24 one room/one bathroom apartments on the 2nd and 3rd floor (12 units per floor)





\$5,955,000.00

# Property Insights

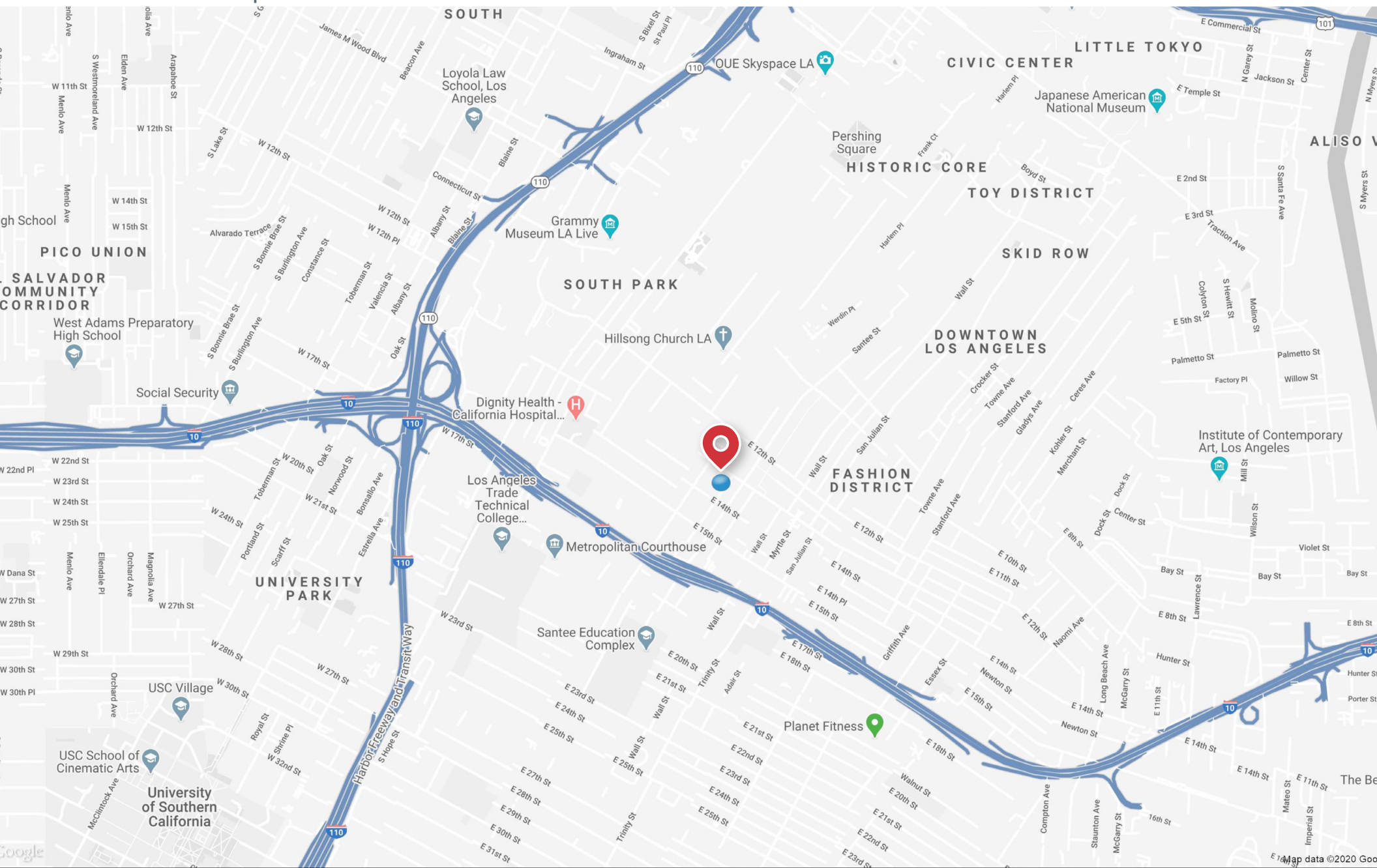
1316 S. Los Angeles Street, Los Angeles, CA 90015

## Property Strengths

- Developing neighborhood.
- Located on a major thoroughfare.
- Upside rent potential.
- Multifamily building is unique to the neighborhood.
- Located within Opportunity Zone
- Plate girder I-beam steel construction
- Large retail spaces easily converted to creative office
- Approximately 3,000 square foot completed basement
- Side building advertising

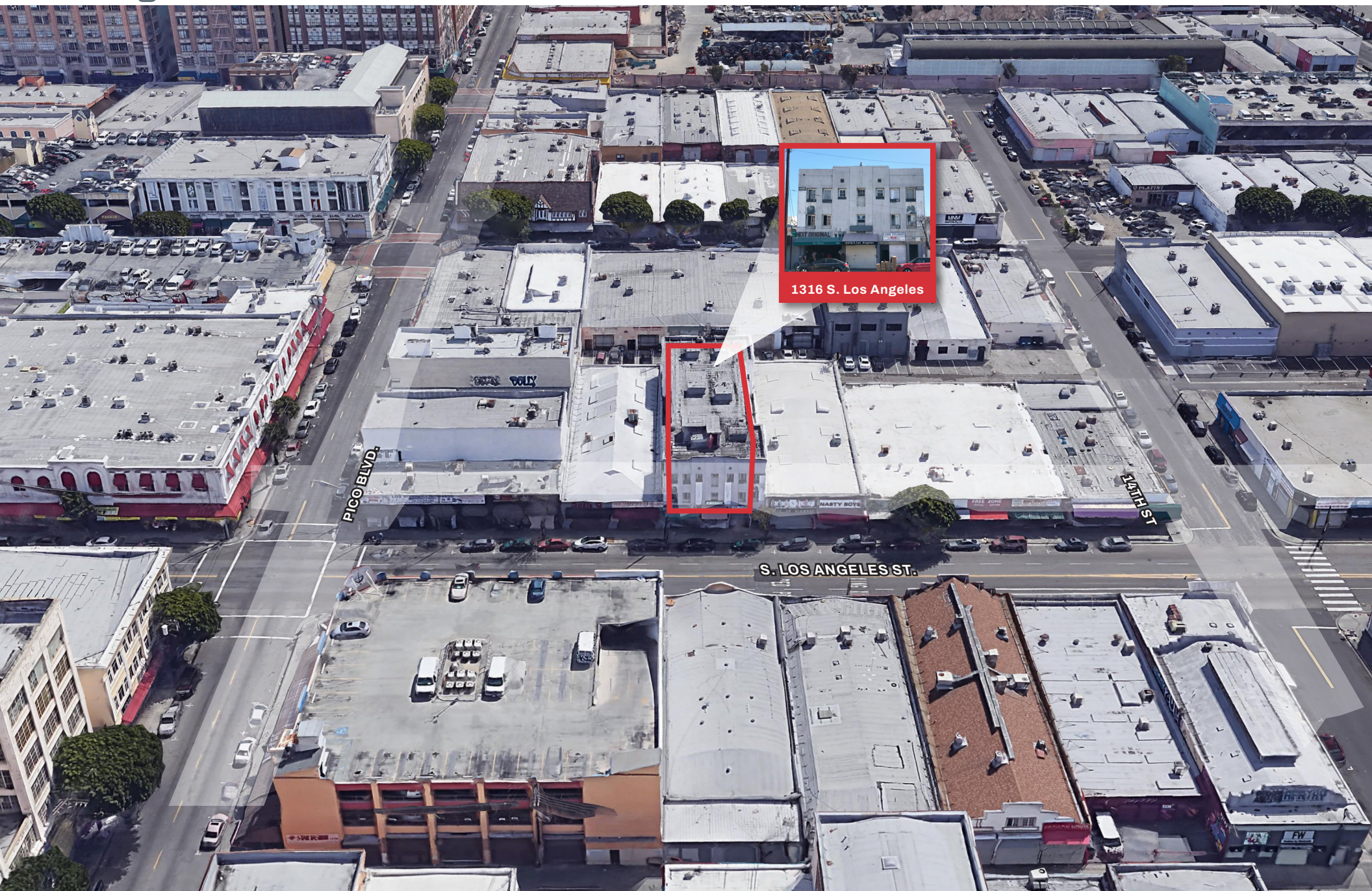


# Aerial Map





# Neighborhood Aerial



1316 S. Los Angeles



# Property Value

**1316 S. Los Angeles Street, Los Angeles, CA 90015**

The following is an Opinion of Value for the property located at 1316 South Los Angeles Street, Los Angeles, CA 90015 ("Property").

## Pricing

List Price	<b>\$5,955,000.00</b>
Total Square Feet	±26,000
Price Per Square Foot	\$229.04

## Scheduled Gross Income\*

**\$331,200.00**

## Sold Comparable Price Per Square Foot

Price per square foot range from **\$133** to **\$411 PSF**.

All income and expenses for the Property need to be verified through Income and Expense Statements for the Property.

## Projected Gross Income

24 units @ \$1,250 per month  
6,667 SF of Retail @ \$1.50 per SF  
Annual Gross Income  
Note: Not including basement

### Annual

\$ 360,000.00  
\$ 120,006.00  
\$ 480,006.00





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