

# FOR SALE

## 236 W 15TH ST

LOS ANGELES, CA

### PRIME OWNER-USER & DEVELOPMENT OPPORTUNITY

INDUSTRIAL, SELF-STORAGE, MEDICAL,  
CREATIVE SPACE

**OLIVER GHADOUSHI**

Vice President

323.302.8282

[oliver.ghadoushi@compass.com](mailto:oliver.ghadoushi@compass.com)

DRE 01973061

**GREG ENGEL**

Senior Vice President

M: 323.274.2115

[greg.engel@compass.com](mailto:greg.engel@compass.com)

DRE 01428024



SOCIAL  
COMMERCIAL  
GROUP

COMPASS  
COMMERCIAL

236 W 15TH ST | LOS ANGELES

# TABLE OF CONTENTS



EXECUTIVE SUMMARY	3
PROPERTY SUMMARY	4
INVESTMENT HIGHLIGHTS	5
AREA & MARKET OVERVIEW	6
DEMOGRAPHICS	7
AERIAL MAP	8
PHOTOGRAPHY	9-28
CONTACT	29



236 W 15TH ST | LOS ANGELES

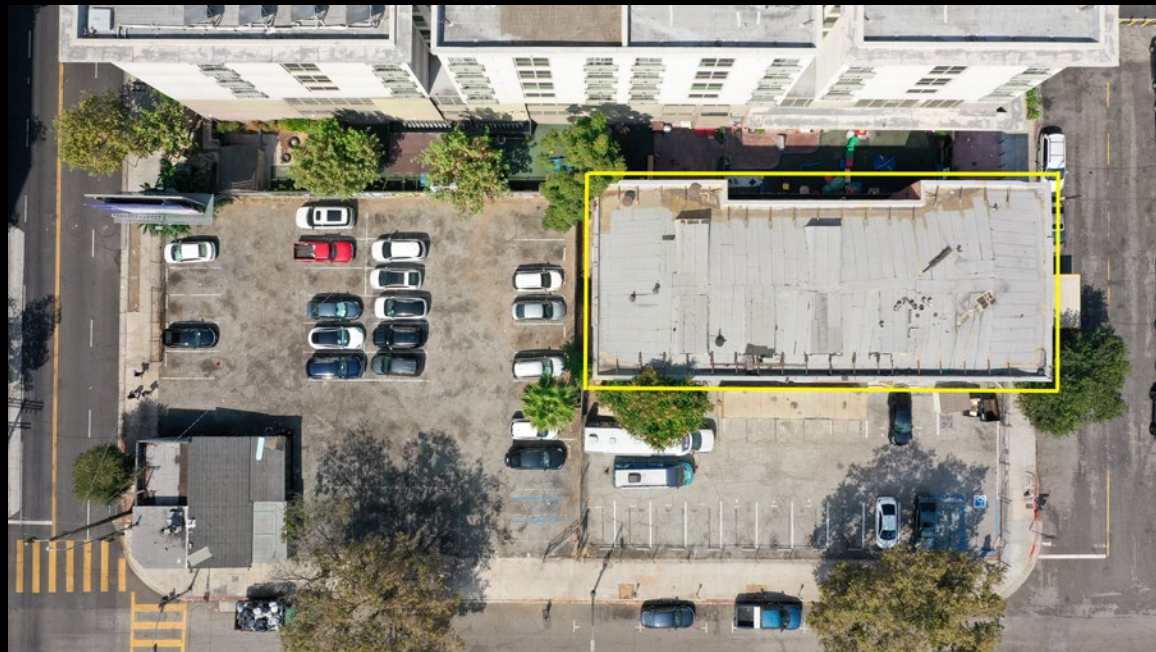
# EXECUTIVE SUMMARY

Compass is pleased to present 236 W 15th St; an exceptional  $\pm 11,010$  square-foot property poised for transformation in Downtown Los Angeles' South Park. Positioned near the intersection of South Olive and 15th Street, the property offers a unique investment and owner-user opportunity, zoned C2 and located with an Opportunity Zone featuring TOC Tier 3 Designation.

Delivered vacant at close of escrow, the property lends itself well to a multitude of potential uses, including but not limited to: industrial warehouse, flex space, self-storage, medical, studio, creative space, fitness, gym, banquet hall (event venue), non-profit, social service, church, school/education, entertainment, hospitality, and a variety of service-based businesses. The property features  $\pm 5,500$  SF of ground floor and  $\pm 5,500$  SF of second floor space, including five (5) built-out restrooms. Its distinctive wood bow truss and brick construction, 14' ceilings, concrete flooring, skylights, ample window line, while combined with its authentic character, creates an appealing canvas for a potential owner-user.

The property is well-located and adjacent to educational, medical, and newly developed apartment buildings, while situated only 2 blocks north of the Santa Monica I-10 Freeway and in proximity to Crypto.com Arena, Microsoft Theater, LA Live, and the Los Angeles Convention Center. The property is enhanced by its accessibility to a large parking lot, with spaces available directly adjacent to the property in addition to ample street parking and public transportation.

\*For All Inquiries: Please Contact Oliver Ghadoushi.  
\*Buyer to verify any and all accuracy of information.



236 W 15TH ST | LOS ANGELES

# PROPERTY SUMMARY

## PROPERTY DATA

±11,010 SF

BUILDING SIZE

TIER 3

TOC

±6,004 SF

LAND AREA

5134-021-003

APN

1924

YEAR BUILT

C2-2D

ZONING

PARKING IN ADJACENT  
LOT AT 231 VENICE BLVD



236 W 15TH ST | LOS ANGELES

# INVESTMENT HIGHLIGHTS

Freestanding Building with Versatile Uses & Development Potential

---

Parking Available in Adjacent Lot

---

2 Levels Consisting of Ground and 2nd Floor Space with 14' High Ceilings and 240V/3-Phase Power

---

Prominent Building Signage Opportunity

---

Zoned C2 | Ideal & Approved for a Variety of Commercial, Industrial, Storage, Medical and Creative Uses

---

Located within an Opportunity Zone, State Enterprise Zone with Tier 3 TOC



# AREA & MARKET OVERVIEW

236 W 15th St is easily accessible via major freeways, located just two blocks north of the Santa Monica (I-10) Freeway. Public transportation options are robust, with the Pico Station serving the Expo and Blue Lines just a five-minute walk away. This connectivity makes the property highly desirable for businesses that require easy access for both employees and clients.

Downtown Los Angeles is in the midst of a significant revitalization, driven by a combination of public and private investments. South Park, in particular, has seen a surge in new developments, including high-rise residential buildings, luxury hotels, and commercial spaces. The ongoing development in the area is expected to continue, further enhancing property values and attracting a diverse mix of businesses. The building's location within this thriving district positions it as a prime opportunity for investors looking to capitalize on the ongoing growth of Downtown Los Angeles.

The commercial real estate market in Downtown Los Angeles is currently robust, with increasing demand for versatile spaces that can accommodate a range of uses. The trend toward adaptive reuse and the growing demand for creative office spaces make the 236 W 15th St property particularly attractive. The building's unique architectural features, such as exposed red brick walls and high ceilings with exposed wood trusses, make it ideal for creative, tech, or professional office users.

Given the property's strategic location, strong market fundamentals, and the continued growth of Downtown Los Angeles, the opportunity represents a compelling investment for owner-users, investors, and developers alike.



# DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
--	--------	---------	---------

## POPULATION

2020 Population	50,369	258,609	568,873
2024 Population	54,467	254,464	548,543
2029 Population Projection	53,951	247,559	531,408
Annual Growth 2020-2024	2.0%	-0.4%	-0.9%
Annual Growth 2024-2029	-0.2%	-0.5%	-0.6%

## HOUSEHOLDS

2020 Households	22,833	94,575	200,163
2024 Households	25,944	96,115	197,150
2029 Household Proection	25,911	94,035	191,675
Annual Growth 2020-2024	3.1%	1.7%	1.2%
Annual Growth 2024-2029	0%	-0.4%	-0.6%
Avg. Household Size	1.9	2.3	2.5
Avg. Household Vehicles	1	1	1

## HOUSING INCOME

Avg. Household Income	\$91,229	\$70,074	\$69,282
Median Household Income	\$57,579	\$42,814	\$46,675
\$25,000 - \$50,000	4,098	18,584	41,497
\$75,000 - \$100,000	2,007	9,151	21,189
\$125,000 - \$150,000	1,353	3,975	8,645
\$200,000+	2,712	5,788	9,725

	1 MILE	2 MILES	3 MILES
--	--------	---------	---------

## PLACE OF WORK

2023 Businesses	8,790	25,561	39,092
2023 Employees	67,464	234,420	337,936



# AERIAL MAP







Second Floor



Second Floor



Second Floor



Second Floor



Second Floor



Second Floor



Second Floor



Second Floor





Second Floor



Ground Floor



Ground Floor



Ground Floor



Ground Floor



Ground Floor



Ground Floor









FOR SALE  
Other details  
323.302.8282

FOR SALE  
Other details  
323.302.8282

FOR SALE  
Other details  
323.302.8282

FOR SALE  
Other details  
323.302.8282





Monday.com  
For whatever you fun  
Even Mermaid migration

FOR SALE  
Call: 313.322.8282

FOR SALE  
Call: 313.322.8282

ONE WAY  
DIVE

SPEED LIMIT 30

SPEED LIMIT 30

FOR MORE INFORMATION REGARDING  
THIS OPPORTUNITY, PLEASE CONTACT:



**OLIVER GHADOUSHI**

Vice President

323.302.8282

[oliver.ghadoushi@compass.com](mailto:oliver.ghadoushi@compass.com)

DRE 01973061



**GREG ENGEL**

Senior Vice President

M: 323.274.2115

[greg.engel@compass.com](mailto:greg.engel@compass.com)

DRE 01428024

This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 236 W 15th St & 231 Venice Blvd | Los Angeles, CA CA, (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed or implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information.

The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

If after reviewing this Offering Memorandum, you have no further interest in the Property, kindly return this Offering Memorandum to Compass. No inspections of the Property are permitted unless accompanied by the Owner or a representative from Compass. Building measurements are approximate, reported by owner, and do not match title. Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description.

All measurements and square footage are approximate. If your property is currently listed for sale this is not a solicitation.

**COMPASS**  
COMMERCIAL

