

An aerial photograph of a city intersection in South Park, Los Angeles. A multi-lane highway (I-10) runs diagonally across the upper left. A yellow outline highlights a development site at the intersection of Venice Boulevard and Figueroa Street. The site includes a building with a flat roof and a parking lot. To the right, there are modern multi-story buildings, one of which has a swimming pool on its rooftop. The background shows a dense urban landscape with various buildings and greenery.

1600 SOUTH FIGUEROA STREET

DEVELOPMENT SITE AT VENICE & FIGUEROA IN SOUTH PARK.

An ideal location and visibility for automotive, residential, or other uses.



Situated just a few blocks from the Crypto.com Arena, LA Live, and the Los Angeles Convention Center, this prime property at the intersection of Figueroa Street and Venice Boulevard is ideally positioned for high-traffic business in the heart of downtown Los Angeles. Additionally, **1600 South Figueroa Street** is strategically located across the street from Ford's Downtown LA dealership and service center. With the appropriate zoning and licensing already in place, this is the only ready-to-go automotive development option in downtown.

PROPERTY DESCRIPTION

APN #'S

1600 S Figueroa Street / 1603 S Flower Street: 5134-008-010

1601 S Figueroa Street: 5134-007-016

624 Venice Blvd: 5134-007-018

LAND AREAS

SEC of S. Figueroa Street & Venice Blvd: 51,860 SF

- 1600 S Figueroa / 1603 S Flower Street: 51,860 SF

SWC of S. Figueroa Street & Venice Blvd: 13,047 SF

- 1601 S Figueroa Street: 9,454 SF
- 624 Venice Blvd: 3,593 SF

Total Land Area: 64,907 SF (1.5 acres)

BUILDING AREAS

1600 Figueroa: 11,750 SF

1603 Flower: 7,708 SF

Total Building Area: 19,458 SF

APPROXIMATE FRONTAGE

1600 Figueroa

- Figueroa Street: 133 feet
- Venice Blvd: 325 feet
- Flower Street: 180 feet

1601 Figueroa/624 Venice

- Figueroa Street: 65 feet
- Venice Blvd: 290 feet

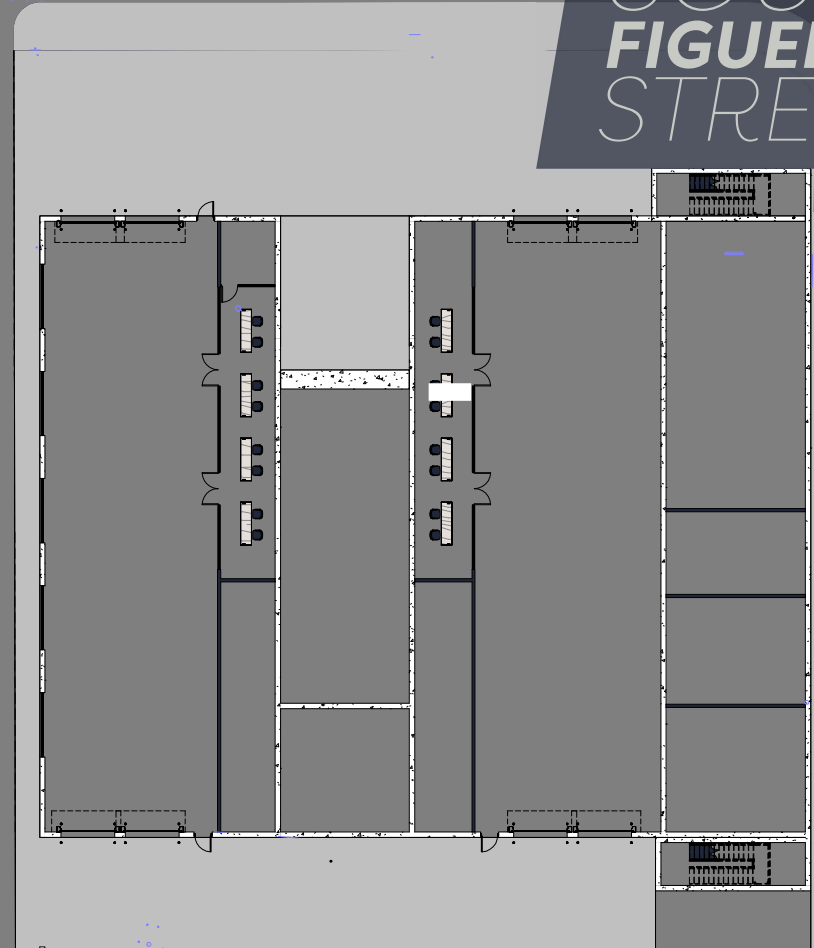
AVISON
YOUNG

Colliers

1600
SOUTH
FIGUEROA
STREET

PROPOSED AUTOMOTIVE PLAN

1600 SOUTH FIGUEROA STREET



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