

OFFERING MEMORANDUM

1505-1515 S SANTA FE AVE & 2353-2365 E OLYMPIC BLVD

LOS ANGELES, CA 90021

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An abstract geometric line drawing in a light gold color, consisting of numerous intersecting lines that form a complex, multi-faceted structure resembling a stylized building or a series of overlapping planes. It is located on the left side of the page.

EXECUTIVE SUMMARY

PRIME CORNER INVESTMENT OPPORTUNITY IN DOWNTOWN LA

Kidder Mathews, retained as exclusive agent, is excited to present the purchase opportunity located at 1505-1515 S Santa Fe Ave and 2353-2365 E Olympic Blvd in the city of Los Angeles.

A high-identity hard corner in the prestigious Downtown Los Angeles market, the site consists of three parcels with multiple addresses, residing on roughly 36,553 square feet of land.

At present, the site is improved with four structures totaling 28,260 SF with units varying from 4,655 SF to 10,800 SF. A total of 17,800 SF can be made available for immediate use at the close of escrow for an owner-user. There are two leases in place, please contact broker for details.

28,260 SF

TOTAL BUILDING SIZE

36,553 SF

TOTAL LAND SIZE



ADDRESS	1505-1515 S Santa Fe Ave, Los Angeles, CA 90021 2352-2365 E Olympic Blvd, Los Angeles, CA 90021
BUILDING SIZE	28,260 SF
LAND SIZE	36,533 SF
LOADING	5 grade-level doors
CEILING HEIGHT	Ranges from 12'-16' minimum (to as much as 25' in center of the wood trusses)
POWER	800 amps total
PARKING	±25 spaces
ASKING PRICE	Call Broker

EXECUTIVE SUMMARY

DTLA



1505-1515 S SANTA FE AVE &
2353-2365 E OLYMPIC BLVD

E OLYMPIC BLVD

S SANTA FE AVE

INVESTMENT HIGHLIGHTS



*Call Broker for
asking price*



*Great for light industrial,
flex, and creative uses*



*Four separate units totaling
28,260 SF ranging from
4,655 SF to 10,500 SF*



*31,547 VPD on Santa Fe Ave
and 20,326 VPD
on Olympic Blvd*



*Three street frontage on
Olympic Blvd, Santa Fe Ave
and Porter St*



*Minimum clear heights
vary from 12 to 16 feet*



*800 amps total within
the four units - call Broker
for further details*



*Five oversized grade level
loading doors*



*Short walk to many
amenities*



PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW

28,260 SF of total improvements consisting of three separate structures and situated on approximately 36,553 SF of land.

The project currently has four separately metered units with the capacity to park ± 25 vehicles in the fenced parking area (as well as five additional striped spaces on the north side of the property).

1505-1509 S SANTA FE AVE

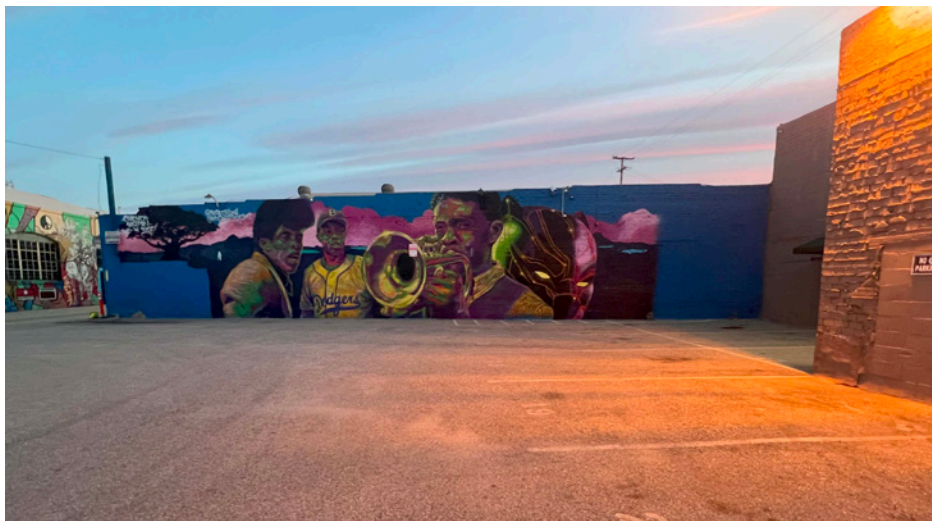
Two units totaling 11,465 SF (4,655 SF and 7,000 SF). 1505 S Santa Fe Ave is approximately 4,655 SF and presently has a lease in place (please contact broker for details). 1509 S Santa Fe is $\pm 7,000$ SF and has a month to month tenant in place. Each unit has an oversized ground level loading door and contains separately metered utilities (with the exception of water). 1505 S Santa Fe Ave has temperate control in about two thirds of the space and has a storefront entrance on Santa Fe Ave. This structure was originally constructed in 1911 with additions in 1914 and 1923.

1515 S SANTA FE AVE

A clear span space of roughly 10,500 SF, this unit has two ground level loading doors and has the potential to add one more ground level loading position. Minimum clearance height is 12 feet at the edges and at the center of the wood trusses, the space boasts nearly 22 feet of clearance. This structure was built in 1922.

2353-2365 E OLYMPIC BLVD

The art deco structure on the corner of Olympic and Santa Fe Ave has been home to Bank of America and restaurants since its inception in 1937. Presently, this space is occupied by a local company for offices and light assembly. Please contact broker for the details on their lease.



PROPERTY HIGHLIGHTS

Highly visible location in the prestigious Downtown LA market

Hard corner of Olympic Blvd and Santa Fe Ave

Beautiful exposed brick and art deco structures

Soaring wood trusses in three of the spaces

Great creative space in the heart of Downtown LA

Four separate units totaling 28,260 SF ranging from 4,655 SF to 10,500 SF

Large fenced parking lot for ±25 vehicles (as well as an additional 5 striped spaces on the north side of the property)

Three street frontage - Olympic Blvd, Santa Fe Ave and Porter St

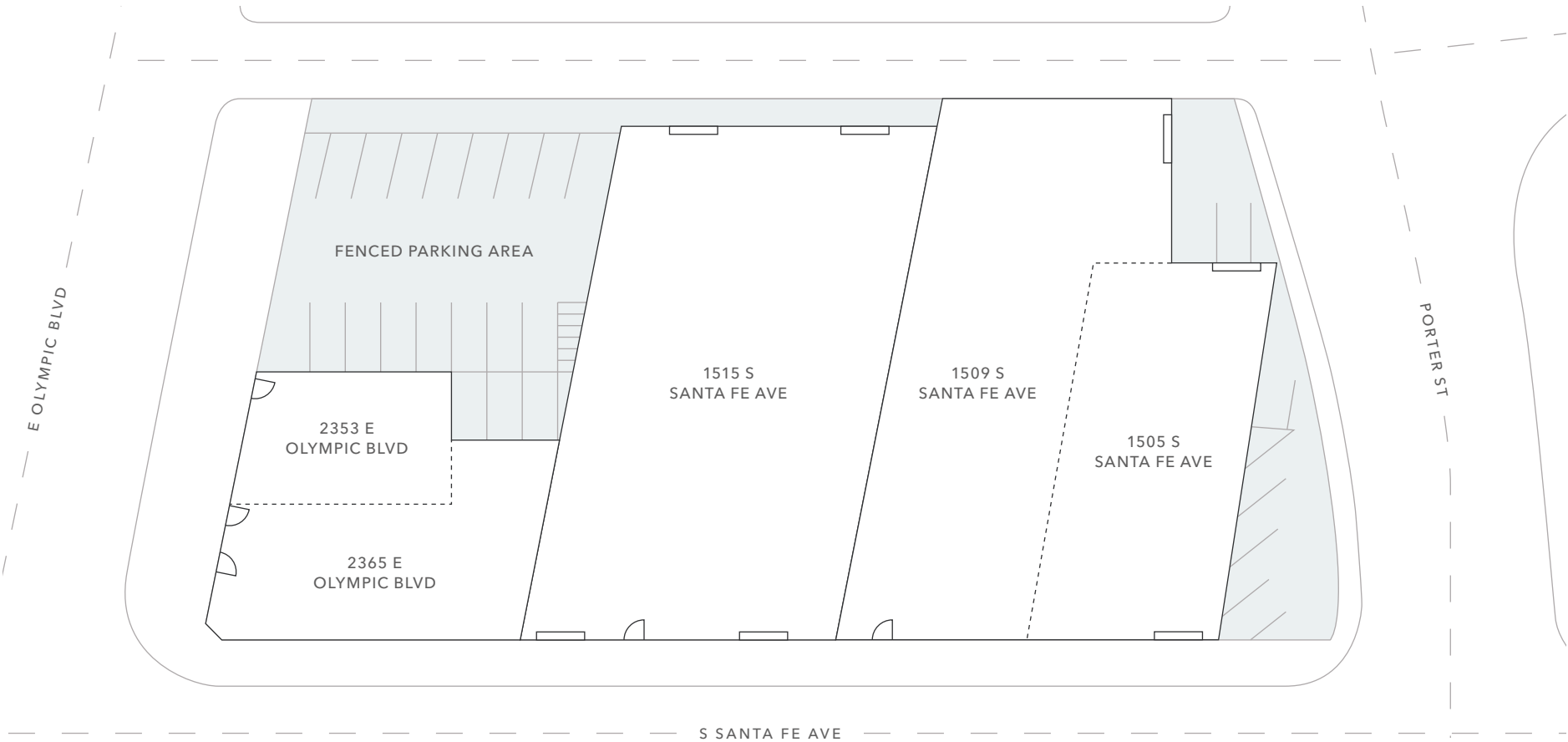
Convenient alley access for loading as well as pedestrian traffic

Multiple grade level oversized loading doors

Fully powered facility - call Broker for service capacity for each unit



SITE PLAN



28,260 SF
TOTAL BUILDING SIZE

36,553 SF
TOTAL LAND SIZE



THE NEIGHBORHOOD



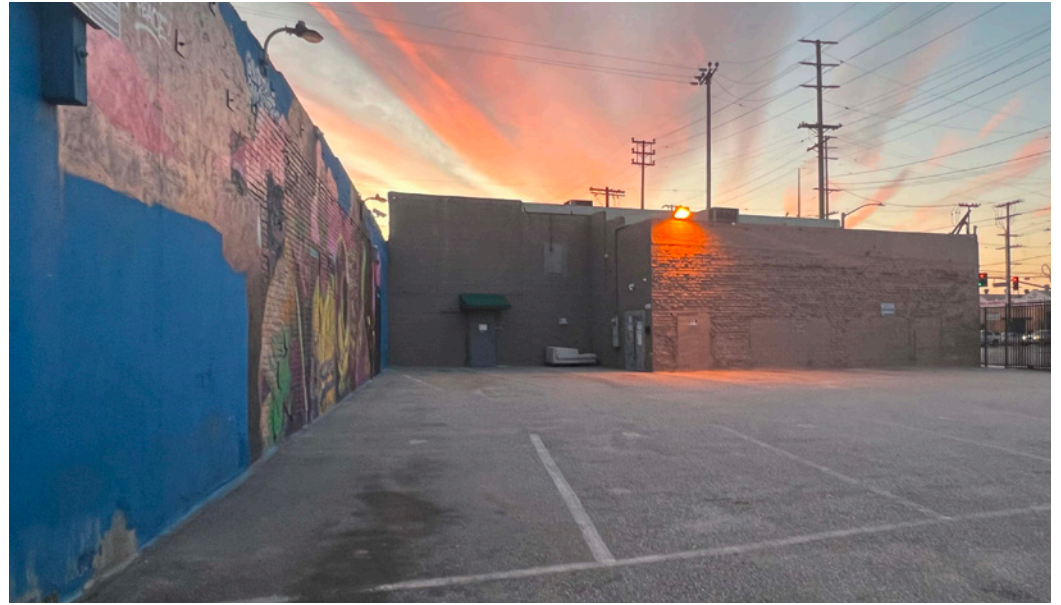
CURRENT & FUTURE DTLA PRODUCTION SITES



PROPERTY OVERVIEW



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