

OFFERING MEMORANDUM

737 S BROADWAY

Bankruptcy | Call for Offers
Subject to Court Approval

DOWNTOWN LA JEWELRY DISTRICT



km Kidder Mathews

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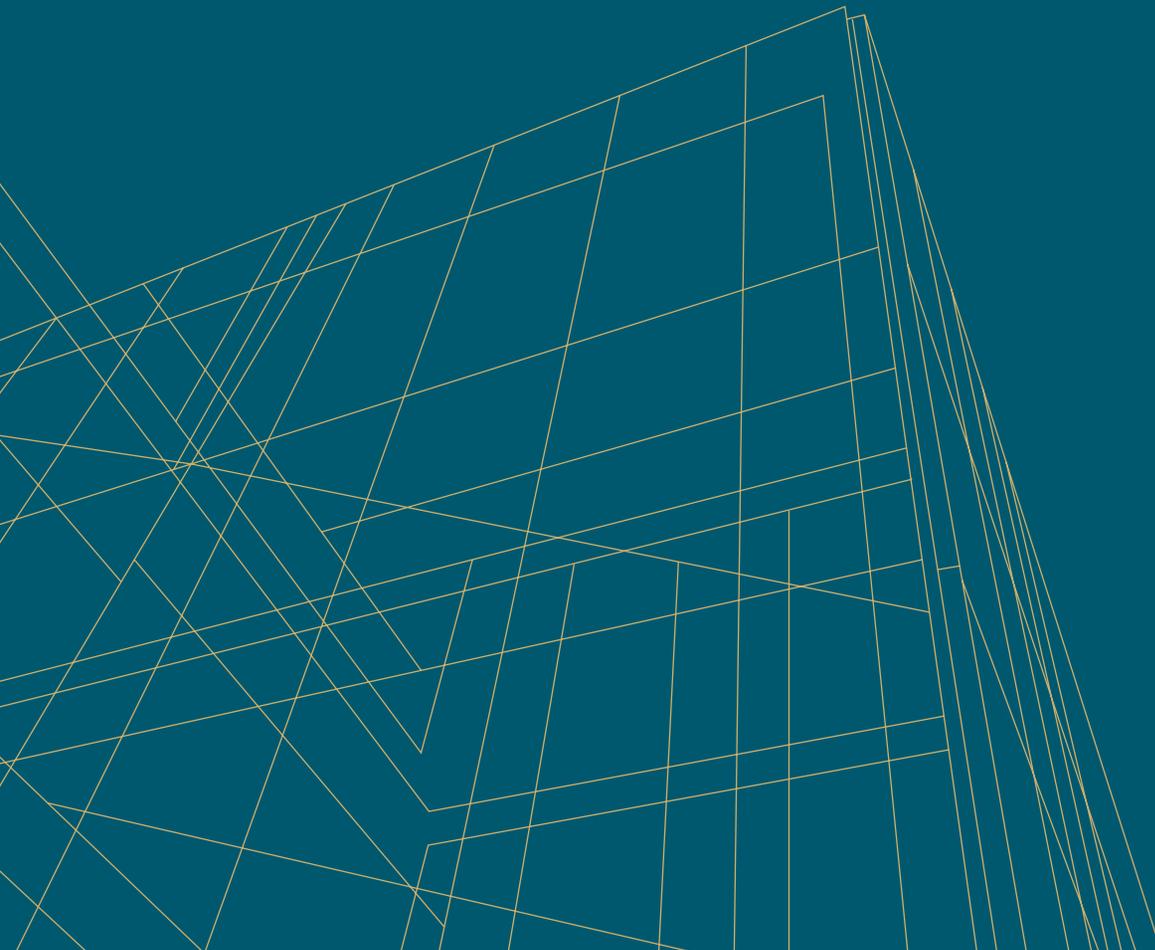
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EXECUTIVE SUMMARY

Section 01

BANKRUPTCY COURT SALE

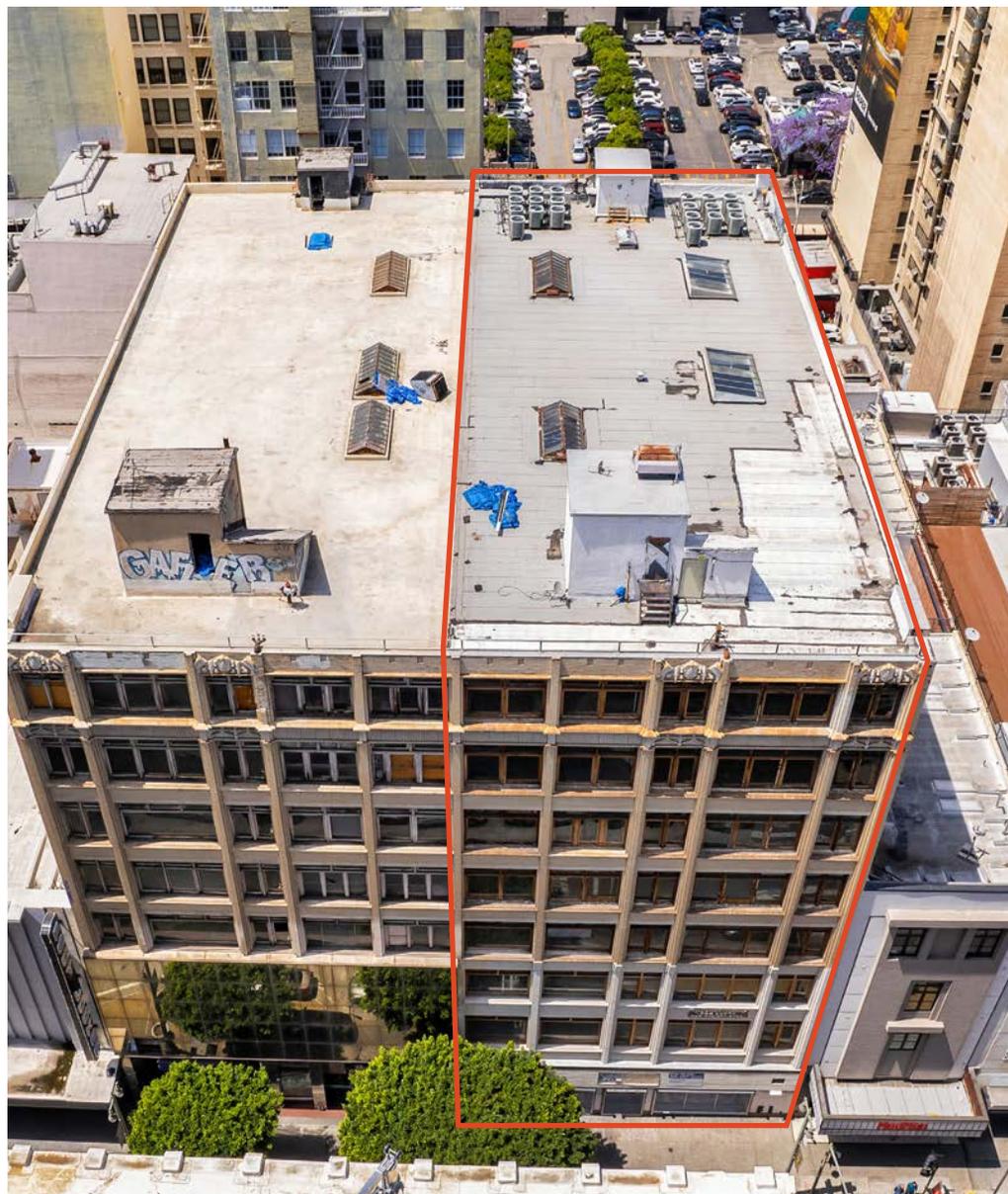
SOLD TO HIGHEST BIDDER

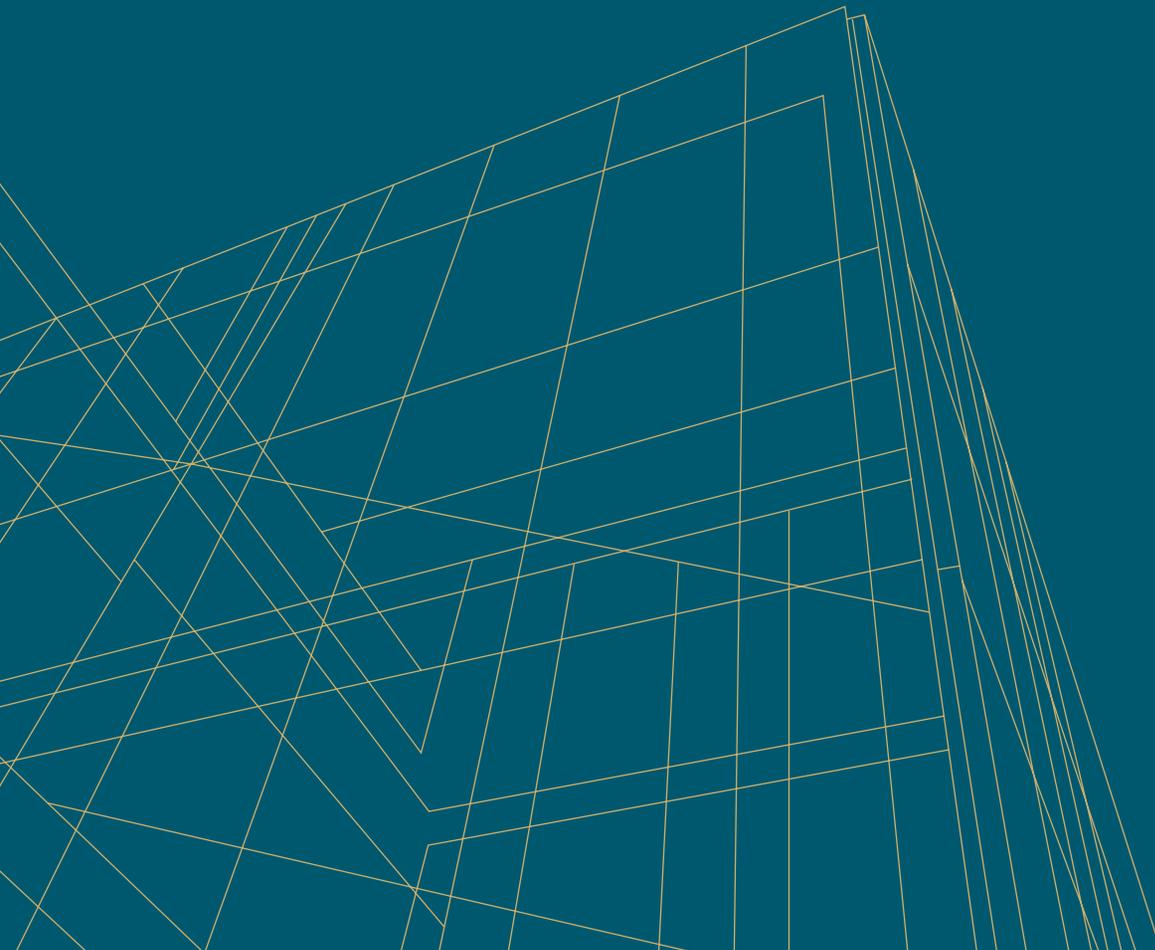
Kidder Mathews is pleased to present the exclusive listing of 737 S Broadway. The Offering is comprised of an 8-story office property located in Downtown Los Angeles. The building has undergone extensive improvements and will be delivered turnkey to the new ownership. The building's office floors have been reconfigured with open layouts, improving functionality and creating modern, friendly workspaces, while still maintaining the building's historic character.

The structure totals 75,160 in gross square footage, including the basement floor (7,254 SF) and mezzanine

space (831 SF) on the ground floor. This would be a tremendous catalyst and anchor in stabilizing the asset.

The building sits on a 10,127 square foot lot with C5 zoning. The building falls within a Tier 3 TOC, Los Angeles State Enterprise Zone, and Downtown LA's Adaptive Reuse Incentive Area. With the city's redevelopment incentives, the property's flexible layout, and turnkey delivery, the asset makes for an attractive conversion project for affordable housing.





PROPERTY OVERVIEW

Section 02

PROPERTY OVERVIEW

PROPERTY OVERVIEW

PROPERTY DETAILS

ADDRESS	737 S Broadway DTLA, CA 90014
SUBMARKET	Downtown Los Angeles
PROPERTY TYPE	Office
YEAR BUILT	1913
NO. OF STORIES	8 Stories + Basement
GROSS BUILDING AREA (ASSESSOR)	±67,906 SF
GROSS LEASABLE AREA	±75,160 SF
LOT SIZE	±10,127 SF / 0.23 AC
FRONTAGE	60 Feet
ZONING	[Q]C5-4D-CDO-SN
PARCEL NUMBER	5144-014-030



PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

Excellent location in the heart of Downtown Los Angeles

8 story office building with ground floor retail, basement and mezzanine

Extensively renovated asset with new plumbing, fire systems

Approximately 60 feet of frontage along Broadway

Affordable housing conversion opportunity

Ideal for an owner-user opportunity to occupy a portion of or the entire property

ZONING OVERVIEW

Zoning [Q]C5-4D-CDO-SN

Historical Preservation Review Yes

Transit Oriented Communities Tier 3

Redevelopment Project Area (RPA) City Center

Adaptive Reuse Incentive Area Yes

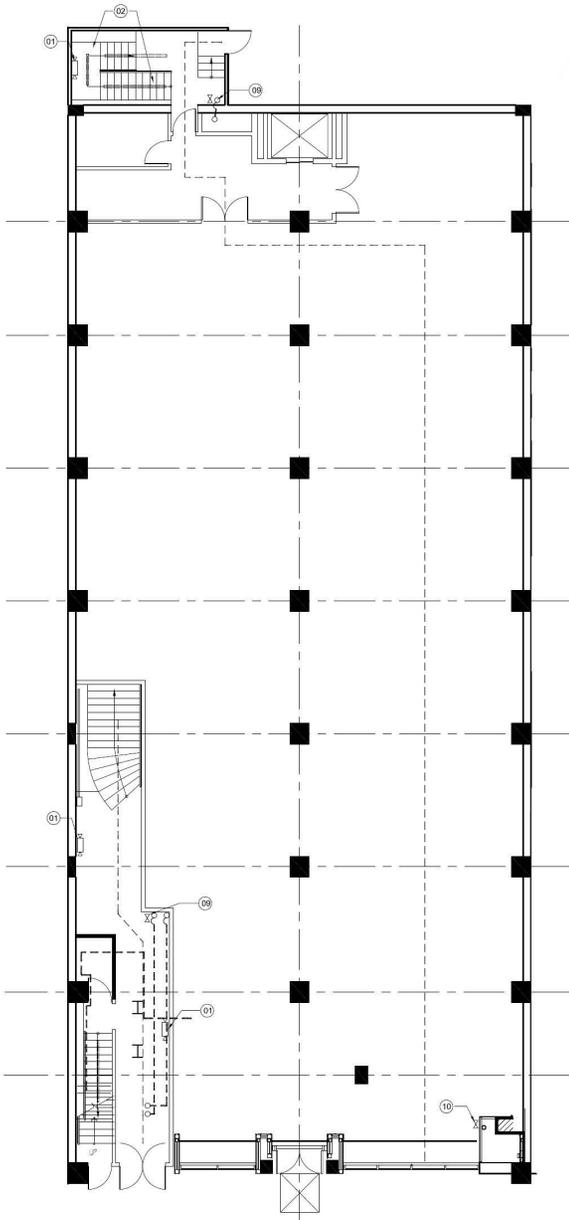
Community Design Overlay (CDO) Broadway

State Enterprise Zone Los Angeles

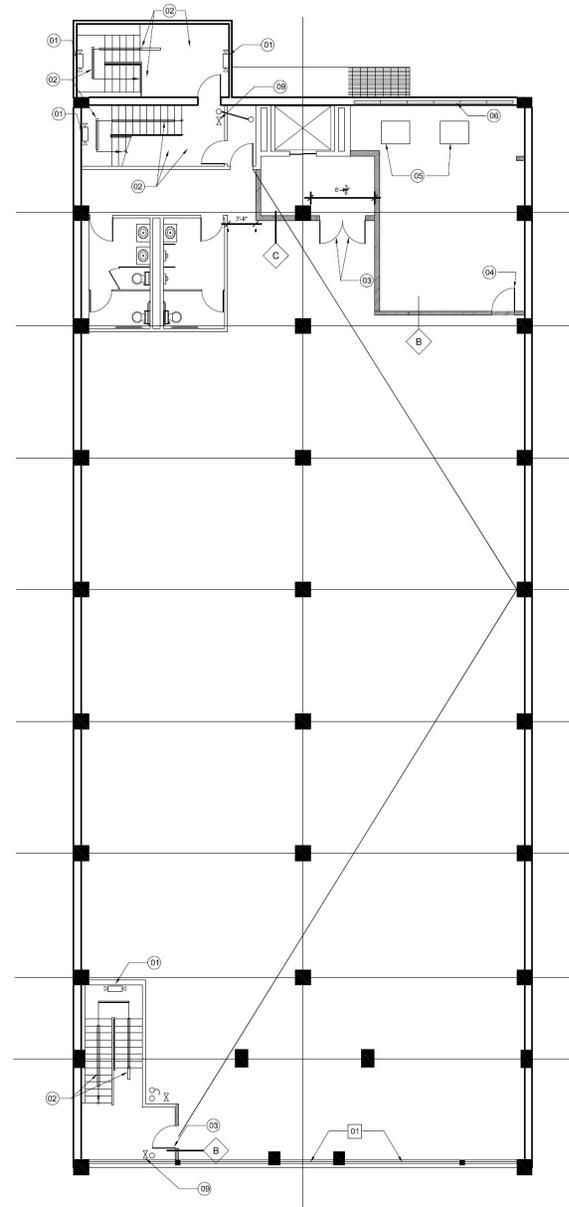
Opportunity Zone N/A



1ST & 2ND FLOOR

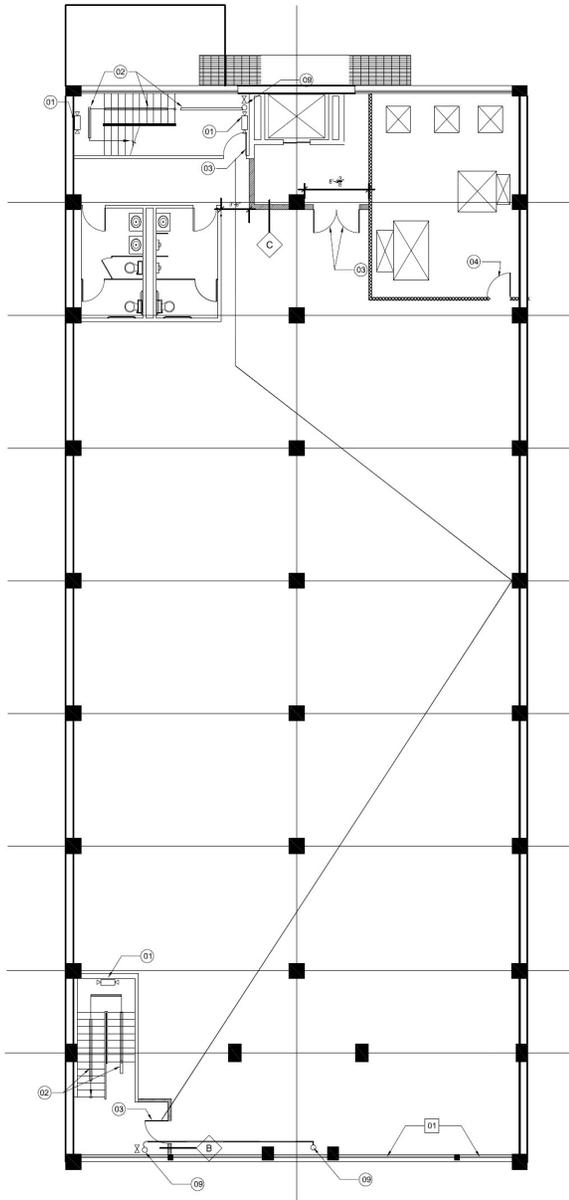


2 FIRST FLOOR
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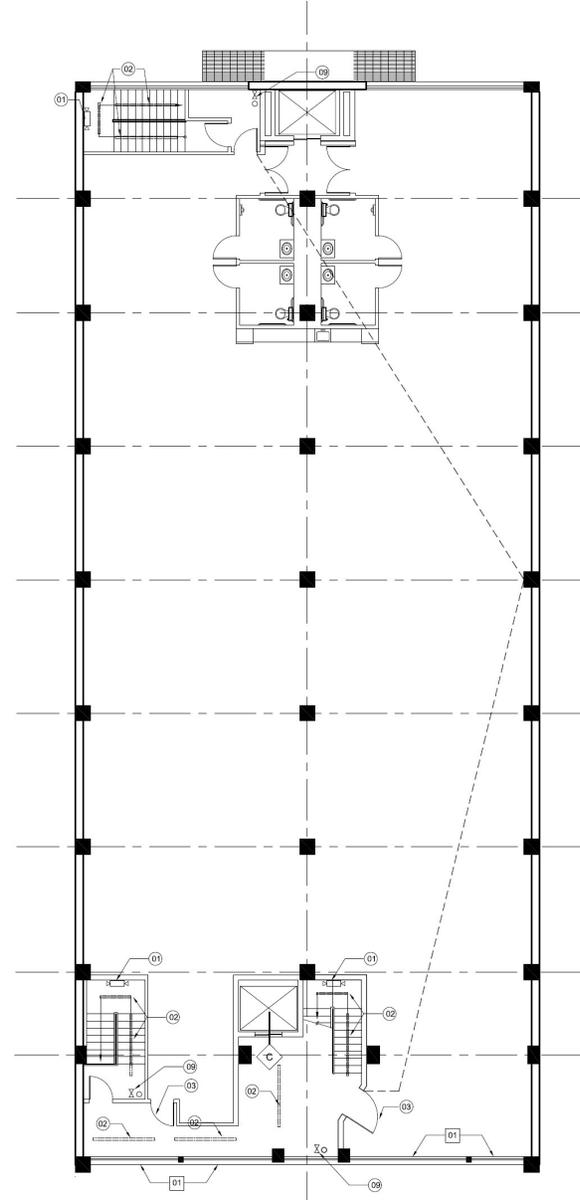


1 2ND FLOOR
SCALE: 1/8" = 1'-0"

3RD & 4TH FLOOR

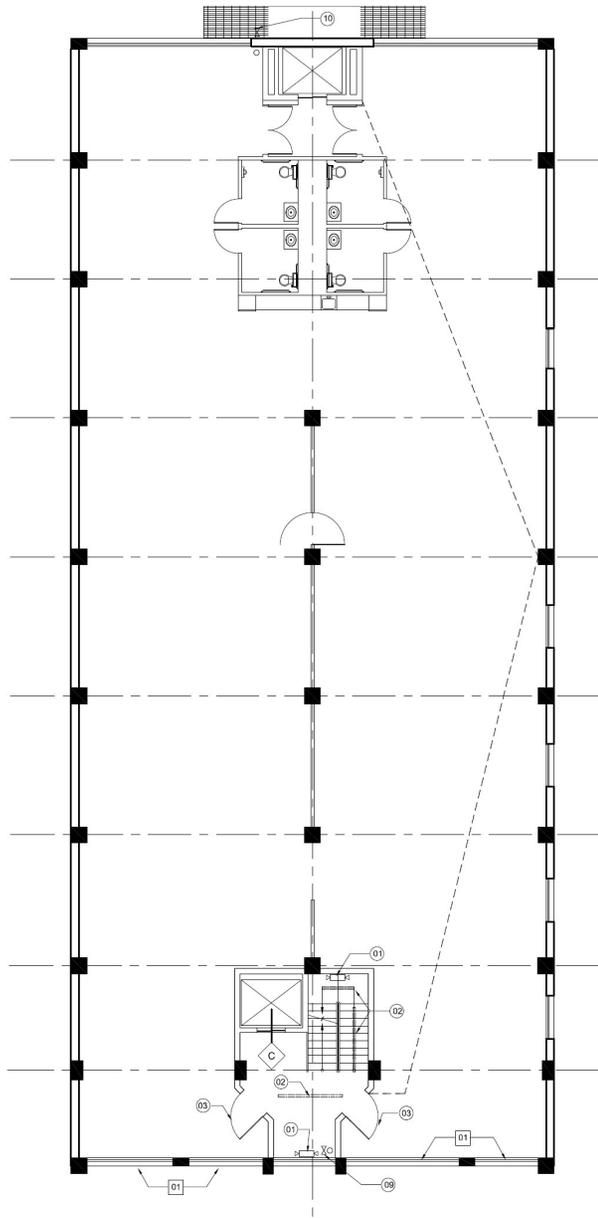


2 3RD FLOOR
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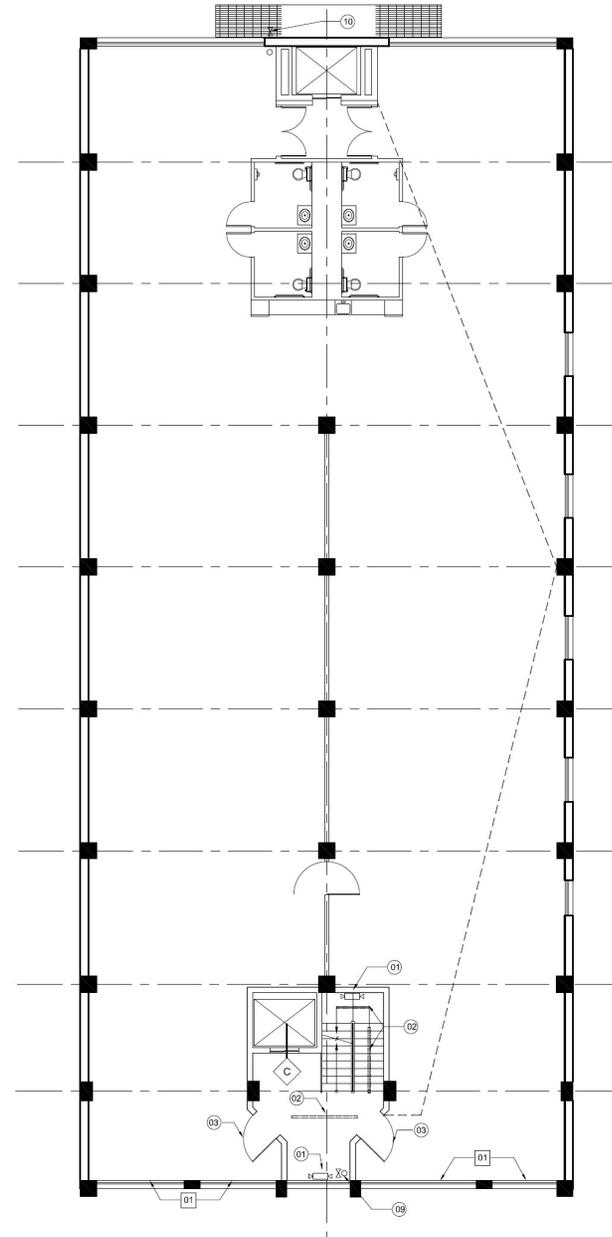


1 4TH FLOOR
SCALE: 1/8" = 1'-0"

5TH & 6TH FLOOR

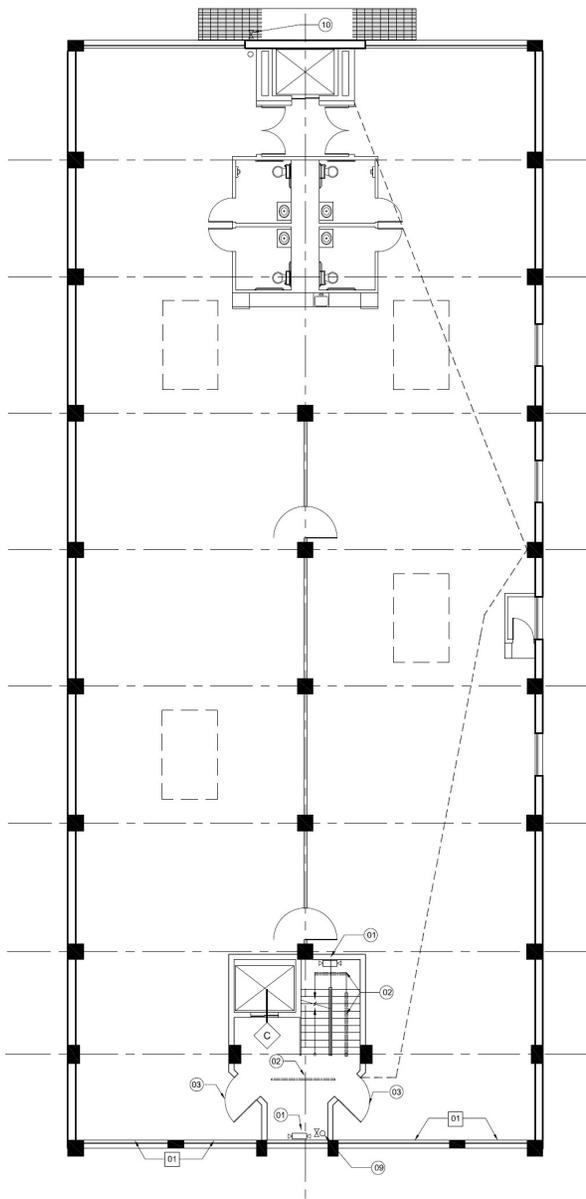


② 5TH FLOOR
SCALE: 1/8" = 1'-0"

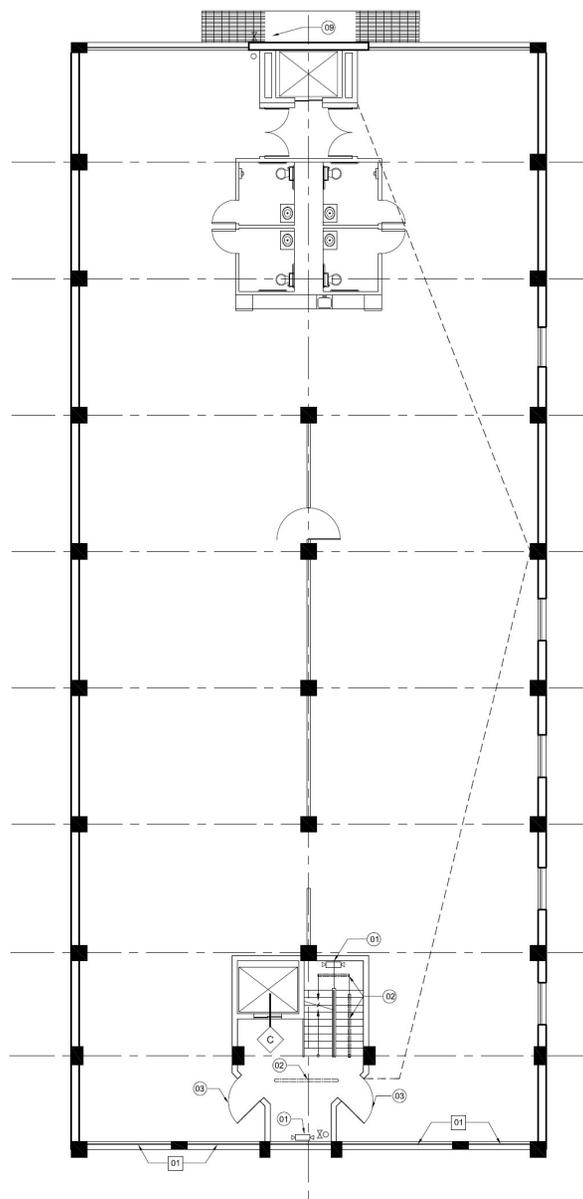


① 6TH FLOOR
SCALE: 1/8" = 1'-0"

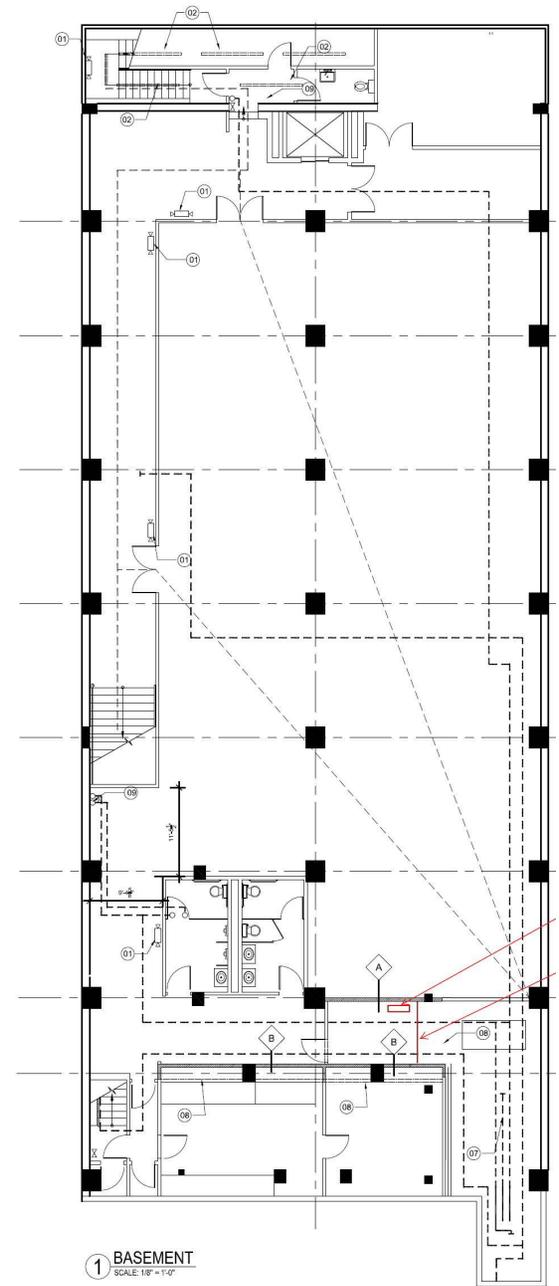
7TH, 8TH & BASEMENT FLOOR



2 7TH FLOOR
SCALE: 1/8" = 1'-0"

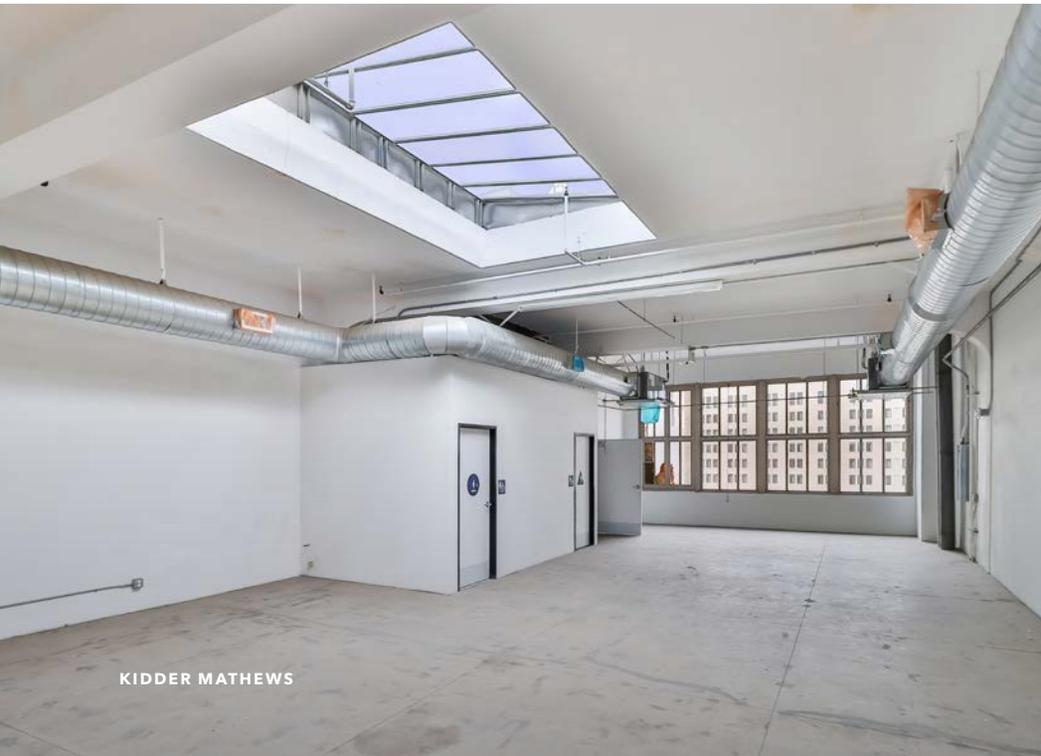


1 8TH FLOOR
SCALE: 1/8" = 1'-0"



1 BASEMENT
SCALE: 1/8" = 1'-0"

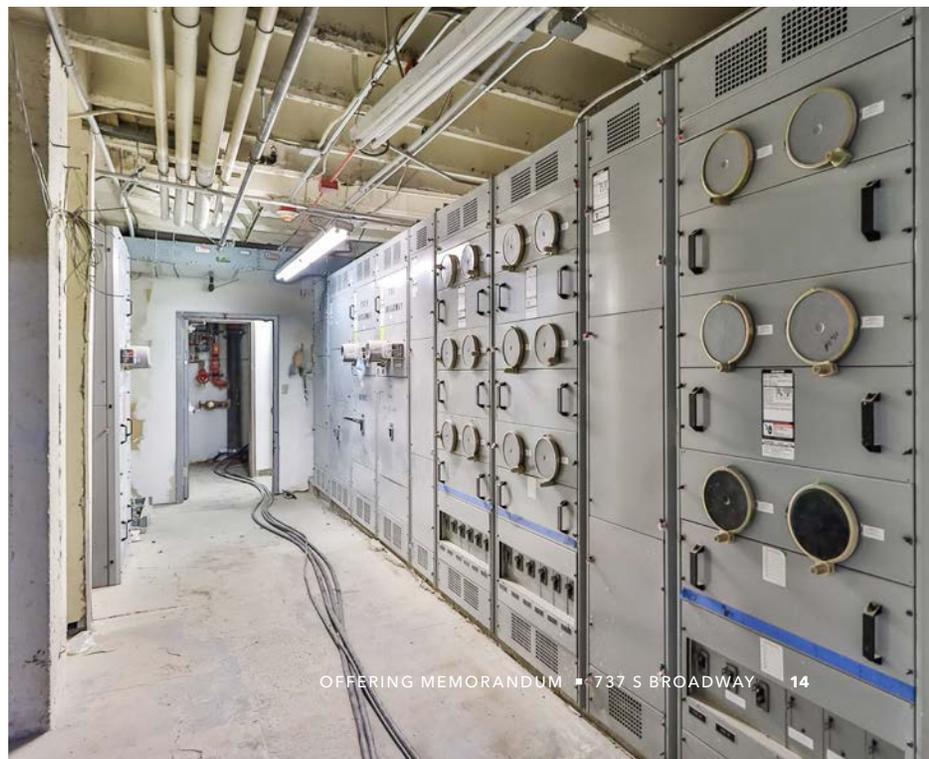
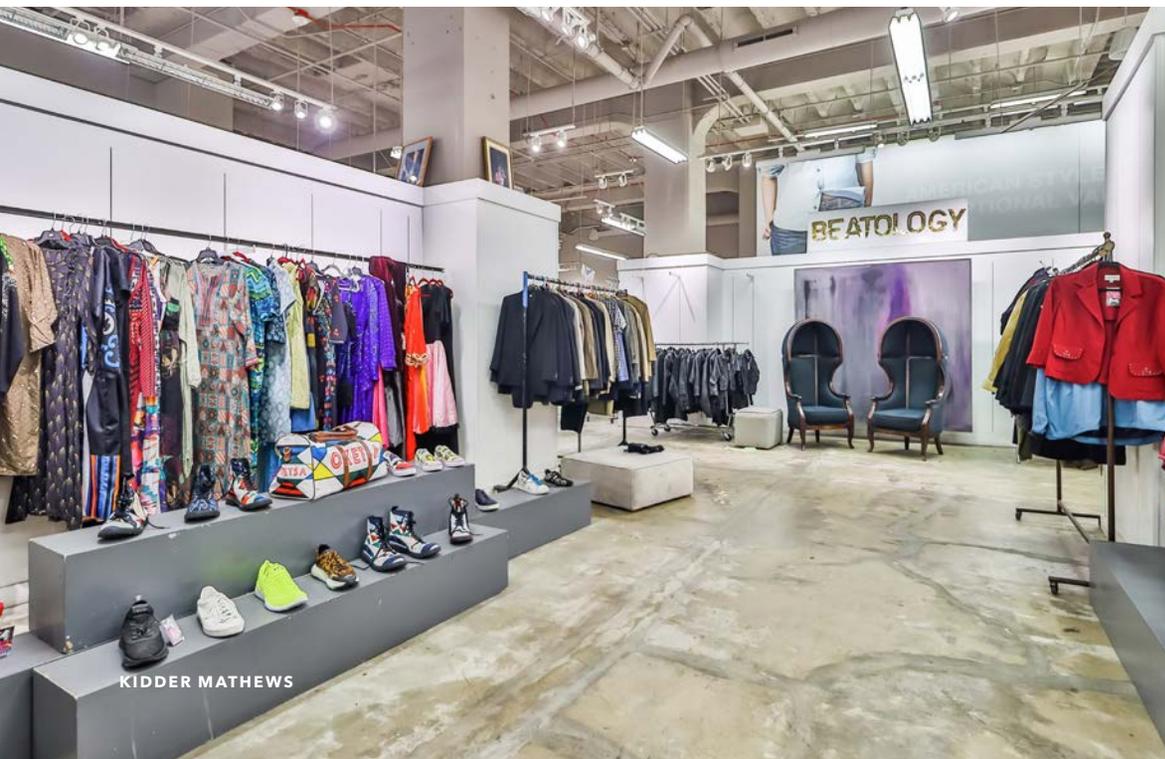
PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY OVERVIEW



JW MARRIOTT

GRAMMY MUSEUM
LA LIVE

SUBJECT
PROPERTY

FINANCIAL DISTRICT

LITTLE TOKYO

UTAH STREET
ELEMENTARY SCHOOL

FELICITAS & GONZALO
MENDEZ HIGH SCHOOL



CRYPTO
ARENA

FIDM

LOS ANGELES
CONVENTION
CENTER

LITTLE TOKYO
MARKET PLACE



ARTS DISTRICT



DIGNITY HEALTH
CALIFORNIA HOSPITAL

FASHION DISTRICT



9TH STREET

ROW DTLA

LOS ANGELES
TRADE TECHNICAL
COLLEGE



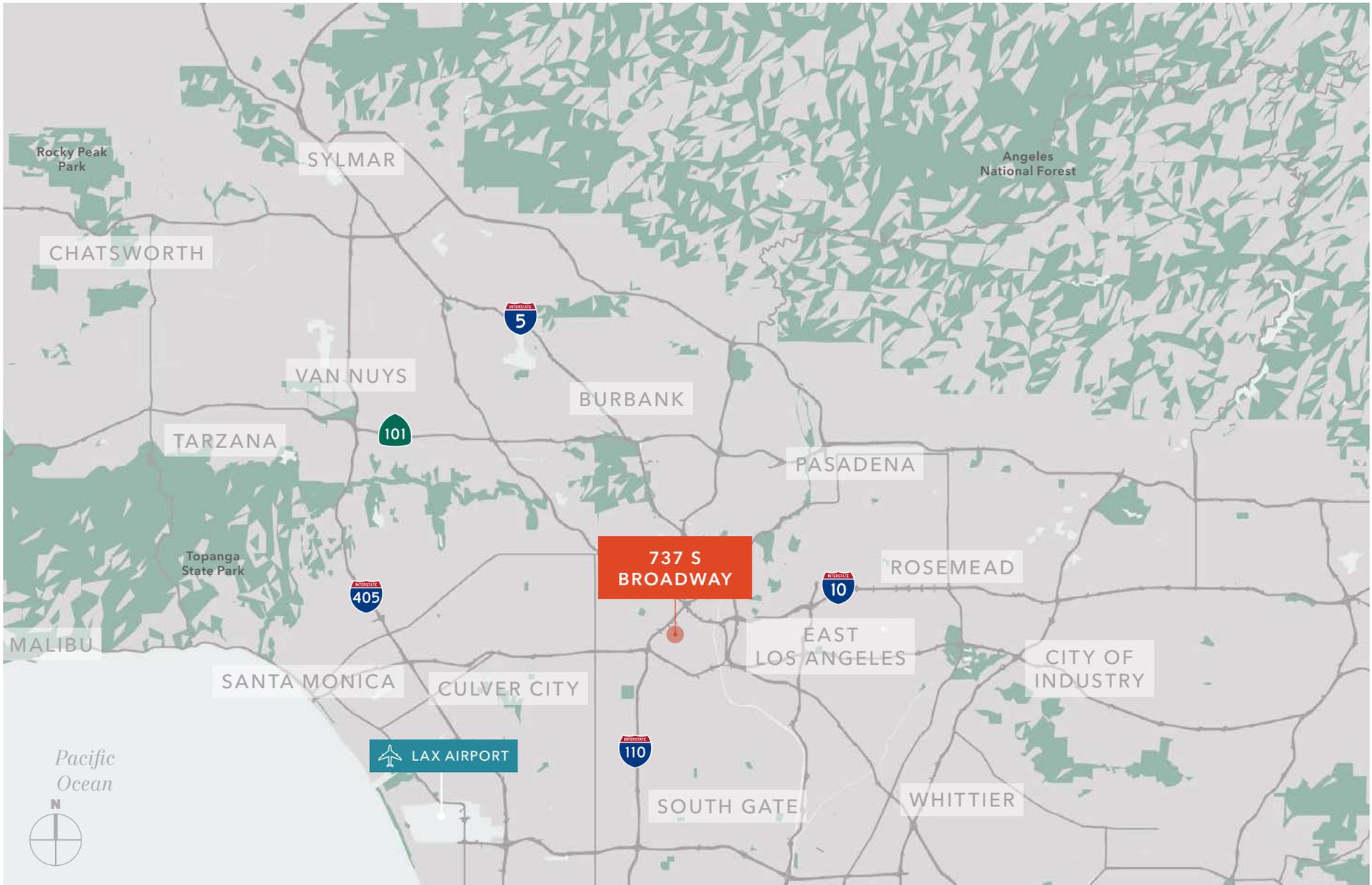
SOHO
WAREHOUSE

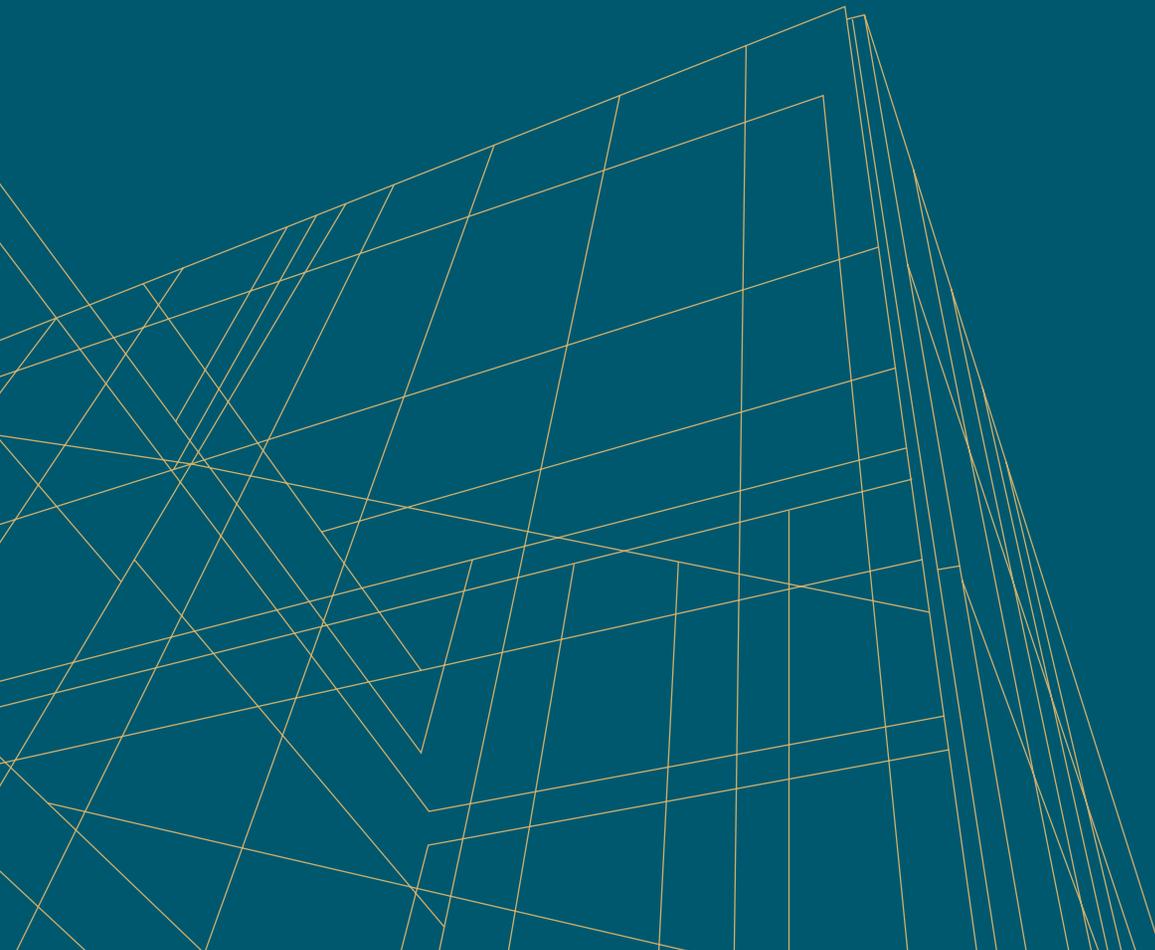


SANTEE HIGH
SCHOOL



PROPERTY OVERVIEW





FINANCIAL ANALYSIS

Section 03

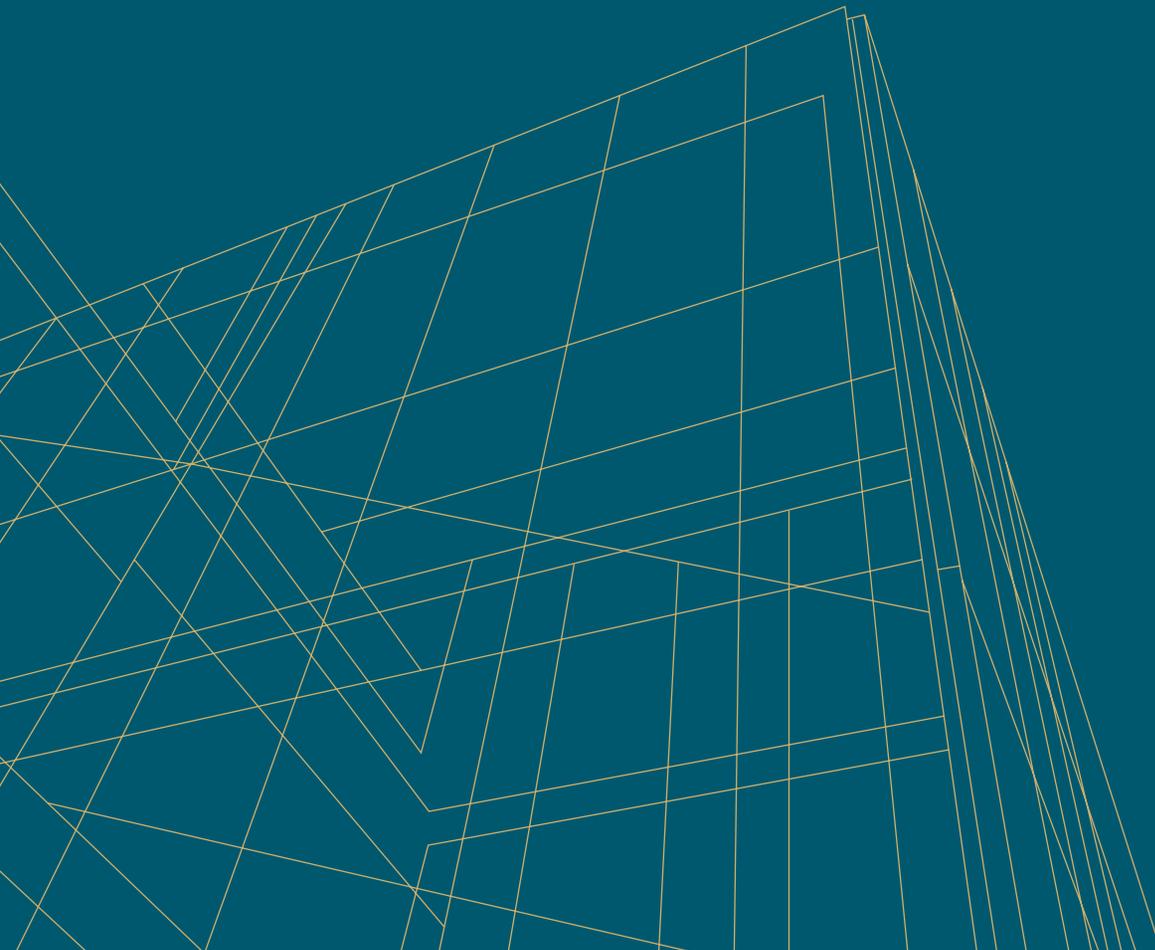
INVESTMENT SUMMARY

Price	Highest Offer
Gross Building Area	±67,906 SF
Building PSF (GBA)	\$283.48
Gross Leasable Area	±75,160 SF
Building PSF (GLA)	\$256.12
Lot Size	±10,127 SF

FLOOR AREA SUMMARY

Basement	7,254 SF
Ground Floor	8,543 SF + 831 SF (Mezzanine)
2nd Floor	7,612 SF
3rd Floor	7,653 SF
4th Floor	8,085 SF
5th Floor	8,790 SF
6th Floor	8,795 SF
7th Floor	8,795 SF
8th Floor	8,802 SF
Gross Leasable Area	75,160 SF





MARKET OVERVIEW

Section 04



TREND-SETTING CULTURALLY RICH METROPOLIS

LA's cultural attractions are second to none, whether it's the Space Shuttle Endeavour, Walt Disney Concert Hall, the Getty Center, or art galleries and urban art.

From legendary studios, thriving nightlife, and renowned theatre productions, LA is truly the entertainment capital of the world. LA dining is acclaimed for Michelin-starred restaurants and multicultural neighborhoods alike. Sports fans know that LA is the city of champions, while active Angelenos can explore 75 miles of coastline and hundreds of miles of bike and hiking trails. Shop for everything from couture to vintage, or relax in one of LA's world-class spas.

Los Angeles has something for everyone, with flourishing neighborhoods, acclaimed restaurants, and trend-setting art and fashion scenes. One of the most popular ways to experience L.A. is by celebrating the city's incredible diversity, taking a scenic drive, or visiting the top cultural attractions.

Top shopping centers include Westfield Century City, the Fashion District in Downtown L.A., The Grove, Beverly Center, Hollywood & Highland, and Glendale Galleria. Eclectic shopping neighborhoods can be found throughout L.A., while museum gift shops offer unique cultural gifts. Rodeo Drive is a must-see for the jet set, while bargain hunters have several outlets to choose from.

NOTABLE SITES

PRIMARY COMMERCE AREA

Downtown Los Angeles, the city's historic hub and a significant business and financial center, is where most of Central Los Angeles' trade is situated. The Fashion District is located in the southeast area of Downtown and serves as a central commerce hub for the fashion industry. It is home to numerous showrooms and wholesale shops that sell apparel, accessories, and textiles.

THE FASHION DISTRICT

It is a significant wholesale center for the fashion sector that spans several city blocks of storefronts and wholesale stores.

L.A. LIVE

A sports and entertainment district that includes restaurants, bars, and the Microsoft Theater, which hosts concerts and other live events.

THE CRYPTO ARENA

The Los Angeles Lakers and Los Angeles Clippers reside here, and it also serves as a significant sports and entertainment location for other events like concerts.

THE LOS ANGELES CONVENTION CENTER

It is a substantial conference and exhibition facility that holds numerous significant occasions and trade shows annually.

WALT DISNEY CONCERT HALL

It is a renowned lecture hall that serves as the Los Angeles Philharmonic orchestra's center and presents a wide range of classical and modern musical acts.

THE GRAND CENTRAL MARKET

It is a historic indoor market with several food vendors and courts serving diverse foods.

THE BROAD MUSEUM

It is a contemporary art museum with an extensive collection of works by artists like Andy Warhol, Jeff Koons, and Roy Lichtenstein.

THE REEF

A creative office space and event venue that hosts various events, including art exhibitions, concerts, and conferences.

FIDM MUSEUM & GALLERIES

A museum that showcases the history of fashion and design, with a particular emphasis on the role of California in shaping the fashion industry.

GRAMMY MUSEUM

A museum dedicated to the history of music and the Grammy Awards, with exhibits and interactive experiences that explore the cultural impact of music.



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