

CONFIDENTIAL OFFERING MEMORANDUM

# 727 East Pico Boulevard

727 EAST PICO BOULEVARD,  
LOS ANGELES, CA 90021



NEWMARK

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## Korea Advisory Group

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# The Offering

## Showroom/Warehouse Flex Space in Downtown LA

Located in the heart of Downtown Los Angeles' Fashion District, **727 East Pico Boulevard** offers a great opportunity for a business to set up in one of the city's busiest commercial areas.

The building is about **14,495 square feet** and sits on a large **18,561 square foot lot**. It has **233 feet of street frontage** on East Pico Boulevard, giving it excellent visibility for signage and branding. The space is flexible and open—perfect for **showroom, creative, or wholesale use**.

### Highlights include:

- 20 on-site parking spaces
- Air conditioning
- Great signage opportunities
- Flexible layout for different business needs

The property is in a **designated Opportunity Zone**, which may offer tax benefits for qualifying buyers. It's also close to major wholesale markets, retail centers, and public transportation.

Right now, part of the building is used by the owner, and the rest is leased to tenants. This gives you the option to move in gradually or keep earning rental income while you plan your full use of the space.

With its central location, flexible design, and strong street presence, **727 East Pico Boulevard** is a great choice for a business looking to grow in Los Angeles.

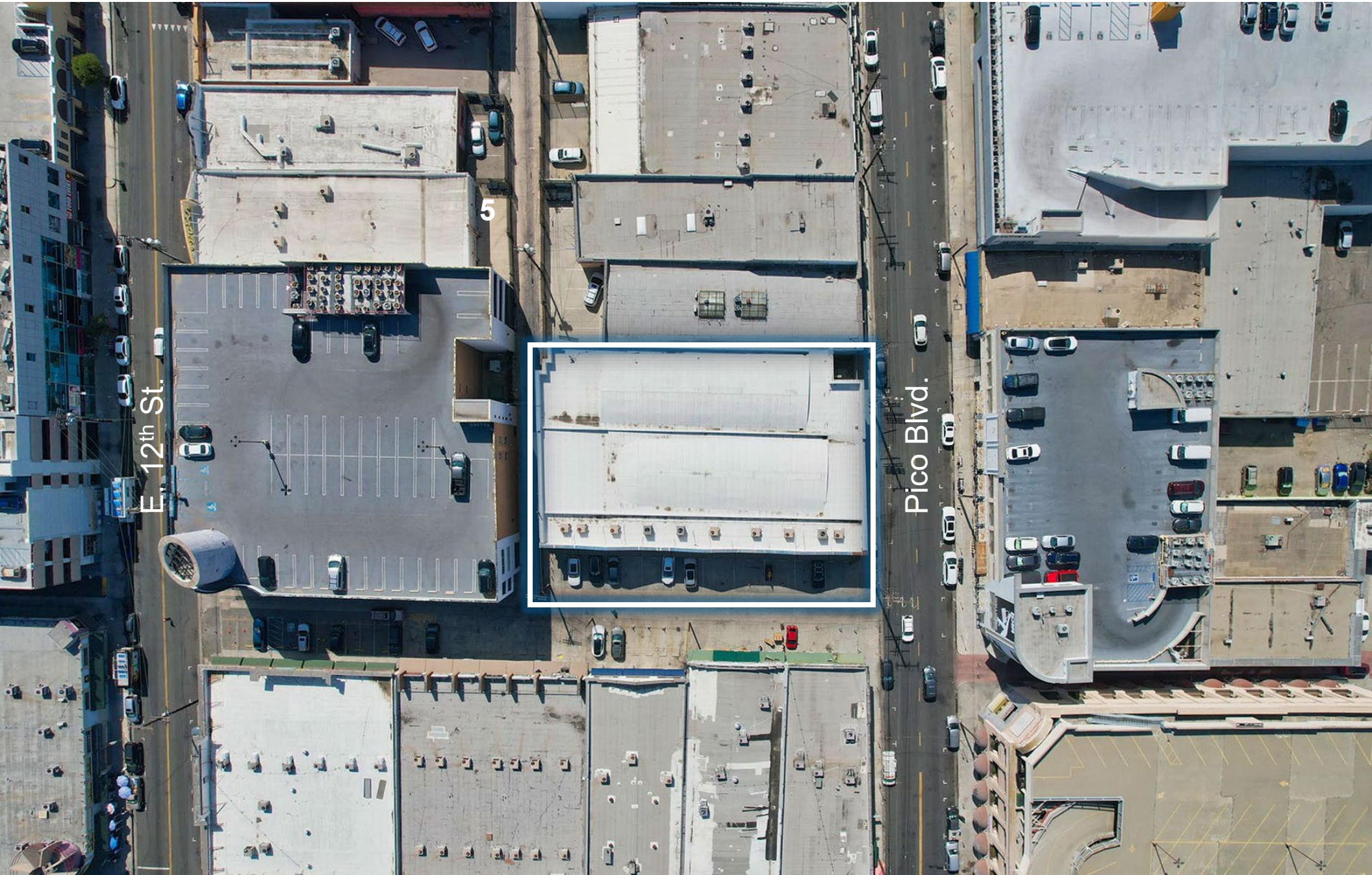


### PROPERTY INFORMATION

Address	727 East Pico Boulevard
County	Los Angeles
State, Zip	CA, 90021
Property Type	Industrial Showroom
Building Size	14,495 SF
Lot Size	18,561 SF
Year Built	1936
Tenancy	Multi
Story	1
Ceiling Height	18 Ft.
Opportunity Zone	Yes
Parking Spaces	20
APN	5132-012-059
Zoning	LAM2
Walk/Transit Score	Very Walkable (74) / Excellent Transit (87)



# Aerial Map



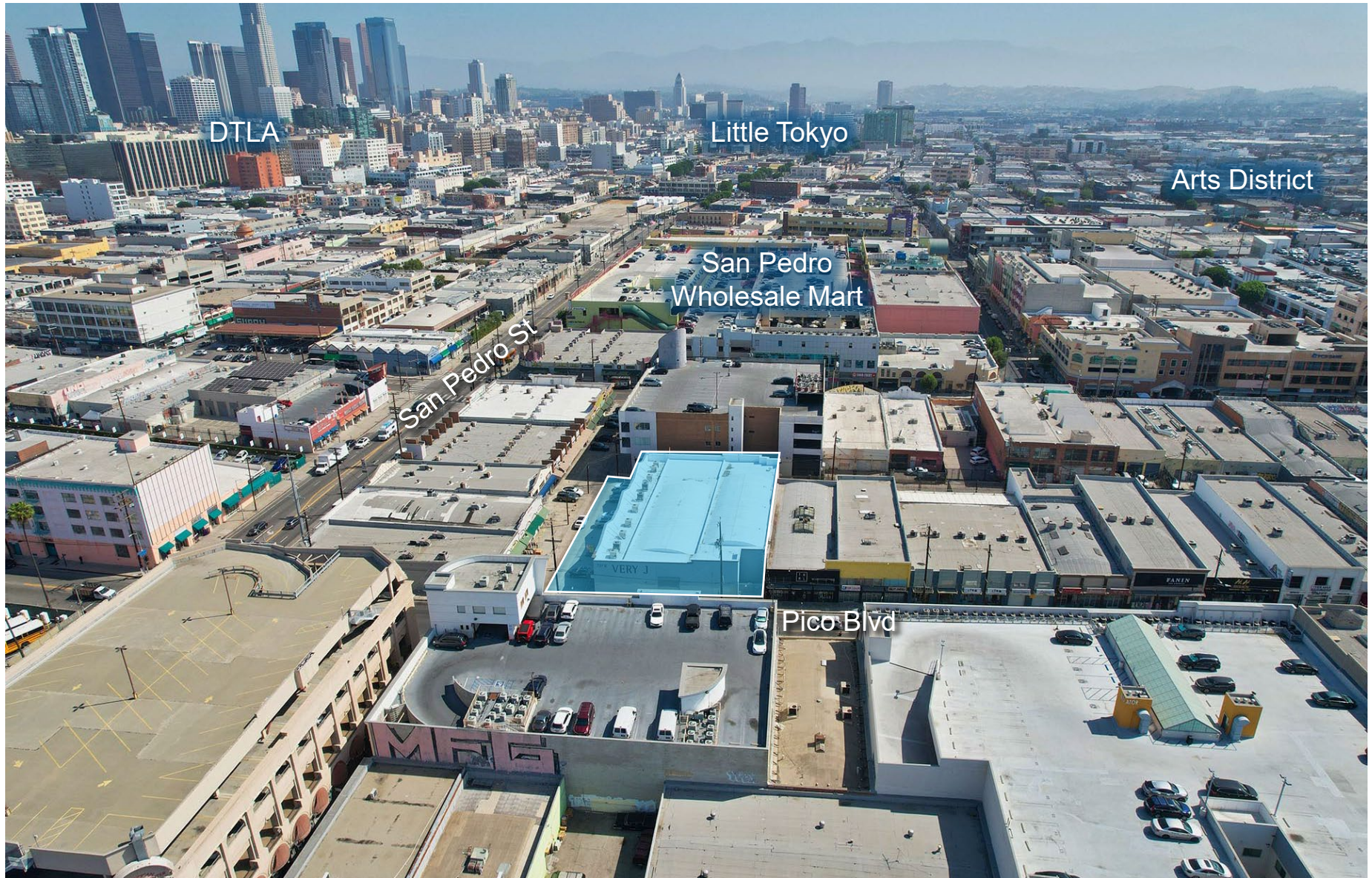




HOTELS
RESTAURANTS
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CIVIC & INSTITUTIONAL
CULTURE, ENTERTAINMENT & SHOPPING



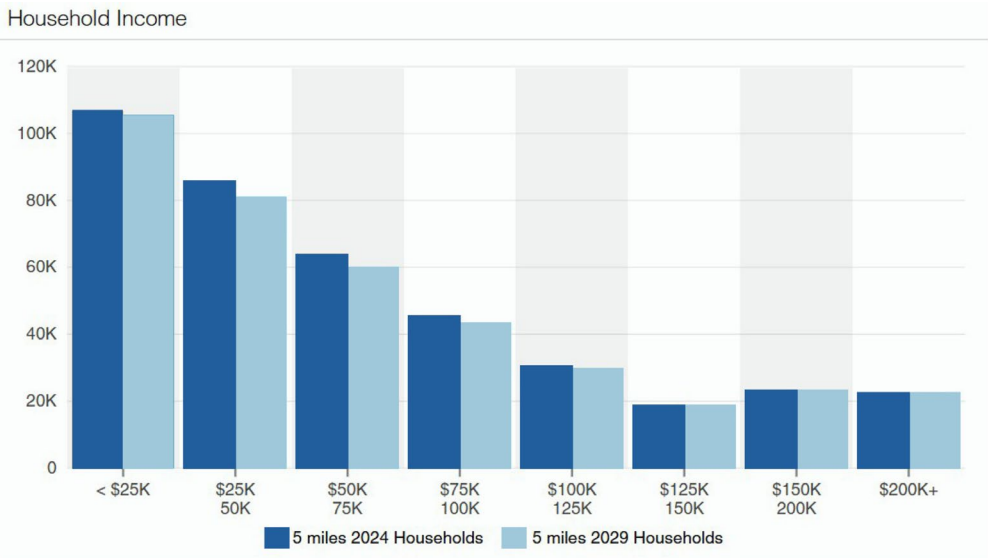
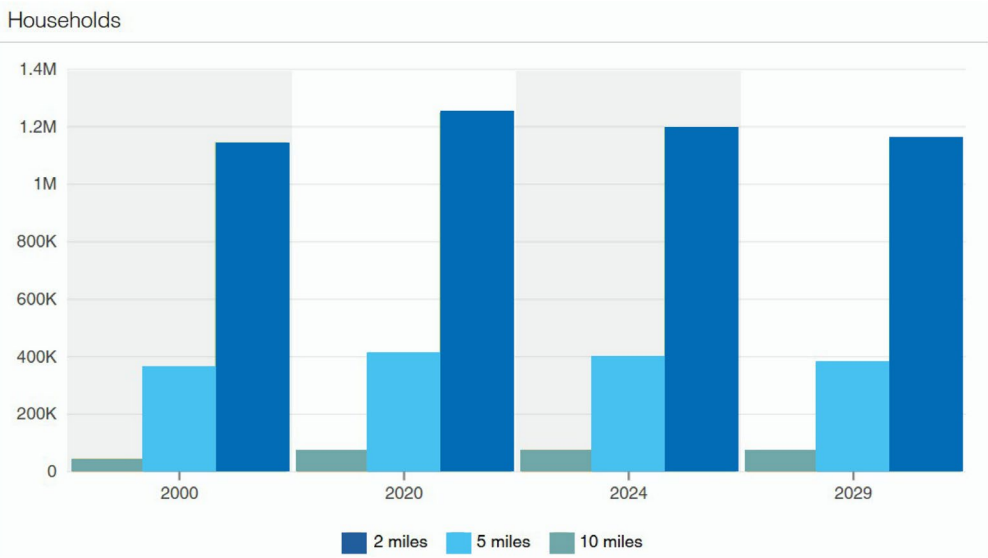
## Aerial Photo



# Demographics

Population	2 miles	5 miles	10 miles
2020 Population	196,486	1,256,270	3,593,303
2024 Population	193,476	1,190,985	3,428,946
2029 Population Projection	188,311	1,149,462	3,313,764
Annual Growth 2020-2024	-0.4%	-1.3%	-1.1%
Annual Growth 2024-2029	-0.5%	-0.7%	-0.7%
Median Age	35.7	36	37.6
Bachelor's Degree or Higher	10	238	1,201

Housing	2 miles	5 miles	10 miles
Median Home Value	\$741,886	\$735,843	\$799,240
Median Year Built	1981	1955	1958







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