



COMMERCIAL REAL ESTATE SERVICES
PASADENA

OFFERING MEMORANDUM

818 S LOS ANGELES ST
LOS ANGELES, CA 90014



FIRST TIME AVAILABLE IN DECADES

EXCLUSIVELY LISTED BY

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OFFERING MEMORANDUM

818 S LOS ANGELES ST.

Los Angeles, CA 90014

| | |
|----------------------|-----|
| EXECUTIVE SUMMARY | I |
| SALE COMPARABLES | II |
| LOCATION INFORMATION | III |

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PRESENTED BY

Jamie Harrison, Founding Principal

David Chen, Principal

Greg Kho, Senior Associate



COMMERCIAL REAL ESTATE SERVICES
PASADENA

SECTION I

EXECUTIVE SUMMARY

818 S LOS ANGELES ST.
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OFFERING MEMORANDUM

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Executive Summary

OFFERING INFORMATION

| | |
|----------------------|--------------------------|
| + Asking Price: | \$2,250,000 |
| + Price Per SF: | \$282.98 |
| + Total Building SF: | ±7,951 SF |
| + Lot Size: | ±9,015 SF |
| + Year Built: | 1913 |
| + Zoning: | HM1-CHC1-5, CX3-FA, CPIO |
| + APN: | 5145-013-001 |

PROPERTY HIGHLIGHTS

- Well-maintained building in the heart of the Fashion District.
- Turnkey clean retail interior.
- Approximately 65 ft of window frontage in a high foot traffic street (over 9,000 cars per day).
- Over 30+ years of continuous fashion and formalwear tenancy at the same address.
- 2 Retail tenants with leases expiring on 12/31/27.
- Property can be vacated at close of escrow

(Please contact Brokers for more information)

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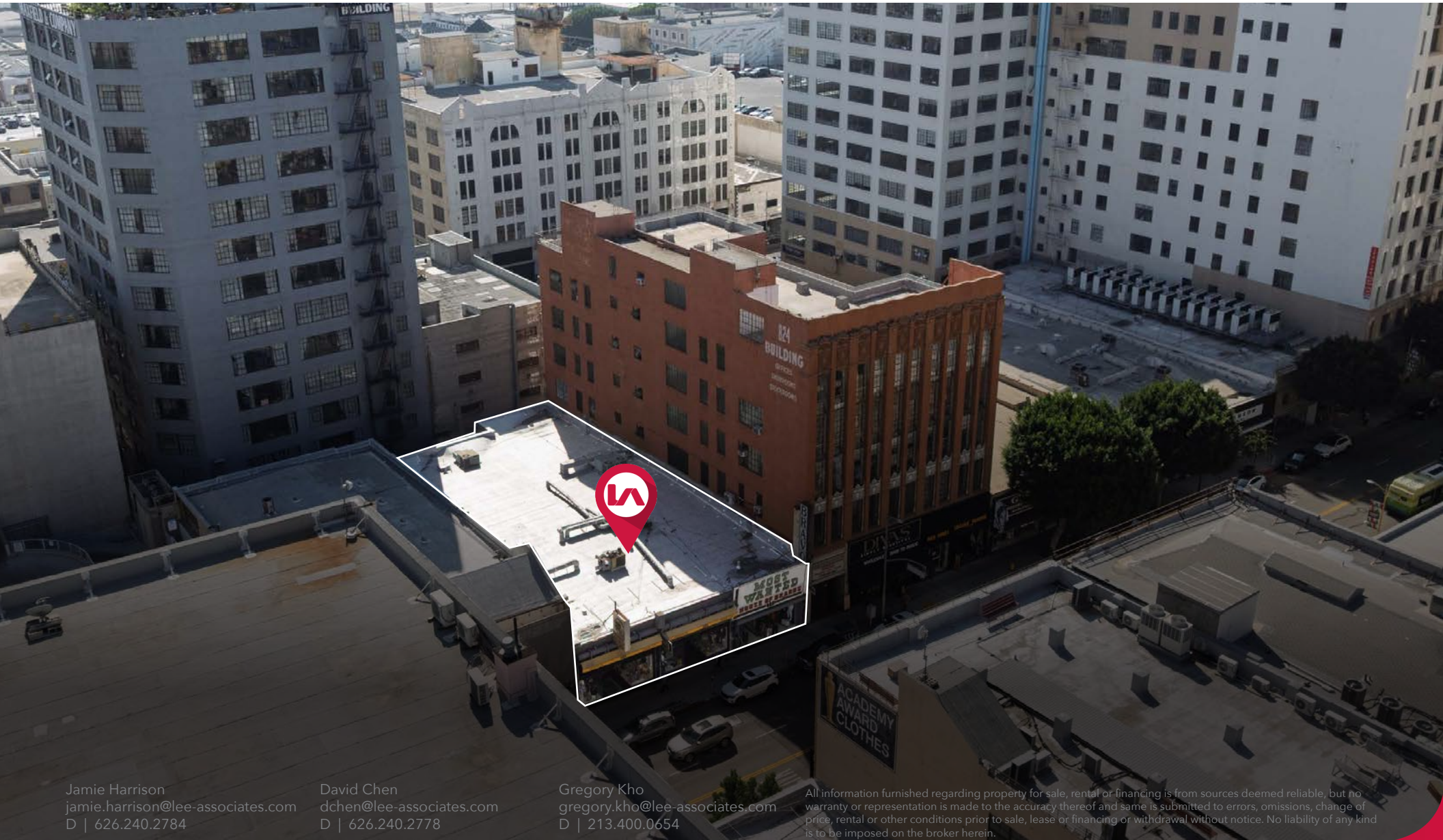
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Aerial Photos



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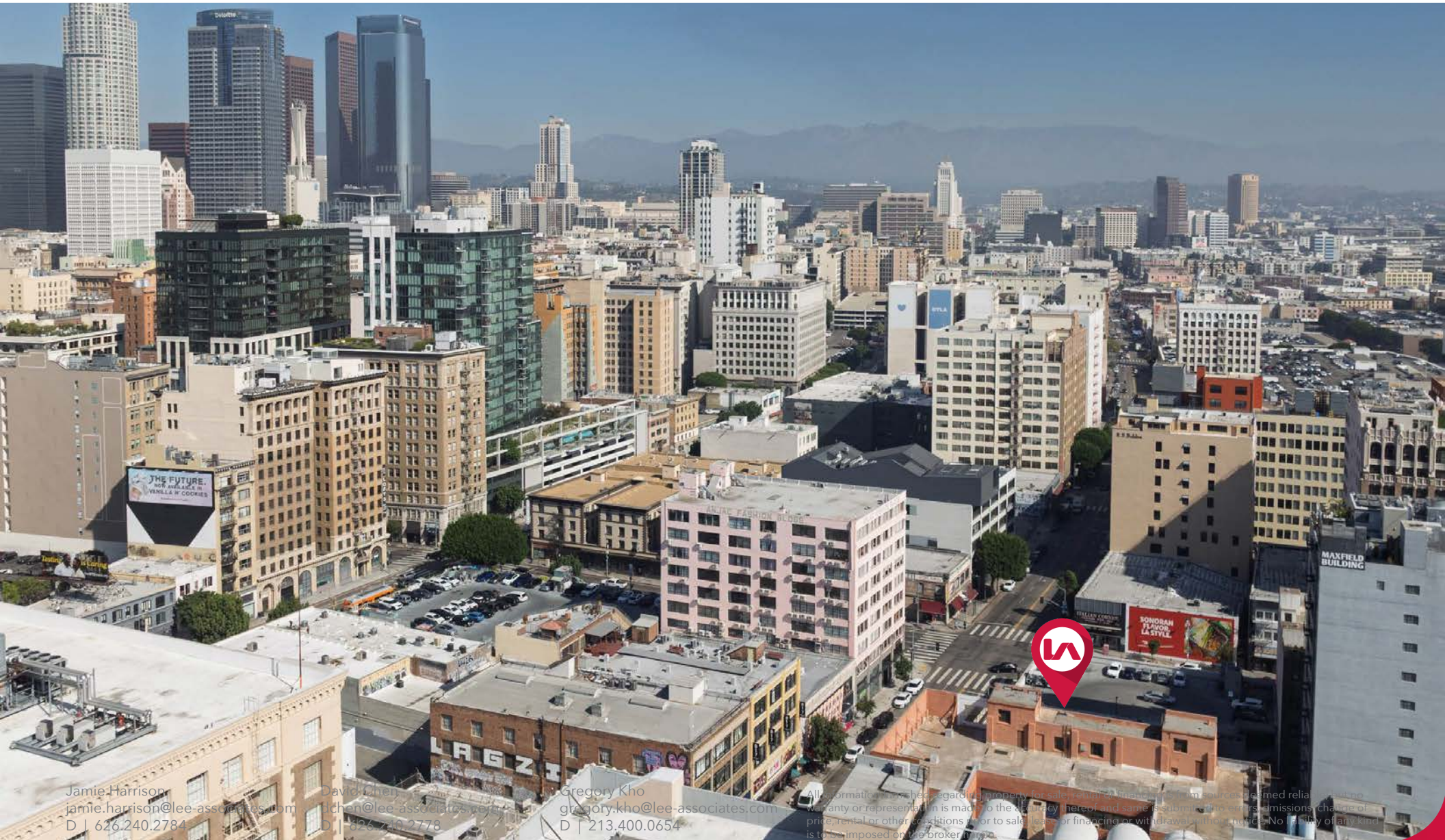
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Exterior Photos



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Interior Photos



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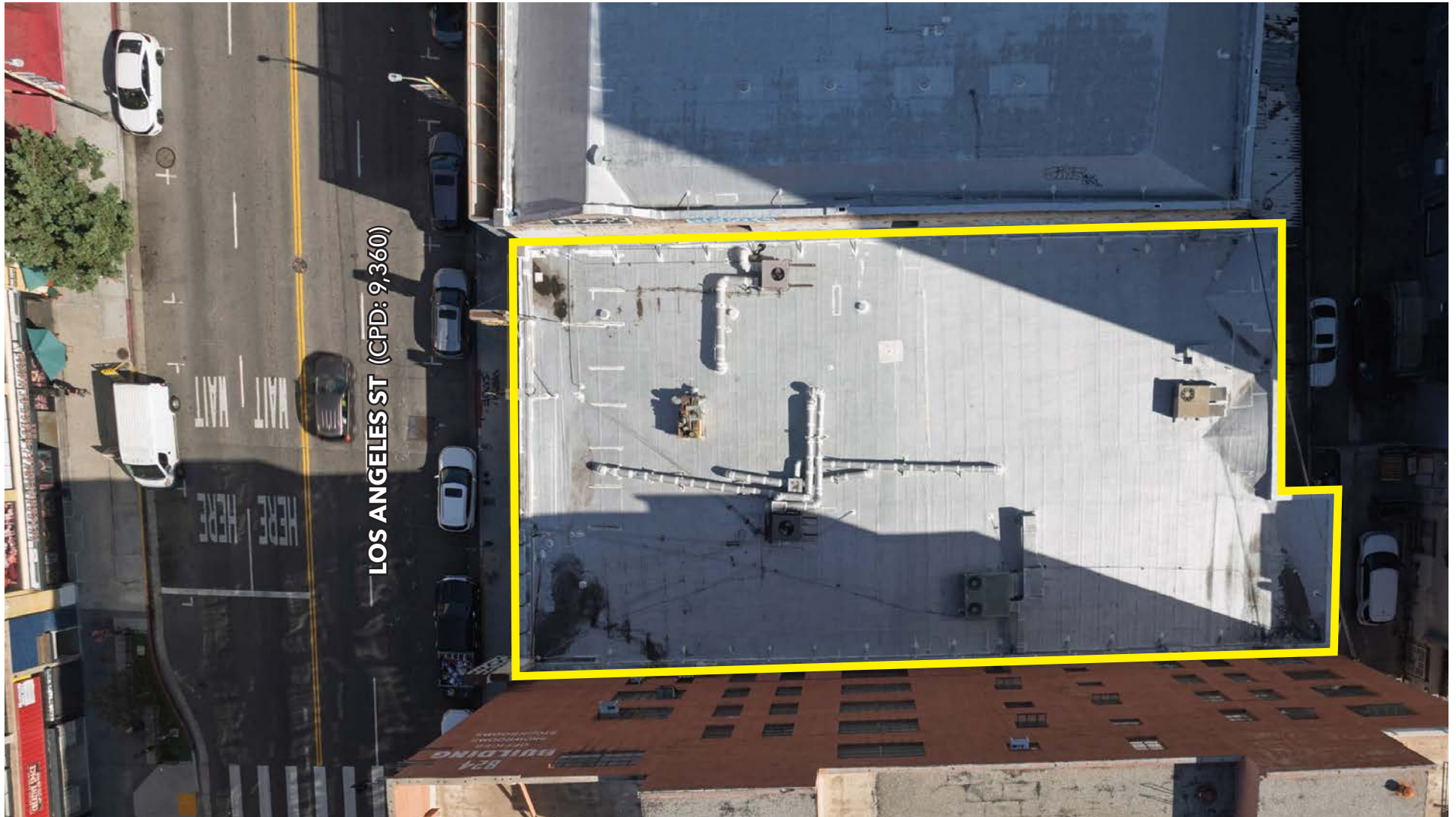
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Aerial Overview



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COMMERCIAL REAL ESTATE SERVICES
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SECTION II

SALES COMPARABLES

818 S LOS ANGELES ST.
LOS ANGELES, CA 90014



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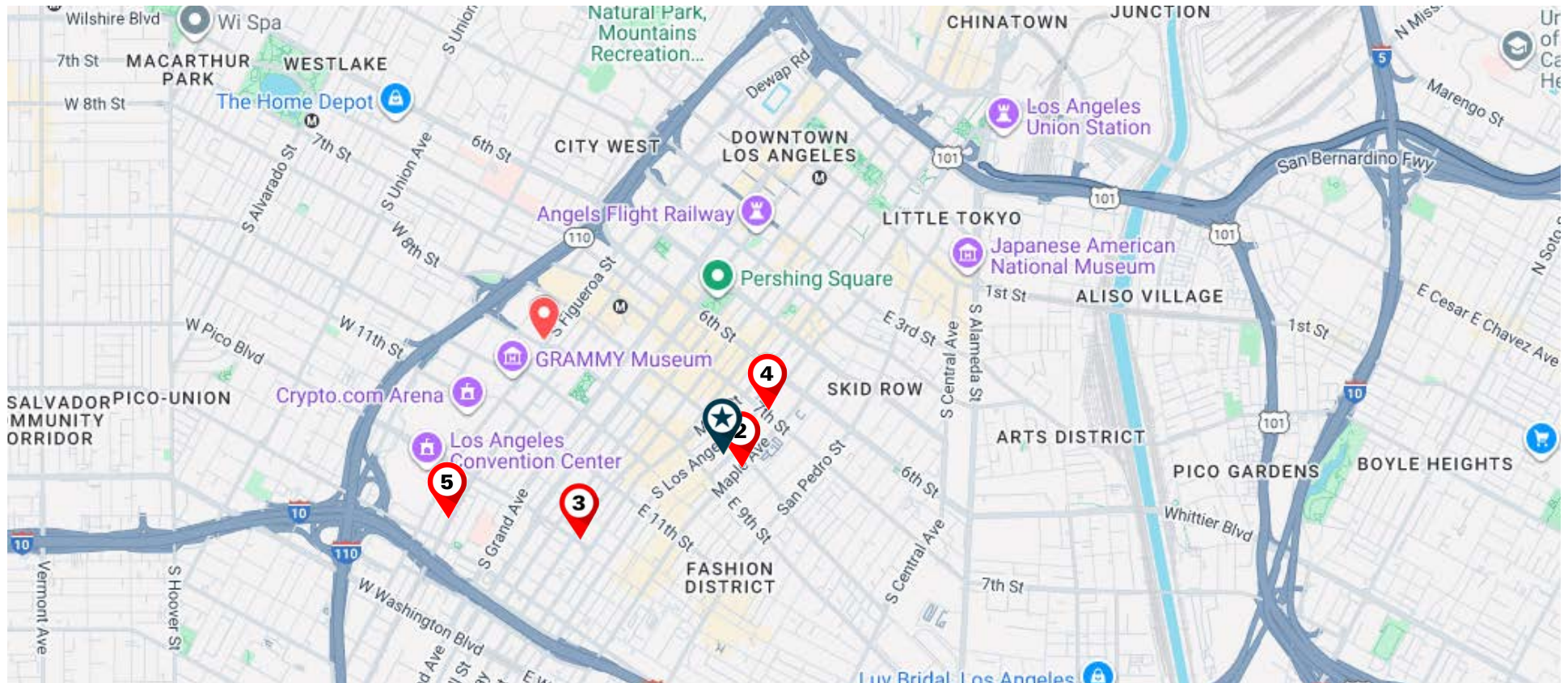
Los Angeles, CA 90014

Sold Comparables Map



SUBJECT PROPERTY

818 S Los Angeles St, Los Angeles, CA 90014



- 1** 818 S LOS ANGELES ST
Los Angeles, CA
- 2** 801-817 MAPLE AVE
Los Angeles, CA
- 3** 1250 S BROADWAY
Los Angeles, CA
- 4** 647 S LOS ANGELES ST
Los Angeles, CA
- 5** 1377 S FLOWER ST
Los Angeles, CA

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Sold Comparables



1 818 S LOS ANGELES ST
LOS ANGELES, CA



| | | | |
|---------------|---------|---------|-------|
| Sold Price | TBD | Lot SF | 9,015 |
| Price/SF | NA | Parking | 0 |
| Land Price/SF | NA | DOM | 0 |
| Year Built | 1913 | COE | TBD |
| Building SF | 7,951 | | |
| Location | Subject | | |
| Comments | Subject | | |



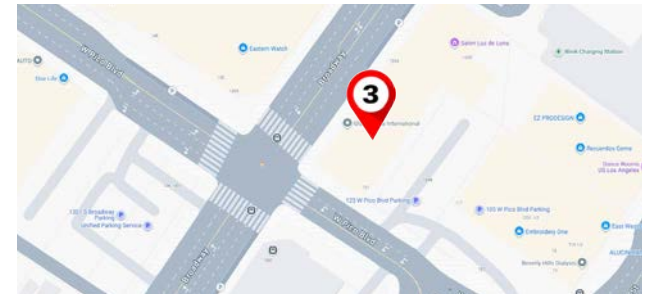
2 801-817 MAPLE AVE
LOS ANGELES, CA



| | | | |
|---------------|---|---------|-----------|
| Sold Price | \$4,475,000 | Lot SF | 14,026 |
| Price/SF | \$309.03 | Parking | 0 |
| Land Price/SF | \$319.05 | DOM | 296 |
| Year Built | 2007 | COE | 9/26/2025 |
| Building SF | 14,481 | | |
| Location | Equivalent | | |
| Comments | 10-unit single story multi-tenant retail building | | |



3 1250 S BROADWAY
LOS ANGELES, CA



| | | | |
|---------------|-----------------------------------|---------|-----------|
| Sold Price | \$1,675,000 | Lot SF | 8,011 |
| Price/SF | \$232.48 | Parking | 0 |
| Land Price/SF | \$209.09 | DOM | NA |
| Year Built | 1925 | COE | 5/29/2025 |
| Building SF | 7,205 | | |
| Location | Slightly Inferior | | |
| Comments | Single-story warehouse/office use | | |

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Sold Comparables



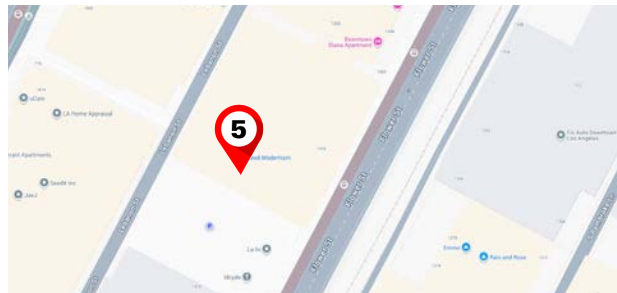
4 647 S LOS ANGELES ST
LOS ANGELES, CA



| | | | |
|----------------------|--------------------------|----------------|----------|
| Sold Price | \$2,860,000 | Lot SF | 4,792 |
| Price/SF | \$311.68 | Parking | 0 |
| Land Price/SF | \$596.83 | DOM | 140 |
| Year Built | 1922 | COE | 9/6/2024 |
| Building SF | 9,176 | | |
| Location | Equivalent | | |
| Comments | 2-Story warehouse/retail | | |



5 1377 S FLOWER ST
LOS ANGELES, CA



| | | | |
|----------------------|----------------------------------|----------------|-----------|
| Sold Price | \$2,462,000 | Lot SF | 7,518 |
| Price/SF | \$328.27 | Parking | 0 |
| Land Price/SF | \$327.48 | DOM | NA |
| Year Built | 1929 | COE | 5/30/2024 |
| Building SF | 7,500 | | |
| Location | Slightly Superior | | |
| Comments | Warehouse space/Tenant Purchased | | |

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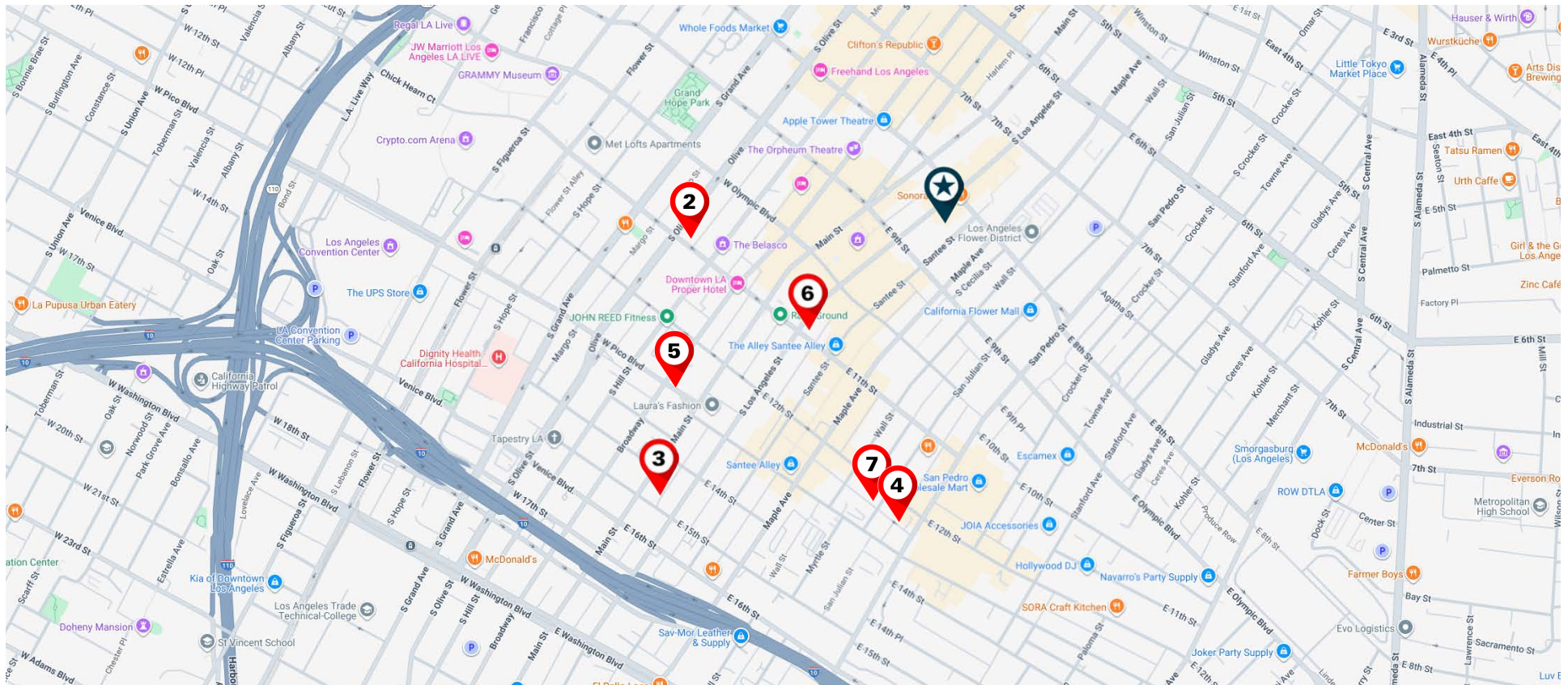
Los Angeles, CA 90014

On-Market Comparables Map



SUBJECT PROPERTY

818 S Los Angeles St, Los Angeles, CA 90014



- | | | | |
|--|---|---|---|
| 1 818 S LOS ANGELES ST Los Angeles, CA | 2 1052-1054 S OLIVE ST Los Angeles, CA | 3 1424 MAIN ST Los Angeles, CA | 4 612 E 12TH ST Los Angeles, CA |
| 5 1250 S BROADWAY Los Angeles, CA | 6 1048-1050 S LOS ANGELES Los Angeles, CA | 7 522 E 12TH ST Los Angeles, CA | |

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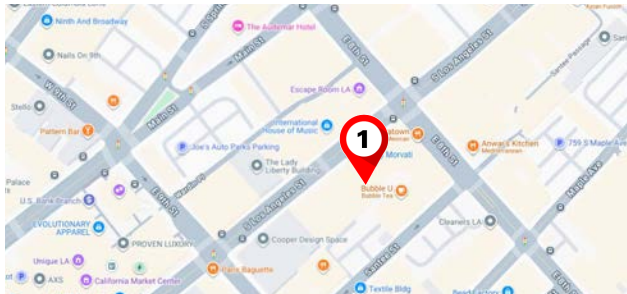
818 S LOS ANGELES ST.

Los Angeles, CA 90014

On-Market Comparables



1 818 S LOS ANGELES ST
LOS ANGELES, CA



| | | | |
|---------------|-------------|----------------|-------|
| List Price | \$2,500,000 | Year Built | 1913 |
| Current Price | \$2,500,000 | Building SF | 7,951 |
| Price/SF | \$314.43 | Lot SF | 9,015 |
| Land Price/SF | \$277.32 | Parking Spaces | 0 |
| Location | Subject | | |
| Comments | Subject | | |



2 1052-1054 S OLIVE ST
LOS ANGELES, CA



| | | | |
|---------------|-------------------|----------------|-------|
| List Price | N/A | Year Built | 1913 |
| Current Price | N/A | Building SF | 7,000 |
| Price/SF | N/A | Lot SF | 5,663 |
| Land Price/SF | N/A | Parking Spaces | 0 |
| Location | Slightly Superior | | |
| Comments | Clean interior | | |



3 1424 MAIN ST
LOS ANGELES, CA



| | | | |
|---------------|---------------------------|----------------|-------|
| List Price | \$2,300,000 | Year Built | 1933 |
| Current Price | \$2,300,000 | Building SF | 6,615 |
| Price/SF | \$347.69 | Lot SF | 8,712 |
| Land Price/SF | \$264.00 | Parking Spaces | 0 |
| Location | Slightly Inferior | | |
| Comments | Multi-tenant retail space | | |

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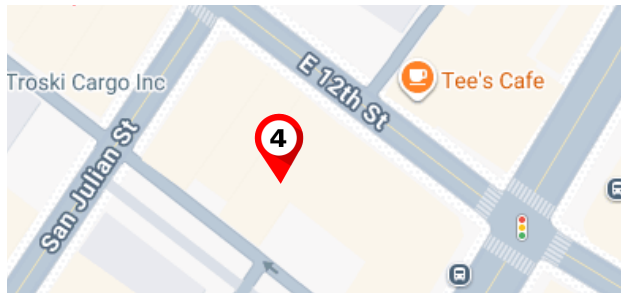
818 S LOS ANGELES ST.

Los Angeles, CA 90014

On-Market Comparables



4 612 E 12TH ST
LOS ANGELES, CA

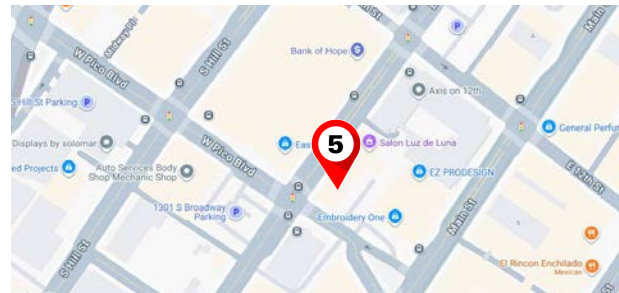


| | | | |
|---------------|-------------------|----------------|-------|
| List Price | \$2,650,000 | Year Built | 1922 |
| Current Price | \$2,650,000 | Building SF | 7,500 |
| Price/SF | \$353.33 | Lot SF | 7,405 |
| Land Price/SF | \$357.87 | Parking Spaces | 0 |
| Location | Slightly Inferior | | |

Comments Mutli-tenant retail space



5 1250 S BROADWAY
LOS ANGELES, CA



| | | | |
|---------------|-------------------|----------------|-------|
| List Price | \$2,100,000 | Year Built | 1925 |
| Current Price | \$2,100,000 | Building SF | 7,205 |
| Price/SF | \$291.46 | Lot SF | 8,011 |
| Land Price/SF | \$262.14 | Parking Spaces | 0 |
| Location | Slightly Inferior | | |

Comments Recently renovated warehouse/office

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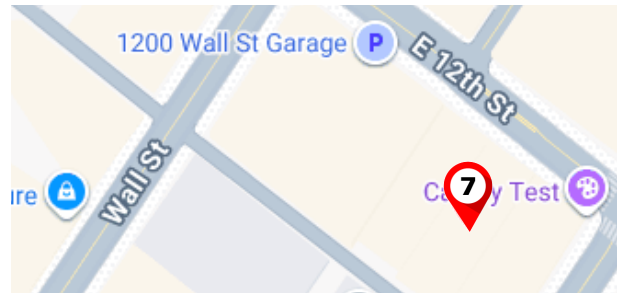
**1048-1050 S LOS ANGELES
LOS ANGELES, CA**



| | | | |
|----------------------|----------------------------|-----------------------|--------|
| List Price | \$5,290,000 | Year Built | 1922 |
| Current Price | \$3,500,000 | Building SF | 15,229 |
| Price/SF | \$229.82 | Lot SF | 7,814 |
| Land Price/SF | \$447.91 | Parking Spaces | 0 |
| Location | Equivalent | | |
| Comments | 15-unit retail/office unit | | |



**522 E 12TH ST
LOS ANGELES, CA**



| | | | |
|----------------------|--------------------------------------|-----------------------|--------|
| List Price | \$2,950,000 | Year Built | 1946 |
| Current Price | \$2,950,000 | Building SF | 12,500 |
| Price/SF | \$236.00 | Lot SF | 7,405 |
| Land Price/SF | \$398.38 | Parking Spaces | 0 |
| Location | Slightly Inferior | | |
| Comments | Multi tenant building with mezzanine | | |

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SECTION III

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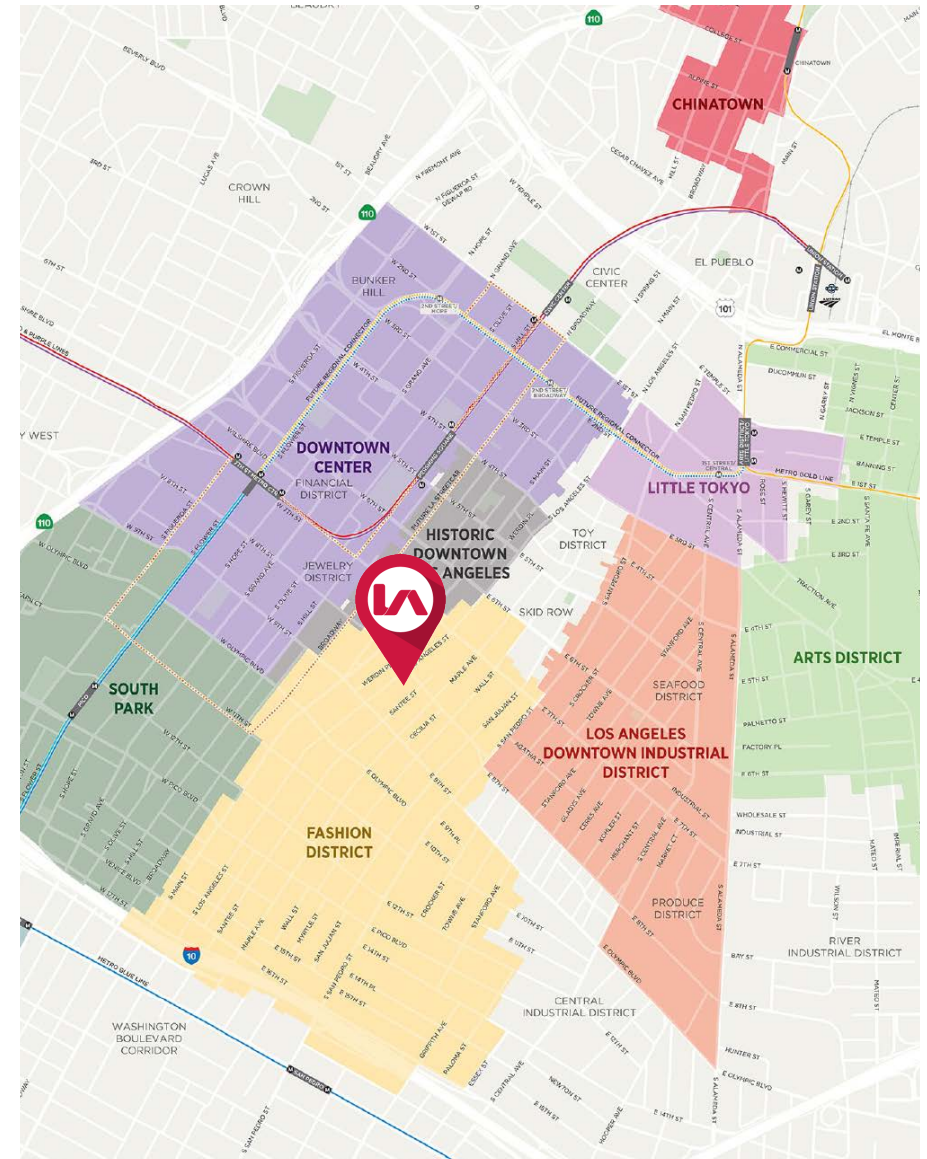
Location Highlights

PROPERTY LOCATION

There are 13 major districts in Downtown LA (Historic Core, Arts District, Bunker Hill, Civic Center, Financial District, South Park, Little Tokyo, Fashion District, Toy District, Skid Row, Wholesale District, Chinatown and Jewelry District); each of these districts formed organically over time, driven primarily by historical economic activities, land use/zoning, and immigrant communities.

The Subject Property is located in LA's Fashion District, which has been a vital economic hub in Downtown and the City of Los Angeles dates to the early 1900s when garment manufacturing was a major industry in the city.

The district started as a cluster of factories and warehouses that produced flowers, clothing, textiles, and accessories. In the 1920s, the district progressed into a wholesale market area as manufacturers and designers began to sell their products directly to retailers. The district continued to grow and expand over the decades, becoming a hub for emerging and independent fashion labels. Securing the Fashion District as one of the City's cultural heritage cornerstones and an essential destination for buyers, visitors, and residents worldwide.



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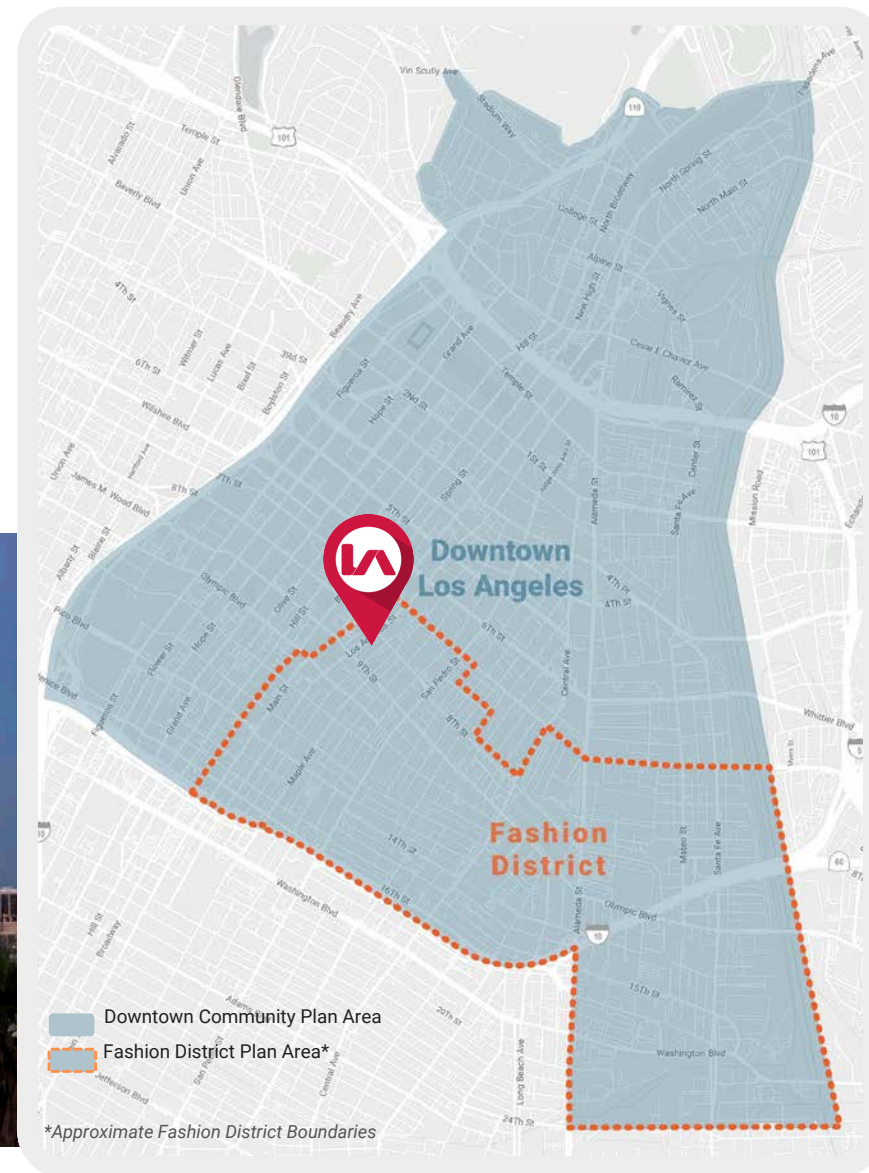
Los Angeles, CA 90014

Location Highlights

DTLA 2040 AND THE FASHION DISTRICT

On May 3, 2023, the Los Angeles City Council voted unanimously to adopt the DTLA 2024 plan, a plan that will look to add 12,500 new residents, 70,000 housing units, and 55,000 jobs.

The Fashion District will benefit from the DTLA 2040 plan's mixed-use zoning (IX2 and IX3) change, which will allow the conversion of old industrial buildings into residential, office, and commercial spaces. IX2 allows for conversions of existing structures, while IX3 enables new residential construction, provided a portion of the building remains dedicated to job-generating uses like manufacturing.



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Fashion District Zoning Strategies

This map and summary page highlights the zoning rules about "use" meaning what type of activities are generally allowed within the building today and what the Downtown Plan is introducing.

Strategy 1

What is Allowed Today (C2, M2): Allows non-residential uses and light industrial uses, such as fabrication, warehousing, office, and other job-generating uses. Residential uses are permitted in existing buildings.

What the Plan is Introducing (CX2): In addition to the uses listed above, the Downtown Plan introduces a wide range of housing types and commercial uses. Manufacturing uses posing health and safety risks to nearby residents and workers are prohibited. Ground floor businesses cannot be larger than 50,000 sf. Small scale fabrication is permitted in addition to a retail store. New large scale textile and apparel manufacturing prohibited.

Strategy 2

What is Allowed Today (Generally M2): Allows light industrial uses, non-residential uses, production, fabrication, warehousing, office, and other job-generating uses. Residential uses are permitted in existing buildings.

What the Plan is Introducing (IX3): In addition to the uses listed above, the Plan introduces new residential buildings only when projects have reserved approximately one story for job productive uses such as office or apparel manufacturing. Manufacturing uses posing health and safety risks to nearby residents and workers are prohibited. Textile and apparel manufacturing are permitted.

Strategy 3

What is Allowed Today (M2, M3): Allows light industrial uses, non-residential uses, production, fabrication, warehousing, office, and other job-generating uses.

What the Plan is Introducing (IX2): To accommodate light industrial uses, office space, and research and development activity, this use district allows a mix of commercial and manufacturing uses. Residential units are only allowed when existing buildings are adaptively reused and new residential is not permitted. This area does not allow heavy industrial use or other noxious uses.

Strategy 4

What is Allowed Today (M2, M3): Allows limited or light industrial uses such as manufacturing, fabrication, warehousing, office, and other job-generating uses. Residential units are not permitted.

What the Plan is Introducing (I1): Ensures that opportunity exists for the future location of industrial spaces. To keep and grow jobs in goods movement and warehousing, and preserve land strictly for industrial, manufacturing, and other similar uses with supporting commercial use, this district allows limited commercial and light industrial uses. Housing is not permitted as this area is where harmful manufacturing may be occurring or where large trucks and distribution facilities can be built.

Strategy 5

What is Allowed Today (M3): Allows heavy industrial uses such as manufacturing, fabrication, warehousing, office, and other job-generating uses. Residential units are not permitted.

What the Plan is Introducing (I2): To support employment and accommodate the most intense industrial activities while minimizing potential disruptions to surrounding uses, this area is proposed to remain industrial and continues to allow heavy commercial, light industrial, and heavy industrial uses as well as a limited amount of commercial activity. Residential uses are prohibited to ensure that opportunity exists for the future location of industrial spaces.

Strategy 6

What is Allowed Today (M2, M3): Allows limited or light industrial uses such as manufacturing, fabrication, warehousing, office, and other job-generating uses. Residential units are not permitted.

What the Plan is Introducing (IX4): This area continues to focus on job production while also allowing limited residential uses as live/work units and adaptive reuse of household dwellings in existing structures. This Use District is intended to promote productive industries, entrepreneurial activities and supports office and commercial uses, as well as research and development, wholesale, and light industrial uses.

Strategy 7

City Market Project Site (C2) This site is a major development project that allows commercial uses with residential dwelling units. Examples include offices, hotels, theatres, and retail that can be paired with limited manufacturing that is an integral part of retail business. The Downtown Plan does not propose any changes to this project.



Approximate Fashion District Boundaries

Source: Los Angeles City Planning

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OFFERING MEMORANDUM

818 S LOS ANGELES ST.

Los Angeles, CA 90014

Location Highlights

PLANNED DEVELOPMENTS

Recently, City Market of Los Angeles received reapproval to turn 3 blocks of Downtown LA's Fashion District, or 10 acres, into an urban-retail village with nearly 1,000 homes. The 1.7 million SF development, approved in 2018, would replace a more than century-old produce market that closed in 2009.

Plans for the project include 945 homes, a 210-room hotel, a 312,000 SF school or office campus, 272,000 SF of offices and 224,900 SF of shops and restaurants, including a movie theater with 744 seats. The revised development agreement calls for 94 affordable apartments or 10% of the 945 apartments, as affordable that will include 47 for moderate-income families and 47 for low-income households. Together with the adoption of DTLA 2040 and City Market's planned development the Fashion District, the Subject Portfolio will benefit from developer interest as existing buildings are converted to higher and better uses.



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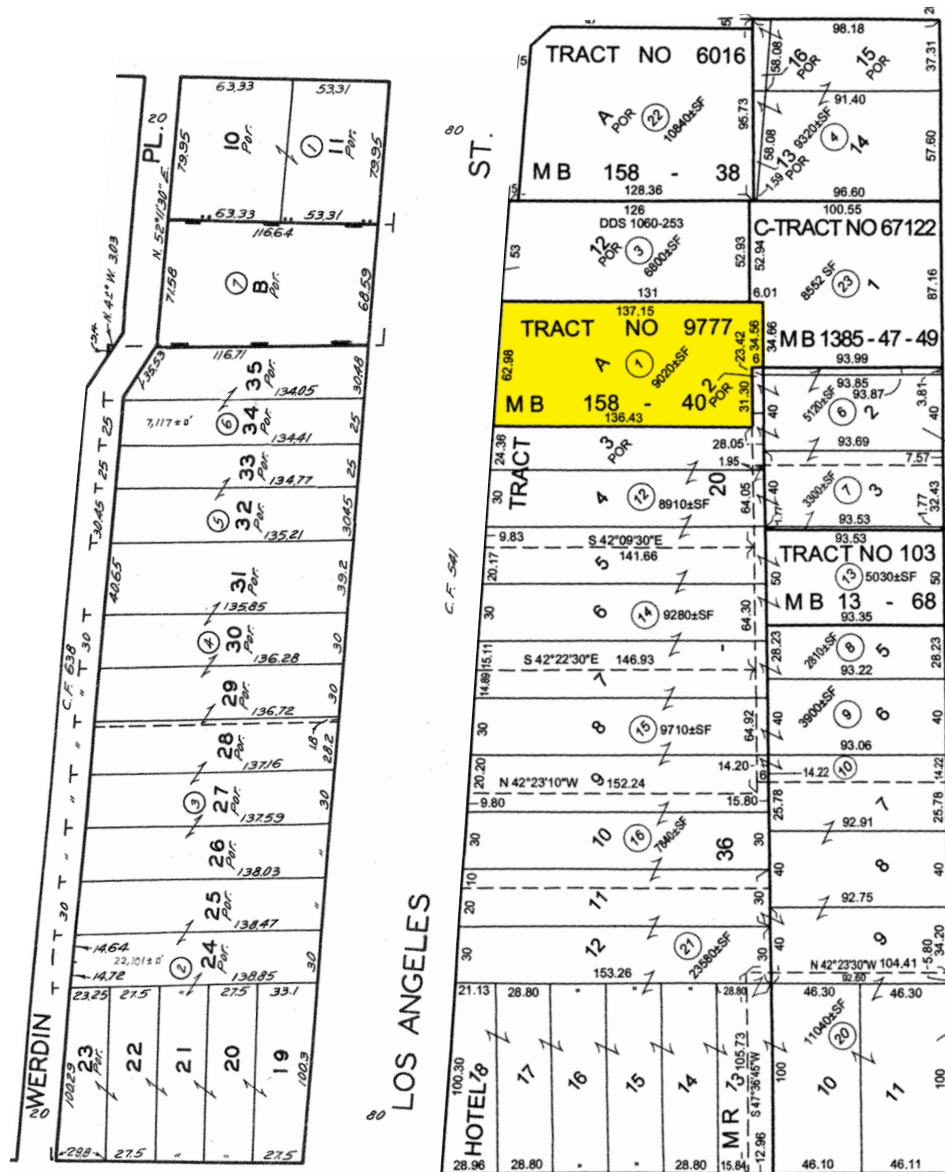
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Parcel Map



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DTLA Overview



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Demographics



| POPULATION & BUSINESSES | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|--------|---------|-----------|
| 2024 Population | 65,666 | 480,273 | 1,160,793 |
| 2024 Median Age | 38.9 | 35.5 | 36.3 |
| Businesses | 16,601 | 40,261 | 69,903 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|----------------------|----------|----------|----------|
| Total households | 36,254 | 173,300 | 396,734 |
| Total persons per HH | 1.5 | 2.5 | 2.7 |
| Average HH income | \$91,616 | \$70,380 | \$76,048 |
| Median HH income | \$59,257 | \$47,017 | \$52,726 |

**Demographic data derived from CoStar 2024*

Walk Score



Walker's Paradise
Daily errands do not require a car.



Rider's Paradise
World-class public transportation.



Biker's Paradise
Daily errands can be accomplished on a bike.

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