

Industrial/Creative Flex

OWNER-USER | INVESTMENT OPPORTUNITY

170

E. JEFFERSON BLVD.



VERSATILE 15,650 SF INDUSTRIAL/CREATIVE FLEX BUILDING



170 E. JEFFERSON BOULEVARD
LOS ANGELES, CA 90011



SETH POLEN

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This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Lacy Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Lacy Real Estate has not verified, and will not verify, any of the information contained herein, nor has Lacy Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Lacy Real Estate has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Lacy Real Estate's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Lacy Real Estate and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Lacy Real Estate makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

An aerial photograph of San Francisco, California. In the foreground, a large, ornate church with a prominent dome and a tall, slender bell tower is visible. The church is surrounded by lush green trees and a well-maintained lawn. In the background, the dense urban landscape of San Francisco extends to the city skyline, featuring numerous high-rise buildings and skyscrapers under a clear blue sky. The overall scene captures the blend of historic architecture and modern city development.

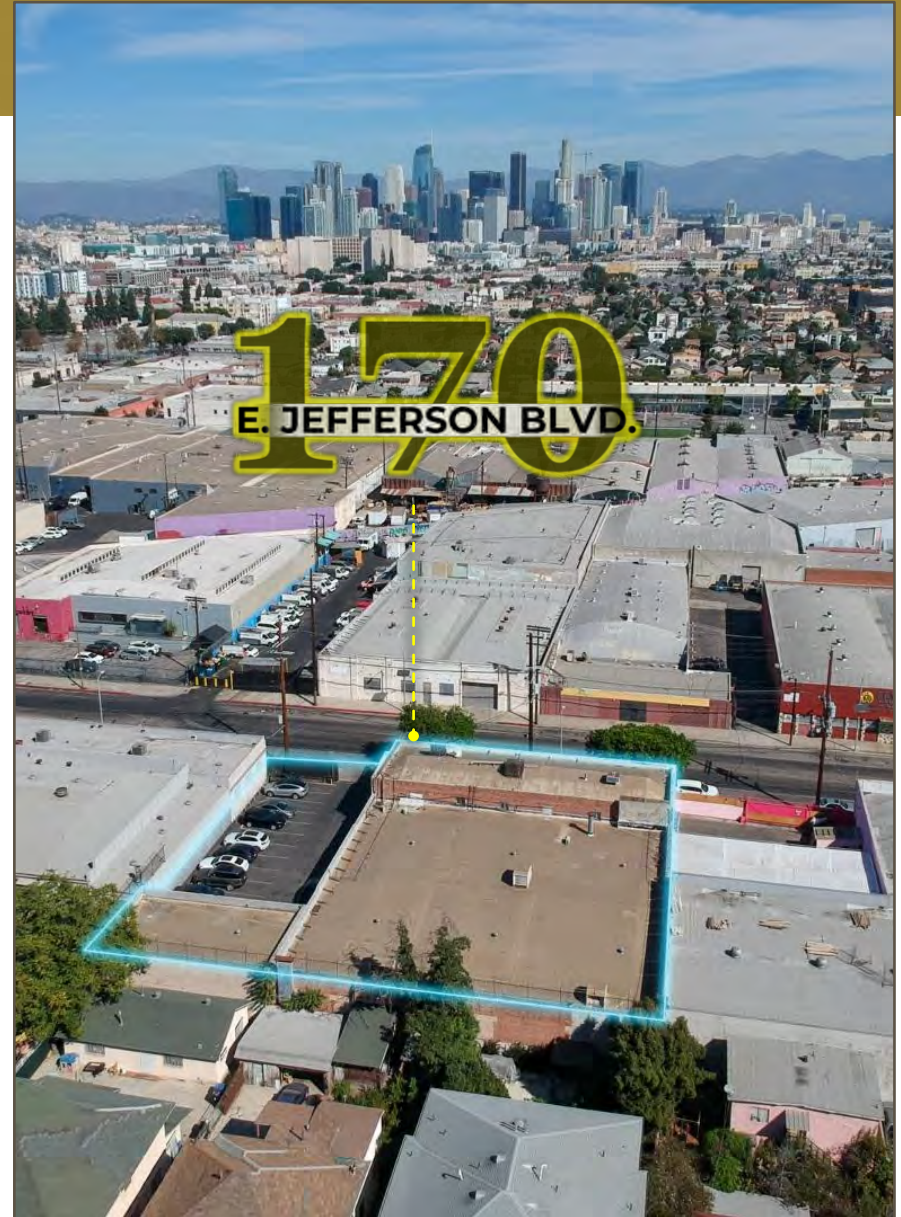
EXECUTIVE SUMMARY

170 E. JEFFERSON BOULEVARD

PROPERTY SUMMARY

PROPERTY SUMMARY

OFFERING PRICE	▪ \$5,950,000
PRICE/SF	▪ \$382
PRICE/SF LAND	▪ \$283
BUILDING AREA	▪ ± 15,560 SF
LAND AREA	▪ ± 21,000 SF
ZONING	▪ LA M1-1-CPIO
YEAR BUILT / RENOVATED	▪ 1924 / 2014
APN	▪ 5120-007-002
NUMBER OF FLOORS	▪ 1 with Mezzanine
CONSTRUCTION	▪ Reinforced Brick
CEILING HEIGHT	▪ 12' Clear
OFFICE AREA	▪ ± 3,500 SF
GDL	▪ (2) 10'X10' Doors
POWER (Buyer to verify)	▪ 400a, 120-240v, 3phase
PARKING	▪ 12+ Spaces



Microsoft Theater

crypto.com

Los Angeles
CONVENTION CENTER

THE RITZ-CARLTON®

LA
LIVE

Union Bank
of India

Bank of America

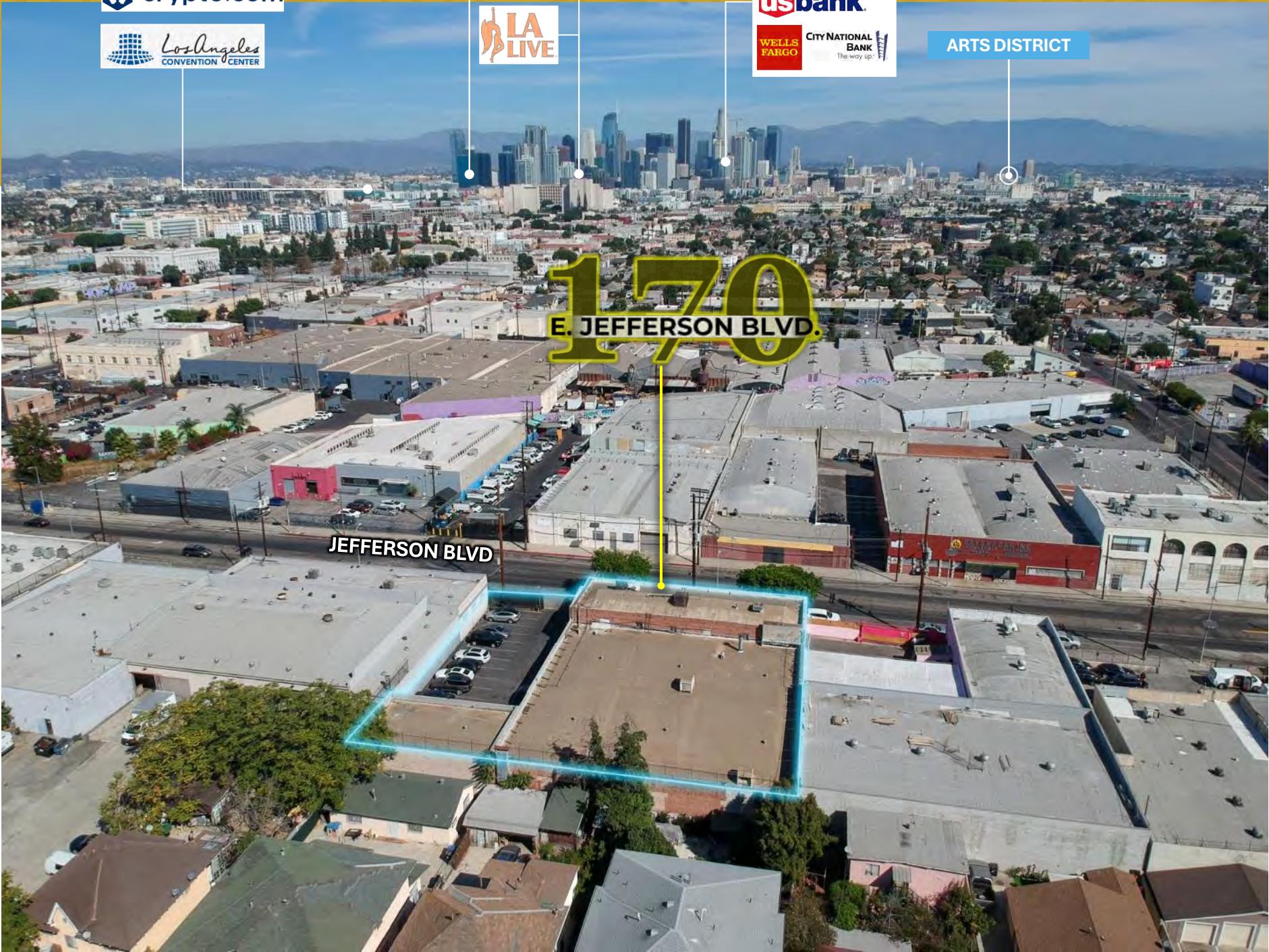
usbank

WELLS FARGO
CITY NATIONAL BANK
The way up.

ARTS DISTRICT

170
E. JEFFERSON BLVD.

JEFFERSON BLVD



PROPERTY OVERVIEW

Located at 170 E. Jefferson Blvd, Los Angeles, CA 90011, this versatile 15,650 SF industrial/creative flex building with a 3,500 SF mezzanine office presents an exceptional opportunity for both owner-users and investors. Currently used as an office studio, sample room, and warehouse, the property offers a unique blend of sandblasted brick walls and hardwood flooring that enhance its aesthetic appeal. The property features 12 parking spaces and is located in an Enterprise/Opportunity Zone area.



THE LOCATION

Just east of the USC campus and minutes from the LA Memorial Coliseum, Banc of California Stadium, Shrine Auditorium, Expo Park, and Downtown Los Angeles



VACANT

This property will be delivered vacant, making it an ideal blank slate for transformation to suit a wide range of uses, from industrial and creative office to retail and production.



ACCESS

Convenient Freeway Access: Close to the 10 and 110 freeways for efficient connectivity

15,560 BUILDING SF

CEILING HEIGHT 12'

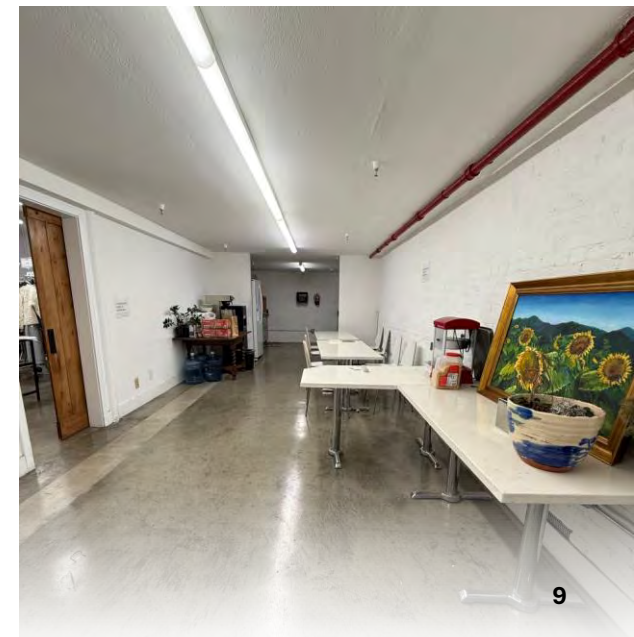
GDL (2) 10'X10' DOORS

**BUILT 1924
RENOVATED 2014**

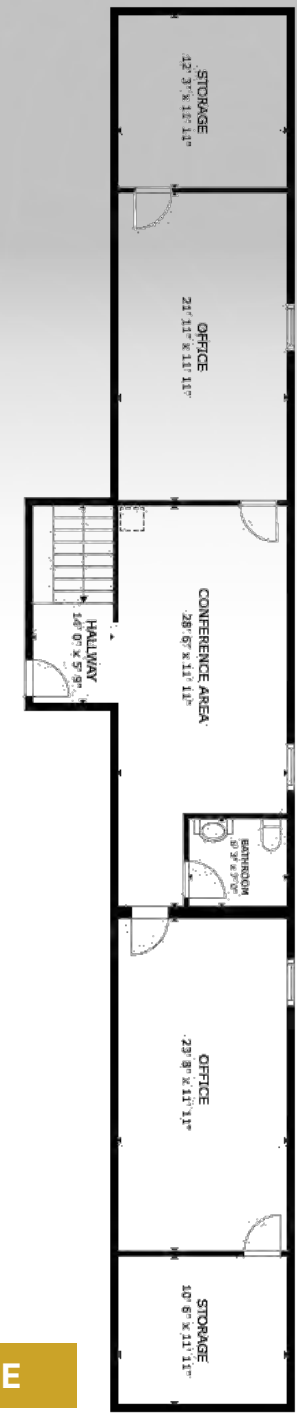
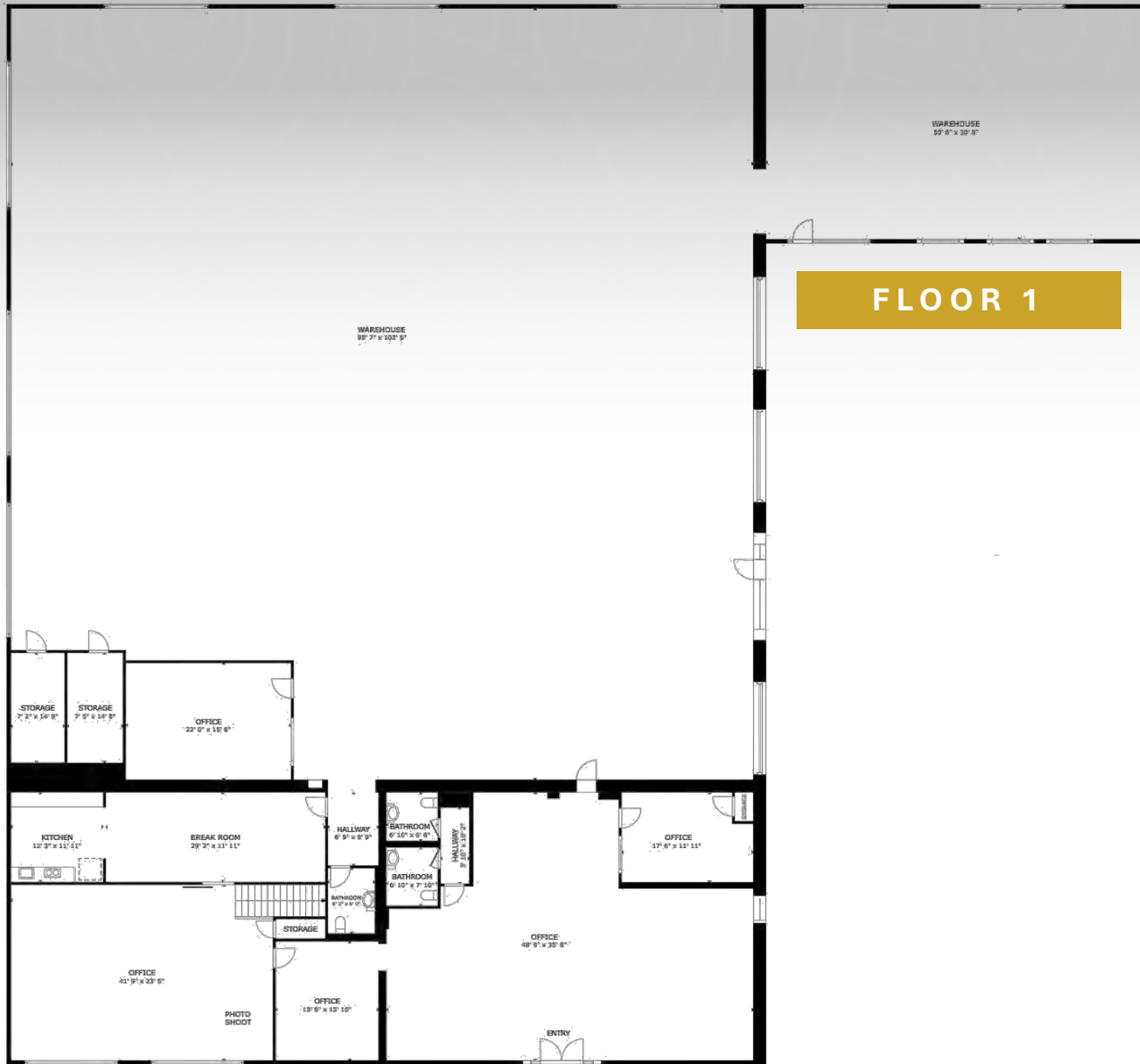


INTERIOR GALLERY



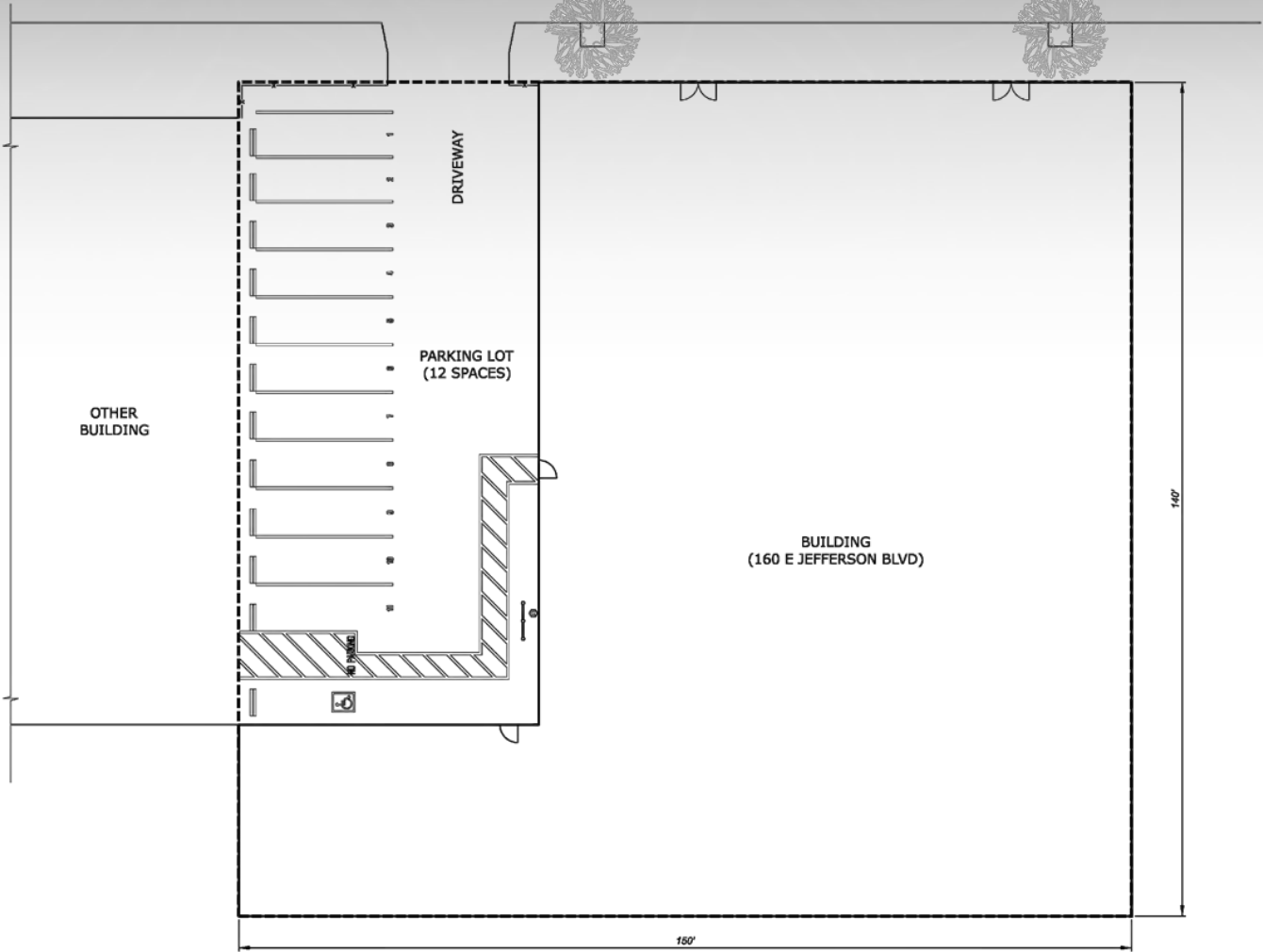


FLOORPLANS



SITE PLAN

E. JEFFERSON BLVD









LEGEND
⊗ GAS METER
----- PROPERTY LINE

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MARKET COMPARABLES

170 E. JEFFERSON BOULEVARD

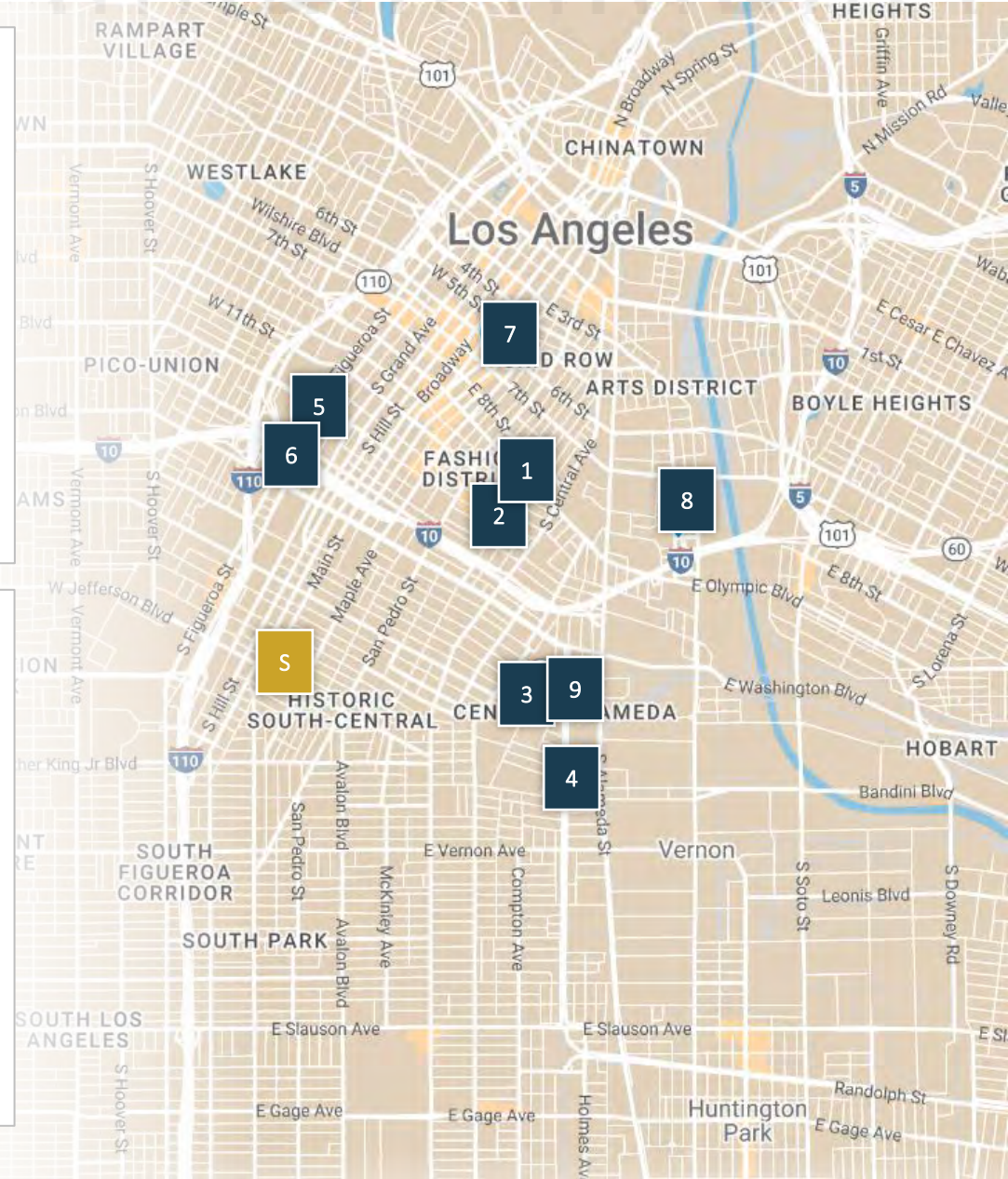
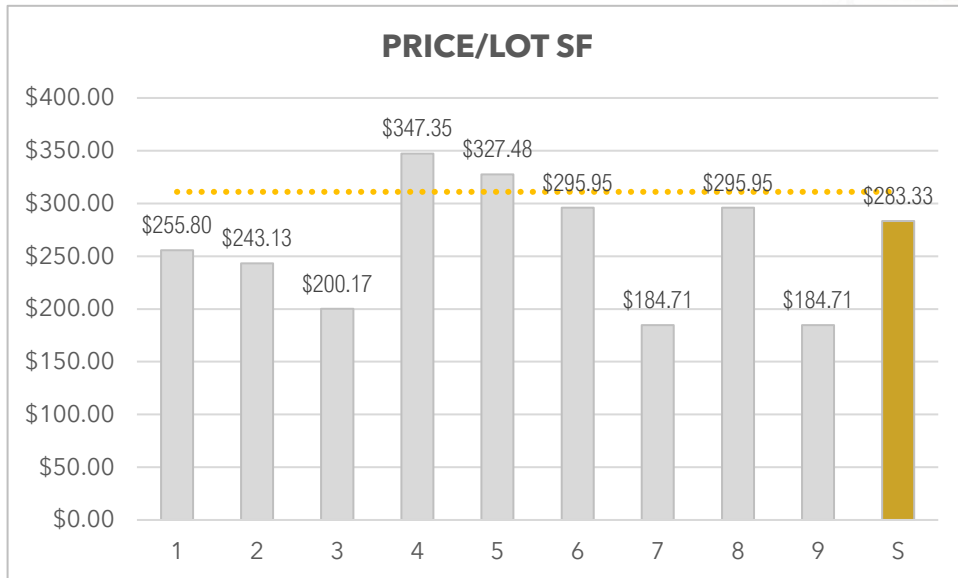
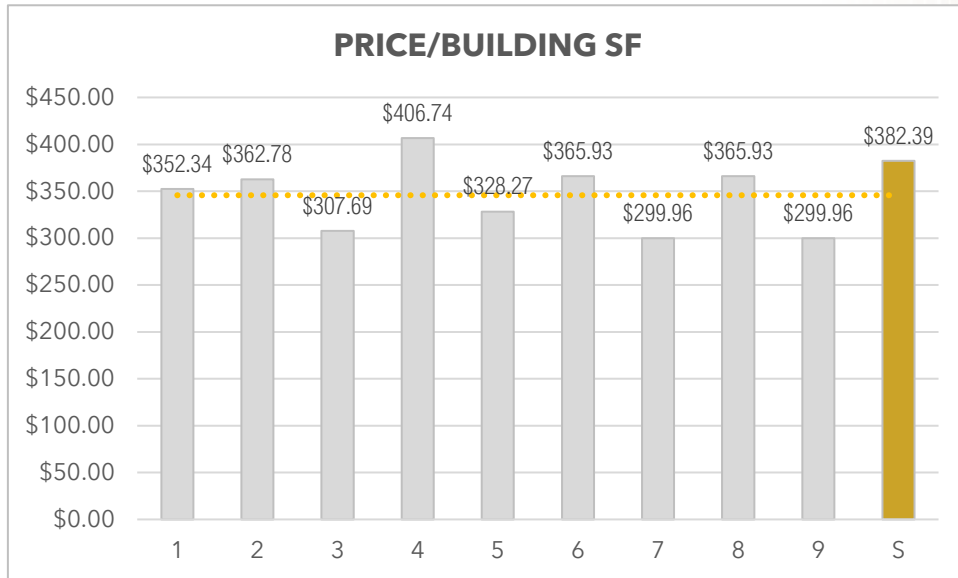
SALES COMPARABLES

	ADDRESS	BUILT	GROSS SF	LOT SIZE	TYPE	SALE DATE	PRICE	PRICE/SF	PRICE/LAND SF
	1 933 E 11th St Los Angeles, CA 90021	1969	11,069	15,246	Warehouse	6/12/2023	\$3,900,000	\$352	\$255.80
	2 1020 E 14th St Los Angeles, CA 90021	1969	9,634	14,375	Warehouse	2/12/2024	\$3,495,000	\$363	\$243.13
	3 1540 E 25th St Los Angeles, CA 90011	1959	8,190	12,589	Warehouse	7/21/2023	\$2,520,000	\$308	\$200.17
	4 1722 E 41st St Los Angeles, CA 90058	1989	13,522	15,834	Warehouse	12/21/2023	\$5,500,000	\$407	\$347.35
	5 1377 S Flower St Los Angeles, CA 90015	1929	7,500	7,518	Warehouse	5/30/2024	\$2,462,000	\$328	\$327.48
	6 1833 S Hope St Los Angeles, CA 90015	1945	6,850	7,405	Warehouse	6/26/2023	\$2,575,000	\$376	\$347.74

SALES COMPARABLES

	ADDRESS	BUILT	GROSS SF	LOT SIZE	TYPE	SALE DATE	PRICE	PRICE/SF	PRICE/LAND SF
	7 647 S Los Angeles St Los Angeles, CA 90014	1922	9,176	4,792	Warehouse	9/6/2024	\$2,860,000	\$312	\$596.83
	8 1202-1210 Mateo St Los Angeles, CA 90021	1924	21,124	26,119	Warehouse	5/28/2024	\$7,730,000	\$366	\$295.95
	9 2505 Nevin Ave Los Angeles, CA 90011	1974	5,284	8,581	Warehouse	4/2/2024	\$1,585,000	\$300	\$184.71
AVERAGES		1953	10,261	12,495				\$346	\$311.02
	S Subject Property 170 E. Jefferson Blvd Los Angeles, CA 90011	1924 2014	15,560	21,000	Industrial Warehouse	On Market	\$5,950,000	\$382	\$283.33

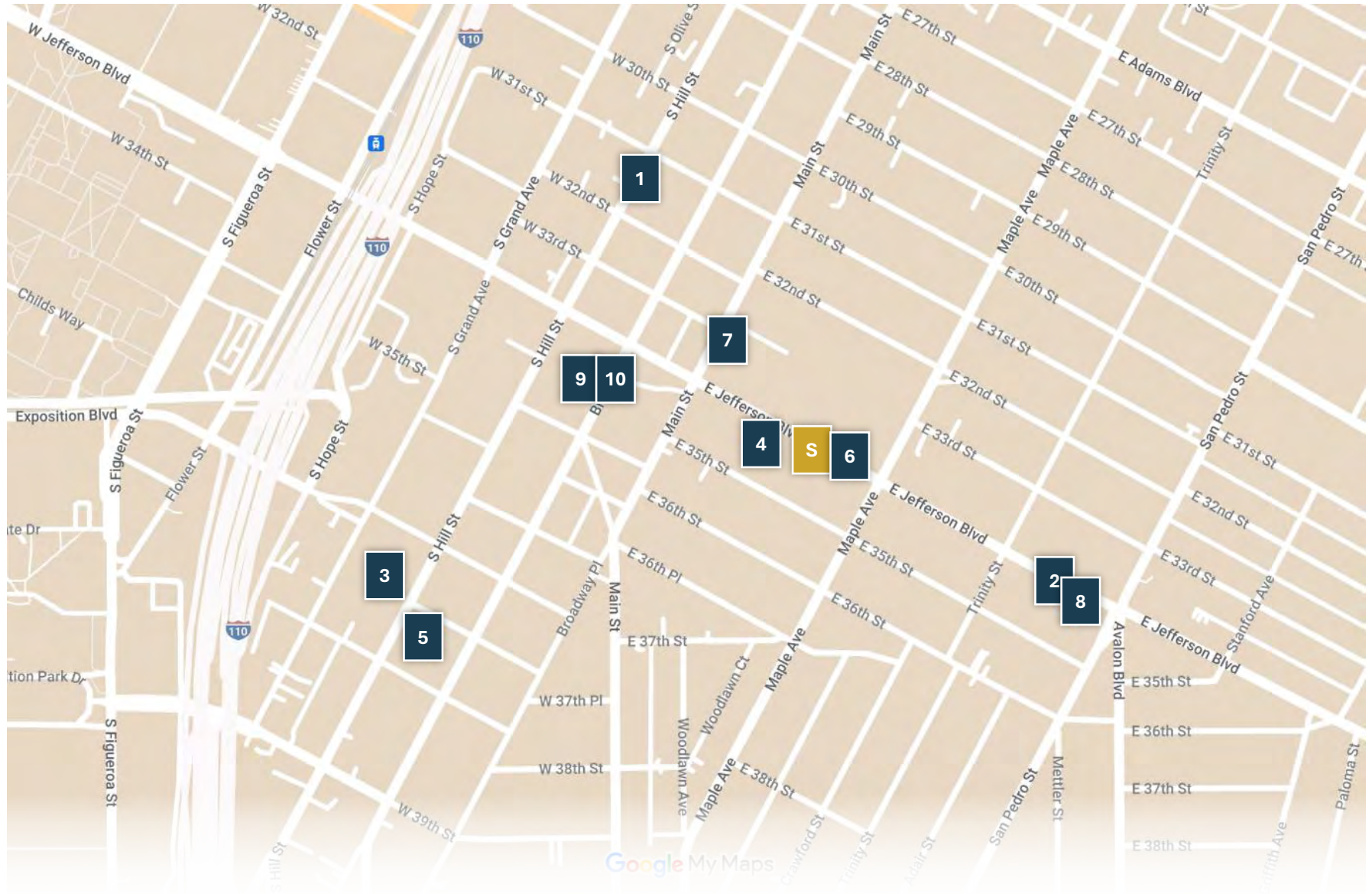
SALES COMPARABLES



LEASE COMPARABLES

Address	STATUS	Built/Renov	Building SF	SF Leased	Property Type	Rent	Notes
1 3130 S Hill St Los Angeles, CA 90007	Executed	1946	5,200	5,200	Industrial	\$1.10/SF	
2 530 E Jefferson Blvd Los Angeles, CA 90011	Executed	1992	16,918	16,918	Industrial	\$1.06/SF	
3 3751-3761 S Hill St Los Angeles, CA 90007	Executed	1942	108,090	3,878	Industrial	\$1.35/SF	NNN
4 145 E 35th St Los Angeles, CA 90011	Executed	1980	4,500	4,500	Industrial	\$1.55/SF	MG
5 315 W 38th St Los Angeles, CA 90037	Executed	1972	5,200	5,200	Industrial	\$1.30/SF	IG
6 192-194 E Jefferson Blvd Los Angeles, CA 90011	Executed	1981	9,669	5,100	Industrial	\$1.30/SF	MG
7 3316-3328 S Main St Los Angeles, CA 90007	Executed	1925	74,000	5,300	Industrial	\$1.20/SF	NNN
8 540 E Jefferson Blvd Los Angeles, CA 90011	Executed	1992	11,615	11,615	Industrial	\$1.45/SF	IG
9 3435-3535 S Broadway Los Angeles, CA 90007	Executed	1952	65,100	12,000	Industrial	\$1.25/SF	MG
10 3420-3490 S Broadway Los Angeles, CA 90007	Executed	1988	55,290	5,000	Industrial	\$1.30/SF	IG
AVERAGE		1967	35,558	7,471		\$1.17/SF	

LEASE COMPARABLES



An aerial photograph of San Francisco, California. In the foreground, a large, ornate church with a prominent dome and a tall, slender bell tower is visible. The church is surrounded by lush green trees and a well-maintained lawn. In the middle ground, a busy multi-lane highway runs through the city, with cars and commercial buildings visible. The background features the dense San Francisco skyline, including several tall skyscrapers, under a clear blue sky with light clouds. The overall scene is a mix of historic architecture and modern urban development.

LOCATION OVERVIEW

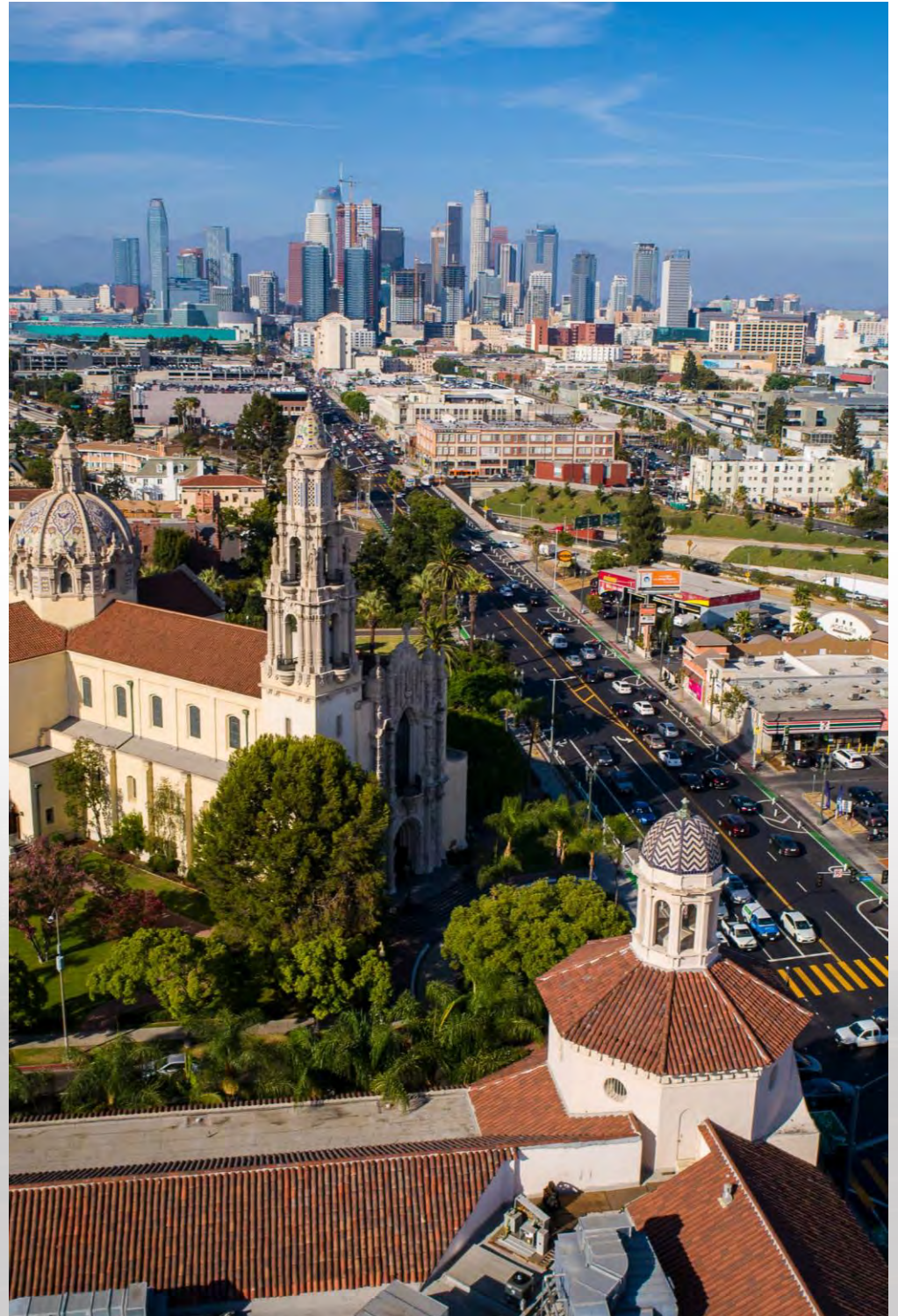
170 E. JEFFERSON BOULEVARD

South Los Angeles

LOCATION BOOM

South Los Angeles sits between the two major jobs centers of Downtown Los Angeles and Culver City. The former, with a daytime population of some 207,000 people, is home to a large concentration of firms from the legal, utilities, accounting and financial services sectors, as well as many federal, state and local government agencies. The latter, on the other hand, has an employer base that skews more creative, with a mix of firms in arts, design, entertainment, sports and media.

TOP EMPLOYERS



ACCESSIBILITY



Neighborhood

SNAPSHOT

About seven miles from downtown Los Angeles and just a neighborhood or two away from its famed Fashion, Arts and Warehouse Districts, Central Alameda is mostly residential streets peppered with a few parks and rec centers spread out among schools and small businesses. Central-Alameda is a 2.18 square miles (5.65 km²) square mile neighborhood within the South Los Angeles region of Los Angeles, California.



M CONNECTIVITY



170 E. JEFFERSON BOULEVARD | LOS ANGELES, CA 90011

LA COUNTY



9,721,138

POPULATION

\$807B

2022 GROSS PRODUCT

\$76,367

MEDIAN HH INCOME

Los Angeles County, officially the County of Los Angeles, in the Los Angeles metropolitan area of the U.S. state of California, is the most populous county in the United States, with more than 10 million inhabitants as of 2022. As such, it is the largest non-state level government entity in the United States. Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion—larger than the GDPs of Belgium, Norway, and Taiwan. It has 88 incorporated cities and many unincorporated areas and, at 4,083 square miles (10,570 km²), it is larger than the combined areas of Delaware and Rhode Island. The county is home to more than one-quarter of California residents and is one of the most ethnically-diverse counties in the U.S. Its county seat, Los Angeles, is also California's most populous city and the second most populous city in the U.S., with about 4 million residents.

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