

OFFERING MEMORANDUM

DTLA ADJACENT *DEVELOPMENT OPPORTUNITY*

1310-1312 W 6TH ST, LOS ANGELES, CA 90017

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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 positioned on the left side of the page, extending from the bottom left towards the center.

EXECUTIVE SUMMARY

Section 01

±22,611 SF DTLA *DEVELOPMENT* *SITE* ADJACENT TO GOOD SAMARITAN HOSPITAL

PROPERTY OVERVIEW

Addresses	1310-1312 W 6th St, Los Angeles, CA 90017
APN's	5143-016-010 & 5143-016-013
Land Size	±22,611 SF (0.52 AC)
Zoning	C2(CW)-U/1.5
TOC	Tier 3
State Enterprise Zone	Los Angeles State Enterprise Zone
Walk Score®	Walker's Paradise (93)
Transit Score®	Rider's Paradise (94)
Asking Price	\$4,495,000

0.52 AC

LAND SIZE

\$4,495,000

ASKING PRICE



PROPERTY HIGHLIGHTS

100% vacant land with no improvements

Building is now demolished and site is cleared

Development potential for both medical office and residential

±149' of excellent 6th Street frontage

Located just West of the DTLA core with close proximity to Good Samaritan Hospital

Easy access to 101, 110 and 2 freeways

Nearly 0.5 acre development on three separate parcels

State enterprise zone

Development incentives may apply

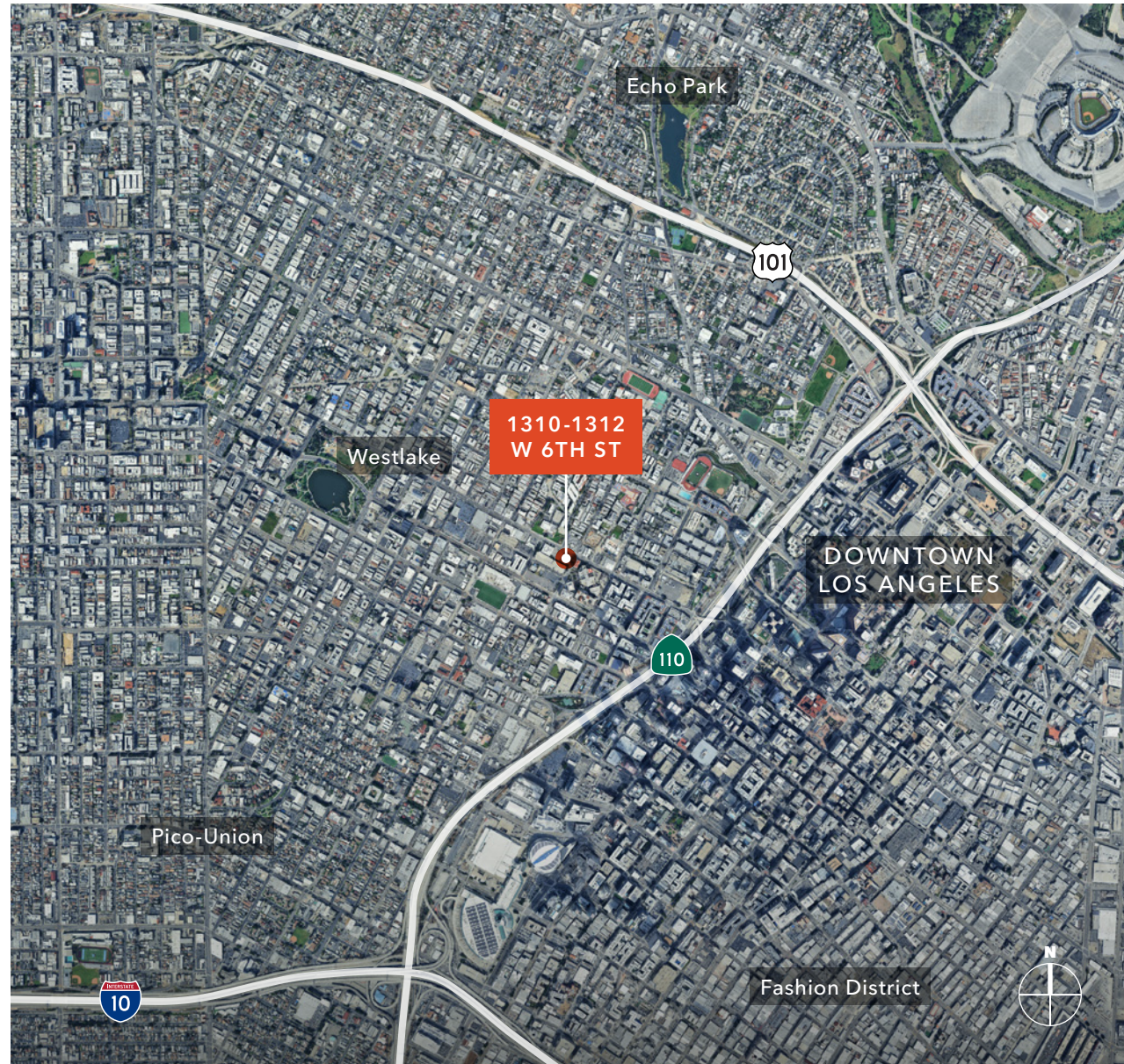
Tier 3 TOC incentive program

93

WALK SCORE®
(WALKER'S PARADISE)

94

TRANSIT SCORE®
(RIDER'S PARADISE)



EXECUTIVE SUMMARY



BY-RIGHT DEVELOPMENT SUMMARY

ZONING	C2 (CW)-U/1.5
LAND SIZE	±22,611 SF
TOC	Tier 3

RESIDENTIAL ANALYSIS

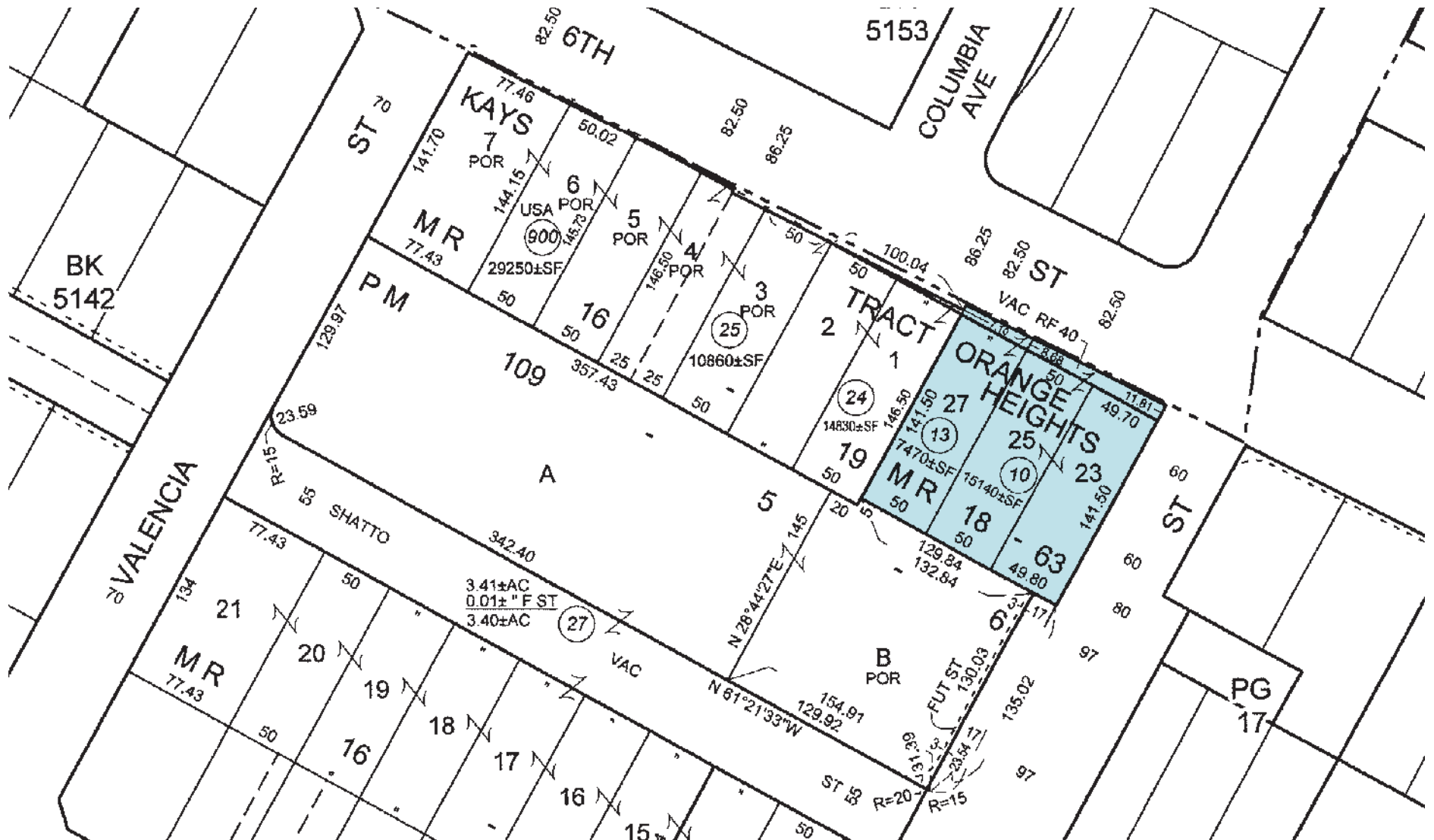
	Without TOC	With TOC
UNITS	57	97
BUILDING SIZE	33,906 SF	84,765 SF
FAR	1.5	3.75
HEIGHT	-	Unlimited

MEDICAL ANALYSIS

BUILDING SIZE	33,906 SF
FAR	Potential for increase - surrounding medical properties have a higher FAR

Buyer shall complete their own due diligence to determine the development potential of the subject property

PARCEL MAP





NEARBY DEVELOPMENTS

Section 02

NEARBY DEVELOPMENTS

PIH HEALTH GOOD SAMARITAN HOSPITAL

1225 WILSHIRE BLVD

Los Angeles, CA 90017

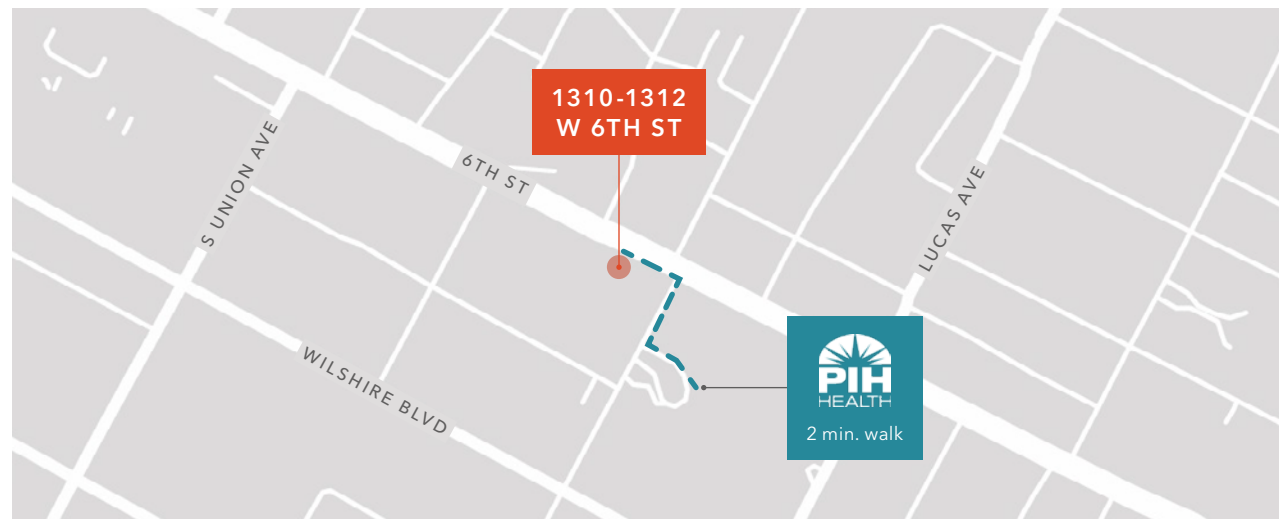
HIGHLIGHTS

Oldest hospital in Los Angeles

408-bed acute care hospital

Hospital + medical offices

24/7 emergency services



NEARBY DEVELOPMENTS

BE DTLA

1120 W 6TH ST
Los Angeles, CA 90017

HIGHLIGHTS

606 units

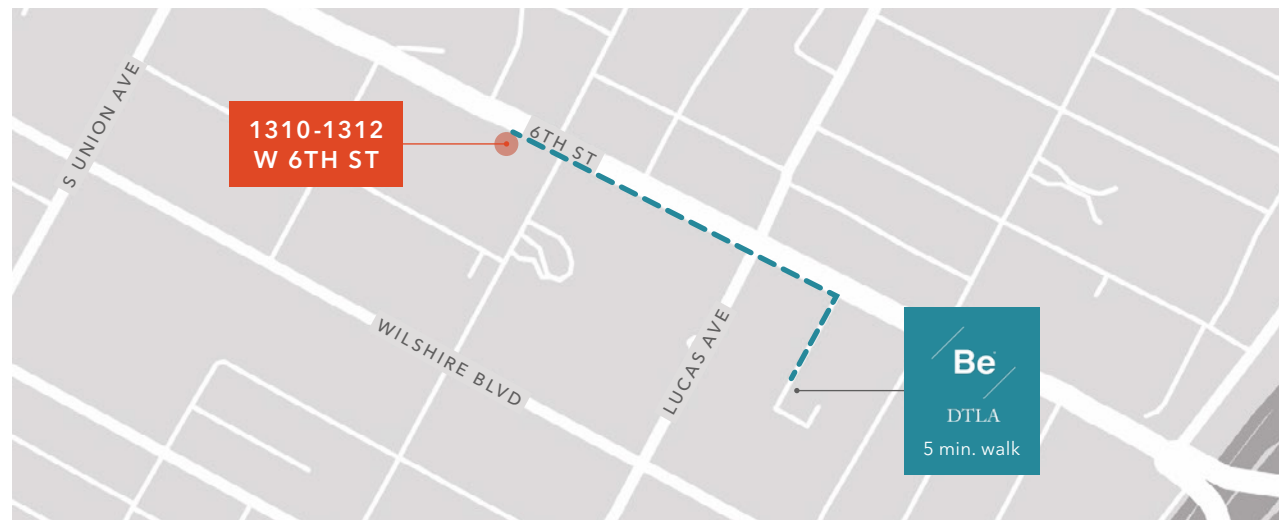
2017 construction

5.6% vacancy (per CoStar)

“
*Be DTLA Apartments
are a stylish and soulful
apartment community
in City West LA with a
modern aesthetic and a nod
to the city's rich historic.*

WWW.DOWNTOWNLA.COM

”



An abstract line drawing in a light beige color on a dark grey background. It depicts a complex, multi-faceted geometric structure, possibly representing a building facade or a modern architectural form. The lines are thin and intersect to create a series of irregular polygons and triangles, giving it a wireframe or skeletal appearance. The structure is oriented diagonally, with its base towards the bottom left and its top towards the upper right.

LOCATION OVERVIEW

Section 03

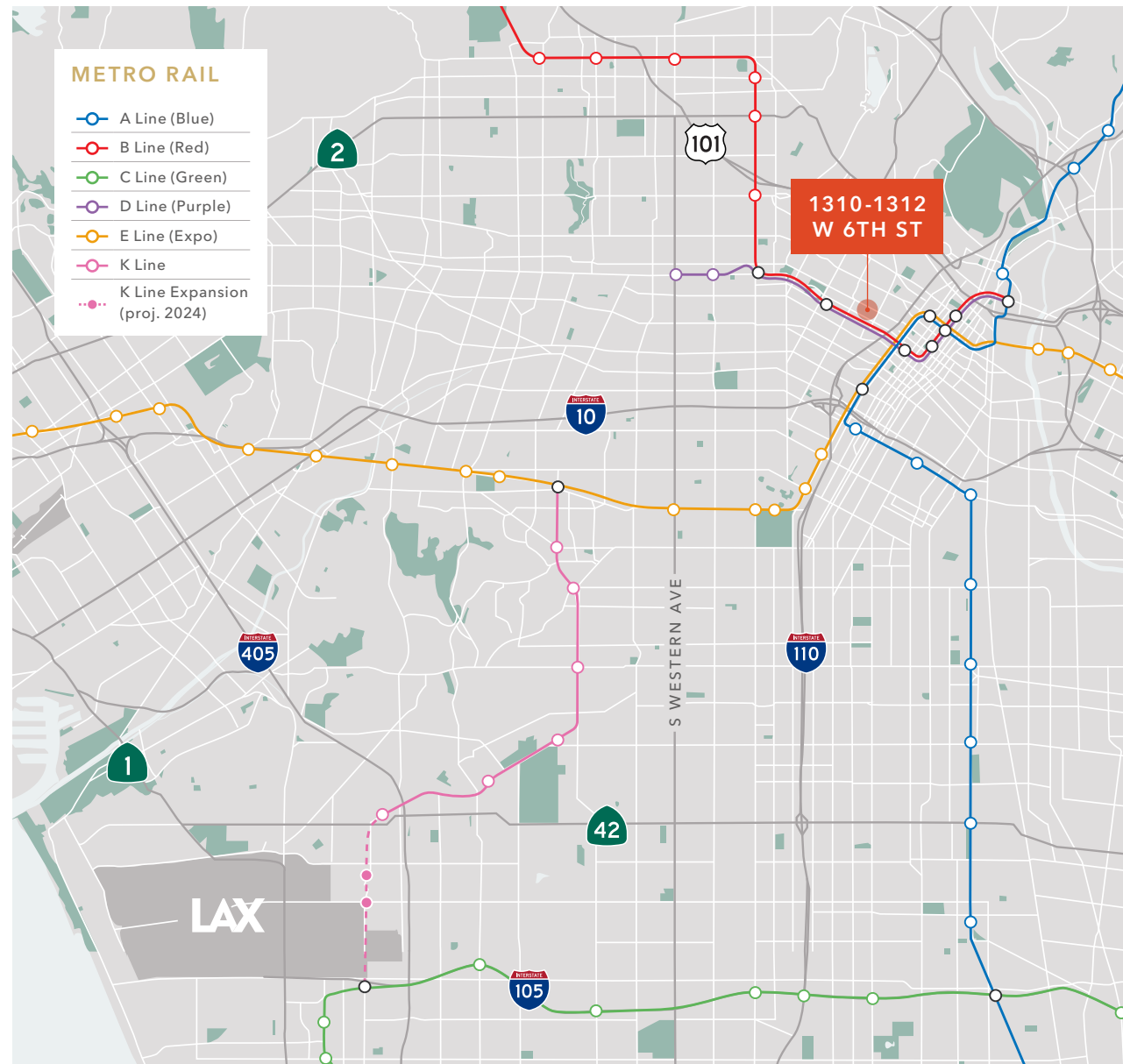
CITY TRANSIT

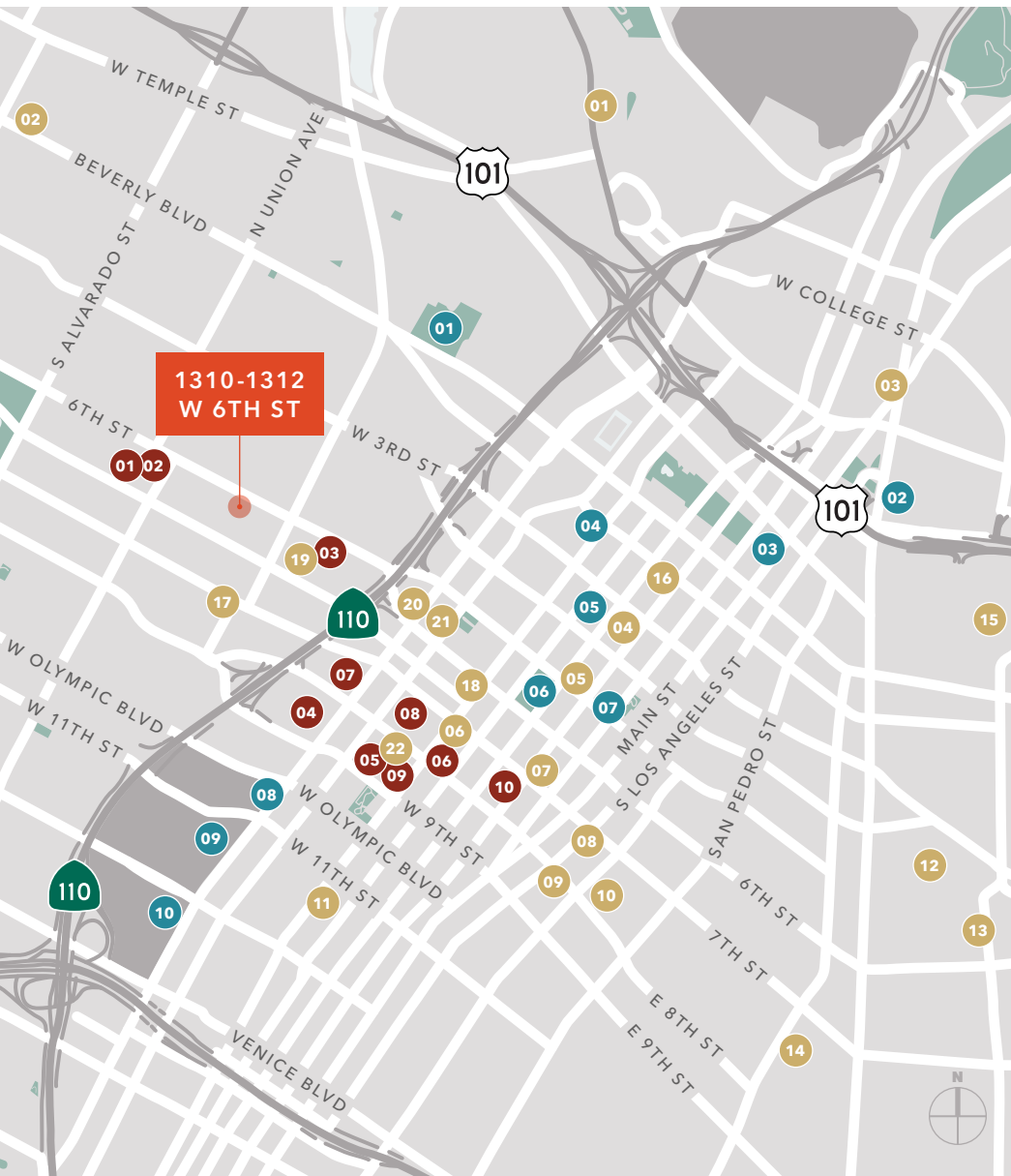
While Los Angeles is famously known for its car-centric culture, the city has actively worked to expand reliable public transportation. Downtown Los Angeles is serviced by an extensive network of public transportation options, including the Metro rail lines, such as the Red and Purple lines, which provide convenient access to key destinations throughout the city and beyond. Additionally, an extensive bus network operated by the Los Angeles County Metropolitan Transportation Authority (Metro) offers reliable and affordable transit options for commuters navigating downtown.

The area is additionally served by major highways and thoroughfares, facilitating easy access to neighboring communities and regional destinations. With ongoing investments in infrastructure and transportation initiatives, Downtown Los Angeles continues to prioritize accessibility and connectivity, ensuring seamless mobility for all who traverse its bustling streets.

MEET THE K LINE

The K Line, also known as the Crenshaw/LAX project, is expected to be completed in 2024. It will connect the E (Expo) Line via the Crenshaw Corridor through Inglewood to the C (Green) Line near Los Angeles International Airport. This 8.5-mile light rail expansion includes nine stations, seven of which have been completed, and two are under construction.





NEARBY AMENITIES

EAT + DRINK

- 01 Guisados
- 02 Original Tommy's
- 03 Philippe The Original
- 04 Grand Central Market
- 05 Perch
- 06 Bottega Louie
- 07 Clifton's Republic
- 08 Broken Mouth
- 09 Sonoratown
- 10 Poppy + Rose
- 11 Pine and Crane DTLA
- 12 Urth Caffè
- 13 Girl & the Goat
- 14 Smorgasburg
- 15 Boomtown Brewery
- 16 The Redwood Bar & Grill
- 17 Monty Bar
- 18 Casey's Irish Pub
- 19 Starbucks
- 20 Kumquat Coffee
- 21 Nice Coffee
- 22 Philz Coffee

ATTRACTIONS

- 01 Vista Hermosa Natural Park
- 02 LA Union Station
- 03 LA City Hall
- 04 The Broad
- 05 Angels Flight Railway
- 06 Pershing Square
- 07 The Last Bookstore
- 08 Grammy Museum LA Live
- 09 Crypto.com Arena
- 10 LA Convention Center

GROCERY + RETAIL

- 01 The Home Depot
- 02 Food 4 Less
- 03 Grocery Outlet
- 04 Smart & Final
- 05 Ralphs
- 06 Whole Foods Market
- 07 FIGat7th
- 08 Macy's
- 09 Petco
- 10 Ross



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