



**Nest Seekers International Proudly Presents This
Historic Icon In the Heart Of Downtown Los Angeles!**

551-553 South Broadway

\$12,999,999

Michael Gouel

310-990-9599

DRE 02207953

MG@Nestseekers.com



Property Profile



Site Address: 551 South Broadway, Los Angeles, CA, 90013-2301

APN: 5149-033-012

Housing Track Number: 3250

Legal Description: Lot A Track 3250

Year Built: 1923

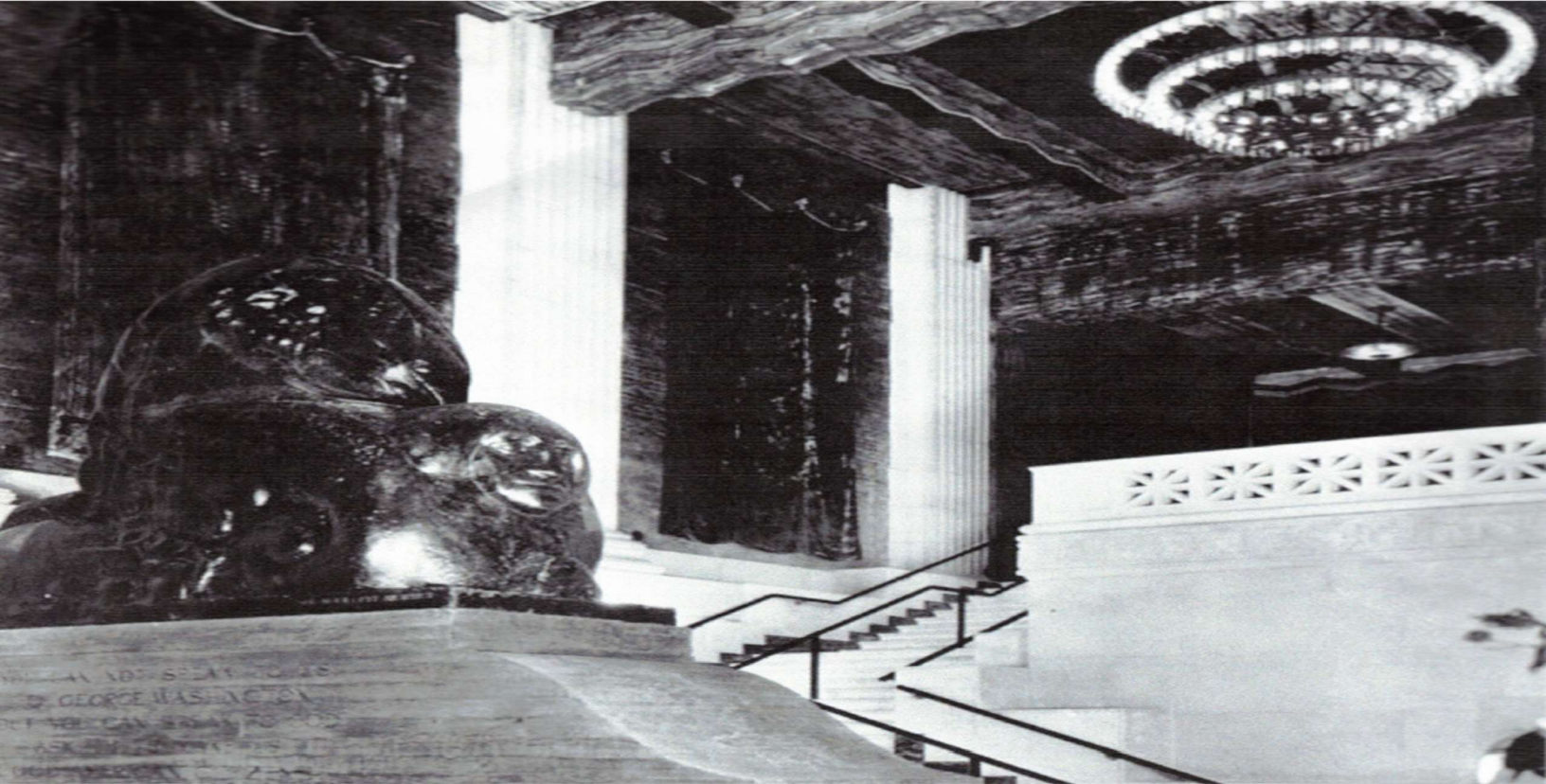
Zoning: LAC5

Square Feet: Approximately In Excess of 30,000

Number of Floors: 6 Stories In Addition To A Full Basement

Use Code: Retail Stores/Mixed Use

Demographics



Residents: 65,0000

Median Age: 38

Female: 59%

Male: 41%

Married: 47%

Education: 80% Completed 4 Years Of College Or Higher

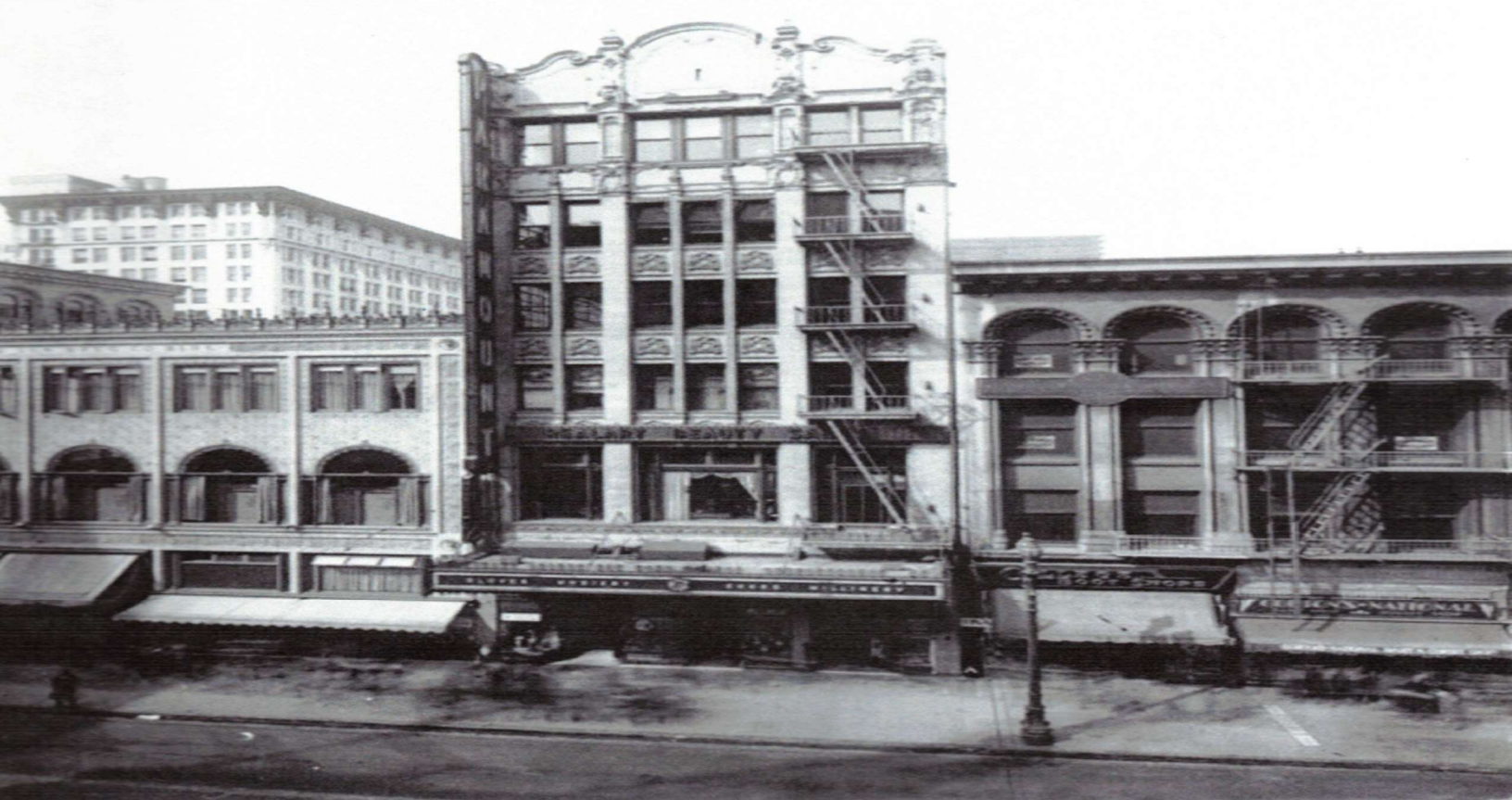
Median Income: \$97,800

City Center Redevelopment Project

CRA/LA



Property Facts



Sale Type: Investment Or Owner User

Property Type: Retail/Mixed Use

Price: \$12,999,999.00

Tenancy: Multiple

Nest Seekers International Proudly Present This Amazing Historic Building In The Heart Of Downtown Los Angeles. 6 Story Building In Addition To A full Basement Will Be Delivered Vacant Ready For A Makeover And Mixed Use (Retail/Residential/Office). This Old Metropolitan Theater Built In 1923 Was A Glamorous Location For The Celebrities On The Historic Broadway Street. This Piece Of History Still Holds Its Character And Is A unique Opportunity For A Owner/Investor To Generate \$\$\$\$\$\$.

Pershing Square Station Los Angeles County Metropolitan Transportation Authority Red Line Purple Line 4 min walk 0.2 mi

7th Street/Metro Center Station Los Angeles County Metropolitan Transportation Authority Blue Line Red Line Purple Line Expo Line 10 min walk 0.5 mi

Civic Center/Grand Park Transit Stop Los Angeles County Metropolitan Transportation Authority Red Line Purple Line 14 min walk 0.8 mi

Little Tokyo-Arts District Transit Stop Los Angeles County Metropolitan Transportation Authority Gold Line 2 min drive 1.5 mi

Pico Station Los Angeles County Metropolitan Transportation Authority Blue Line Expo Line 2 min drive 1.2 mi



Union Station Commuter Rail (Ventura County, Antelope Valley, San Bernardino, Riverside, Orange County, 91 Lines) Southern California Regional Rail Authority (Metrolink) Ventura County Line Antelope Valley Line San Bernardino Line Riverside Line Orange County Line 91 Line 5 min drive 1.5 mi

Cal State LA Commuter Rail (San Bernardino Line) Southern California Regional Rail Authority (Metrolink) San Bernardino Line 7 min drive 5.6 mi

Glendale Commuter Rail (Ventura County, Antelope Valley Lines) Southern California Regional Rail Authority (Metrolink) Ventura County Line Antelope Valley Line 11 min drive 6.6 mi

Montebello/Commerce Commuter Rail (Riverside Line) Southern California Regional Rail Authority (Metrolink) Riverside Line 16 min drive 9.8 mi

Commerce Commuter Rail (Orange County, 91 Lines) Southern California Regional Rail Authority (Metrolink) Orange County Line 91 Line 15 min drive 9.5 mi