

Creative Campus For Sale

IN THE HEART OF DTLA'S ARTS DISTRICT



919-927 S. SANTA FE AVENUE | LOS ANGELES 90021

KENNEDY WILSON
BROKERAGE

DISCLAIMER

Kennedy-Wilson Properties, Ltd. (“Broker”), exclusive marketing representative of 919 South Santa Fe Avenue LLC and 927 South Santa Fe Avenue LLC. (“Seller”), is solely authorized to present this property investment offering (the “Offering”).

Prior to submitting an offer to acquire the fee interest in **919-927 S. Santa Fe Ave., Los Angeles, CA 90021** (the “Property”), interested parties should perform and rely upon their own investigations, analysis, estimates and projections and otherwise satisfy any concerns regarding material aspects of the proposed transaction including, but not limited to, legal, municipal, environmental, operational, seismic, financial and physical issues, and all other matters affecting or pertaining to the Property. The Seller will be offering the Property including all appurtenances and improvements, solely on an “As Is, Where Is” basis, without any representations or warranties. No person, including Broker, is authorized to make any representations or warranties on behalf of the Seller regarding the Property. Any and all information regarding the Property provided to any interested party by the Seller or Broker including all information contained in the Offering, is provided without any representation or assurance, expressed or implied, regarding the accuracy, completeness or current status of applicability of such information. Each interested party is expected to undertake such reviews and investigations and make such inquiries as such party may believe to be necessary, appropriate or advisable for the purpose of forming a decision to make an offer to acquire the Property.

This Offering is submitted subject to errors, changes, omissions changes in price, market and other conditions. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that any and all market analysis, estimates and projections contained in this Offering are provided for general reference purposes only and are based on assumptions related to the general economy, competition, real estate market trends, and other factors beyond the control of the Seller or Broker. Such analyses, estimates and projections are therefore subject to material variation, and may not be consistent with the views or assumptions held by other professionals.

Do not disturb existing tenants.

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Portfolio Overview

919-927 S. Santa Fe Avenue offers a rare opportunity to acquire two contiguous properties with gated parking on one of the Arts District's most prominent blocks. A stone's throw from Soho Warehouse and Warner Music HQ, the portfolio presents ample upside for a future buyer, whether it be an owner-user, partial owner-user or leased investment.

The portfolio is offered unpriced.

	927 S. SANTA FE	923 S. SANTA FE	919 S. SANTA FE	TOTAL
PRODUCT:	Office/Flex	Office/Flex	Parking Lot	
BLDG. SIZE:	6,387 SF	9,240 SF	N/A	15,627 SF
LOT SIZE:	6,001 SF / 0.14 AC	8,853 SF / 0.20 AC	3,151 SF / 0.07 AC	18,005 SF / 0.41 AC
STORIES:	1	3	N/A	
ZONING:	M3	M3	M3	
YR. BUILT:	1926	1908	1908	
APN:	5166-012-014	5166-012-012 5166-012-013	5166-012-039	

927
S SANTA FE
±6,387 SF

923
S SANTA FE
±9,240 SF

919
S SANTA FE
13 Spaces



TOTAL PORTFOLIO SIZE
±15,627 Building SF
±18,000 SF / 0.41 Acre Lot



Investment Highlights

- A+ Arts District location, adjacent to Soho Warehouse and Warner Music.
- Architectural, design forward properties, with bow-truss ceilings and abundant natural light.
- Exceptional owner/user opportunity.
- Gated, secure adjacent parking lot with 13 striped stalls. Very rare for this part of the Arts District.
- Portfolio sale consists of three separate parcels allowing seller and buyer to avoid ULA transfer tax.
- Well maintained properties with limited deferred maintenance or need for capital expenditure.

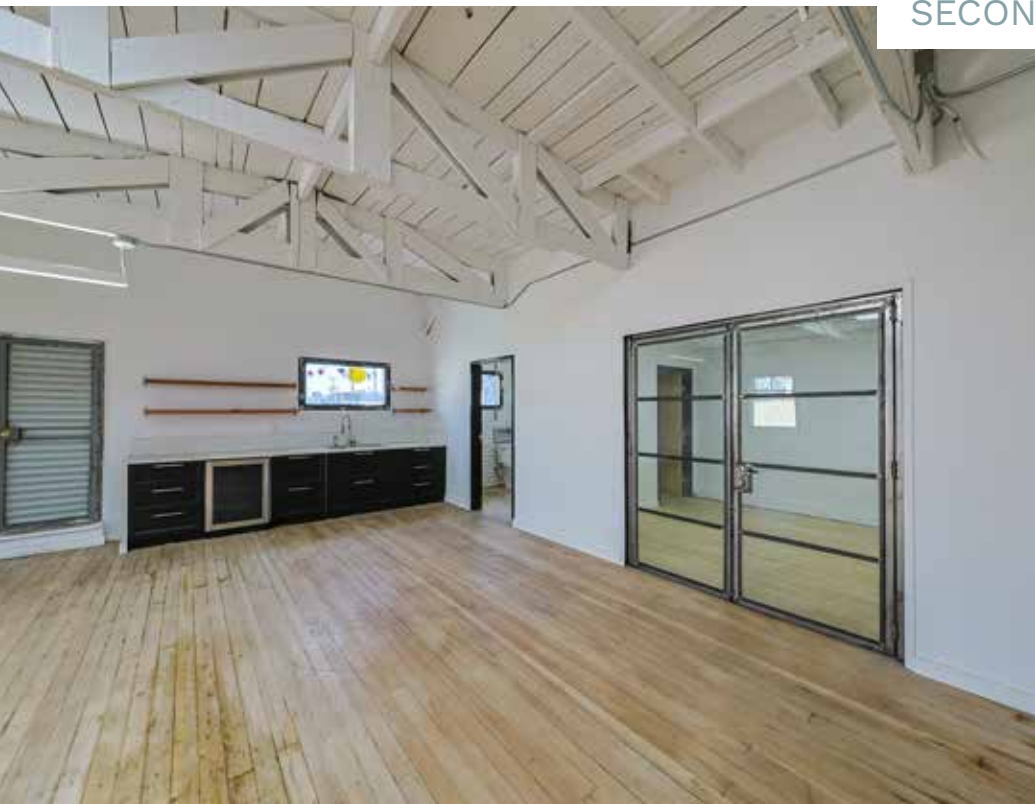



923 S. SANTA FE
GROUND FLOOR





923 S. SANTA FE
SECOND FLOOR





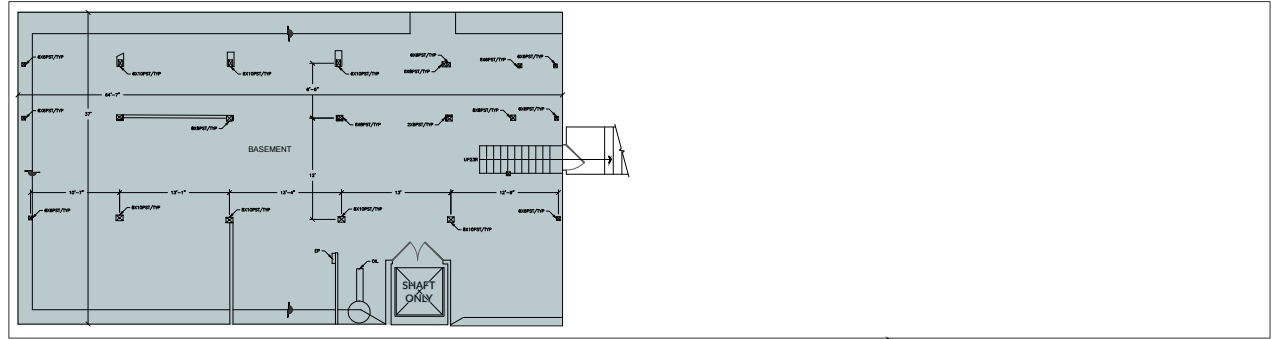
923 S. SANTA FE
BASEMENT

923 S. Santa Fe Ave.

±9,240 SF INCLUDING:

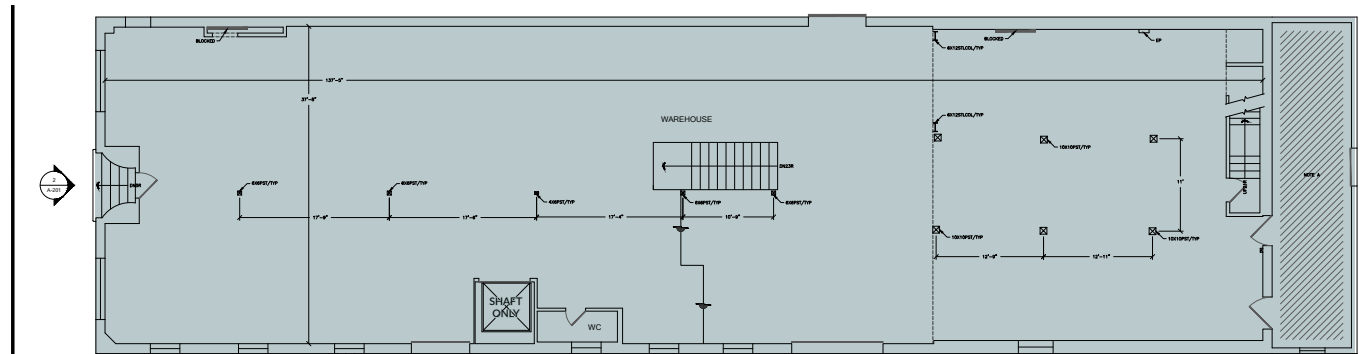
B

±2,405 SF
High Clear Basement Level



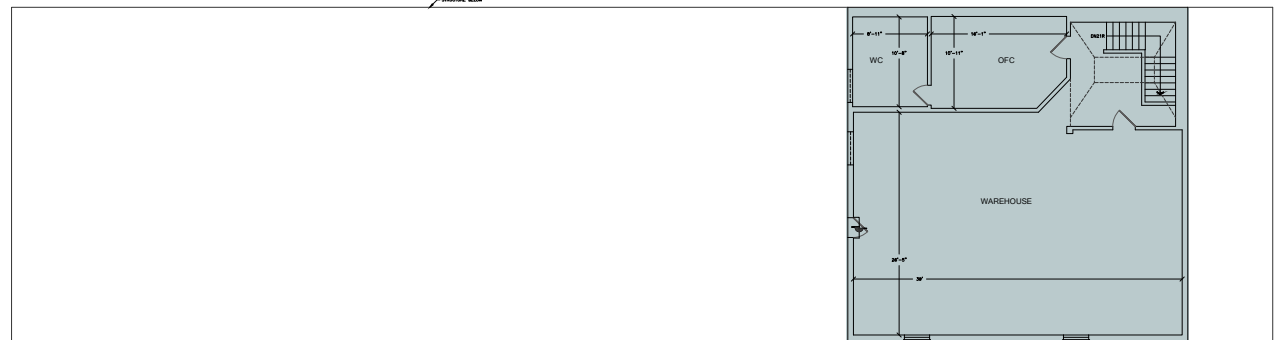
1

±5,237 SF
Ground Floor Level



2

±1,598 SF
Second Floor Level Floor





927 S. SANTA FE
INTERIORS



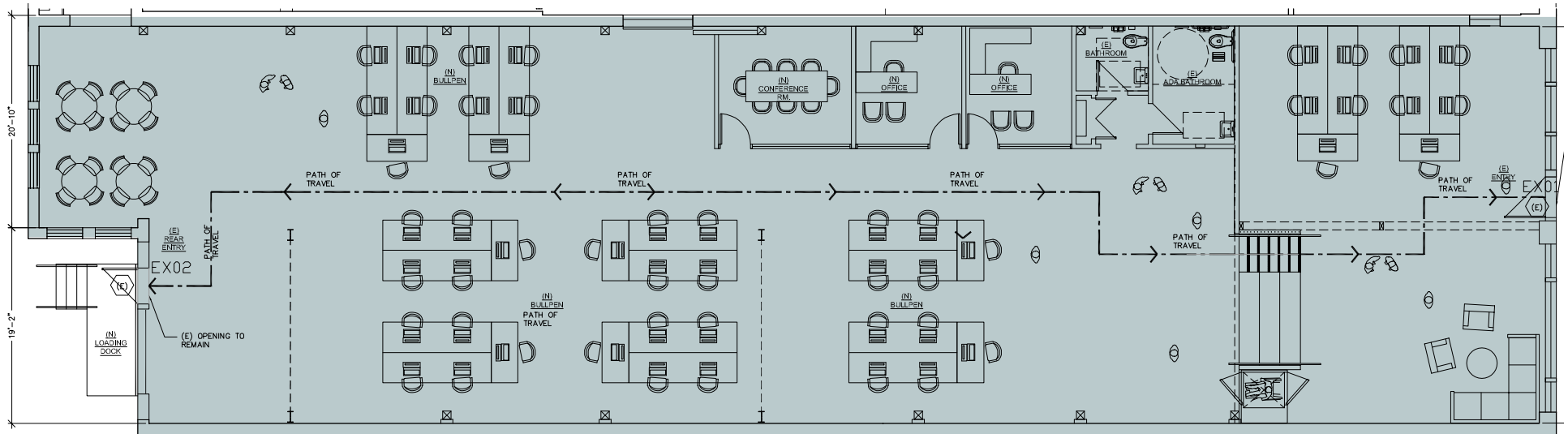


927 S. SANTA FE
INTERIORS



927 S. Santa Fe Ave.

±6,387 SF



Arts District Location



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