

412

W SIXTH ST

LOS ANGELES

Exclusively listed by:

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PROPERTY OVERVIEW

412 W 6th Street (office and retail building) is situated in the vibrant jewelry district of Downtown Los Angeles, known for its bustling commercial activity and central location. The property spans an impressive 112,418 square feet. With its significant square footage, the building presents excellent opportunities for leasing office spaces in a prime location. The property holds F1 permits, allowing for various commercial activities such as retail, office use, and jewelry manufacturing – offering the potential for stable rental income, capital appreciation, and future growth.

- **Flexible Configurations:** The property can accommodate both small and large businesses, with the ability to customize office layouts to meet the unique needs of tenants.
- **Street-Level Exposure:** The building features retail spaces with prime street-level exposure, providing excellent visibility to attract foot traffic and potential customers.
- **Target Market:** The jewelry district's high concentration of shoppers and tourists offers a built-in customer base, enhancing the potential for retail success, making the property an ideal choice for retail businesses seeking a prominent storefront presence.



HIGHLIGHTS

- Prime Location: Jewelry District
- Lot Size = 9,900 SF
- C5-D4 TOC 4
- Building Size = 112,418 SF
- F1 permits



PROFIT & LOSS

TOTAL INCOME **\$1,747,023.37**

OPERATIONAL EXPENSES

Cleaning & Maintenance	\$20,500.00
Computer & Internet	\$1,386.40
Dues & Subscription	\$75.00
Utility	\$241,393.71
Trash	\$22,551.29
Elevator Maintenance	\$20,150.90
Property Insurance	\$91,094.74
Licenses & Permits	\$15,339.54
Salaries & Wages	\$191,578.25
Pay Rolls Taxes	\$27,398.68
Security Service	\$129,948.00
Property Tax	\$73,449.50
Supplies	\$22,358.24
Telephone Expenses	\$4,530.50
Repair & Maintenance	\$36,853.02

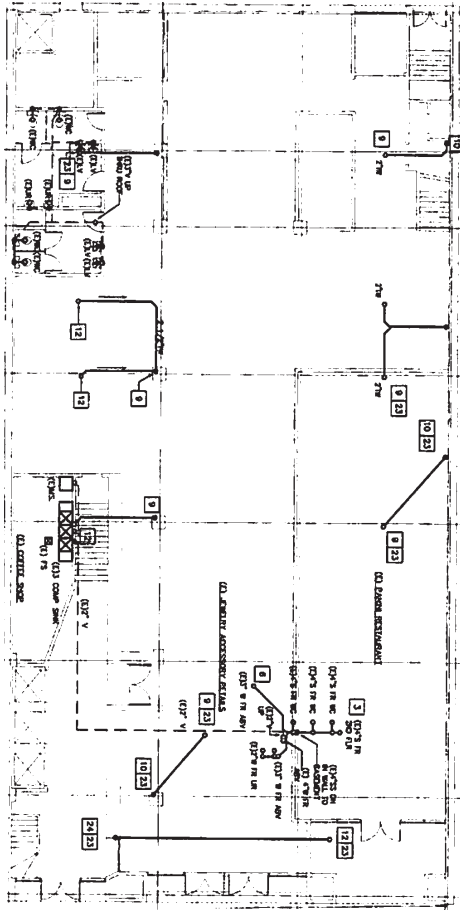
TOTAL EXPENSES **\$898,607.77**

NET PROFIT **\$848,415.60**

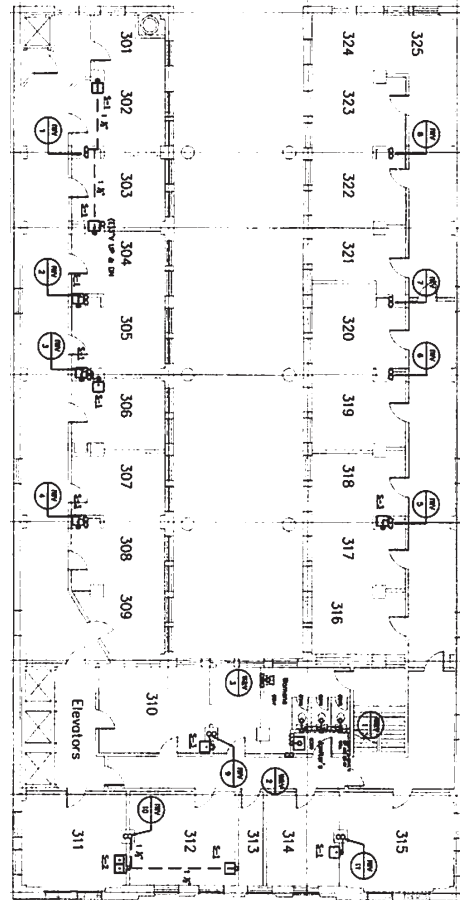
Other Expenses (please list other expenses if necessary)

FLOOR PLANS

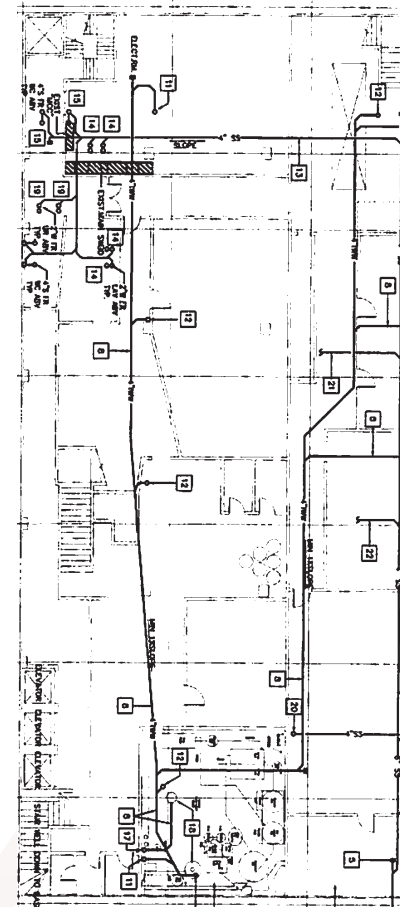
1ST LEVEL



LEVELS 2-14



BASEMENT





AREA MAP



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LOS ANGELES

Los Angeles County 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 nation's second largest city with about 4 million people.



#1 MOST POPULOUS
COUNTY IN THE US



#1 LARGEST ECONOMY
IN THE US



+5 MILLION IN
LABOR FORCE

POPULATION & EMPLOYMENT

- #1 most populous county in the U.S.
- +5 million labor force with +244,000 businesses

ECONOMIC DRIVERS

- #1 largest economy in the U.S.
- \$700 billion GDP in L.A. metro area in 2018
- 26 Fortune 500 headquarters

INTERNATIONAL TRADE

- #1 largest customs district in the U.S.
- #1 in imports, exports and total port tonnage in the U.S.
- +\$118 billion of total trade in 2019

TOURISM

- +50 million visitors to L.A. County in 2018
- \$288 million generated in L.A. transient occupancy tax in 2018
- 547,000 jobs supported by leisure & hospitality sectors in 2018



ECONOMIC IMPACT

Los Angeles County is commonly associated with the entertainment and digital media industry; all six major film studios—Paramount Pictures, 21st Century Fox, Sony, Warner Bros., Universal Pictures, and Walt Disney Studios—are located within the county. Numerous other major industries also define the economy of Los Angeles County, including international trade supported by the Port of Los Angeles and the Port of Long Beach, music recording and production, aerospace and defense, fashion, and professional services such as law, medicine, engineering and design services, financial services and more. High-tech sector employment within Los Angeles County is 368,500 workers, and manufacturing employment within Los Angeles County is 365,000 workers.

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