

# FOR SALE

## 236 W 15TH ST

LOS ANGELES, CA

### PRIME STANDALONE OWNER-USER OPPORTUNITY WITH PARKING

INDUSTRIAL, COMMERCIAL, MEDICAL,  
SENIOR/ASSISTED LIVING, CREATIVE USES

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236 W 15TH ST | LOS ANGELES

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236 W 15TH ST | LOS ANGELES

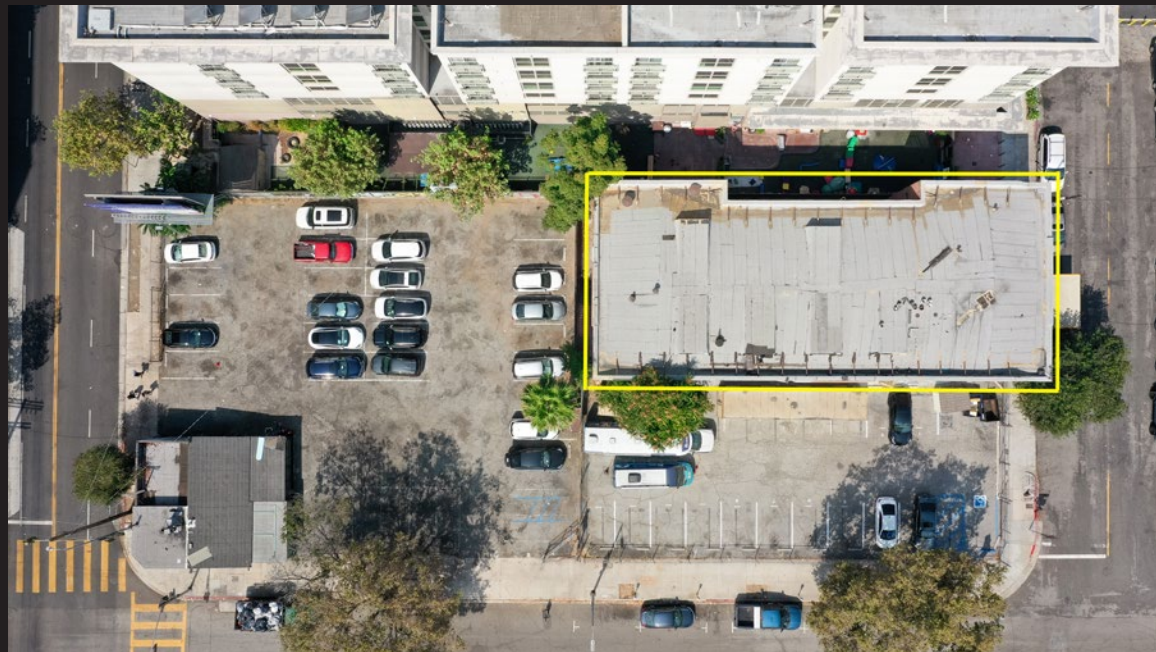
# EXECUTIVE SUMMARY

Compass is pleased to present 236 W 15th St; an exceptional  $\pm 11,010$  square-foot property poised for transformation in Downtown Los Angeles' South Park. Positioned near the intersection of South Olive and 15th Street, the property offers a unique investment and owner-user opportunity, zoned C2 and located with an Opportunity Zone featuring TOC Tier 3 Designation.

Delivered vacant at close of escrow, the property lends itself well to a multitude of potential uses, including but not limited to: industrial warehouse, flex space, self-storage, medical, studio, creative space, fitness, gym, banquet hall (event venue), non-profit, social service, church, school/education, entertainment, hospitality, and a variety of service-based businesses. The property features  $\pm 5,500$  SF of ground floor and  $\pm 5,500$  SF of second floor space, including five (5) built-out restrooms. Its distinctive wood bow truss and brick construction, 14' ceilings, concrete flooring, skylights, ample window line, while combined with its authentic character, creates an appealing canvas for a potential owner-user.

The property is well-located and adjacent to educational, medical, and newly developed apartment buildings, while situated only 2 blocks north of the Santa Monica I-10 Freeway and in proximity to Crypto.com Arena, Microsoft Theater, LA Live, and the Los Angeles Convention Center. The property is enhanced by its accessibility to a large parking lot, with spaces available directly adjacent to the property in addition to ample street parking and public transportation.

\*For All Inquiries: Please Contact Oliver Ghadoushi.  
\*Buyer to verify any and all accuracy of information.





236 W 15TH ST | LOS ANGELES

# PROPERTY SUMMARY

## PROPERTY DATA

±11,010 SF

BUILDING SIZE

TIER 3

TOC

±6,004 SF

LAND AREA

5134-021-003

APN

1924

YEAR BUILT

C2-2D

ZONING

PARKING IN ADJACENT  
LOT AT 231 VENICE BLVD





236 W 15TH ST | LOS ANGELES

# INVESTMENT HIGHLIGHTS

Freestanding Building with Parking  
Available in Adjacent Lot

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2 Levels Consisting of Ground and 2nd  
Floor Space with 14' High Ceilings and  
240V/3-Phase Power

---

Prominent Building Signage Opportunity in  
Multiple Locations

---

Zoned C2 | Ideal & Approved for a Variety  
of Commercial, Industrial, Storage, Medical  
and Creative Uses

---

SBA Financing Available to Qualified  
Parties (Owner-User)

---

Located within an Opportunity Zone &  
State Enterprise Zone | Tier 3 TOC





# AREA & MARKET OVERVIEW

236 W 15th St is easily accessible via major freeways, located just two blocks north of the Santa Monica (I-10) Freeway. Public transportation options are robust, with the Pico Station serving the Expo and Blue Lines just a five-minute walk away. This connectivity makes the property highly desirable for businesses that require easy access for both employees and clients.

Downtown Los Angeles is in the midst of a significant revitalization, driven by a combination of public and private investments. South Park, in particular, has seen a surge in new developments, including high-rise residential buildings, luxury hotels, and commercial spaces. The ongoing development in the area is expected to continue, further enhancing property values and attracting a diverse mix of businesses. The building's location within this thriving district positions it as a prime opportunity for investors looking to capitalize on the ongoing growth of Downtown Los Angeles.

The commercial real estate market in Downtown Los Angeles is currently robust, with increasing demand for versatile spaces that can accommodate a range of uses. The trend toward adaptive reuse and the growing demand for creative office spaces make the 236 W 15th St property particularly attractive. The building's unique architectural features, such as exposed red brick walls and high ceilings with exposed wood trusses, make it ideal for creative, tech, or professional office users.

Given the property's strategic location, strong market fundamentals, and the continued growth of Downtown Los Angeles, the opportunity represents a compelling investment for owner-users, investors, and developers alike.





# DEMOGRAPHICS

1 MILE 2 MILES 3 MILES

## POPULATION

	1 MILE	2 MILES	3 MILES
2020 Population	50,369	258,609	568,873
2024 Population	54,467	254,464	548,543
2029 Population Projection	53,951	247,559	531,408
Annual Growth 2020-2024	2.0%	-0.4%	-0.9%
Annual Growth 2024-2029	-0.2%	-0.5%	-0.6%

## HOUSEHOLDS

	1 MILE	2 MILES	3 MILES
2020 Households	22,833	94,575	200,163
2024 Households	25,944	96,115	197,150
2029 Household Proection	25,911	94,035	191,675
Annual Growth 2020-2024	3.1%	1.7%	1.2%
Annual Growth 2024-2029	0%	-0.4%	-0.6%
Avg. Household Size	1.9	2.3	2.5
Avg. Household Vehicles	1	1	1

## HOUSING INCOME

	1 MILE	2 MILES	3 MILES
Avg. Household Income	\$91,229	\$70,074	\$69,282
Median Household Income	\$57,579	\$42,814	\$46,675
\$25,000 - \$50,000	4,098	18,584	41,497
\$75,000 - \$100,000	2,007	9,151	21,189
\$125,000 - \$150,000	1,353	3,975	8,645
\$200,000+	2,712	5,788	9,725

1 MILE 2 MILES 3 MILES

## PLACE OF WORK

	1 MILE	2 MILES	3 MILES
2023 Businesses	8,790	25,561	39,092
2023 Employees	67,464	234,420	337,936





# AERIAL MAP







Second Floor





Second Floor





Second Floor





Second Floor





Second Floor





Second Floor





Second Floor





Second Floor





Second Floor





Ground Floor





Ground Floor





Ground Floor





Ground Floor





Ground Floor





Ground Floor













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FOR MORE INFORMATION REGARDING  
THIS OPPORTUNITY, PLEASE CONTACT:



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This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 236 W 15th St & 231 Venice Blvd | Los Angeles, CA CA, (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

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