

947 N VIGNES ST

LOS ANGELES, CA 90012

VIDEO WALKTHROUGH

FOR SALE: \$1,600,000 | BUILDING SIZE: 4,680 SQ FT | LOT SIZE: 5,663 SQ FT

947 N VIGNES ST
LOS ANGELES



YAN R. TKACH

(213) 699-2055

BROKER LICENSE: 02049736

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947 N VIGNES ST
LOS ANGELES

PROPERTY DETAILS & FEATURES

SALE PRICE:	\$1,600,000
ADDRESS:	<u>947 N VIGNES ST</u> <u>LOS ANGELES, CA 90012</u>
BUILDING SIZE:	4,680 SQ FT
LOT SIZE:	5,663 SQ FT
POWER:	100 amp main service panel overhead, 3 phase, 120/208 volts
DRIVE-IN DOOR:	1 (8' W x 12' H)
CONSTRUCTION:	Masonry
CEILING HEIGHT:	12 FT
PARKING:	3 Spaces
YEAR BUILT:	1958
DUE DILIGENCE:	Appraisals, environmental reports, and inspection reports are available.

EMAIL US

VIDEO WALKTHROUGH

For more info: yan@tkachventures.com

INVESTMENT HIGHLIGHTS

- Freshly repainted office
- Gated parking
- AC in office area
- Skylights
- Roof in excellent condition
- Recently serviced fire extinguishers
- Two restrooms
- No Further Action - Environmental Report - Completed on March 6, 2024



PROPERTY PHOTOS

934 AVILA ST
LOS ANGELES



947 N VIGNES ST
LOS ANGELES

934 AVILA ST
LOS ANGELES



NEARBY 934 AVILA ST CAN BE
PURCHASED AS A PORTFOLIO, AND
BOTH PROPERTIES ARE VACANT.



PROPERTY
PHOTOS




MARKET OVERVIEW

DOWNTOWN LOS ANGELES



Downtown Los Angeles is a vibrant hub of culture, commerce, and innovation, offering a dynamic mix of historic charm and modern development. As a thriving economic center, it boasts a robust job market, diverse dining and entertainment options, and a growing residential community. Recent investments in infrastructure and real estate have transformed the area into a sought-after destination for businesses, residents, and tourists alike. With its strategic location and strong market fundamentals, Downtown LA continues to attract growth and opportunity.

 **±5.84**
Size (15.1 km²)

 **85,000**
Population Estimate

 **\$64,870**
Average HH Income

Source: www.wikipedia.com

Downtown Los Angeles boasts a diverse and growing population, reflecting a mix of young professionals, families, and long-time residents. With a median age in the early 30s, the area attracts a vibrant and educated workforce, many employed in creative industries, tech, finance, and entertainment. The community is ethnically rich, with a multicultural makeup that contributes to its dynamic culture and thriving local businesses. As residential development continues, Downtown LA is becoming an increasingly desirable neighborhood for those seeking urban living with access to world-class amenities and a walkable lifestyle.

MARKET OVERVIEW

DOWNTOWN LOS ANGELES (Continued)

Arts District

Situated on the eastside of DTLA, adjacent to the LA River and railyards, the Arts District is famously home to galleries and cultural spaces, live/work lofts, and must-try restaurants, and retail in converted warehouses and former factories. This unique downtown community has also become a haven of innovative space for technology, media, and other creative companies. The neighborhood's buzz can be felt day and night, which has made it one of the hottest real estate markets in the country, with numerous residential, retail, and office projects under development.

Little Tokyo

Little Tokyo has a rich history dating to its roots as a magnet for immigrating Japanese at the turn of the 20th Century. Today it is one of Downtown's most walkable areas, with a lively retail scene that harmoniously balances old and new, hip and traditional, as well as popular cultural institutions such as the Japanese American National Museum and the Geffen Contemporary. A recent boom of high-quality residential properties and revitalized commercial buildings are driving more newcomers to the district than ever before.

South Park

What was once a sea of surface parking lots and non-descript warehouses is now a booming residential and entertainment district. Home to some of the County's biggest visitor attractions L.A. LIVE, STAPLES Center, and Los Angeles Convention Center, over 6,000 Downtowners call South Park home, with many more to come due to the largest concentration of residential development in this neighborhood. In addition to the burgeoning residential community, South Park is home to a growing number of hotels, companies, restaurants, coffee shops, and other appealing amenities.



MARKET OVERVIEW

DOWNTOWN LOS ANGELES (Continued)

Historic Core

With its collection of classic buildings adapted for both office and residential use, this neighborhood boasts many of the things that originally put Los Angeles on the world stage – ornate movie palaces, showcase architecture, and the bustling Broadway corridor. The Historic Core is also where visitors can experience DTLA’s contemporary reputation as a one-of-a-kind food, arts, and shopping destination, with monthly events like Downtown Art Walk and Shop Walk and a popular weekly farmers market drawing crowds to the district throughout the week.

Financial District

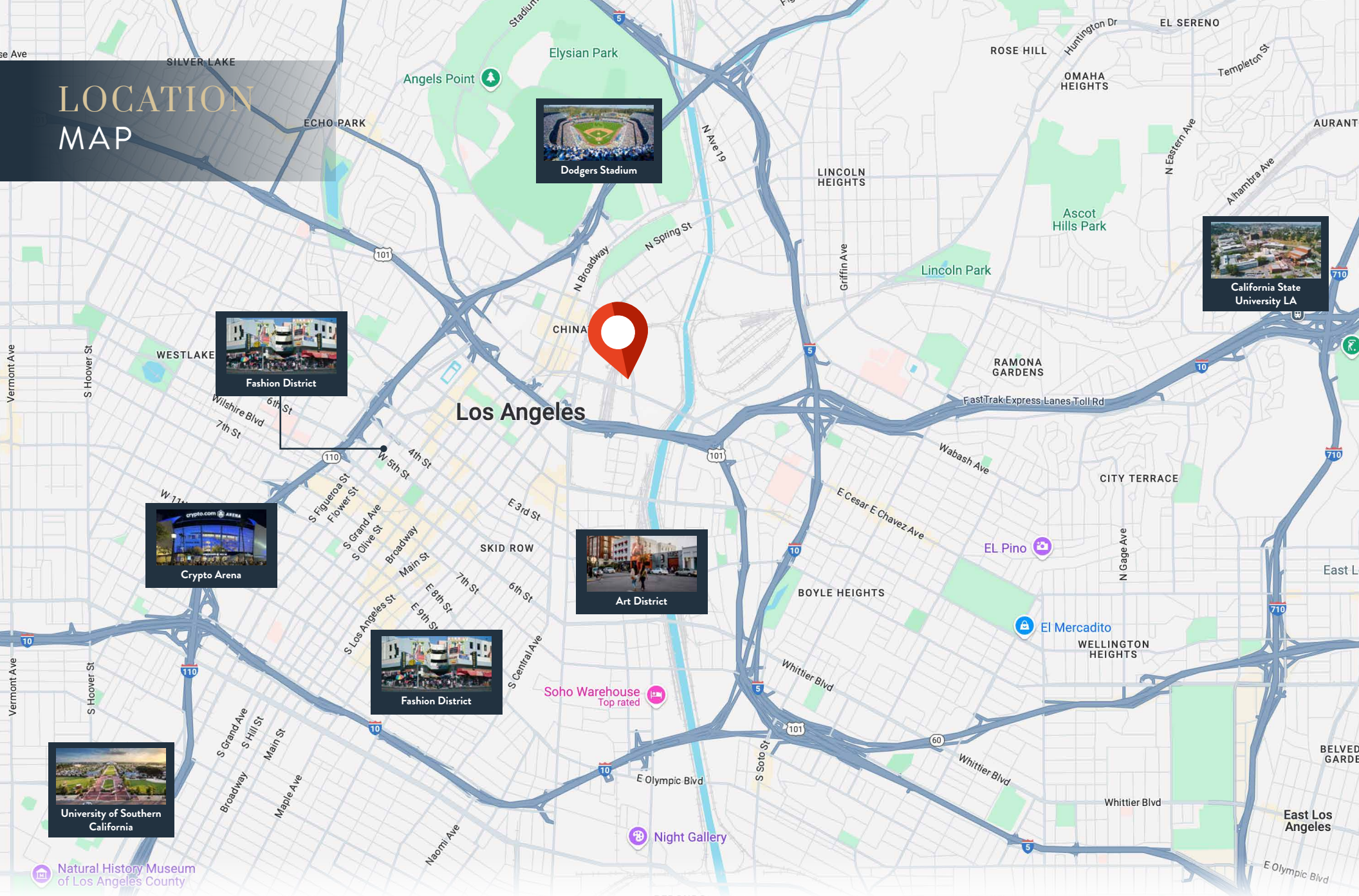
Dense, diverse, and dynamic, the Financial District is the heart of DTLA. Sitting at the center of the regional Metro rail system and possessing a numerous selection of restaurants, libations, and shopping options, it is the epitome of pleasure and convenience. The area is home to major retailers like Target, Macy’s and Whole Foods, great hotels like the NoMad, Sheraton, and InterContinental, and authentic attractions like Pershing Square and the adjacent Jewelry District. A large residential community takes advantage of county-wide transit, and along with daily visitors throughout the region, keeps the neighborhood buzzing into the evening and throughout the weekend.

Bunker Hill

A mix of soaring skyscrapers and internationally known cultural institutions, Bunker Hill is also home to many desirable residential properties. While bustling with office workers on weekdays, the success of The Broad and adjacent culinary destinations has ushered in a diverse population, altering perceptions and activating the area on evenings and weekends as well. The coming arrival of a Regional Connector Metro station and construction of the long-awaited Grand Avenue project will take the Hill to new heights.



LOCATION MAP



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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Tkach Ventures Group, LLC, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Tkach Ventures Group, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Tkach Ventures Group, LLC.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Tkach Ventures Group, LLC nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.