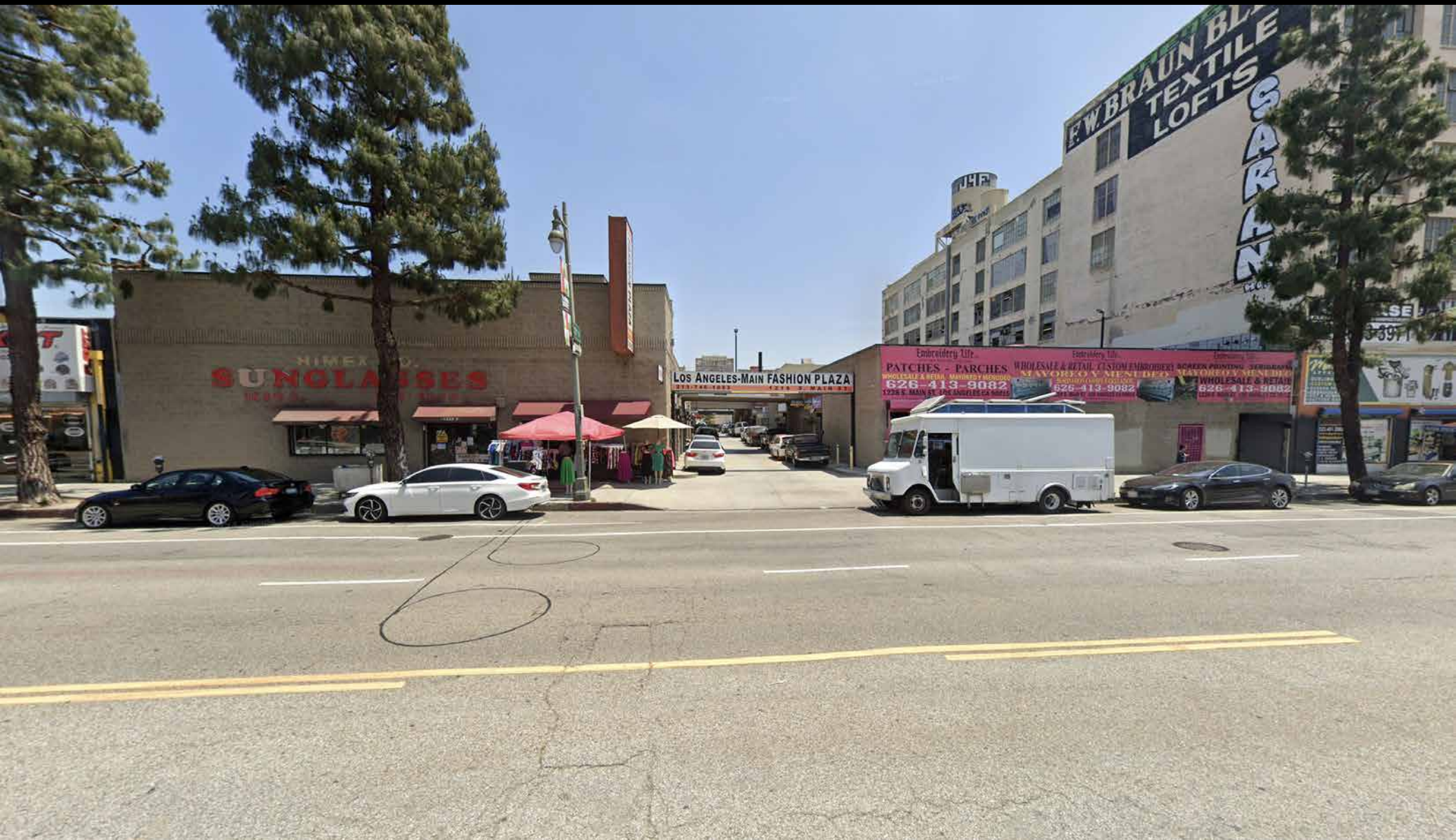


DTLA CREATIVE CONVERSION/DEVELOPMENT OPPORTUNITY



31,600± SF of Buildings on 41,030± SF of Land

Los Angeles-Main Fashion Plaza

1218-1230 S MAIN ST & 1219 S LOS ANGELES ST, LOS ANGELES, CA 90015



**1218-1230 S MAIN STREET
1219 S LOS ANGELES STREET
LOS ANGELES, CA 90015**

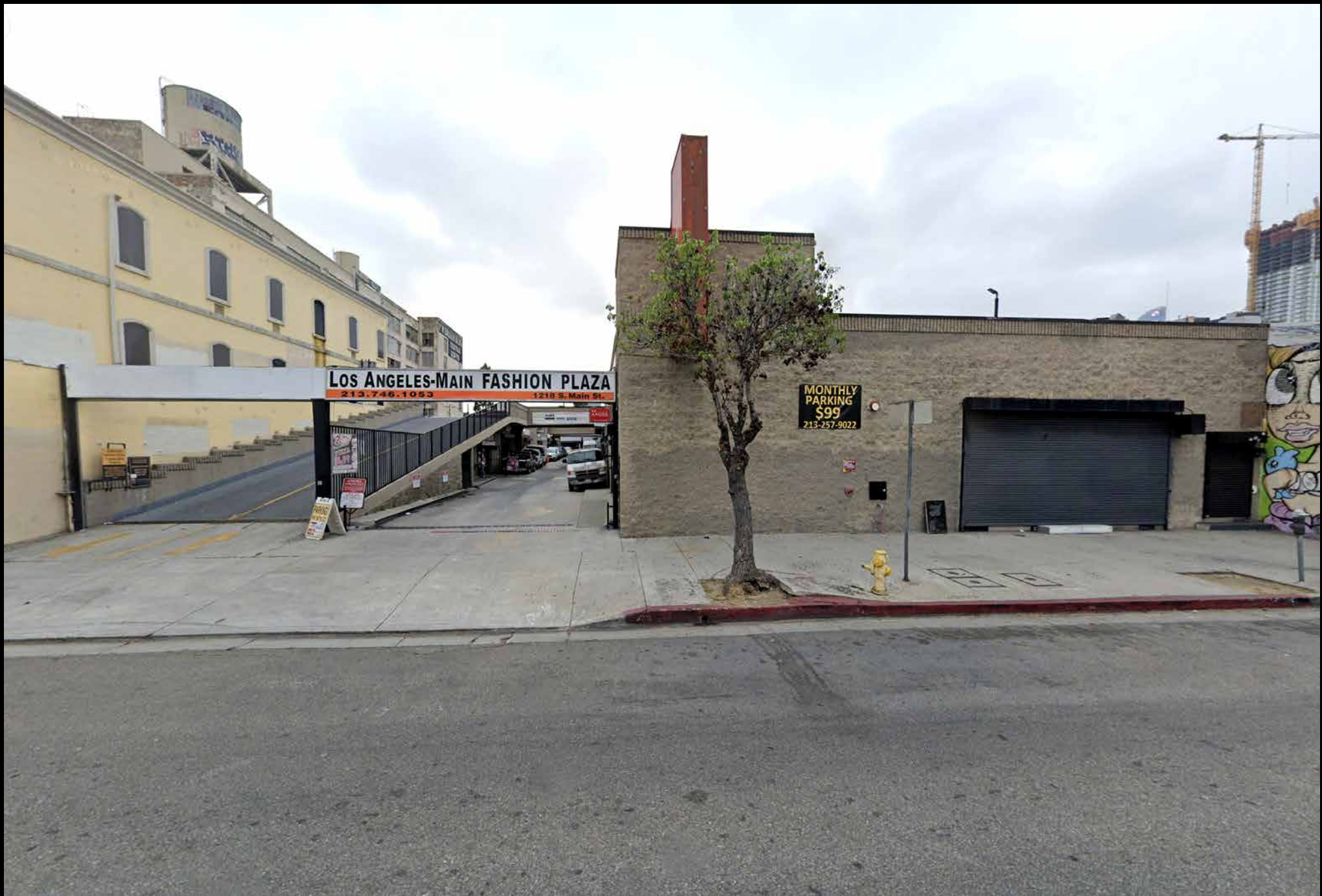
Property Details

Land Use:	Shopping Center
Building Area:	31,600± Sq.Ft.
Stories:	One
Construction:	Masonry
Year Built:	1982
Surface and Rooftop Parking: (Parking Covenant in Place: Call Broker)	120± Vehicles
Land Area (Per Plat Map):	41,030± Sq.Ft.
Zoning:	LA M2
Assessor's Parcel #:	5139-027-016
Traffic Count:	18,010 Vehicles Per Day (2022)
TOC:	Tier 3
Opportunity Zone:	No

Property Highlights

- Rare Fashion District/South Park District purchase opportunity
- Future development site with income during entitlement period
- Call broker for rent roll and income/expense details
- Block-to-block property between Los Angeles & Main Streets
- 156 foot frontage on Main St & 113 foot frontage on Los Angeles St
- Located right on the border of the Fashion District and South Park District
- Across from Axis Apartment Complex
- 3/4-mile east of the Harbor (110) Freeway and 1/4-mile north of the Santa Monica (I-10) Freeway

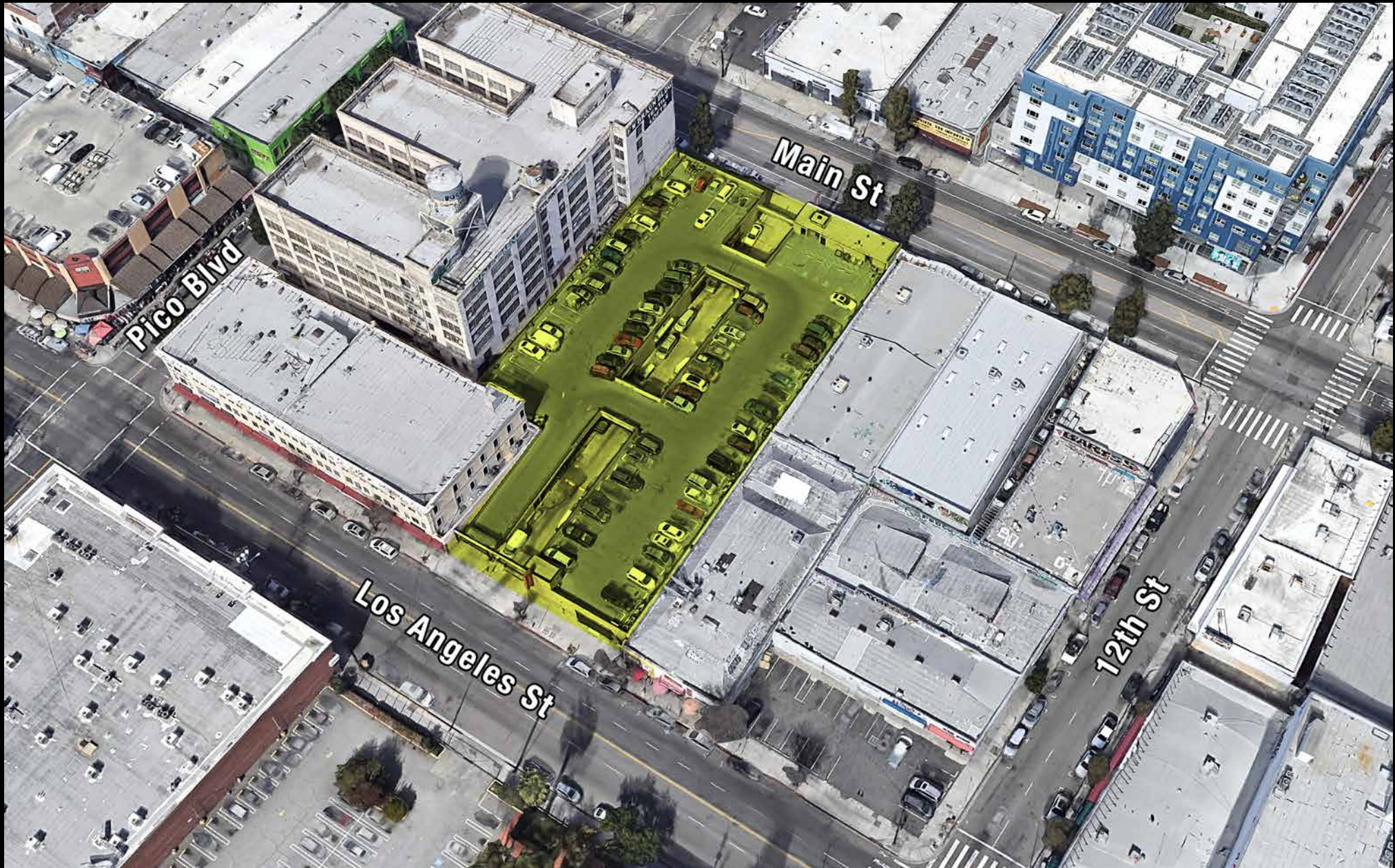
Asking Price: \$10,899,000 (\$345 Per SF)
Ownership Will Consider Seller Financing







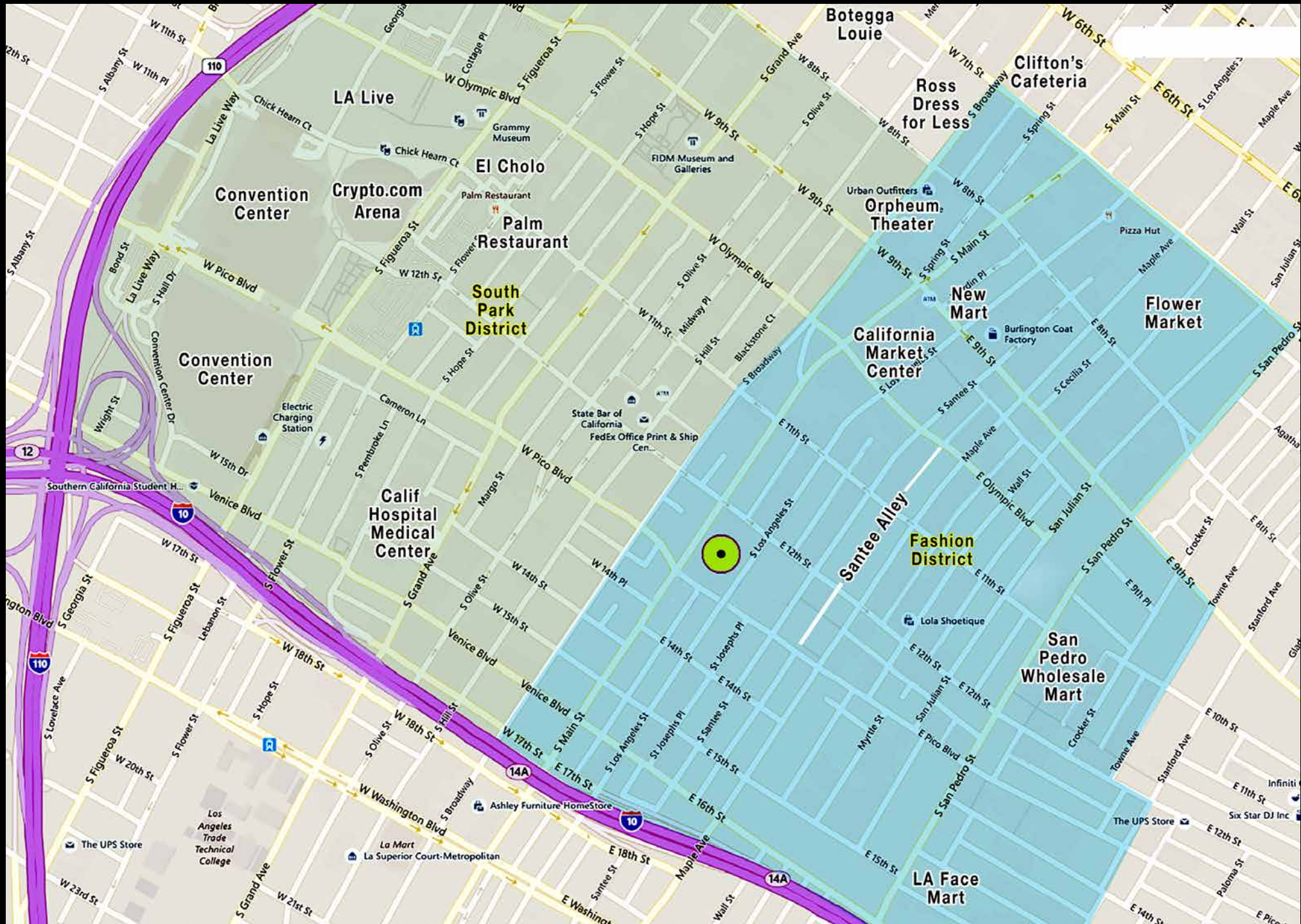
Property Aerial



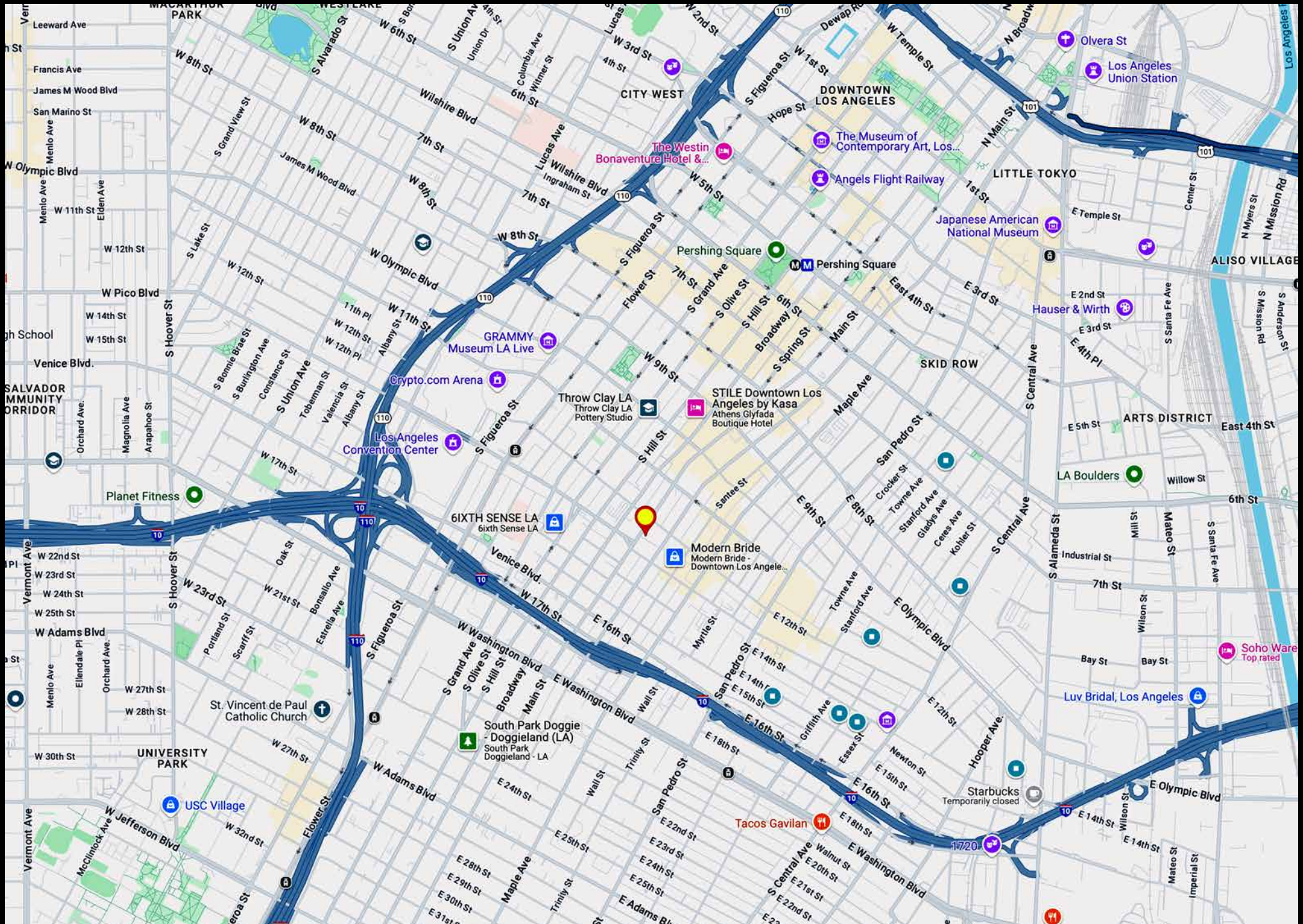
Plat Map

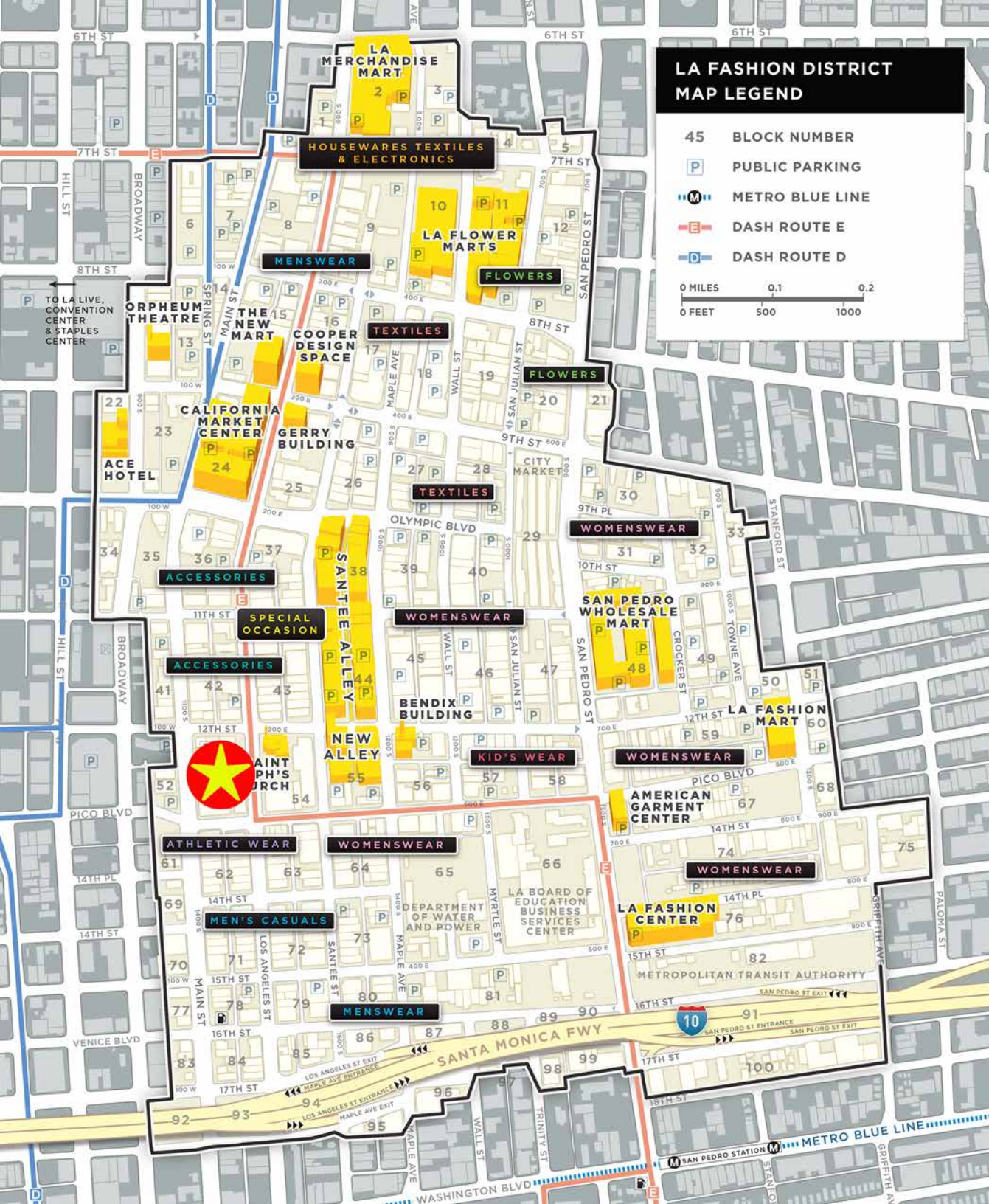


Amenities Map



Area Map





Downtown Los Angeles Demographics

A PLACE TO WORK

350,000+ JOBS

\$86,200

Average
Household
Income



59%

30 - 54 Years Old

55% Postsecondary Education



21%

Job Growth in
"Knowledge Industries"



93%

Expect to
Return to
Office

A PLACE TO VISIT, SHOP, & DINE

15 million VISITORS
in 2021



\$5 billion in Sales in 2019

743 Retail Businesses
per Square Mile



157

Food/Beverage
Businesses
per Square Mile

93

Walkscore



A PLACE TO LIVE

80,000+ RESIDENTS

\$86,300

Average Household Income



84% Residential
Inventory Growth
2000 - 2019



32% Less
Income Spent
on Housing +
Transportation
than LA Average



53%

25 - 49 Years Old

60%

Postsecondary
Education

37% Population
Growth 2010 - 2019

94%

Residential Occupancy

41%

Walk, Bike,
or Take Transit to Work



79% love DTLA



65% expect to live in DTLA for at least 3 more years

LOS ANGELES—MAIN FASHION PLAZA

1218-1230 S Main Street
1219 S Los Angeles Street
Los Angeles, CA 90015

31,600± SF of Buildings
41,030± SF of Land

Prime DTLA Creative Conversion or
Development Purchase Opportunity

*Ownership Will Consider Seller
Financing*

Exclusively Listed By



Mark Silverman

Senior Associate

213.747.0379 office

213.924.7147 mobile

mark@majorproperties.com

Lic. 01310992



Bradley A Luster

President

213.747.4154 office

213.276.2483 mobile

brad@majorproperties.com

Lic. 00913803

MAJOR PROPERTIES

1200 W Olympic Blvd
Los Angeles, CA 90015

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