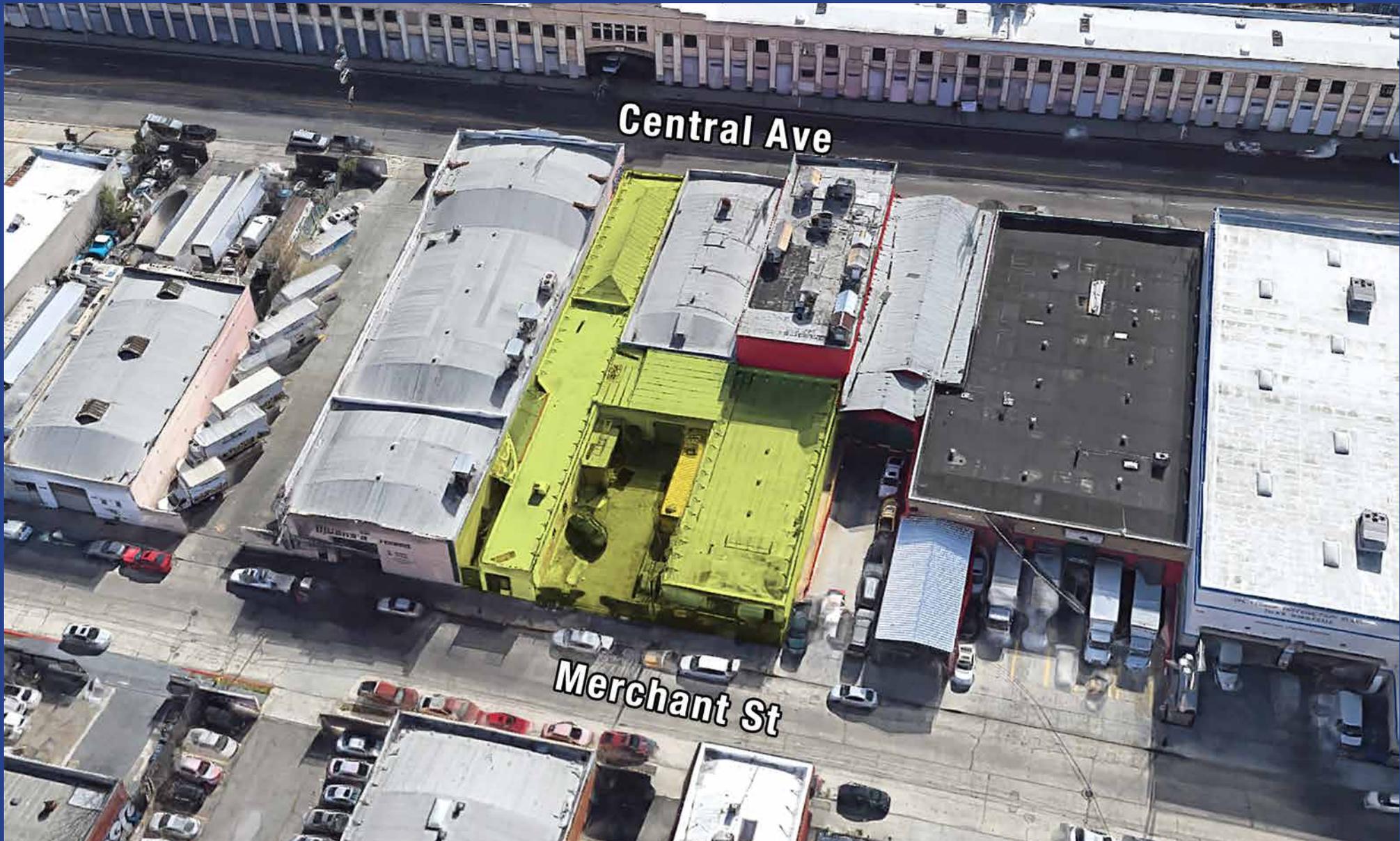


DTLA INDUSTRIAL COMPOUND



For Sale: 10,500 SF of Buildings on 13,622 SF Land

For Lease: 8,000 SF | Divisible to 1,500 SF, 2,675 SF and 3,825 SF

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
Offering Memorandum

- Industrial Compound For Sale or Lease
- Great Downtown Los Angeles Location
- Adjacent to ROW DTLA
- 2 Blocks West of DTLA Arts District
- Many Possible Uses!
- Designated Qualified Opportunity Zone



Exclusively offered by

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Senior Associate

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213.210.7492 mobile

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Lic. 00697373

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers or Tenants of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

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This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

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MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

734-742 Merchant St & 735 Central Ave Los Angeles, CA 90021

Total Building Area	10,500± SF
Total Land Area	13,622± SF
Zoning	LA M2

735 S Central Avenue (Not For Lease)

Building Area	2,500± SF
Land Area	2,588± SF
Year Built	1920
APN	5146-008-007

734 Merchant Street: For Lease at \$1.30 Per SF

Building Area	1,500± SF
Land Area	4,192± SF
APN	5146-008-006

736 Merchant Street: For Lease at \$1.30 Per SF

Building Area	2,675± SF
Land Area	2,589± SF
Year Built	1924
APN	5146-008-005

742 Merchant Street: For Lease at \$1.30 Per SF

Building Area	3,825± SF
Land Area	4,253± SF
Year Built	1909
APN	5146-008-010

734-736-742 Merchant Street (total of 8,000 SF)
are available for lease together at \$10,000 per
month (\$1.25 per SF gross)

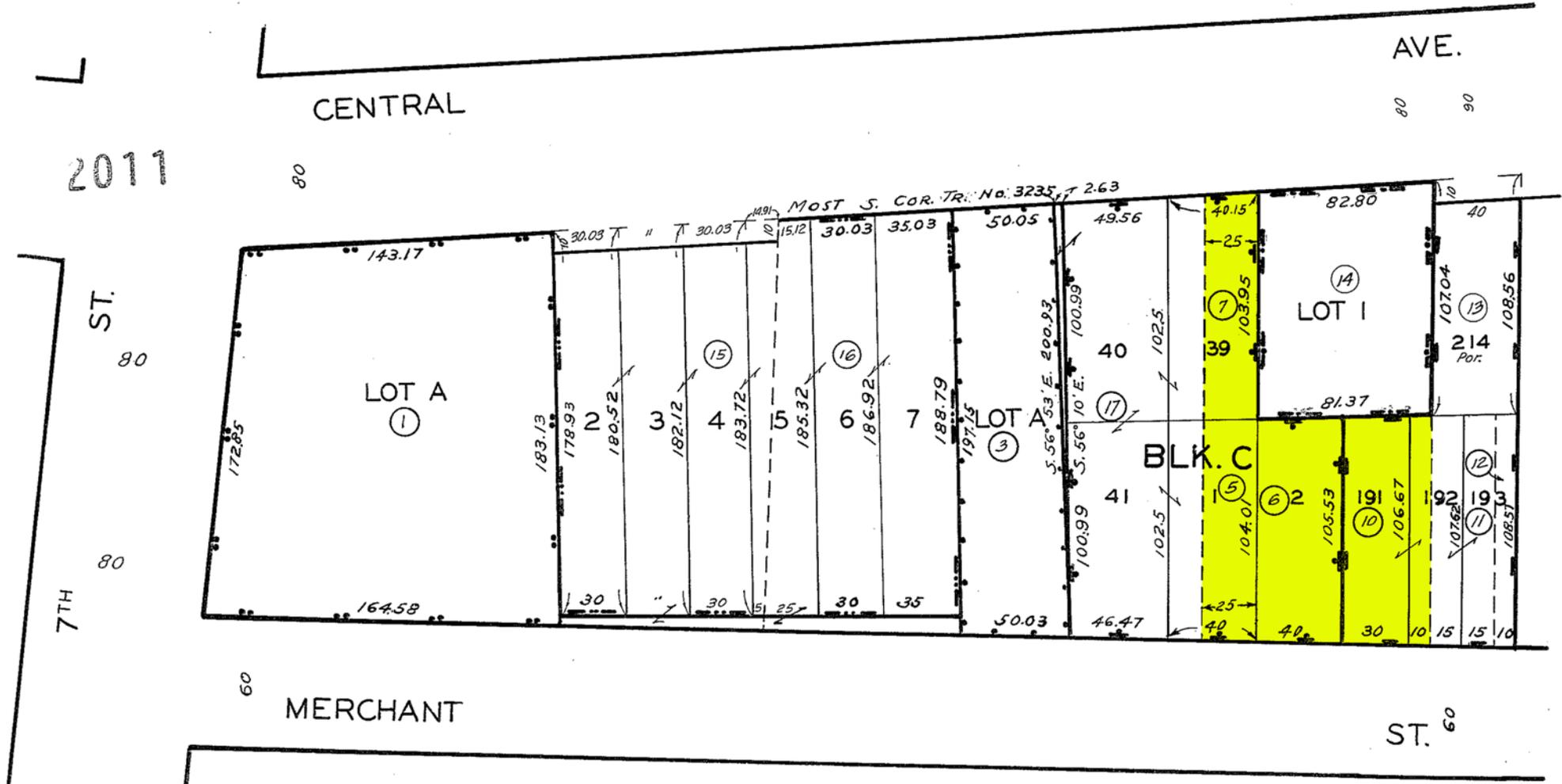
Property Highlights

- Industrial compound: Four 1-story buildings
- Multi-use capability!
- Great for warehouse, dry goods, spices, textiles, cash & carry, electronics, etc.
- 105' frontage on Merchant Street and 25' frontage on Central Avenue
- 12' ceiling height
- 100 amps/120-240 volts/3-phase power service
- Ground level loading
- Located between 7th and 8th Streets
- Adjacent to ROW DTLA; 2 blocks west of DTLA Arts District
- Designated Qualified Opportunity Zone location
- *Buyer to verify all measurements and square footages*

Asking Price: \$3,500,000
(\$333.33 Per SF Building)



Plat Map



W. J. FISHER'S SUBDIVISION
OF THE KOHLER AND FROHLING TRACT

M. R. 21-46

SUBDIVISION OF THE HOME PLACE
OF MARIANA W. DE CORONEL

M. B. 1-46

CITY LANDS OF LOS ANGELES

M. R. 2-504-505

KOHLER TRACT

M. R. 54-51

CODE

15117

TRACT NO. 2632

M. B. 33-15

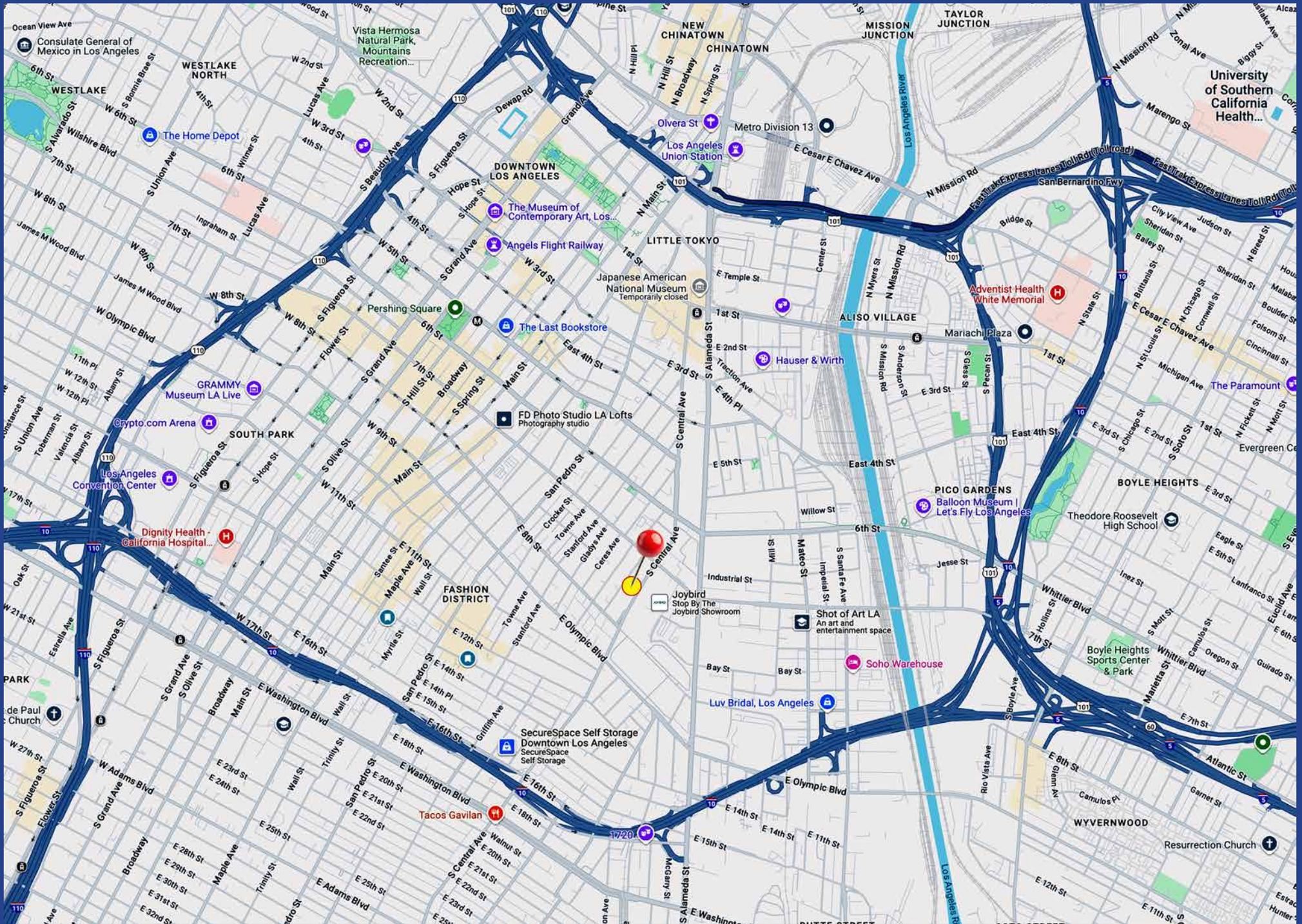
TRACT NO. 3235

M. B. 36-12

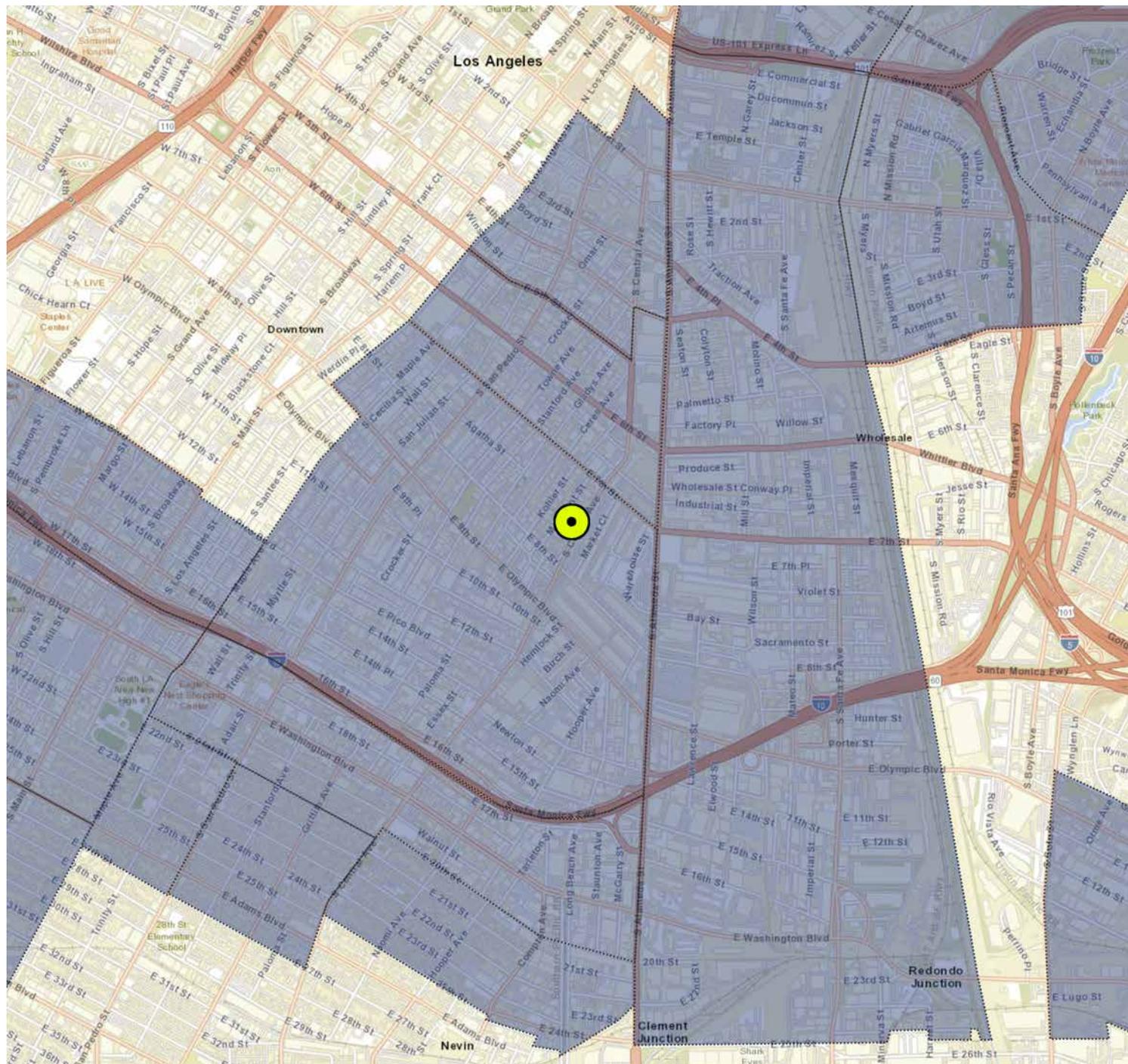
TRACT NO. 9399

M. B. 206-30-31

Area Map



Designated Qualified Opportunity Zone



Central & Merchant is located in a Designated Qualified Opportunity Zone, which offers tax benefits:

- Deferral of capital gains on federal tax through a qualified opportunity fund.
- Step-up in basis (up to 15%) depending on holding period.
- Allows for real estate, as well as securities, partnership interests to be invested in Opportunity Zones via Opportunity Funds.
- No capital gains tax on the Opportunity Zone investment itself for funds that have been held for at least 10 years.

Downtown Los Angeles Demographics

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average Household Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work 3-5 days in DTLA



79%

Expect to be in the office at least half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion retail sales per year

745

Retail+F&B Businesses per Square Mile



171

Food/Beverage Businesses per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average Household Income



26% All new residential in the City of LA since 2010



24% Less Income Spent on Housing + Transportation than LA Average

41% Population Growth 2010 - 2022



61%

25 - 54 Years Old



67%

Postsecondary Education

90%

Residential Occupancy

46%

Walk/Bike/Transit or Work from Home