

**BANKRUPTCY SALE**



# INDUSTRIAL PROPERTY FOR SALE

Adjacent to  
Los Angeles State  
Historic Park

55,150± SF of Buildings

35,655± SF of Land

Zoned LAUV

1709-1727 N Spring St  
312-314 Aurora St  
Los Angeles, CA 90012

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial & Industrial Specialists  
OFFERING MEMORANDUM



1709-1727 N Spring Street & 312-314 Aurora Street  
Los Angeles, CA 90012

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Total Building Area	55,150± SF
Total Land Area	35,655± SF
Zoning	LA UV(CA)
Frontage	275.4´ on Spring St — 233.2´ on Baker St 102.4´ on Wilhardt St — 190.2´ on Aurora St

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1709 N Spring St	4,800± SF Building on 5,498± SF of Land
Built 1895/1930	APN 5409-002-027

1711 N Spring St	27,500± SF Building on 13,463± SF of Land
Built 1910/1916	APN 5409-002-028

1721 N Spring St	6,412± SF Building on 4,235± SF of Land
Built 1984	APN 5409-002-008

1727 N Spring St	16,438± SF Building on 5,962± SF of Land
Built 1914	APN 5409-002-011

Building is formally recognized with a Historical Designation

312 Aurora St	4,464± SF of Land
	APN 5409-002-009

314 Aurora St	2,033± SF of Land
	APN 5409-002-010

## Property Highlights

- Bankruptcy sale: 4 industrial structures on 6 parcels
- Frontage on four streets
- Adjacent to Los Angeles State Historic Park
- Sale subject to bankruptcy court approval and overbid
- Just minutes northeast of Chinatown and DTLA
- Less than one mile south of Dodger Stadium and Elysian Park
- Easy access to all DTLA Freeways: I-5, 101, I-10 and 110
- Property may be subdivided and parcels sold separately (call broker for details)

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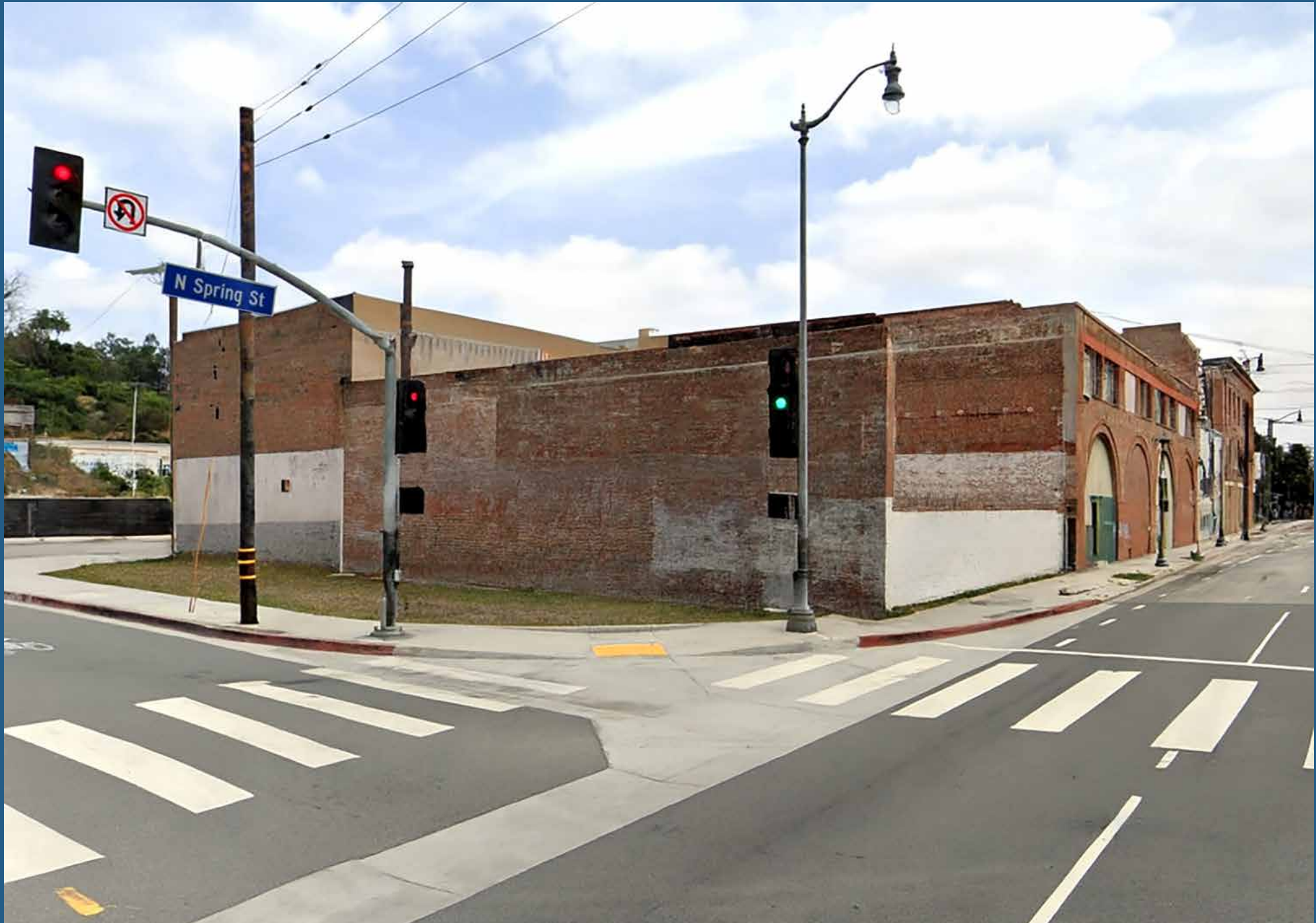
1711 N Spring St includes a 3,500 SF loft with an open floor plan. The space is on the second floor and is accessible through a private vintage freight elevator. Features include central AC/heat, high wood beam ceilings, hardwood floors, a modern kitchen and dining area, plus various seating areas. The loft is filled with natural light from skylights and southwest window light. There is also a panoramic view of Los Angeles State Historic Park.

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**SALE PRICE: \$10,000,000**  
**(\$181.32 Per SF Building)**

*Sale subject to bankruptcy court approval and overbid; property sold “as-is”.*

## View From Spring Street & Wilhardt Street





## View From Spring Street & Aurora Street





## View From Baker Street & Aurora Street



View From Baker Street & Wilhardt Street







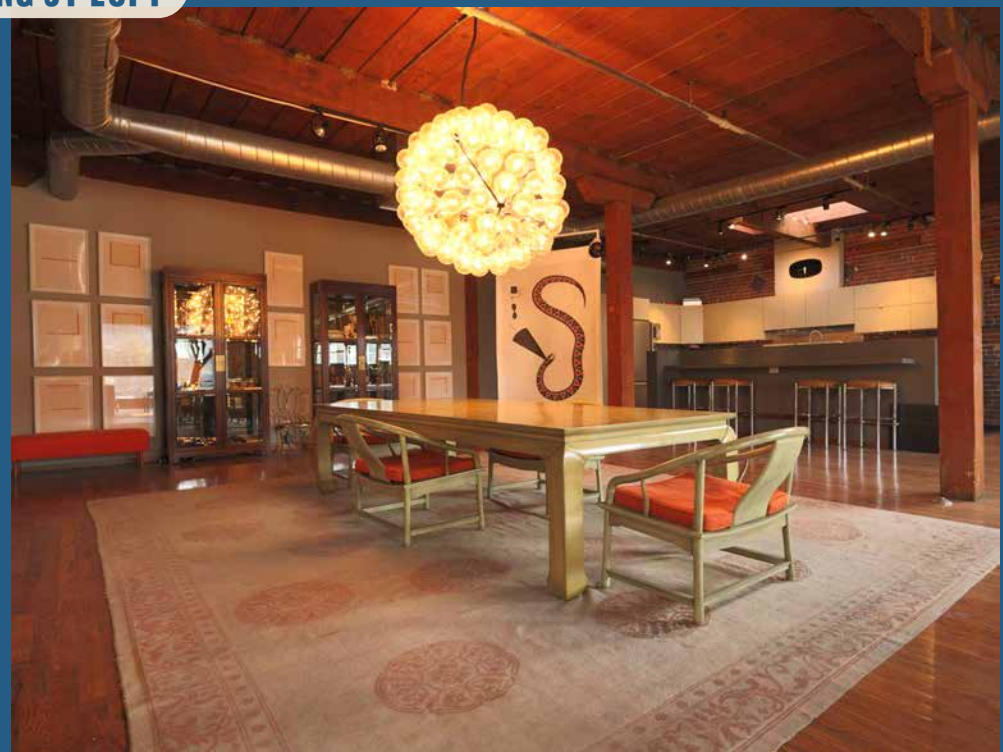
1711 N SPRING ST LOFT





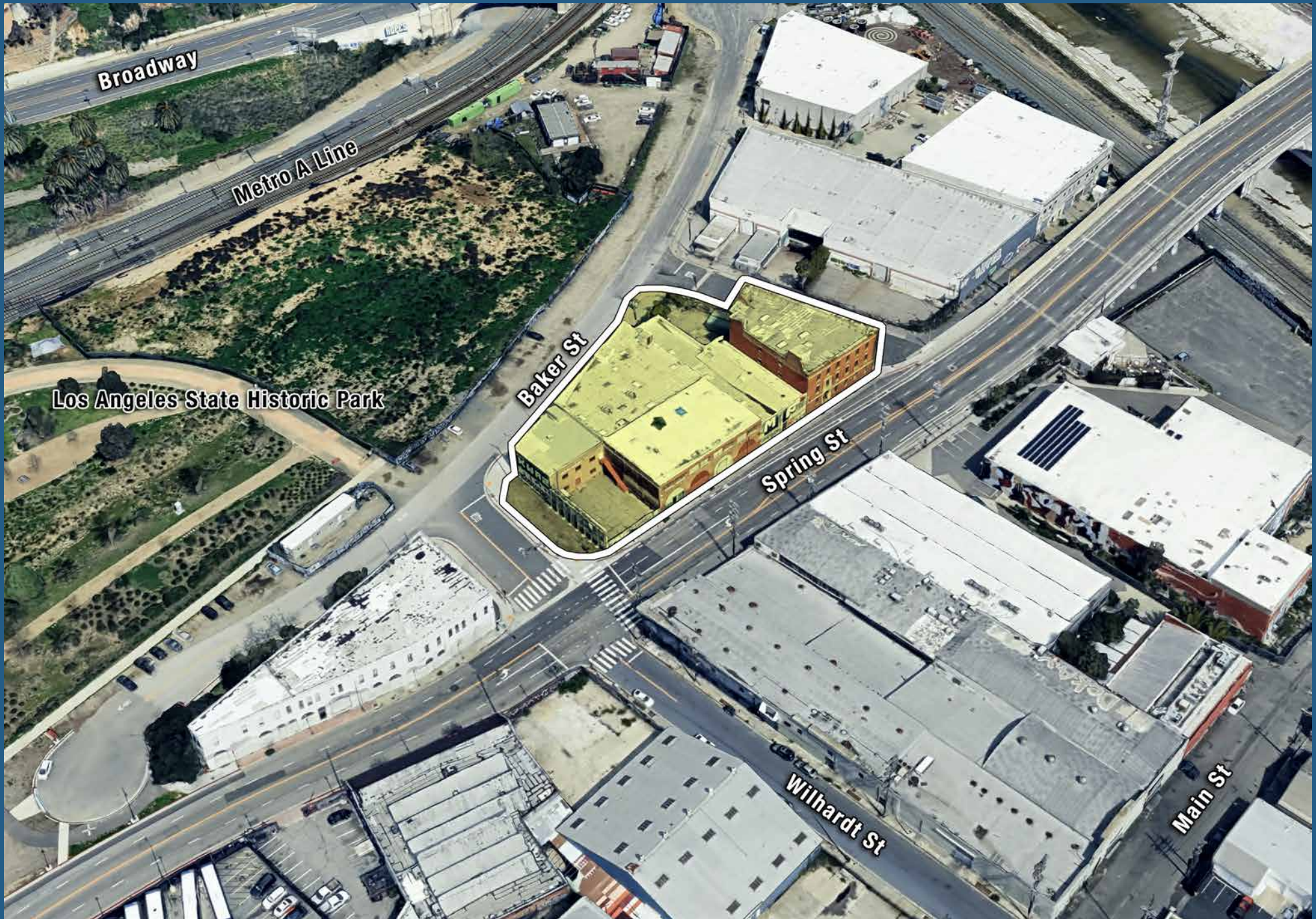


1711 N SPRING ST LOFT

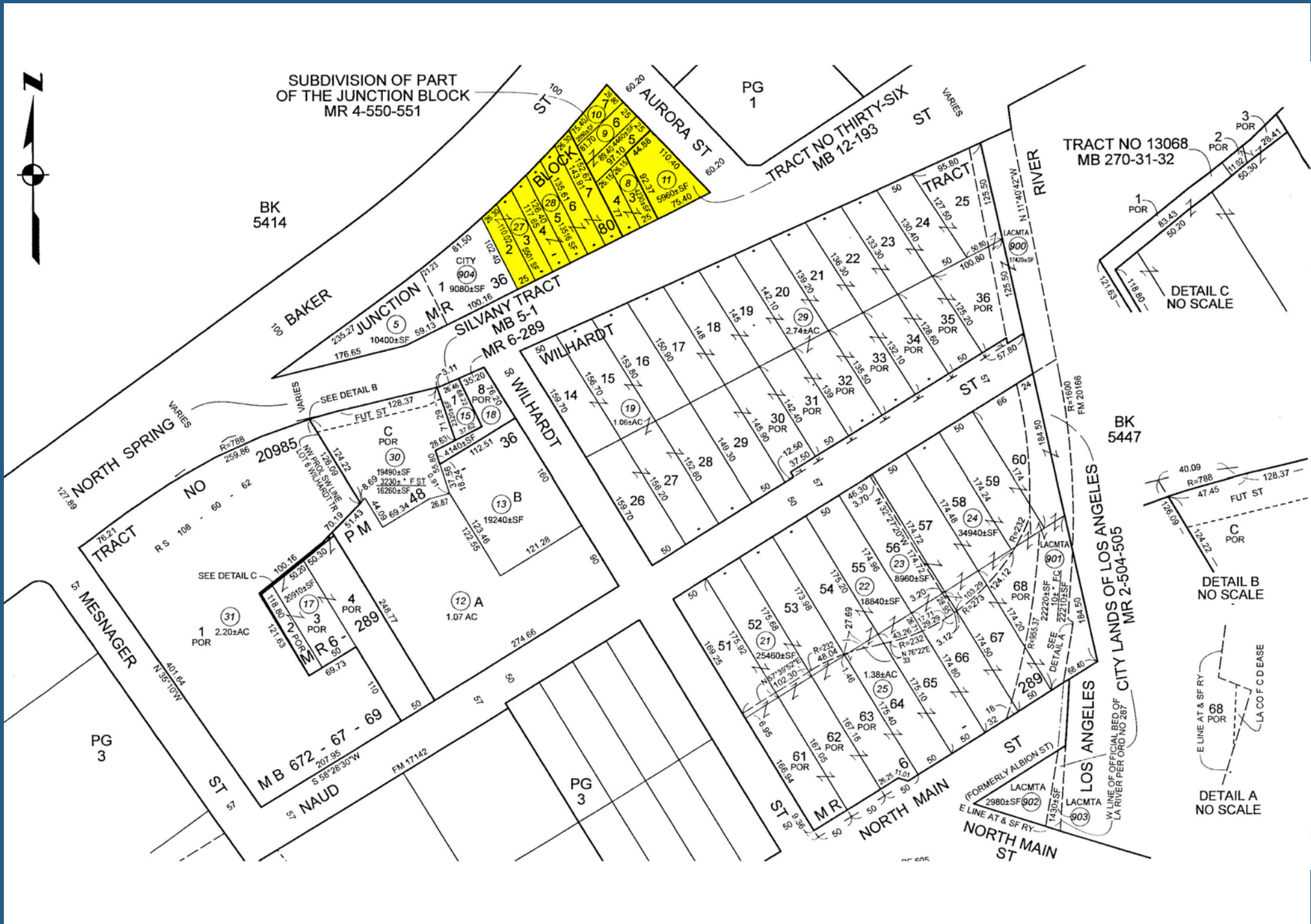




# Aerial Photo

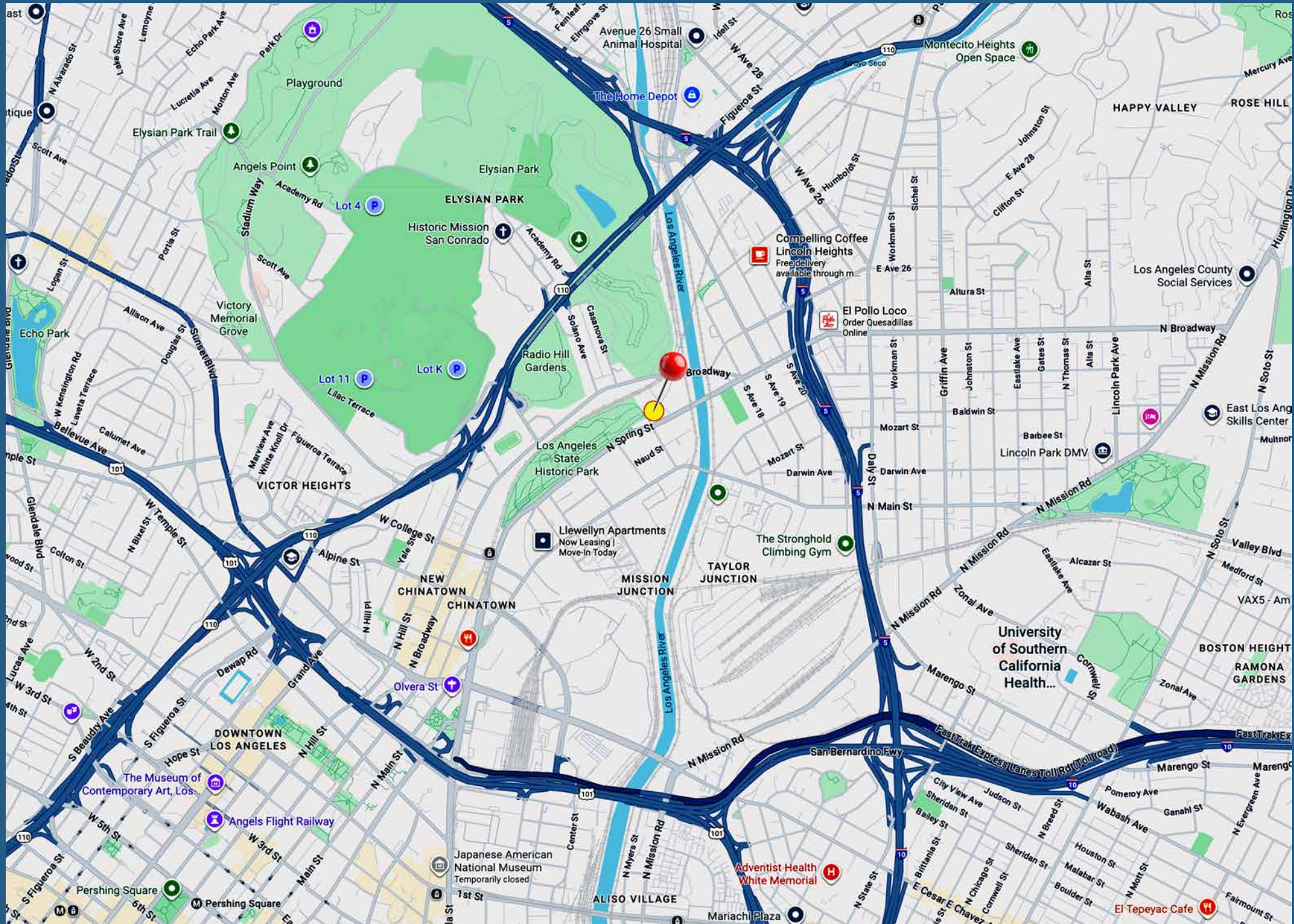








# Area Map





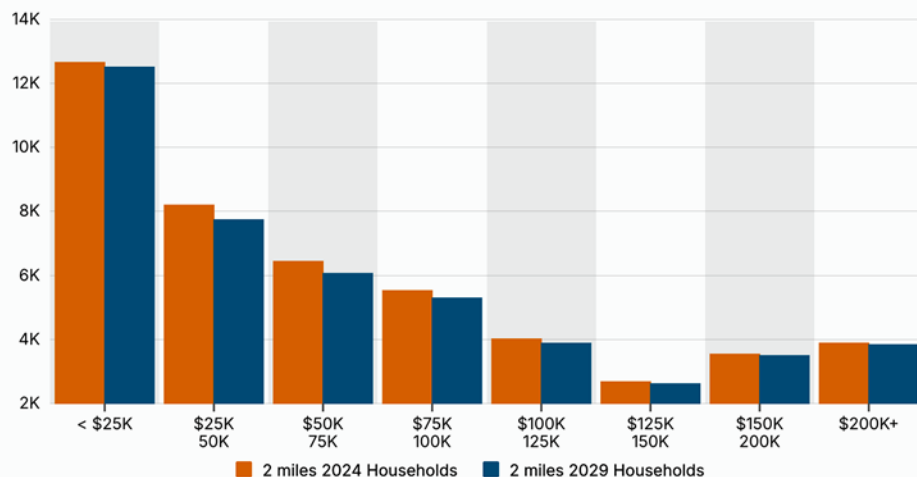
This aerial map of Los Angeles features several labeled locations. A red pin labeled 'SUBJECT' is positioned near the intersection of I-10 and I-5. Other labeled locations include: Dodger Stadium, Buena Vista View Point, Los Angeles State Historic Park, Oracle Tavern, 101 Cider, Barbell Brigade Gym, San Antonio Winery, LAX-C Homage Brewery, Chimney Coffee House, Highland Park Brewery, Nick's Cafe, El Cielito Lindo, Maya's Restaurant, The Original Carnitas Michoacan, Tierra Mia Coffee, Honey Donuts, Tom's Jr. Burger, Happy Tuesday, La Pizza del Sol, and Magical Nail & Spa. A 7-Eleven logo is also visible in the bottom right corner.



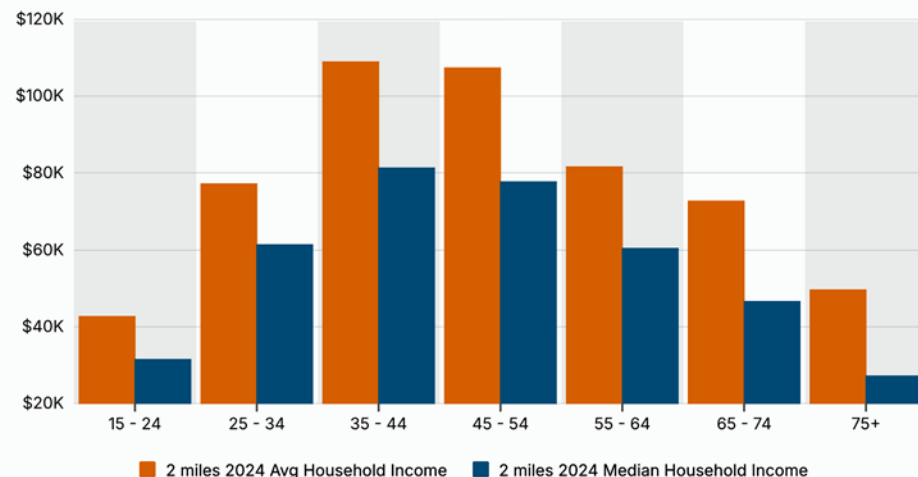


# Neighborhood Demographics

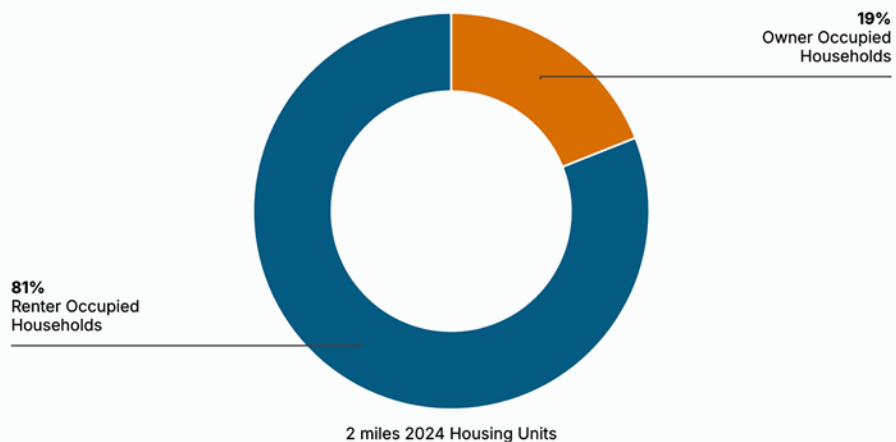
## Household Income



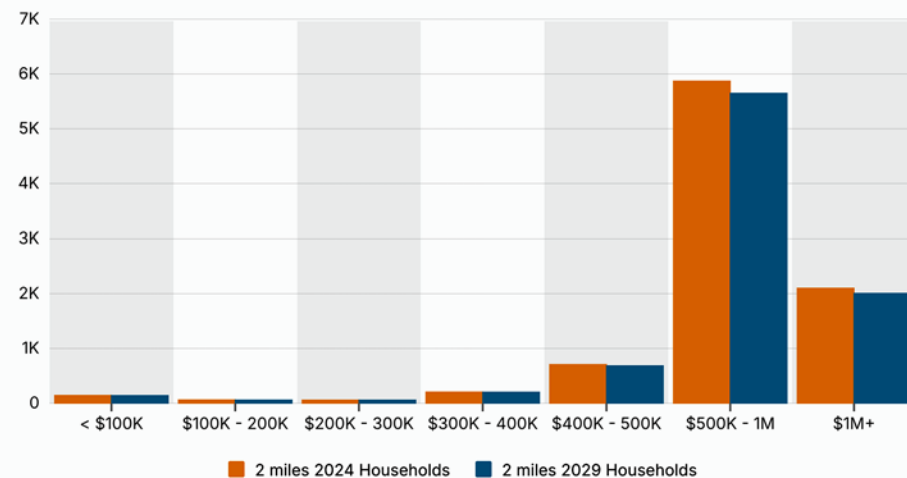
## Household Income By Age



## Housing Occupancy



## Home Values





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55,150± SF of Industrial Buildings

35,655± SF of Land

Adjacent to Los Angeles State Historic Park



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