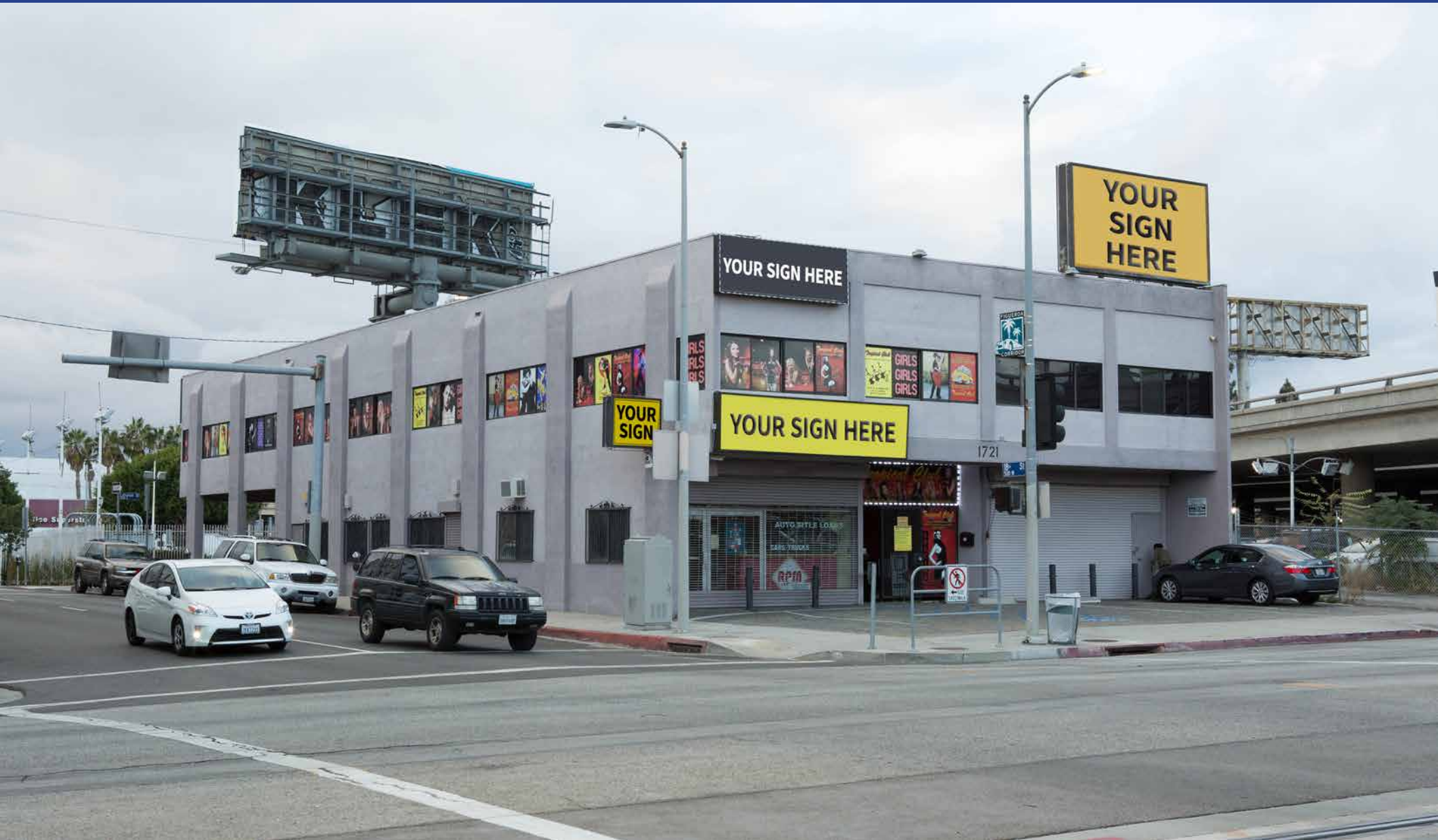


DTLA COMMERCIAL PROPERTY WITH PARKING FOR LEASE



11,200± SF: Divisible to 2,500 SF, 2,500 SF & 6,200 SF

1721 S Flower Street, Los Angeles, CA 90015

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
Offering Memorandum

1721 S Flower Street
Los Angeles, CA 90015

Property Details

Total Building Area	11,200± SF
Ground Floor Area	5,000± SF 2,500± SF Front Unit 2,500± SF Rear Unit
Ceiling Height	10-13'
Second Floor Area	6,200± SF
Ceiling Height	14'
Occupancy Permit	232
Year Built	1982
Construction	Frame & Stucco
Restrooms	3 + Locker Room (2nd Floor)
Power	600 Amps
Parking	70± Surface Spaces
Zone	LA M2-2

Property Highlights

- Multi-use 2-story commercial building for lease
- Hostess dance club/bar/nightclub/restaurant, medical/dental clinic, retail, creative/professional offices, school, religious facility, check cashing, pawn shop, etc.
- Take all or part! Divisible to 2,500 SF and 2,500 SF on the ground floor (front and rear) or entire 6,200 SF 2nd floor
- Excellent signage and exposure!
- Fantastic visibility from freeway: Located directly across from Santa Monica (I-10) Freeway onramp
- Adjacent to DTLA South Park District
- 3 blocks east of the Harbor (110) Freeway
- Metro light rail runs in front of the property (Blue and Expo Lines)
- Close to the Los Angeles Convention Center, Crypto.com Arena and LA LIVE
- Abundant adjacent parking included (70± surface spaces)
- 600 amps power service

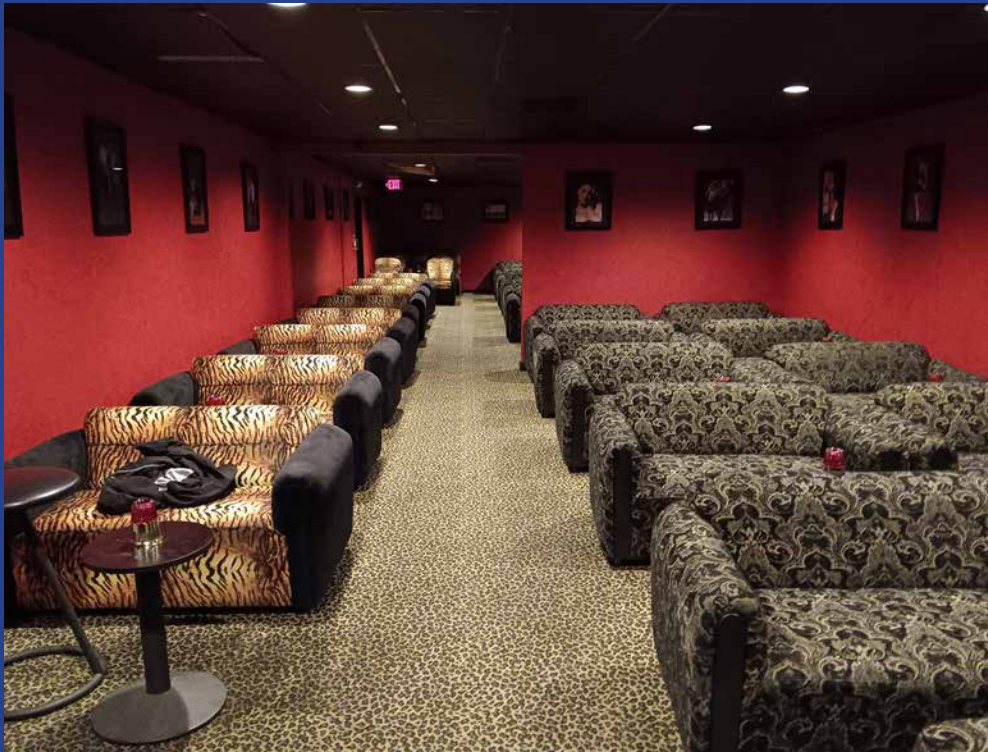
2,500 SF Front Unit: \$2.25 Per SF NNN

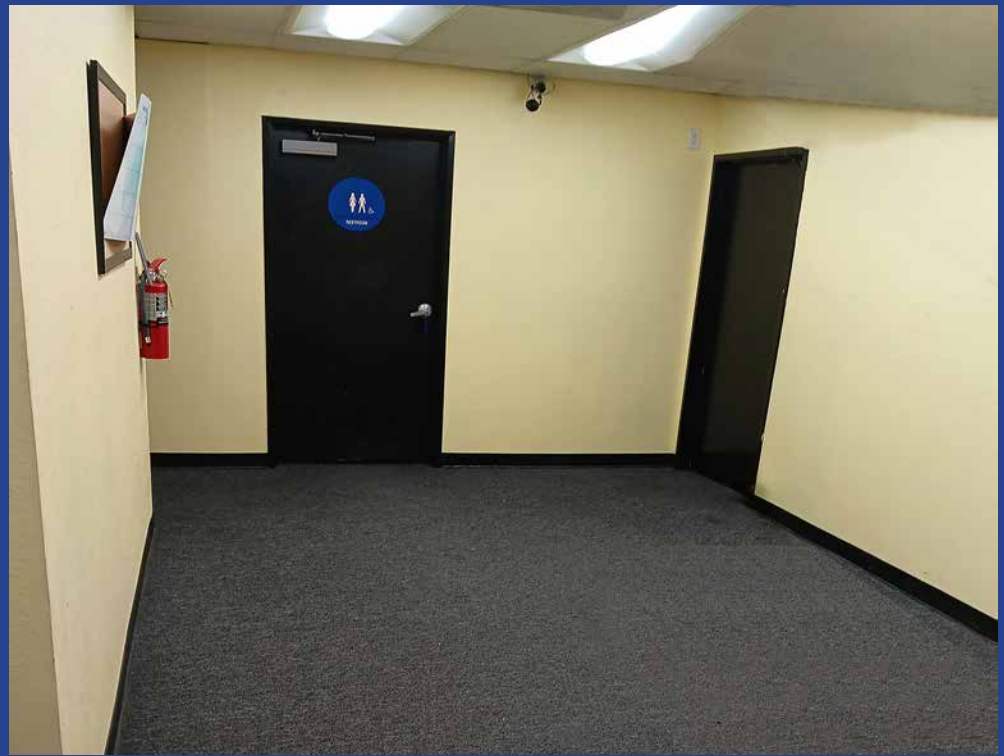
2,500 SF Rear Unit: \$2.00 Per SF NNN

6,200 SF 2nd Floor: \$2.25 Per SF NNN

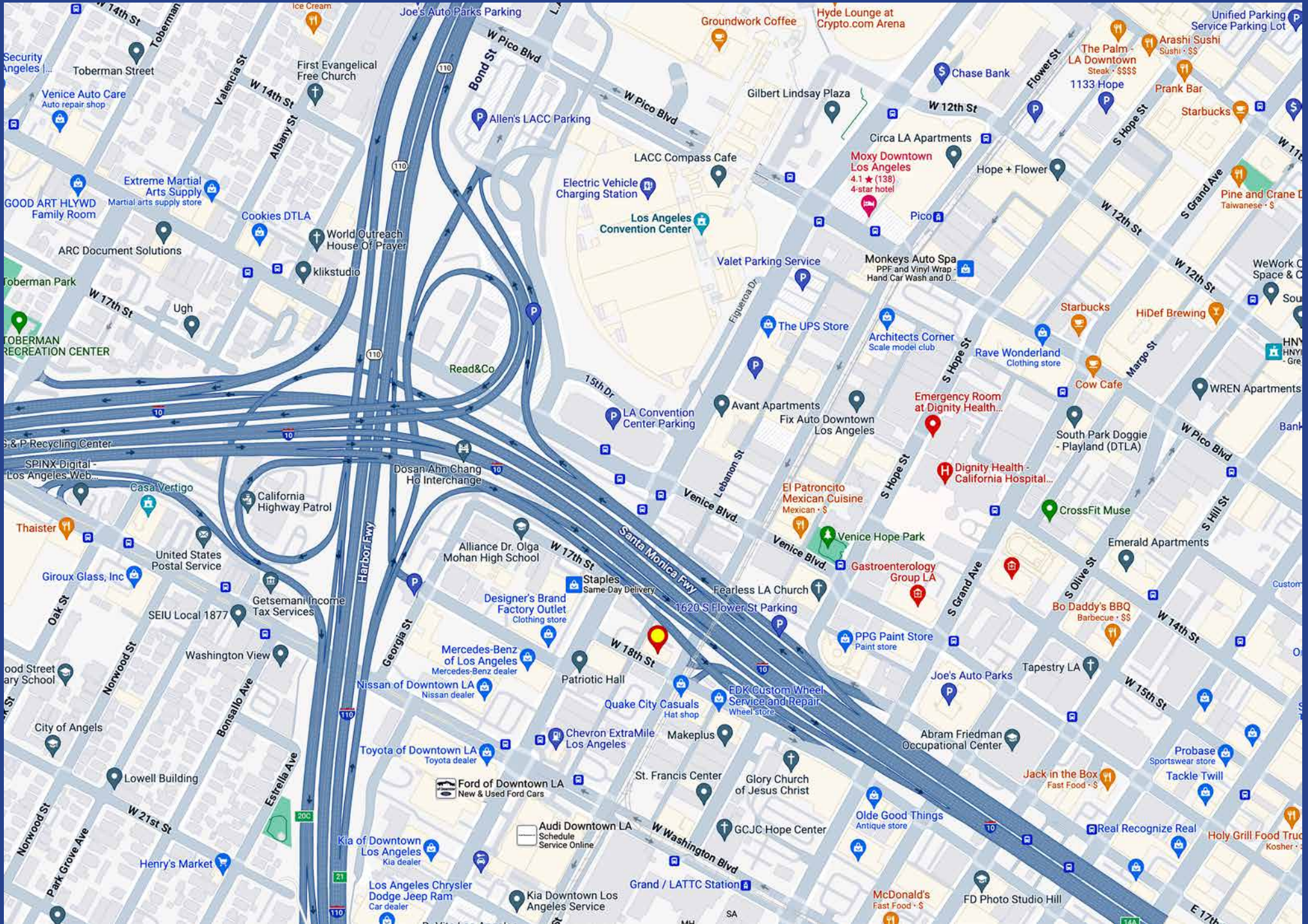
Term: 3-10 Years



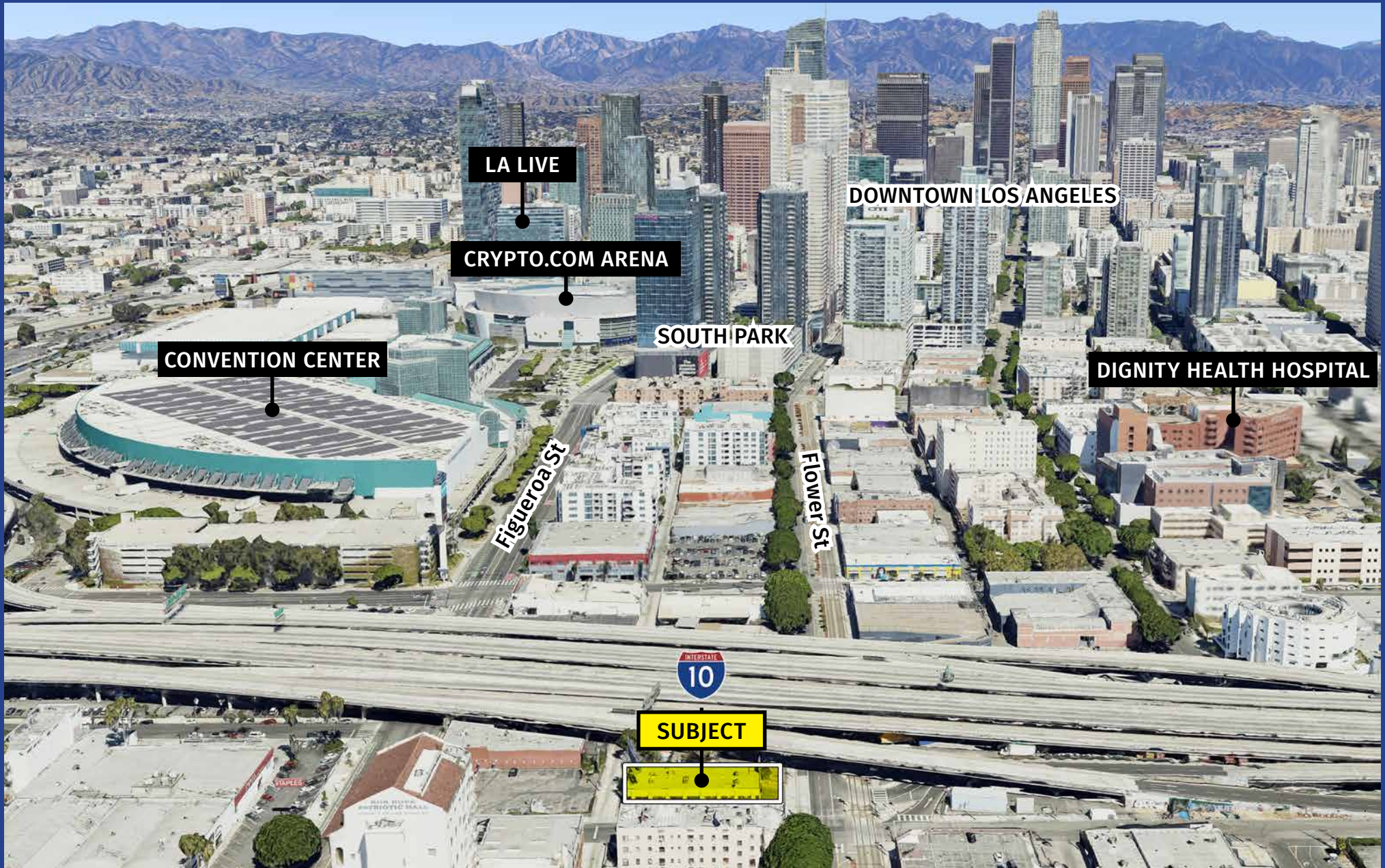




Area Map



Area Amenities



CONVENTION CENTER

LA LIVE

CRYPTO.COM ARENA

SOUTH PARK

DOWNTOWN LOS ANGELES

DIGNITY HEALTH HOSPITAL

Figueroa St

Flower St

INTERSTATE
10

SUBJECT



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

1721 S Flower Street
Los Angeles, CA 90015

11,200± SF 2-Story Building
5,000± SF Ground Floor
6,200± SF 2nd Floor

Multi-Use Building

Hostess Dance Club/Bar/Nightclub/
Restaurant

Medical/Dental Clinic

Retail

Creative/Professional Offices

School

Religious Facility

Check Cashing

Pawn Shop



Exclusively offered by

Sion Khakshour

Senior Associate

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