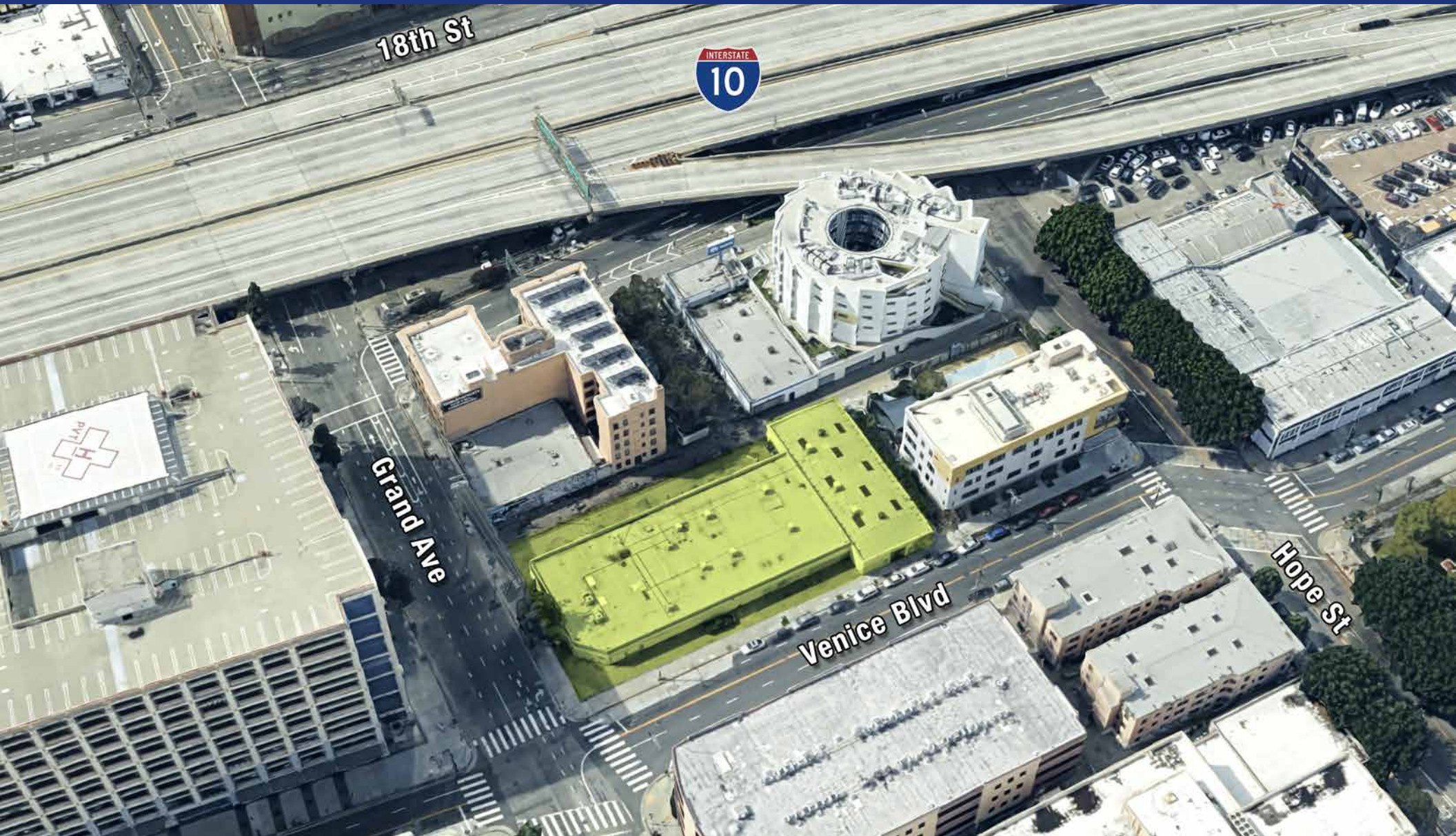


# DTLA INDUSTRIAL PROPERTY FOR SALE OR LEASE



**±20,000 SF of Buildings on ±26,100 SF of Land**

**1607 S Grand Ave & 320 Venice Blvd, Los Angeles, CA 90015**



Total Building Area	±20,000 SF
Total Land Area	±26,100 SF
Power	400A/120-240V/3Ph 4W
Parking	±20 Surface Spaces
Zone	[HB3-G1-5] [CX3-FA] [CPIO-O]

### 1607 S GRAND AVE

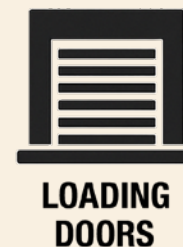
Building Area	±14,000 SF
Land Area	±20,000 SF
Office Area (HVAC)	±5,000 SF
Year Built	1976
Clearance Height	12'
Sprinklered	Yes
G.L. Loading Doors:	1
Restrooms	5
APN	5134-014-020

### 320 VENICE BLVD

Building Area	±6,000 SF
Bonus Mezzanine Area	±1,750 SF
Land Area	±6,100 SF
Year Built	1923
Clearance Height	12'
Sprinklered	No
G.L. Loading Doors:	1: 19x10 Roll Up
Restrooms	2
APN	5134-014-022

1607 S GRAND AVE & 320 VENICE BLVD

LOS ANGELES, CA 90015

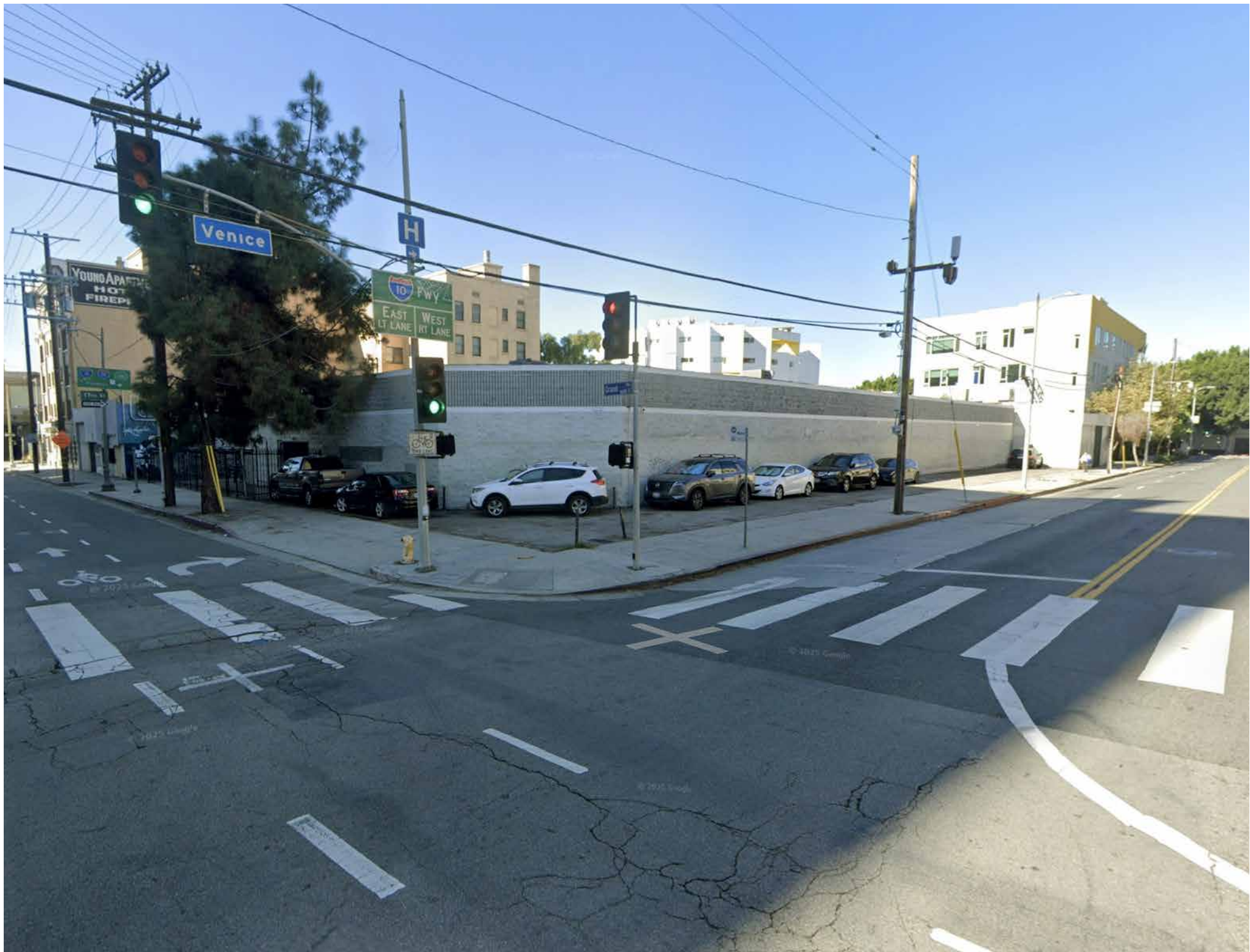


## Property Highlights

- Industrial facility with 2 adjacent buildings
- Ideal purchase opportunity for owner-user
- Prime DTLA location one block north of I-10 Freeway
- Southwest corner of Grand Ave & Venice Blvd
- Abundant on-site parking along perimeter of building
- Located in a Designated Qualified Opportunity Zone (tax benefits)
- *Buildings must be sold and leased together*

Asking Price: \$5,200,000 (\$260 per SF)

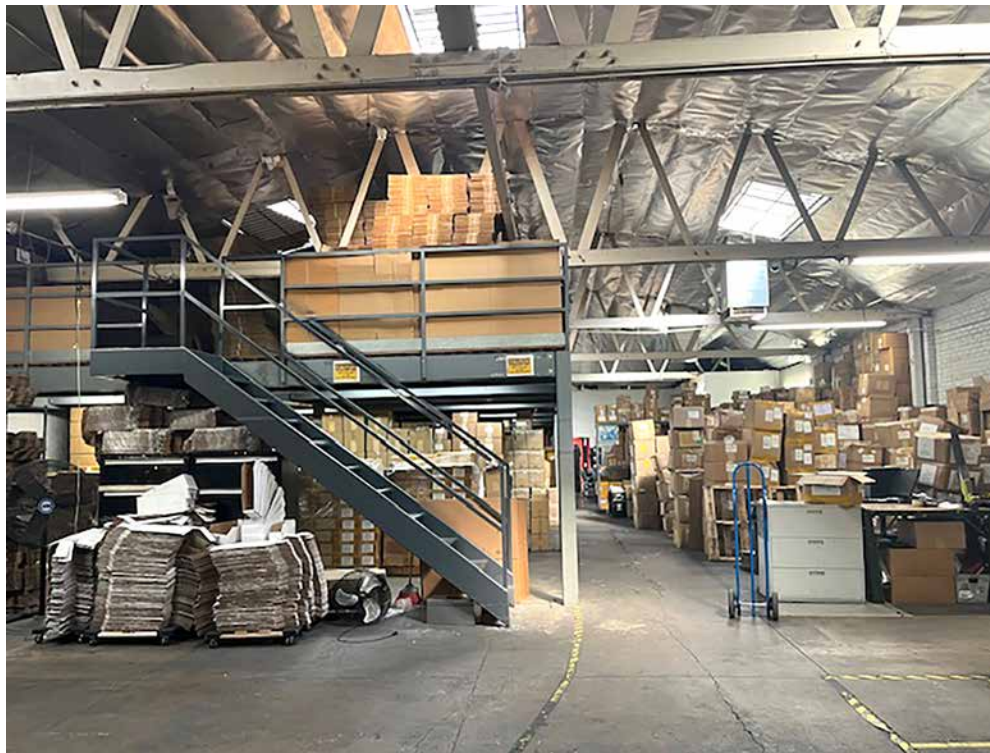
Lease: \$25,000 Per Month (\$1.25 Per SF MG)



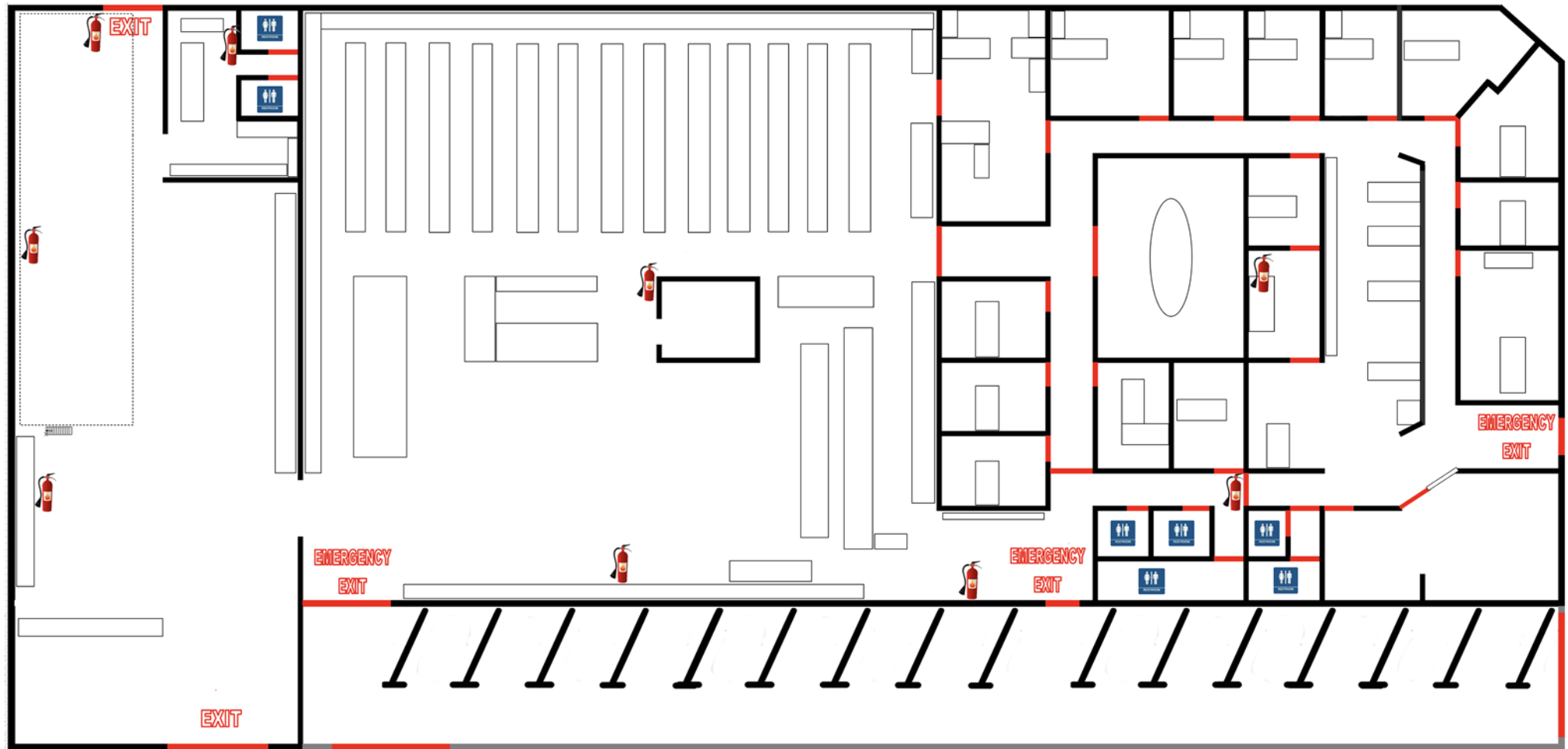








# SITE PLAN

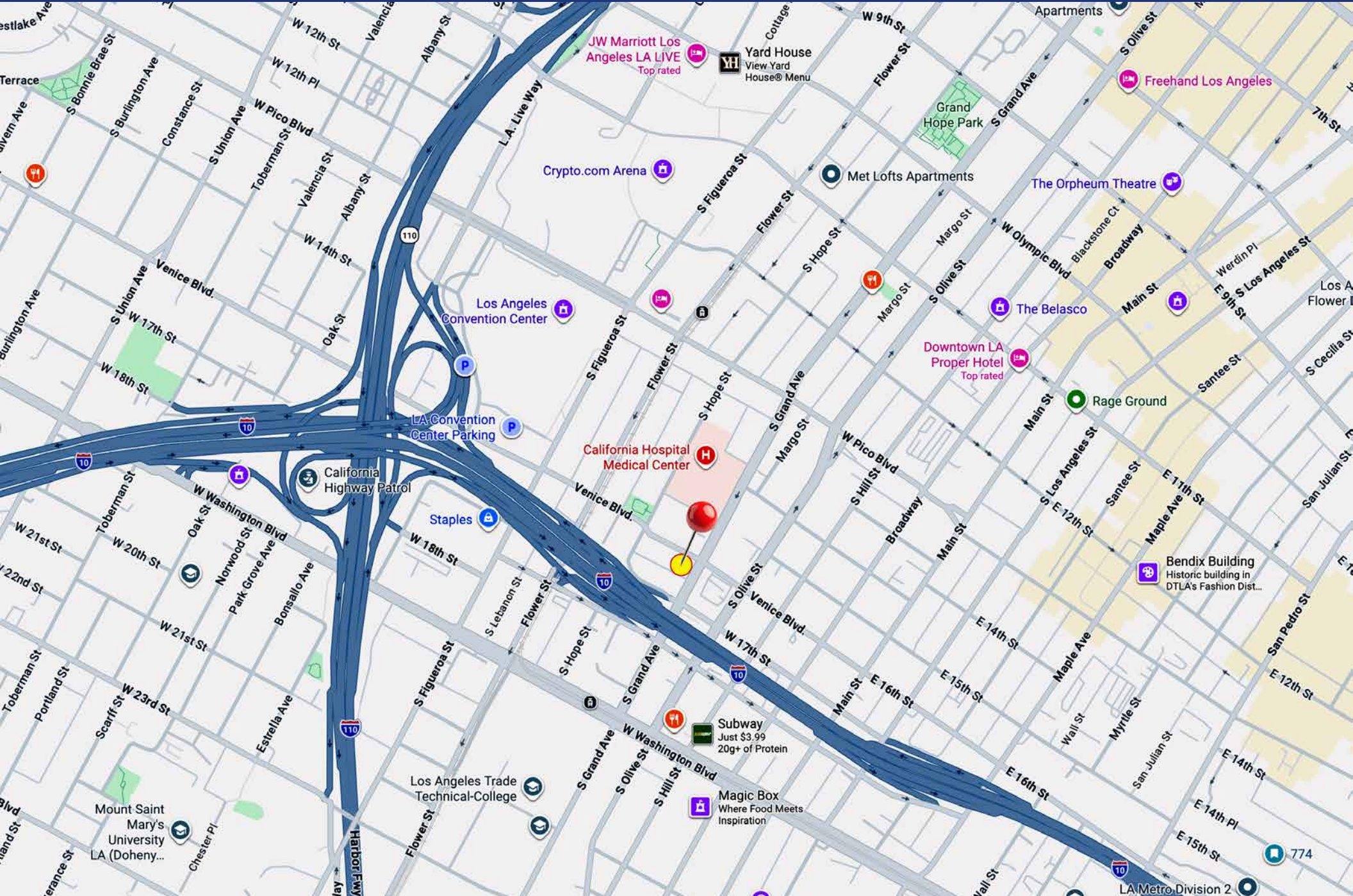


## PLAT MAP





## AREA MAP



Mark D Silverman &amp; Bradley A Luster | Major Properties



# DTLA 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

**90%**  
Residential Occupancy



**46%**

Walk/Bike/Transit  
or Work from Home

**61%**

25 - 54 Years Old



**67%**  
Postsecondary  
Education



# SBA PURCHASE PROPOSAL

## PROPOSED SBA 504 LOAN STRUCTURE

1607 S Grand Ave & 320 Venice Blvd, Los Angeles, CA 90015

\$5.2MM Total Project Cost



Business Finance Capital

BUILDING ACQUISITION	\$5,200,000
TENANT IMPROVEMENTS	\$0
SBA/CDC FEES	\$62,000
<b>TOTAL PROJECT COST</b>	<b>\$5,262,000</b>

SOURCE OF FUNDS		AMOUNT	RATES	MATURITY	COLLATERAL	MONTHLY PAYMENT	ANNUAL PAYMENT
BANK	50%	\$2,600,000	6.10%	25 Years 25 Yr. Amort.	1st Deed	\$16,911	\$202,934
SBA 504 LOAN	40%	\$2,142,000	5.85% Jan '26	25 Years Full Amort.	2nd Deed	\$13,608	\$163,294
BORROWER	10%	\$520,000					
<b>TOTAL</b>	<b>100%</b>	<b>\$5,262,000</b>				<b>\$30,519</b>	<b>\$366,227</b>

**RATES:** Bank: Rate is estimated - will vary depending on lender.  
SBA 504: Rate is FIXED at the time of the debenture sale.

**FEES:** Bank: Vary depending on lender policy.  
SBA/CDC: 2.65%\* of SBA loan plus legal fees are financed, and therefore included in the SBA loan amount.  
MISC: Related costs may be included in the SBA 504 Loan including: Appraisal, environmental report (if required), and escrow closing costs (including insurance and legal closing costs).

**COLLATERAL:** 90% financing generally does not require additional collateral.

BFC will perform a **free prequalification** for prospective buyers upon receiving complete financial information.

**FOR MORE INFORMATION, PLEASE CONTACT:**

**Lee Kleinman**

818-438-0828 / [Lee@bfcfunding.com](mailto:Lee@bfcfunding.com)

Note: Interest rates subject to change



# FOR SALE OR LEASE

## INDUSTRIAL FACILITY

±20,000 SF of Buildings on ±26,100 SF of Land

*Prime DTLA Corner Location*

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