



511 N GRAND

OFFERING MEMORANDUM

**700 West Cesar E Chavez Ave & 511 N Grand Ave
Los Angeles, CA 90012**

Prime DTLA High-Rise Development Opportunity

Proposed 299+ Units Residential and Commercial (±1.37 AC)

Exclusively Listed By:

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CONFIDENTIALITY AND DISCLAIMER

Exp Commercial has been exclusively appointed as agent with respect to the sale of approximately 1.37 acres of land, located in the County of Los Angeles, California at 511 N Grand Avenue in the city of Los Angeles, California 90012. Owner has directed that all inquiries and communication with respect to the contemplated sale of the Property be directed to Exp Commercial.

The information contained in the following Offering Memorandum is strictly confidential. It is intended to be reviewed only by the party receiving it from Exp Commercial and it should not be made available to any other person or entity without the written consent of Exp Commercial. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum.

All Potential buyers shall complete their own due diligence to determine the development potential. This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Exp Commercial has not verified, and will not verify, any of the information contained herein, nor has Exp Commercial conducted any investigation regarding these matters and makes no warranty or representation regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.



INVESTMENT SUMMARY

Exp Commercial is pleased to present a prime development opportunity for 511 N Grand Avenue, a proposed 22-story mixed-use high rise tower in vibrant downtown Los Angeles. Positioned right off the 101 Freeway exit, at the intersection of Grand Ave and W Cesar E Chavez Ave, the subject property spans 1.37-acre and will be a standout destination on the skyline from any direction.

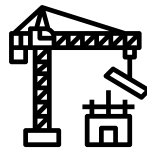
The subject property was entitled for a 22-story building with 299 residential units and 8,000 square feet of retail space. The new owner will have the opportunity to restructure the plans to their own advantage and capitalize on the pressing housing demand through a condominium conversion.

Currently, the site holds a Burger King on month-to-month lease with a total rental income of \$148,000 annually, plus a surface parking lot. The new owner will be able to collect income while progressing through the entitlement process.



Investment Highlights

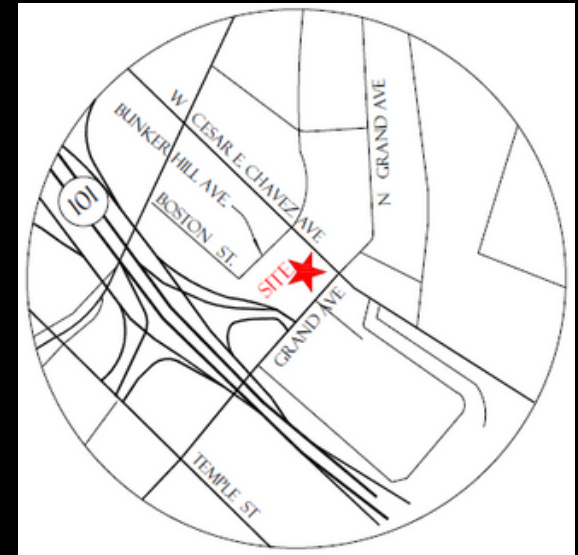
- 1** Prime location in an urban core with high visibility from the 101 and 110 freeways
- 2** Minutes away from LA's famous cultural hubs: Little Tokyo and Chinatown
- 3** Zoning and TOC bonuses allow for high density multifamily or mixed-use development
- 4** Located in an amenity rich area with shops, restaurants, bars, and entertainment
- 5** Transit-oriented location with walking distance to the Civic Center/grand park station(north entrance)



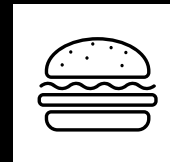
Nestled on the norther edge of DTLA, this property offers a unique advantage with its close proximity to both Chinatown and Little Tokyo

PROPERTY SUMMARY

Sale Price:	\$20,000,000
Address:	511 N Grand Ave, Los Angeles, CA 90012 700 W Cesar E Chavez Ave, Los Angeles, CA 90012
Approx. Lot Size:	1.3764 Acres or 59,956 SF
Parcel Numbers:	5407-015-001, 5407-015-002, 5407-015-003, 5407-015-004 & 5407-015-010
Zoning:	C2-2D & R5-2D
Community Plan Area:	Central City
Current Gross Income:	\$148,000 Annually



Current Improvement



\$148k
Annually

Current Tenant

- Month-to-month lease
- Responsible for paying property taxes
- 90 day notice required to vacate the premises

PROPOSED PROJECT

The subject property was entitled for a 22-story building comprising 299 residential units and 8,000 square feet of ground floor retail space. The new owner will have the flexibility to revise the plans to their advantage and capitalize on the emerging housing demand in Los Angeles.

22 | Stories Tower

5 | Stories Parking

299 | Residential Units

8,000 | SF Ground Floor Retail Space



MARKET

Los Angeles is a bustling business hub, home to a diverse range of industries from entertainment and technology to finance and fashion. The city's real estate market reflects this vitality, with a mix of luxurious homes in neighborhoods like Beverly Hills and vibrant commercial spaces in downtown LA.



City of Los Angeles

Downtown Los Angeles

1

DTLA is a bustling urban center that offers a vibrant mix of finance, architecture, art, and entertainment.

Chinatown

2

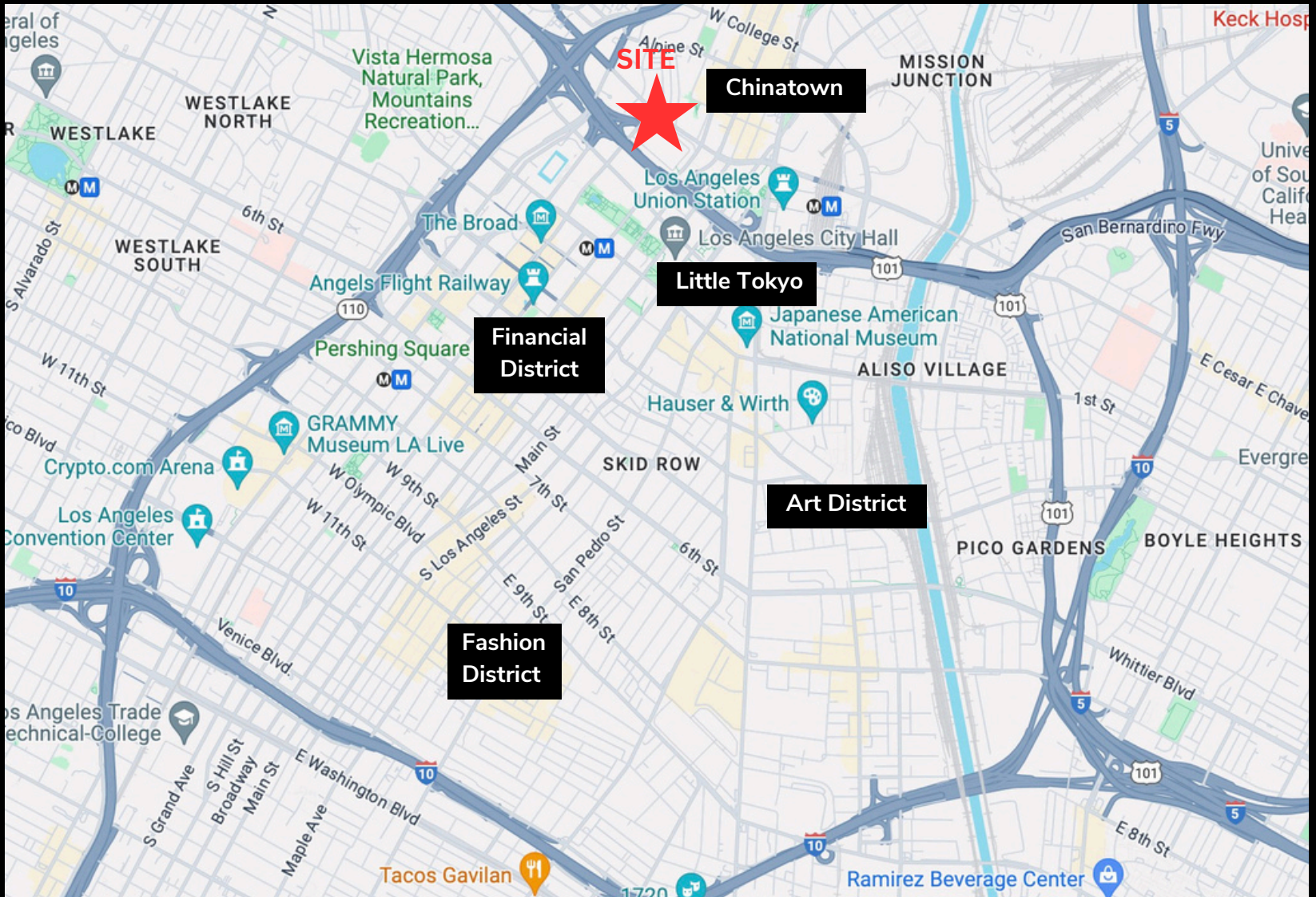
Chinatown is a lively district that offers an engaging and immersive experience into Asian-American heritage right in the heart of LA.

Little Tokyo

3

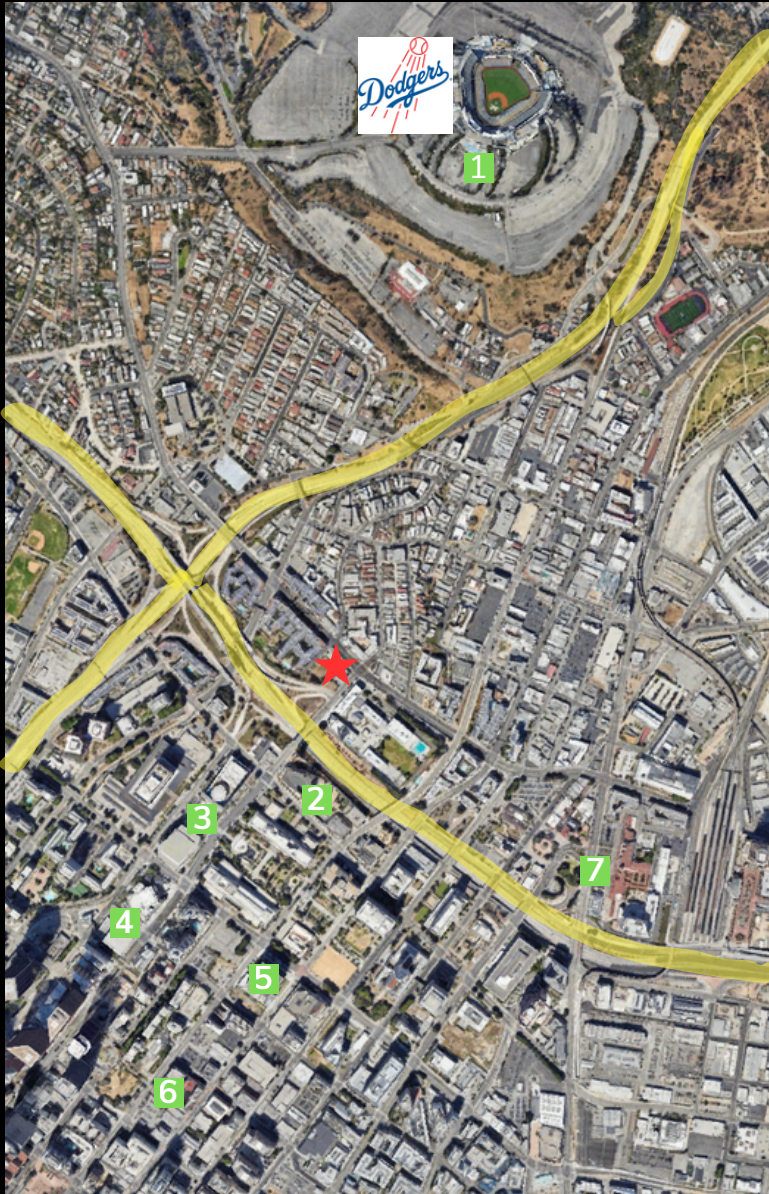
Little Tokyo is a dynamic neighborhood boasting cultural landmarks such as the Japanese American National Museum and a diverse selection of restaurants offering authentic Japanese cuisine.

Ariel Map



Ariel Map

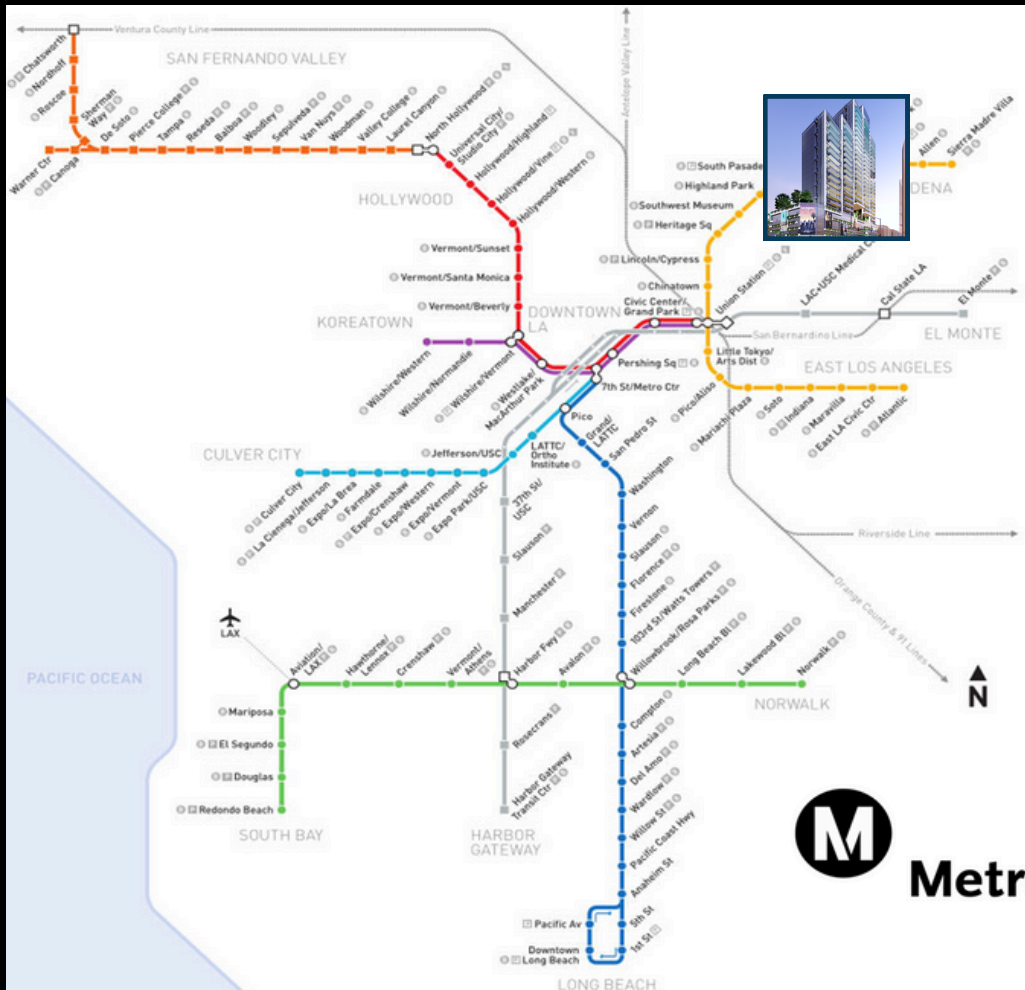




Nearby Points of Interest

- 1 Dodger Stadium
- 2 Cathedral of Our Lady of the Angels
- 3 The Music Center- Dorothy Chandler Pavillion, Ahmanson Theatre, Mark Taper Forum, Walt Disney Concert hall.
- 4 The Broad Museum
- 5 Civic Center / Grand Park Station
- 6 Grand Central Market
- 7 Union Station

Transportation

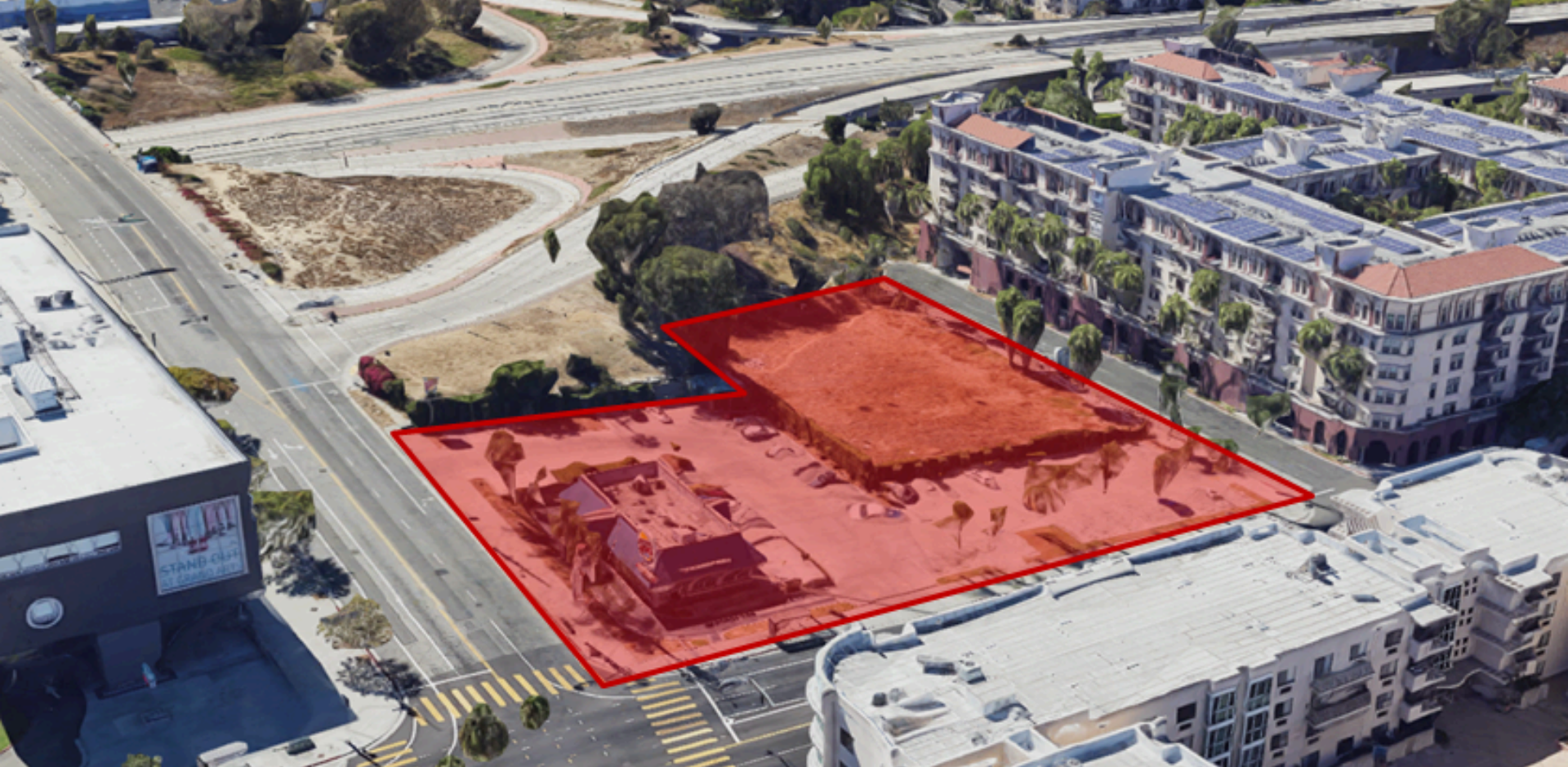


Freeway Access:

Downtown Los Angeles is surrounded by four major freeways, making it easily accessible from all directions. The Hollywood (101) and Santa Monica (10) freeways mark the areas northern and southern boundaries, while the Harbor (110) and Golden state (5) freeways define its eastern and western edges

L.A. Metro Rail System:

The city's Metro Transit Authority (MTA) runs an expanding 98.5-mile rail network, encompassing the Red, Purple, Green, Orange, Silver, Gold, Expo, and A lines. These routes, with many converging in downtown Los Angeles, cater to over 755,000 weekly passengers. Covering over 100 stations from Long Beach to the San Fernando Valley to Pasadena and beyond, the MTA offers extensive transportation options across Los Angeles County



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