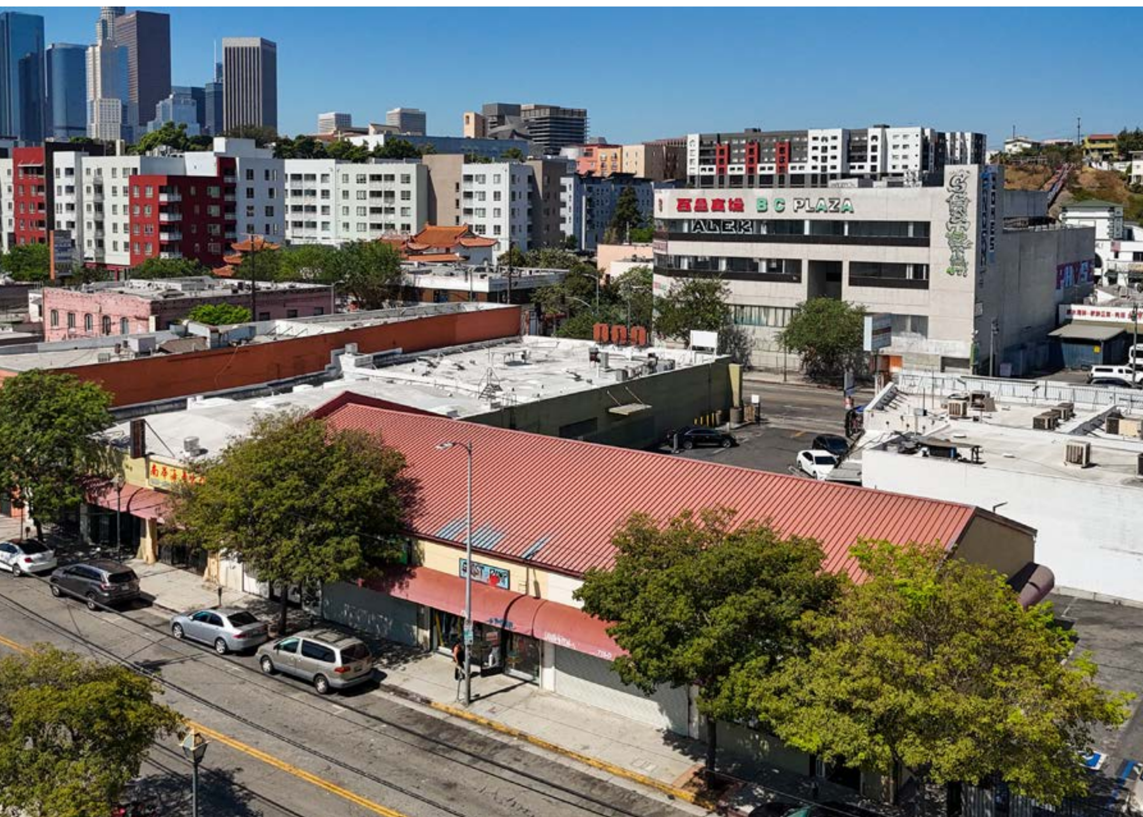

OFFERING MEMORANDUM

702-712 N BROADWAY & 711-727 N NEW HIGH ST

Multi-tenant Retail / Mixed-Use Opportunity For Sale and Lease

LIST PRICE: $5,750,000

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Kidder Mathews

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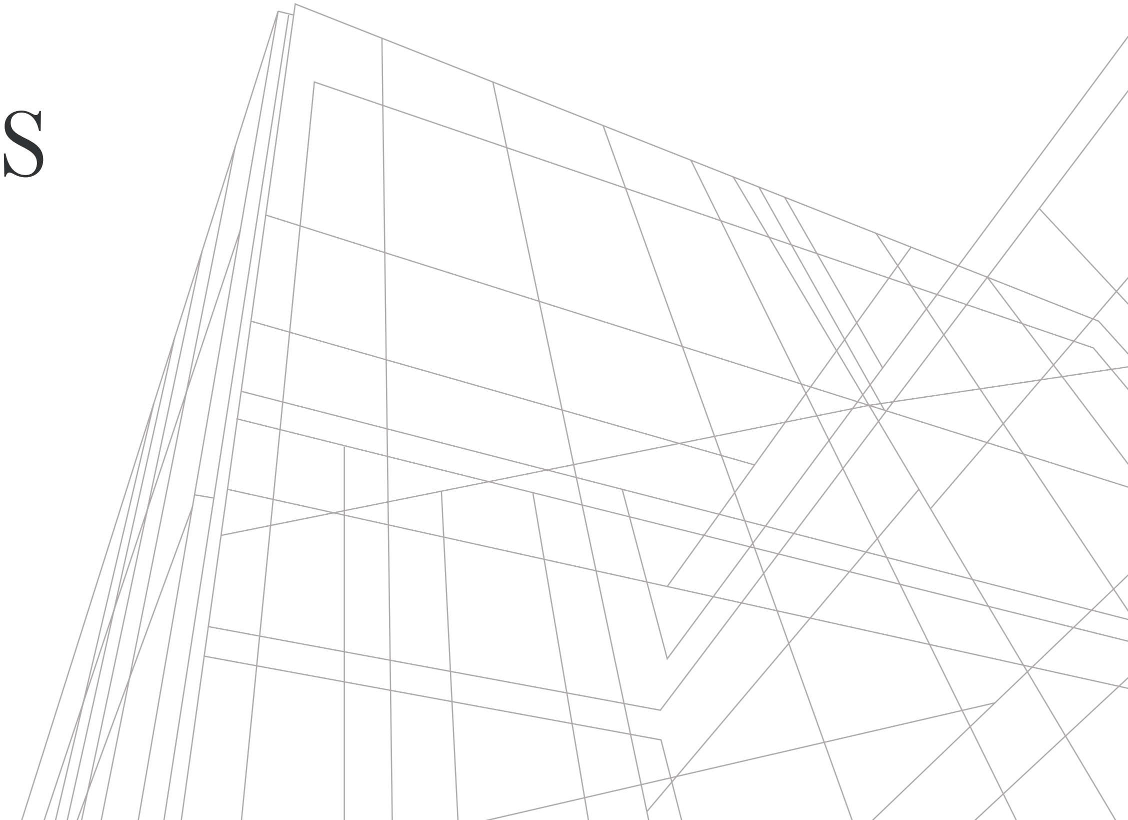

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PROPERTY OVERVIEW

Section 01

RETAIL PLAZA IN CHINATOWN

702-712 N Broadway and 711-727 N New High Street is a retail assemblage of two parcels totaling 27,733 square feet of land and 14,818 square feet of building, located in the historic core of Los Angeles's Chinatown, one block from Central Plaza, with frontage on both Broadway and New High Street.

Five of the ten suites are occupied, three of those leases include contractual rent increases through 2029, and a second parcel is leased for parking.

The property is likely to draw interest from several types of buyers: retail owners and operators who can lease up the vacant space, owner occupants who can use SBA financing to control the building directly, and developers or long term holders attracted to the zoning and the location within one of the most active growth areas in Metro Los Angeles.

The property is being offered for sale or lease. Contact listing agents for more information.

14,818 SF
BUILDING SIZE

27,733 SF
LAND SIZE

PROPERTY INFORMATION

ADDRESS	702-712 N Broadway & 711-727 N New High St Chinatown, CA 90012
SALE PRICE	$5,750,000
LEASE RATE	Negotiable
PARCEL 1 – APN 5408-022-003	702-712 N Broadway & 711-727 N New High St; ±14,818 SF building / ±22,628 SF lot, per title
PARCEL 2 – APN 5408-023-005	723-727 New High St; a paved surface parking lot; ±5,105 SF lot, per title
TOTAL BUILDING AREA	±14,818 SF
TOTAL LOT SIZE	±27,733 SF
LEASABLE RETAIL SF	14,505 SF (702-712 N Broadway & 711-727 N New High St suites)
NUMBER OF SUITES	10 (5 occupied / holdover, 5 vacant)
ZONING	[DM2-MK1-5][CX1-FA][CPIO]
COMMUNITY PLAN AREA	Downtown (Downtown Community Plan Implementation Overlay, Subarea A)
COUNCIL DISTRICT	CD 1 – Eunisses Hernandez
FRONTAGE	North Broadway & New High Street – dual street access
YEAR BUILT	Two structures, 1913–1948 per LA County Assessor

INVESTMENT HIGHLIGHTS

9,152 square feet, or 63% of the building, is vacant and available. Asking rents on the available suites range from $1.35 to $1.85 per square foot per month.

Suites 715C, 715D, and 715E, all currently occupied, include contractual rent increases through 2029.

The property has frontage on two streets, Broadway and New High Street, along with parking behind the building on the second parcel.

A buyer occupying 35% or more of the 14,818 square foot building may qualify for SBA 504 or 7(a) financing, generally available at 85% to 90% loan to value with historically low interest rates in the current market.

Remaining suites can be leased to existing or new tenants to help offset debt service.

Over 23,000 vehicles passing by daily.

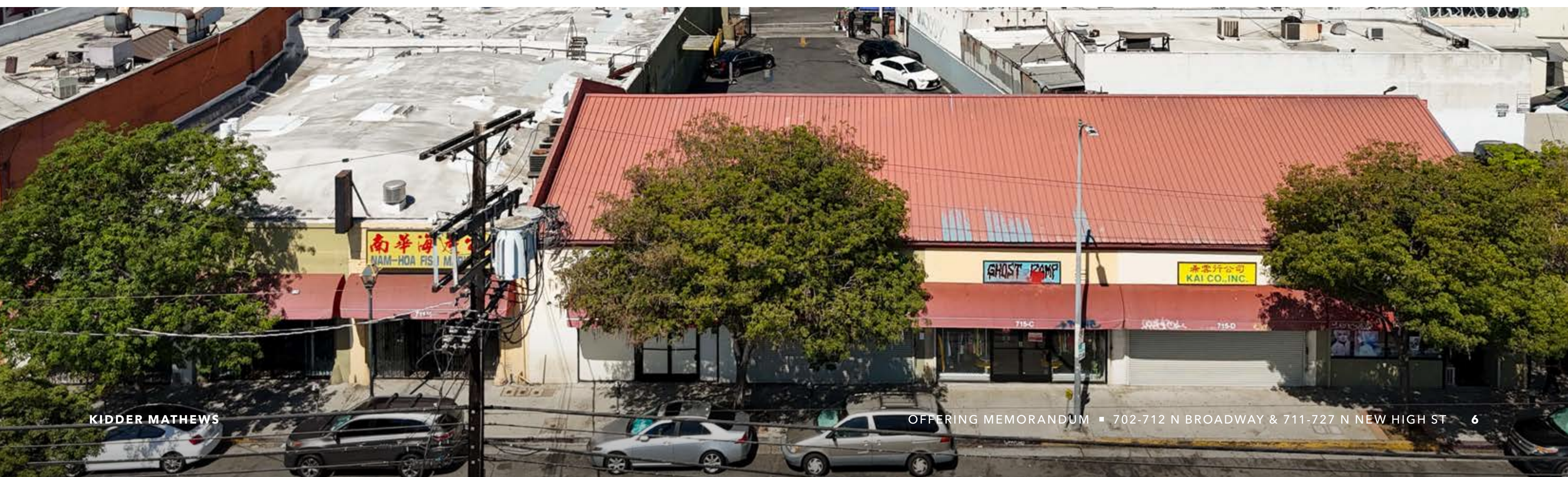
One block from Central Plaza, Chinatown's historic retail and dining hub, in one of the most heavily trafficked pockets of the neighborhood.

[DM2-MK1-5][CX1-FA][CPIO] zoning under the Downtown Community Plan, with eligibility for the ED1 affordable housing program and the Downtown Adaptive Reuse Program, along with Transit Priority Area and Housing Element designations.

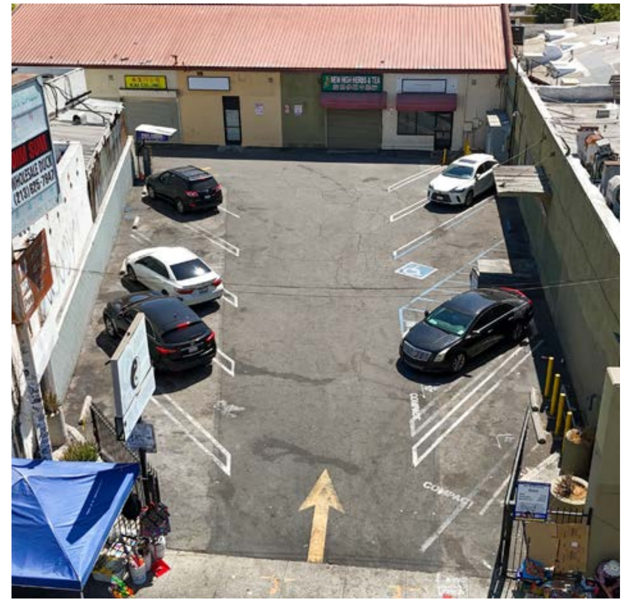
No minimum parking is required under AB 2097, since the site sits within half a mile of a major transit stop.

The two parcels total 27,733 square feet.

Within half a mile of the Metro A Line's Chinatown Station, in a submarket where roughly 830 residential units have been delivered or are under construction, with another 986 units proposed nearby along Broadway.




KAI CO.,INC.
715-D
V V HAIR SALON




新 新 新
點 心
LUCKY DELI


MING FAT CO.


V V HAIR SALON


COMPACT


B C PLAZA


KAI CO., INC.
NEW HIGH HERBS & TEA
PAY HERE
STOP

PLAT MAP


NORTH
BROADWAY
NEW
HIGH
ST.
ORD
ST.
BLK. 33
85.06
87.55
S 67°28'W
95.33
87.59
S 84°E. 90.36
73.60
57.33
N. 70°19'W.
73.76
59.26
57.79
S.22°33'15"W.
111.94
0.51±Ac.
117.62
S.22°05'W.
S.71°37'20"E.
36.60
N.78°10'W.
49.12
S.69°10'30"E. 54.01
S.69°10'E. 53.97
159.03
20.74
35.70
A
Por.


N

ZONING OVERVIEW

The parcel carries [DM2-MK1-5][CX1-FA][CPIO] zoning under the Downtown Community Plan, placing it within the Community Plan Implementation Overlay (CPIO), Subarea A. Key designations and programs affecting the site per the City of Los Angeles ZIMAS parcel report include:

AB 2097 – within one-half mile of a Major Transit Stop; no minimum parking required for qualifying new development

AB 2334 – Very Low Vehicle Travel Area, reducing trip-generation impact requirements

Transit Priority Area – supports CEQA streamlining for qualifying projects

Housing Element Site – flagged for minimum density requirements and SB 166 replacement obligations under the City's rezoning program

Downtown Adaptive Reuse Program eligible

ED 1 Eligibility – designated an eligible site under the City's Executive Directive 1 affordable housing streamlining program

High Quality Transit Corridor – within one-half mile

Buyers should conduct independent due diligence with the City of Los Angeles Department of City Planning and LADBS regarding any contemplated change of use, redevelopment, or rezoning site obligations, as the parcel is flagged as a Housing Element / rezoning site with minimum density requirements that may apply to future residential development.

FINANCIAL ANALYSIS

Section 02

FINANCIAL ANALYSIS

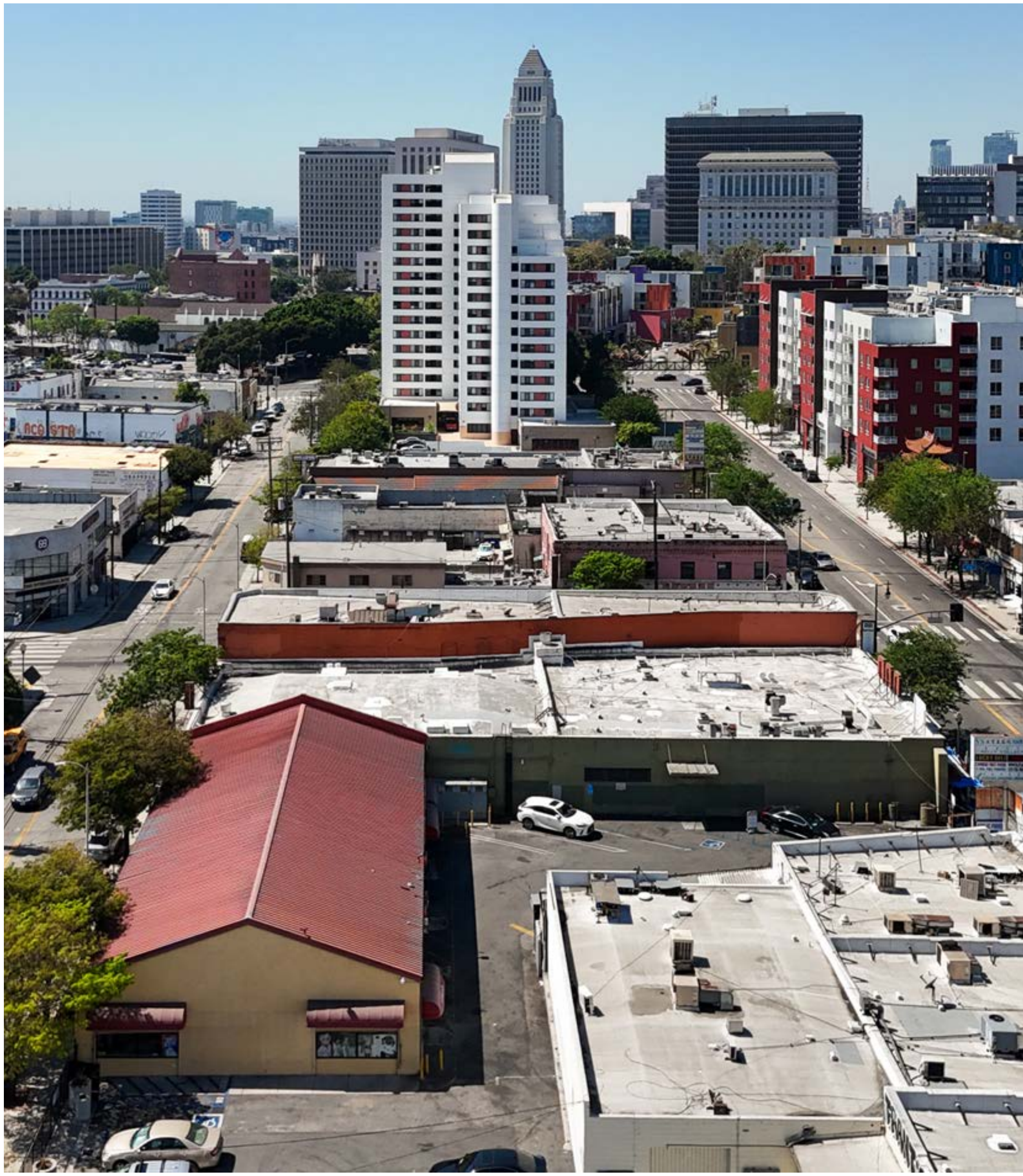
PRICING DETAILS

RECOMMENDED LIST PRICE	$5,750,000
PRICE BASIS	Approx. $388/SF on building; Approx. $207/SF on land
TOTAL BUILDING AREA	±14,818 SF
PRICE / BUILDING SF	$388.04
TOTAL LOT SIZE	±27,733 SF (0.637 AC)
PRICE / LAND SF	$207.33
OCCUPANCY	38.2%
MONTHLY INCOME	$17,421.54

$5.75M
LIST PRICE

$388
BUILDING PSF

$207
LAND PSF



RENT ROLL

Suite	SF	Lease Start	Lease Expire	Monthly Rent	Monthly CAM	Other Income	Notes
702-712 N BROADWAY							
706	3,927	–	–	–	–	–	Vacant
711	1,287	–	–	–	–	–	Vacant
711-2	1,519	–	–	–	–	–	Vacant
711-4	1,394	–	–	–	–	–	Vacant
702	1,378	11/1/2015	5/31/2027	$2,813.77	$895.70	–	–
720	0*	7/1/2011	6/30/2014	–	–	$2,644.00	Lease expired 6/30/14; month-to-month; parking/ other income only, no base rent
715 NEW HIGH STREET							
715-A	1,025	–	–	–	–	–	Vacant
715-B	1,000	5/1/2018	4/30/2023	$2,399.00	$552.00	–	Lease expired 4/30/23; holdover, month-to-month
715-C	1,000	1/1/2026	12/31/2029	$1,500.00	$650.00	–	Scheduled increases: $1,545 (1/1/27), $1,591 (1/1/28), $1,639 (1/1/29)
715-D	1,000	11/17/2025	5/17/2027	$1,500.00	$650.00	–	Scheduled increase to $1,545 on 11/17/26
715-E	975	3/1/2006	8/31/2027	$3,369.56	$447.51	–	Reflects contractual step-up effective 9/1/26 (from $3,271.42)
Total				**$11,582.33**	**$3,195.21**	**$2,644.00**	**As of 9/1/26 – see notes**

Suite-level detail from the rent roll dated 6/15/2026, updated to reflect Suite 715-E's contractual rent step effective 9/1/2026. Occupied suites are shown at current in-place rent; vacant suites are noted for reference (see Section 03 for lease-availability asking rates).

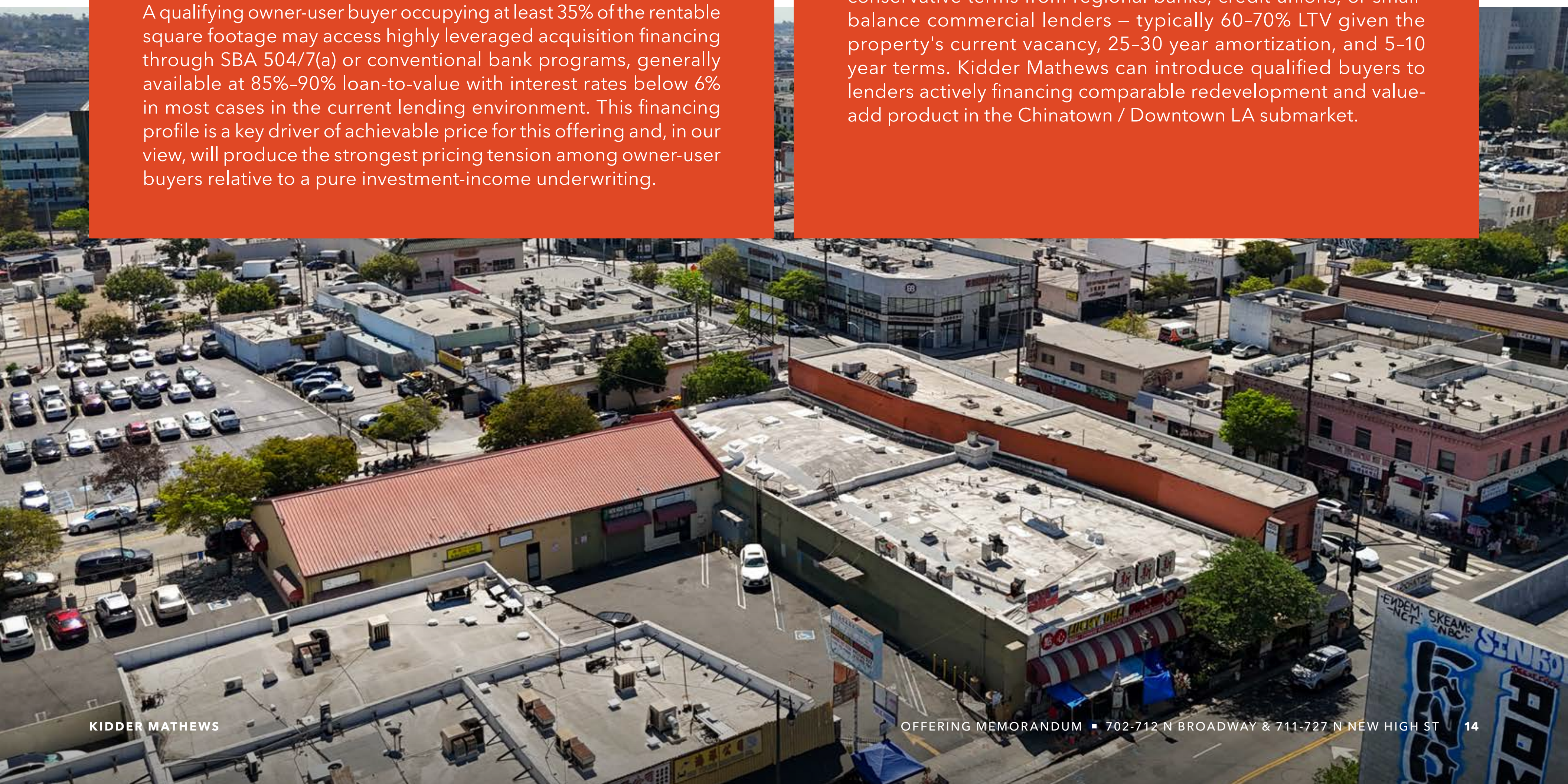
FINANCING

Owner-User Financing — SBA & Conventional

A qualifying owner-user buyer occupying at least 35% of the rentable square footage may access highly leveraged acquisition financing through SBA 504/7(a) or conventional bank programs, generally available at 85%–90% loan-to-value with interest rates below 6% in most cases in the current lending environment. This financing profile is a key driver of achievable price for this offering and, in our view, will produce the strongest pricing tension among owner-user buyers relative to a pure investment-income underwriting.

Conventional Investor Financing

Investors not requiring owner-occupancy should expect more conservative terms from regional banks, credit unions, or small-balance commercial lenders – typically 60–70% LTV given the property's current vacancy, 25–30 year amortization, and 5–10 year terms. Kidder Mathews can introduce qualified buyers to lenders actively financing comparable redevelopment and value-add product in the Chinatown / Downtown LA submarket.



LEASE AVAILABILITY

The following suites are available for lease within the 702–712 N Broadway and 711–727 N New High St portfolio. The property is offered simultaneously for sale and for lease, providing flexibility for owner-users, investors, and tenants seeking ground-floor retail or creative space in the heart of Chinatown.

Suite 706 (702-712 N Broadway) is offered at $1.85/SF/month; all remaining available suites are offered at $1.35/SF/month. Prospective tenants should contact the listing brokers for tour scheduling, space plans, and lease term details.

Suite	Address	SF	$/SF/Mo	Monthly Rent
706	702-712 N Broadway	3,927	$1.85	$7,264.95
711	702-712 N Broadway	1,287	$1.35	$1,737.45
711-2	702-712 N Broadway	1,519	$1.35	$2,050.65
711-4	702-712 N Broadway	1,394	$1.35	$1,881.90
715-A	715 N New High St	1,025	$1.35	$1,383.75
Total Available		**9,152**		**$14,318.70**

LOCATION OVERVIEW

Section 03

LOCATION OVERVIEW

702–712 N Broadway and 711-727 N New High Street sit on the Chung King Road corridor at the historic core of Los Angeles's Chinatown, immediately adjacent to Central Plaza and within easy walking distance of the neighborhood's Metro A Line station. Chinatown is in the midst of one of its most active development cycles in decades, with hundreds of new residential units, ground-floor retail, and public open space either recently delivered, under construction, or in active entitlement along the North Broadway / North Spring Street / North Main Street corridor.

ACTIVE & RECENT DEVELOPMENT PIPELINE

- 501 Essense (531 W. College St) – An 8-story, 455-unit mixed-use residential development with 9,000 SF of ground-floor retail and 7,700 SF of medical office space, on the former Pacific Alliance Medical Center site. Construction commenced March 2026.

- The Parkline (1457 N Main St) – A newly delivered 376-unit modular mid-rise apartment community with 6,448 SF of ground-floor commercial space, located adjacent to Los Angeles State Historic Park. Completed June 2026.

- Buena Vista – A proposed joint venture between S&R Partners and Lincoln Property Co. spanning an approximately 8-acre site along Broadway and the eastern edge of Los Angeles State Historic Park, planned for up to 986 residential units, 15,000 SF of retail, and 23,800 SF of restaurant space across multiple towers. Currently in the entitlement / draft EIR stage – not yet under construction.

- New High Village – A planned affordable housing development along the North Spring Street corridor, part of the broader wave of mixed-use investment transforming the neighborhood immediately surrounding the subject property.

- Additional projects in planning or recent delivery along North Spring, North Main, and North Figueroa Streets continue to add density, foot traffic, and ground-floor retail demand to the immediate submarket.

This pipeline of new market-rate and affordable housing – much of it within a half-mile of the subject – is expected to meaningfully expand the resident population and daytime foot traffic supporting ground-floor retail and mixed-use product along the Broadway / New High Street corridor over the coming cycle.

ACTIVE & RECENT DEVELOPMENTS MAP

01	**501 ESSENSE** 531 W College St, Los Angeles, CA 90012
02	**THE PARKLINE** 1457 N Main St, Los Angeles, CA 90012
03	**BUENA VISTA** 1251 N Spring St, Los Angeles, CA 90012
04	**NEW HIGH VILLAGE** 725 N Spring St, Los Angeles, CA 90012

NEIGHBORHOOD AMENITIES & ATTRACTIONS

CENTRAL PLAZA

Chinatown's historic retail and dining hub since 1938, anchored by the Bruce Lee statue, the Sun Yat-sen statue, and traditional pagoda-style architecture; immediately adjacent to the subject property.

CHUNG KING ROAD

The subject's own street, a pedestrian gallery row regarded as one of LA's premier contemporary art destinations, particularly active during Saturday night gallery openings.

CHINATOWN GATEWAY MONUMENT

The iconic twin-dragon gate on North Broadway, a defining neighborhood landmark.

PHOENIX BAKERY

A Chinatown institution since 1938, known citywide for its strawberry whipped-cream cakes.

FAR EAST PLAZA

A multicultural dining destination that has become one of Downtown LA's most talked-about food halls.

LOS ANGELES STATE HISTORIC PARK

A large public open space bordering the neighborhood's northern edge, anchoring much of the recent residential development along North Broadway and North Main Street.

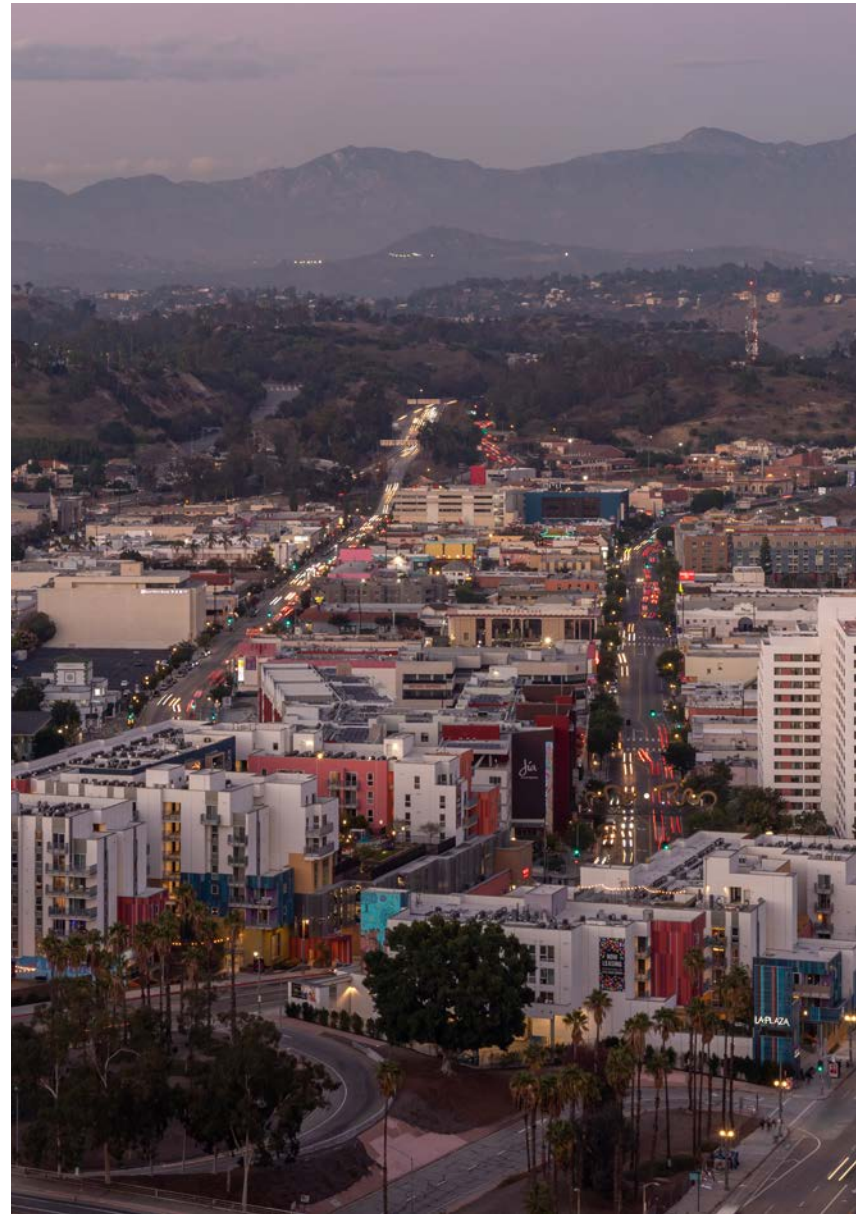
METRO A LINE / CHINATOWN STATION

Light rail station at North Spring and College Streets, roughly a half-mile / 10-minute walk from the subject, with direct service to Union Station, Little Tokyo, and Downtown LA, and headways as frequent as every 8 minutes at peak.

UNION STATION

LA's primary regional rail and transit hub, approximately a 20-minute walk or short rideshare from the subject, connecting to Metrolink, Amtrak, and the Metro B/D subway lines.

Note: project scope, timelines, and entitlement status for third-party developments described above are based on publicly available reporting as of June 2026 and are subject to change; buyers should independently verify current status of any nearby project before relying on it in their underwriting.




ECHO PARK
Walgreens
ELYSIAN PARK
DODGER STADIUM
110
Los Angeles River
target
H&H BAGELS
101
MORIHIRO
LOS ANGELES STATE HISTORIC PARK
AQUARELA
5
BELMONT HIGH SCHOOL
VISTA HERMOSA NATURAL PARK
SUBJECT PROPERTY
Mao's CRAFT BARBECUE
CARNITAS MICHOACAN
Fat Sal's
Heights
Philippe
UNION PACIFIC
USC HEALTH SCIENCES CAMPUS
CONTRERAS HIGH SCHOOL
DTLA
WALT DISNEY CONCERT HALL
LOS ANGELES UNION STATION
GROCERY OUTLET bargain market
MOCA
10
GRAND CENTRAL MARKET
DAIKOKUYA
BILTMORE LOS ANGELES
PERSHING SQUARE
JAMES IRVINE JAPANESE GARDEN
UTAH STREET ELEMENTARY SCHOOL
STATE STREET RECREATION CENTER
N


SUBJECT PROPERTY
CHINATOWN STATION
8 min. away | 0.3 miles away
METRO RAIL
A Line (Blue)
B Line (Red)
D Line (Purple)
E Line (Expo)
5
101
110
10

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