



Investment Opportunity | Offering Memorandum

1114 S. Los Angeles Street, Los Angeles, CA

Flex/Industrial Building located in the heart of the Los Angeles Fashion District

Mick Moody

Investment & Redevelopment Services

Lic. 01972547

+1 213 532 3257

mick.moody@colliers.com





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Investment Summary

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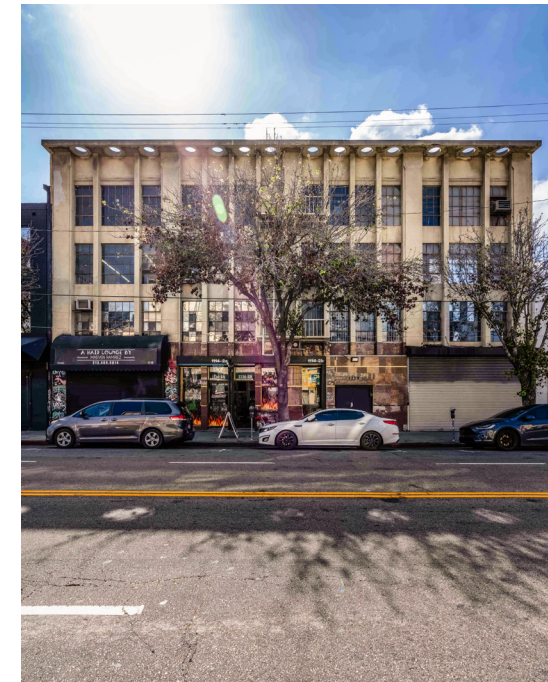
Executive Overview

Colliers is pleased to present, for sale, the property commonly known as **1114 S. Los Angeles Street** in the famed Fashion District neighborhood of Downtown Los Angeles (DTLA). Retained by the Seller as an exclusive advisor, Colliers is offering a rare opportunity to acquire a flex/industrial building totaling approximately $\pm 44,480$ square feet. The building, which is majority leased, is a perfect owner-user or investment opportunity that has tremendous value-add potential.

Fashion District is Downtown Los Angeles' Heartbeat

Nestled in the heart of downtown Los Angeles, the Fashion District stands as a beacon of creativity, style, and innovation. Spanning over 100 blocks, this bustling district is a melting pot of fashion-forward trends, diverse cultures, and entrepreneurial spirit. From high-end boutiques to wholesale outlets, the Fashion District offers something for every fashion enthusiast, designer, and bargain hunter alike. Whether you're a fashion aficionado seeking the latest trends or a curious explorer looking to immerse yourself in a vibrant cultural experience, the Fashion District invites you to discover the endless possibilities that await within its bustling streets.

1114 S. Los Angeles Street provides the opportunity to be at the forefront of this historic and electric neighborhood. The make up of the building allows for a plethora of creative, flex, industrial or office uses. Whether you want the property to be the show room for an amazing, finished product, wholesale warehouse space or both, the buildings bones will surely allow that.



Investment Highlights



Prime location in the heart of Los Angeles' famed Fashion District



Ideal for an Owner/User or Investor



Conducive to a wide range of office, flex, industrial and creative use



Close proximity to mass transit and a wide range of entertainment and dining amenities



Clean, sleek buildout allows for immediate occupation or more investment into the space



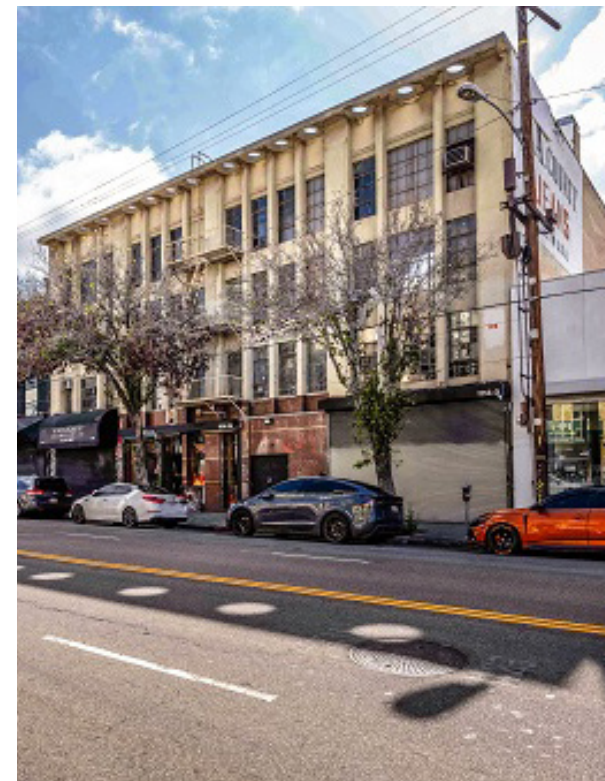
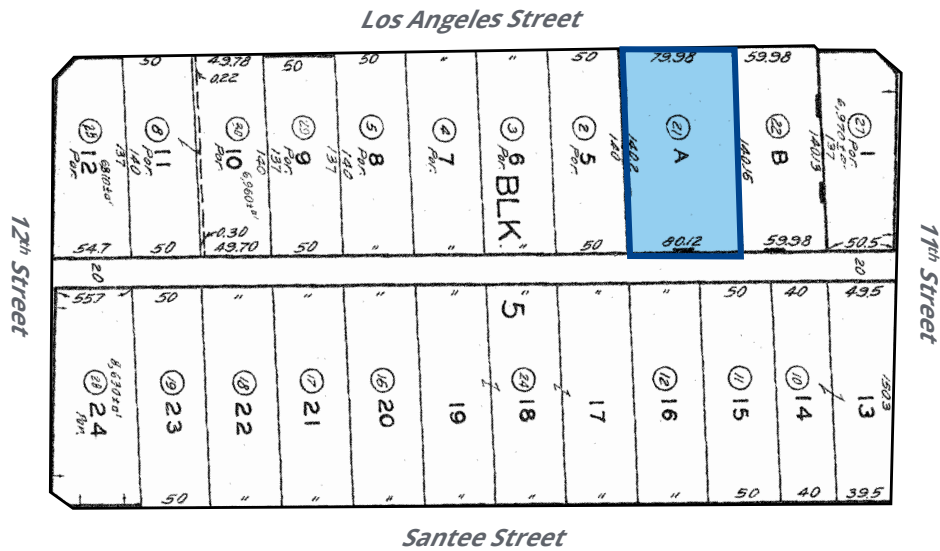
High visibility due to the frontage along Los Angeles Street

Property Information

Offering Memorandum
1114 S. Los Angeles Street



Property Description



Property Address:

1114 S Los Angeles St,
Los Angeles, CA 90015

Assessor's Parcel Number (APN):

5145-021-021

Total Land Size:

±11,235 SF

Zoning:

M2-2D

Transit Oriented Communities (TOC):

Tier 3

Total Improvements:

±44,480 SF

Use Code:

Industrial - Light Manufacturing

Current Use:

Office/Retail/Industrial

Year Built:

1920

Current Tenancy:

Multi (see rent roll)

Parking:

N/A

Community Plan Area:

Central City

Area Planning Commission:

Central

Neighborhood Council:

Downtown Los Angeles

Council District:

CD 14 - Kevin De Leon

Property Photos

Clockwise from top:

- Drone aerial of property
- West view of the property
- Back view of main building
- Back aerial of building











Property Photos

Interior Photos of vacant units



Sales Comparables

	Address	Sale Date	Price	Building Size (SF)	\$ / SF	Use	Year Built
★	 1114 S Los Angeles St.	N/A	N/A	44,480 SF	N/A	Industrial	1920
1	 1315 S Main St.	Nov-23	\$2,700,000	7,345 SF	\$368	Retail	1956
2	 755 E Pico Blvd.	Aug-23	\$1,650,000	4,960 SF	\$333	Industrial	1964
3	 1124-1126 S Los Angeles St	Jun-23	\$2,150,000	7,000 SF	\$307	Retail	1917
4	 403 W 8th St.	Mar-23	\$19,000,000	102,219 SF	\$186	Office	1929/2007
5	 318-320 W 9th St.	Mar-23	\$21,500,000	124,374 SF	\$173	Office	1924
6	 214 W Olympic Blvd.	Dec-22	\$4,500,000	5,200 SF	\$865	Industrial	1953
7	 908-910 S Broadway	Nov-22	\$8,500,000	25,688 SF	\$331	Office	1914
8	 124 Olympic Blvd. - Mart South	Nov-22	\$18,000,000	70,744 SF	\$254	Office	1958
9	 1053 S Main St.	Oct-22	\$3,290,000	12,880 SF	\$255	Retail/Office	1950
10	 1020 Crocker St.	Jun-22	\$9,700,000	20,557 SF	\$472	Retail	2007

Market Overview

Offering Memorandum
1114 S. Los Angeles Street





Market Overview

1114 S Los Angeles St, Los Angeles, California, 90015
3 mile radius

Household & population characteristics



\$48,724

Median household income



\$746,178

Median home value



12.4%

Owner occupied housing units



32.9

Median age



47.8%

Female population



32.2%

% Married (age 15 or older)

Annual lifestyle spending



\$1,512

Travel



\$23

Tickets to Movies



\$36

Theatre/Operas/Concerts



\$34

Admission to Sports Events



\$9

Online Gaming Services

Households & population



532,488

Current total population



553,643

5 Year total population



189,932

Current total households



202,274

5 year total households

Education

33%

No high school diploma



21%

High school graduate



18%

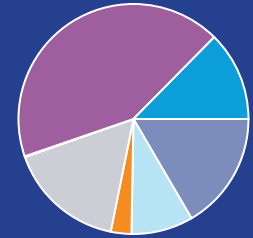
Some college



29%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



37,251

Total businesses



351,671

Total employees

Employment



55%

White collar



25%

Blue collar



20%

Services

6.2%

Unemployment rate

Annual household spending



\$1,766

Apparel & Services



\$211

Computers & Hardware



\$2,890

Eating Out



\$5,237

Groceries



\$4,525

Health Care

Property Amenities



Transportation

Freeway Access:

Bound by four major freeways, Downtown Los Angeles is accessible by car from all directions. The Hollywood (101) and Santa Monica (10) freeways provide east-west access to drivers, roughly marking the area's northern and southernmost boundaries, while the Harbor (110) and Golden State (5) freeways provide north-south access and demarcate the downtown area's eastern and westernmost boundaries.

L.A. Metro Rail System:

The city's Metro Transit Authority (MTA) operates 98.5 miles of rail line and counting, including routes for the Red, Purple, Green, Orange, Silver, Gold, Expo and A lines. These routes, many of which converge in downtown Los Angeles, serve an average of more than 755,000 passengers a week across 93 stations in Los Angeles County from Long Beach to the San Fernando Valley to Pasadena and more. The development site at [1114 S. Los Angeles Street, Los Angeles CA 90015](#) is situated just a mile from the 7th Street Metro station for the L.A. Metro L (Gold) Line.

Expo Line Extension:

Opened in May 2016, the L.A. Metro Expo Line travels from Downtown Los Angeles to Santa Monica, averaging more than 64,000 riders a day.

Regional Connector:

The 1.9-mile underground light rail extension opened in June 2023, providing passengers direct connection between Azusa and Long Beach, as well as between East Los Angeles and Santa Monica. Furthermore, the \$1.55 billion project serves to connect the L.A. Metro Gold Line to the 7th Street/Metro Center station, which includes three new stations along the way that is connecting Downtown Los Angeles like never before.



<p>WALK SCORE</p> <p>94</p> <p>Walker's Paradise</p>	<p>TRANSIT</p> <p>100</p> <p>Rider's Paradise</p>	<p>BIKE SCORE</p> <p>87</p> <p>Very Bikeable</p>
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