

# 755 S Los Angeles Street & 700 S Main Street

755 S Los Angeles Street & 700 S Main Street, CA 90014

Premier Owner–User or Adaptive Reuse Opportunity

Acquire One or Both Assets

229,367 SF Combined

755 S Los Angeles: 96,959 SF | 700 S Main: 132,408 SF

With up to 150 Parking Stalls via Perpetual Parking Easement at Adjacent Property



755 S Los Angeles Street

700 S Main Street

# The Opportunity

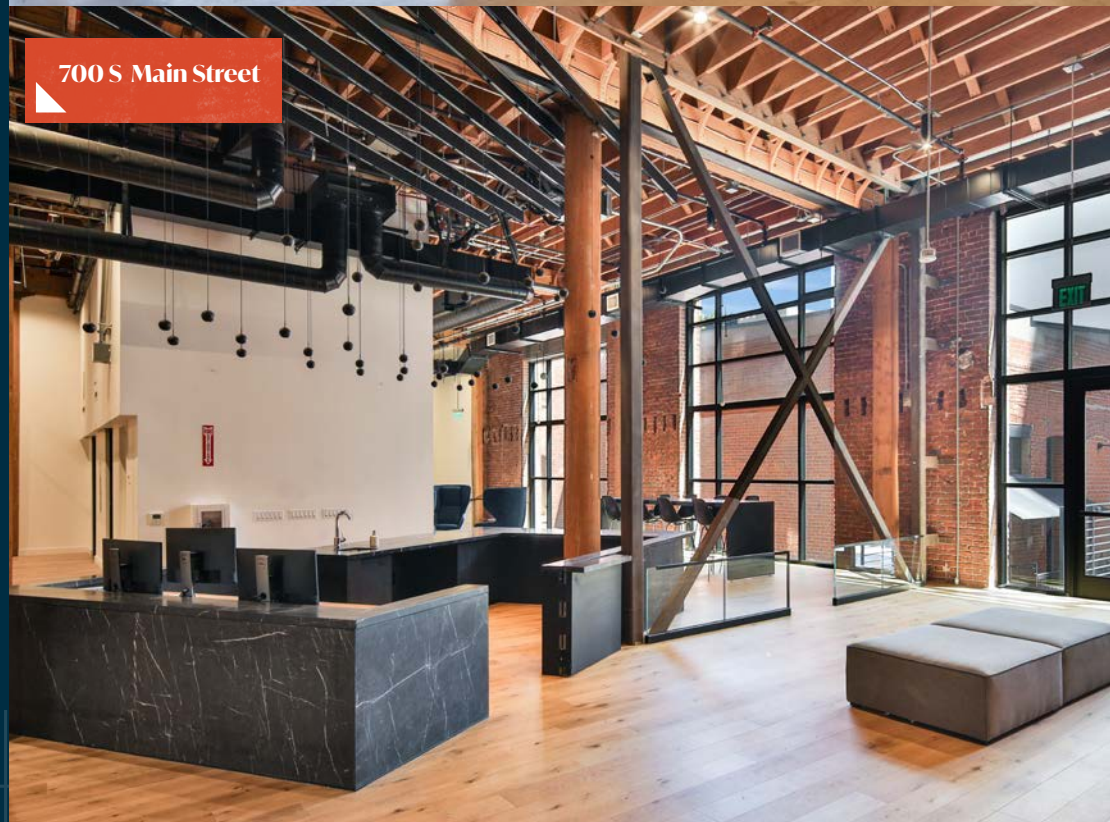
**Cushman & Wakefield of California is pleased to present the opportunity to acquire 755 S Los Angeles Street and/or 700 S Main Street, totaling 229,367 SF in the heart of Downtown Los Angeles' Fashion District.**

755 S Los Angeles Street is a fully vacant, six-story creative office and retail building (plus rooftop and basement) totaling 96,959 SF. Originally constructed in 1914, the property features dramatic concrete columns, distinctive poured-in-place formwork, and loft-style window lines delivering strong natural light across all floors. The ground floor offers 20-foot ceiling heights, floor-to-ceiling storefront glass, and patio frontage along Los Angeles Street, while Floors 2 through 6 provide flexible creative office space. Four elevators serve all levels including the ground floor and rooftop, and multiple entryways create a true “building within a building” environment — allowing distinct zones to operate with independent access and identity. The 6th floor and rooftop are configured to accommodate both restaurant/retail and office use, offering maximum flexibility for activation at the top of the building.

700 S Main Street is a fully vacant, four-story creative office building totaling 132,408 SF. Formerly the Dearden's department store, the property was fully renovated in 2022 and now features exposed wood timbers, original brick walls, upgraded operable windows, and 27 skylights on the top floor. The ground floor offers the potential for two full-service restaurants, as well as additional in-line retail along Main Street and 7th Street. The building also features a basement that provides additional storage and includes a 4,000 SF speakeasy space with private access.



755 S Los Angeles Street



700 S Main Street



# Investment Highlights



## Recently Renovated | Significant Capital Investment & Structural Upgrades

Both 755 S Los Angeles Street and 700 S Main Street have recently undergone extensive renovations, including full structural and seismic upgrades, new MEP systems, upgraded elevators, and significant common area and façade improvements. The buildings have been thoughtfully repositioned with creative office buildouts, upgraded retail components, and enhanced design elements that highlight original architectural features such as exposed brick, wood, and concrete. These capital improvements meaningfully reduce near-term costs and position the assets for immediate lease-up, owner-user occupancy, or future conversion.



## Adaptive Reuse Potential

Omgivning Architects has prepared a preliminary conversion plan identifying a clear path to 118 residential units averaging 696 SF, purpose-built for the urban renter and executable within the existing building envelope.

## Fully Built-Out Creative Space

755 S Los Angeles Street features fully spec'd creative office space on the fourth and fifth floors, along with a newly renovated rooftop amenity, allowing for immediate occupancy by a tenant or owner-user with minimal additional capital required.

## Perpetual Parking Rights

A recorded easement grants the buildings a perpetual, transferable right to use the parking facility at 742 S. Main Street, protected by covenant and conveying to any future owner at closing.

## Summer Olympics Impact

Downtown Los Angeles will hold the highest concentration of sporting events during the 2028 Summer Olympics. Set to host nearly 15,000 athletes, event staff, and millions of fans from around the world, the Olympics are expected to create over \$11.0 BN of economic impact for Los Angeles, including more than 79,000 new jobs to the immediate area.

## Highly Walkable DTLA Location

Located in a dynamic pocket of Downtown Los Angeles where the Fashion District, South Park, and Historic Core converge, the properties are surrounded by a growing residential base, strong retail amenities, and convenient transit access, creating a highly desirable live-work environment.



# Property Overview

## 755 S LOS ANGELES STREET

<b>Address</b>	755 S Los Angeles Street, Los Angeles, CA 90014
<b>Property Type</b>	Creative Office & Retail
<b>Rentable Area</b>	96,959 SF
<b>Stories</b>	6 + Basement + Rooftop
<b>Occupancy</b>	Vacant
<b>Year Built (Renovated)</b>	1914 (2019)
<b>Lot Size</b>	18,123 SF (.42 AC)
<b>Zoning</b>	[HM1-CHC1-5][CX3-FA][CPIO]
<b>APN</b>	5145-001-013

## 700 S MAIN STREET

**Address** 700 S Main Street,  
Los Angeles, CA 90014

**Property Type** Creative Office & Retail

**Rentable Area** 132,408 SF

**Stories** 4 Stories + Basement

**Occupancy** Vacant

**Year Built (Renovated)** 1904 (2021)

**Lot Size** 35,359 SF (.81 AC)

**Zoning** [DM3-CHC1-5][CX3-FA][CPIO]

**APN** 5145-001-016



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755 S Los Angeles Street



700 S Main Street