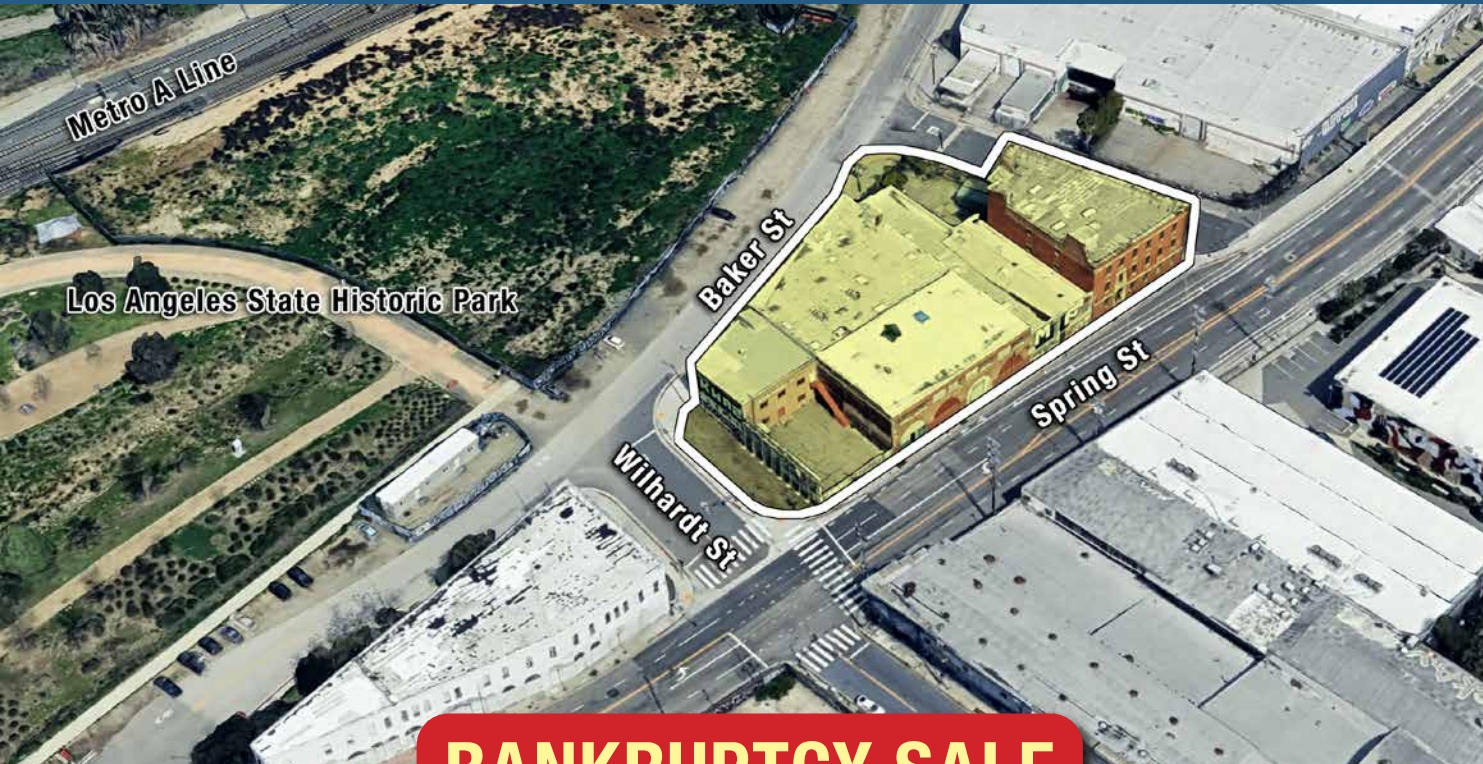




BANKRUPTCY SALE



**\$3,000,000
Price
Reduction!**

INDUSTRIAL PROPERTY FOR SALE

Adjacent to
Los Angeles State
Historic Park

55,150± SF of Buildings

35,655± SF of Land

Zoned LAUV

1709-1727 N Spring St
312-314 Aurora St
Los Angeles, CA 90012

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists
OFFERING MEMORANDUM

1709-1727 N Spring Street & 312-314 Aurora Street
Los Angeles, CA 90012

Total Building Area	55,150± SF
Total Land Area	35,655± SF
Zoning	LA UV(CA)
Frontage	275.4' on Spring St — 233.2' on Baker St 102.4' on Wilhardt St — 190.2' on Aurora St

1709 N Spring St	4,800± SF Building on 5,498± SF of Land
Built 1895/1930	APN 5409-002-027

1711 N Spring St	27,500± SF Building on 13,463± SF of Land
Built 1910/1916	APN 5409-002-028

1721 N Spring St	6,412± SF Building on 4,235± SF of Land
Built 1984	APN 5409-002-008

1727 N Spring St	16,438± SF Building on 5,962± SF of Land
Built 1914	APN 5409-002-011

Building is formally recognized with a Historical Designation

312 Aurora St	4,464± SF of Land
	APN 5409-002-009

314 Aurora St	2,033± SF of Land
	APN 5409-002-010

Tremendous property that presents a unique value-add opportunity for an investor willing to address deferred maintenance

Property Highlights

- Chapter 7 bankruptcy sale
- 4 industrial structures on 6 parcels
- Frontage on four streets
- Adjacent to Los Angeles State Historic Park
- Sale subject to bankruptcy court approval and overbid
- Just minutes northeast of Chinatown and DTLA
- Less than 1-mile south of Dodger Stadium & Elysian Park
- Easy access to all DTLA Freeways: I-5, 101, I-10 and 110

1711 N Spring St includes a 3,500 SF loft with an open floor plan. The space is on the second floor and is accessible through a private vintage freight elevator. Features include central AC/heat, high wood beam ceilings, hardwood floors, a modern kitchen and dining area, plus various seating areas. The loft is filled with natural light from skylights and southwest window light. There is also a panoramic view of Los Angeles State Historic Park.

SALE PRICE: ~~\$10,000,000~~ **\$7,000,000**
(\$126.93 Per SF Building)

Sale subject to bankruptcy court approval and overbid; property sold “as-is”.

View From Spring Street & Wilhardt Street



View From Spring Street & Aurora Street



View From Baker Street & Aurora Street



View From Baker Street & Wilhardt Street



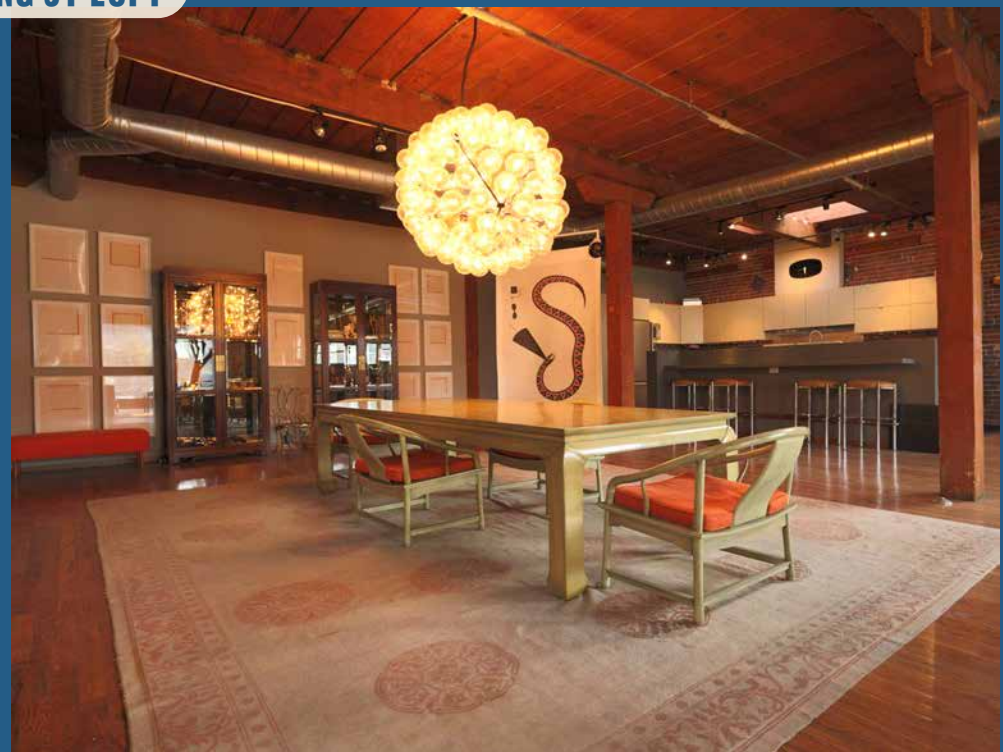


1711 N SPRING ST LOFT

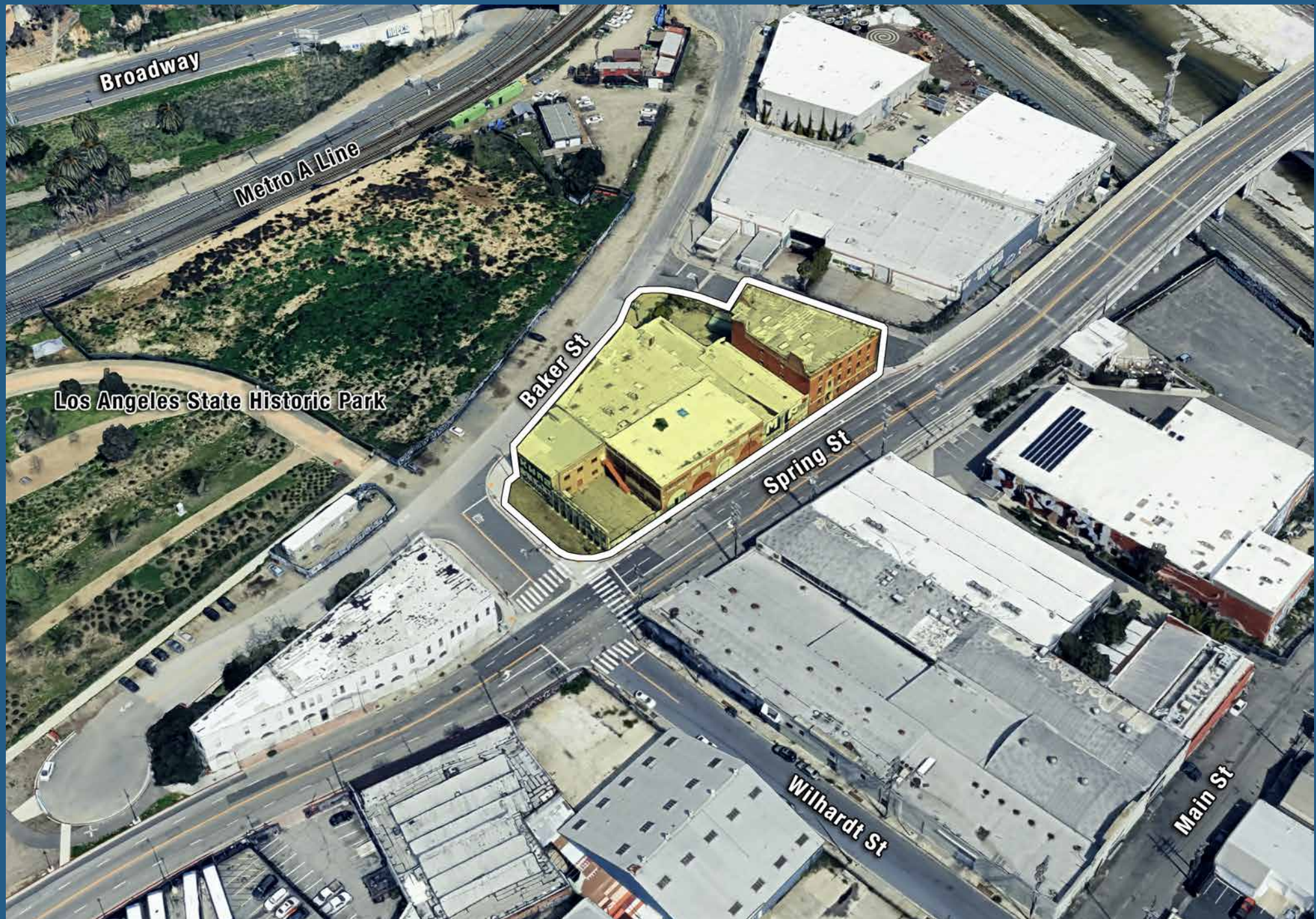


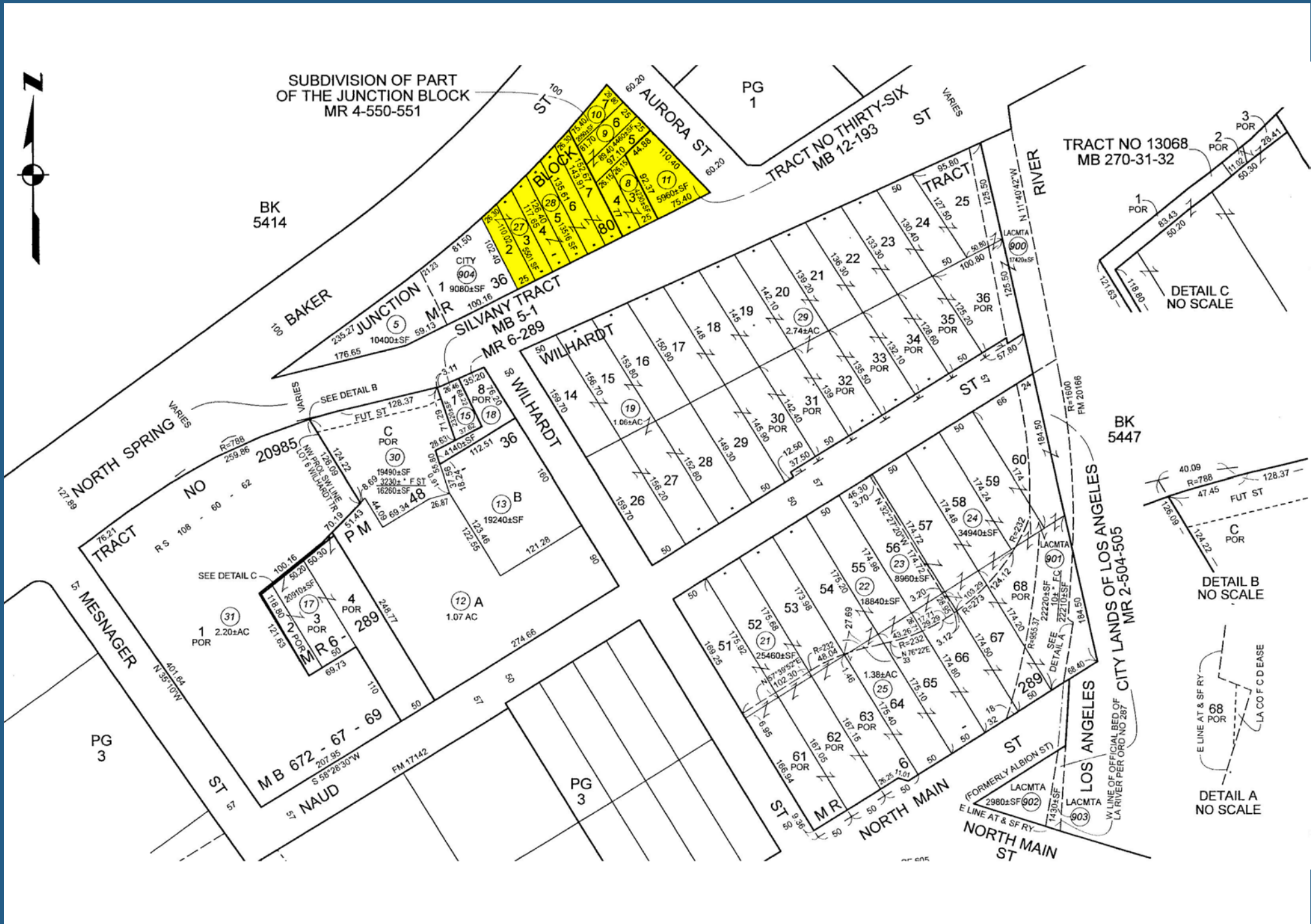


1711 N SPRING ST LOFT

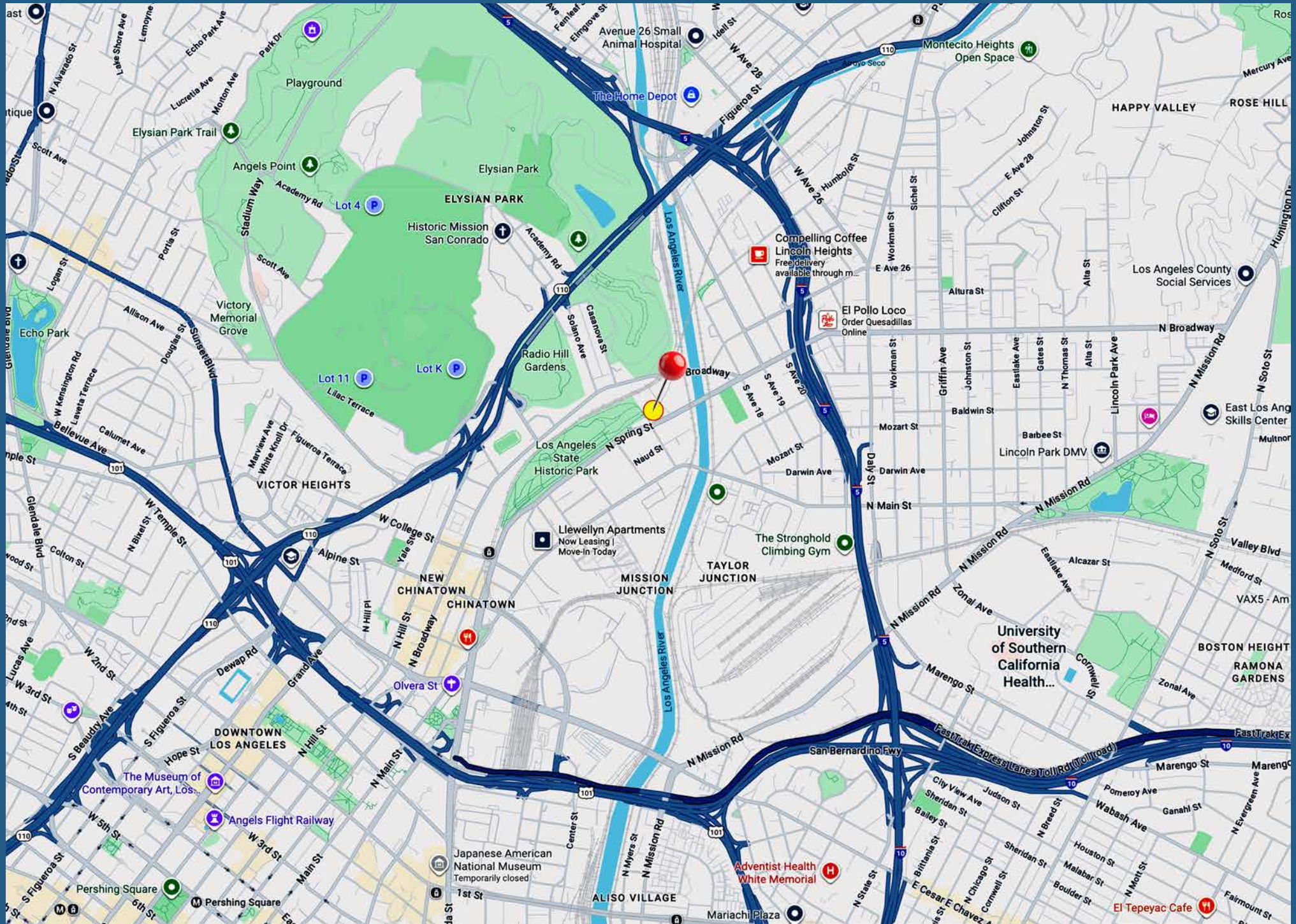


Aerial Photo

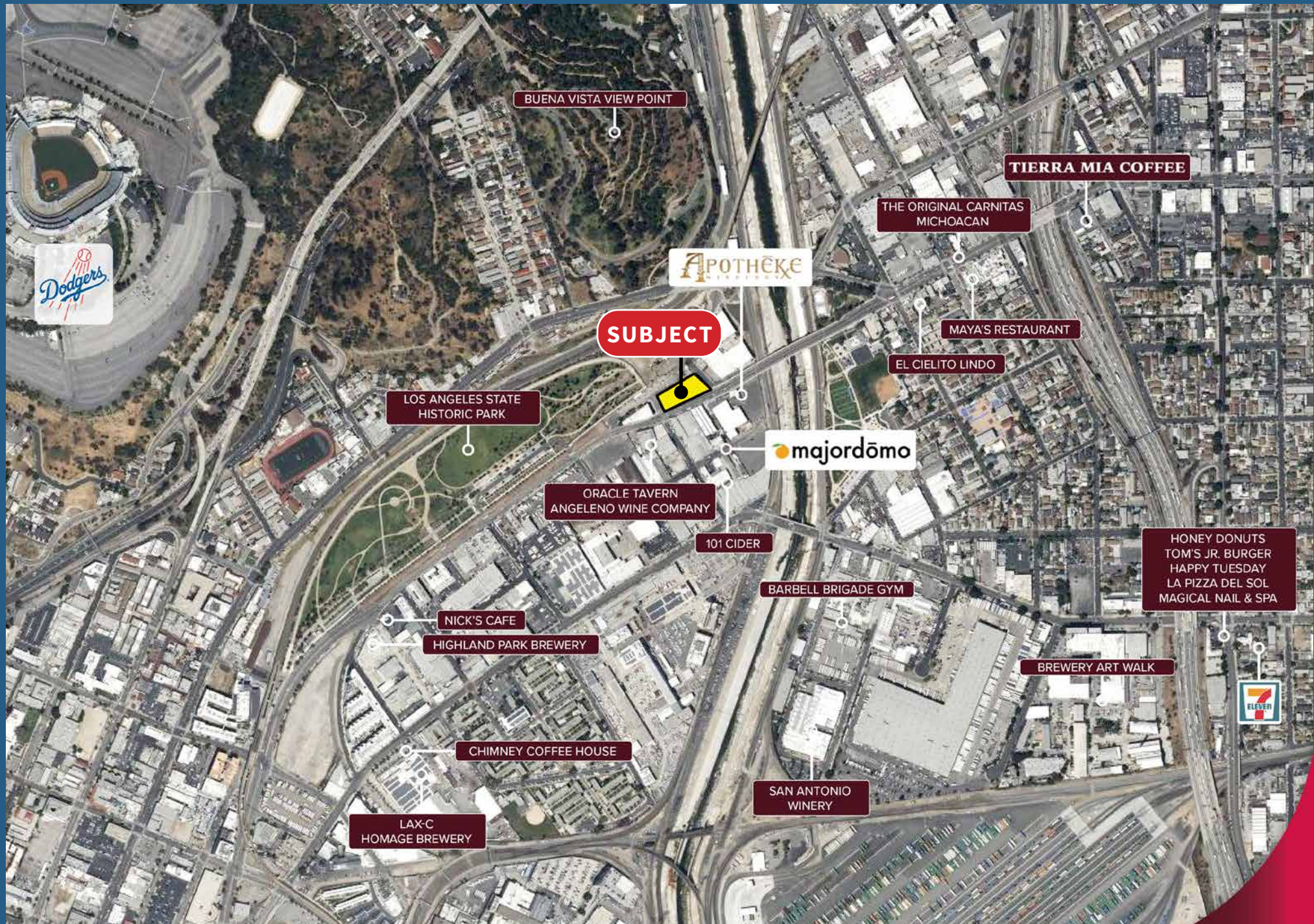




Area Map

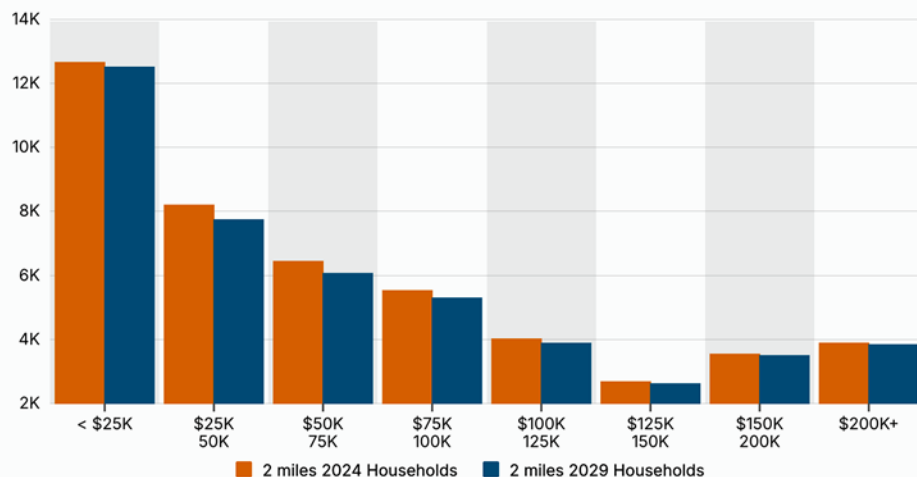


Neighborhood Amenities

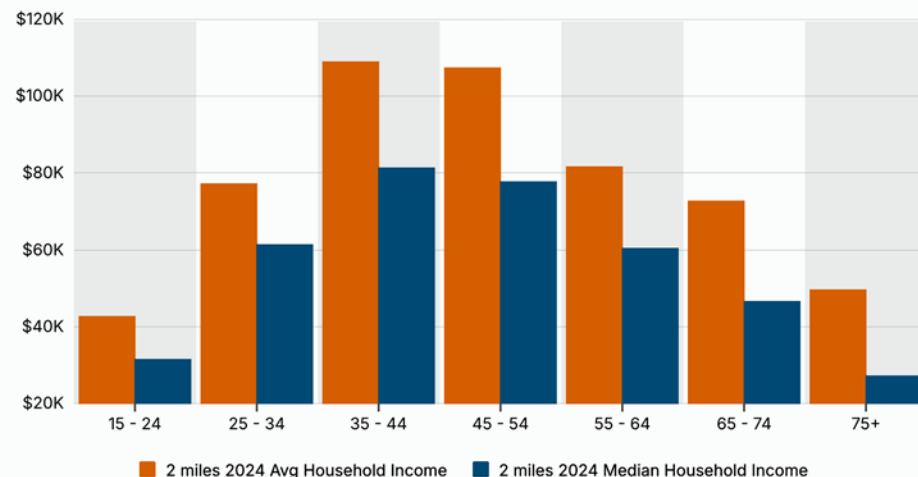


Neighborhood Demographics

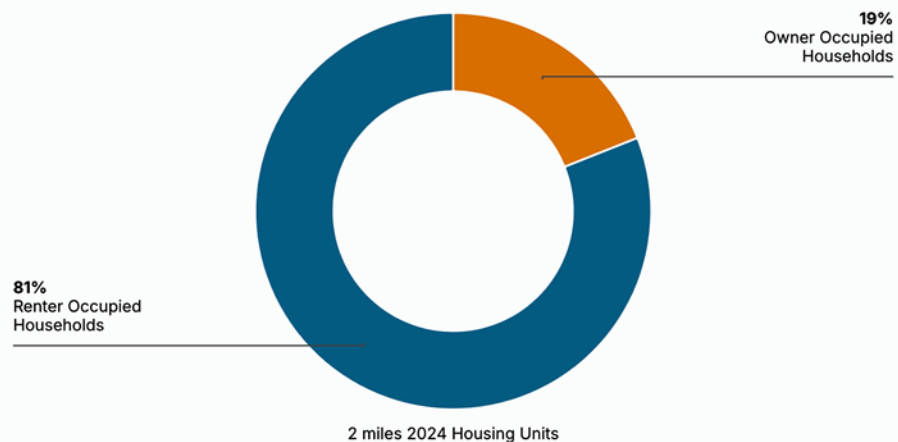
Household Income



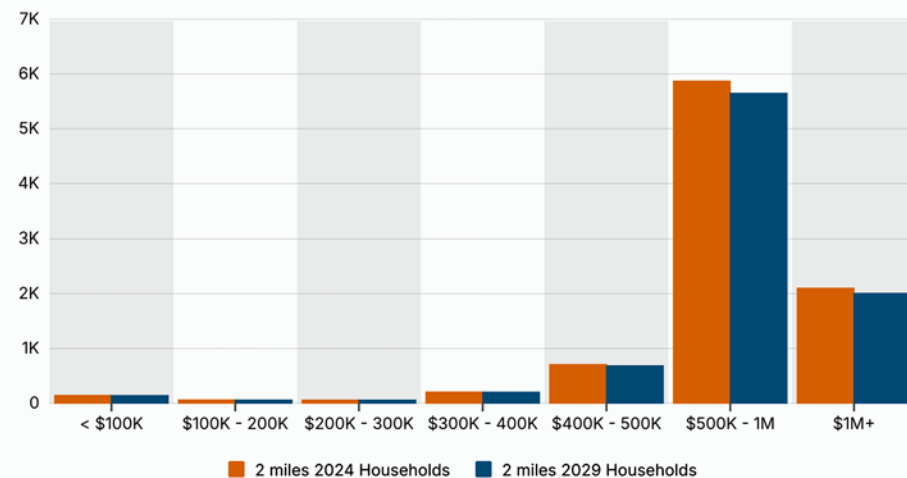
Household Income By Age



Housing Occupancy



Home Values



BANKRUPTCY SALE

55,150± SF of Industrial Buildings

35,655± SF of Land

Price Reduced by \$3,000,000!

Adjacent to Los Angeles State Historic Park



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