

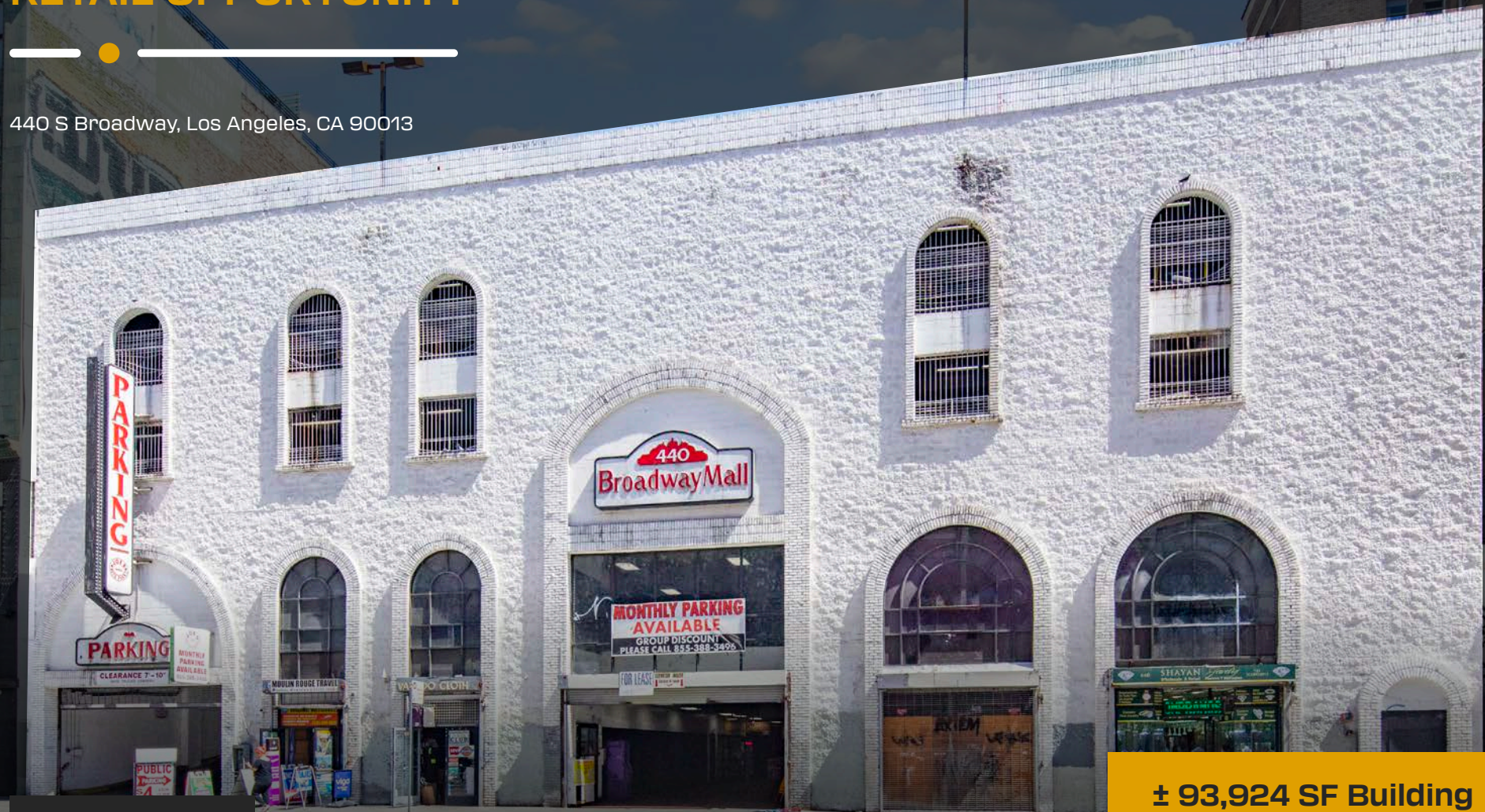
440 South Broadway

STRUCTURED PARKING +
RETAIL OPPORTUNITY

440 S Broadway, Los Angeles, CA 90013

CUSHMAN &
WAKEFIELD

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pete • scott

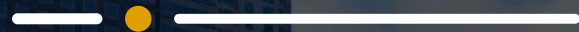


FOR SALE

± 93,924 SF Building
128 Parking Stalls

440 South Broadway

STRUCTURED PARKING +
RETAIL OPPORTUNITY



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Executive Summary

Cushman & Wakefield, as exclusive advisor, is pleased to present the opportunity to acquire 440 S Broadway, a structured parking garage with ground-floor retail in Downtown Los Angeles. The property currently includes 128 striped parking stalls, with the potential to accommodate approximately 220 stalls through valet operation.

The building totals approximately 93,924 square feet, including 56,000 square feet dedicated to parking and approximately 35,753 square feet of commercial space. The property is currently 16% leased on the commercial side and has a parking agreement in place, offering significant upside through lease-up of the remaining vacancy.

Located in the South Broadway (“SoBro”) district at the intersection of Little Tokyo, the Theater District, and the Fashion District, the property benefits from a dense surrounding mix of office, residential, hospitality, and entertainment uses, along with strong walkability and convenient access to the broader Downtown core.

The offering presents an opportunity to acquire a centrally located parking asset with the ability to increase occupancy and improve parking revenue, while also providing longer-term optionality for repositioning or alternative use as market conditions evolve.

Address	440 S Broadway
Cross Streets	W 5th St & S Broadway
Year Built	1984
Stories	5
Total Gross SF	93,924 SF
Commercial SF	35,753 SF
Parking SF	56,000 SF
Commercial Leased %	16%
Parking Leased %:	100%
Parking Stalls (Striped)	128 Stalls
Parking Stalls (with Valet)	220 Stalls
Lot Size	.45 AC (19,678 SF)
Zoning	[DM4-CHC1-5][CX4-FA] [CPIO-SN-CDO]
APN	5149-024-024



ROWAN BUILDING

PARKING
CLEARANCE 7'-10"

440
Broadway Mall

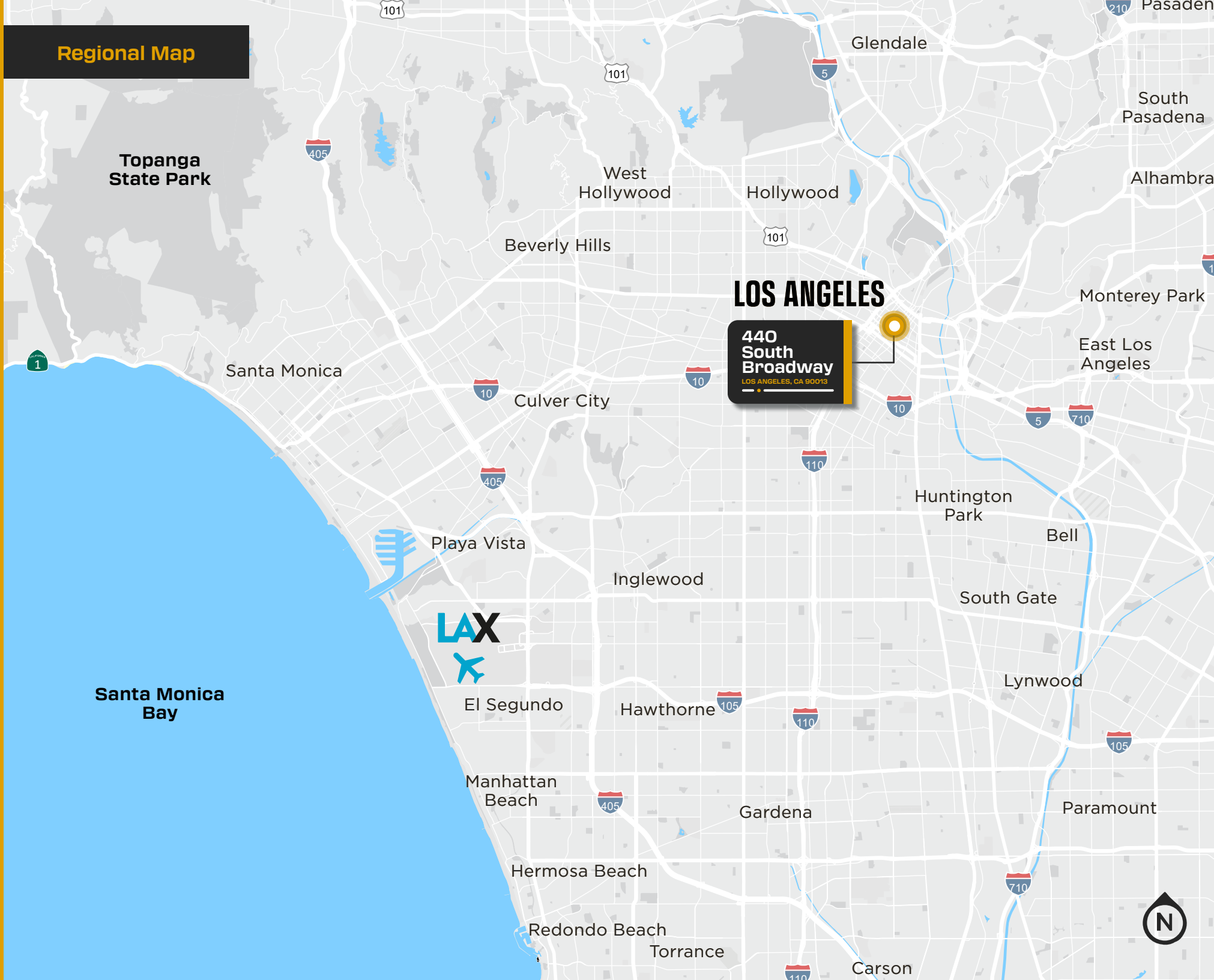
MONTHLY PARKING
AVAILABLE
GROUP DISCOUNT
PLEASE CALL 852-3115

MOULIN ROUGE TRAVEL

VARAD'S STORE

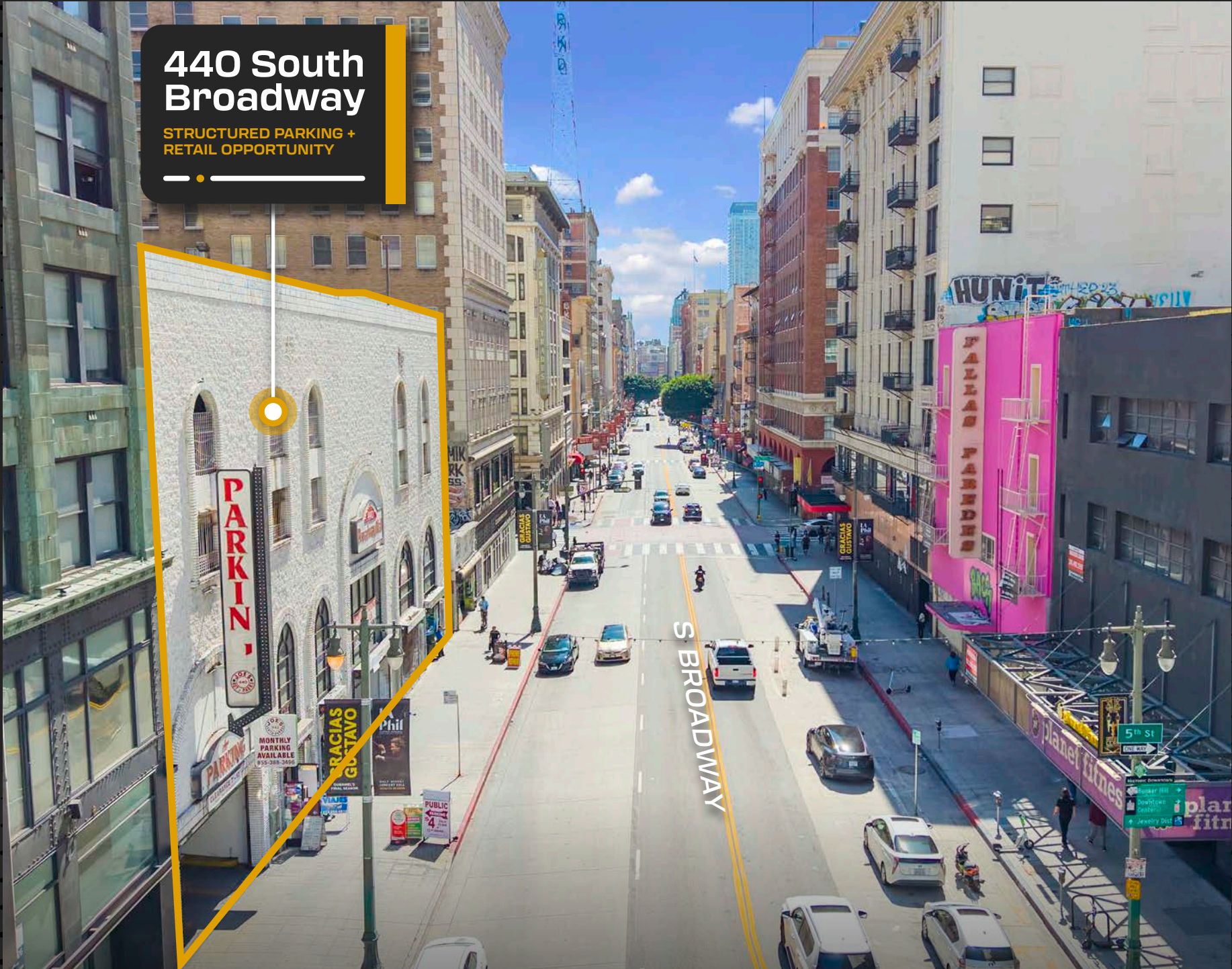
REMIK VERK TSS
GRACIAS GUSTAVO
Abel's JEWELRY
MTL MARKET

Regional Map



440 South Broadway

STRUCTURED PARKING +
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Investment Highlights

Owner-User & Investor Opportunity

A compelling opportunity to acquire a centrally located Downtown Los Angeles asset with in-place parking income and immediate upside through commercial lease-up and repositioning. A portion of the retail space remains vacant or short-term, providing a clear path to enhance cash flow. Longer term, the asset offers flexibility for alternative uses, allowing both investors and owner-users to capitalize on the continued evolution of the Broadway corridor.

Prime SoBro Location

Situated in the heart of the South Broadway (“SoBro”) District, the Property lies within one of Downtown Los Angeles’ most dynamic corridors, historically known as the city’s premier theater and retail destination. Over the past decade, Broadway has been transformed through adaptive reuse, new residential development, and an influx of boutique hotels and retail, driving strong pedestrian activity and reinforcing long-term demand fundamentals.

Strong In-Place Parking Income

Three levels of structured parking in a supply-constrained submarket, featuring 139 existing stalls and the ability to increase capacity to approximately 220 stalls through valet operation. The asset provides stable in-place income with a clear path to revenue growth through improved management and utilization.

LA Global Spotlight: 2026 World Cup, 2027 Super Bowl & 2028 Olympics

Los Angeles will host matches for the 2026 FIFA World Cup, followed by the 2028 Summer Olympics, the first time the Games return to the city since 1984, with the region also set to host the 2027 Super Bowl at SoFi Stadium in Inglewood. The city is already seeing increased global attention, investment, and tourism activity as these events approach, supporting near-term demand and reinforcing long-term growth fundamentals across Downtown Los Angeles and surrounding submarkets.

Transit-Oriented Asset

Within walking distance of multiple Metro Rail stations, including Pershing Square and 7th Street/Metro Center, providing connectivity across the greater Los Angeles region. Ongoing Metro expansion projects are expected to further enhance access to major employment hubs, including Hollywood, Beverly Hills, and Century City.



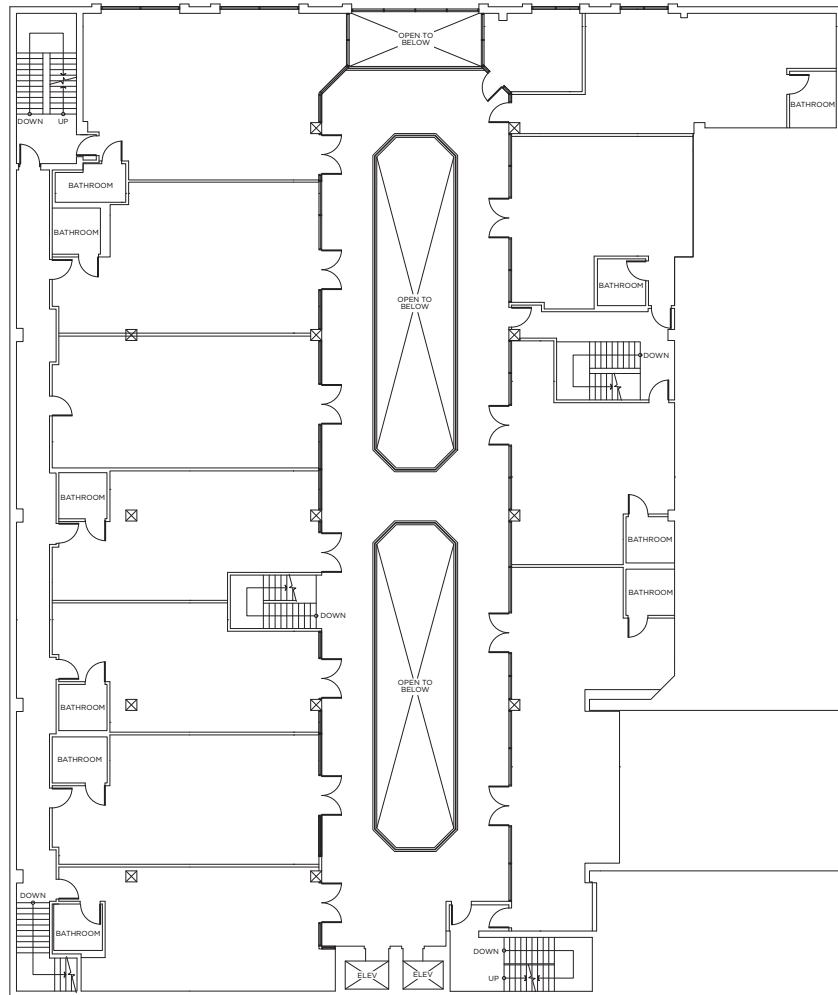


Floor Plans

1ST FLOOR

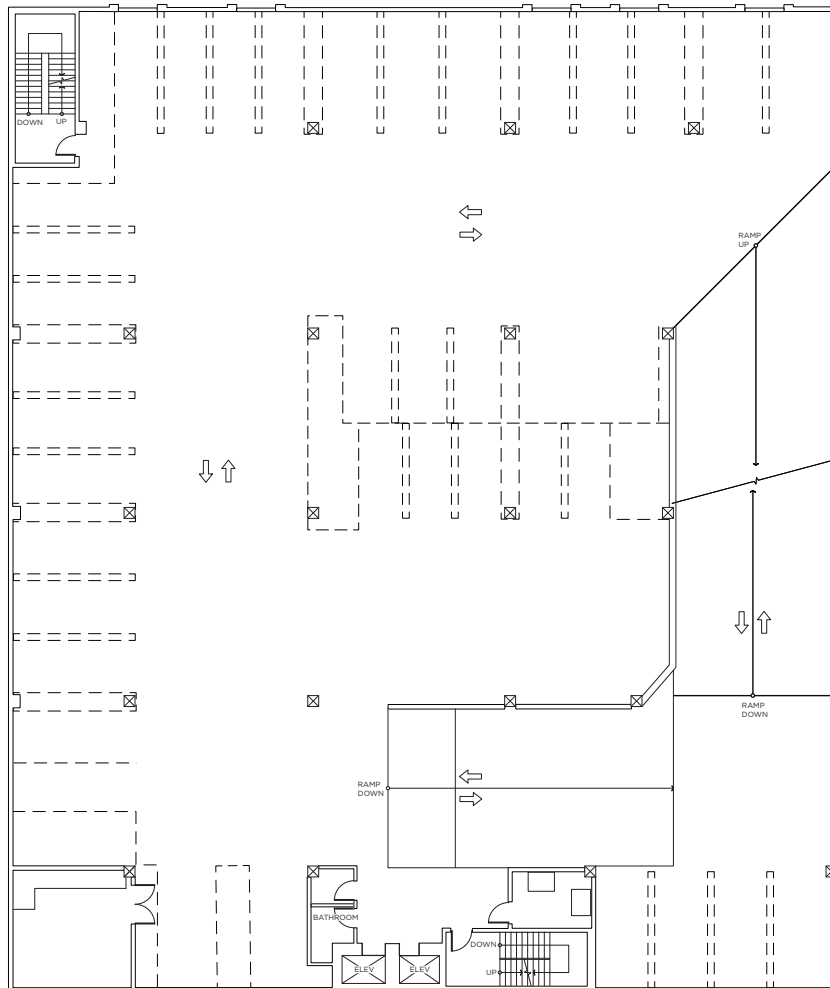


2ND FLOOR

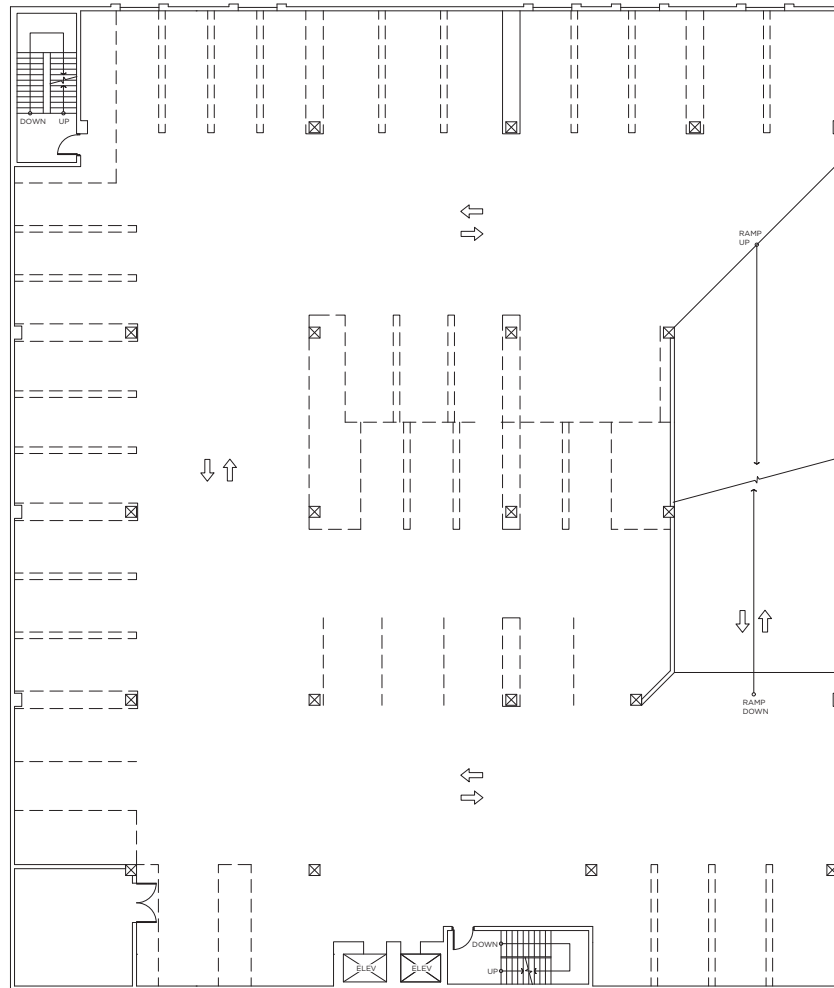


Floor Plans

PARKING LEVEL 1

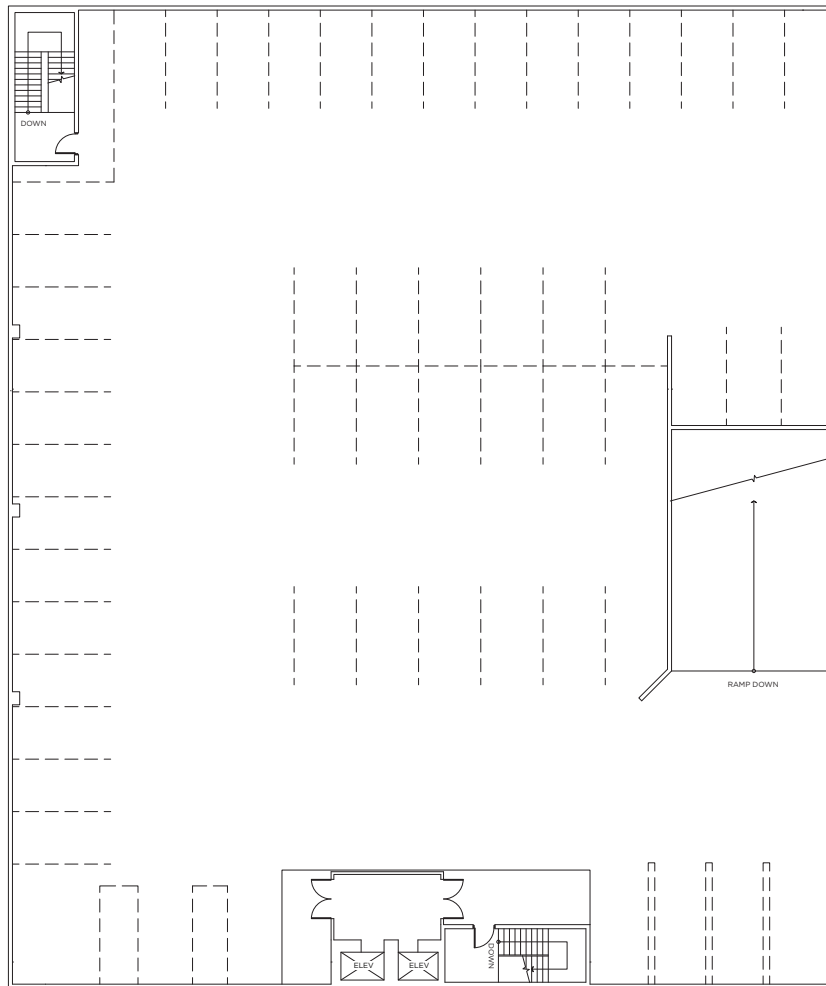


PARKING LEVEL 2



Floor Plans

PARKING LEVEL 3





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